

08th April 2016

Omni House, 252 Belsize Road Design and Access Statement

In relation to works at Omni House, 252 Belsize Road, London, NW6 4BT

for

Silverstone Properties Ltd.



- 1.0 INTRODUCTION**
- 2.0 BACKGROUND INFORMATION**
- 3.0 DESIGN IMPACT**
- 4.0 ACCESS**
- 5.0 CONCLUSION**

Regulated by RICS

Building Surveys, Dilapidations
Party Walls, Licences
Defect Analysis & Repair
Project Management, Expert Witness
Design & Specification
Dispute Resolution



www.northwoodcarter.com
London W1 Tel: 020 3174 2324

Northwood Carter Ltd Registered in Cardiff No 5266743
Registered office: 253 Gray's Inn Road, London WC1X 8QT
Terry Northwood BSc. (Hons) FRICS
James Carter BSc. (Hons) MRICS

1.0 INTRODUCTION

This Design and Access Statement has been prepared by Northwood Carter Ltd. on behalf of Silverstone Properties Limited to provide information on the proposed works subject to Planning Permission.

2.0 BACKGROUND INFORMATION

General Description

252 Belsize Road is a three storey detached building generally formed of traditional load bearing masonry external wall with intermittent structural concrete floor slabs and various supporting steel beams and columns internally.

The building is understood to have been constructed in the late Victorian era and was originally a horse-drawn omnibus depot. The building is now commercial office space at ground and second and (up to January 2016) recording studios at first floor.

Ownership Details

The freehold interest of the property is owned by Silverstone Properties Ltd. The building is subdivided into three separate units on ground, first and second floors with separate leasehold interest.

Following the departure of the long standing tenants at first floor – the Freehold Owner intends to undertake general refurbishment works to modernise the unit for new incoming tenants.

Location

Shown on submitted Location Plan and Site Plan.

Note; for the purpose of this document and the application generally, the principal elevation of the building is said to face east onto Kilburn Vale with all other references taken from this.

3.0 DESIGN IMPACT

Proposals

The works requiring Planning Permission comprise only:-

- Removal of 32 no. timber frame single glazed windows at first floor level,
- Removal of 7 no. externally mounted metal security grilles and making good of brickwork.
- Installation of heritage double glazed powder coated (grey external white internal) aluminium units to match existing elsewhere on building.

Visual Impact

The renewal of these windows will match those already replaced at ground and second floors at the building and have a positive impact on the overall appearance of the building.

Scale and Massing

Omni House is a substantial building in the locality. The replacement of windows at first floor to north and south elevations will not affect the proportions of the building.

Refuse

The proposed works will not affect refuse amount or collection during the works or once they are complete.

Landscaping

There are no existing trees or plants on the site.

Outdoor Amenity Space

There is no outdoor amenity space at the building.

Heritage Assets

This building is not Listed Nationally or Locally and is not within a Conservation Area. The Priory Road CA boundary is along the road to the north-east of the building on Kilburn Vale road (see *Figure 1 below – blue kite indicating Omni House*)

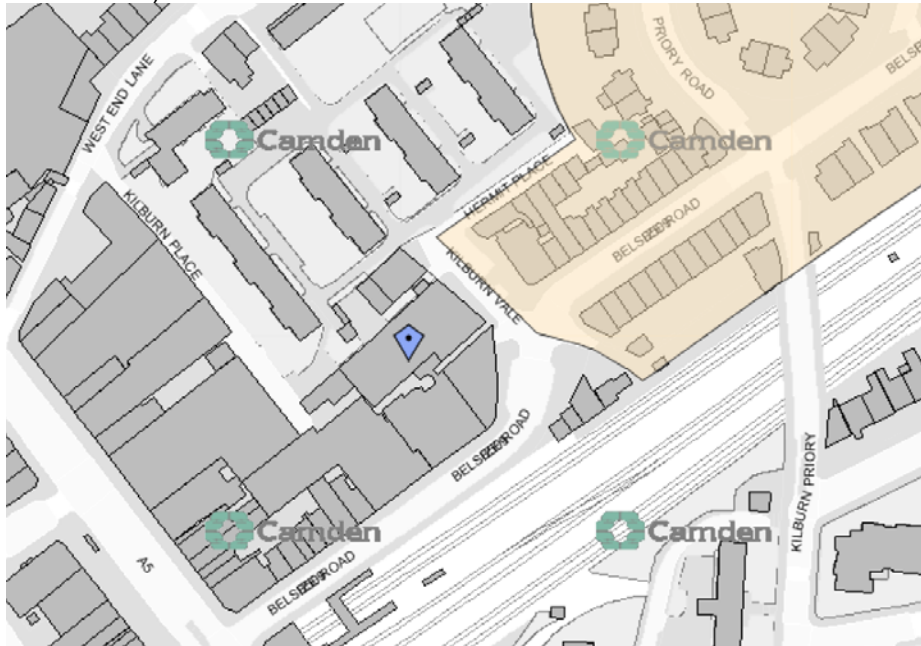


Figure 1 – CA search Camden Conservation Area Map (12th February 2016)

4.0 ACCESS

Existing

The entrances to the building are on Kilburn Vale – the main entrance provides access to ground and second floors with a separate entrance stair well to the first floor.

Assess Provisions

The proposed works will not alter the current arrangement, and therefore will not make the current situation any worse.

Means of Escape

The proposed works will not alter the current arrangement, and therefore will not make the current situation any worse. The replacement of windows at first floor will not impact on the building's Means of Escape.

Parking

The proposed work will not affect the parking in the area.

5.0 CONCLUSION

The existing timber framed windows at first floor to the north and south are not significant to the building appearance.

The existing timber frames are in general need of refurbishment and so this is a suitable time to carry out replacement works.

The proposed windows will match those installed to the principal elevation at all floors and north elevation at ground and second floor and so will homogenise the appearance of the building. This will then allow the incoming tenants to operate and maintain the building effectively.