

GLA Architecture and Design

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## DESIGN & ACCESS STATEMENT

Ref. 1002/2

11.07.12.

### **Proposed Ground Floor Commercial Units & Self-Contained Flats on the Upper Levels to no.s 17 & 19 Ferdinand Street, London NW1 8EU**

The above two-storey warehouse building is situated in a courtyard off Ferdinand Street that has both commercial and residential buildings.



S. Aspris & Son Ltd. has used the ground floor as a warehouse since 1977 and has 5 employees on site.

The building consists of a ground floor warehouse and a first floor that has been empty for about 16 years, whereupon it was last used for storage for a short period.

The first floor is in a poor state of repair and therefore the Valuation Office had it removed from the business rate listing in April 2000, because they found it to be derelict on inspection and therefore not fit for purpose.

Due to the first floor being vandalised by windows being smashed, the roof also requiring extensive repairs and part of the timber floor being unsafe, the owner did not market this area because of its poor state. As a result of the extensive repair work required and the general condition of the building, this made it uneconomical to repair. It would also have been difficult to undertake extensive repairs whilst running the business on the ground floor, because of health and safety issues with staff and customers.

There is also an access issue to the first floor, which is via an emergency escape stair, thus making it difficult for commercial purposes and the most appropriate use will be for the uses hereby applied for. Given its current physical state, there will be little or no interest for a business/commercial use.

If required to market the first floor, it will only delay the implementation of much needed housing in the event that the project is allowed as submitted, particularly given the acute shortage of residential accommodation in both London and the country as a whole.

### **Design Proposal**

The planning approval and application for both 10A Belmont Street and 17-25 Ferdinand Street respectively have been considered in our scheme as per our drawings.

Further to our previous planning application, which was withdrawn as well as meetings and correspondence with the planning department, we have revised the scheme accordingly.

The proposal is to demolish no. 19's two-storey commercial building and replace it with a new mixed-use building consisting of the following:-

1. Commercial use on the ground floor consisting of 6 no. offices, B1 class use.
2. The upper floors to be 16 self-contained flats, C3 class use. Consisting of the following units:-
  - 13 no. two-bedroom flats
  - 3 no. one-bedroom flats

The self-contained offices' entrance will be via the courtyard. They are designed to allow as much natural as possible to both the front and rear, as well as being flexible (e.g. so that a tenant could take on more than one unit) by means of partitions being demountable. The offices will overlook the courtyard and will benefit from a landscaped patio area at the rear. Deliveries to these units can be as per the existing facilities via the alleyway from Ferdinand Street into the courtyard. The ceiling heights for these offices will be 3 metres, except for offices 5 & 6 which will be 2.7 metres, as per the Building Control's Access Officer's request. The offices will have wheelchair accessibility (via ramps), toilet and tea making facilities.

The 16 self-contained flats to be accessed via the alleyway from Ferdinand Street.

The flats' access will be via 3 no. new staircases from the courtyard. There will be a central lift that will access the 6 no. central flats, in which they will be wheelchair accessible and will comply with the Lifetime Homes Standard's criteria, as will the remaining 10 flats.

All the flats will have dual aspects.

We have discussed this development with both Camden's Building Control & Housing Departments, hence we have addressed their comments in our design.

The flats' layouts & sizes to comply with the Supplementary Planning Guidance.

The flats' to be Code Level 3 of the Code for Sustainable Homes.

The design of the flats' are for them to have large amounts of natural light and as spacious as possible. The flats have recessed balconies in order to keep a flat profile to the façade. There is a distinction with the rear and the front of the new building, by means of balconies, large windows to the staircases, glazed entrance doors as well as staggered rear wall that is in keeping with the current rear view of the Chalk Farm Road buildings; equally this also addresses the concern of the separation distance between our scheme and the Chalk Farm Road buildings.

The design of the new build is in keeping with the general character of the courtyard buildings with the brick walling, painted white windows and proposed flat roof to no. 10A Belmont St.

The proposed residential units to be a car free development, have security access control to the entrances and ground floor security lighting.

We have prepared a Lifetime Homes Standard statement for this development dated 3.07.12.

There will not be community facilities on site due to the existing constraints, therefore the financial contribution applies, which will be for this facility in the area.

The existing fire escape from no. 17 Ferdinand Street to remain as existing – see photograph no. ph6 from our ref. 1002.phA-. The fire escape from 10 Belmont Street to remain – see photographs ph4 & ph5 of the existing staircase.

