

JOB NO: 1221  
JOB: 11-13 CAMDEN HIGH STREET, LONDON NW1  
REF: DESIGN & ACCESS STATEMENT  
DATE: 18/05/07

The planning application is for the conversion and refurbishment of 2 adjacent disused buildings on the High Street to form retail use on the basement and ground floor. The development will bring back into being buildings which are currently unsuitable for habitation and will provide improved accommodation of a type required in the area. The proposed 2 bedroom accommodation will be of a high standard and satisfy the needs of the area.

Planning permission existed for the conversion of the buildings to form self-contained flats. The current application is similar in terms of bulk, with the infilling of space to the rear which previously had permission for an external staircase.

There is currently an existing front door within the mews serving a residential unit in the adjacent building on the opposite side of the mews. The mews is currently poorly landscaped and is in need of refurbishment. It is intended that the mews will be upgraded, whilst the existing character is protected.

The new residential units are extremely close to all amenities, including shops and transport. There is no space on the site for parking provision, and as such cycle stands will be provided to store bicycles within the mews. (S106 car free agreement required).

Access to the units is via an entrance on Camden High Street, which will be lit at night and have an entry-phone system linked to each of the residential units.

#### *The Lifetime Home Standards*

1. Car Parking – The existing site is constrained in size and it is not possible to provide any car parking spaces. However, the properties are very close to all amenities, including good public transport.
3. Approach – The approach to the flats and retail units is level
5. Communal Stairs - Communal stairs and hallways will be designed to provide easy access
6. Doorways & Hallways – The width of internal doorways and hallways will conform to Part M, with the clear opening width being 900mm and the hall width 900mm when the approach is not head on. 300mm nib space to the side of the doors on entrance level.
7. Wheelchair accessibility – adequate space has been provided in living, dining and kitchen areas for wheelchair turning.



10. WC – The 2 bedroom maisonettes have been provided with wc's on the lower floors, which will comply with Part M.
12. Lift capability - Historically, the use above the shop units has been residential. The application seeks to reinstate that use. The site is constrained and there is not sufficient space for a lift.
14. Bathroom layout – The bathroom has been designed for easy access to the bath, basin & wc
15. Window specification – Living room window glazing to be no higher than 800mm above floor level and window will be easy to open/operate.