



GLA Architecture and Design

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DESIGN & ACCESS STATEMENT

10.11.10.

Change of Use of the Ground Floor Shop and Basement to Create a Three Bedroom Self-Contained Maisonette, 2 no. Cycle Stores, a Lightwell in the Façade's Pavement, Railings, Pavement Lights, Replacing Windows, Removal of a Side Door & Window, a New Basement Window & Patio Doors To no. 91 Torriano Avenue, London NW5 2RX.

Building's Description & Location

The above four storey terraced building is situated in a predominately residential road. The building consists of a ground floor shop with a side entrance to its basement. The upper levels are self-contained flats accessed via a side door. There is a gated access to the side of the shop and above this access are two floors of flats. The access leads to Torriano Mews and is an established right of way.

The loss of a commercial unit has previously been granted and implemented to no.s 89 & 93. There is an existing corner shop at the junction of Torriano Avenue and Leighton Road, which is about a minutes walk from no. 91. There are shops, cafes etc.. on both Kentish Town Road and Brecknock Road, which are about a 5 to 10 minute walk from 91.

The shop's last use was a café/food retail unit on the ground floor and its store room was in the basement. The shop has been vacant since December 2009 and has been marketed for more than six months.

Transportation

The building is located in close proximity to bus stops on both Kentish Town Road & Camden Road, as well as the Kentish Town Underground station.

Design Proposal

The proposal is for a change of use to a C3 – a self-contained maisonette, consisting of the following alterations:-

- a. A basement lightwell to create a patio with fully glazed patio doors for a study and a new window for a bathroom The new lightwell's size to be similar to that of no. 89,
- b. New garden patio doors for each of the basement bedrooms.
- c. New staircase to the basement via the ground floor's maisonette.
- d. A new bedroom on the ground floor with an en-suite, which will involve the removal of the basement staircase, the side window and door, as well as forming a new timber floor.
- e. A new entrance on the ground floor from the existing staircase, to access the maisonette.

- e. A new cycle stores as follows:-
 - 1) Via the existing shop's door and new pavement lights.
 - 2) Via new side door and under the existing staircase.
- f. New railings to the lightwell.
- g. Replace windows with double glazed, timber framed and painted white, all to current Building Regulations.
- h. New patio doors & windows to be double-glazed, timber framed and painted white, all to current Building Regulations.
- i. Ground floor ceiling and the first floor to be soundproofed and fire protected, as per to current Building Regulations.
- j. New gas & electricity meters to be located within the maisonette.

The three-bedroom self-contained maisonette's layout & size comply with the Supplementary Planning Guidance for five persons.

The maisonette's size will be approximately 110 square metres.

The minimum requirement is 84 square metres.

The maisonette will have its own entrance via the existing staircase that serves the upper flats. This staircase prevents a wheelchair bound persons' access or a chair lift.

Access to the basement is via a new staircase, which due to its design & location cannot be accessed by a wheelchair bound person.

The design of the maisonette is to make it as light and spaciars as possible.

The basement's study room has patio doors that access onto a patio area. The basement ceiling heights exceed the 2.1 metre requirement.

We have prepared a Lifetime Homes Policy statement for this development dated 10.11.10.

Proposed Materials

The finishes to be as follows:-

- 1. Yellow London Stock brick's to match existing.
The side wall brickwork to be painted white to match existing.
- 2. All replacement windows to be double glazed, timber framed and painted white.
The shop front's new window to match the existing but double glazed and no vent-axia grilles.
The rear windows to match the upper level windows in design.
- 3. The proposed new patio doors to be double glazed, timber framed and painted white.
- 4. New solid timber doors and frames painted white.
- 5. The existing shop's door to have its glazing replaced with timber panels and painted white. The new panels are to increase the door's security as it will serve the new cycle store.
- 6. New pavement lights in clear glass.
- 7. New railings to be in mild steel and painted black.

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Camden's Unitary Development Plan

In respect of Camden's Unitary Development Plan, we confirm the following:-

Policy E2 - Retention of existing business uses.

The properties have been marketed for more than six months now without success. The existing relationship of no. 91 and the neighbouring properties is that they are predominately residential.

Policy H1 - New housing.

This development will help Camden council's housing target by the conversion of a vacant site to provide a three-bedroom family sized maisonette, that complies with this policy's design, room sizes and some outdoor amenity space.

Policies T1 - Sustainable transport, T8 - Car free housing and car capped housing, T9 - Impact of parking and T12 - Works affecting highways; these policies can be dealt with under a Section 106 Legal Agreement.

Policy T3 - Pedestrians and cycling.

The proposal has 2 no. lockable cycle stores in accordance to the Council's Parking Standards.

The access along Torriano Avenue & the access to Torriano Mews are established with no car parking facilities and no footpath Torriano Mews.

Policy R7 - Protection of shopping frontages and local shops

The policy states that the development should contribute to local character, function, viability and amenity, including housing; for which it meets these requirements.

The loss of a Class A1 unit is acceptable subject to there being shops within walking distance. In this case there is an existing corner shop at the junction of Torriano Avenue and Leighton Road, which is about a minutes walk away. There are shops, cafes etc.. on both Kentish Town Road and Brecknock Road, which are about a 5 to 10 minute walk away.

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