

CARLOW HOUSE

CARLOW STREET, LONDON, NW1 7DN
DESIGN & ACCESS STATEMENT NOV. 2014





Aerial photograph showing the site in context

INTRODUCTION

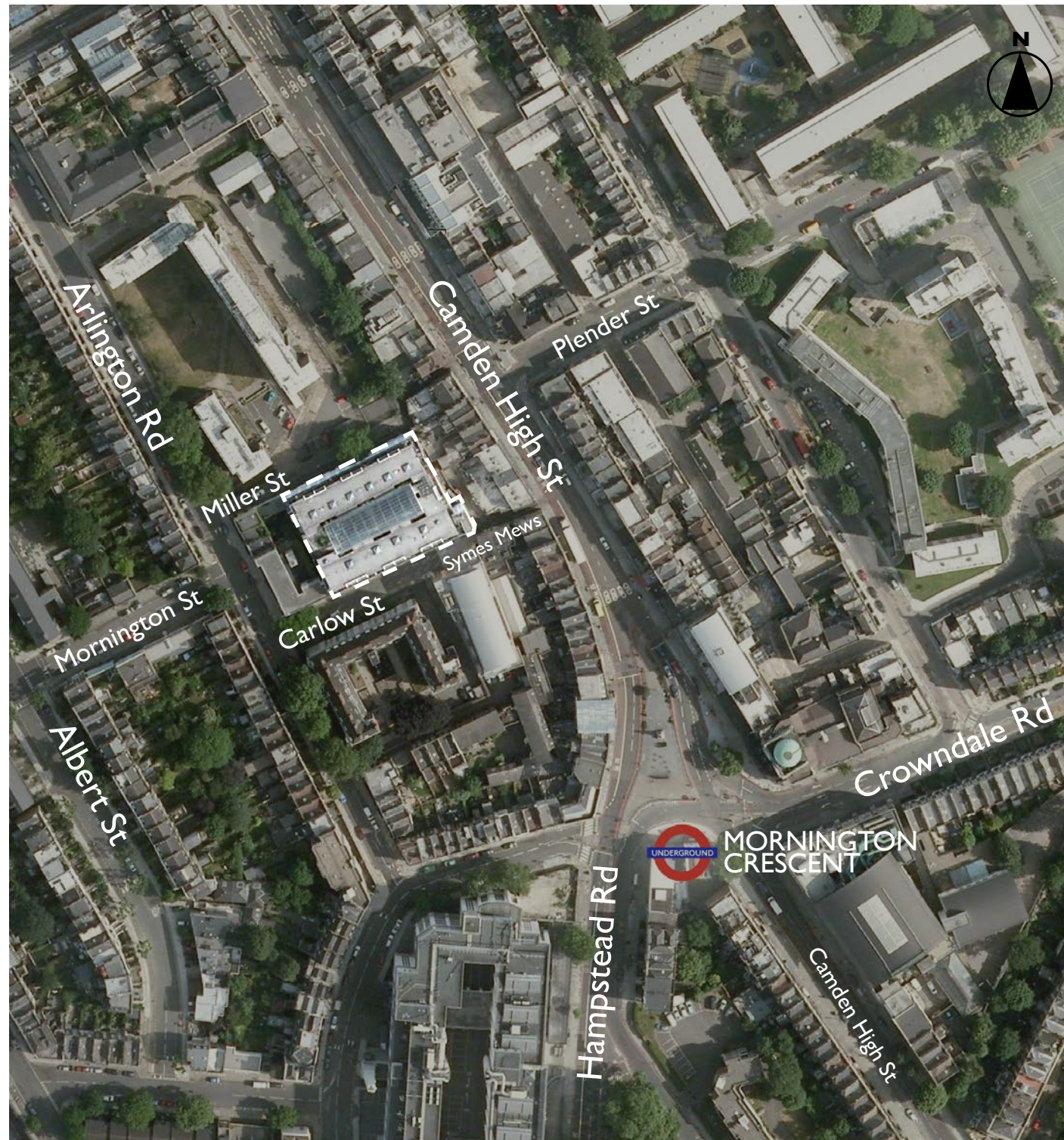
This application document has been prepared to examine the proposed replacement of the existing windows at Carlow House, Carlow St. London, NW1 7DN

The site is located in the London Borough of Camden, close to Mornington Crescent Underground Station and lies just west of Camden High Street

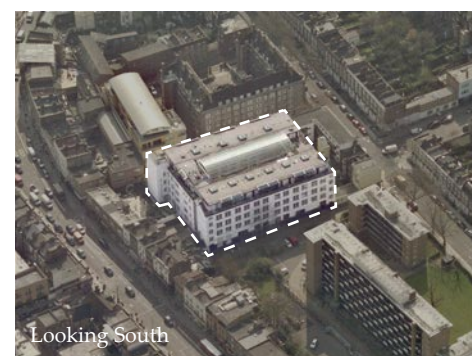
The building was constructed in the pre-war period, and extensively refurbished in the 1980's with the introduction of 13no. private residential apartments on the roof of the building with an associated large glazed canopy over the atrium space

The recently approved planning application (ref. 2014/4039/P) saw the building converted from office (Class B1a) to residential use (Class C3).

