

DESIGN AND ACCESS STATEMENT

31 PARKWAY, LONDON NW1 7AH



Prepared by:

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September 2014

Introduction

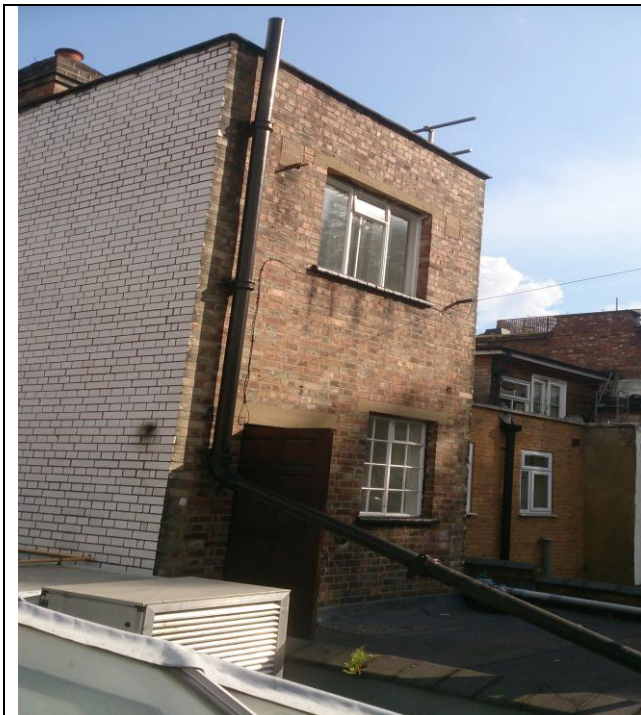
The Design and Access Statement is written in support of the Full Planning application for 34 Parkway, London NW1 7AH.

The proposal involves the change of use of the first and second floors from a Dental Surgery to a single residential unit, the removal of 2 no. chimney stacks, construction of water tank housing on the roof and changing the existing guard rails at rear first floor to Building Regulations compliant metal balustrade. This statement should be read in conjunction with the following documents submitted with the Planning application listed below:

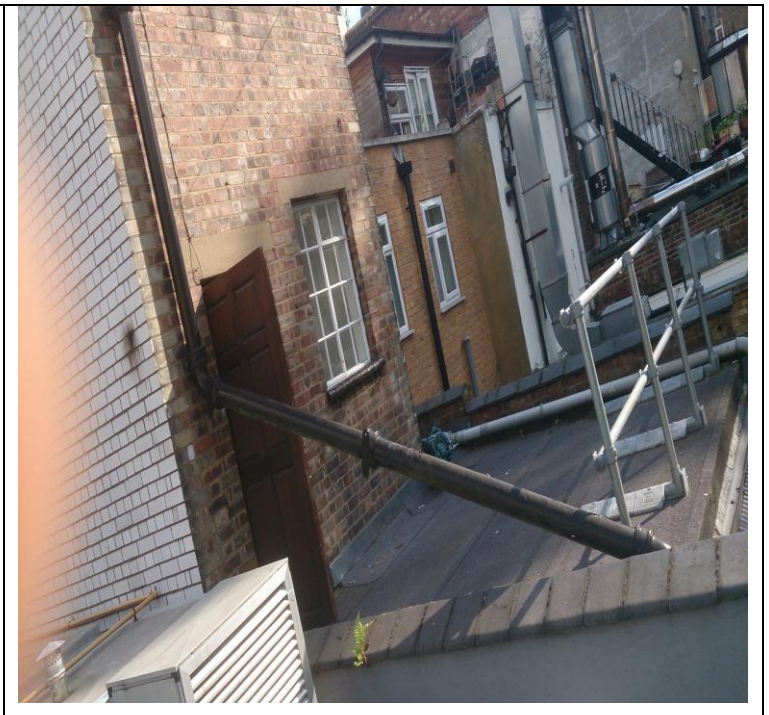
- Architectural drawings by Adelaide Jones, which includes: Site Location Plan, Existing drawings nos. 9189/ 001, 002. Proposed drawings nos. 9189/ 011 and 012.

Site and Surrounding Area (Historical Context Appraisal)

The site is a mid-terraced three storey building that dates back to 1925, with a shop occupying the ground floor. The first floor used to be a Dental Surgery and the second floor was used as staff/ residential accommodation. No. 34 is at the north-western side of Parkway, close to the junction with Arlington Road. Parkway is situated at the northern border of Camden Town Conservation Area and runs north-east to south-west from Britannia Junction perpendicular with Camden High Street by Camden Town underground station, to Gloucester Avenue, at the north-western edge of Regents Park. Parkway is a tree lined street leading up a gentle slope towards Regents Park; it was developed in the 1820s and 1830s with modest three storey houses on both sides, with flat fronted yellow stock brick facades adhering to classical proportions, devoid of elaborate decorations other than continuous eaves parapets and simple openings



View of rear elevation 34 Parkway



View of 1st floor rear flat roof with guard railings

with wooden sash windows. There is an abundance of a late Victorian and Edwardian architecture of a greater scale accentuating the approach to Britannia Junction. The street currently offers a mix of retail and restaurant uses with some small businesses providing specialist services. There is also some residential accommodation above some shops, but the main residential areas are located north-west of parkway around Gloucester Crescent and south along Arlington Road and Albert Street.

