

CARLOW HOUSE

CARLOW STREET, LONDON, NW1 7DN
DESIGN & ACCESS STATEMENT FEB. 2016





Aerial photograph showing the site in context

INTRODUCTION

This application document has been prepared to examine the proposed addition of 1x one bed residential unit to the existing ground floor at Carlow House, NW1 7DN.

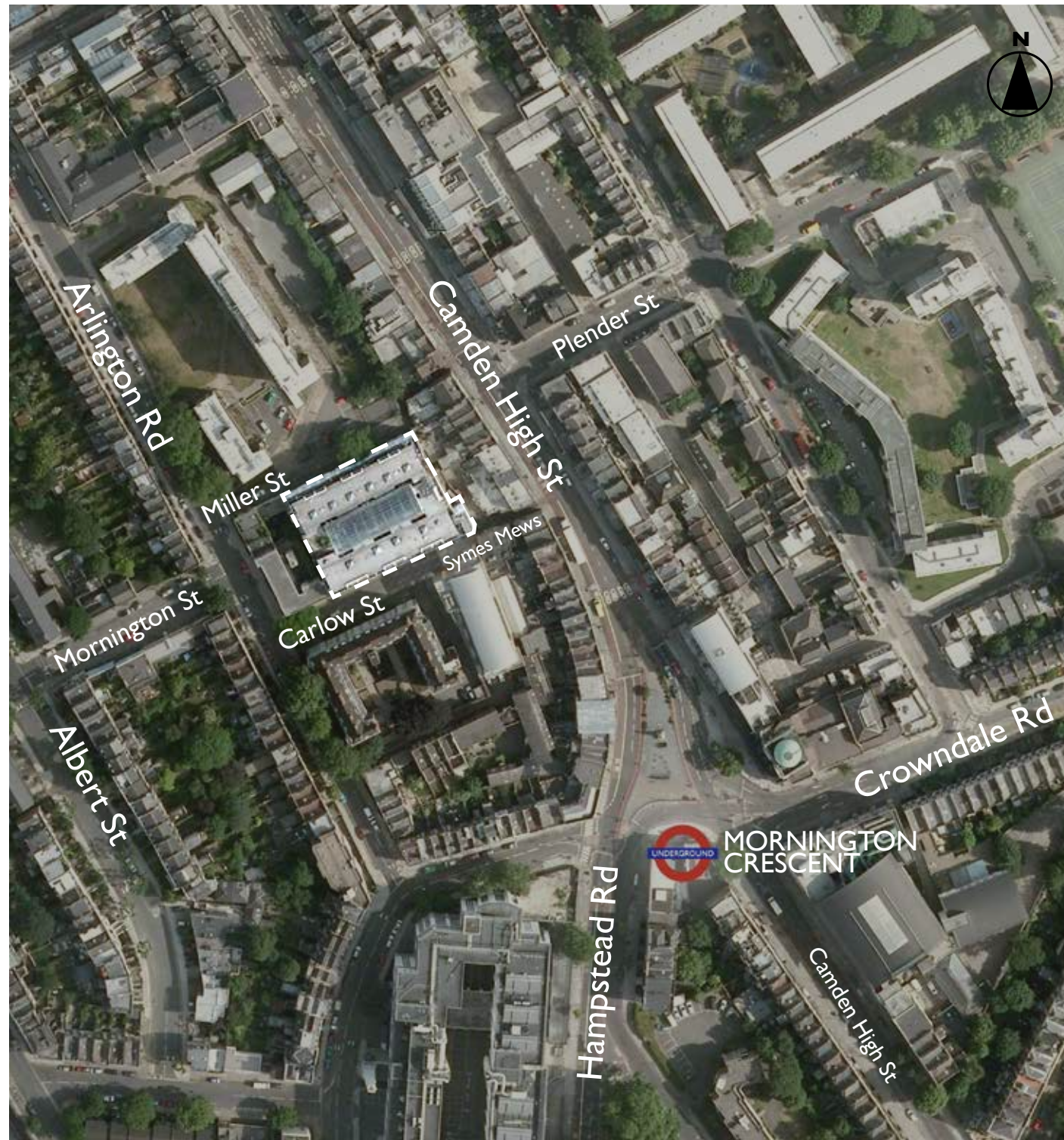
The site is located in the London Borough of Camden, close to Mornington Crescent Underground Station and lies just west of Camden High Street

The building was constructed in the pre-war period, and extensively refurbished in the 1980's. 13 private residential apartments were introduced on building's roof with an associated large glazed canopy over the atrium space

The planning application (2014/4039/P) granted on 26th August 2014 saw the building converted from office (Class B1a) to residential use (Class C3), that has been superseded by subsequent Prior Approval applications to provide 86 units.

