

## DESIGN & ACCESS STATEMENT

1896/D&A/R1

### 1.0 Access

1.1 The existing pedestrian access to the property is retained, as is the existing internal staircase.

1.2 The proposed layouts comply with the Building Regulations Standards, and Lifetime Homes Standards.

### 2.0 Design

2.1 The exterior of the property will remain unchanged.

2.2 The proposal is to create a new self contained (3B / 5P) flat and ground (entrance), first second and third floor above.

2.3 The dwelling will have the use of a bicycle store and re-cycling refuse space.

2.4 All accommodation has the benefit of good natural lighting.

2.5 The residential accommodation provides a high quality family sized flat for potential tenants.

### 3.0 Sustainability Features

3.1 The new dwelling will be constructed to comply with the current Building Regulation Standards and consequently will be energy efficient and eco friendly.

3.2 The proposal will be supportive of the council's sustainability goals by creating accommodation and facilities on an existing developed site.

3.3 Efforts will be made to obtain materials from local sources to reduce transport costs and pollution.

3.4 The building complies with the Lifetime Homes Standards in respect of future proofing for disabled use.

3.5 'A' rated kitchen appliances will be used to save energy.

3.6 Low energy light fittings will be used to save energy.

3.7 Slimline double glazing will be used to save energy.

3.8 Heating will be controlled by individuals with an automatic reduced temperature for night settings to save energy.

3.9 Water efficiency will be addressed by the incorporation of measures such as low flush toilets and reduced flow taps.

3.10 A dedicated area is allocated for refuse and recycling.

3.11 Existing utilities (supplies and waste) will be retained for use.

3.12 Existing public transportation is in the close proximity.

#### 4.0 Grounds for Change of Use

4.1 Camden's policy is to encourage the creation of additional residential accommodation, as a priority, to meet projected needs in the Borough

4.2 Central government is favourably disposed to, and positively encourages, a change of use from offices, to create additional homes.

4.3 The proposed accommodation will be a significant improvement in respect of both sustainability and energy efficiency (refer above)

4.4 The current office arrangements do not comply with safety aspects of the Building Regulations. To do so would result in a more awkward arrangement (to incorporate protected lobbies to the fire escape route), and also a loss of useable accommodation.

4.5 All the existing office areas are currently vacant, despite previous considerable attempts by the Landlord to attract new tenants (refer substantiating data provided under separate cover by the applicant).

4.6 The change of use to residential will enliven and continue the mixed use nature of the locale thereby contributing positively to the regeneration of the existing urban fabric.