Further to this application, it is proposed to replace all existing windows, so that the glazing meets current Building Regulations (double glazing) and is appropriate for contemporary residential use.

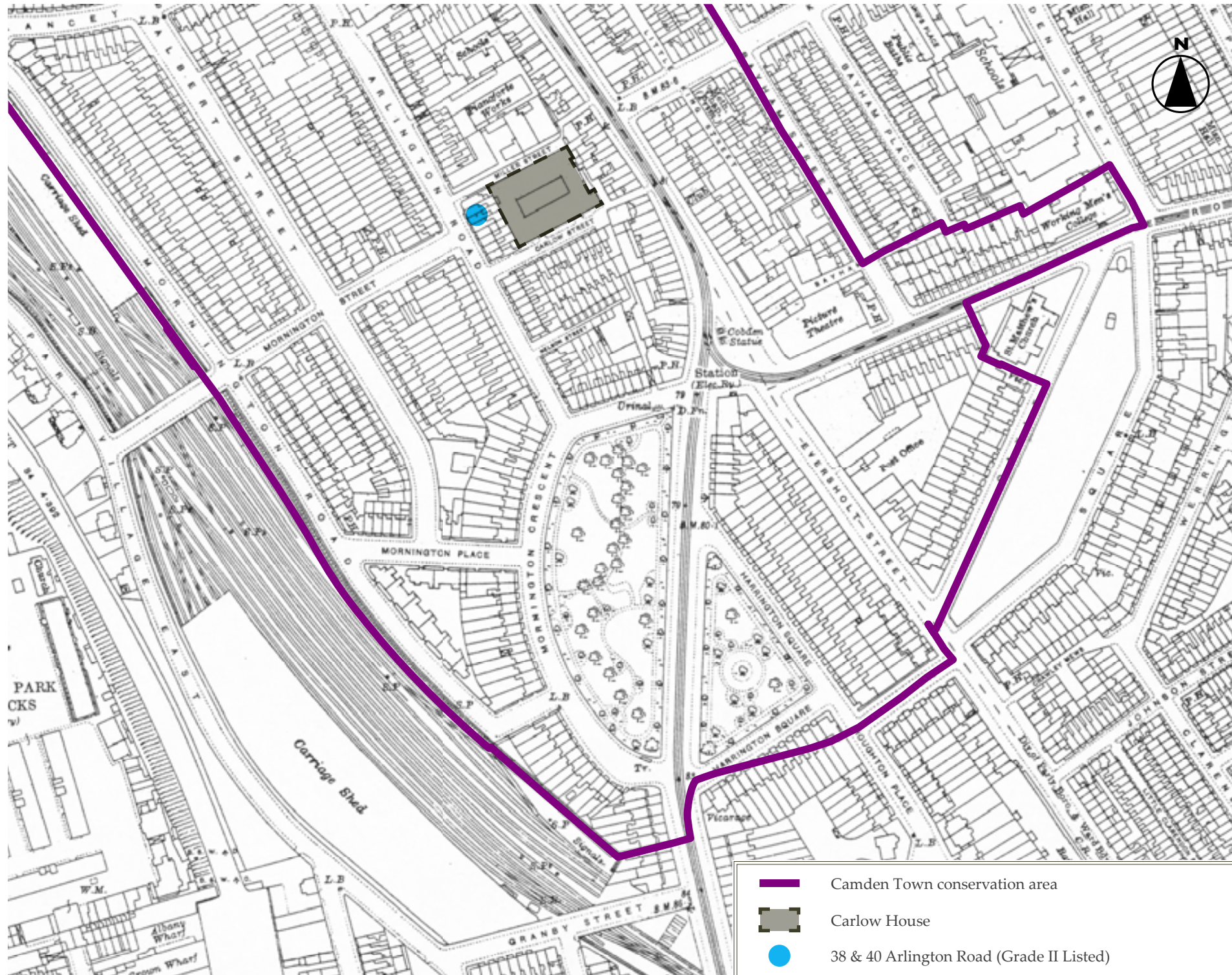


Aerial photograph showing the site in context



THE SITE : LOCATION

- The Site is situated on Carlow Street, Camden, NW1 7DN
- Located within the Camden Town conservation area
- Location within walking distance of Mornington Crescent underground station with access to the Northern Line.
- Also located within walking distance of Camden Town and Euston stations, with access to the Victoria, and Northern underground lines.
- There is a mix of uses in the surrounding the buildings. Primarily being offices and residential uses.
- Neighbouring buildings vary in age and quality, and are of varied scales with a differing material palette.



