

2 Dumpton Place



Client: Sarena Ltd
Date: 14.08.14
2DPRP(20)A01

**STUDIO
STASSANO**

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1. DESIGN TEAM

The design proposals contained in this Design & Access Statement have been developed in conjunction with the following consultants:

Architect	Studio Stassano
Services Engineering	Boom Collective
Planning Consultant	Montague Evans

2. INTRODUCTION

This statement accompanies a planning application for the change of use of an office building into 3 self-contained flats.

The accompanying planning statement explains the background and reasons for the change of use and reviews the applicable policy considerations. As the planning statement explains the context and policies, those matters are not re-stated in this document.

This statement is to be read in conjunction with the Planning statement, Energy and Sustainability statement, and the following drawings:

2DP(00)A00, 2DP(00)A01, 2DP(00)A02, 2DP(00)A03, 2DP(00)A04, 2DP(00)A05, 2DP(00)A06, 2DP(00)A07, 2DP(20)A01, 2DP(20)A02, 2DP(20)A03, 2DP(20)A04, 2DP(20)A05, 2DP(20)A06,

3. SITE & CONTEXT

The site is located on 2 Dumpton Place and lies within the Primrose Hill Conservation Area. It forms part of a recently completed residential development located behind a row of terraces on Gloucester Avenue, numbers 68 to 88, bordering to the railway sidings.

2 Dumpton Place is an office building and comprises of three stories and a basement, with four exposed facades. The front facade and main entrance faces North-West onto Dumpton Place, the North-East facade faces the rail sidings, the South-West facade, the rear of Gloucester Avenue's terraces, and the rear South-East facade faces the inner communal yard of the residential development.

The entrance to the residential development is gated and is located on Dumpton Place. This provides access to 4 houses and two flats each with its own front door and amenities.



Image 1: Site Plan



Image 2: Front view of 2 Dumpton Place



Image 3: Rear view of 2 Dumpton Place

4. DESIGN PROPOSALS

PROPOSALS

The proposal require readapting the existing office building to provide 3 self contained flats. The ground and basement will be joined to provide a duplex apartment with independent access from Dumpton Place, and the first and second floor will contain one apartment each, accessed by a communal staircase within the gated residential development, at the rear of the building. All of the apartments will be served by a wheelchair accessible lift serving basement, first and second floor. The lift entrance will be located at ground level at the rear of the building near the communal stair.

All of the apartments have been designed to comply with 'Life Time Homes' criteria and with the Mayor of London Housing Design Guide interim edition 2010.

Each flat has been designed to be converted into a wheelchair accessible dwelling and is provided with an external private amenity space, as balconies to the upper level flats and an external yard to the ground and basement flat.

Bicycle parking spaces will be provided at the rear of the building within a secure enclosed area allowing to store at least 4 bicycles. Three spaces will be dedicated to the new flats based on one bicycle space per residential unit.

All three units will be provided with a communal domestic and recyclable external refuse store area at the rear of the building, beneath the external communal stair. Waste will be cleared at weekly intervals under the existing management arrangements in place for the residential development.

All security, access, statutory meters and refuse storage for the three new residential units will maintain and use the existing arrangements already in place from the consented residential development and will not require any changes to be made.

The exterior of the building will be retained as existing with minor adaptations. The existing window cills to the first and second floor will be lowered to 800 mm above finished floor level, to comply with 'Life Time Homes' criteria, allowing views out for wheelchair users. To the rear and side facade on the first and second floor, the existing windows will be removed and replaced with metal railings painted

black, allowing to create external balconies. New glazed metal sliding doors will be installed within the interior to provide access to the new balconies.

To the rear facade a new window opening will be formed to provide light and ventilation to the ground floor. The new opening will be in line with the existing windows using the same frame, glass and spandrel detailing as the existing. Another horizontal glazed opening will be created to provide light and ventilation to the basement accommodation, this will be located 150 mm above the external ground level. The new entrance to the communal stairs will be also located on the rear facade and formed by adapting an existing window opening and replacing it with a glazed door with details matching the existing windows. This new entrance will be reached by extending the existing external metal stair currently serving an apartment within the existing residential development. The new lift entrance will be inset within the rear facade of the building creating a covered entrance.

The front facade will mostly remain unaltered, for the exception of minor changes to the fenestration and doors to the ground floor. One of the two existing doors will be turned into a fixed light and only one door retained as the main entrance to the ground and basement residential unit. The windows and door will maintain the same frame, glass and detailing as the existing windows. For privacy all glazed panes to the windows will be frosted up to 1600 mm above external floor level.

The residential scheme will provide a 1 to 2-bedroom duplex unit on the basement/ground floor, a 2-bedroom unit on the first floor and a 1-bedroom unit on the second floor. The ground and basement unit have been designed to provide an adequate amount of natural light and ventilation to the basement. This is achieved through maximizing the amount of glazing, setting back the ground floor slab to create a generous void space in front of the ground floor windows, and forming a light well to the rear external yard space. All windows will be operable to provide natural ventilation, and areas of glazing over the double height void space will be mechanically operated. These proposals have been developed along side a specialist lighting consultant and daylight studies have been produced as a separate report to support these proposals.

COMMUNITY SAFETY

These proposals have maintained secure by design principles already in place from the consented residential development and do not require further consultation.

NOISE AND VIBRATION

The proposals will retain the specification of glazing used for the office and residential building recently completed and granted planning consent, maintaining the required acoustic attenuation levels appropriate for this site.

TRAVEL

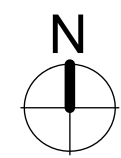
The Application Site is within a predominately residential area close to a host of local public amenities which include Regents Park and Primrose Hill and the local neighbourhood shopping area of Regents Park Road. The site is well served by good local transport systems with regular bus routes to be found in Prince Albert Road and Chalk Farm Road serving Camden Town, Swiss Cottage and West End. It is also positioned very close to the Town Centre of Camden Town where there are further excellent transport links, both bus and London Underground services giving regular and fast links to all parts of North West London, the City and West End. Chalk Farm is also a short walk to the north of the site and further good transport links including a London Underground Station together with shopping and commercial facilities.

Gloucester Avenue and the immediate area around the site lie within a Controlled Parking Zone (CPZ) and the area is noted as suffering from 'Parking Stress'. As a result the proposed residential scheme is car free and provision for cycle parking has been made in line with current UDP standards; there is to be a dedicated and secure area provided for cycle parking within the internal yard of the property, with space to store 3 cycles based on one bicycle space per residential unit.

