

PROPOSED OFFICE FOR THE CLARENCE WAY MANAGEMENT ORGANISATION CIC LTD

62A + 64A CASTLE ROAD, CAMDEN, LONDON N1 8SN

DESIGN AND ACCESS STATEMENT

Background

Some time ago a group of residents living on Clarence Way Estate, close to Castle Road, decided that they wanted to manage for themselves the estate services such as repairs, ground maintenance, caretaking and tenancy management. Following extensive training the group, The Clarence Way Management Organisation CIC Ltd, was set up under the Government's Right to Manage regulations.

Suitable premises for the organisation were needed and after looking at several possible locations near the estate the empty ground floor units owned by LB Camden at 62A+64A Castle Road were chosen for conversion to offices.

Proposals

It is proposed to convert the ground floors of Nos 62A and 64A Castle Road into offices and ancillary accommodation for the Clarence Way Management Organisation and to link the two spaces by forming an opening in the party wall in the back addition.

Previously 64A was used as a physiotherapy consulting room and 62A was a small office space.

Existing

The two buildings form part of a mid-Victorian 3 storey terrace and have been converted in the past to provide flats on the upper floors. These have separate entrance doors situated between the entrance doors to 62A and 64A at the back of the public footpath.

The upper part of the elevation of the two buildings facing Castle Road is mostly built of stock bricks with rendered surrounds to the window openings, which contain double hung timber sash windows.

There is a large rendered parapet above the head of the windows at second floor level.

At ground floor level the buildings have a painted render finish with two centrally positioned painted flush timber doors on either side of the party wall line giving access to the flats on the upper floors.

To the right of the doors to the flats is a flush timber door with glazed fanlight providing access to the ground floor of 62A and next to that a large timber window divided into three equal fixed lights. Both the door and the window are fitted with manually operated steel roller shutters providing security.

To the left of the doors to the flats is a flush painted timber door with louvred glass fanlight providing access to the ground floor of 64A and next to it a window at high level containing glass louveres.

Proposals

It is proposed to use the ground floor spaces in 62A and 64A as offices for the CWMO and to link the two spaces by forming an opening in the back addition. Other minor changes to the internal planning are proposed including the widening of doors to provide wheelchair access and to form a wheelchair accessible WC in the rear of 64A. The main entrance will be in 64A where there will be a small reception area and meeting room with an office area located in 62A. The door from the street into 62A will act as a means of escape and will not generally be used.

It is intended to remove the roller shutters from no 62A and the 100mm step at the threshold to provide wheelchair access. The existing entrance door and frame will be replaced with a new glazed timber door and frame to fit the enlarged opening.

It is proposed to remove the existing window and to replace it with a new double glazed timber window incorporating an opening casement to provide natural ventilation. The new window will have a wide central light with narrower ones on either side reflecting the pattern of the existing windows on the floors above. As the front wall is at the back of the public pavement it will be necessary for the opening casement to be at high level above 2m to avoid collision with pedestrians when open.

The entrance door into 64A will be replaced to match the one in 62A and the louvred fanlight replaced with fixed glazing

It is proposed to remove the high level louvred window in 64A and to lower the sill to the same height as the one in 62A and to fit a new window to match the one in 62A although the existing opening, which will remain, is slightly narrower. The window will similarly contain an opening casement at high level .

Access

Level access into the building will be achieved by removing the existing 100mm high step at the thresholds of the entrance door. Internally door widths will be increased where possible to permit wheelchair access and a DDA compliant wheelchair accessible WC will be provided in the rear of 64A.

Whilst every effort will be made to increase widths of doors etc the narrow corridor in 64A cannot be removed or widened as it supports stairs in the flat above. However its length has been reduced by the introduction of a lobby providing access to the meeting room.