

GAL 146/IB/IB
GENESIS ARCHITECTS LTD

02 November 2011

DESIGN & ACCESS STATEMENT TO ACCOMPANY THE PLANNING APPLICATION FOR 51 WERRINGTON STREET, LONDON, NW1 1QN



51 Werrington Street – 'The Neptune' Public House

1.00 Site Analysis and Existing Building

This site is located on the corner of Werrington Street and Cranleigh Street. It is not located within a Conservation Area, nor is it a listed building.

The site is a large 4 storey public house building with ancillary accommodation on the upper levels. The buildings surrounding the application site are predominately residential.

2.00 Description of proposed works

The redevelopment of the existing building, the change of use of the upper floors to create 5 residential (Class C3) dwellings (4x1 bed flats and 1x2 bed flat) retaining the commercial premises at ground and basement levels as well as external alterations to include a two/three storey rear extension with mansard roof, opening up existing lightwells/vaults and associated alterations.

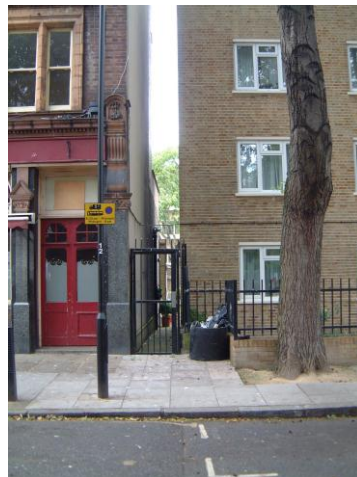
3.00 Transport and Servicing

The property does not own any parking space and is therefore considered to be car-free. Permit only on-street parking is available and the property is within easy reach of good public transport – bus and London underground. The existing property is entitled to one residential parking permit for the upper landlords accommodation and on-street commercial parking permits.

The proposals submitted indicate cycle storage at minimum one cycle space per residential unit.



'The Neptune' Public House – Rear Elevation



Black painted gate and railings to adjoining building

4.00 Access Arrangements – Lifetime Homes

The existing entrance that is proposed to the residential element of this development will be level wheelchair accessible. The communal entrance off Cranleigh Street leading to the new ambulant staircase designed to current Building Regulation standards to access all upper floors.

The proposed development aims to achieve improved accessibility in its design, and has been designed with reference to 'Designing for Accessibility', published by the Centre for Accessible Environments and British Standard 8300, as well as meeting the legal requirements set out in The Disability Discrimination Act 1995, and Part M of the Building Regulations.

Lifetime Homes 16 point assessment as follows:

- 1 Parking – N/A
- 2 N/A
- 3 Approach to all entrances – level & gently sloping (ramped access 1:12 to 1:20).
- 4 Level access with clear 800mm opening widths
- 5 Communal stair – all as part M of the current Building Regulations.
- 6 Internal doorways & hallways to min dimensions all as spec for criterion (6).
- 7 Circulation space to min dims all as spec for criterion (7).
- 8 N/A
- 9 N/A
- 10 N/A
- 11 WC and bathroom walls will be capable of firm fixing/grab rails.
- 12 N/A
- 13 Potential for future hoists to bed/bath will be possible.
- 14 Bathrooms – accessible can be provided.
- 15 Glazing and window handle heights to be set for seated position.
- 16 Location of surface controls in band 450mm to 1200mm above finished floor levels & 300mm away from internal corners.



GENESIS ARCHITECTS LTD
7 St Margaret's Road
Stanstead Abbots
Ware
Hertfordshire
SG12 8EP
T: 01920 877998
F: 01920 877998
E: genesisarchitects@btconnect.com

5.00 Summary of Design Proposals

Our client wishes to renovate this property on all floors, add additional space via rooftop and rear extensions. The ground and basement floors will remain as existing commercial space with an element of upgrading and improvement. The lightwells (with protective handrailing and balustrading) will give adequate natural light to the basement level. The existing façades on Werrington Street and Cranleigh Street will be fully refurbished, redecorated and replacing windows all to match existing. The existing ornate façade facing Cranleigh Street has been retained with the new extension positioned/set back behind to retain the detail/design of the original Public House property.

The existing first, second and third floors will be planned to provide new self-contained residential flats. The proposals will restore the property to a fully functional mixed-use development and positively add to the existing properties along Werrington Street and Cranleigh Street.