

**KIDDERPORE MANOR
KIDDERPORE AVENUE
BAY HOUSE**



**APPLICATION FOR THE TEMPORARY
FORMATION OF A SALES & MARKETING SUITE
WITHIN PART OF BAY HOUSE**

DESIGN AND ACCESS STATEMENT

CONTEXT FOR THIS APPLICATION

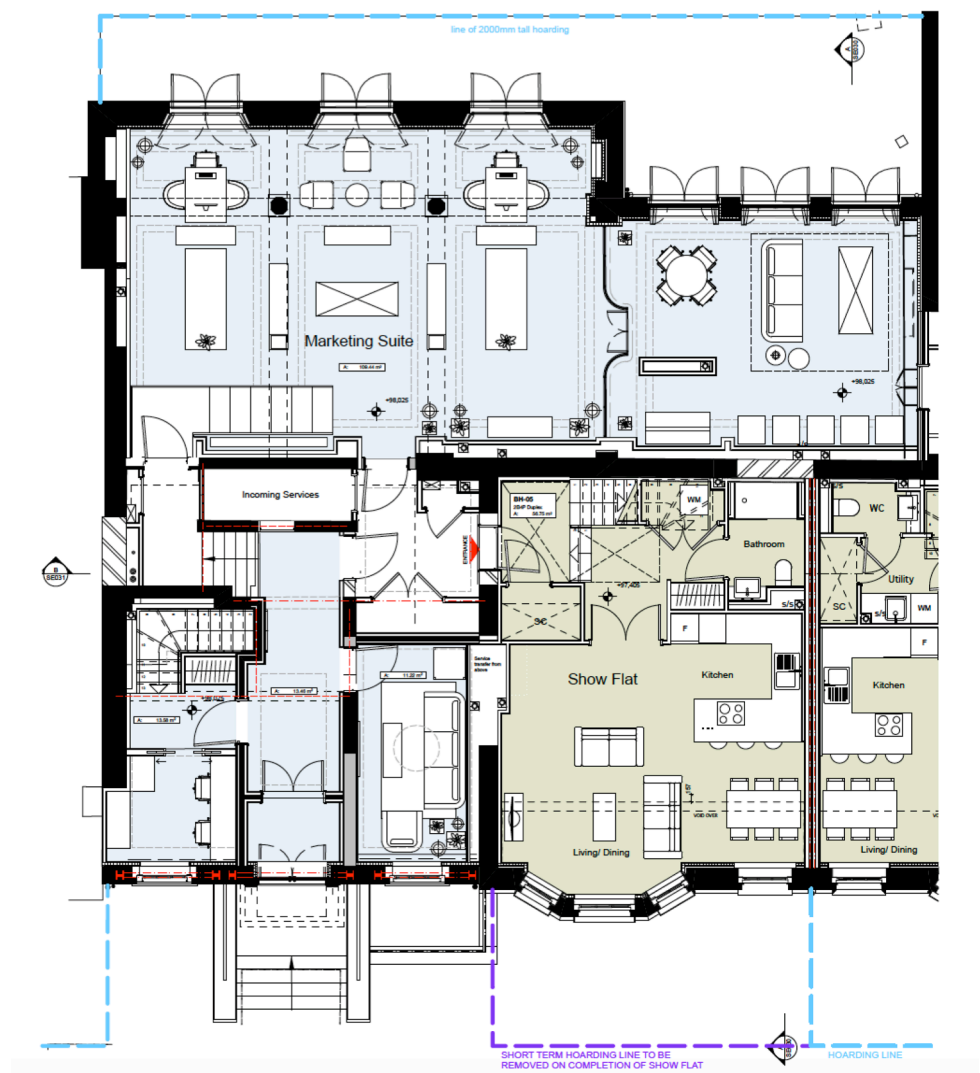
The redevelopment of the Kidderpore Avenue site, part of a former Kings College student accommodation campus, will provide 156 new dwellings as a mixture of apartments within refurbished existing buildings, new build apartment blocks and terraces houses. Bay House, as one of the existing buildings, is to be refurbished, as previously granted Listed Building Consent 2015/4120/L, and will eventually comprise 16 of the proposed dwellings. This application precedes a further application for Minor Amendment for the whole of Bay House and concerns the creation of a temporary Sales and Marketing Suite.