5. APPENDICES

APPENDIX A

EXISTING DRAWINGS



NOTES:



issue: date: revision:

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27 Sutherland Street
London SW1V 4JU
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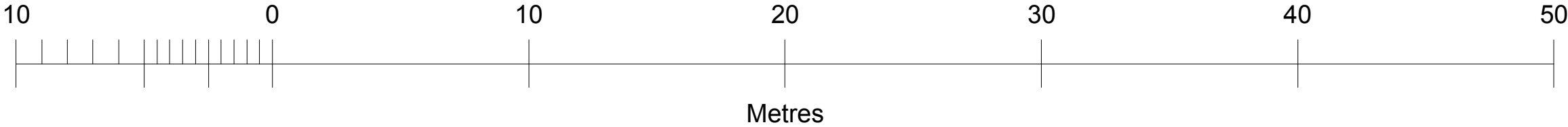
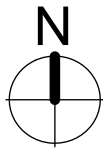
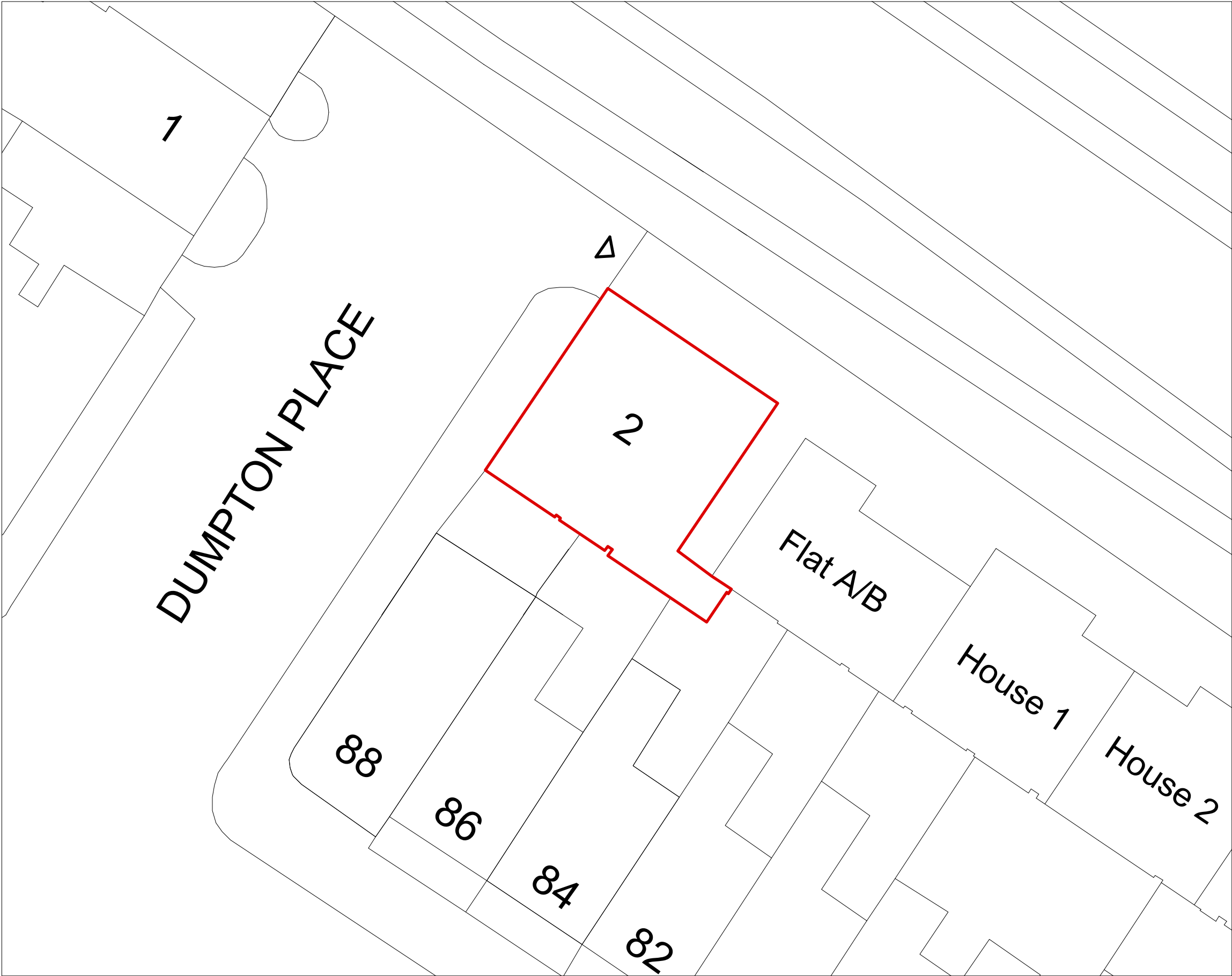
T +44 (0)20 7233 7421
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E info@studiostassano.com
www.studiostassano.com

Project
2 Dumpton Place

Drawing
Site Location Plan

Drawing No.
2DP(00)A00

Job No. 2DP01	Date 12.06.14	Scale 1:1250@A3
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NOTES:

issue:	date:	revision:
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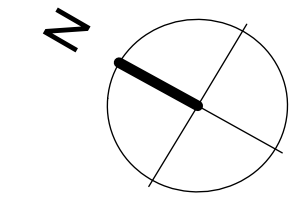
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Project
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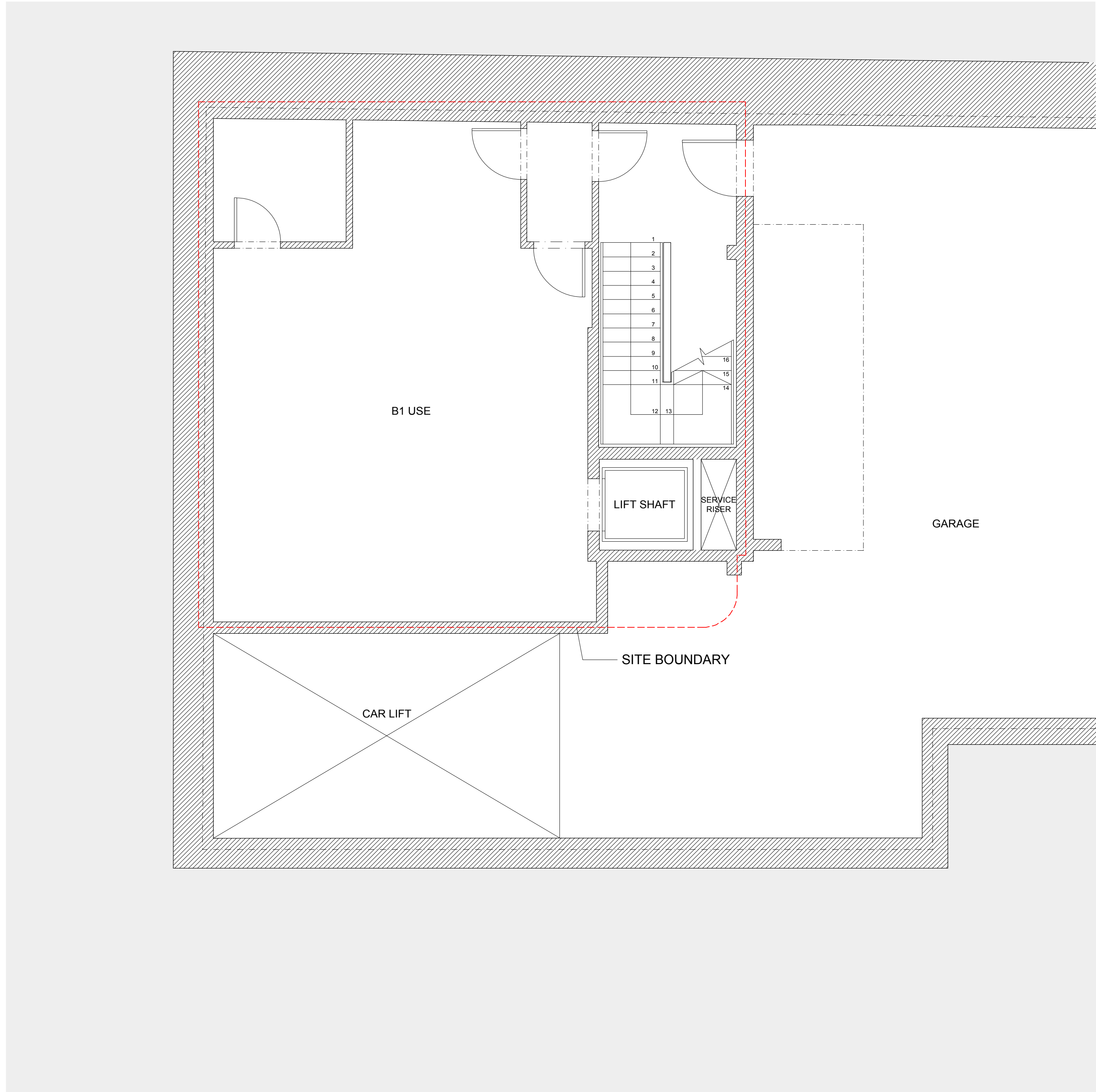
Drawing
Site Plan

