

DESIGN & ACCESS STATEMENT

New Offices

at-

Council Depot
78 Holmes Road,
Camden,
NW5 3AB

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Section 1 - Introduction

Introduction

AK Design Partnership has been instructed by Keepmoat in turn appointed by London Borough of Camden to provide them with Architectural Services in relation to the Statutory Requirements for the creation of new offices at the Council Depot at Holmes Road, Camden.

This Design & Access Statement seeks to justify the reasons for this proposal and to explain the design principles applied to it based on an understanding of the original design of the building and its setting.

Source of Guidance

This Design and Access Statement has been prepared in accordance with and inclusive of the requirements embodied within:

Planning Legislation, Policies & Guidance.

- Town & Country Planning Act 1990
- NPPF National Planning Policy Framework.
- The Building Regulations.
- BS 5588 Fire Precautions in the design, construction and use of buildings

Section 2 – Location, Site and Building Analysis

Location

The Council Depot building sits in number 78 of Holmes Road, in Kentish Town.

Site

The site occupies an extension of 7,190 m² and comprises various blocks of offices and open bays used for worktops, storage and parking amongst other facilities, all buildings lie around an internal courtyard with parking facilities.

The Building

The premises subject of this application is one of the bays which is currently vacant. The bay has an area of 180m² approximately, with a ceiling height of 4.90m to the underside of the lattice purlins.

Section 3 – The Design Component

Justification for Development

The development consists in adapting the bay to create office facilities to accommodate some of Keepmoat and Council's staff. The proposal comprises the infill of the bay with two storeys with accommodation as follows:

Ground Floor:

- Reception. Main Office (22 desks), Kitchen/Breakroom and Toilet Facilities.

First Floor.

- Small Office (2desk), Large Office (27 desks), Call Centre (8 desks) and 2no. meeting rooms.

Design Principles

Our aims and principles while preparing the present design proposal have been to deliver a layout that meets our client needs.

Scale

The proposal is contained within the envelop of the existing bay.

Appearance and Materials

The proposed external fabric is curtain walling to allow natural light through. Internally the perimeter walls and ceiling will be dry lined to thermally upgrade the existing fabric.

Access

Access to the office facilities is via existing access to the Council Depot.

Section 4- Conclusions

In policy terms the proposal will not adversely affect adjoining and adjacent buildings and their uses. In view of that we believe that the present proposal should be granted Planning Consent.

Section 5- Application Drawings Schedule

Drawing no	Revision	Scale	Title
3688.100	PL1	1:100	Existing Layout, Elevation & Section
3688.101	PL1	1:1250&1:100	Proposed Layouts, Elevation & Section