



3848: 40 Churchway, London NW1 1LW

PLANNING DESIGN AND ACCESS STATEMENT: REFURBISHMENT WORKS TO EXISTING OFFICES, 40 CHURCHWAY, NW1 1LW

1.00 DESIGN STATEMENT

1.01 Introduction

The site comprises a mainly single storey former industrial building on the eastern side of Churchway. A small part of the building to the south side is two storeys. The property is bounded by mixed-use buildings on Chalton Street to the east, Seymour House, a five storey residential block to the west, and a four storey office building to the north. The building is located behind Seymour House and is accessed from Churchway via a gated private access road. The building entrance is located approximately 30m back from the main road at Churchway. The site is not in a conservation area nor is it a listed building.

The main space of the building is single storey with clerestory north lights and a slated roof. The small two storey element to the South side of the building has a flat roof, and there is a small single storey flat roofed area to the North side of the building. The slated roof is currently in a state of disrepair and is in urgent need of refurbishment.

Ttg Architects have made a pre-application submission in respect of the proposed works. Written feedback was received on 22nd September 2014, Reference no. 2014/5199/PRE. The responding Planning officer is Emily Marriott-Brittan. The comments received have been taken into account, and the proposed drawings have been altered accordingly.

1.02 Proposed external works

It is proposed to retain the existing brick wall and iron railings to the Seymour House side of the driveway at the entrance off Churchway. The existing wrought iron gates are to be removed and replaced with a new vehicular access gate and smaller new pedestrian gate further down the driveway from the existing position. The proposed galvanised mild steel grille to both gates, with galvanised mild steel sheet lining behind the pedestrian gate will give a contemporary, post-industrial feel.

A new polished in situ concrete plinth is proposed in front of the wall in which signage will be cast to give the building presence on the street. The graphics will be subject to a separate application for Advertisement Consent.

It is proposed to remove the existing steel railing to the right hand side of the driveway as viewed from Churchway and install new gates set back on the line of the adjacent building lines. The existing change of level on the boundary with 28-30 Churchway will be replaced with a low level wall in polished concrete to match the adjacent new plinth.

Setting the gates back onto the adjacent building lines will improve the pedestrian sightlines down Churchway and to Seymour House and improve the vehicular sightlines for vehicular movement through the gates.

It is proposed to retain and make good the existing slab pavement and granite sett driveway, and construct new planters flush with the footpath. The existing brick wall and railings between the driveway and the Seymour House rear yard is to be retained, and the brickwork re-pointed to the driveway side. New climbing plants are proposed to be trained up the wall to soften the appearance. New low level contemporary floor wash lights are proposed to improve the existing lighting levels to the driveway.

The existing means of escape gate from the Seymour House yard (a designated escape route for 40 Churchway) is to be replaced with new in galvanised steel grille to match the main gates and adjacent screen wall. This existing section of wall is to be rendered to improve its appearance.

1.03 Proposed works to entrance lobby

The existing entrance is to be re-clad in a proprietary insulated render system, with new pressed metal capping to match the proposed new roof finishes and flashings. The building footprint is to remain as existing, but the entrance will be reconfigured to open up the building to the outside and make it more contemporary and inviting. New frameless glass doors and sidelights are proposed.

A new galvanised steel screen wall is to be constructed to the right hand side of the entrance, in order to conceal existing services and drainage and enhance the appearance to this side. A full height light box is to be provided to the edge of the screen wall, to a detail and illuminance to be confirmed.

1.04 Proposed works to roof

It is proposed to carry out extensive refurbishment of the existing roof to identify the source of existing roof leaks, and carry out works to the existing gutters and flashings. It is proposed to strip out the existing old roof slates and battens, and replace them with a new powder coated corrugated metal roof covering in Merlin Grey of equivalent to match the colour of the existing slates. A corrugated metal roof would be in keeping with the industrial nature of the building.

2.00 ACCESS STATEMENT

2.01 New Entrance Gates

2.02 The current gates are a large set of wrought iron double gates at the site entrance. It is proposed to replace these with a vehicular access gate, and a smaller dedicated pedestrian gate giving onto the driveway footpath. This smaller pedestrian gate will be easier for all users to negotiate.

2.03 Wheelchair access

There is an existing level difference of approximately 300mm between the entrance reception area and the main office space. It is proposed to re-landscape the area immediately in front of the entrance, and provide a raised access floor in the lower areas internally, so that level access will be provided from the external entrance way and throughout the ground floor. Newly refurbished toilet facilities are to be provided, including an accessible toilet adjacent to the reception area. This new Accessible WC will comply with Part M of the current Building Regulations.

2.04 Lighting

New external floor wash lighting is to be provided along the footpath in the driveway to improve the lighting to the entrance way. It is proposed to improve the lighting levels throughout the building as part of the refurbishment works.

2.05 Manifestation

The new frameless glass entrance will comply with the recommendations set out in Part K of the building regulations regarding manifestation, and design of door furniture to highlight the door position for people with visual impairments.