



**Liam Russell Architects**  
architecture and development

## **DESIGN AND ACCESS STATEMENT**

### **WASTE MINIMISATION STATEMENT**

## **9 Laxton Place, London NW1 3PT**





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## **1.0 INTRODUCTION**

The property was built following the planning permission granted on the 4<sup>th</sup> February 1993, for the partial demolition of St Mary Magdalene School, and the development of 36 new residential flats on the site. An amended application, approved on the 22<sup>nd</sup> May 1997, saw the lower-ground floor become associated with the residential accommodation in the rest of the development. It is the lower-ground floor that this application relates to.

## **2.0 USE**

The existing use is C3, residential.

The proposed use is C3, residential.

## **3.0 AMOUNT**

The area of the lower-ground floor is 315 sq.m

The area of the proposed flat is 88 sq.m; and the proposals include an additional 58sqm of storage for the existing residents.

The proposals include 1 no. two-bedroom flat, with 28sqm of external amenity space.

## **4.0 LAYOUT**

The proposed flat maintains the existing access, which is via the entrance lobby on Laxton Place, as well as the external staircase that leads from Osnaburgh Street to the external courtyard. The access to the existing services areas/cupboards in the lower-ground floor have been retained, and a separate lobby created to the new flat. The bedrooms each have access to natural light, via the windows to the courtyard. All habitable rooms have access to windows/doors, leading to the external amenity area.

The proposed flat layout is Life Time Homes compliant, whereas the existing entrance and stairs to be retained may not comply with the latest standards.

The floor areas and room sizes are compliant with the Camden Housing Policy CPG2, and are annotated on the proposed floor plans accordingly.

Access to the lift motor room can still be access from the redirected corridor, as shown on drawing 0708-PA-010.

## **5.0 SCALE**

The proposed alterations fit within the existing volume of the building, and is therefore of no detriment to the surrounding properties.

## **6.0 LANDSCAPING**



The proposals include new landscaping to the courtyard, handing over defined external space for the adjacent Vicarage and a new private external space for the occupants of the new flat. This will include low-level planting, for screening, and decking to create a level threshold with the interior.

The proposals include security lighting to the courtyard elevations, as well as feature lighting along the access leading from Osnaburgh Street.

## **7.0 APPEARANCE**

The proposed alterations include the forming of larger openings in the external walls to the courtyard. This will allow more light into the new flat; and with the incorporation of large doors and windows will provide an open/airy space. The proposals include new UPVC windows and doors, to match the existing building.

The brick will be made good where the opening are formed, and will include the brick banding to tie-in with the existing building.

## **8.0 ACCESS**

The existing access to the lower-ground floor will be retained. The main access is gained via the front entrance, situated on Laxton Place, through the lobby area and down the internal stairs. The secondary access will be available directly from the courtyard, which is directly off the pavement to Osnaburgh Street via a secure gate and an external staircase.

## **9.0 SUSTAINABILITY**

The new flat and internal alterations will be constructed with a high level of insulation, with sustainability at the forefront of the proposals.

The property is situated 0.2 miles from Great Portland Street Underground Station, and is also situated a few minutes walk from Albany Street bus stops.

## **10.0 WASTE MANAGEMENT**

The development proposals look to demonstrate how regard has been given to the minimisation and re-use of construction waste by:

The construction methods applied to the proposals will be commensurate to the scale of the development and will utilise construction methods, which minimise the use of raw materials and maximise the use of secondary aggregates and recyclable and re-cycled materials. Any construction waste will be used as much as possible on site and into the design of the development. On site sorting and recovery of waste materials will be carried out where applicable.

The principal contractor will work in accordance with the Site Waste Management Plans Regulations 2008 and section 34 of the Environment Protection (duty of care) Regulations 1991(4).