S. Aspris & Son Ltd. has a Right of Way to the courtyard and any issues with this, together with the courtyard surface finishes, will be dealt with the adjoining owner once planning permission has been granted.

The owner has a virtual freehold of part of the ground floor to no. 17 Ferdinand Street, which will be used as per the following for the flats:-

1. Refuse – 22 number wheely bins
2. Cycle storage – 16 number on 8 no. Sheffield Cycle Stands.
3. Gas and electricity meters.
4. Plant Room for Flats & Offices.

The lease and its conditions' issue for the alterations to no. 17 Ferdinand Street's ground floor will be dealt with by S. Aspris & Son Ltd. and the freeholder to no.17 Ferdinand Street, once planning has been granted. The adjoining owners of numbers 10A Belmont Street and 17 Ferdinand Street have been notified of this application, hence their response to both the council and to ourselves.

The existing business of S. Aspris & Son Ltd. is to be relocated within the London Borough of Camden. We have identified a convenient and ideal location on the Kentish Town Industrial Estate, Regis Road NW5. Once the warehouse has relocated it will be economical and convenient to remain in the new location permanently, which will have a larger floor area than the present location.

The residential development will also benefit from not having the large lorries & forklift truck noise, pollution and residents having to negotiate round them to access the building.

With the new offices, deliveries will be as per the Transport Statement by Paul Mew Associates, dated June 2012.

In respect of the proposed additional height and the effect to neighbouring properties, see the Daylight/Sunlight Report by Create Consulting Engineers Ltd., April 2012, for details.

The land at the south east corner next to no. 17 Ferdinand Street is not under S. Aspris & Son Ltd.'s ownership, but has an existing door and 3 no. windows looking onto this at both ground and first floor levels. The door and the windows have been in existence from at least 1977 when S. Aspris & Son Ltd. commenced trading from the warehouse.

The courtyard is owned by the adjoining owner and therefore surface finishes and the right of way issues will be dealt with by S. Aspris & Son Ltd. once planning has been granted.

### **Proposed Materials**

The finishes to be as follows:-

1. Yellow London Stock brick walling.
2. New 1st & 2nd floor flats' windows & balcony doors to be double glazed and in white timber framing.  
New 3rd floor flats' windows & balcony doors to be double glazed and in a grey curtain walling system.  
New Offices' windows & patio doors to be double glazed and in white timber framing.  
Entrance doors on the ground floor to be fully glazed and in white timber framing.  
The doors & frame to the Cycle Storage, Refuse, Gas & Electricity Meters' Area, to be in metal and painted black.
3. Balcony balustrade in painted black metal railings. The decking to be of sustainable timber.
4. The flat roof to be finished in a polymeric membrane in grey and main roof to have photovoltaic cell panels fitted.
5. Staircase glazing in clear recycled glass.
6. The central entrance to be sheltered with a glazed canopy in clear recycled glass.
7. Parapet walls to be finished with a cast stone coping.
8. Window cills to be in concrete and painted white.
9. New vehicle and pedestrian gates to Ferdinand Street's alleyway. Gates & posts to be in mild steel metal painted black.

## **Sustainability**

The Yellow London Stock bricks will be both recycled ones from the demolition of the warehouse and from reclaimed bricks from merchants.

Double Glazing – By using Low 'E' glass with a minimum of a 20mm gap between each pane, this energy efficient window & door system reduces carbon emissions.

The glazings' white painted timber frames to be from sustainable timber.

Staircase glazing to be from recycled glass.

Timber decking from Titan Woods Ltd.'s Accoya range, which is manufactured using a non toxic treatment and uses fast growing timber from sustainable sources. These woods can be safely reused or recycled.

The installation of high specification cavity insulation & the use of low energy light fittings where possible; will be also assist with the energy efficiency of the flats and offices.

See Sustainability & Energy Statements by Create Consulting Engineers Ltd., dated April 2012.

The render and paint to be of ecological type as follows:-

- a. Lime Render – Ecorender Duro, followed by Ecorender Natural Finish from Lime Green Products Ltd. These are made with Natural Hydraulic Lime, natural sands and recycled aggregates.
- b. Breathable render paint to be applied from Beeck's Mineral Paints in white.

## **Affordable Housing**

Policy DP5 requires provision of affordable housing within residential schemes of 10 units or above and in this case the target provision is 20%.

The Housing Partnerships Manager has stated at pre-application stage that for this development the Planning Authority would accept 1 unit rather than 2.

