



# Design and Access Statement

**Proposed changes to the main entrance & exit doors at**

**St Anthony's Flats & St Nicholas flats, Aldenham Street, London NW1 1SA**

**Prepared by Drawing and Planning Ltd**

**June 2012**

**RESUBMISSION**

## **CONTENTS**

- 1.0 Introduction
- 2.0 Site and Surrounding Area
- 3.0 Planning History
- 4.0 Planning Policy
- 5.0 The Proposed Development and Planning Analysis
- 6.0 Accessibility
- 7.0 Sustainability
- 8.0 Conclusion

Appendix 1.0 - Photographs of the Site

# Design and Access Statement

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## 1.0 Introduction

This Design and Access Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665).

This statement forms part of the first resubmission of the application following the refusal of the previous application (Ref: 2012/1040/P) For the replacement of the existing timber framed communal entrance and exit doors to the front and rear elevations of St Anthony's Flats and St Nicholas Flats with new steel security doors with push button entry panels.

This document therefore accompanies a revised planning application proposing the upgrade of the existing main entrance and exit doors to the front and rear elevations of St Anthony's Flats and St Nicholas flats from the existing wooden framed doors with a revised door design from the previously refused scheme.

**A complete list of the locations of the proposed doors to be replaced along with photos of the existing doors can be seen in Appendix 1.0: Photographs of the Site.**

The properties known as St Anthony's Flats and St Nicholas flats are not Listed Buildings and are not located within a Conservation Area.

The purpose of this statement is to justify the planning application proposals and to demonstrate that the proposal will not have a detrimental impact on the surrounding area.

This design and access statement is also supported by a number of drawings that illustrate the identical designs and appearance between the existing wooden framed doors and the proposed steel formed doors.

The rest of this statement is structured in the following format:

Chapter 2- Site and Surrounding Area

Chapter 3- Planning History

Chapter 4- Planning Policy

Chapter 5- The Proposed Development and Planning Analysis

Chapter 6- Accessibility

Chapter 7- Sustainability

Chapter 8- Conclusions

## 2.0 Site and Surrounding Area

The site addresses are St Anthony's Flats and St Nicholas Flats, Aldenham Street, London NW1 1SA. The two properties, part of the Sydney Estate, are located in the heart of Somers Town, which is an area bounded by Euston Road. King's Cross and Euston Station are the nearest main line tube stations to the site with many local amenities and bus links nearby.

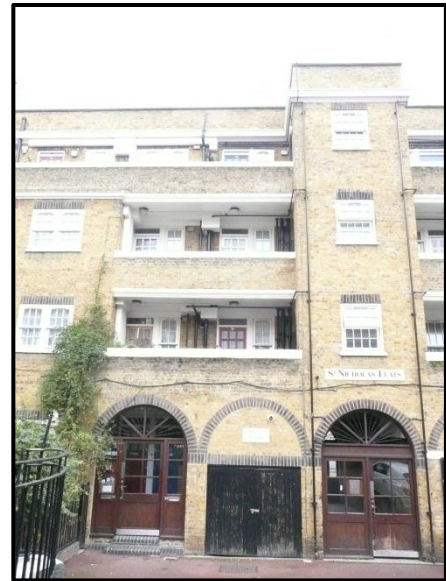
The two buildings are four storeys high respectively and have been constructed in facing brick with three external walkways, some of which have been partly concrete rendered and painted white. The buildings are currently in use as 100% residential (class C3).

The front façades of the buildings face onto Aldenham Street and make up part of the Sydney Estate which also includes St Christopher's House, St George's House, St Francis's House and St Michael's Flats.

