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**PROPOSED ROLLER SHUTTERS
3-7 COLONNADE
CAMDEN
FOR
ANDY SEYMOUR LTD**

DESIGN AND ACCESS STATEMENT

08JAN15

14-1568/DAS01

10 HIGH STREET PANGBOURNE READING BERKSHIRE RG8 7AB

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DESIGN AND ACCESS Statement in Support

BACKGROUND

The buildings in question are existing commercial and professional premises. The proposal is for roller shutters for the security of premises. The need was brought home by three significant successful break-ins at the subject property, and organised at explicit the suggestion of the Metropolitan Police on site. These criminal acts were far more than "anti-social behaviour" as it has been characterised by some, and involved partial demolition of the entrance screens, ransacking of the premises, and theft of high value goods.

The risk of criminal acts is exacerbated by the Colonnade being open at both ends, allowing easy quick escape by vehicle.

HISTORY and CONTEXT

The Colonnade mews buildings have historically been service buildings to the properties in Guilford Street, and would have held storage, servant accommodation, workshops and "garaging". Most of the properties have always had large service entrances for vehicles, others have been adapted over time to provide them.

Over a long period of time the properties have become home to independent businesses, and as the nature of the businesses have changed most of these have had their large commercial service entrances infilled with light weight screens, some with personnel doors, and largely solid timber panels, glazed in part.

For security reasons a number of the properties (27, 29, 31) and the rear of 11 Grenville Street, have installed roller shutters with external boxes and guides, with the usual horizontal slats. Russell Street Station and No.35 have old slatted horizontal service doors, of almost identical appearance, replacements for the original large service doors. These boxes, guides shutters and doors are painted –no.27-31 being painted in similar colour to the almost solid timber infill panels they protect out of hours.

PROPOSAL

The boxes, roller shutters, and guides that are the subject of this application, already installed, will protect, out of business hours, generally solid and opaque infill panels, painted "Dark Grey" (Farrow and Ball Railings).

They differ from the existing shutters in the Colonnade only in that they are not painted yet. They are to be painted to match the dark grey/green of the infill panels they protect, in sympathy with the Conservation Area. This can be ensured in perpetuity by Condition on any Planning Approval (unlike the existing roller shutters and doors which can be painted any colour at any time).

Roller shutters and roller doors are almost identical in construction and character. The original large commercial service doors in these large openings could well have been replaced by roller doors in the past, as has happened elsewhere in the Colonnade.

The proposed roller boxes, similar to other existing roller boxes in the Colonnade, are positioned at the same level as the beam cladding over the infill panels in other properties and are of very similar size; their appearance is therefore appropriately scaled and of appropriate character. This cannot be said of the vent ducts and louvres at the other end of the Colonnade serving Russell Square Station.

The proposed guides, like the guides to other existing shutters, once painted will only be impossible to detect from eth background of timber framing at close hand.

POLICY

Camden Planning **Guidance** CPG1 refers to the obscuring of **shop** windows, in highly public areas such as streets and shopping centres. The shutters in this case are not only in a quiet, semi-private back yard environment, but do not obscure any shop or hotel windows, which are designed to "present" to the public, and merely protect private offices and studios, mostly having solid material behind the shutters, and no display windows, with most glass having privacy film.

The Guidance refers to shutters "attracting graffiti"; there is no graffiti visible on any of the existing shutters and roller doors, and the quality of the properties on the south side of the Colonnade in particular, demonstrates a pride in ownership, presentation, and good quality maintenance; it seems unlikely that any graffiti will be attracted in this instance and if it did occur then no doubt it would be dealt with swiftly by and for the benefit of the shutter owners.

Internal shutters are not a practical option as can be easily seen. CPG1 only suggests that the shutter boxes be recessed "wherever possible". It is not possible in this property.

The Guidance mentions that shutters prevent "natural surveillance"; this has not deterred burglars so far. The property in question has only one point of access, which would be closed off by the shutters, so there would not be anything to see in any event. In any event, installing shutters internally has exactly the same effect in preventing natural surveillance.

CONCLUSION

The Colonnade is a semi-private area, until recently wholly commercial.

The proposed roller shutters are required for security and recommended by the Police.

The proposed shutters have historic justification, in that there have always been large commercial openings.

The proposed shutters match other shutters and roller doors which have been in place for a long time.

The shutters and their boxes and guides can be appropriate in appearance.

The shutters do not contravene Policy, as long as they are painted to match the infill panels behind them, as is proposed.