



1502 - 259-263 Kentish Town Road, London
NW5 2JT

Design & Access Statement

Planning

1502-12.04-DASstatement-001_PL01; Design & Access Statement PL01

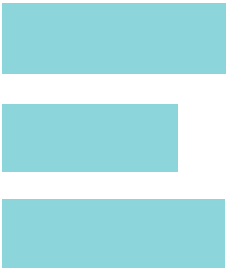


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Revision	Date	Comments	Checked
PL01	02.03.2015	PLANNING APPLICATION	GE

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Site Address:
259-263 Kentish Town Road, NW5 2JT

1.1 INTRODUCTION

This Design and Access Statement should be read alongside Emrys Planning Drawings.

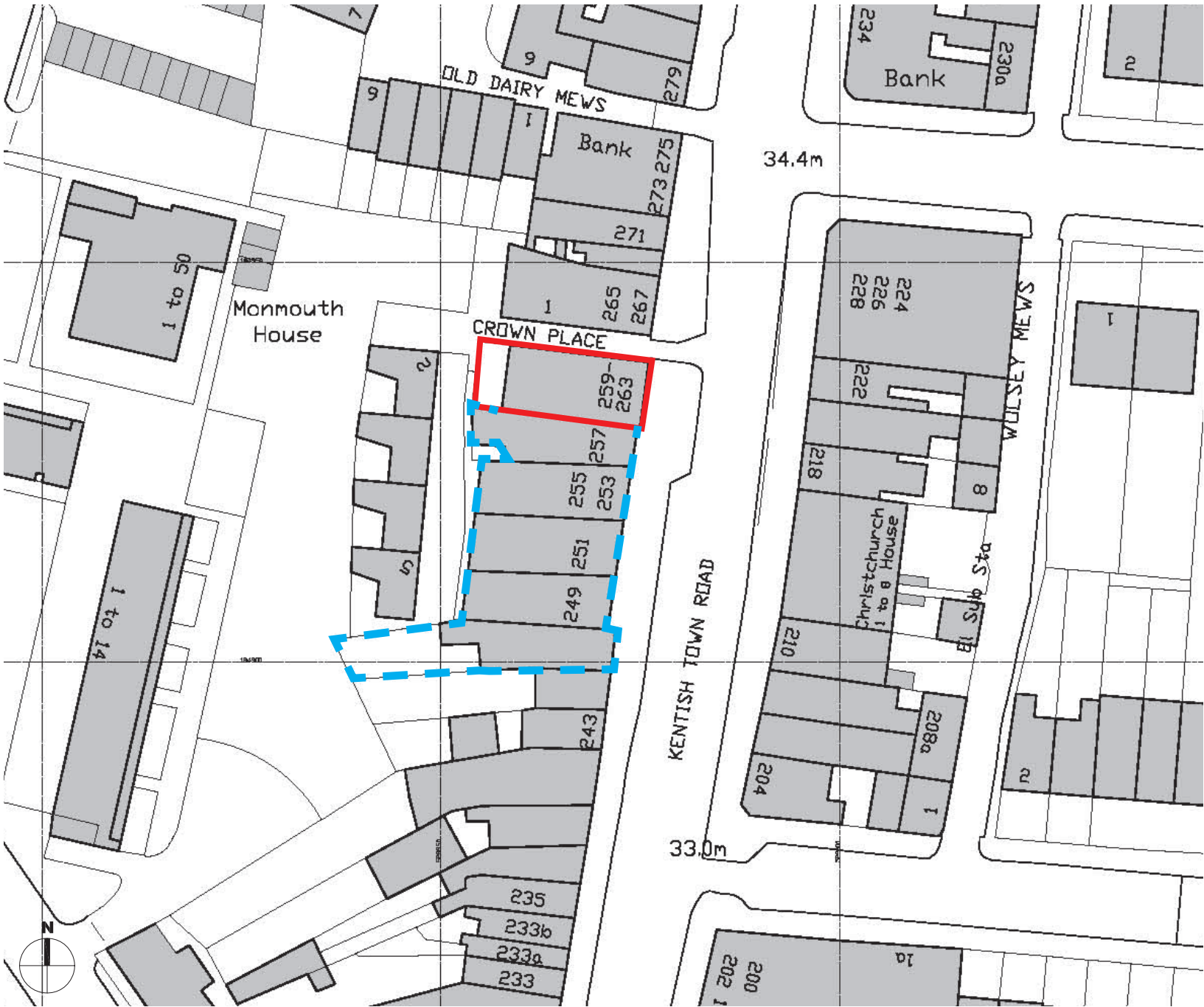
Emrys architects were asked by GMS Estates Ltd to carry out a high level study on a property at 259-263 Kentish Town Road. GMS Estates also own 247-257 Kentish Town Road, the neighbouring buildings which continue the terrace. The proposal is for a redevelopment of the existing building, including: extending it from two storeys to three storeys; to bring the front facades of each storey in line with the terrace buildings connected to the site; redesigned contemporary elevations; new entrances to the retail space, flats and external stores; external amenity space for all flats and commercial tenants; increased usable space in the basement. The proposal is to retain A1/A2/B1 commercial space on ground and basement levels and create five new self-contained flats in the storeys above (4x1bed/2person; 1x3bed/6person).