LOCATION

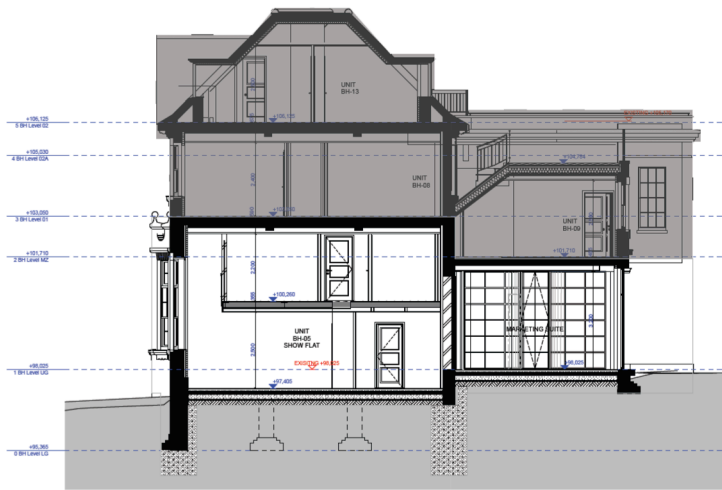
The proposed Suite, providing facilities for Mount Anvil Sales and Marketing, will be temporarily located on the lower ground floor, upper ground floor and mezzanine level within the western end of Bay House. It incorporates, a small reception area just inside the upper ground floor entrance, sales and presentation areas within the existing rear hall and welfare facilities for sales staff to the lower ground floor. The lower ground floor incorporates an existing space to the rear, discovered after the original application and consent and now to be incorporated into this application. The suite also provides a 2 bedroom duplex show flat to upper ground and mezzanine levels, which will eventually form part of the final works.

ENTRANCE

In order to gain access to the existing entrance to Bay House, located on the western side of the front façade, a break in the hoarding is to be formed along the extent of the Suite and turned in to meet the existing façade. This will provide a separated access from construction works off Kidderpore Avenue. A temporary hording will encompass the show flat elevation until its completion. A hoarding enclosing a small area along the rear elevation of the marketing suite will enable the independent operation of the entire suite from the rest of the on-going works. Temporary Landscaping features are to be provided to enhance both spaces to the front and rear.



Upper Ground Floor Plan.



Section through show flat and presentation area

FENESTRATION & APPEARANCE

Sufficient remedial repair work will be carried out to the relevant existing doors and windows for the duration of the life of the Marketing Suite, with the intention of being fully refurbished later, in line with the approved method for the rest of the building. The existing windows will be retained for this purpose.

The sales and marketing suite will occupy 33sqm at Lower ground level, 204sqm at Upper Ground level and 46sqm at mezzanine level.

Detailed proposals are illustrated on the attached drawings:

- 9000-DRG-01GN-AL900
- 9000-DRG-02BH-EL900
- 9000-DRG-02BH-EL901
- 9000-DRG-03BH-LG900
- 9000-DRG-03BH-UG900
- 9000-DRG-03BH-MZ900
- 9000-DRG-04BH-SE900
- 9000-DRG-04BH-SE901

PROPOSED CHANGES FROM LBC 2015/4120/L

MARKETING SUITE

Approved proposals incorporate two apartments within the space to be temporarily occupied by the facility, which will be constructed after the life of the Sales & Marketing Suite. Service connections, structural alterations, underpinning and a replacement ground floor will all be undertaken now in preparation for the future apartments to avoid later out of sequence works. The largely open space will be fitted out for the sales process, together with a temporary staircase and opened up doorway from the existing half landing, to provide a sense of entry to the space.

SHOW FLAT

The show flat consists of the eventual permanent solution for new accommodation on the upper ground floor and mezzanine level above, with one major exclusion, that of the library immediately adjacent to the main entrance, temporarily to be used as an additional sales room. The eventual enlarged opening between the future library and the living space will be formed at this stage to avoid future disruption, but temporarily boarded over. A temporary lobby will be formed outside the entrance door to this apartment to control the sales route flow.

UPPER & LOWER GROUND DUPLEX

The majority of works to this unit reflect the permanent approved proposal with a small study at ground floor and living and bedroom accommodation at lower ground floor level. At the lower level, the additional space revealed from investigative works is now incorporated to assist in providing a staff kitchen, toilets and welfare facilities. These areas would be temporarily partitioned off from the rest of the lower ground.

ACCESS

Access to the Sales & Marketing Suite is to be by appointment only and via the existing main entrance. At first point of contact the visitor will be asked if they have any access requirements. A suitcase ramp will be available to provide temporary access up the main entrance steps. Once inside there is to be a separate level access door to the Marketing Suite through a level access door. Welfare for wheelchair users is envisaged within the show flat, down a short run of three steps, to be negotiated with a temporary ramp. For a short period, until the show flat facilities are completed, there will not be any access to welfare facilities for wheelchair users. As sales is managed by appointments, this is not considered to be an unmanaged situation.

PARKING

It is anticipated that from a wider application for the suspension of a number of existing bays along Kidderpore Avenue, a number of car parking spaces, including two disabled spaces directly adjacent to the Marketing Suite entrance, will be provided. A permit system will be issued through the sales agents.

Approval is therefore sought for the temporary use of the western part of Bay House for the Sales and Marketing Suite.