

9216 - DESIGN & ACCESS STATEMENT

**NEWMARK PROPERTIES (CAMDEN 1) LLP
85 CAMDEN ROAD
CAMDEN, LONDON**

MARCH 2012

Rev D



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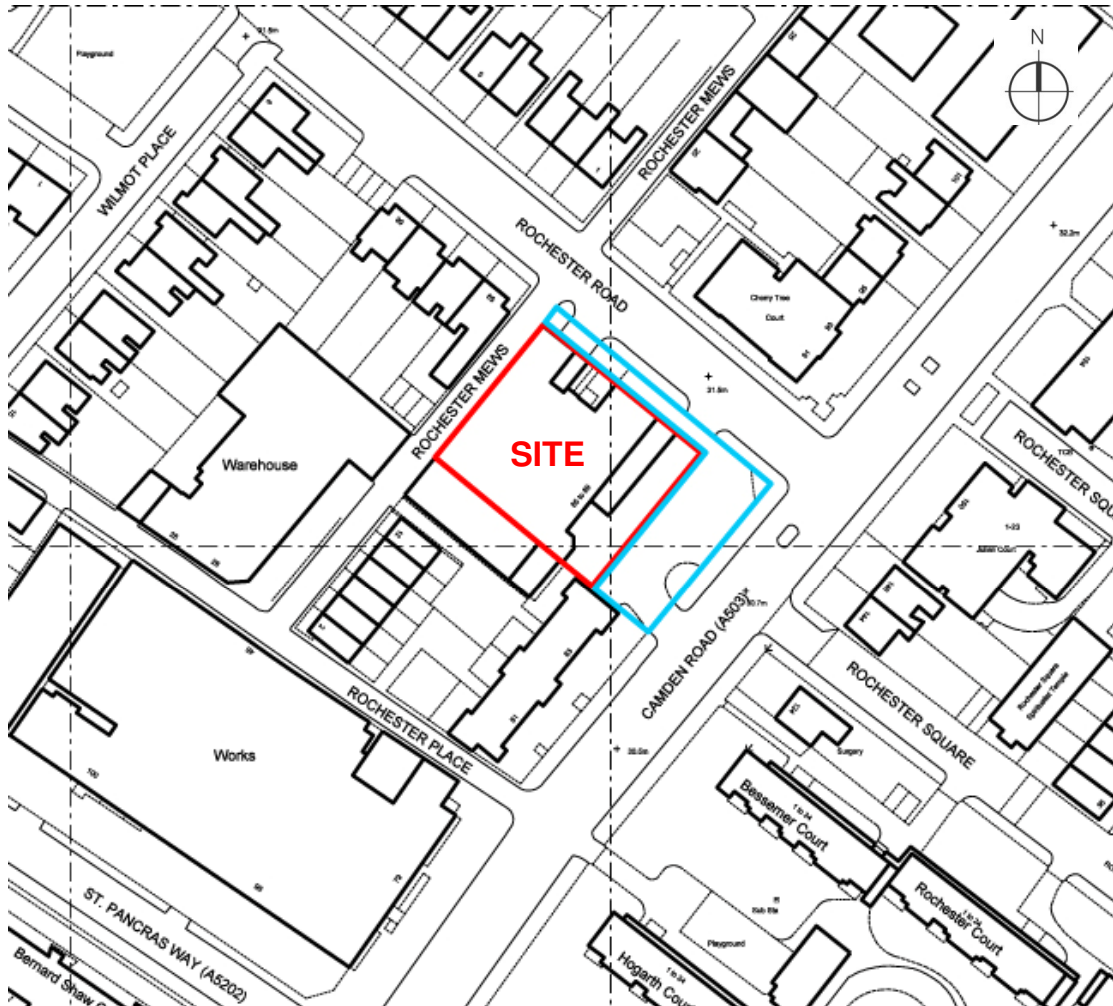
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1.0 Introduction

This design and access statement has been produced by RGP Architects to support a part retrospective and part full planning application for 85 Camden Road. This application comprises alterations to the elevations and external hard landscaped areas including security bollards, configuration and enhancement of the existing car park

There will be no change to the car parking numbers as a result of the proposals.

The purpose of this statement is to consider in detail the site and its surroundings, relevant design policy guidance and the principles behind the works to the site.



2.0 Site Analysis

2.1 Site context / location

The application site is located on the corner of Camden Road & Rochester Road and forms part of the mixed residential & retail street scene. The site is broadly rectangular in shape and comprises two retail units and associated surface level car park, accessed from Camden road, with a large soft landscaped frontage. To the side of the unit, there is a delivery area & roller shutter servicing the unit, accessed from Rochester Road.