2.1. SITE HISTORY

The building is currently occupied by A1/A2/B1 commercial space on the ground floor and basement level, B1 office on the first floor and a C3 residential flat on the second floor. The building was previously rented from the client by a solicitors who used it for both retail and offices and used the small flat occasionally. They have occupied the property since the building was converted after gaining planning permission in 1982. Before this, the building was in use as a public house (A4). There is no further planning history for the building after 1985 although within the direct vicinity there has been a certain amount of planning activity and development.

2.2. EXISTING BUILDING

The site is a corner plot located on the junction of Kentish Town Road and Crown Place. The building on the site forms one end of a patchwork terrace on Kentish Town Road and consists of three storeys plus roof. To the rear of the property there is an enclosed courtyard which is accessed from Crown Place. The existing materials of the building are brick and render.

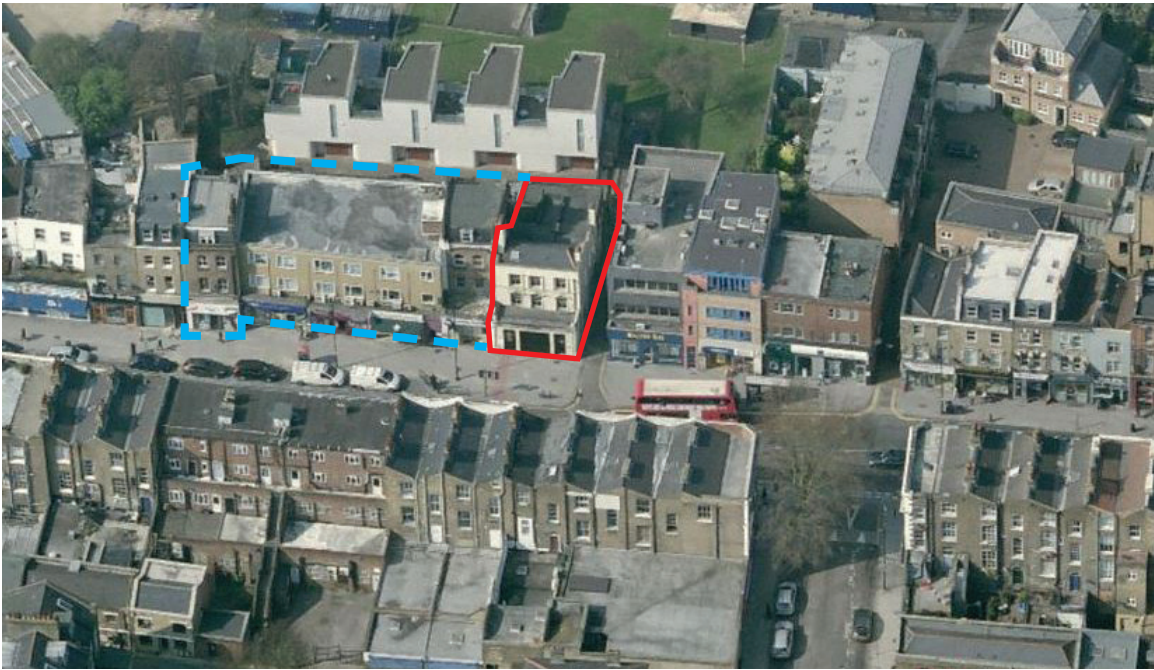


Site Location Plan

Site boundary - ——— GMS Ownership - - - - -



Street view from the north (Courtesy Google Street View)



Aerial view from the east (Courtesy Bing Live Maps)