Planning application (2014/6811/P) granted 'replacement of existing windows & ground-floor entrance doors'. Further to this, applications 2015/3272/P was granted to convert redundant cores to residential units.

This application seeks to increase provision of residential units by one within the scheme in order to provide more housing within the borough. Formerly deliverable under Prior Approval, the council's introduction at their Article 4 Direction to Camden Town in Nov. 2015 has required this additional unit be sought in the form of this planning application.

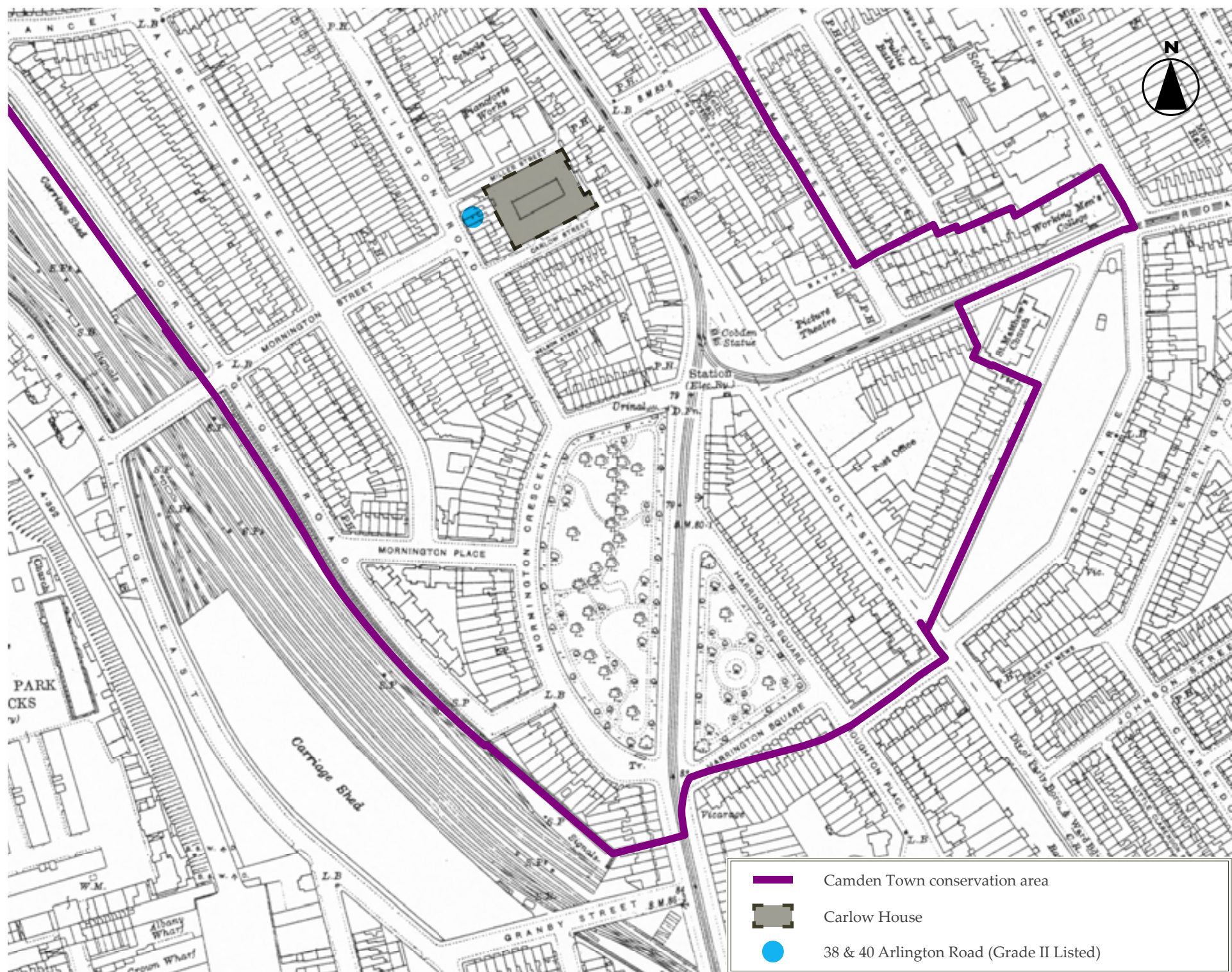


Aerial photograph showing the site in context



THE SITE : LOCATION

- The Site is situated on Carlow Street, Camden, NW1 7DN
- Located within the Camden Town conservation area
- Location within walking distance of Mornington Crescent underground station with access to the Northern Line.
- Also located within walking distance of Camden Town and Euston stations, with access to the Victoria, and Northern underground lines.
- There is a mix of uses in the surrounding the buildings. Primarily being offices and residential uses.
- Neighbouring buildings vary in age and quality, and are of varied scales with a differing material palette.



Camden Town Conservation Area 1914

THE SITE : HISTORIC CONTEXT

- The site is located within sub-area 1 (commercial) of the Camden Town conservation area
- It is close to Camden High St., a traditional wide shopping street linking the busy junction at Mornington Crescent to the eclectic and lively town centre at the heart of Camden Town
- The age of the building is not clear, but it is thought to have been built between 1894 and 1914, based upon historic maps of the area
- The area was characterised by tight terraced housing and poor conditions during the late 19th century
- Nos 38 & 40 Arlington Road are grade II listed and are included in the listing as a pair of well-preserved houses

Heritage Listing:
Numbers 38 & 40 and attached area railings

National Heritage Listing Number: 1244686
TQ2983SW ARLINGTON ROAD 798-1/83/1855 (North East side)

Pair of houses. c1840. No.38 red brick with rendered ground floor and parapet, slate roof and party wall stacks. 2 windows wide, 3 storeys and basements. Upper windows with glazing bars in moulded architrave surrounds, those to first floor with cast-iron balcony fronts. Panelled door in moulded architrave doorcase with rectangular top lights. No.40 rendered, with channelled ground floor and the upper floors scored to resemble ashlar. Slate roofs with party wall stacks. Moulded cornice to parapet. Sash windows with glazing bars. Panelled door set back under round-arched toplight. INTERIORS not inspected. SUBSIDIARY FEATURES: both houses have area railings with spear finials. Included as a well-preserved pair of houses

