

**183 ROYAL COLLEGE STREET, LONDON NW4 1QT**

**JOB NO. 3319**

**DESIGN STATEMENT – NOVEMBER 2008**

### **THE SITE AND CONTEXT**

The site is approximately 329m<sup>2</sup> in area and lies towards the north end of Royal College Street approximately 30m south of the Regents Canal bridge and 75m north of the junction with Lyme Street. The site sits within the Regents Canal Conservation Area and is located at the northern end of a terrace of Grade 2 listed buildings.

The front of the site is a 4 storey (including lower ground) Georgian property in residential use. The property is 3 bays wide which sets it apart from the remainder of the terrace which is based on a 2-bay proportion. The 3<sup>rd</sup> bay includes an archway direct from the street to a tall single storey industrial structure that occupies the whole of the rear of the site and was formerly used as furniture makers.

Behind the site, i.e. to the west are sub-divided semi-detached houses on Lyme St. To the north of the rear of the site and the adjacent 185 Royal College Street is Lawfords Wharf which is a recent residential development of 3, 4 and 5 storeys in height.

### **PLANNING HISTORY**

5 applications have been made in respect of the site:

**2008/0613/P:** Permission was granted for "Change of use from B2 to B1 insertion of a mezzanine level to the B1 unit and conversion works to provide 3 self contained units in the existing C3 residential portion"

**9300604:** Permission was granted for "Change of use and works of conversion from office and light industrial premises to form six residential flats

involving the erection of a two-storey rear extension with roof terraces over the refurbishment of the front elevation and of two outhouses to the rear and the creation of rear gardens”

**930069:** Permission was granted in regard to demolition of existing light industrial shed to the rear.

**TP15875/25097:** Permission was refused in 1964 in regard to “The erection of an extension at basement and ground floor levels at the rear of No. 140 Royal College Street, St. Pancras, for use for storage and showroom purposes in connection with the industrial premises at No. 183 Royal College Street, St. Pancras.”

**TP60010/23358:** Permission was refused in 1959 in regard to “The erection of an additional storey over the existing workshop building at the rear of Nos.181-183 Royal College Street, St. Pancras, for use as showroom and office.”

## **THE PROPOSALS**

### **Use and Amount**

The proposals seek to retain the disposition of uses on the site and to provide a new mansard roof resulting in a nett increase of approximately 45 Sq M.

### **Layout**

Residential:

It is proposed to provide a mansard roof extension to the existing building which is accessed via an extension to the existing staircase which is contained within the proposed section.

Commercial:

No works are proposed to the commercial element.

## **Scale**

The proposals respond to and seek to maintain the existing scale of the existing building whilst responding to the recent development at Lawford Wharf.

## **Design**

The proposals are designed to have minimal impact on the existing building. The proposed roof top extension sits comfortably between the existing chimneys and is designed to be harmonious with the streetscape.

Materials are proposed as slate mansards to both elevations with traditional lead chequered dormer windows a lead faced flat roof, with traditional rolled lead edge details. Windows are proposed as timber sash windows incorporating double glazed sealed units.

## **Amenity**

Private amenity space is provided for the duplex unit in the form of a 35m<sup>2</sup> private patio.

In terms of the wider amenity the site is located approximately 1 km north west of Regents Park and within an easy walk of the excellent shopping and entertainment facilities offered along Camden Road, Camden High Street and Kentish Town Road.

The local public transport network offers excellent links in all directions – Camden Town Underground and Camden Road Station are within a 5 minute walk of the site; King's Cross and St Pancras are within walking distance and there are excellent bus routes.

## **Parking and Highways**

The proposals are for a car free development with servicing to the commercial unit remaining from the street as the present arrangement.

## **Density**

The site area is 329m<sup>2</sup>. Taking a 6m strip to the frontage provides a gross site area of 371m<sup>2</sup>. The proposals result in 10 hab rooms which results in a density of 269hrh which we feel is an appropriate density for this location.

## **Access Statement**

### **Proposed Use of the Development:**

1. Provision of mansard roof extension

### **Context:**

2. The site is located on the west side of Royal College Street approximately 75m north of the junction with Lyme Street. The site area is 329 Sq M.
3. The site is bounded to the west by semi-detached houses on Lyme Street and is at the end of a listed terrace of 3 storey houses mostly sub-divided into flats.

### **Background:**

4. The site is currently occupied by a 4 storey private house which includes a lower ground floor level. The rear of the site is entirely occupied by a light industrial unit.
5. The proposed residential accommodation is within a refurbishment and therefore should provide appropriate levels of accessibility where structurally capable.

6. As no works are proposed to the commercial accommodation the accessibility of the accommodation is not considered in this document

**Statement of Intent:**

7. Through this report the applicant seeks to show that appropriate access to the development has been provided.
8. Whilst the physical limitations of the site may impose some constraints on what is possible the applicant fully intends to comply with current regulations and good practice.
9. The applicant wishes to make the new premises as accessible as possible, without destroying the character of an important building within a conservation area, whilst wishing to comply with local planning policy and the obligations imposed on under the Disability Discrimination Act 1995.

**Sources of Guidance:**

10. Where possible the scheme has been designed to accommodate the requirements of the Building Regulations; using as our main sources of reference the Approved Document to Part M of the Building Regulations (2004). The level of detail assessed is relevant to the Stage of the Assessment.

**Stage One – Planning:**

11. Specific 'Access Issues' with the proposal are:  
Legibility
12. The entrance to the building is clearly visible. The residential entrance is clearly legible from the street.

**Public Transport and vehicular access**

13. Camden Town Station is located approximately 450 meters west of the site additionally the area is served by excellent bus links. Local retail and leisure amenities located on and around Camden High Street and Parkway are less than 500 meters away.
14. Drop-off can be accommodated on Royal College Street.

15. The building is an existing house however level access is provided to the buildings entrance. If unavoidable a threshold strip of 15mm is acceptable, but the intention is to maintain a flat, level threshold.

### **Vertical Access**

The principal floor and entrance floor are defined (Building Regulations) as;

*“entrance storey” means the storey which contains the principal entrance and “principal storey” means the storey nearest to the entrance storey which contains a habitable room, or if there are two such storeys equally near, either such storey*

16. The existing stairs provide vertical access. They have an average rise of 182mm, and a going of 250mm.
17. Handrails will remain as existing.

### **Vertical Circulation with Units/Dwellings**

18. Changes in level within a dwelling are not covered by Lifetime Homes.
19. Vertical circulation within the building that meets Part K is acceptable.

### **Stage Two - Building Control Submission:**

20. Whilst mindful of the implications of the Building Regulations, further and better information will have to be provided with an Application for Building Regulation Approval.

### **Stage Three - Post Occupation Evaluation:**

21. The Disabled Discrimination Act and other contemporary legislation requires an ongoing audit of a building's accessibility. Such assessment may require reasonable modifications to the building as new access criteria are determined.
22. It is therefore intended that this is not a *closed* document, but that it will become part of the ongoing management of the building.