Camden Town Conservation Area 1914

THE SITE : HISTORIC CONTEXT

- The site is located within sub-area 1 (commercial) of the Camden Town conservation area
- It is close to Camden High St., a traditional wide shopping street linking the busy junction at Mornington Crescent to the eclectic and lively town centre at the heart of Camden Town
- The age of the building is not clear, but it is thought to have been built between 1894 and 1914, based upon historic maps of the area
- The area was characterised by tight terraced housing and poor conditions during the late 19th century
- Nos 38 & 40 Arlington Road are grade II listed and are included in the listing as a pair of well-preserved houses

Heritage Listing:
Numbers 38 & 40 and attached area railings

National Heritage Listing Number: 1244686
TQ2983SW ARLINGTON ROAD 798-1/83/1855 (North East side)

Pair of houses. c1840. No.38 red brick with rendered ground floor and parapet, slate roof and party wall stacks. 2 windows wide, 3 storeys and basements. Upper windows with glazing bars in moulded architrave surrounds, those to first floor with cast-iron balcony fronts. Panelled door in moulded architrave doorcase with rectangular top lights. No.40 rendered, with channelled ground floor and the upper floors scored to resemble ashlar. Slate roofs with party wall stacks. Moulded cornice to parapet. Sash windows with glazing bars. Panelled door set back under round-arched toplight. INTERIORS not inspected. SUBSIDIARY FEATURES: both houses have area railings with spear finials. Included as a well-preserved pair of houses

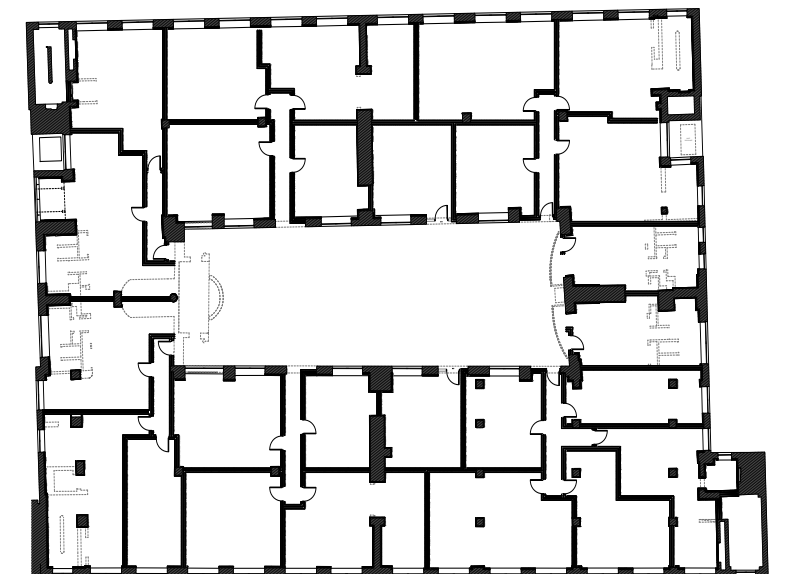
THE EXISTING BUILDING



The existing building as seen from Carlow Street

THE BUILDING AS EXISTING

- The building is not Listed but it is within the Camden Town Conservation Area.
- The building consists of 5no. storeys including ground floor. These are all in residential use. The top 4th floor does not form part of this application
- Residential car parking is located at Ground floor level to both sides of the building
- Approximately 7,482sqm (80,535 sqft) GEA excluding 4th floor residential
- Main entrance off Carlow Street



The existing building - Typical Floor Plan



The existing building from alleyway parallel to Camden High St



Pedestrian & vehicle traffic cross at the entrance on Carlow Street



Approach on Miller Street

WINDOWS & FACADES AS EXISTING

- Existing windows are dated and would benefit from replacement
- Existing windows are metal framed, with a white polyester powder coated finish
- Existing windows are single glazed
- Existing windows have blanking panels to top panes to conceal commercial suspended ceiling
- Windows installed as part of 1980s refurbishment
- Existing entrance steps up from street level and is not DDA compliant
- There is no building address signage present



