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DESIGN AND ACCESS STATEMENTS SECTION 327A
RE: 168 ROYAL COLLEGE STREET LONDON NW1 0SP

The proposed development is for the change of use and works to convert ground floor and basement from restaurant A3 to residential to include the erection of a lower ground, ground and first floor rear extension with rear terraces and opening of existing front light-well to facilitate the conversion of existing 2 bedroom maisonette to provide 3 x self-contained flats.

Access to the ground and upper floors will remain as existing.

Access to the basement will be via the reinstatement of the light-well to the front pavement area with new stairs being proposed.

The ground floor and basement floors were previously being used as a restaurant however they have been vacant for over 3 years. The owners have not been able to successfully market the property during this period. Confirmation can be provided on request. The existing flat on the upper floors presently does not provide appropriate and suitable accommodation for the location.

The proposed revisions will both preserve and enhance the conservation area. The majority of the revisions are being proposed to the rear where they can not be viewed.

We believe that the proposed revisions are compatible with the detailing and materials of the original building and conform to both the main and adjoining building in terms of scale, design and materials. The proposal should be allowed as it strictly adheres to the guidelines as set out in both the UDP and the Supplementary Planning Guidance.

To summarise:

- It would increase the number of dwellings in Camden;
- The scale and type of residential accommodation being provided is appropriate to the site and area;
- The change would result in the provision of units which can help to meet local housing needs;
- The scheme will not adversely effect the amenities of nearby occupiers;
- The conversion of the dwelling into smaller units will help to increase the number of dwellings consistent with the overall housing target and to provide a greater variety of dwelling types and sizes in the borough;
- The accommodation provided is adequate with respect to the size, shape and disposition of rooms in terms of function and design;

- Additional soundproofing and energy conservation measures over and above that required under the Building Regulations will be incorporated in the proposal;
- The extensions and additions do not prejudice daylight and sunlight to neighbouring buildings, or reduce the garden area to less than an acceptable minimum;
- Provides accommodation of adequate size and layout;
- Adequate amenity and garden space is provided;
- Conforms to the Council's security guidelines;
- Meets all other design standards, including requirements to provide sustainable development;
- Is of a scale and form that respects its locality;
- Will provide an appropriate density for the urban design context;
- Excellent public transport accessibility;
- Excellent availability of local services and facilities;
- High suitability of the accommodation for the prospective occupier and the necessary management arrangements;
- No impact on residential amenity;
- The design and appearance of the proposal is of a high standard, is appropriate to the overall streetscape, is well planned to make the best use of the site and respects the scale, form and character of its surroundings;
- The daylight and sunlight to nearby properties are safeguarded;
- No disturbance to the occupants of adjoining buildings whilst respecting their privacy;
- Adequate open space, and satisfactory aspect, daylight and sunlight to all parts of the development within the site is provided;
- Ease of access and use by all users is provided;
- A safe and secure environment is created;
- Environmental nuisance is avoided;
- Adequate refuse storage facilities are provided which are well designed in terms of function and appearance;
- Maximises walking, cycling and public transport use;
- Proposal acknowledges the most important elements of the urban context and create a positive and appropriate relationship with surrounding buildings and spaces;
- High quality design that reinforces building lines and has appropriate infilling of gaps;
- Appropriate windows and window arrangements to rear elevation;
- All alterations and extensions are sympathetic to the building and its surroundings;
- Well designed railings, boundary walls, steps and paving carefully chosen to relate in design to adjacent properties and to the street itself;
- The alterations and extensions respect the architectural character and detail of the original buildings;
- The extensions conform to the height, scale and massing of existing buildings and spaces within the conservation area;
- The use of traditional materials to match existing that are sympathetic to the character of the area, in terms of form and colour;
- The design of the extensions are compatible with the detailing and materials of the original building and conform with the main building in terms of scale, design and materials;

We have ensured that the extensions will harmonise with the existing dwelling, will not be detrimental to the amenities of adjoining properties nor adversely affect the street scene. The symmetry, height and proportions of the proposal have been carefully

considered. The physical features with regards to materials for walls, roof and windows are to match existing as far as practically possible in shape, size and colour.

Referring to PPG3: Housing (*Creating mixed communities – influencing the type and size of housing*) it is recommended that local authorities should encourage the provision of housing to meet the needs of specific groups as in ours. They are also to provide for more intensive housing development in and around existing centres and close to public transport nodes.

We feel that to be permitted to fully develop the site would allow us to create a sustainable development from a building that has had the lower 2 floors vacant for over three years. The proposed works would lead to an acceptable development of the site with the design ensuring an appropriate regard to its surroundings. It would help facilitate the regeneration of the area without adversely affecting the amenity to the surrounding properties whilst satisfying the strict requirements of both the Development Control and Conservation Area Departments.

This is a matter of considerable importance and we would therefore be grateful to receive your early acknowledgement of the application and to maintain a dialogue with you as the application is progressed.

If you require any further information or have any queries, please do not hesitate to contact us.

Yours faithfully,

Andreas Charalambous RIBA