Since the above affordable housing allocation, the planners have requested further units due to the residential development being above 1000 sq. metres, of which 16% from the gross residential development's square metreage should be affordable units. The gross area is approximately 1410 and therefore 225.6 sq. metres should be affordable housing. The flats suggested for this are Flats 6, 7 & 8. The total gross areas of the flats amount to 232 sq. metres and therefore within the target by 6.5 sq. metres.

The Affordable Housing unit Flat no. 6, which will be a one-bedroom wheelchair accessible unit at first floor level, which will comply with the Lifetime Homes Standard, Camden's Wheelchair Design Brief, and be approximately 69.5 square metres of floor space.

We have made contact with Mace Housing Co-operative Ltd. for this unit and subject to their terms and lease agreement with our Client; they are willing to manage this.

We have subsequently been in contact with Mace Housing Co-operative Ltd. on the issue of the service charges relating to the cost of managing the lift as being shared by only 6 flats, for which they have accepted these costs as per Stannah Lifts Holding Ltd.'s estimate.

## **Transportation**

The building is located in close proximity to bus stops on Chalk Farm Road, as well as Chalk Farm Underground station. See Transport Statement by Paul Mew Associates, dated June 2012, for further details.

## **Camden's Unitary Development Plan**

In respect of Camden's Unitary Development Plan, see the Planning Statement by DLP Planning Ltd., dated May 2012.

## **Floor Space Schedule**

See attached schedule dated July 2012.

## **Construction Management Plan**

In respect of the Construction Management Plan, see the Construction Management Plan by Paul Mew Associates, dated June 2012

### **Crime Prevention Design Strategy**

The 16 self-contained flats to be accessed via the alleyway from Ferdinand Street. The alleyway will have additional lighting and CCTV installed. The CCTV recording will be undertaken by the landlord at their new premises, thus the backed up will be off site for future reference.

The self-contained offices' entrance will be via the courtyard.

The proposed residential units to be a car free development, have security access control to the entrances and ground floor security lighting.

We have liaised with the Crime Design Officers and subsequently new vehicle and pedestrian gates are being proposed to Ferdinand Street's alleyway as per our attached the plan.

The pedestrian gate's post will house the intercom and gate lock's release system.

This system to be linked to the proposed development at 19 Ferdinand Street as well as the existing residential and commercial units. This will be subject to further discussions with the neighbouring properties that have access to the courtyard.

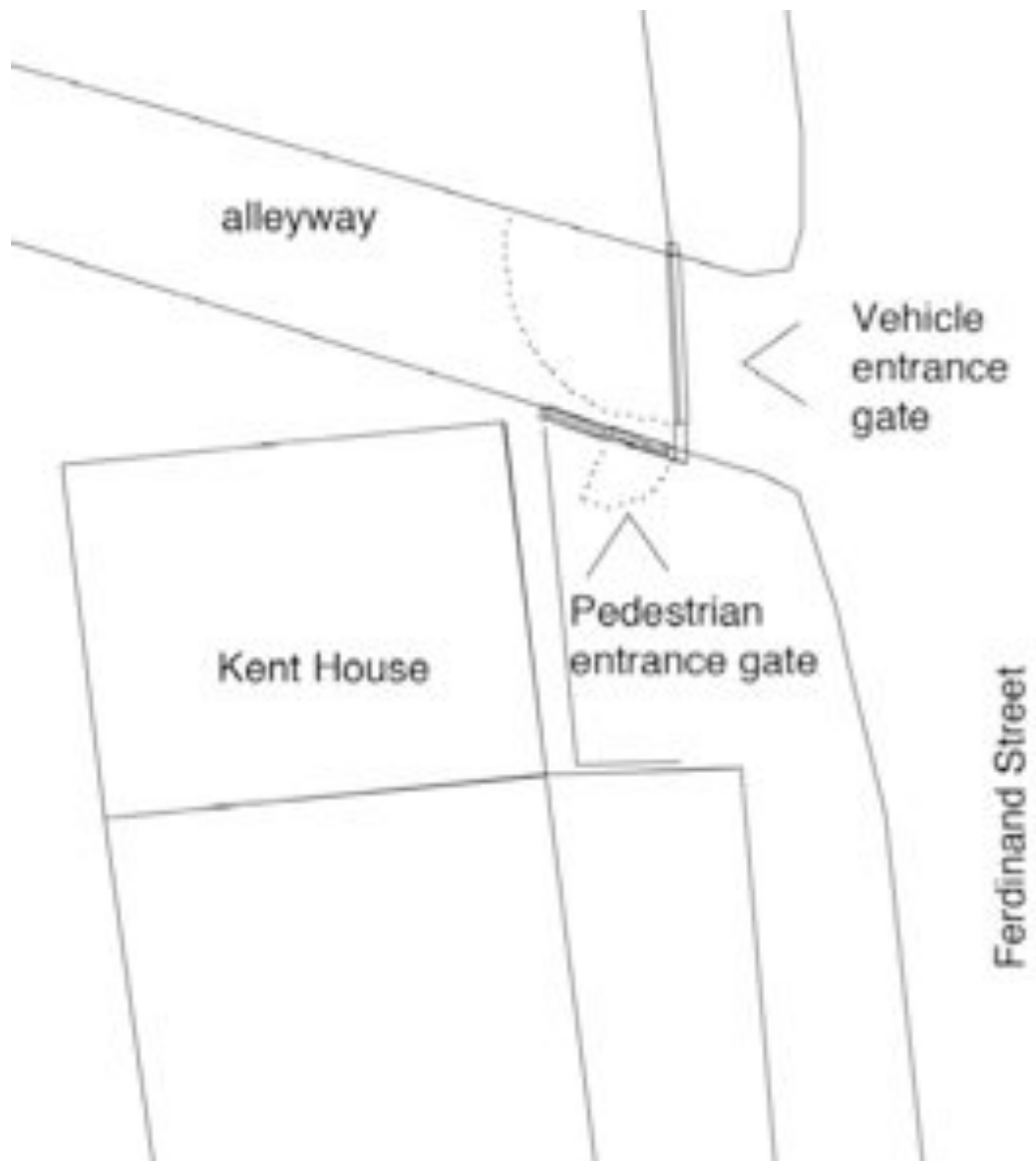
If the proposed gate cannot be installed due to reasons beyond our Client's control then the our application should not be refused as the following could be implemented which will enhance security over and above the current situation:-

