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Monday 8th June, 2015

To:

Camden Council
Planning - Development Control
Camden Town Hall
Camden Council
Judd street
London
WC1H 8ND

DESIGN AND ACCESS STATEMENT

Re: 40-42 Parker Street, London WC2B 5PH

Summary of Proposal

The proposal is for change of use and conversion of the 3rd floor into 3 residential units.

The Site

40-42 Parker Street dates from the early twentieth century. It is located mid way along Parker Street between Covent Garden and Holborn. It is a four-storey brick building with an existing plant room on the roof.

Assessment

The property is currently occupied as commercial office space. The area is mixed use; there are commercial office buildings adjacent to the building and residential buildings on the opposite side of Parker Street.

There is a mixture of similar scale buildings in the central part of the street dating from a range of periods. Further to the west, on the corner of Parker Street and Drury Lane, is the New London Theatre and entrance to an underground car park. Opposite the application site, on the north-east corner of the junction between Parker Street and Newton Street, is a pub at street level with offices above. Towards the eastern end of the street, there are two tower blocks that overlook the rooftops and the street.

The property is not listed and it is not in a Flood Risk Area.

The property has recently been granted permission for a roof top extension to house residential units.

Use

The application is for change of use and conversion of the third floor of the building into residential use. Access would be shared with the commercial units to the lower floors (for more details please refer to the access section below). The conversion will take place wholly inside the existing shell of the building with no external manifestations visible.

Layout

The existing core and ground floor entrance are to be shared, with level access to the front doors of each proposed unit. There are 2no. 2 bedroom units proposed and 1no. 1 bedroom unit, to provide more affordable homes as well as sharer / small family units. Bike stores have been incorporated as well as open plan flexible living spaces.

Access

There is a main entrance on the ground floor of Parker Street. The proposed access to the residential levels of the building would be a shared and upgraded entrance lobby, with shared use of the lift and stairs (this has permission to extend up to 4th and 5th floors, where there is permission in place for a roof extension to house further apartments)

External pedestrian and vehicular access remains unchanged to the property.

Inclusive access is to be provided throughout the development. The shared main entrance on the ground floor has a level threshold and the door would be refitted with clearly legible door furniture.

The lift is to provide level access to all of the front entrances to the flats. Bedroom and corridor sizes are to comply with the London Housing Design Guide to enable future wheelchair access.

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