# Design and Access Statement



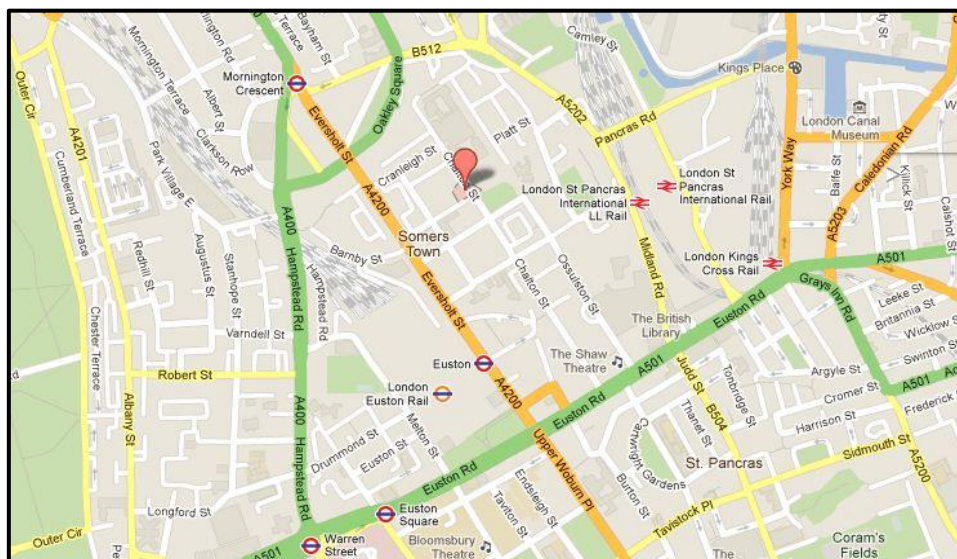
**Fig. 1: Front Elevation St Anthony's Flats**



**Fig. 1: Front Elevation St Nicholas's Flats**



**Fig. 3: Aerial Image of the surrounding area showing Sydney Estate**



**Fig. 4: Map of the Local Area**



# Design and Access Statement

## 3.0 Planning History

### Sites Planning History

There has been relatively little recent planning history with the site with exception of the following planning history.

### Other Planning History

The following are examples of similar planning applications that were granted in Camden:

<a href="#">P9602322</a>	St Michaels Flats Sidney Estate, Aldenham Street, NW1	The renewal of windows and external doors with a new security access door to the stair wells and new fire escape balconies, as shown on drawing nos. 94/454/02, 03, 04, 05, 06, 07, 08 and window design and specification unnumbered.	FINAL DECISION	01-08-1996	Granted
<a href="#">2010/4130/P</a>	25 Wolsey Mews London NW5 2DX	Refurbishment of building including replacement doors and windows, new Juliet balcony to front elevation, replacement of rear courtyard ground floor windows with new doors, replacement external stair case to rear courtyard, replacement of existing roof tiles, making good of existing chimney breast and roof ridge feature, installation of new conservation style roof light, replacement of existing roof light on the northern roof slope and installation of solar panels to the southern roof slope at existing community centre (Class D1)	FINAL DECISION	16-09-2010	Granted
<a href="#">2011/2110/P</a>	New College Court Finchley Road London NW3 5EX	The replacement of existing steel windows with double glazed UPVC windows, to the front, side and rear elevations of block of flats (Class C3).	FINAL DECISION	11-05-2011	Granted
<a href="#">2006/5703/P</a>	University College London Foster Court Malet Place London WC1E 7JG	Installation of enlarged roof plant deck with associated safety railings and access ladders, installation of 4 condenser units and new ductwork at roof level, installation of 2 replacement doors, 5 new windows and 3 new wall lights to south elevation of arched entrance and installation of 2 new rainwater downpipes on the front elevation.	FINAL DECISION	15-02-2007	Granted
<a href="#">2004/4962/P</a>	Bucklebury Stanhope Street London NW1 3LB	Installation of replacement doors to main entrance.	FINAL DECISION	13-12-2004	Granted

## 4.0 Planning Policy

The following are the National and Local Planning Policies and documents deemed relevant upon assessment of this planning application.

