

Design and Access Statement
194 – 198 Arlington Road London NW1 7HH

This Design and Access Statement is intended to aid the understanding of the design intent expressed in the drawings and support material submitted as part of the planning application for alterations to the entrance façade at 194 to 198 Arlington Road London NW1 7HH.

1.0 Introduction.

The proposal is based on the problems incurred by the residents of 194 to 198 Arlington Road from the existing, exposed entrance platform being constantly use by vagrants as a meeting area and used as sleeping accommodation. This has been a concern from the residents who feel unsafe approaching their flats and the mess which is constantly evident.

The use of this space is encouraged by the area being sheltered from the elements and is accessed by a few steps, off the public pavement. There is no security in place and the residents need to approach the secured entrance to the block, through this exposed area.

2.0 The Proposal.

For this reason, it is proposed to make this area inaccessible, unless you are a resident. It is, therefore proposed that this area is closed off and accessed from s sliding door, adjacent to the public pavement. It is intended that the sliding door is lockable with residents only having the key access. In addition, it is proposed that a 24 hour porter/concierge is located at a desk in this area to allow access for deliveries, post and so on.

We believe that this solution would alleviate the resident's fears, make the building more secure and eliminate deposited rubbish left by the vagrants.

3.0 Design and Context

The building was completed a few years ago and is of a contemporary design in having largely glazed to the main façade and a curved asymmetric feature over the entrance way.

It is proposed to use a curved glass screen, with the same radius as the feature glazing above, although slightly set back. The glazing mullions of the proposed screen will be the same colour as elsewhere, therefore matching the buildings architecture,

The proposal has bee designed to maintain the disabled access ramp and to avoid proposing a swing door as this would swing onto the public pavement. It is proposed, therefore to use a curved glass, sliding door to overcome the problem.

4.0 Conclusion

This proposal is fully supported by the residents and the local highway pedestrian staff and, we feel, will not harm or detract form the streetscape or the buildings architecture.