EXISTING TERRACE FRONT ELEVATION FROM NORTH



EXISTING VIEW DOWN CROWN PLACE. REAR OF 259-267 KENTISH TOWN ROAD



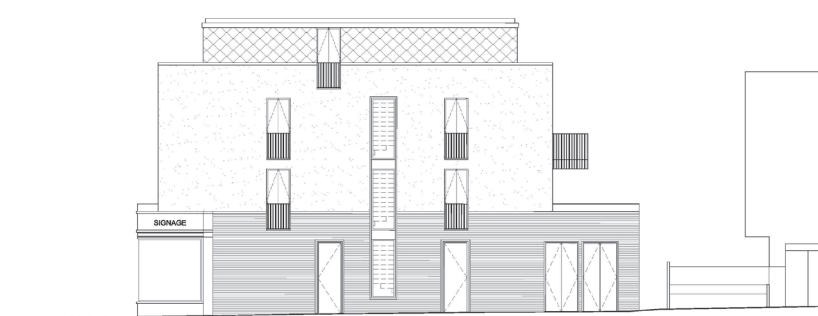
EXISTING TERRACE FRONT ELEVATION FROM SOUTH



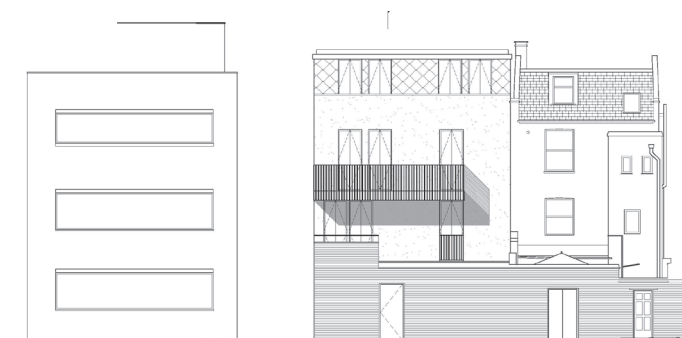
EXISTING NEIGHBOURING BUILDINGS



01 - Proposed Elevation - Kentish Town Road



02 - Proposed Elevation - Crown Place



03 - Proposed Elevation - Rear Facade

3.1 DESIGN PROPOSAL

The proposal is to redevelop the existing two storey terrace building on the site, leaving the ground floor level and basement as existing and rebuilding above to create a higher quality structure. A third storey is proposed, set back and clad in roof materials in response to the neighbouring buildings around the site.

The proposal will leave ground and basement floors as commercial space for A1/A2/B1 use, with five flats above (4x 1bed/2person; 1x 3bed/6person, C3 use). The five new flats are accessed from Crown Place via a designated residential entrance and lobby with a communal staircase leading to the three storeys above. Outdoor amenity space is provided in the form of balconies to the rear, cutouts behind the facade and terraces formed by the setbacks for the top flat. Access to amenity space/juliet balconies is proposed from every habitable room.

The proposal includes bin and bike stores, accessed from Crown Place for the commercial space and residential flats. The new residential units meet the space requirements set out in the London Housing Design Guide.

3.2 MASSING

The new proposal aims to form a better relationship with its context. The ground floor has been pulled back to follow the line of the other buildings in the terrace. A new shop front is proposed to improve the street aesthetic, including a corner window to appropriately mark the buildings place on the street.

At first and second storeys, the building is pulled forward, again to align with the majority of the terrace it completes. A third storey is proposed in response to the many neighbouring buildings along the terrace which also have third storey setbacks.

The building facades are raised to follow on from the parapet of the neighbouring site, forming the balustrades for terraces, resulting in a less intrusive extension due to the additional storey's sunken appearance.

To the rear, the same approach has been taken, raising the facade to form balustrades where possible, meaning that only a single balcony appears as an addition to the building. This approach provides a continual elevation design.