The application site is bounded to the north, east and west by mainly residential use and to the south by the A503 Camden Road. The site is open and can easily be viewed from street level.

2.2 Site description

The site comprises two retail units and associated surface level car park facing Camden Road. The car park is generally level, with a separate entrance & exist for vehicles. The retail units were originally a car showroom and is typical of car dealerships built in the 1980's which essentially have extensive large glazed areas with signage zones above. The rear of the building is a mix of white render & brickwork with high level glazing

There is a car lift at the side of the building which residents use to access to the upper level car parking and a residents entrance to the private flats above. This does not form part of the application.

2.3 Topography

The building sits at a slightly higher level than Camden Road, the site gently falls away towards the south west. The retail units floor is generally level with the external ground level and entrances have level thresholds.



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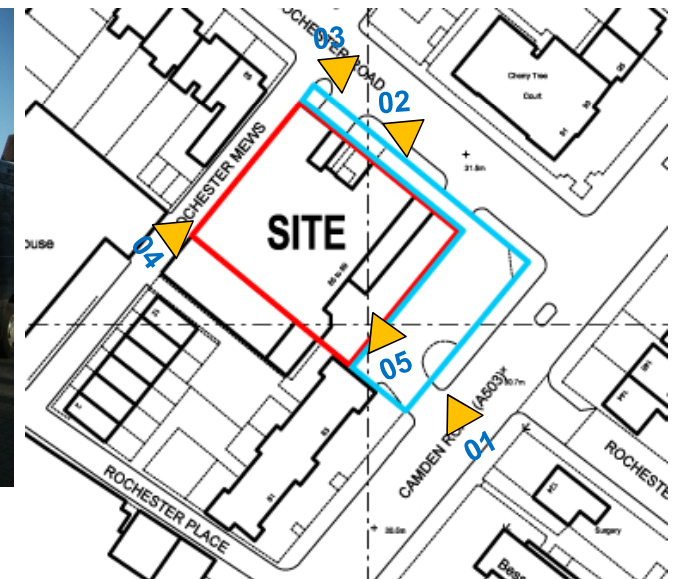
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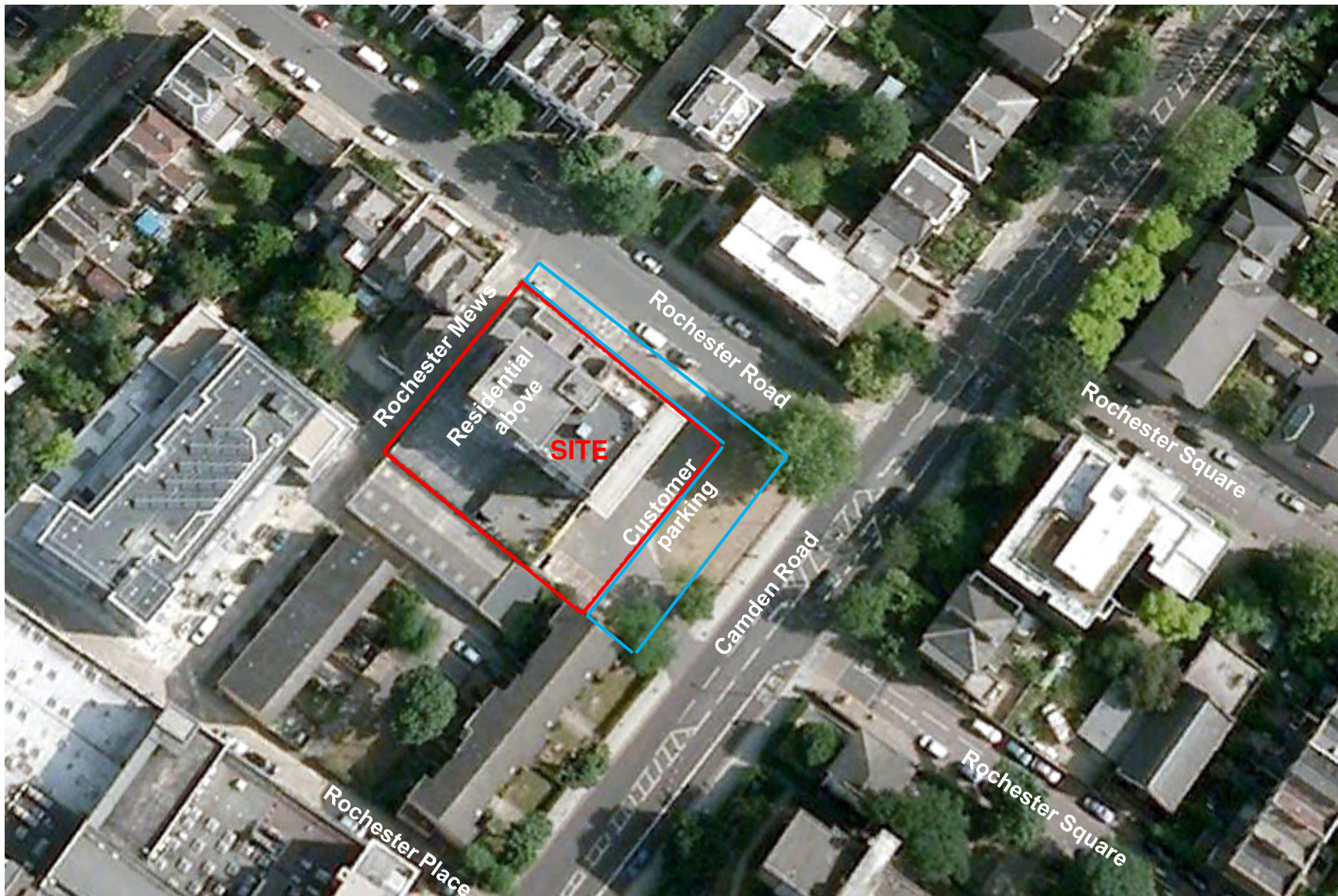
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05



