

LOCKWAY SELF STORAGE
48A Boundary Road NW8 0HJ

Design and Access Statement
Application Number 2010/6057, November 2010

The premises at the above address consist of a covered car park accessed at ground level from Rowley Way. It was constructed to provide parking spaces for the tenants of the Alexandra Estate, of which it forms a part. It was built in the late 1970's, and quickly fell into disuse because of crime, lack of maintenance and general safety issues.

Approximately 3,00 sq m of the 4,000 sq m car park was converted into storage use in 2008/9, and has been used for that purpose ever since. A planning approval was granted in 2007 for this use. The current planning application is to change a condition of the 2007 approval, and no physical changes are to be made to the premises.

At the time, all access issues were explained. From a design perspective, no external changes were made, as the building is listed, other than signage to guide customers to the entrance. Traffic flow consists of cars and light vans almost exclusively, and most customers visit infrequently once their goods are stored, so traffic flow is extremely light. Off-street loading areas are provided within the premises. No internal structural changes were made. Two specific parking places were allocated to customers by Camden.

A separate key pad controlled personnel gate was installed, plus a key pad controlled vehicle gate to give appropriate levels of security. Lighting was completed renovated and increased to improve security and general visibility. The entire premises are single level, with no steps or level changes, so disabled access is straightforward. Special coatings were put on the concrete floor to make it smooth for wheelchair access, and a disabled WC was provided.

There is no open space within our demise, so landscaping is not an issue.