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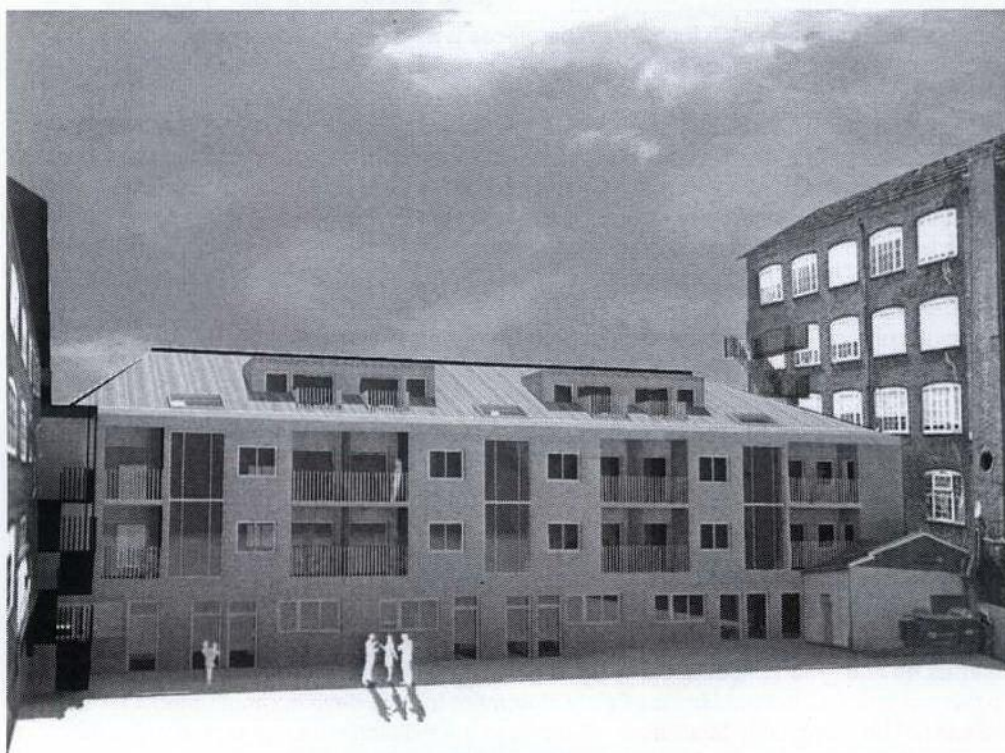
DESIGN & ACCESS STATEMENT

Ref. 1002/1

7.12.11.

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 15 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 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 17 self-contained flats, C3 class use. Consisting of the following units:-
 - 15 no. two-bedroom flats
 - 2 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. They 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 court yard. The ceiling heights for these offices will be 3 metres. The offices will have wheelchair accessibility (via wheelchair lift), toilet tea making facilities.

The 17 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 4 no. will be wheelchair accessible and will therefore comply with the majority of the Lifetime Homes Policy's items.

All the two-bedroom flats will have dual aspects, but each of the one-bedroom flats will have single aspects, as the existing fire escape staircase from no. 10A Belmont Street will be located between the flat.

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. They all have recessed balconies in order to keep a flat profile. There is a distinction with the rear and the front of the new building, by using large curtain glazing to the staircases and the glazed entrance doors. The design of the new build is in keeping with the character of the court yard buildings with the brick walling and pitched slate roofs.

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 Policy statement for this development dated 11.11.11.

There will not be community facilities on site due to the existing constraints, therefore the financial contribution applies, which will be towards 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 be modified as it enters the new building, with the escape via the new staircases leading onto the court yard – see photographs ph4 & ph5 of the existing staircase.

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

1. Refuse – 23 number wheely bins
2. Cycle storage – 30 number on Sheffield Cycle Stands.
3. Gas and electricity meters.
4. Plant Room for Flats & Offices.

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 October 2011.

In respect of the proposed additional height and the effect to neighbouring properties, see the Daylight/Sunlight Report by Create Consulting Engineers Ltd., November 2011, for details.

Proposed Materials

The finishes to be as follows:-

1. Yellow London Stock brick walling.
2. New flats' windows & balcony doors to be double glazed and in white timber framing. 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 galvanised mild steel.
3. Balcony balustrade in painted white metal railings. The decking to be of sustainable timber.
4. The pitched roof in grey slates and amorphous photovoltaic tiles.
5. Staircase glazing in clear recycled glass.
6. The entrances to be covered via a glazed canopy in clear recycled glass.
7. New vehicle and pedestrian gates to Ferdinand Street's alleyway. Gates & posts to be in galvanised mild steel metal.

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 reduce 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 October 2011.

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.

The Affordable Housing unit will be Flat no. 7, which will be a two-bedroom wheelchair accessible unit at first floor level, with approximately 65 square metres of floor space.

The Client has made contact with Origin Housing for this unit.

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 October 2011, for further details.

Camden's Unitary Development Plan

In respect of Camden's Unitary Development Plan, see the Planning Statement by ECUS Ltd., dated November 2011.

Floor Space Schedule

See attached schedule dated November 2011.

Construction Management Plan

In respect of the Construction Management Plan, see the Construction Management Plan by Paul Mew Associates, dated October 2011.

Crime Prevention Design Strategy

The 17 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.