

DESIGN AND ACCESS STATEMENT

Asher House, West Hampstead

Alterations to the external of the building by blocking up existing windows and creation of new windows along the North elevation, new fire escape exit on the roof and the installation of windows and ramp on the ground floor east elevation.

August 2014

Prepared by:



REPORT CONTROL

Project: Asher House, Blackburn Road, West Hampstead, London NW6 1AW

Client: Loftus Family Property

Job Number: 12.513

File Origin: Z:\12.513 Asher House\9 - Application Documents\External Amendments

Document checking

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Initialed: GL

Issue	Date	Status	Checked for issue
1	19/08/14	Submission	GL

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1. INTRODUCTION

- 1.1 This design and access statement is submitted in support of an application that concerns Asher House, Blackburn Road, West Hampstead, NW6 1AW. The application seeks permission for the following development:

Alterations to the external of the building by blocking up existing windows and creation of new windows along the North elevation, new fire escape exit on the roof and installation of ramp on the ground floor east elevation.

- 1.2 This statement has been prepared following research into the planning history of the property and careful examination of London Borough of Camden's relevant adopted policies, to which the proposed development has been designed to comply with.

- 1.3 This statement is presented in the following structure:-

- Section 2 describes the site and surrounding area;
- Section 3 outlines the relevant planning history;
- Section 4 provides a description of the proposed development;
- Section 5 provides the summary and conclusions.

2. SITE AND SURROUNDING AREA

- 2.1 The application site concerns Asher House, which is located in West Hampstead close to the underground station (refer to Figure 1).

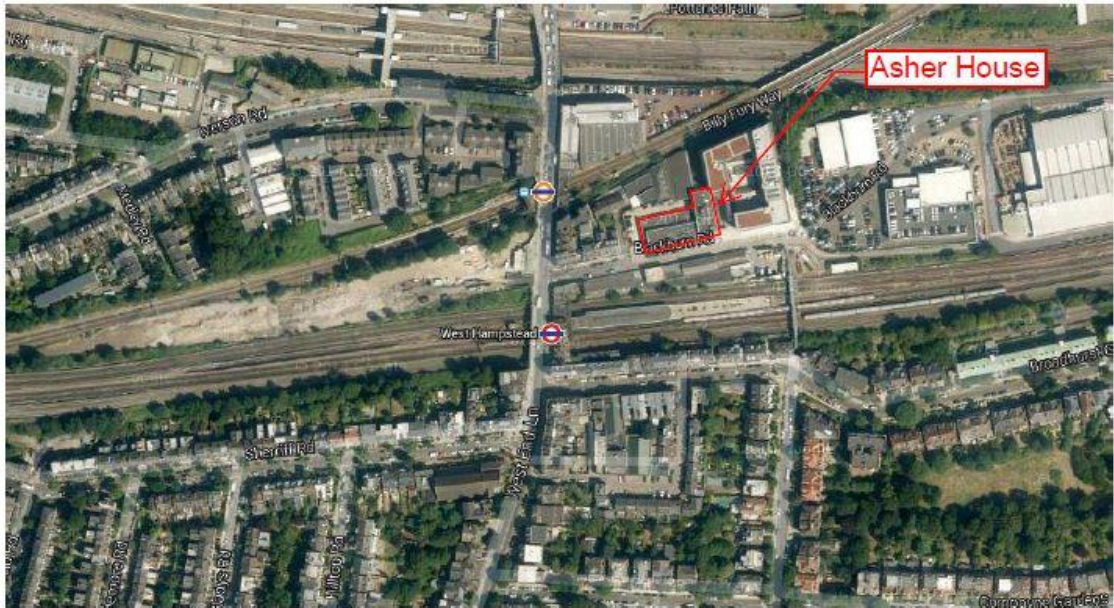


Figure 1: Site Location

- 2.2 The building was originally built for British Telecom who used it as an office and recreational centre. The site to the east on Blackburn Road (recently completed as student accommodation and employment) was BT's vehicle storage and repair centre.
- 2.3 The building is an irregular layout given the nature of its original function. However, it lent itself to adaption by Accurist who previously occupied the lower floors as office space. Loftus Family Property occupies the upper floors as their office accommodation.
- 2.4 The site does not contain any listed buildings and is not within close proximity of any listed buildings or scheduled monuments.
- 2.5 The site is located approximately 200 metres from both West Hampstead Train Station and West Hampstead Tube Station. The site is also within close proximity of a wide range of amenities.

3. PLANNING HISTORY

3.1 The Council's planning records indicate the following applications recently made at the subject site:

Reference:	Proposal:	Decision and Date:
2014/4587/P	Change of use from office to 29 residential units (15 x studio, 13 x 1 bed, 1 x 2 bed)	Ongoing
2014/1671/P	Change of use from office to 25 residential units (2 x studio, 21 x 1 bed, 2 x 2bed)	Granted 11.03.2014

3.2 The subject building's original office's change of use to residential was granted under Prior Approval earlier this year with a recently submitted prior approval currently under consideration for a further 4 units from the 25 originally granted permission under 2014/1671/P.

4. THE PROPOSED DEVELOPMENT

- 4.1 The proposal involves external alteration to the existing building to provide windows for the residential units, removal of rolling shutters to be replaced by a new door and new window and installation of a fire escape exit on the second floor of the east elevation. Outside the building the proposals include a new bike enclosure and an access ramp on the ground floor elevation.
- 4.2 Along the north ground floor elevation of Asher House the current window arrangement does not provide sufficient light to the consented residential units. The proposed design is to block up the existing windows and instal¹² new metal framed windows. The new arrangement will allow for provision of sufficient daylight to each residential unit.
- 4.3 On the second floor west elevation there will be the installation of a metal framed glazed door where there is currently a blank façade. This will provide a fire escape for emergencies and allow for further light to be provided to the communal corridor.
- 4.4 To provide a space for prospective residents to lock up their bikes and to promote sustainable modes of transport there will be installation of a bike enclosure on the ground floor which will be made from galvanised powder coated mild steel.
- 4.5 It is proposed that on the east elevation there will be the removal of the existing roller shutters which are to be replaced on the left with a new window with ventilation louver and on the right a new door which will be accessed by a ramp that will be installed which will have a maximum slope of 15%.

5. SUMMARY AND CONCLUSIONS

- 5.1 The proposed external alterations are submitted to rationalise the external of Asher House to allow for the permitted change of use granted under 2014/1671/P and the internal re-ordering that will be required to provide the residential units.
- 5.2 The new windows will provide greater light to the building and another fire escape will be provided.
- 5.3 The external ramp provides greater disabled access to the building and the installation of a bike enclosure will encourage residents to use sustainable modes of transport.
- 5.4 All of the alterations and proposals have been designed to be sympathetic to the buildings surroundings and have taken into account the required Camden and National policy.