### National Planning Policies

- Planning Policy Statement 1: Delivering Sustainable Development

### Local Planning Policies

#### **Core Strategy**

- CS13 Tackling Climate Change through promoting higher environmental standards

#### **Camden Development Policies 2010-2025**

- DP22 Promoting Sustainable Design and Construction

#### **Camden Unitary Development Plan 2006**

- B1 (d) - Be sustainable by promoting energy efficiency and efficient use of resources
- B1 - General Design Principles
- B3 - Alterations and Extensions
- S1 - Strategic Policies
- SD6 - Amenity for Occupiers and Neighbours
- T3 - Pedestrians and Cyclists

### 5.0 The Proposed Development and Planning Analysis

This application proposes replacing the existing portcullis style timber framed communal entrance and exit doors to the front and rear elevations of St Anthony's Flats & St Nicholas Flats with new steel security doors with push button panels to have provision for fob reader.

The proposed works will utilize the existing door furniture and signs to minimize the disruption to the existing elevations with all cabling being retained as existing. All brickwork repairs to the existing openings will match existing to ensure an appropriate finish upon completion. The proposed steel doors will be finished with a Polyester Powder Seal and Polyester Powder Coat, the Color of which to match the existing finish.

It is considered that this proposal will not create any detrimental impacts to the look, character and appearance of the buildings or to the adjoining area. In terms of the street scene, the proposed replacement doors will also be portcullis style, designed to replicate the main outline features of existing installation as close as possible to the existing wooden doors. In particular, the design of the new doors has been chosen to replicate the profiles of the existing communal doors thereby the dimensions of the frames within the openings will be the same as existing.

The existing doors are in a state of disrepair, not only from an aesthetic perspective but also from an environmental performance point of view. Additionally, the security of the buildings with the door frames in their current state are an area of concern for the residents within the building. Over the past few years the situation has significantly deteriorated and the doors have become very unsustainable with poor heat retention in the communal areas. This situation is compounded with the extended winter period of late.

Below is a list of the basic outline specifications for the replacement communal doors:

- New communal doors to be portcullis style to match existing frames
- Existing door entry cabling to be retained and reconnected to new communal doors
- Remove all existing signage to existing timber doors and refitted on new steel doors
- New steel rolled sections to BS 7079 SA2.5
- New Zinc metal spray to BS EN ISO 2063
- Polyester Powder Seal and Polyester Powder Coat (Colour to match existing)
- New pair of stainless steel push plates and pull handles
- Stainless steel kick Plates
- Propriety draft proof brush fitted to door seals to overcome unevenness of floor
- 11.5 mm Anti-Bandit Glass
- New door entry push button panels to have provision for fob reader
- New button panel to support Braille style raised dots
- Door entry panels to be lowered where necessary to comply with DDA
- All necessary brickwork repairs to match existing
- LCN door closers
- Installation to comply with 'Secure by Design' requirements
- All new doors to be installed with 3No. 300KG Maglocks (M32)
- Each new communal door to include a stainless steel Fireman's Keyswitch to
- The provision of three key fobs per residential unit for distribution by housing manager (3 fobs per unit plus 10 spare key fobs per block)