3.3 ELEVATION DESIGN

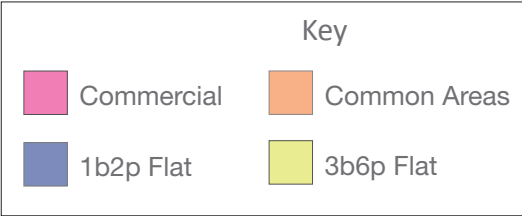
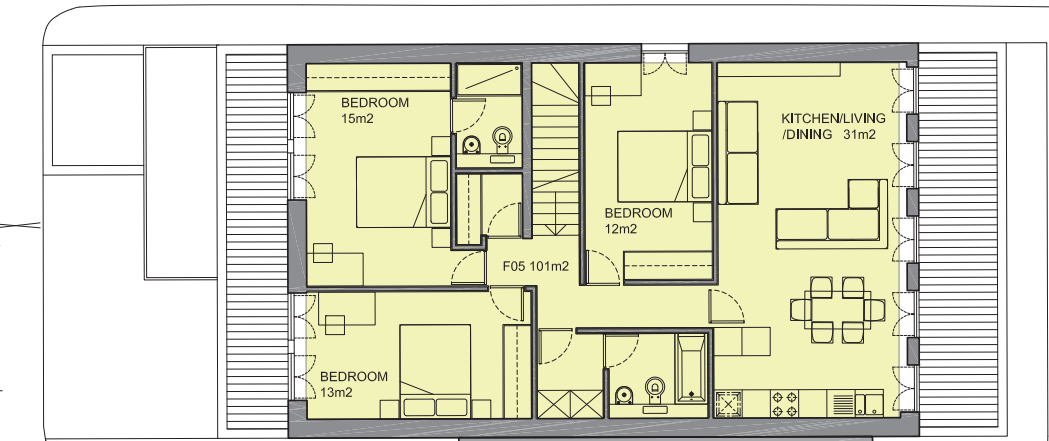
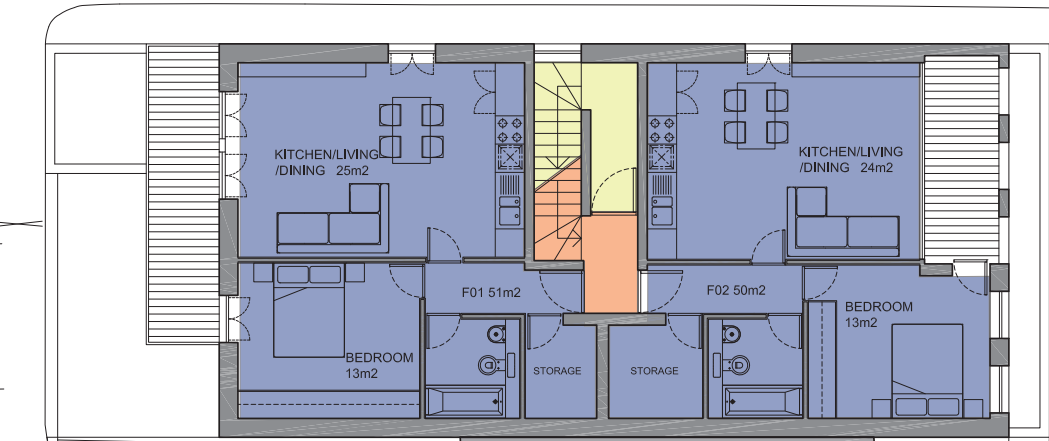
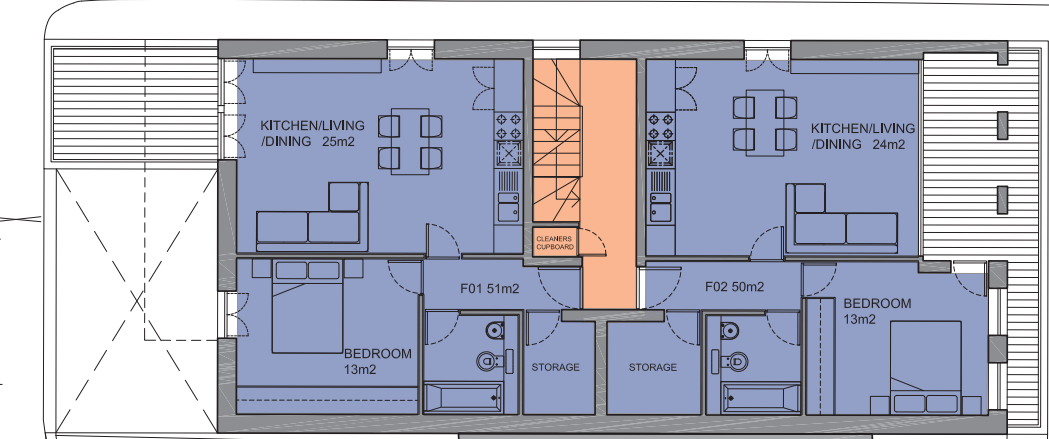
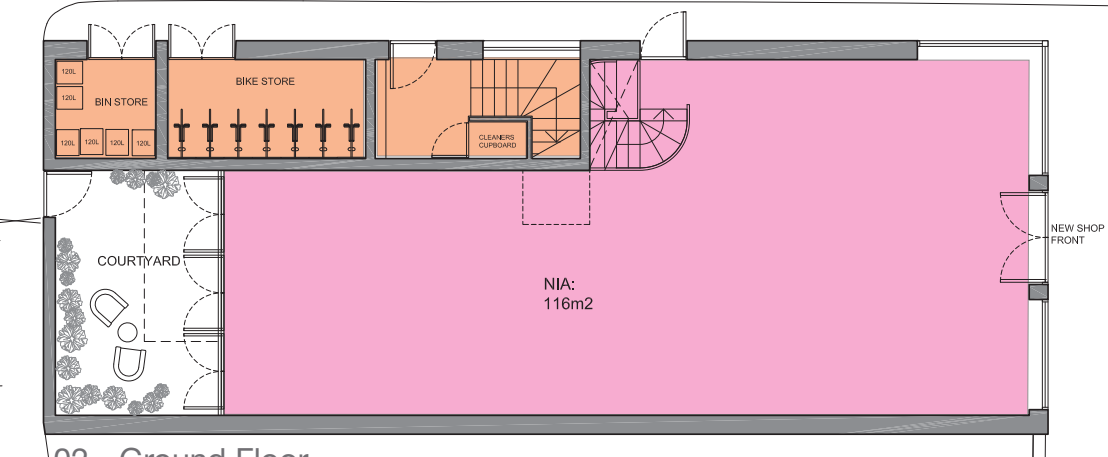
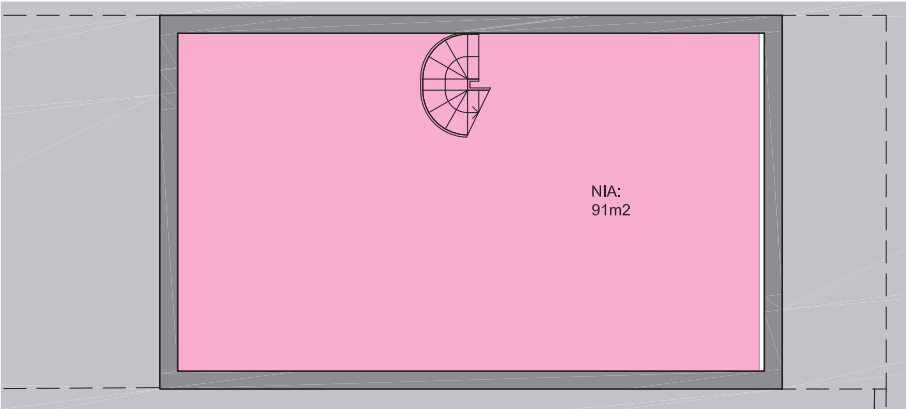
The new elevation to Kentish Town Road aims to follow the rhythm of the neighbouring terrace building. The windows and punches are of a similar proportion, level and rhythm as the features they take precedence from. The different spaces within the facade, created by the setbacks and outdoor amenity spaces give the building life and depth.