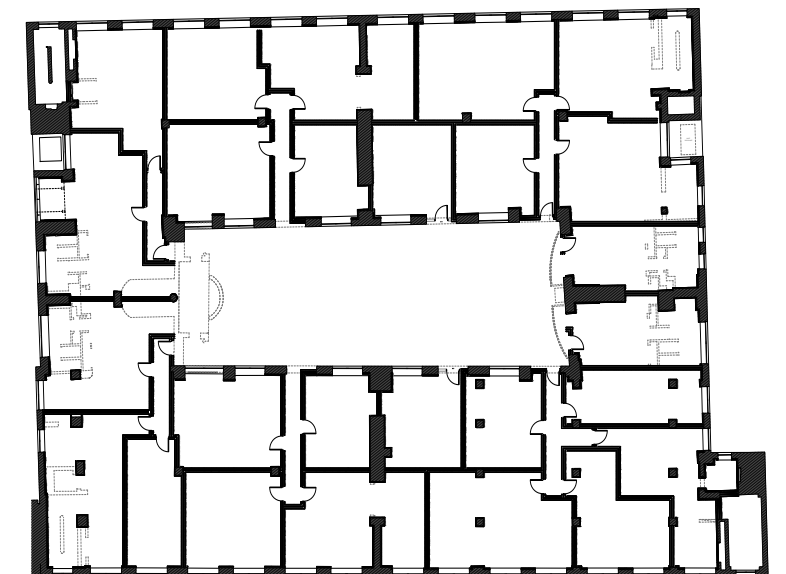
THE EXISTING BUILDING



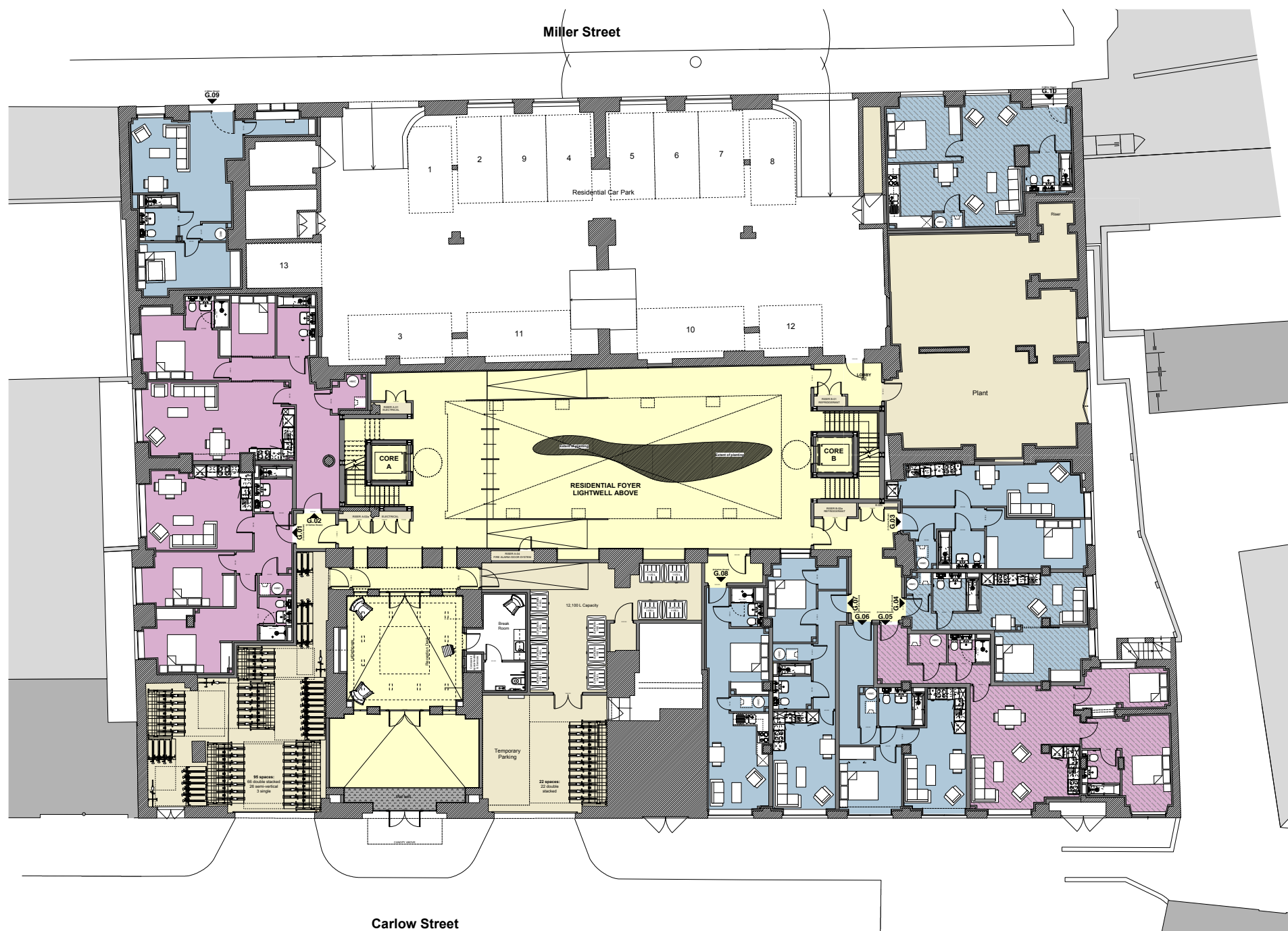
The existing building as seen from Carlow Street

THE BUILDING AS EXISTING

- The building is not Listed but it is within the Camden Town Conservation Area.
- The building consists of 5no. storeys including ground floor. Four floors of which are former office are currently being converted to residential use and the top floor is existing residential.
- Residential car parking is located at Ground floor level to both sides of the building
- Approximately 7,482sqm (80,535 sqft) GEA excluding 4th floor residential
- Main entrance off Carlow Street



The existing building - Typical Floor Plan



THE GROUND FLOOR AS EXISTING

- The ground floor consists of 10no. residential flats.
- 8no. of these are as granted under the 16 June 2015 Prior Approval consent (application ref. 2015/2288/P)
- A further 2no. units were granted on 24 November 2015 under application reference 2015/3272/P.
- Residential car parking is located at Ground floor level which is designated to the existing 4th floor residents.
- Main entrance off Carlow Street
- The existing building features redundant entrances and stair cores to the west (top left) and east (bottom right).