



## Design and Access Statement

58 Parkway, London NW1 7AH

CHANGE OF USE AND CONVERSION OF GROUND FLOOR LAUNDRY (CLASS A1 LAUNDRY) TO OFFICE (CLASS B1) WITH REAR GARDEN; NEW INTERNAL STAIRS TO UPPER FLOOR LEVEL WITHIN THE EXISTING BUILDING

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## 1. Introduction

This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This application is for a change of use of an existing laundry space (use class A1) into an office space (use class B1) with a small rear extension.

## 2. The Site and Surroundings: Location

This property is located close to Parkway, a busy one way street leading to Camden tube station in the heart of Camden. The closest tube stations are Camden to the north, and Camden Road overground station to the far north east. Numerous bus connections exist along the nearby roads. It is part of a row of two storeys terraced houses with ground floor shop frontages and narrow rear gardens. The houses have characteristic elevations with facing brickwork and tiled roofs. Most houses in this area have office or residential use on the first and second floors.

The site borders with numbers 56 and 60 Parkway. At the northern boundary the site faces the rear gardens of the house on No 13 Gloucester Crescent on the opposite side of a quiet residential road.



## **3. Design Principles and Concepts**

### **3.1. Design in context**

The design proposals takes the area and its immediate surroundings into consideration. It is our view that the alterations proposed are a minimal intervention and would not impact the building's setting or appearance. The proposed altered use on the ground floor will in fact blend in with adjacent office uses.

All this provides in our view a natural extension to the existing building and does not impact its setting.

### **3.2. Layout**

The proposed changes reduce the existing commercial use on the ground floor from an extensive laundry to an office space on the ground floor, with independent entrance as the existing laundry.

There is a current planning permission for a small first floor rear extension to the first floor flat, and a mansard roof loft extension, which in turn will add an upper level to the existing second floor flat.

### **3.3. Change of use**

The current use on the whole ground floor is laundry (A1 use class), with a shopfront for customers and several back of house areas located in the ground floor rear extension, and connected outbuildings of a timber construction. There is also a separate residential entrance from Parkway.

It is proposed to change the use of the ground floor to a much cleaner use. The first flight of stairs up to the upper residential levels will be reworked to allow access to this new studio flat.

### **3.4. Scale & appearance**

The proposed changes do not change the appearance or scale of the building from the front in any way.

At the back of the property, it is proposed to remove unsightly timber sheds at the far end of the rear garden and rebuild the existing single storey rear extension and propose a slightly longer extension in its place, which will house an office space with a rear garden.

This change will in fact improve the amenity space on this site and also reduce the impact to the adjacent properties, by removing the existing laundry use and replacing it with much quieter and cleaner uses of office.

The new rear extension is proposed to be rendered in off white to be in keeping with the existing rendered rear elevation.

### **3.5. Sustainability**

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations and the Code for Sustainable Homes.

### **3.6. Amenity**

There is currently no amenity space on the ground floor. By removing the timber outbuildings at the back of the site, a green area is created to serve as a garden for the office use.

### **3.7. Flooding and surface water**

This site is not identified as within the risk of flooding zone as shown in the Environment Agency's maps section.

Surface water in the rear garden will be removed via the existing drain at the back.

## **4. Planning policy guidance**

This project and the site appears to be outside a conservation area and the property is not listed.

### **4.1. Change of use resulting in loss of employment space**

We believe no real employment space will be lost with the proposed change of use at the ground floor level of the existing laundry space. The new office use on the ground floor commercial space will likely employ the same number of people.

## **5. Access**

This property is fronting Parkway, and has two independent accesses at the moment. One level street access is for the current commercial use (laundry) and an adjacent entrance door to the existing two single bedroom flats on the first and second storey respectively. Both access doors currently have small thresholds.

This proposal does not change the existing access in any way. In fact, it aims at further reducing any existing thresholds on both entrances.

There is currently no direct access to the rear garden, apart from an access via the interior of the laundry.

## **6. Site Access**

The existing access to the ground level properties is via a street level entrance, with a small threshold on each of the access doors. The existing clear entrance widths are 900mm.

The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal. A ground floor toilet is created as part of this proposal, for office use and its visitors.

## 7. Existing site pictures



Front facade as seen from Parkway, and rear facade as seen from rear garden



Views of the existing rear ground floor extension and outbuildings