

Design & access statement

Proposed external door to rear of Livingstone Studios, 36 New End Square, London NW3 1LT

The Applicant

Vision & Rhythm is a longstanding design studio with a focus on textile, fashion, product and Interior design. It is locally and internationally known as Livingstone Studio. The studio is divided into design areas, workshops, wholesale and exhibition space, offices and, newly in the lease, ancillary educational art/ design classes.

Livingstone Studio is a much loved part of Hampstead Village and this application proposes a way to maintain the property safely and to safeguard the future of this beloved institution.

Design process

We have worked with the leaseholder, to review all possible means of escape in order to make the building practical usable and safe. Since the previous - albeit substandard - means of escape across a low flat roof and down a ladder across is now no longer available or protected as a right of way, we have proposed the only feasible and logical solution to address concerns raised during a routine fire risk assessment. This would result in the provision of a standard door opening to the rear of the building, discharging into the garden of no. 26 New End Square - a LB Camden owned freehold property of 6 apartments.

We have consulted with the LB Camden Property Department representative, Sharon Wallace, to explain the means of escape problem and proposed solution, who has then involved local representatives to consult with the tenants and residents of 26 New End Square.

Amount of development

There will be no increase in floor space.

Building use

The use will also remain as a studio building for design and teaching.

Layout

The internal layout is modified slightly at one end to create an internal staircase at the 'dead end' condition, culminating in an exit door to the external atmosphere and to a place of safety.

Scale

There are no proposed alterations to the height, mass or bulk of the building.

Appearance

There will be no visible alteration to the outside of the building other than a new door which will be painted out to match the dark brown colour of the adjacent brick.

Landscaping

A new pathway will be formed in the rear garden of 26 New End Square, along the fence line, with proprietary stepping stones.

Access

Visitor access, fire and emergency access and disabled access is from New End Square and will remain unchanged.

Conservation area impact

We do not believe that the provision of the new door, visible only by oblique glimpse from the public footpath, would have any detrimental impact on the character of the conservation area.

The following drawings and images illustrate the proposal and its minimal impact.

Location plan



blue line indicates LB Camden housing and gardens at 26 New End Square

purple line indicates LB Camden garages to rear of 26 New End Square

position of proposed escape door
red line indicates Livingstone Studio,
36 New End Square

pink line indicates LB Camden
housing, 3 to 7 Flask Cottages

Rear elevation - proposed new alternative means of escape route



position of purlins inside

internal mezzanine level

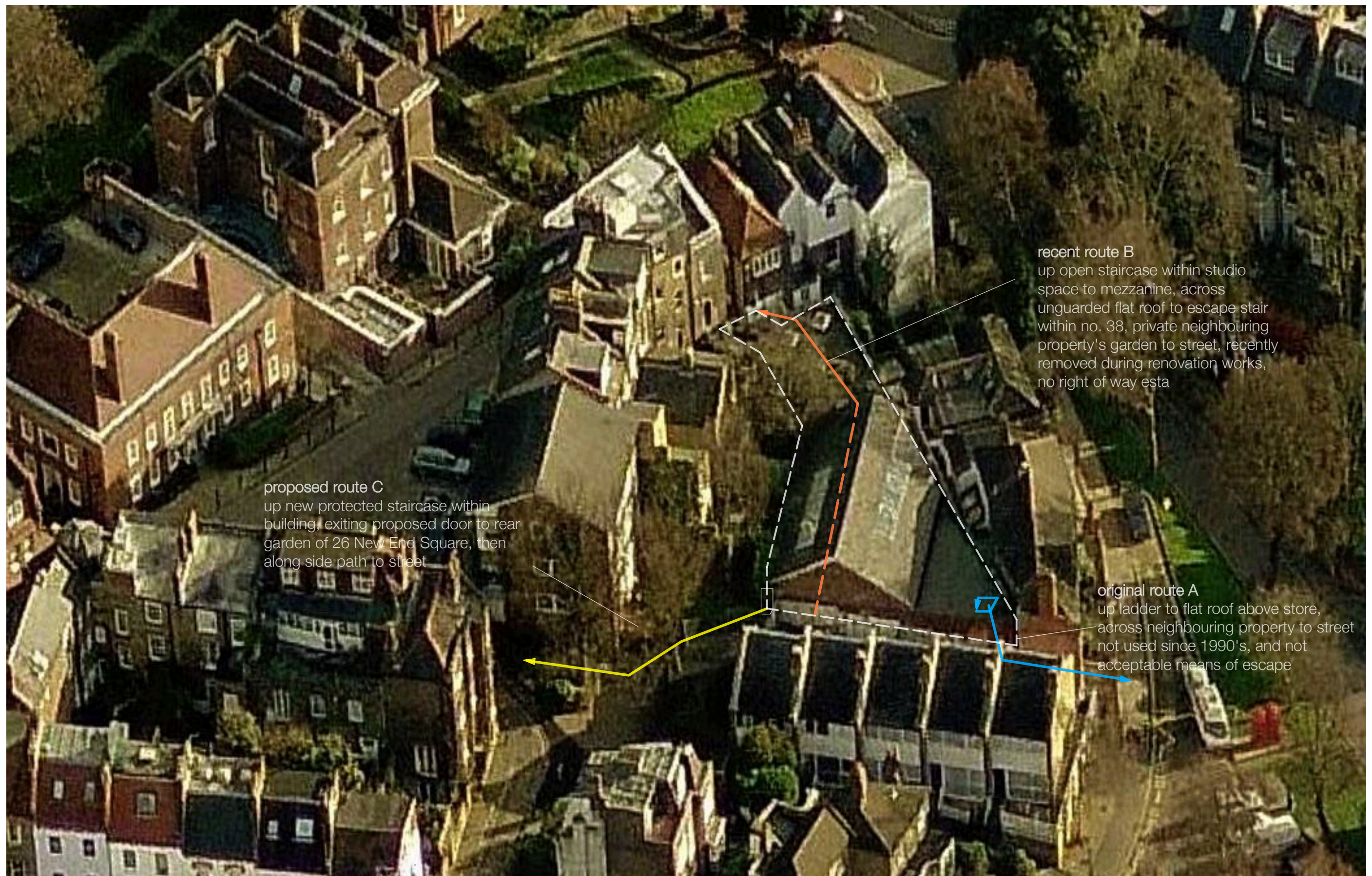
new exit door from lower level, access cut into existing brickwork and made good, door colour to match adjacent brickwork.

proposed fire escape route across garden to street

Aerial view - from south east



Aerial view - from north west



Aerial view - from south west

