JV ARCHITECTS
Garden Studios
11-15 Betterton Street, Covent Garden
London WC2H 9BP

Our Ref.: JV / St. A - 2F/ 13KP.
Date: 13th November 2014

DESIGN AND ACCESS STATEMENT
DEVELOPMENT AT: **St. Andrews House, 46 Rochester Road, London, NW1 9JJ.**

Re.: **Development at Second Floor at St. Andrews House, 46 Rochester Road, London, NW1 9JJ. Change of USE of the two existing Flats at Second Floor Level to Create two Self-Contained Flats.**

The project under design is at St. Andrews House, 46 Rochester Road, London, NW1 9JJ.
Developer:

Location: St. Andrews House, 46 Rochester Road, London, NW1 9JJ is a three storey building of mixed use – community and residential. It is located in the Greek Orthodox Community of St. Andrews Cathedral, in the area of Camden Council in London.

Brief: The client's design brief is to apply for change the use of the second floor flats in St. Andrews House to create two Self-Contained flats.
There are no car parking spaces or garage facilities as existing.

Proposal: The proposal is to create Two Self-contained Flats at Second Floor level of the building, to provide improved living accommodation by redeveloping the existing community flats.

The project would be to refurbish the flats, after obtaining Planning and Building Control Approval.

The building would be incorporating the following spaces:

A. – Community **Ground Floor** Community Hall

B. - Residential **First Floor** – Four Self-Contained Flats – PROPOSED under Planning Application **2013/8282/P**
Living room / Dining room / Kitchen
Bedroom
Shower-room/WC

Second Floor – Two Flats – Existing to become Self-Contained
Living room / Dining room / Kitchen
Bedroom
Shower-room/WC

C.- Parking: There were no car parking spaces or garage provided as existing therefore it would not possible to provide any parking facilities.

Joanna Vikentiou RIBA FFB IBA MSc
Tel: 02074708873 Tel./Fax: 0208150646 Mob: 07779256478 E-mail:joanna@jvarchitects.co.uk

Design Theory:

External Features

The main theme of the design is to IMPROVE the existing building and create a refurbished building that would be fully used and improve the streetscape and reflect the established character of the street.

The façades would be maintained mostly as existing, and would be modified and upgraded to suit the proposed use of residential. Where necessary the intention is to make use of similar materials as existing and/or similar to the neighbouring buildings to maintain the streetscape. Changes made at ground floor would be in accordance with the existing environment and/or as required by the local authority. The design of the elevation of the first floor would maintain the existing aesthetic appearance and would be upgraded by the refurbishment. The external envelope of the building would remain as built with some modifications to the windows and walls to reflect the new use of the first floor and to maintain the streetscape of the original buildings in the street.

Refined detailing of the entrance doors to the hall and the residential floors would be in the style of the street. The rectangular windows would be kept as existing and any changes required would be to match existing.

The finishes would be compatible to existing and the colour scheme would complement the surrounding buildings and thus maintaining a pleasant environment.

Design Features

Ground floor frontage would be modified to the minimum to maintain all openings to provide access and light to the community hall and the residential units above. The entrance door to the community hall has been relocated slightly to the side to a more practical position to enable easy access to the commercial unit and the residential accommodation.

Residential units have all living rooms and bedrooms with external light and ventilation. The residents enter into a hallway/stairwell with windows which provide daylight. This is an important way to get daylight deep into the interior of the building and the stairwell.

The entrance areas have been redesigned to create separate entrance lobbies to the hall and the residential units for easier access to the users/visitors, and tenants/-leaseholders. That would be more secure, clean and private for the users. Access to both/either entrance lobby areas would be from the street to the front garden, with glazing above the front doors thus providing natural daylight to both lobbies.

Access to building

External Travel: The building can be reached by foot, and /or by car; Public transport is nearby and within a few minutes walking distance.

Approach: The approach to the building is suitable for pedestrians only for the residential areas, and pedestrian and wheelchair users for the community hall. There is ramp and wide access as existing entering the hall. The existing pavement is wide enough to be used by a wheelchair and there is existing disabled access to the community hall at Ground Floor.

Access: The building as existing has not got big steps from the road and /or the pavement. No handrails are required for the hall. The entrance door to the upper floors would be kept as existing; a new dividing wall would be created to provide separate access to the residential accommodation above.
Note: Access to the existing flat roof at first floor is from existing windows from the classrooms and to the top roof from access step ladders.

External Entrances: The proposed external entrance to the upper storeys is accessible on foot and would continue to be accessed on foot. Provision for wheelchair access is not possible due to lack of space. The existing building does not allow wheelchair access at all levels. It has not been possible to incorporate wheelchair access into this scheme for the upper stories.

Circulation (Internal)

Stairs: Existing stairs to be refurbished where possible to have minimum width, maximum number of risers, and required size handrails. New Stairs to be designed in accordance with Building Regulations 2000 and all amendments (BS 5588).with regards to width, goings, risers and the required provision of handrails / balustrade.

Corridors: All corridors would be level and of minimum widths, in accordance with building regulations.

Lobbies: The building is fully designed with all required entrance lobbies to meet the standards set by the building regulations 2000 and further amendments incorporating fire requirements.

Internal Doors: Internal doors in the protected escape stairwell have been designed to have half an hour's fire resistance.
All doors would be fitted in accordance to the Building Regulations Approved Document M and BS 8300.

Vertical circulation: It is not feasible to incorporate a lift within the existing building at this stage.

Sustainability: The design would be based totally on sustainability solutions throughout, from the spaces created to the construction type, detailing, and materials used as required under the current Building Regulations requirements.
The proposed building will incorporate many innovative features designed to achieve an environmentally sustainable building – minimising the impact on the local environment with low energy and running costs.

J.V. Architects.

1. Photo of building from Rochester Road, (South Elevation)
   Showing ENTRANCE to building.

2. Photo of building from Rochester Road,
   Showing ENTRANCE to building as existing.

3. Photo of building from Rochester Road,
   Showing West Elevation

4. Photo of building from Rochester Road (South Elevation)
   Showing streetscape and neighbouring buildings and St. Andrew's church.

5. Photo of building from St. Bartholomew Street, (North Elevation)

6. Photo of building from St. Bartholomew Street, (East Elevation)

7. Photo of building from St. Bartholomew Street, (North Elevation)
   Showing streetscape and neighbouring buildings and St. Andrew's church.