## Design and Access Statement

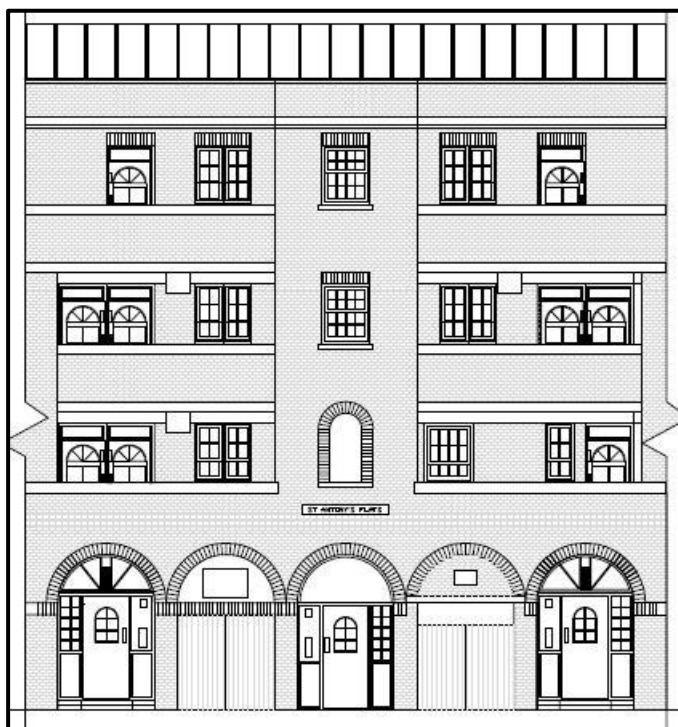
It is considered this proposal complies with all relevant council policies. The majority of the policies in relation to this issue is of a strategic nature and is initiatives to promote sustainability as a whole across the Borough. Policies outlined in the UDP are more focused on proposals such as this. Policy B1 encourages sustainability by promoting the use of energy efficient materials and efficient use of resources.

These proposed replacement doors will significantly improve the sustainability levels of the existing buildings by vastly improving the heat retention and the security of the site, thereby reducing the consumption of gas for heating and electricity for cooling.

Policy B3, Alterations and Extensions is also considered applicable in this situation. *“It states that the council will not grant planning permission for alterations and extensions to buildings that it considers cause harm to the architectural quality of the existing building or surrounding area”.*

It is considered that this proposal is in compliance with this policy. As discussed earlier the proposed communal access doors would replicate the design and style of the existing doors. There will be no other changes made to the existing front & rear elevations. In addition, the manner in which the doors are positioned in the structure of the wall will ensure that there would be no disruption to the external brick reveals of the building.

There will be no significant difference in terms of the appearance of the proposed changes to the communal doors. This can be seen from the images as below:

