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90-93 PLENDER STREET LONDON NW1 0JL

DESIGN + ACCESS STATEMENT

The new 3 storey building proposal is to replace an existing run – down small parade of shops with one larger retail unit and two self – contained 3 bedroom flats above; one each at first and second floors respectively.

The site is small, under 100 squared metres and situated on the corner of Plender Street and King's Terrace. On the other two sides it abuts onto neighbouring properties. Views from the site, therefore, are restricted only onto the two streets. The site is within a few metres away from Camden High Street, a very busy shopping area of mixed uses with some offices but mostly residential accommodation on the upper floors; surrounding buildings in the area in general are built in traditional materials and vary in size from 3 to 4 storeys high.

Consideration therefore of the site its position, size, limitations and surroundings has influenced the design of the building in the following ways;

- **Layout:** The staircase to the flats is positioned, out of the way, in the King's Terrace corner of the site; this allows for maximum floor space to the shop with as large as possible shopfront area and entrance from the most prominent side, that of Plender Street. At the same time the entrance to the flats becomes more private and secluded. Regarding the layout of the flats, again, the staircase position permits for the maximum views, light and air to all the habitable rooms along the two streets thus leaving all secondary spaces such as stairs, kitchens and bathrooms to face the blank walls of the adjoining premises.
- **Scale:** The majority of buildings in Plender Street and the surrounding area are 3 storeys high; with the size of the site being small and the new building being kept at 3 storeys high the proposal fits comfortably in the local environment.
- **Landscaping:** The coverage of the site is 100% and landscaping is therefore not possible.
- **Appearance:** Apart from one room, that on the corner of Plender Street and King's Terrace all other habitable rooms are of single aspect. In these circumstances therefore it is desirable to have as much open views, light and air as possible to enlighten the mood of the occupiers and psychologically make them feel good. For the above reasons the approach to the design was the use of large areas of glass to promote openness. In order to complement however the character of the local area a traditional London yellow stock brick is being used. Overall the building whilst it would blend on one hand with its surrounding due the shape, size, colour and texture of the bricks it would appear, on the other hand, modern and different due to its large areas of glass from the traditional terraced buildings with their predominant timber vertical sashes.

- **Access:** The site is within minutes of easy access to public transport in the form of buses, the tube and trains. In addition, with the site so small no consideration is given towards private car parking. As mentioned earlier the scale of the scheme is small and the inclusion of disabled people in design process has only been partially accommodated; that is the design of the stairs is suitable for partially disabled persons but not for the ambulant / wheelchair persons.

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