At ground level a new timber shop front is proposed which addresses the corner site much more appropriately than the existing building.

The proposed Crown Place facade is much more animated than that of the existing building. Juliet balconies are proposed for all bedrooms and living spaces. A large slot window to the internal residential staircase is proposed to bring natural light into the communal spaces. New entrances are proposed on this facade for the retail space, residential access, bin stores and bike stores.

The rear facade follows the language formed in the other elevations. At ground level, the existing brick wall is extended to wrap around the base of the proposed building. This wall continues at the same height as the neighbouring wall until it reaches the balcony for Flat 1, raising to form the balustrade and wrap around to meet the parapet on the front facade. Within the new wall, a new entrance to the retail amenity space is provided.

At ground level - excluding the new shop front - the building will be clad in brick to reference the rear facade of the existing building and the terrace as a whole. At first and second storey on all elevations, the building is rendered, to reference the existing building. A roofing material is proposed for the sunken third storey.



Gross External Areas (GEA)		
	Existing (m ²)	Proposed (m ²)
Basement	116	116
Ground	184	177
First	132	140
Second	44	140
Third	-	110
TOTAL	476m ²	683m ²

Proposed Gross Internal Areas (GIA)		
Floor	Use Class	Proposed (m ²)
Basement	A1/A2/B1	99
Ground	A1/A2/B1	136
First	C3	116
Second	C3	116
Third	C3	94
TOTAL		355.5m ²

Proposed Unit Areas (m ²)				
Floor	Unit	Kitchen/ Living/ Dining	Bedroom(s)	TOTAL
1	Flat 1 (1 Bed)	25	13	51 m ²
1	Flat 2 (1 Bed)	24	13	50 m ²
2	Flat 3 (1 Bed)	25	13	51 m ²
2	Flat 4 (1 Bed)	24	13	50 m ²
3	Flat 5 (3 Bed)	31	15/13/12	101 m ²

4.1 CHANGE OF USE

The proposal requires a change of use from B1 to C3. The building already houses a residential flat, showing the appropriateness of this use class for the site. The change of use aims to improve the standard of the C3 accommodation provided to comply with the London Housing Guide while providign a mix of units. The use class of the ground floor and basement (A1/A2/B1) is proposed to remain the same for commercial use.

4.2 ACCESS

The new shop front will provide a public entrance from the street to the A1/A2/B1 commercial space, with private entrances for the commercial tenants, directly off Crown Place and through the courtyard at the rear of the property.

The entrance for the residential flats above is also from Crown Place, and leads to a communal staircase providing access to each flat above.

Bin stores and cycle stores are entered directly from Crown Place, giving ease of access and separating them from the entrance lobbies.

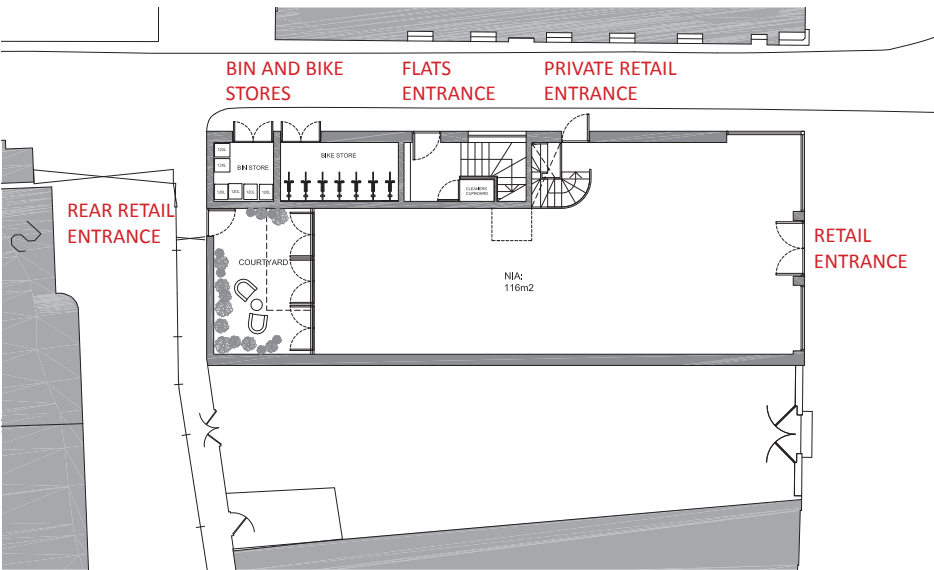


Fig 01. Ground Floor - Access

4.3 LIFETIME HOME STANDARDS ASSESSMENT

The scheme complies, where possible, with Lifetime Homes standards. The table 01 is a review of the proposal against the criterion set out in the Lifetime Homes Assessment.

Criteria	Description	Compliance
Criteria 1	Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	Car parking is not provided on site.
Criteria 2	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	Car parking is not provided on site.
Criteria 3	The approach to all entrances should be level or gently sloping.	Level access can be achieved for all entrances.
Criteria 4	All entrances should: a) be illuminated b) have level access over the threshold c) have a covered main entrance	a) yes – compliant b) yes – compliant c) entrance as existing
Criteria 5	a) Communal stairs should provide easy access b) Where homes are reached by a lift, it should be fully accessible	a) Compliant b) No lift provided.
Criteria 6	The width of doorways and hallways should conform to: Door width Corridor width 750 900 (head on) 750 1200 (not head on) 775 1050 (not head on) 900 900 (not head on) Front door should be 800mm	Compliant.
Criteria 7	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	There is no lift - the flats are not wheelchair accessible.
Criteria 8	The living rooms should be at entrance level.	Compliant
Criteria 9	On houses of two or more stories, there should be space on the entrance level that be used as a convenient bed-space	Compliant
Criteria 10	There should be: a) A wheelchair accessible WC on entrance level b) Drainage provision enabling shower to be fitted in the future	All bathrooms on entrance level to each flat.
Criteria 11	Bathroom and cloak room walls should be strong enough to accommodate grab rails	Bathroom walls will incorporate a plywood backing to accommodate grab rails.
Criteria 12	The design should incorporate: a) Provision of a stair lift b) A suitably identified space for a through the floor lift from ground to first floor	Building can be adapted to provide a stair lift if required.
Criteria 13	The design should provide a reasonable route for a hoist from a main bedroom to the bathroom.	The layout can accommodate a simple knock-out between bedroom and bathroom.
Criteria 14	The bathroom should be designed to incorporate ease of access to the bath WC and wash basin	Compliant
Criteria 15	Living room glazing should begin at 800mm or lower and windows should be easy to open / operate	Compliant
Criteria 16	Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200 from the floor)	Compliant