Approach from Camden High Street



Refuse store adjacent to windows

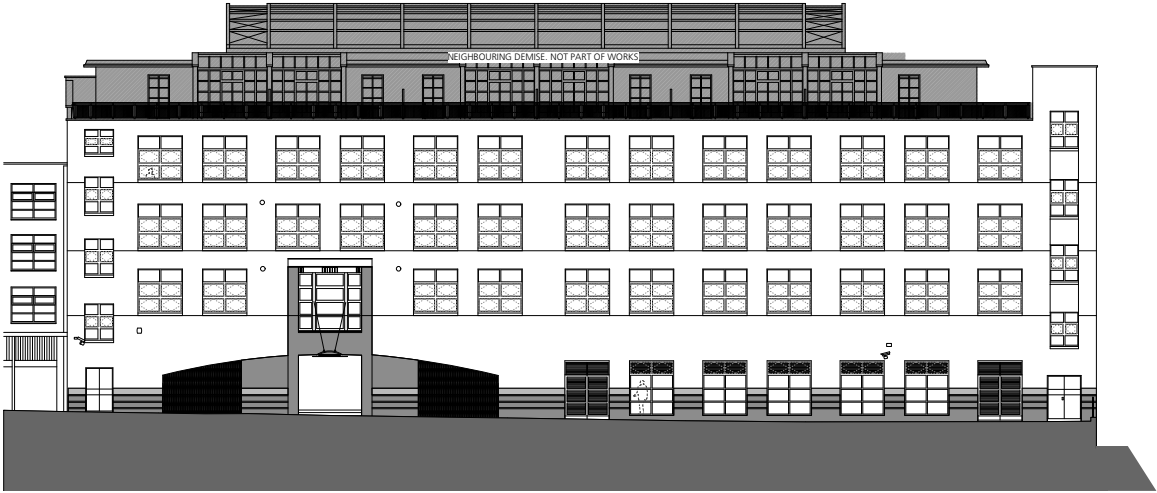


Parking adjacent to entrance



Existing ground floor windows

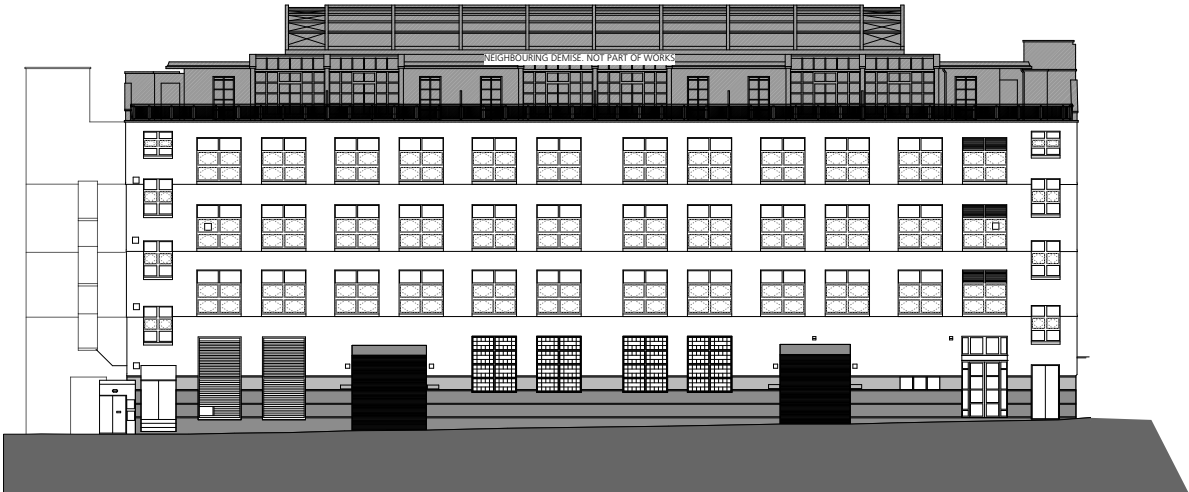
EXISTING FACADE



Existing South Elevation



Existing East Elevation



Existing North Elevation



Existing West Elevation

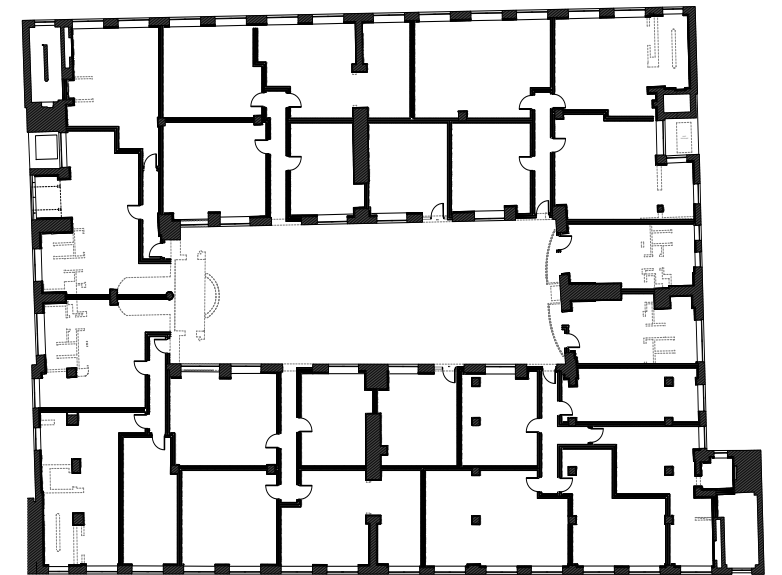
THE PROPOSED BUILDING



The proposed building as seen from Carlow Street

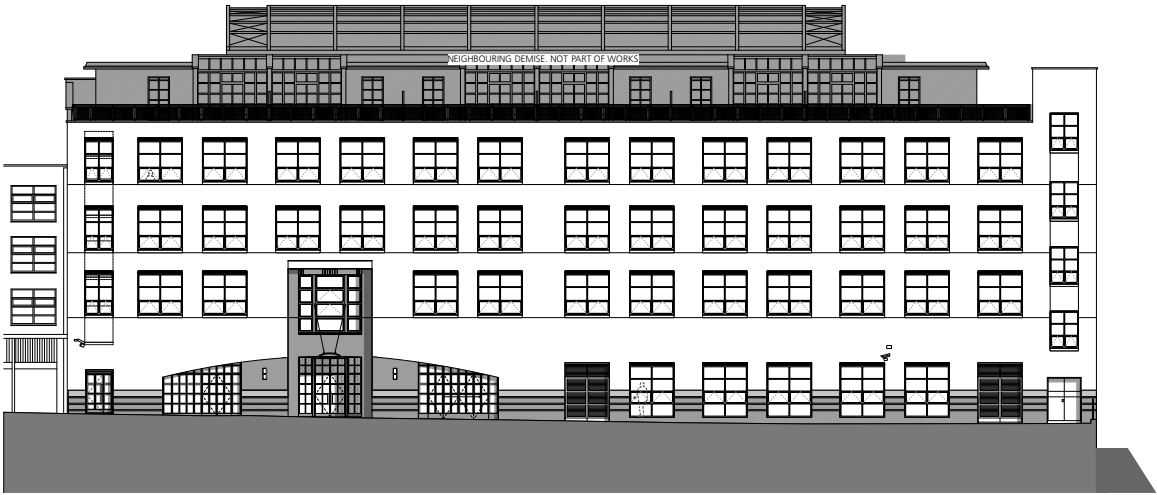
THE BUILDING AS PROPOSED

- New windows to match existing in appearance
- New windows to be double glazed units with 2no. opening lights per window opening
- New windows to be aluminium framed with grey polyester powder coated finish
- New windows to have one slim louvred panel at head for ventilation to residential units which removes the existing blanking panels to top panes



