



Design & Access Statement

5-8 Anglers Lane

Ref: I3038_DAS

Rev: -

5-8 Anglers Lane, London, NW5 3LA

PROPOSED REPLACEMENT OF BOUNDARY WALL PAINT AND EXTERNAL IMPROVEMENTS

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1.0 Introduction

1.1 Application Details

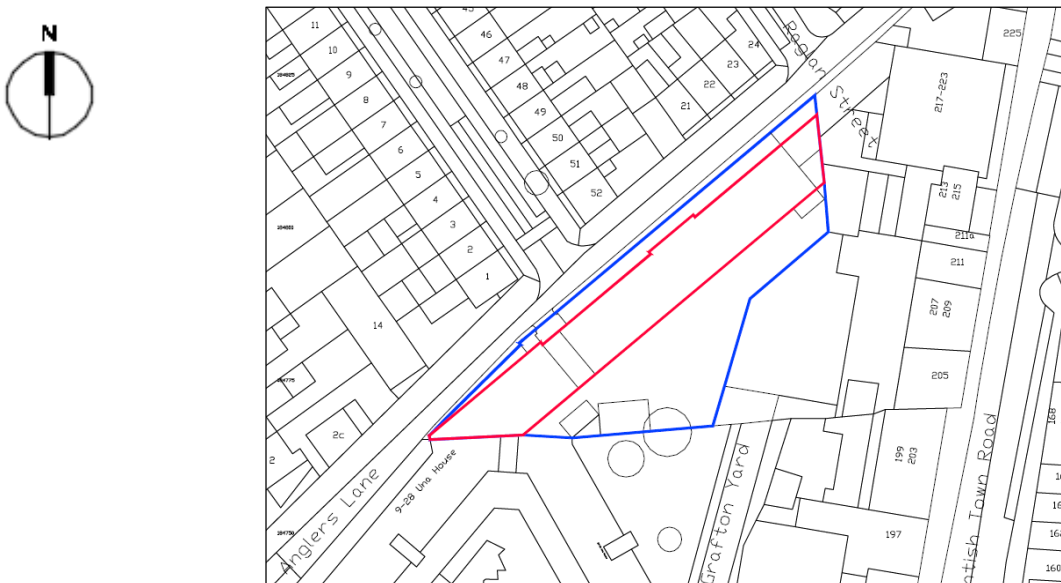
This application seeks permission for the proposed external improvement and alteration to the existing boundary along 5-8 Anglers Lane. The proposal comprises the removal of damaged render to the boundary wall with restoration of the original brickwork, replacement of paint, the formation of a new external main door and gated entrances with minor demolition works and incorporation of a corner planter.

2.0 Design Team

2.1 Applicant:	Beechwood Ltd	Contact: c/o Architect
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3.0 Existing building and context

The existing building at 5-8 Anglers Lane is used for residential purposes. The immediate urban context is predominantly a mixed area of residential and commercial uses. It is set within the Inkerman Conservation Area and is not a listed building.



NOTE TO SCALE

4.0 Planning History

2016/4326/P	8 Anglers Lane London NW5 3LA	Erection of roof extension to create 2 x 1-bed units (Class C3) following demolition of existing telecommunication and ancillary structure).	FINAL DECISION	31-10-2016	Granted
2013/4538/P	5-8 Anglers Lane London NW5 2DG	Change of use of offices (Class B1a) to create 27 residential units (Class C3).	FINAL DECISION	11-09-2013	Granted
2003/3451/P	8 Anglers Lane London NW5 3DG	Submission of details of materials and finishes to the external surfaces of the development pursuant to the appeal decision dated 29/10/03 (App Reg. No. PEX0200646)	FINAL DECISION	12-01-2004	Granted
2006/1411/P	8 Anglers Lane London NW5 3DG	Installation of one 300mm transmission dish, on bracket of existing vodafone antenna pole on the office building (Class B1).	FINAL DECISION	28-03-2006	Granted
PE9901009	8 ANGLERS LANE LONDON NW5 3ES	The change of use from light industrial use (Class B1(c)) to a mixed employment (Class B1) and residential (Class C3) use, incorporating Class B1 in the basement and four live/ Work units (Class B1 and C3) on other floors, including alterations at roof level to provide a 2.2 metre high roof light structure, a mezzanine floor and roof access door. As shown on drawing numbers: LSB/AM/97028/E01E, and /E01P; LB/AM/97028/1E, /2E, /3E, /1P Revision A, /2P Revision A, /3P Revision A, /BE, /BP, /EPI, /GE, /GP Revision A, /PRP, /RPE and /SP	FINAL DECISION	20-01-2000	Refuse Planning Permission
PEX0200051	8 ANGLERS LANE LONDON NW5 3DG	Installation of 6 x pole-mounted antennas, 2x 600mm microwave dishes, equipment cabin with 2 x air-conditioning units, associated cabling & ancillary equipment, as shown by drawing numbers 33490E-S001 (Rev.A), 33490E-S002 (Rev.A), 33490E-S003 (Rev.B), 33490E-S004 (Rev.B), Dimension drawing, Site Justification, ICNIRP Compliance Certificate, Planning Commentary, 4x sheets - Photomontage (existing and proposed), Photographs .	FINAL DECISION	21-01-2002	Refuse Planning Permission
PEX0200646	8 ANGLERS LANE LONDON NW5 3DG	Alterations to the staircase /plant room and extend with GRP shroud and internal installation of 4 antennas plus equipment cabinet including two microwave dishes to the roof of building. As shown on drawing numbers: 33490E/S002/C, S003/E, S004/D S018/A, and photomontage/S017.	APPEAL DECIDED	12-08-2002	Refuse Planning Permission
9100612	5-8 Anglers Lane NW5	Erection of roof extension to provide fourth storey for B1 Use (as defined in Town and Country planning (Use Classes) Order 1987) together with alterations to the ground floor frontage as shown on drawing numbers 1814.1 and 1814.2A.	FINAL DECISION	05-06-1991	Refuse Full or Outline Permission
P9600948	5-8 Anglers Lane, NW5	The erection of a mansard roof extension at third floor level to provide additional B1 accommodation, as shown on drawing numbers 96025/1 and /2.	FINAL DECISION	29-03-1996	Refuse Planning Permission
P9602782	5/8 Anglers Lane, NW5	Provision of rear elevation mansard dormer windows and roof space conversion for B1 accommodation. (Plans submitted).	FINAL DECISION	16-09-1996	Withdrawn Application-revision received
P9602782R1	5/8 Anglers Lane, NW5	Provision of mansard dormer windows to rear. As shown on drawing nos. 96025/1A, 2A, 3.	FINAL DECISION	03-12-1996	Grant Full Planning Permission (conds)
PE9900360	8 ANGLERS LANE LONDON NW5 3ES	The change of use from light industrial use (Class B1(c)) to form seven residential units including alterations at roof level to provide a 2.2m high roof light structure, a mezzanine floor and roof access door. (as shown on drawing nos. LSB/AM/97028/E01P, E01E, LB/AM/ 97028/BE, 1E , GE, 2E, 3E, RPE, BP, GP, 1P, 2P, 3P, PRP, RPP, EPI and SP)	FINAL DECISION	05-07-1999	Refuse Planning Permission