1. Increase in natural surveillance as a result of office a workers and future residents occupying the site.
  2. Removal of and potential attractive target for crime, namely an unsupervised warehouse.
  3. Increased CCTV on site.
  4. Enhanced lighting on new building assisting security of the courtyard area.
- See the Planning Statement by DLP Planning Ltd., dated May 2012. for further information.

One further point to be made on the security gate, is that the Committee report for 10A Belmont Street planning permission ref. 2011/4451/P stated that agreement has been reached between the parties with respect to the provision of gates, although this needs to be formally confirmed.

In order to achieve Secure by Design Part 2, the following will be implemented:-

1. All communal and residential doors will be to BS PAS 23/24. This will include the offices' entrance doors. The fully glazed doors will be fitted with laminate glass panels as per the required standard.
2. All accessible windows will be to BS 7950 with 6mm laminated glass.
3. Fused spurs will be provided near the entrance doors to assist with the alarms installation.
4. Access control should be audio and video.
5. Bicycle/Meters and Refuse stores, to be fitted with metal doors and locking system which is self closing and locking.
5. Post will be a through the wall system into secure post boxes as indicated on the drawing.
6. Lighting of the area will be of a uniformed level and be "dusk to dawn" activated. A lighting engineer will be consulted.
7. The lift should be controlled via a key/fob, in order to reduce access to the building.



Commercial		Internal Floor Area	Patio Area,	
		sq.m approx.	sq.m approx.	
Office 1		67	5	Ground Floor
Office 2		60	15	Ground Floor
Office 3		75	11	Ground Floor
Office 4		68	17.5	Ground Floor
Office 5		66	10	Ground Floor
Office 6		82	16	Ground Floor
<b>Total</b>		<b>418</b>	<b>74.5</b>	

Residential	No of bedrooms	Internal Floor Area,	Balcony Area	
		sq.m approx.	sq.m approx.	
Flat 1	2	66.5	2.8	1st floor
Flat 2	2	62	2.8	1st floor
Flat 3	2	70	2.8	2nd floor
Flat 4	2	63	2.8	2nd floor
Flat 5	2	61	10.5	3rd floor
Flat 6	1	69.5	2.8	1st floor
Flat 7	2	62.5	2.8	1st floor
Flat 8	2	66.5	2.8	2nd floor
Flat 9	2	61.5	2.8	2nd floor
Flat 10	1	54	12	3rd floor
Flat 11	1	51	11	3rd floor
Flat 12	2	66	2.8	1st floor
Flat 13	2	76.5	3.5	1st floor
Flat 14	2	66.5	2.8	2nd floor
Flat 15	2	76.5	3.5	2nd floor
Flat 16	2	73.5	10	3rd floor
<b>Total</b>		<b>1046.5</b>	<b>78.5</b>	