

## DESIGN & ACCESS STATEMENT

Submission to Camden Council.

### Proposal: Amendments to approved planning application - 2009/1727/P.

49 Camden High Street, London, NW1 7JH

#### Pre application discussions

This application is a submission of the previously submitted, which was withdrawn following discussions with Hannah Parker the planning officer. The revised application proposes a new shop front as access to the first floor was inadequate.

#### INTRODUCTION

The site is located on Camden High Street, within the Camden town of the borough. The shop/flat is over 4 floors including a cellar. The ground floor element of the shop is currently vacant, to the first and second floor the flat is also unoccupied. The site has been vacant for over 6 months and is currently advertised 'to let'.

#### 1.0 LOCATION

The site faces east onto Camden High Street within the Camden town of the borough with access to the rear via a service road, Symes Mews.

#### 2.0 CONSERVATION

It is within the 'Camden town' conservation area

The Camden Town Conservation Area is divided into two sub areas of distinctly different character, a busy commercial and retail area, and, a quieter more formal residential area. Camden High Street is one of the main commercial streets.

The backs of the retail premises on Camden High Street are accessed by cobbled mews which today are still largely in commercial use.

The Conservation Area has a high proportion of 19th century buildings both listed and unlisted, which make a positive contribution to the historic character and appearance of the Conservation Area. There is an overall 19th century architectural and historic character and appearance throughout. (Examples of listed buildings are outlined in Appendix 1; examples of positive buildings are outlined in Appendix 2.)

Camden High Street, running roughly north-south down the centre of the Conservation Area, is architecturally diverse, with a lively mix of 19th and 20th century buildings. The skyline boasts a greater variety of roof forms and chimneystacks. There is a broad range of building materials, with a prevalence of brick, but including natural stone, stucco, polychromatic brickwork, concrete and instances of glazed tiles and faience.

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Behind, to the east of Arlington Road, a series of pedestrian alleys lead into the High Street, adding to the permeability of the neighbourhood, and giving access to a series of backland sites and infill developments: examples includes Underhill Passage, Pleasant Row, Mary Terrace, Miller Street and **Symes Mews**.

### **3.0 CONTEXT**

#### **2.1 Street Scene & Boundaries**

The site is within a parade of shops with a restaurant (47) and a vacant unit (51) to the boundary. There are as existing a number of ground floor commercial units with residential units above. To the rear of the site is a large office block with access from Symes Mews to other residential units.

#### **2.2 Density**

The area is commercial with the housing in the area of high density with residential units above the commercial units.

#### **2.3 Scale**

The scale of the buildings is a 3 storey.

### **4.0 DESIGN PROPOSAL**

The design proposals set out a full planning application for change of use from flat / shop storage and office to 3 flats incl second floor rear mansard roof extension. 1 one bedroom flats and 2 two bedroom flats (duplex) over 3 floors is proposed. The true mansard roof to the rear has been designed in with due consideration from the Camden Planning Guidance 2006:

*Additional storeys and roof alterations are likely to be acceptable where:*

*a) there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to reunite a group of buildings and townscape;*

*b) alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;*

*c) there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.*

The design of the mansard is such that the above requirements are meet.

#### **3.2 Use**

The ground floor commercial use is to remain as existing, the proposed scheme develops 3 flats (1 one bed and 2 two bed).

#### **3.3 Layout**

The flats and each room comply with the minimum flat and room sizes recommended.

Each flat is to have its own lounge, kitchen and bathroom facilities. Each flat is self-contained behind its own separate entrance door. It is protected against risk of fire, has adequate means of escape, and ensures privacy and freedom from disturbance for occupiers and neighbours. In terms of space provision each room is of adequate size and shape.

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All rooms will have adequate size, shape, door arrangement, height, insulation for noise and vibration and natural lighting and ventilation. They lead off a hallway or lobby so that it is possible to enter or leave any habitable room without passing through any other habitable room.

Each flat is vertically stacked with lounge above lounge and bedroom above bedroom and meet the minimum floor to ceiling heights (2.3m)

**3.4 Approach and Entrance**

Access to the flats is from the rear - Symes Mews. This is an established right of way with gated access onto the rear courtyard.

**3.5 Scale and Massing**

19th century buildings both listed and unlisted with a variety of roof forms and chimneystacks over 3- 4 floors.

**3.6 Materials**

Refer to plans.

**3.7 Parking**

Parking is available to the rear of the commercial shops although no parking spaces are proposed. The site is in a sustainable location with excellent transport links including bus and underground.

5<sup>th</sup> May 2010

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**LIFETIME HOMES STANDARDS**

1. Car Parking Width – N.A
  2. Access From Car Parking – N.A
  3. Approach Gradients – This has been achieved and also proposed.
  4. Entrances – Access point to be well lit and have level access over the threshold
  5. Communal Stairs & Lifts – The stairs, existing and proposed meet the minimum dimension requirements and provide easy access.
  6. Doorways & Hallways - Existing and proposed meet the minimum dimension requirements
  7. Wheelchair Accessibility - There is enough space for turning a wheelchair in dining areas and living rooms
  8. Living Room - The living room is at entrance level.
  9. Entrance Level Bedspace – N.A
  10. Entrance Level WC & Shower Drainage – N.A
  11. Bathroom & WC Walls - Walls in the bathroom and WC will be capable of taking adaptations such as handrails.
  12. Stair Lift/Through-Floor Lift – N.A
  13. Tracking Hoist Route – N.A
  14. Bathroom Layout – N.A
  15. Window Specification - Existing and proposed meet the minimum dimension requirements
  16. Controls, Fixtures & Fittings - Existing and proposed will meet the minimum dimension requirements
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