Table 01. Lifetime Home Assessment

4.4 AMENITY

The site provides a total of 78m² amenity space. The courtyard on ground floor provides 18m² of amenity space for the commercial tenants. Above, each flat has a minimum private outdoor amenity space of 7m². The 3 bed flat has 23m² of private outdoor space split over two balconies. The only balcony which appears as an addition to the massing is to Flat 3 at the rear of the property.
(See fig.01 / fig.02)

4.5 WASTE MANAGEMENT STRATEGY

- Waste Management has been designed in line with LB Camden guidelines.
- Collection is once weekly for Kentish Town Road (Thursdays).
- Bins for all flats and commercial are to be stored in the purpose built bin store, accessed from Crown Place. (See fig. 03)
- Bin store doors will include natural ventilation to meet required standards.
- Bin store will be provided wash down point and drainage.
- Kitchen units will incorporate segregated recycling and refuse bins. They should feature a minimum of two compartments (for dry recyclable and refuse).

FLATS/COMMERCIAL BIN STORAGE PROVISION:

- 3 x 240 L Bin for refuse storage
- 3 x 240 L Bin for recyclable waste storage.

4.6 TRANSPORT ASSESSMENT AND CYCLE PROVISION

- Being in an area of excellent public transport, the scheme is to have no additional car provision for the flats. Kentish Town/Kentish Town West Railway Stations and Kentish Town Underground Stations are all within a 5 minute walk from the site. There are also numerous local bus routes with bus stops on Kentish Town Road.
- A secure bike store will be provided, accessed from Crown place, with one allocated bike storage per bedroom.
(See fig. 03)

4.7 DESIGNING OUT CRIME

The development has been reviewed against the Secured By Design ACPO standards 2010. Particular features that will be incorporated within the scheme are:

- Video Intercom system / access control connected from the front door to each flat allows visitor access
- CCTV monitoring the front entrance
- Front door sets will be PAS24 type (subject to client confirmation)
- Door chains will be fitted to flat entrance doors
- Post will be through the front door only. A letter plate located within the wall, providing 'through the wall' delivery via a sloping chute into a secure internal letter box with fire retardation and anti-fishing attributes for each household.
- Windows are to be designed in accordance with BS 4873 (aluminium windows)
- External Lighting is provided adjacent to the front door at street level and is switched by photocell or automated with a manual override
- There will be power provision within each flat for occupant installation of a intruder alarm system
- Utility meters will be located either in the shared entrance on ground floor or within the flat.
- Sound insulation between flats will be designed to reduce nuisance. It will be compliant with part E of the building regulations.

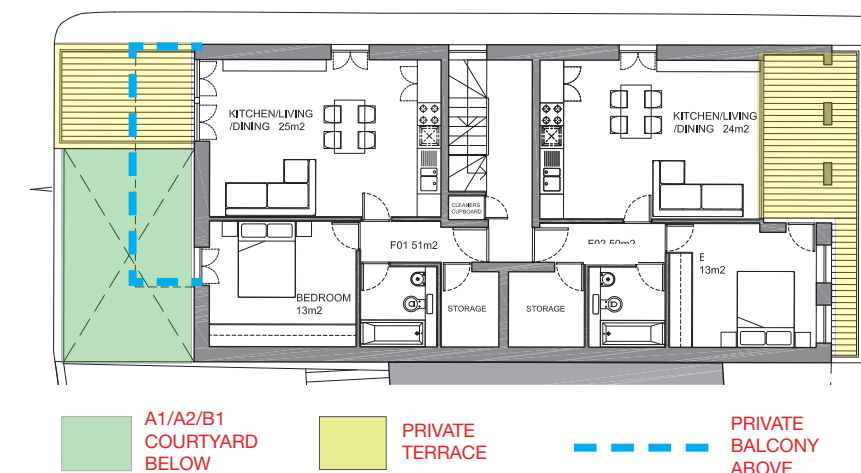


Fig 01. External Amenity Space (First Floor Plan)

