

DESIGN & ACCESS STATEMENT

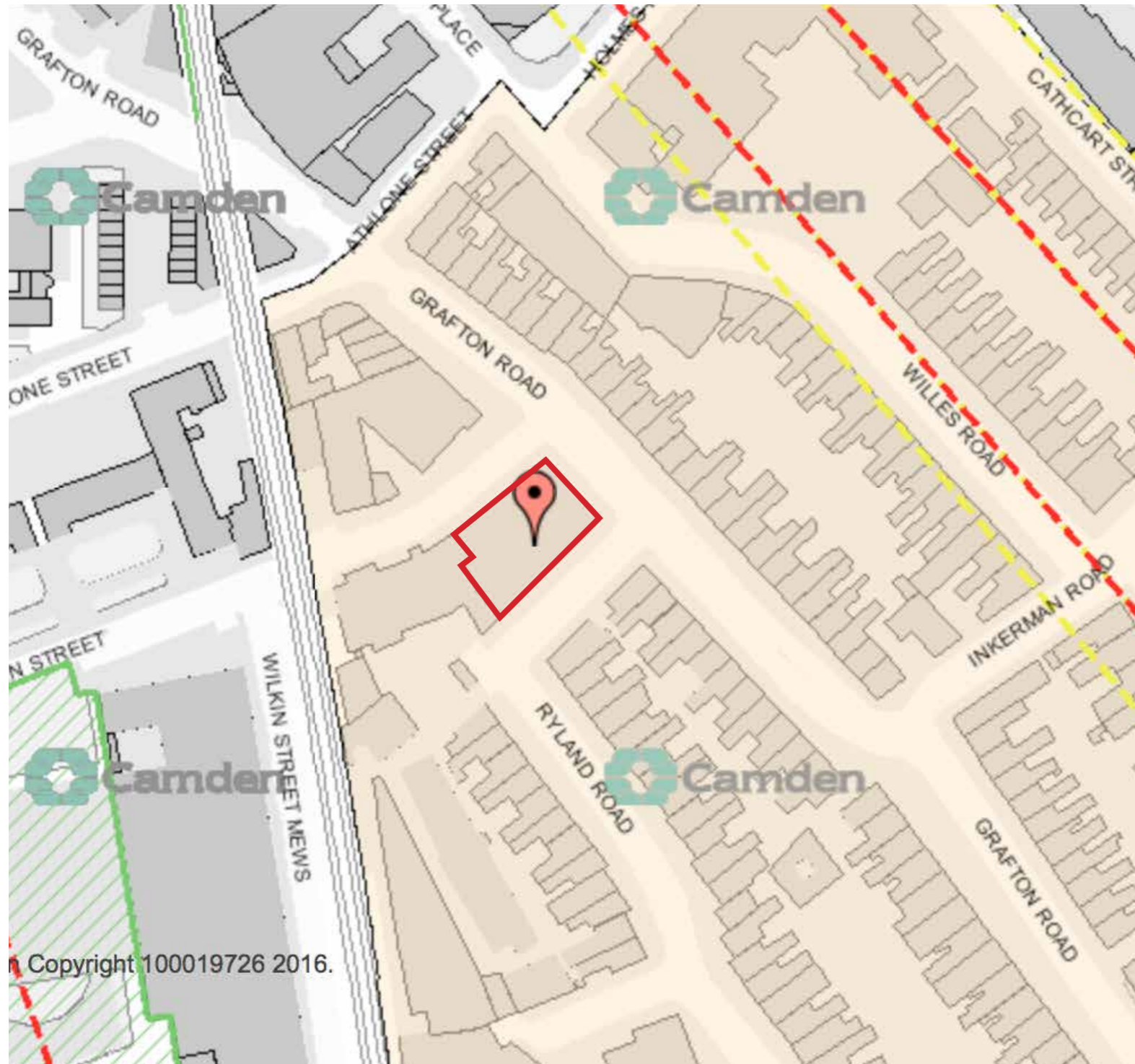
RYLAND HOUSE | LEASK ARCHITECTURE



1ST SEPTEMBER 2016 • PLANNING ISSUE - REV A

DESIGN & ACCESS STATEMENT

RYLAND HOUSE | INTRODUCTION



Camden Planning Policy Map- site outlined in red

INTRODUCTION

This document is submitted to Camden in support of the application seeking Planning Permission for the proposed minor external alterations to the ground floor entrances of Ryland House.

The property is not Listed but is located within a Conservation Area. The proposals have been prepared with reference to national and local planning policy, as outlined herein.

Ryland House was constructed in the 1950's as a clothing factory and is considered to make a positive contribution to the Conservation Area. The building now has a flying freehold of residential apartments above the office floors, which is under separate ownership.

RELEVANT SITE DESIGNATIONS

Inkerman Conservation Area

RELEVANT PLANNING HISTORY

Application 2005/4991/P was granted Planning Permission in 2005 for the extension and refurbishment of the building, including the creation of apartments above the office building

DESIGN & ACCESS STATEMENT

RYLAND HOUSE | LOCATION



Location Plan 1:1250



Aerial View

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RYLAND HOUSE | SITE PHOTOGRAPHS



Ryland Road/ Grafton Road corner



Grafton Road/ Wilkin Street corner



Existing building entrance- Ryland Road



Wilken Street garage entrance



Existing building entrance- Ryland Road



Existing building entrance- Ryland Road

DESIGN & ACCESS STATEMENT

RYLAND HOUSE | PROPOSALS



Existing entrance doors

PROPOSED ALTERATIONS - BUILDING ENTRANCE

The existing building entrance is recessed from the site boundary, with the entrance doors located beyond the entrance steps. An external shutter is located at the boundary to secure this area out-of-hours.

We propose to relocate the entrance doors to the boundary of the building, in line with the windows adjacent, with the existing shutter repositioned behind the doors. A glazed overpanel is proposed, in a matching specification to the doors and adjacent windows.

This minor adjustment will facilitate improvements to the building entrance and reception area and will not impact adversely upon the Conservation Area. The doors will open inwards so as not to encroach upon the public highway.

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RYLAND HOUSE | PROPOSALS



Existing garage shutter

PROPOSED ALTERATIONS - GARAGE SHUTTER

We propose to replace the existing metal garage shutter with a perforated version, for air flow through the existing garage and plant space. The finish will match the existing installation in every other respect and therefore the changes will be barely perceptible and hence will not impact adversely upon the Conservation Area.

DESIGN & ACCESS STATEMENT

RYLAND HOUSE | ACCESS STATEMENT



Existing stepped entrance



Proposed platform Lift

ACCESSIBILITY

There is a level change at the existing building entrance to Ryland Road, with a wheelchair stair lift. We propose to either retain this lift or replace it with a disabled platform lift to maintain the current access arrangement. The replanned reception area will offer a more generous space for wheelchair users.

The new platform lift will be discreet when out of use (see below product images) and this has been set-out so that it can be operated with the front door open or closed for ease of access.

The existing lift serves all three floors of Ryland House and no changes are proposed to this arrangement.