Drawing No.
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Job No. 2DP01	Date 12.06.14	Scale 1:200@A3
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planning	17.06.14	A
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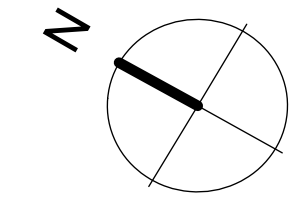
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Project
2 Dumpton Place

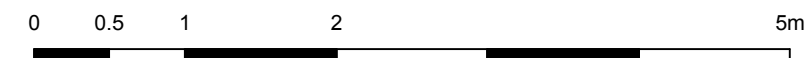
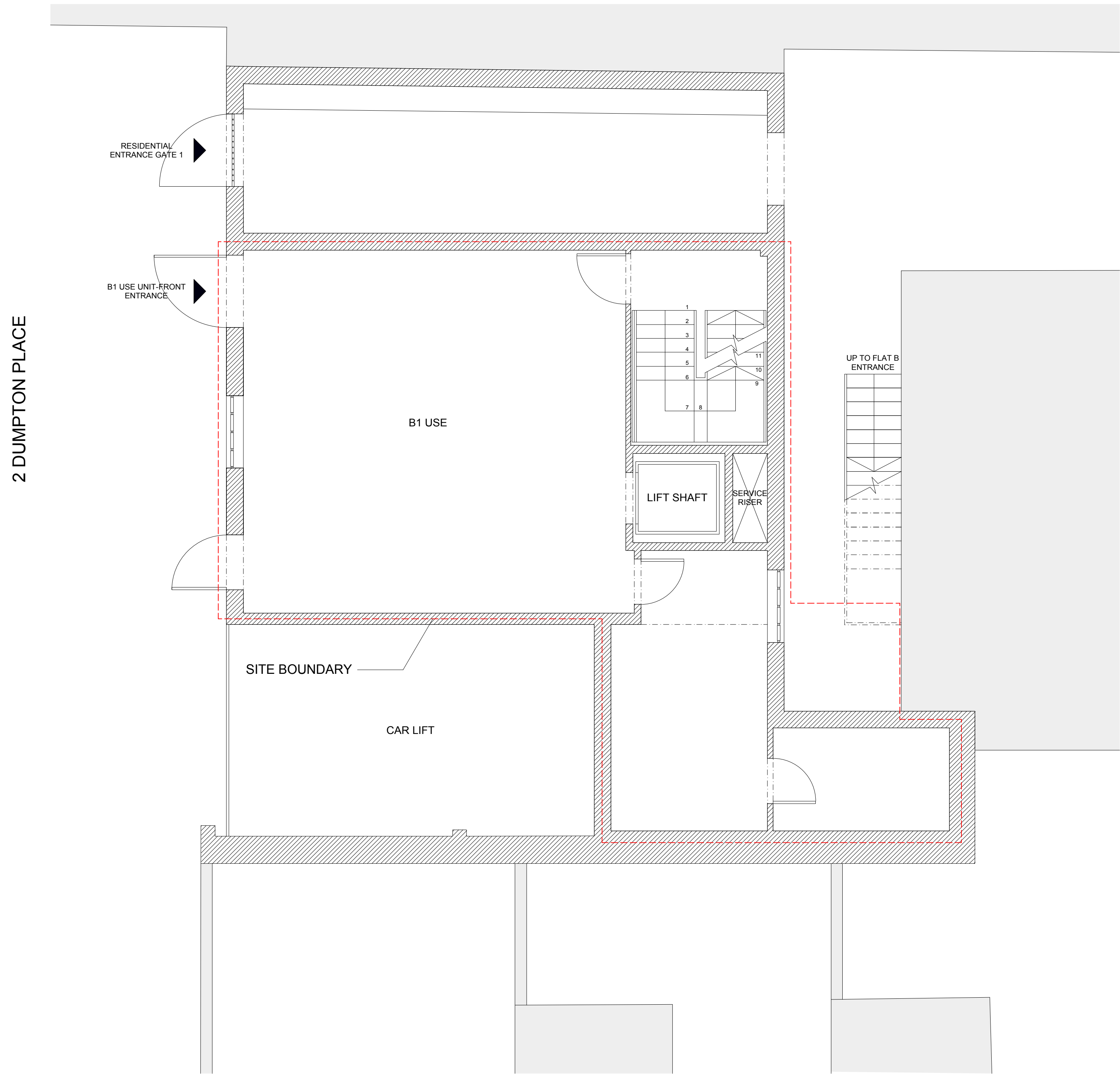
Drawing
Existing Basement Plan

Drawing No.
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Job No.	Date	Scale
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NOTES:



planning	17.06.14	A
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Project

2 Dumpton Place

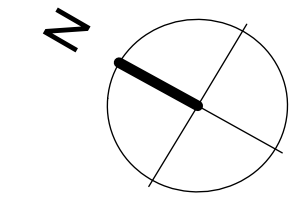
Drawing

Existing Ground Floor Plan

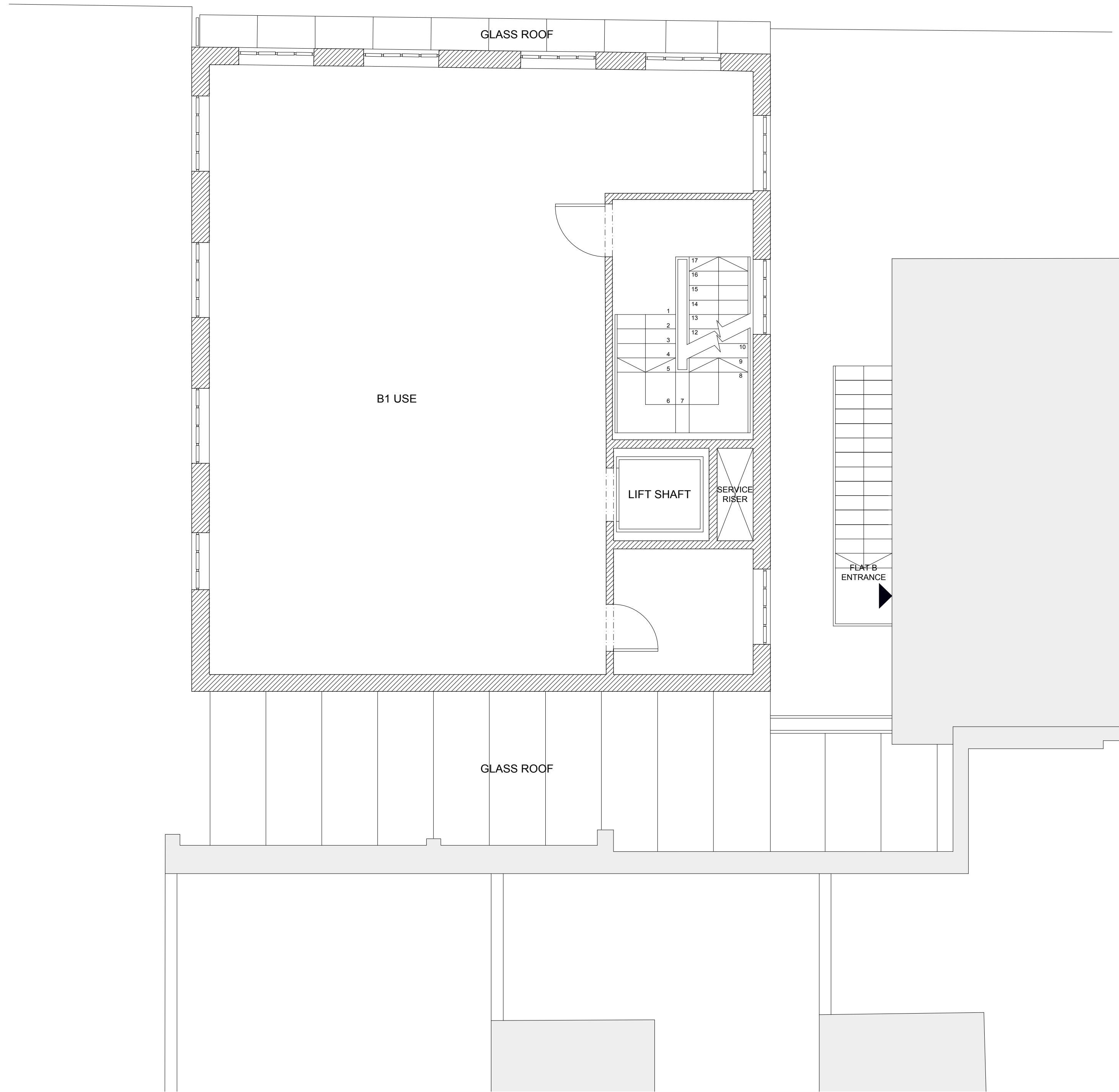
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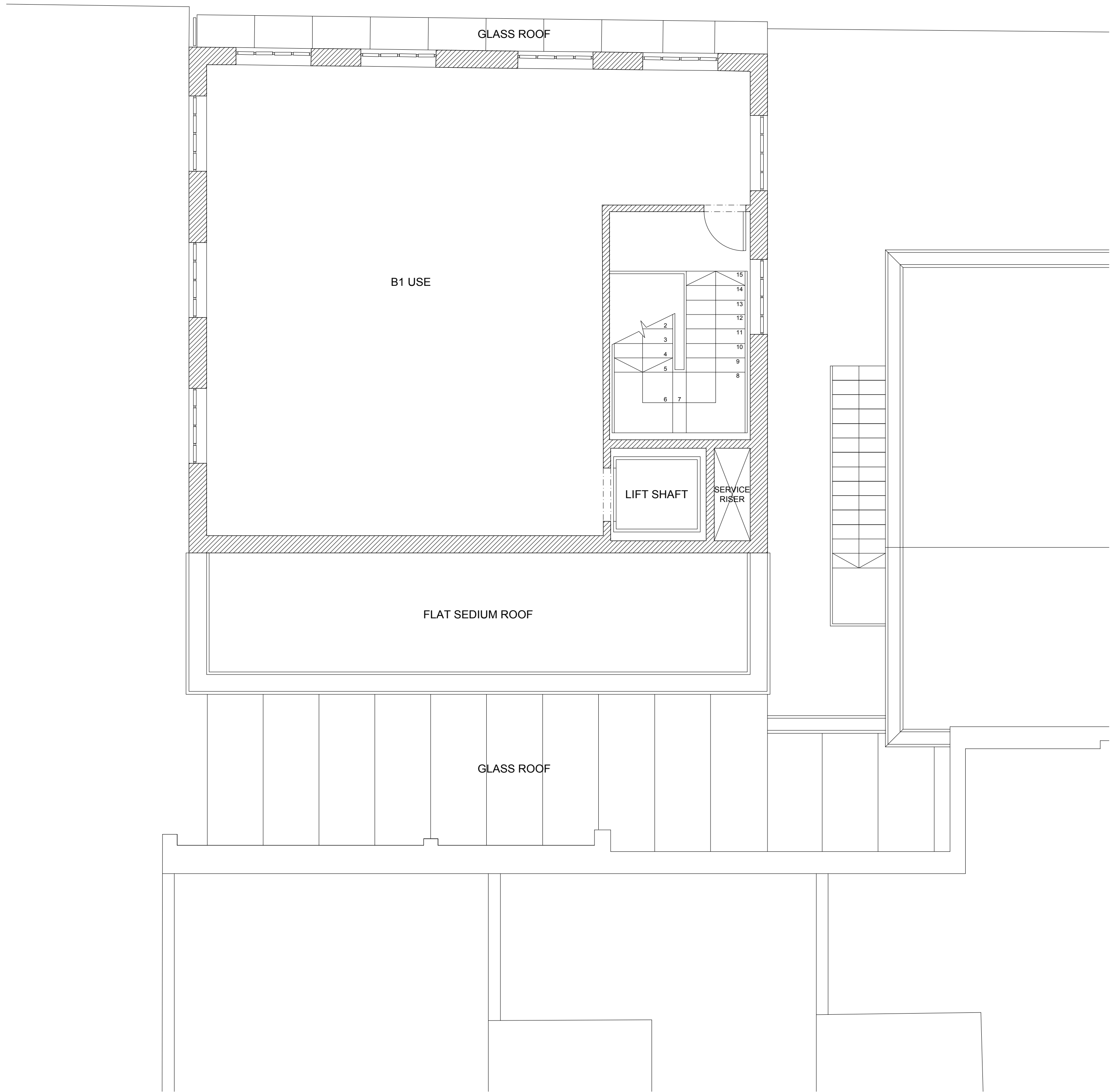
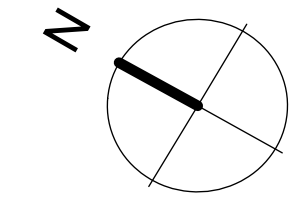
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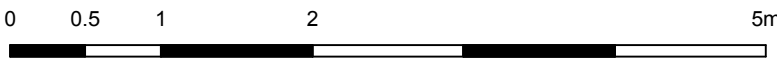
Project
2 Dumpton Place
Drawing
Existing First Floor Plan