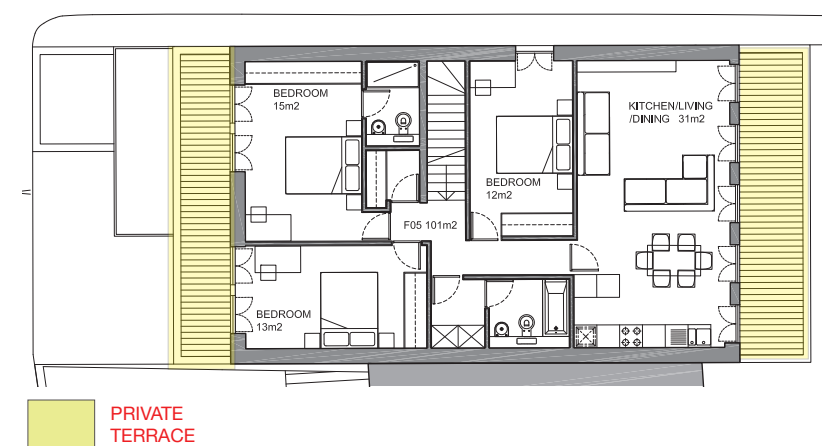


Fig 02. External Amenity Space (Third Floor Plan)

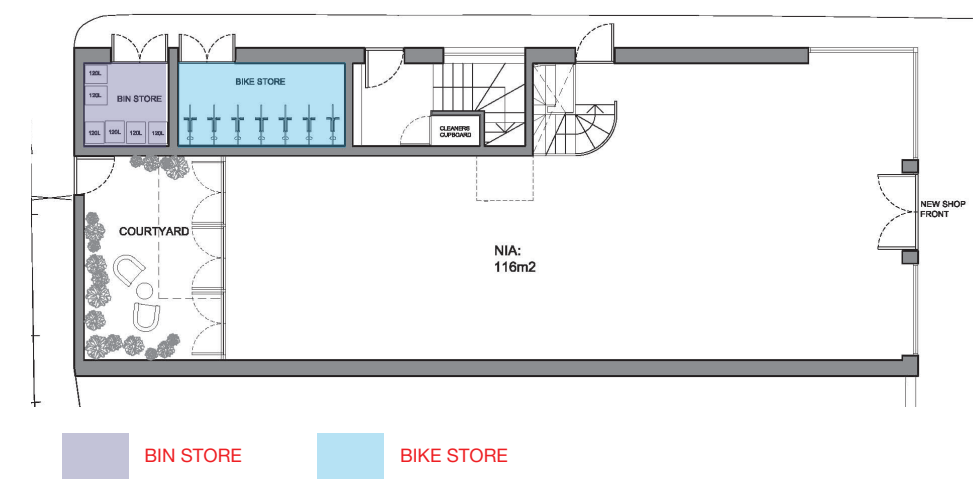


Fig 03. Ground Floor - Bin and bike storage provision

EXISTING DRAWINGS - 0100

1502-0100-AP-001_PL01 - LOCATION PLAN
1502-0100-AP-002_PL01 - BASEMENT
1502-0100-AP-003_PL01 - SITE PLAN - GROUND FLOOR
1502-0100-AP-004_PL01 - FIRST FLOOR
1502-0100-AP-005_PL01 - SECOND FLOOR
1502-0100-AP-006_PL01 - LOFT PLAN
1502-0100-AP-007_PL01 - ROOF PLAN
1502-0100-AP-008_PL01 - ALL SECTIONS AND ELEVATIONS

**PROPOSED DRAWINGS - GENERAL ARRANGEMENT
PLANS - 0200**

1502-0200-AP-002_PL01 - BASEMENT
1502-0200-AP-003_PL01 - GROUND FLOOR
1502-0200-AP-004_PL01 - FIRST FLOOR
1502-0200-AP-005_PL01 - SECOND FLOOR
1502-0200-AP-006_PL01 - THIRD FLOOR

PROPOSED DRAWINGS - SECTIONS - 0300

1502-0300-AP-001_PL01 - SECTION AA

PROPOSED DRAWINGS - ELEVATIONS - 0400

1502-0400-AP-001_PL01 - KENTISH TOWN ELEVATION
1502-0400-AP-002_PL01 - CROWN PLACE ELEVATION
1502-0400-AP-003_PL01 - REAR ELEVATION