

Design & Access Statement to accompany planning application to 77 Castle Road, London NW1 8SU

New entrance & external staircase and access deck

Overview of the property & existing uses

The statement is concerned with an application for Planning Permission for a new entrance to an existing flat.

The application is to alter an existing doorway onto Castle Road to be used as an entrance and to provide a new staircase and walkway across the flat roof at first floor level . This statement sets out to explain the application and the design proposal.

The property is within the Camden Town with Primrose Hill ward but is not a Listed Building nor within a conservation area. There are no proposed internal alterations to the building or change of use. The current use classes are A4 Drinking Establishment at ground floor and C3 Dwelling at first and second floors. The application applies solely to the Dwelling part of the property.

Site, property & surrounding area

The Site context is Urban, number 77 Castle Road is a Public House at the junction with Hadley Street. There are no landscaped areas or trees at present and none are proposed. The surrounding area is predominantly residential with a mix of houses and purpose built flats. The property is next to a railway viaduct and there is a commercial use within the viaduct arches.

The property is believed to have been built circa 1870 as a Public House with the landlords maisonette on the upper floors. and is traditional brick construction with stucco rendered decorative panels to the 2 street facades. The roof is flat, this itself is likely a replacement of an original pitched 'London' roof set behind parapet roofs. The ground floor footprint extends to the footways and is slightly larger than the upper floors, there is a small yard at the rear.

The location site has a PTAL rating of 6a, which in terms of access to public transport is classed as excellent.

Current building uses & relevant planning history

The use of the building is A4 drinking establishment with the upper floors as C3 Dwelling. The only previous planning permissions for the building is for a minor single storey rear extension to accommodate storage and larger toilets was granted in 1987 case number 8700927. The current building appears to be as originally built.



View of 77 Castle Road from Castle Road looking West



View of 77 Castle Road from Hadley Street looking South



View of 77 Castle Road from Hadley Street looking North



View of 77 Castle Road from Castle Road looking East

Site analysis and objective

The existing situation is that the only access to the maisonette is through the pub and this is seen as undesirable to the ongoing use of the maisonette. In its former and traditional use this would have been a viable situation with pub landlords 'living in' above the pub accomodation. However, this is now seen as a limiting and undesirable situation, as the pub management may not always live in and family life in any situation is probaby better facilitated with independent access to the residential accomodation without having to move through the pub. The new access and egress route also improves the ability to escape in a fire.

The Proposal

The scheme proposes minor alterations to the Ground Floor level in order to achieve an independent entrance and staircase access to the First floor level. The intention is to keep this as discreet as possible and the walkway across the flat roof at first floor shall be virtually undetectable from the Street. In the name of safety the new walkway will be lit at foot level, due to the level of the lighting and the diatance of neighbouting housing this shall not cause any light pollution or disturbance. The new entrance would be located on Castle road and will use an existing door, therefore street scape elevations are virtually nil.

Area schedules.

The existing & proposed areas are as follows:

	<i>as existing</i>	<i>as proposed</i>
Site Area & Yard	250 sq metres A4 use	250 sq metres A4 use
Ground Floor	160 sq metres A4 use	160 sq metres A4 use
First Floor	75 sq metres C3 use (maisonette)	64 sq metres C3 use (2 x 1 bed flat)
Second Floor	75 sq metres C3 use (maisonette)	64 sq metres C3 use (2 x 1 bed flat)

Access

The effect on access of the proposed scheme is nuetral in so far that existing stair access to the residential part is retained.

Conclusion

This application is primarily concerned with the effective use of a existing building, it ensures the maintainence of a historic building and will continue to provide a good quality, secure and sustainable home.

We therefore consider the proposal to be unobtrusive, and the sustained use of the building to be a positive contribution to the borough and the immediate environment.