Drawing No.
2DP(00)A03

Job No.	Date	Scale
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NOTES:



planning	17.06.14	A
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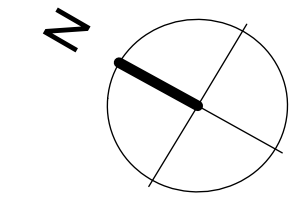
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Project
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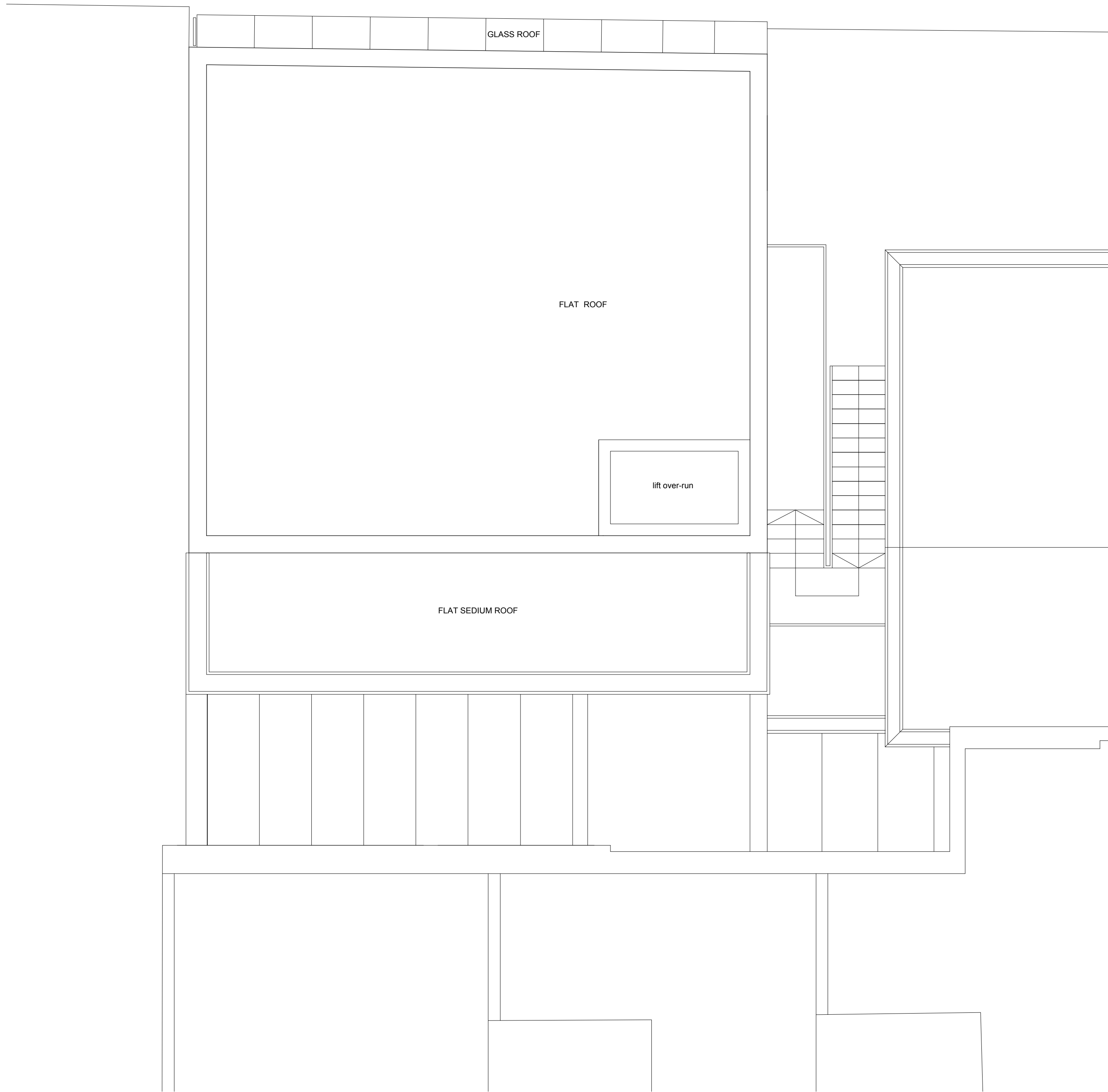
Drawing
Existing Second Floor Plan

Drawing No.
2DP(00)A04

Job No.	Date	Scale
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NOTES:



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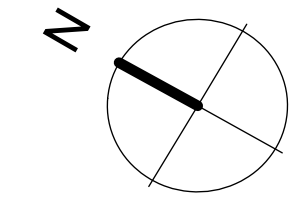
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Project
2 Dumpton Place

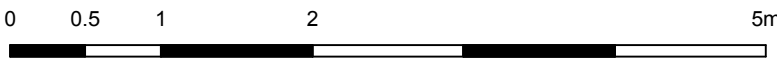
Drawing
Existing Roof Plan

Drawing No.
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Job No.	Date	Scale
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- NOTES:
- A. Metal framed panelled window (dark grey)
 - B. Metal framed glazed door
 - C. Window metal spandrel panel (dark grey)
 - D. Brickwork
 - E. Render finish
 - F. Metal gate



issue: date: revision:

Studio Stassano

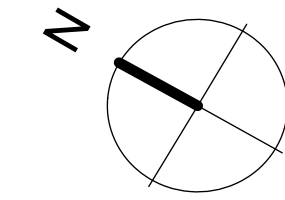
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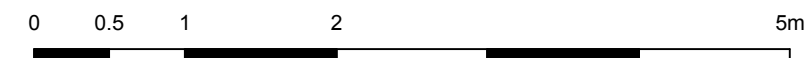
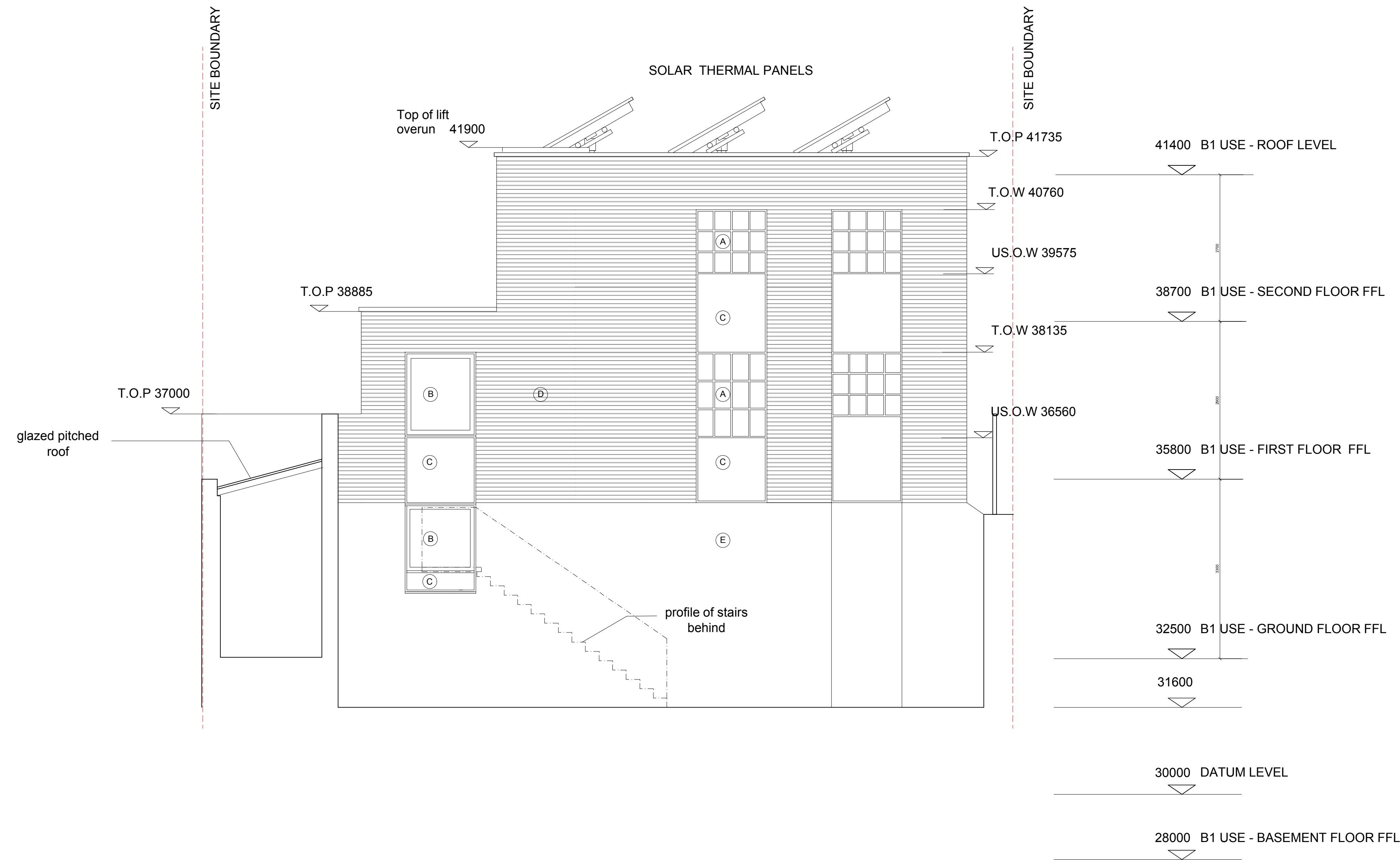
Project
2 Dumpton Place
Drawing
Existing Front Elevation