The proposed building - Typical Floor Plan

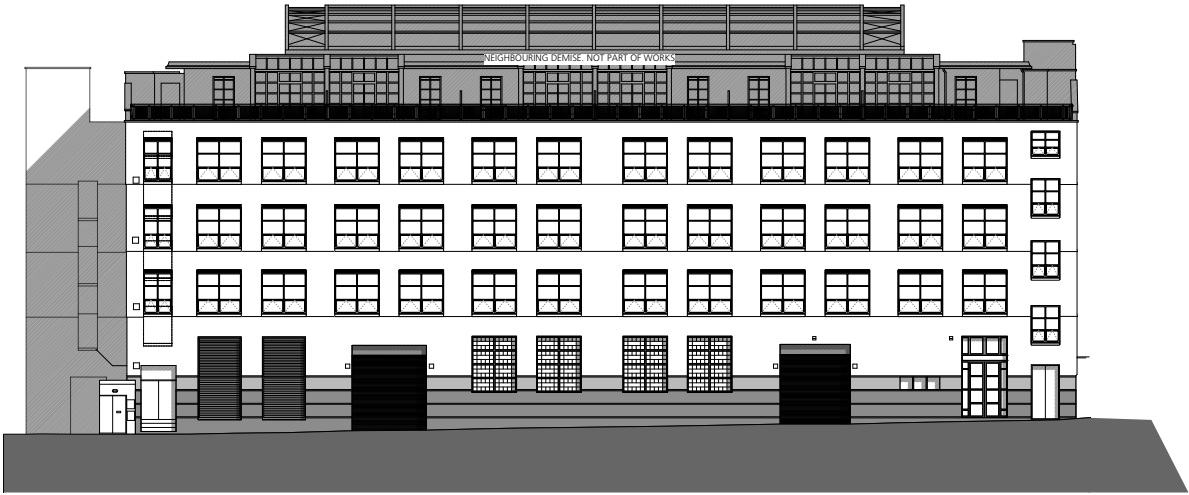
PROPOSED FACADE



Proposed South Elevation



Proposed East Elevation

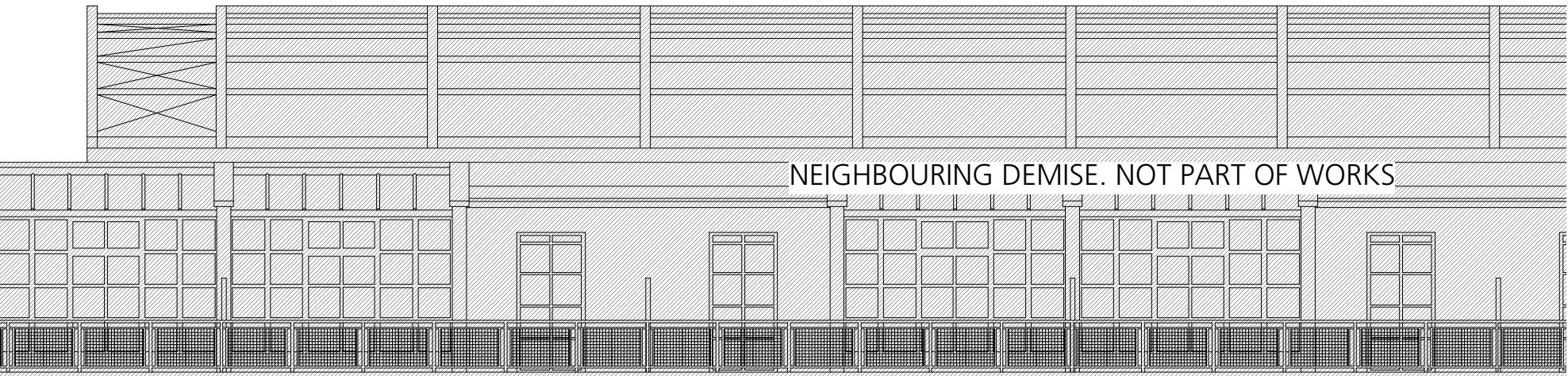


Proposed North Elevation



Proposed West Elevation