The site is located within the established commercial, retail and entertainment outlets of Camden High Street and Parkway, it is close to public transport 5 minutes' walk away which includes Camden Town Underground and Camden Road Over-ground Stations to the North-West and Mornington Crescent Underground Station to the South, as well as various bus links to other parts of town.

Camden High Street, the main commercial and retail sub-area of Camden Town Conservation Area consists of a traditional wide shopping street with continuous building lines, linking Mornington Crescent to the eclectic and lively town centre at the heart of Camden Town. This busy, noisy, and dynamic area is powerfully urban in character with an array of banks, restaurants, pubs, places of entertainment, street markets, shops, stalls and offices, with an absence of public open spaces. The buildings in this area reflect the diverse and changing architectural styles of the past two centuries. It has a high proportion of 19th century buildings both listed and unlisted, which makes a positive contribution to the historic character and appearance of the conservation area. 20th century buildings also contribute to the wide ranging variety of architectural styles in the area.

[Historical reference: Part 1 of Camden Town Conservation Area Appraisal and Management Strategy.](#)

Design Statement

The proposal seeks to convert the existing first and second floors to a single 4 bedroom dwelling, remove 2 no. chimney stacks at roof level, construct a water tank housing also at roof level and installing new building regulations compliant metal balustrading at the rear first floor flat roof/ terrace.

The building is flat fronted which is typical of the main building types on the street and has a red brick façade. There is a glazed shop front at ground storey level with a porch to the side that serves as an entrance to the shop by the side and to the upper floors straight ahead. There are centrally positioned wooden casement windows on the first and second floor levels, which have a white painted decorative rendered panel between them. The decorative panel displays black painted embossed lettering showing the year of construction. There is a decorative cornice directly above the second floor window, beyond which is a parapet wall with concrete coping.

The first floor has three rooms and a shower room, the front room occupies the width of the building and overlooks the street below, while the rear room has a door opening onto a flat roof terrace. The second floor also has three rooms similar in layout to the first floor and also has a bathroom directly above the shower room on the first floor. There is an access hatch directly above the hallway which gives access to the felt covered flat roof using an existing wooden ladder hinged below the hatch and tied to the ceiling when not in use.

The design proposal aims to fully utilise the existing accommodation within the building with no new

extension proposed.

The first floor front room will serve as the main living room, the middle room will become a bedroom and the rear room will serve as the kitchen/ dining area. The shower room on the first floor and bathroom on the second floor will be retained. The three rooms on the second floor will become bedrooms, which will make the property a single four bedroom dwelling.

Presently the existing guard rails on the first floor rear terrace does not comply with the Building Regulations and will need to be replaced with a compliant black painted metal balustrade on three sides for safety reasons since the property would potentially be occupied by a family with children. Promenade tiles or a timber deck is proposed above the flat roof to protect the existing felt finish to the roof.

At roof level there are existing guard rails which will be retained. The rear chimney stack adjacent to the party wall with no. 36 and the rear chimney stack by the flank wall with no. 32 are proposed to be removed. Due to the absence of a roof void, it is proposed that the water tank serving the property is located within an insulated housing adjacent to the party wall with no.36 (refer to architects drawings submitted with the Design and Access statement).

The thermal elements of the building will be upgraded, these include the external walls, roof and windows which will make the property more energy efficient and lead to the reduction in the carbon footprint of the property.

The front single glazed wooden casement windows currently have secondary glazing, which will be upgraded or the windows changed to double glazing to match the existing. The existing windows at the rear of the property are single glazed steel casement windows; they will also be upgraded to double glazed wooden casement windows that will match the existing profiles. This will help in the reduction of the noise levels from the street below. The design aims to maximise the use of natural day lighting and ventilation.

The main access and egress from the building is through the entrance door at street level, but it is proposed that in an emergency if escape is not possible through the front door an alternative escape route would be through the rear door onto the roof deck at first floor level, over the side balustrade and onto the flat roofs of the adjacent properties.

Access

No changes have been made to the external access of the property.

Sustainability

We are committed to designing into the scheme a high level of sustainability wherever possible. In addition we are pursuing a number of environmentally friendly strategies to achieve low CO2 emissions and reduced carbon footprint, including the following:

We intend to avoid the specification of ozone depleting materials.

We intend to provide high levels of natural daylight and ventilation where possible.

Ensure that heating and all fitted appliances are energy efficient or 'A' rated, and to install low energy lighting where possible.

Water efficiency by use of low flush WCs (dual flush 4.5/3 litres), low flow rate showers (6 litres/ minute).

Upgrading the thermal elements so as to reduce the amount of energy used in heating the building.

Summary

Due consideration has been given to producing a functional and eco-friendly design which reduces the impact on the surrounding area, as well as to relevant Camden Council's and National policies. The key points are listed below:

- The proposal will not have an adverse impact on the setting, appearance and special character of the building
- All original feature of the building have been retained where applicable
- The proposal will not affect the appreciation of the building and the wider surroundings, within the Camden Town Conservation area.
- The environmental impact of noise from the street has been taken into consideration, and noise abating measures will be adopted.
- Consideration has been given to producing a proposal that is in-line with Camden Council's Core Strategy, of the Unitary Development Plan.
- A high level of sustainability has been considered in the proposal and designed into the scheme wherever possible.