Drawing No.
2DP(00)A05

Job No.	Date	Scale
2DP01	29.05.14	1:100@A3 1:50@A1



- NOTES:
- A. Metal framed panelled window (dark grey)
 - B. Metal framed window (dark grey)
 - C. Window metal spandrel panel (dark grey)
 - D. Brickwork
 - E. Render finish



planning	17.06.14	A
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Project
2 Dumpton Place

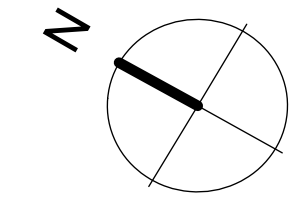
Drawing
Existing Rear Elevation

Drawing No.
2DP(00)A06

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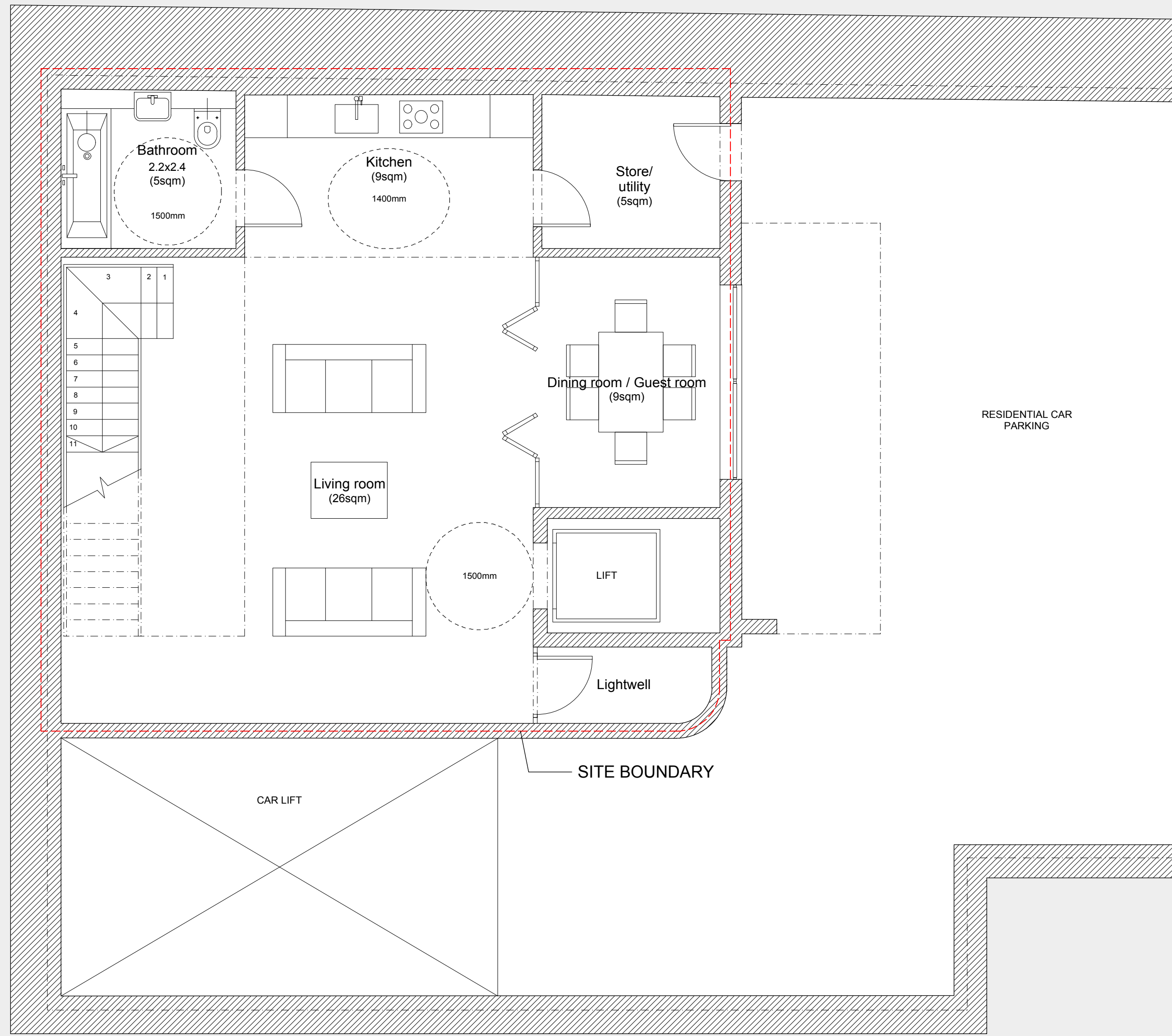
APPENDIX B

PROPOSED DRAWINGS



NOTES:

1. Unit 1, basement GIA = 73 sqm



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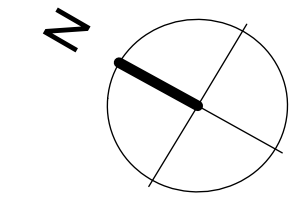
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Project
2 Dumpton Place

