

**SPEECH LANGUAGE AND HEARING CENTRE
1-5 CHRISTOPHER PLACE
LONDON
NW1 1JF**

**Design and Access Statement
to support the full Planning Application**

Type: The proposed extension of the existing building to enclose two existing roof terraces at 2nd floor level to increase the area of teaching and therapy space.

Date of Application: 29th July 2010.

Prepared By: tmd Building Consultancy Ltd.

Background Information

1-5 Christopher Place is a purpose built educational facility located off Charlton Terrace within a small courtyard.

The property is access via a gated entrance on Charlton Terrace and set back behind the taller street fronted properties. Accordingly the site is essentially land locked, as indicated on the location plan, and is therefore not visible from the surrounding streets. Accordingly the building does not form part of the general street scene.

The property is not sited within in a conservation area and is not designated as listed structure.

The building is a purpose built framed structure of contemporary design constructed circa 2004

In preparing the design we have reviewed the following documentation:

- Unitary Development Plan 2006.
- The local Development Framework.
- Euston: A framework for change. Supplementary planning document
- The Town and Country Planning Act and the Statutory Instrument for permitted development.

The design has been carefully considered to produce a scheme which provides the much needed additional space required by The Speech Language and Hearing

Centre in order to expand the services and therapies they provide for children with hearing impairment or delay in speech, language and communication.

The scheme is small in size, increasing the buildings total gross floor area by less than 25% of the original building. The design is proposed to replicate the existing external finishes so that architecturally the overall appearance will be unchanged.

Basic Philosophy

The external finishes and fittings will exactly match the original building, which is itself of relatively recent construction.

Although the changes are minor, it should also be noted that the proposed alterations will not be visible from the surround streets and will therefore have no impact on the street scene in Charlton Terrace.

No alterations are proposed to the existing mechanical services and therefore there will be no increase to the heating or cooling services at the site. Accordingly there will be no environmental or noise impact as a result of the work and no additional external plant or equipment is proposed.

The areas to be enclosed are already designated as external roof terrace space. They are used as teaching space but can not be utilised in inclement weather conditions. The proposal encloses the space so that the areas may be utilised all year round.

An external rear courtyard at ground level is retained and provides external space at the centre.

External Design

The proposal replicates the existing external finishes at the site. Where possible we propose to use the component manufacturers for the original building, if components are obsolete then alternatives will be sourced that match as closely as possible the original so that the proposed alterations appear to be contemporary with the original building.

Mechanical Services

The proposed extension is modest; accordingly no alteration to the existing mechanical services is proposed; other than the extension of internal radiators etc. The existing capacity on the mechanical services is sufficient to service the small increase in floor area. Accordingly no alterations are proposed to the external plant or equipment at the site.

Electrical Services

The proposed extension is modest; accordingly no alteration to the existing electrical services is proposed other than the extension of the existing lighting and power circuits. The existing capacity on the electrical services is sufficient to service the small increase in floor area. Accordingly no alterations are proposed to the external plant or equipment at the site.

Statutory Requirements

The proposal makes no material alteration to the existing means of escape from the building.

There is no material alteration to the existing access audit undertaken for the building and the proposal makes no alteration to the existing arrangements in regard to DDA provisions.

Works will be completed in accordance with current Building Regulations; the size of the proposed increase in floor area and the scope of the work mean that the development will not fall within the remit for subsequent improvement under part L of the building regulations.

Access

Access to the site is unaltered by the proposed alterations.

The building is currently DDA compliant with level access and a fully compliant lift service. The lift serves the existing 2nd floor and will therefore provide fully compliant DDA access to the new floor areas created. Level access between the proposed new space and the original 2nd floor rooms will be achieved.

The premises are used by children with Hearing and communication impairments and are therefore designed with their specific requirements in mind. The extensions proposed to the structure do not affect these arrangements in any way.