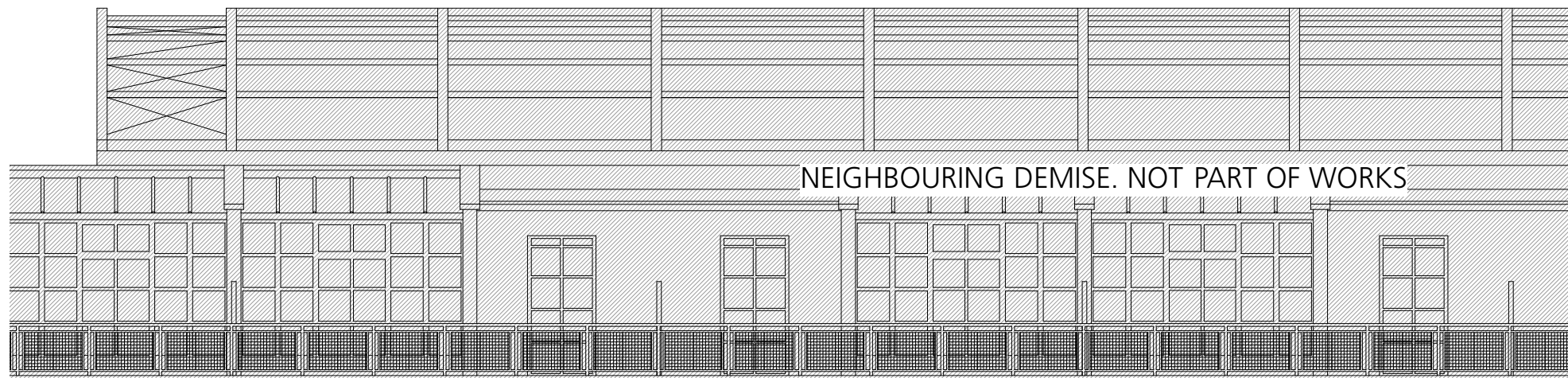
THE WINDOWS COMPARED



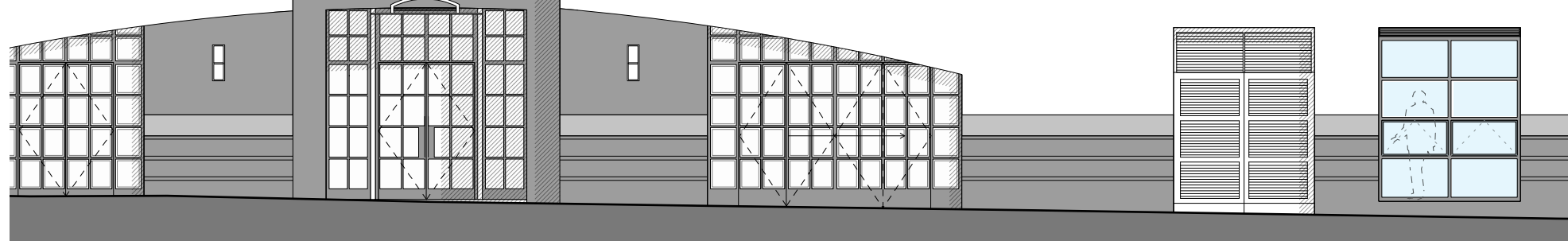
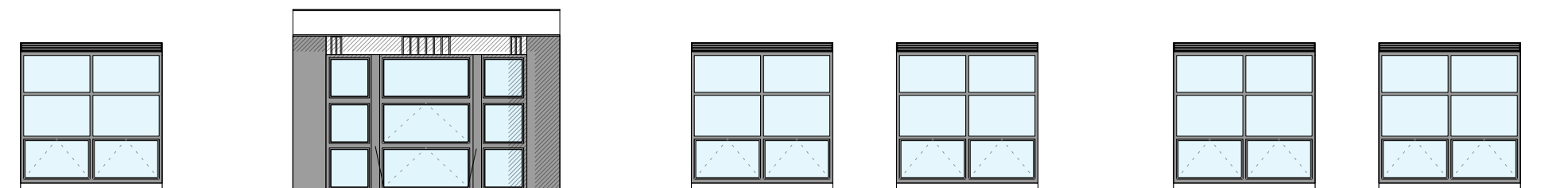
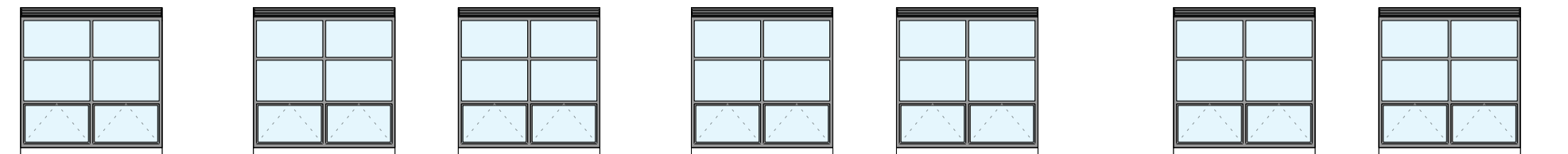
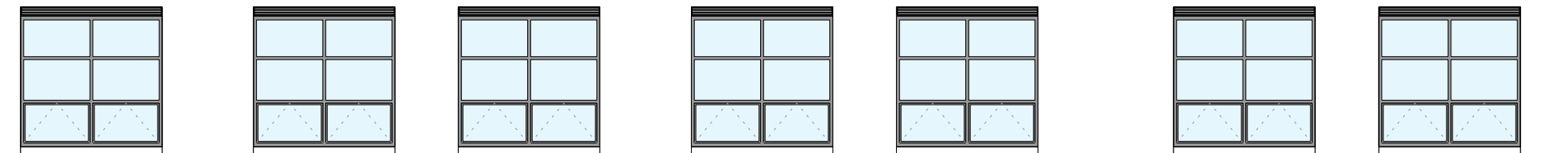
THE FACADE AS EXISTING