Drawing
Proposed Basement Plan

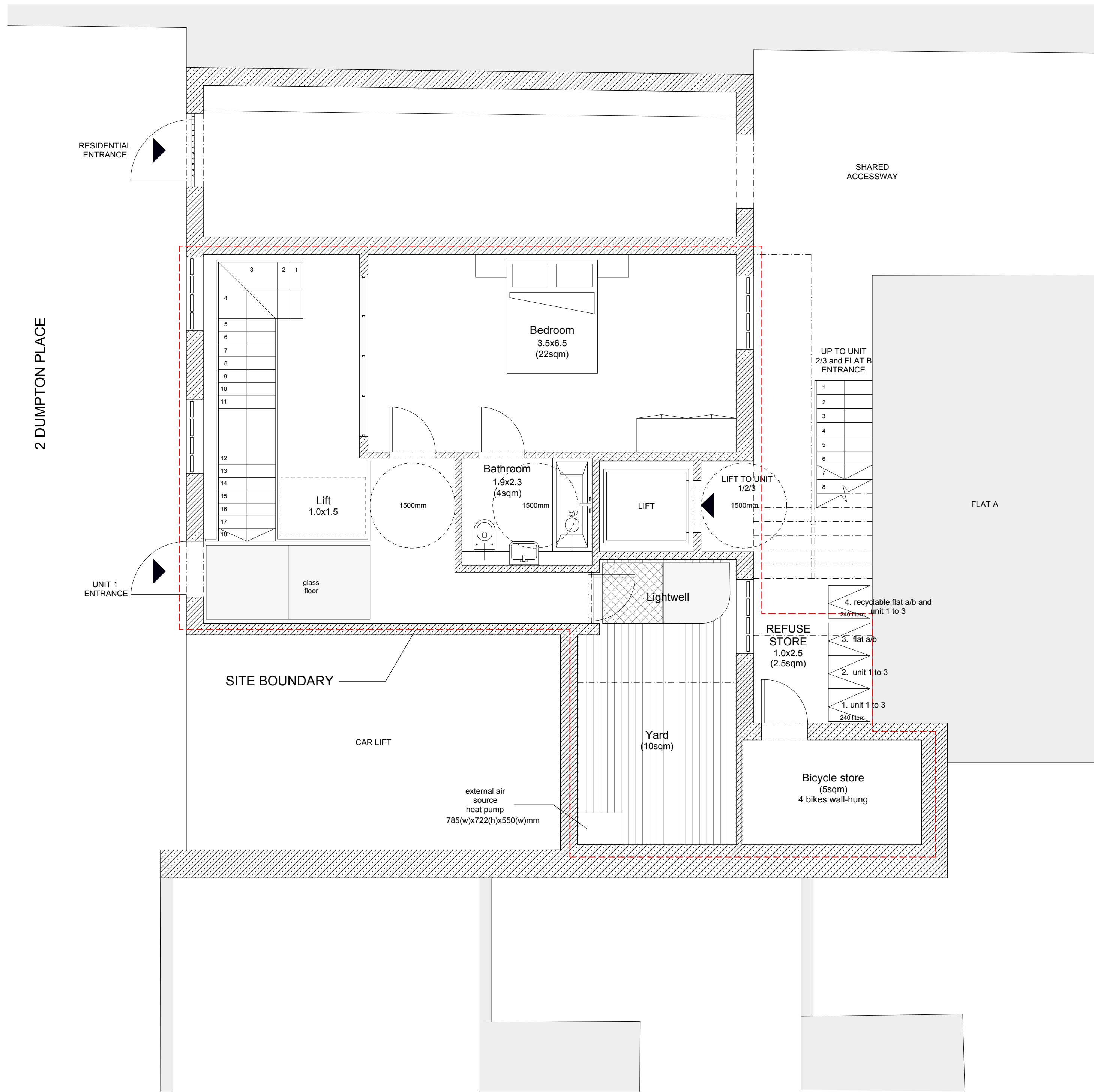
Drawing No.
2DP(20)A01

Job No.	Date	Scale
2DP01	29.05.14	1:100@A3 1:50@A1



NOTES:

1. Unit 1, ground floor GIA = 45 sqm



planning	14.08.14	B
planning	17.06.14	A
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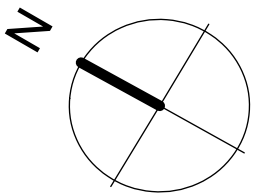
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Project
2 Dumpton Place

Drawing
Proposed Ground Floor Plan

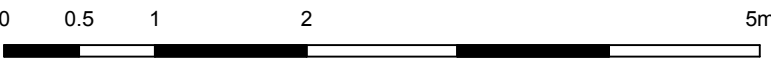
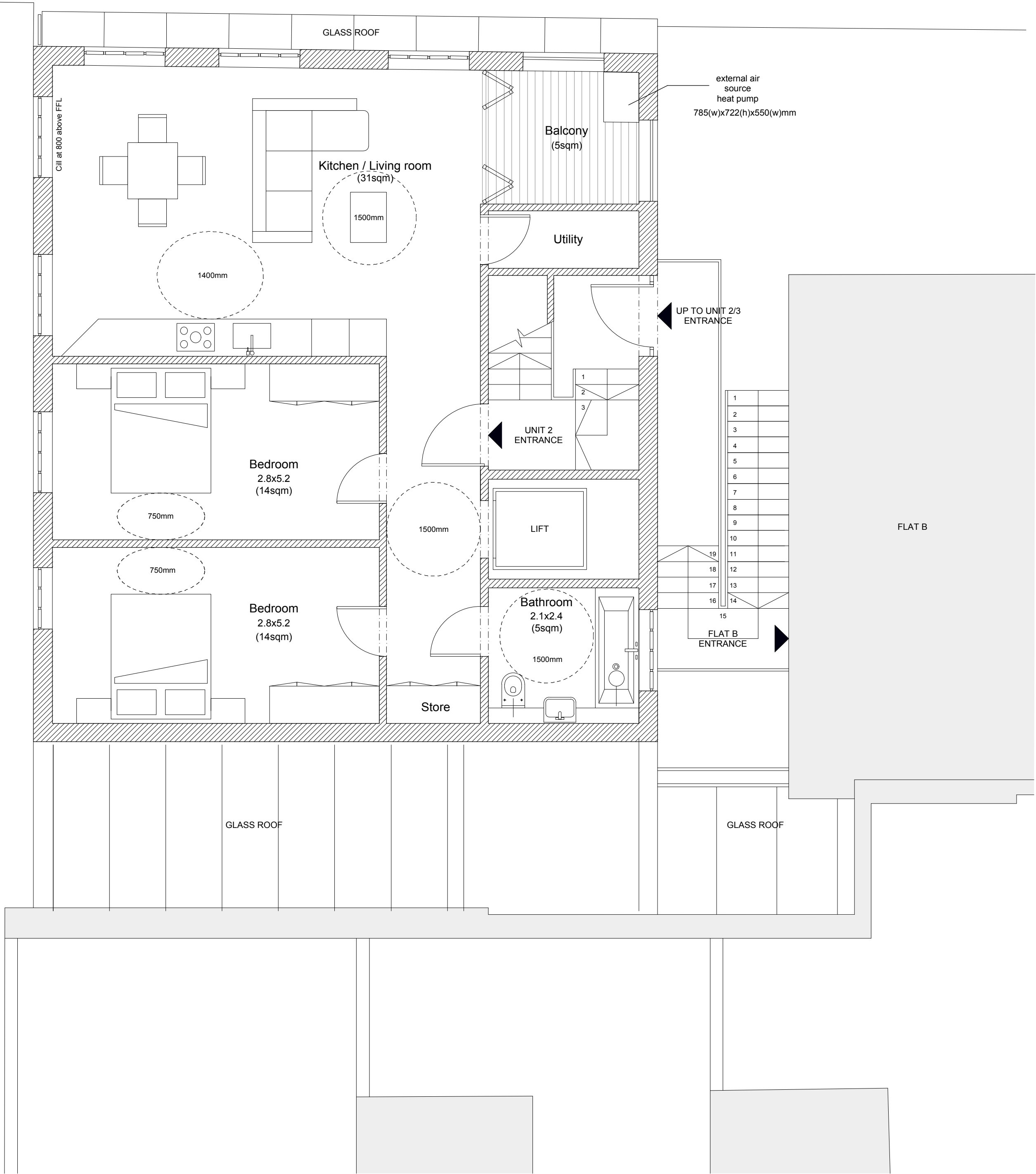
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Job No.	Date	Scale
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NOTES:

1. Unit 2, first floor GIA = 78 sqm



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Project

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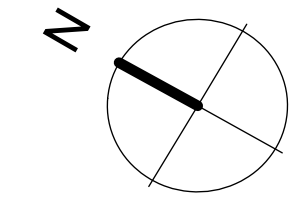
Drawing

Proposed First Floor Plan

Drawing No.

