

Design and Access Statement

225-227 Royal College Street, London NW1 9LT



The Site

The site is situated on Royal College Street, a main thoroughfare linking Camden Road with Kentish Town Road. Royal College Street is a highly accessible road, only 5 minutes walk from the shopping amenities of Camden and Kentish Town.

Camden Road British Rail Station is only 250 feet away and Camden Town Underground Station only 1400 feet away. Furthermore numerous bus routes operate along Camden Road which is only a minute's walk away.

Due to the constraints of the site, no off street parking is available, however our clients would be happy to enter into a Section 106 car free agreement.

The site already has planning consent (Ref: 2006/2837/P) for the retention of the ground floor and basement as A1 and the erection of a roof extension and conversion of the upper levels to create 5no self contained flats.

We now further propose the convert part of the ground floor to a 1 bedroom self contained flat and only retain a small A1 commercial unit extending to the basement level, with the remainder of the basement floor providing storage and refuse storage for all 6 flats.

In effect the new proposal would entail the erection of a roof extension, conversion of the building to 6no self contained flats and retention of part of the ground /basement floor for an A1 retail shop.

The existing A1 retail shop is part of an established parade of commercial units which has been in decline over the last few years. Already a number of which have been converted to residential. We are informed by established local Estate Agents that an A1 unit of this size would be extremely difficult to let and will remain vacant as there is no commercial vitality in this parade. Therefore converting part of the A1 area to residential would optimise this site's potential.

The Design

The proposed design and scale of the roof extension will remain the same as the previous planning consent. The upper levels flats will also retain their original format.

To the ground floor, the shop front will be retained and restored in keeping with the character of the existing shop front. New timber framed windows with fanlights will be added to the ground floor aesthetic of the upper levels.

To the basement, the existing smoke vents will be retained and used as ancillary accommodation to the flats.

It is our design intention with this proposed development to create a scheme that from its external appearance will look as if it always belonged. We have achieved a non imposing, out of character design and visually there is harmony with the existing buildings.

The development is designed to be in character with other properties along Royal College Street and the elevational detailing is kept within the boundaries of the character of the existing properties.

Access

Disabled access will be available only to the ground floor. Provisions will be made for level approach to entrance doors, door openings to comply with Approved Document M, contrasting colours to walls/doors and door furniture, and in general to comply with the 'Lifetime Homes Standards' statement accompanying this application

The upper level apartments can not be accessed by disabled persons on wheel chairs, as no lift can be incorporated into the scheme due to constraints in the available floor space. However, 'Lifetime Homes' standards will be adopted wherever practically possible.

CG – 4th June 2007

Rev. A – 26th March 2010