## 11.0 PHOTOS



Photo 1: Front entrance of Laxton Place



Photo 2: View of courtyard





Photo 3: View of residents common room

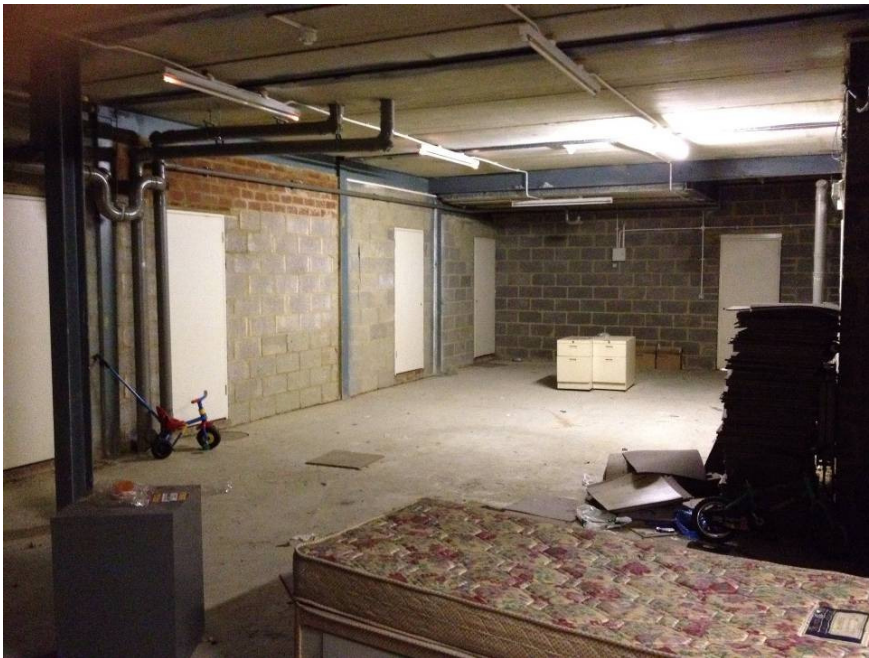


Photo 4: View of residents store



Photo 5: View of access from Osnaburgh Street

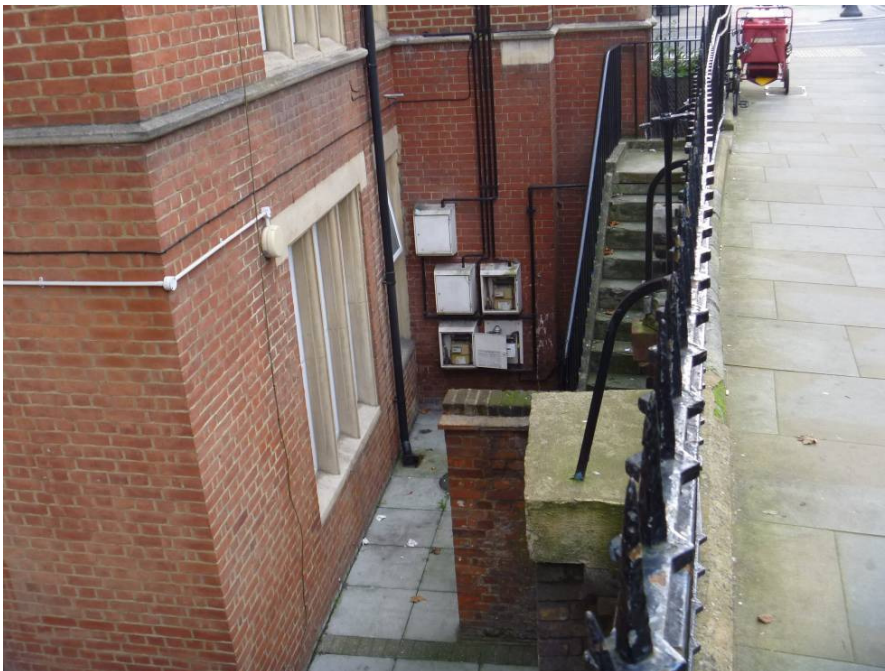


Photo 6: View of external stair from Osnaburgh Street