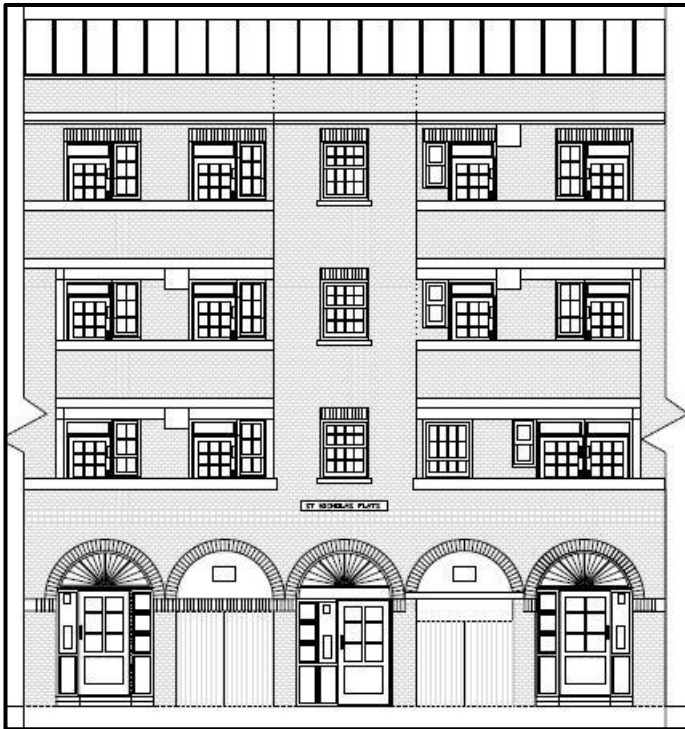


**Fig. 5:** Existing Front Elevation St Anthony's Flats

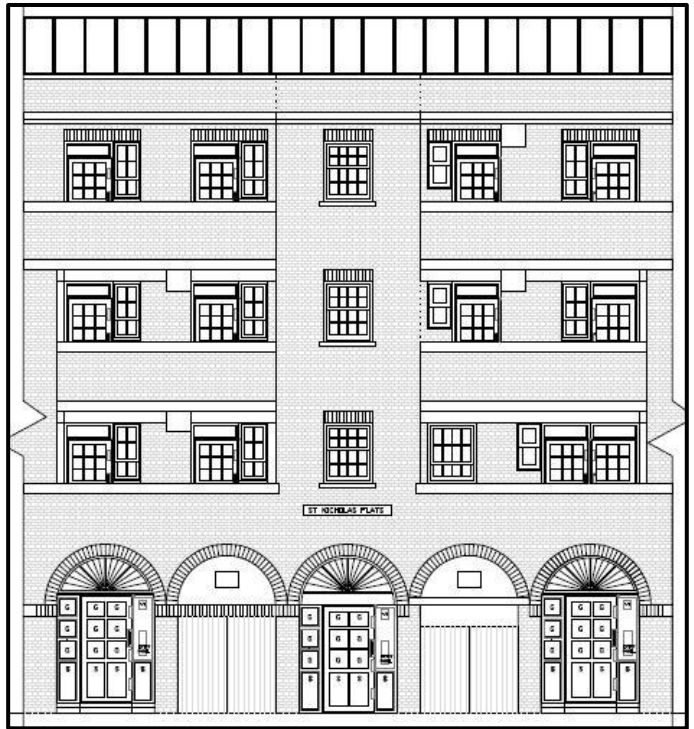


**Fig.6:** Proposed Front Elevation St Anthony's Flats

**A complete list of the locations of the proposed doors to be replaced along with photos of the existing doors can be seen in Appendix 1.0: Photographs of the Site.**



**Fig. 7:** Existing Front Elevation St Nicholas Flats



**Fig. 8:** Proposed Front Elevation St Nicholas Flats

The above images clearly illustrate the existing and proposed differences between the two neighboring buildings. In addition it conveys the different security door forms as proposed.

Based on all the above information and dialogue it is considered that these proposed doors would not create a negative impact to the appearance of the building or its setting within the street.

**A complete list of the locations of the proposed doors to be replaced along with photos of the existing doors can be seen in Appendix 1.0: Photographs of the Site.**

### 6.0 Accessibility

It is considered there are no significant accessibility issues to be addressed as part of this development proposal. Professional security door installers would be employed to carry out the refit and subsequent works.

### 7.0 Sustainability

This proposal will counteract the constant need for repair works that need to be carried out on the existing doors every few years and basic maintenance would amount to regular cleaning.

This proposal would also enhance and improve the existing residential building whilst at the same time, reducing costs and energy usage. The existing doors and frames would be disposed of in an approved manner in accordance with council policy.



### 8.0 Conclusions

This application proposes replacing the existing wooden doors on the front & rear façades of St Anthony's Flats and St Nicholas' Flats with new steel security doors with push button panels. The design and style of the proposed replacement doors will perfectly replicate the existing doors and thereby will blend seamlessly into the existing street scene.

This proposal will not create any detrimental impact to the character of the existing buildings or the surrounding area. As earlier referred to, the buildings immediately adjacent the proposed property are very different, not only in appearance but also materials particularly windows and doors. The doors in these properties are composed of a variety of different materials including aluminium and timber; therefore it is considered that this proposed change from timber to steel doors will create a negligible impact in terms the overall look of this section of the Sydney Estate.

Aside from fitting in with the existing street scene on Aldenham Road, this proposal has obvious green credentials by the way it will make the existing building much more environmentally friendly, by significantly increasing the properties heat retention and thereby improving the overall working environment of the residential building.

The proposal is considered acceptable in terms of the impact on the character and appearance of the building within the surrounding area.

To conclude, it is considered that this proposal will not create any negative impacts from a planning perspective and that all relevant planning policies and guidelines are adhered to, and it is respectfully requested that this planning application is approved.