

Date: 6 August 2015

Ref: M14108

LB CAMDEN: 67 & 67A CAMDEN HIGH STREET, LONDON NW1 7JL

DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

- 1.1 This design and access statement accompanies a planning application for development at the above address comprising:

*Erection of a roof addition to provide 2no 2-bed flats
together with the re-modelling of the street facade and
shopfronts*

- 1.2 The current scheme responds to the Council's refusal of an earlier planning application for a roof level addition issued on 17 February 2015 (ref: 2014/6277/P). The accompanying Planning and Heritage Statement explains how the earlier refusal has been addressed. This report solely describes the proposal and provides a Lifetime Homes Statement.

2.0 DESIGN

Use

- 2.1 No. 67 comprises a shop unit at ground floor level with a flat on each of the two upper floors. No. 67A also has a retail unit on the ground floor with upper levels used as offices.
- 2.2 The proposal would add a flat above both properties. Housing, and in particular 2-bedroom dwellings, is a high priority in the borough and the Council confirmed in respect of the earlier proposal that a pair of 2-bedroom flats in this location is acceptable in principle.

Amount

- 2.3 The proposal would create a pair of 2-bedroom, 3 person, self-contained flats.

Layout

- 2.4 The two flats would be laid out with living/kitchen/dining space at the front and bedrooms to the rear.

- 2.5 The existing layout of the building does not include a storage area for bikes or waste & recycling - there are no suitable locations to add these without adversely affecting the retail shopfronts and thereby reducing active street frontage. It is proposed that the waste and recycling bags are picked up from the street by weekly collection, as it is for existing residential flats.

Scale

- 2.6 The roof addition would reflect the scale of mansards on nearby properties in Camden High Street, most notably those opposite the application site (Lidl and the 99p Store). Likewise the re-modelled front elevation would incorporate an arrangement of windows that is compatible with nearby frontage and the street scene more generally.

Appearance

- 2.7 The perspective drawing produced by GML Architects (below) demonstrates that the proposal would reflect the solid to void proportions of properties in the street and create a frontage that is entirely in-keeping with the appearance of the street scene, whilst being clearly of its own time rather than a pastiche.



3.0 ACCESS

To the flats

- 3.1 The application property is located in a highly access location. The proposed pair of flats would be accessed via the existing stairs serving the two flat in No.67.

Lifetime Homes Standards

- 3.2 Both flats have been designed to the Lifetime Homes standards where possible, including space provisions outlined in red on proposed floor plans. This means that future occupiers will be able to live in these new homes through all stages of their lives; the apartments will provide flexibility into the future:

1) Parking

- 3.3 The proposal would be car-free.

2) Approach to Dwelling from Car Parking

- 3.4 N/A

3) Approach to All Entrances

- 3.5 The proposal would use an existing communal entrance that serves a pair of existing flats.

4) Entrances

- 3.6 The existing communal entrance will be illuminated. It already provides adequate weather protection and a level external landing.

5) Communal Stairs and Lifts

- 3.7 There is no communal lift in this scheme. The communal stairs up to second floor level are existing with 250mm goings and 190mm risers - the layout of the building prevents these from being changed. The proposed stairs must also fit within the same core up to the 3rd floor level and maintain adequate headroom over the stairs below - they will therefore be in similar dimensions.
- - The handrails to the proposed staircase will extend 300mm beyond the top and bottom.
 - - The handrails to the new staircase will be at a height of 900mm above each nosing.

- - Proposed step nosings will be distinguishable through contrasting brightness.
- - The risers will not be open.

6) Internal Doorways and Hallways

- 3.8 All hallway widths are at least 900mm , doorways at least 750mm, increasing to 900mm when opening off a hallway of less than 1050mm width.

7) Circulation Space

- 3.9 Living and dining areas have a 1400x1700mm circulation space and kitchens have at least 1200mm between units. Main bedrooms have 750mm clear either side of a standard double bed with at least 750mm clear to one side of the bed in other bedrooms.

8) Entrance Level Living Space

- 3.10 Both flats are single level and therefore include a living space on the entrance storey.

9) Potential for Entrance Level Bed Space

- 3.11 Both flats are single level and therefore include a bedroom on the entrance storey.

10) Entrance Level WC and Shower Drainage

- 3.12 Both flat entrance storeys provide a bathroom with floor drainage for an accessible shower.

11) WC and Bathroom Walls

- 3.13 All walls in WCs and bathrooms will be capable of supporting grab rails and other adaptations.

12) Stairs and Potential Through-Floor Lift in Dwellings

- 3.14 Both flats are single level and therefore this does not apply.

13) Potential for Fitting of Hoists

- 3.15 In each flat a bedroom is located adjacent to or nearby a bathroom and the structure in these locations will be capable of supporting a ceiling hoist. The route will not pass through any other habitable room.

14) Bathrooms

- 3.16 Both bathrooms are designed in accordance with layout and dimensions specified in criteria 14.

15) Glazing and Window Handle Heights

- 3.17 Glazing in living rooms will begin at no higher than 800mm and at least one window will be approachable and usable by a wide range of people.

16) Location of Service Controls

- 3.18 All service controls will be located between 450 – 1200mm above floor level and at least 300mm away from internal corners.