

# Map & Co. Architects Ltd.

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## **182 Royal College Street, London NW1 9NN.**

Retrospective application for works to the Front facade in relation to the conversion of the ground and basement from Class Use B1 to a 3 bedroom Class Use C3(a).

### **DESIGN & ACCESS STATEMENT.**

The building is a 4 storey plus basement mid-terrace building situated to the West side of Camden Road. The building is of London Stock brick and single glazed timber sash windows. There are 3 residential dwellings to the upper parts of the building. This application relates to changes to the Front Elevation only.

#### Design Proposal:

A permitted development was granted (Ref. 2013/4583/P) via a General Development Permitted Order (GDPO 2013) in September 2013. It granted the Change of Use from a Printer's Shop (Use Class B1) to Residential (Use Class C3).

Consent was granted for a conversion to a 3 bedroom maisonette in September 2013. The drawings submitted clearly showed the existing lightwell to the front of the property. The consented Basement Floor plan showed 3 separate bedrooms with the Master Bedroom to the front. Provision of daylight and ventilation to the Master Bedroom relied on the use of the existing lightwell.

The existing lightwell also served as an alternative means of escape as it had a fire escape ladder giving direct access to the pavement at the Front of the property. The proposed, as built involves the removal of the existing ladder which was no longer in compliance with the Building Regulations, and replaced with a compliant set of means of escape ladder as required by Building Control.

#### Appearance:

There is a subtle change to the Shopfront, necessitated with the replacement of a single glazed with double glazed frontage with opening parts for ventilation in line with the requirements of the Building Regulations. Overall, the facade as a shopfront, has largely been retained compared to other changes at 188, 241 and 245 Royal College Street.

#### Context:

The proposal has no impact contextually.