

LONDON BOROUGH OF CAMDEN

Planning Department
Town Hall
Argyle Street
London
WC1H 8EQ

DESIGN & ACCESS STATEMENT

to accompany APPLICATION FOR PLANNING PERMISSION for
change of use of rear part of retail unit to form a Studio Flat

26 ENGLAND'S LANE & 2 PRIMROSE GARDENS, LONDON NW3 4TG

This mid-Victorian property lies on the corner of England's Lane and Primrose Gardens, with retail use at ground floor and basement, and residential flats on its four upper floors. The retail unit fronts on to England's Lane (No 26) whilst the flats are accessed from Primrose Gardens (No 2). The proposal is to convert the rear of the retail unit (which already has direct access from Primrose Gardens) into a studio flat, with its own ground floor street entrance beside the entrance door to the existing flats above.

DESIGN

The reduced retail unit, still with a floor area of approx 80 sqm, will have a new staircase to link ground floor and basement. The new windows to the flat will be set back to differentiate them from the shop front and to provide privacy. The base of the new windows will be a deep cill and a stallriser containing glazing to provide natural light and ventilation to the basement. A small railing at the front of the cill provides further protection, leaving space for a window box if desired. Planning Permission for a glazed stallriser at 10 England's Lane was recently granted (see photograph below).





The design of the proposed flat has been developed in consultation with the planning department following a pre-application submission and formal advice from an officer (Ref: CA/210/ENQ/01481 dated 30 March 2010).

A planning application for a 1-bedroom flat was submitted on 30 April 2010, but following further discussions with Case Officer John Sheehy was withdrawn, and a revised design agreed for a studio flat which is the subject of this application. The studio flat exceeds recommended space standards with an overall floor area of 48 sqm. This includes a bedroom area of 12.3 sqm and a distinct Living/Dining/Kitchen space, all at ground floor level. The basement contains the bathroom, utility space and cycle storage. The new windows to Primrose Gardens, with their glazed vents in the stallrisers, provide natural light and ventilation to the basement.

The flat will be accessed from the street via its own entrance door (which already exists), with the adjacent street entrance door serving the four flats on the upper floors. The two blank sections of shopfront on Primrose Gardens will be re-designed to form two new recessed windows to serve the Living and Bedroom areas, both containing opening casements and top-lights.

ACCESS

The access to the retail unit from England's Lane remains unchanged. The access to the new studio flat from Primrose Gardens is via the existing street entrance door, separate from the street entrance to the common parts serving the flats above. The internal staircase linking the ground floor and basement within the new residential unit is the existing staircase serving the retail unit.

July 2010