

Design & Access Statement

5-6 Underhill Street
London
NW1 7HS

Ref: MJA/8396/D&A

5th January 2015

Introduction

This document has been prepared to accompany the Planning Application submitted by Avis Appleton & Associates Ltd on behalf of ASANDK who is the owner of 5-6 Underhill Street, London, NW1 7HS.

The submitted application is for the creation of an additional floor over part of the building to create one residential unit with three bedrooms, two bathroom and large combined kitchen, diner and reception room with a private roof terrace to the rear. The new unit will be accessed via a dedicated lift shaft to the side of the property and an alternative means of escape is provided to the rear via a galvanised staircase both of which form part of this application.

Background

The site is currently occupied by the clients business and other businesses with communal services.

The site is well served by public transport and is a 5 minute walk from Camden Town underground station and 10 minute walk from Mornington Crescent underground station.

The site also has the advantage of pedestrian access to the rear of the site from Pleasant Row, giving access to Camden High Street.

The Brief

The objectives were to look at the possibility of creating one or two residential units by way of an additional floor over the front part of the building fronting on to Underhill Street.

Take consideration of the site location and its context and surrounding neighbourhood.

Incorporate high quality design and functionality.

Site

The site is oblong in shape, situated behind a terrace of houses 128-140 Arlington Road and Marks & Spencer's Supermarket, which fronts onto Camden High Street.

142-152 Arlington Road is currently being developed into residential use and is directly opposite the site.

Means of escape access is situated to the rear of the site from Pleasant Row.

Access

Due to the excellent public links we anticipate the residents would be less dependent on car usage.

Secure cycle storage has been provided at ground floor level.

Access to the third floor flat will be provided by lift via its own private entrance.

The scheme has been designed for maximum access to comply with lifetime home and wheelchair criteria in line with Council guidelines.

The galvanised steel staircase to the rear provides means of escape in case of fire with access to Pleasant Row.

Economic Content

The creation of another residential unit is in line with the council guidelines for increasing the housing stock in the area.

There will be no loss of employment by the creation of the additional unit as there is no loss to floor space.

Evaluation, Design & Appearance

Initial design drawings looked at creating two residential units. This was soon dropped in favour of one large residential unit which would allow the unit to benefit from the following;

- A. Triple aspect orientation.
- B. All rooms to have 'form follows function.'
- C. Central core providing access but separate living and sleeping areas.
- D. The provision of private amenity space.

The additional floor is set back from the boundaries to lessen the impact on the street scene and to provide a roof terrace for the unit measuring 20m² which exceeds the Council guidelines for the provision of amenity space.

The ground floor entrance to the residential unit has been formed by relocating the communal kitchen/coffee station to the rear of the existing reception area.

The lift shaft will be formed in blockwork with render finish to match the existing finish.

The additional floor will be formed in a lightweight structure and clad in zinc with black aluminium powder coated windows that reflect the design of the windows to the main building.

Galvanised steel shutters are proposed to the front and rear elevations.

Sustainable design features will be included in the construction of the development such as;

- Good quality insulation to walls, floor and roof to meet the requirements of Part L of Building Regulations.
- Efficient boiler.
- Low energy lighting.
- Water saving devices and appliances.
- Sound insulation.
- A sustainable construction statement accompanies the application.

A sedum green roof is proposed which adds to the environmental benefits such as absorbing rain water, capturing pollutants and atmospheric deposits and providing natural habitat for local wildlife. All of these factors enhance the sustainable design features included in the scheme.

The refuse and recycling provisions for the site are located at ground floor level and have level access. Both normal household waste and recycling bins will be provided.

Glazed safety screens will be provided to the front and rear roof areas to avoid the loss of privacy to adjoining properties.

The terraces do not harm the amenity of adjoining properties through unacceptable levels of noise, vibration, sunlight, daylight and privacy.

Conclusions

The scheme has been developed after considering all site specific design criteria.

Alongside providing sustainable design features, the design has sought to minimise the impact on adjoining properties. Other sites in the local vicinity have been granted consent for residential use and the proposals will create a high quality of residential unit and would ask the Council to look favourably on the Application.