Existing facade condition



THE FACADE AS PROPOSED

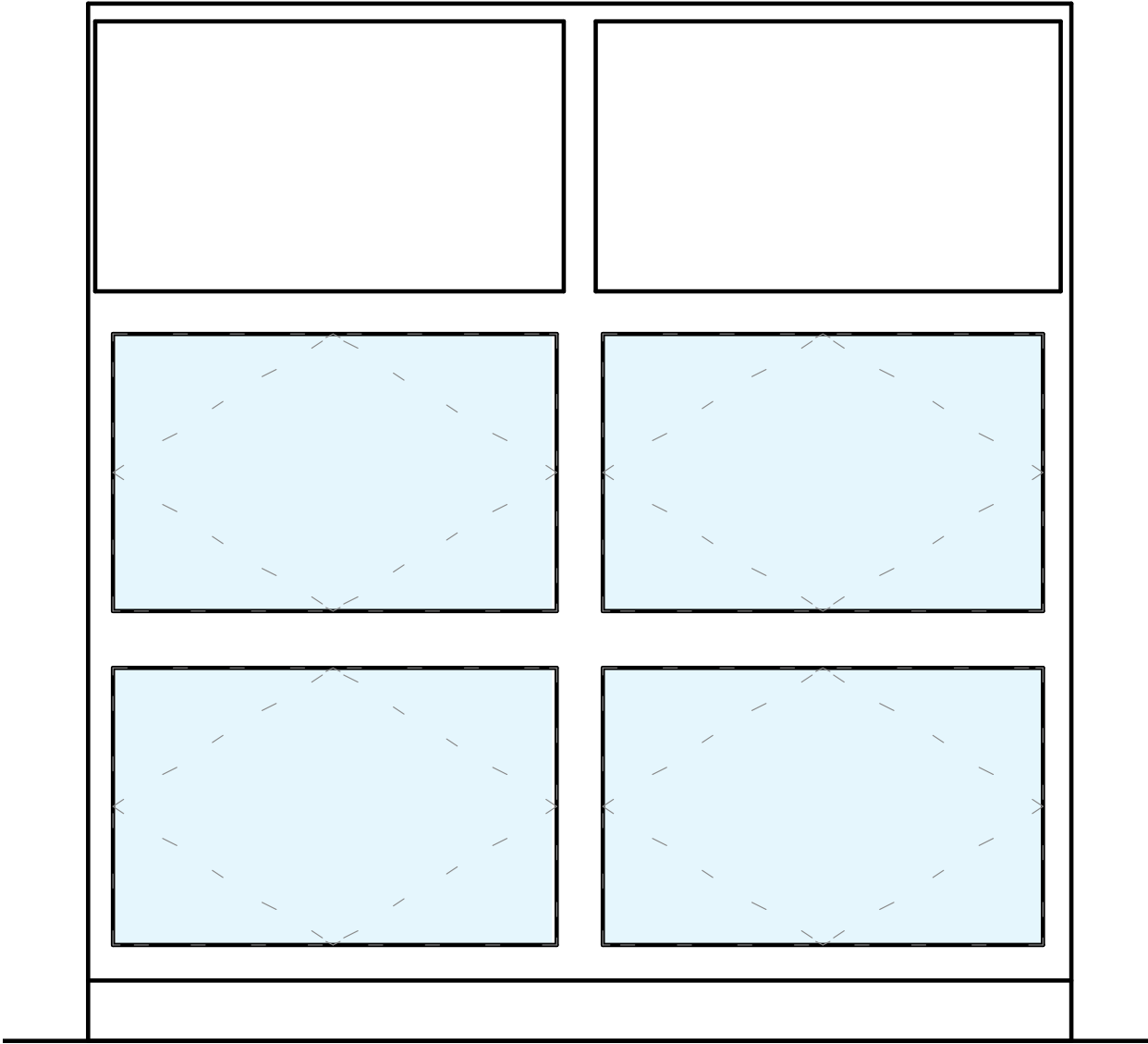


Proposed facade condition



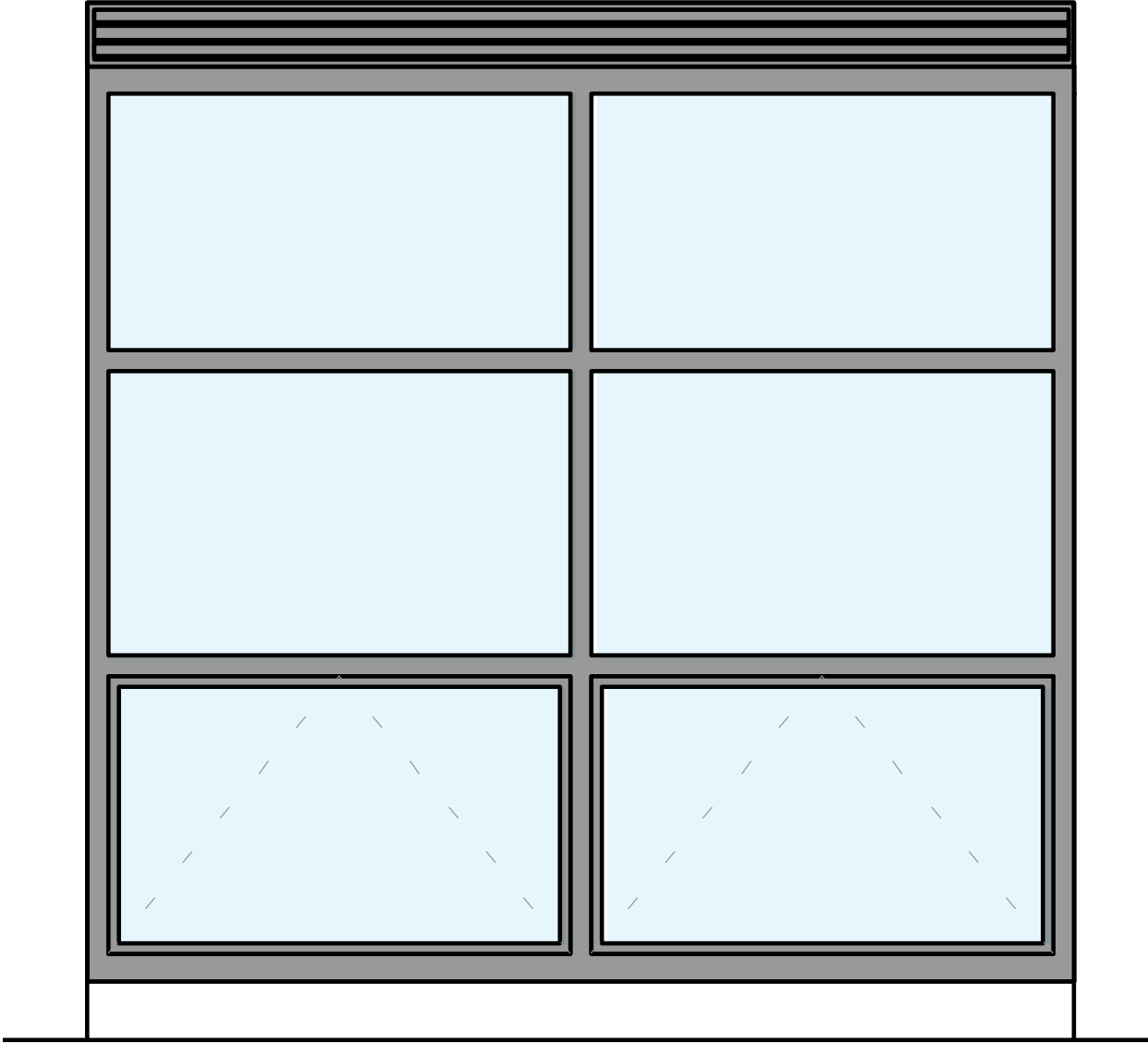
Proposed polyester powder coat finish (indicative due to screen/print quality)

WINDOW DETAILS



Existing window condition

BuckleyGrayYeoman



Proposed window condition