2DP(20)A03

Job No.	Date	Scale
2DP01	29.05.14	1:100@A3 1:50@A1



NOTES:

1. Unit 3, second floor GIA = 56 sqm



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planning	17.06.14	A
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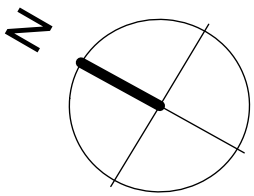
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Project
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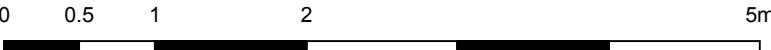
Drawing
Proposed Second Floor Plan

Drawing No.
2DP(20)A04

Job No.	Date	Scale
2DP01	29.05.14	1:100@A3 1:50@A1



NOTES:



planning	14.08.14	-
issue:	date:	revision:

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Project

2 Dumpton Place

Drawing

Proposed Roof Plan

Drawing No.

2DP(20)A07

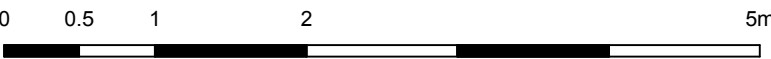
Job No.	Date	Scale
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NOTES:

1. All proposed materials and detailing to match existing

- KEY:
- A. Metal framed panelled window (dark grey)
 - B. Metal framed glazed panelled door
 - C. Window metal spandrel panel (dark grey)
 - D. Brickwork
 - E. Render finish
 - F. Metal gate



planning	14.08.14	B
planning	17.06.14	A
issue:	date:	revision:

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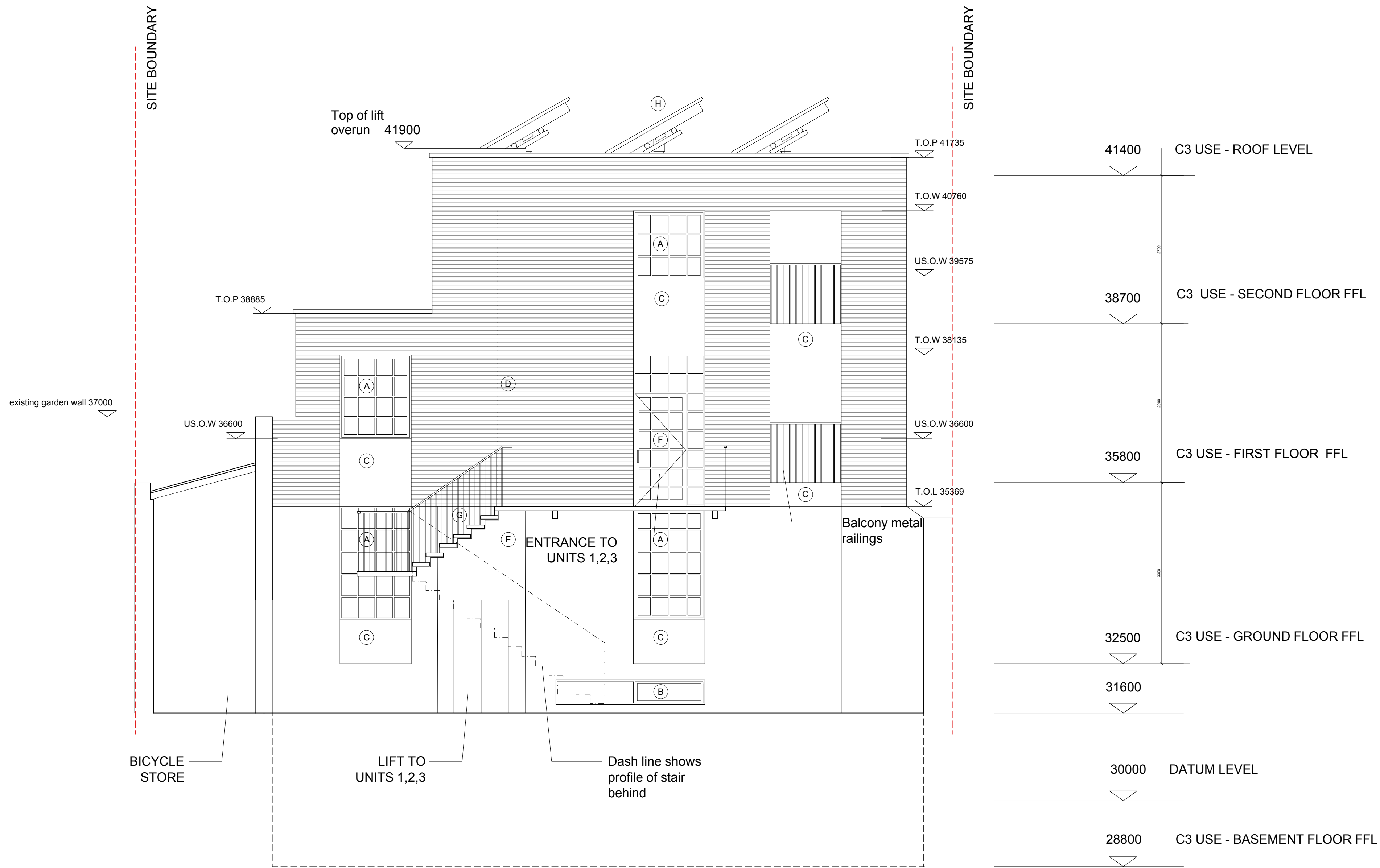
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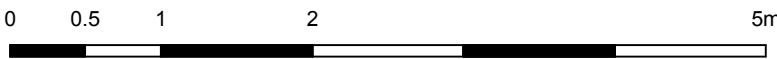
Project
2 Dumpton Place
Drawing
Proposed Front Elevation

Drawing No.
2DP(20)A05

Job No.	Date	Scale
2DP01	13.06.14	1:100@A3 1:50@A1



- NOTES:
1. All proposed materials and detailing to match existing
- KEY:
- A. Metal framed panelled window (dark grey)
 - B. Metal framed openable window (dark grey)
 - C. Window metal spandrel panel (dark grey)
 - D. Brickwork
 - E. Render finish
 - F. Metal framed glazed panelled door
 - G. Metal stair painted black with railings at 100mm centers
 - H. Solar thermal panel



planning	14.08.14	B
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Project
2 Dumpton Place
Drawing
Proposed Rear Elevation

Drawing No.
2DP(20)A06

Job No.	Date	Scale
2DP01	13.06.14	1:100@A3 1:50@A1