VIEWS OF EXISTING BUILDINGS



AERIAL VIEW OF EXISTING SITE

2.4 Site transport & access

Overall

The site is accessible to pedestrians, cyclists and public transport users as well as cars. There are extensive residential areas within the pedestrian catchment area and the existing pedestrian infrastructure can accommodate the pedestrian demand between the site and the residential areas to the north, east & west. The site is accessible to bus users, with several bus routes passing the site.

Bus journeys

The number 29, 253 bus routes from Camden High Road and Holloway pass the site.

Tube / Rail journeys

Camden Road Tube & Rail stations are within a reasonable walking distance of the site.

Cycle journey

There are no barriers to cycle travel to and from the site.

3.0 Design Principles & Response

3.1 Proposed design

The existing retail units form a focal point on the corner of Camden road. The site comprises two retail units in a rectangular shape, located at the rear of a surface level car park with servicing to the side. The metal curtain walling to the retail frontage is generally in good condition and will be retained with a corner entrance feature on the unit to the east. It is proposed to install a separating wall to fully divide the units, with a new Fire Escape arrangement to the rear and new amenity block for the smaller unit. The existing corner entrance will be infilled with new glazing to match the existing and a new central entrance created.

The proposed works will include:

- New 1 hour fire rated Separating wall
- New opening/link to create a rear Fire Escape for the smaller unit
- New kitchen and toilet facilities
- New bi-parting central entrance doors to the larger unit
- Redecoration, refurbishment and alteration of the front elevation
- New taller doors & glazing to the smaller unit
- Small opening infilled to match cladding on the smaller unit
- New bollards to the main elevation to protect the glazing

3.2 Layout

The existing retail shell has been retained and adapted as indicated on the existing and proposed layout drawings.

3.3 Site use

The existing site comprises two retail units and car parking, with a delivery zone to the side.

3.0 Design Principles & Response Cont.

3.4 Parking

Parking bay spaces comply with recommended sizes, 2.4m x 4.8m. The total number of car parking spaces remains constant at 5 plus the delivery bay to the side. Due to the site constraints and current customer volumes, there will be no change in parking bay numbers.

3.5 Scale & Materials

The predominant materials in the surrounding area are facing brickwork and small areas of coloured render.

4.0 Access Statement

The site is an existing building and is not being adapted, there is no change in its use or access.

4.1 Vehicular Access

Access to the retail units and car parking area will be as existing from Camden Road (A503).

4.2 External Pedestrian Access

Level access is provided from the public footway in Holyrood Drive to the retail entrances. The pedestrian routes will terminate with tactile dropped kerbs connecting the pedestrian area fronting the principle entrance elevations.

There will be new protection to the front glazing and a clearly marked zone for pedestrian access route in front of the unit.

4.3 Entrance

The entrances will include glazed shop fronts and provision for tenants signage. The Carpetright customer entrance will be re-located to the centre of the elevation and will provide a level access in accordance with Approved Document Part M of the Building Regulations 2004.

5.0 Sustainability.

5.1 Sustainability

The are no proposed improvements to the existing retail shopping space other than re-using the existing building stock.

6.0 Scheme Drawings

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|---------------|---|
| 9216/ L001C | Site Location Plan |
| 9216 / P-001C | Existing Floor Plan |
| 9216 / E001B | Existing Elevations |
| 9216 / SK-02F | Proposed Floor Plan |
| 9216 / SK-04D | Proposed Elevations |
| 9216 / D-600A | Existing & proposed shop front sections |