Cont.

5.0 Proposal

Externally the boundary along 5-8 Anglers Lane will be improved to enhance the streetscape and the traditional aesthetics of the existing building. The proposal aims to make a positive contribution to preserve the built environment and wider conservation area.

BOUNDARY WALL – The boundary wall is currently rendered in an undesirable blue paint and is not an original feature. The render is damaged and cracking along the length of the wall and in specific areas already peeling. The proposal is to carefully remove the crumbling and spalling render to expose the original brickwork behind and then make good in materials to match the existing. At the base of the wall rows of bricks will be rendered to form a protective band as existing and painted in a proposed grey colour (RAL7015) that will be in keeping with the existing building frontage. Please refer to drawing I3038-200

ENTRANCE GATES – New black (RAL9005) painted wrought iron gates are proposed for the external boundary wall entrances to 5 and 6 Anglers Lane and the drive through passage leading to the rear. As an important feature that has been lost through time the new designs for the gates complements the character of the existing Victorian building to help bring the back the building to its former glory. I3038-201

NEW ENTRANCES – The proposed external boundary wall entrances to 5a and 5 Anglers Lane has been carefully considered to provide ease of access to flats in the main building. The proposed entrances will punctuate the long monotonous wall and improve the appearance of the boundary as experienced from the street. The proposed boundary wall entrances are designed to be subservient to the noticeable pillared entrance located opposite the main central gabled facade. I3038-202, I3038-203, I3038-204

PLANTER – A planter is proposed as a protective measure in a corner location beside the drive-through entrance point of the main building to preserve and protect the area and deter any acts of vandalism. The proposed planter will be made of foliage and hardscape and will be of an appropriate scale and form. Refer to drawings I3038-201

6.0 Relevant Planning Policies & Conservation Area Statement

In support of this application the Camden Core Strategy, LDF Policies as well as the Inkerman Conservation Area statement has been considered during the development of the proposed designs. The proposal respects the special historic character of the borough and helps to promote it.

The relevant current Camden Core Strategy & LDF Policies are as follows:

CS14. Promoting high quality places and conserving our heritage

DP24. Securing high quality design

DP25. Conserving Camden's heritage

DP26. Managing the impact of development on occupiers and neighbours

DP29. Improving access

The relevant current Inkerman Conservation Area Statement guidance notes as follows:

INK6. Demolition

INK8. Front Gardens and boundaries

INK14. INK15. INK16. INK17. Materials and Maintenance

Camden Local Development Framework

Camden Core Strategy

Appearance

Policy CS14

The proposed material are sympathetic to the character of the existing building and the context in which it is located. Externally the aesthetic of the existing building will be retained.

The proposal will embody appropriate design solutions specific to the location and context. The proposal will help to improve the quality of the building and extend the life of the building.

Camden Development Policies 2010-2025

Local Development Framework

Securing high quality design

Policy DP24

The proposals will ensure quality of design and workmanship that is appropriate to the setting and context of the site. The proposed alterations will visually enhance the streetscape.

Conserving Camden's heritage

Policy DP25

The proposed minor demolition to the existing wall to create the two entrances will not negatively impact the appearance of the building nor the character of the site. This is because the traditional features will be retained in the replacement works proposed and will be appreciably better than the existing in quality and appearance.

Improving Access

Policy DP29

The proposal aims to improve the quality of access in and out of the main building for the residents. Direct access from the street via the boundary wall to the specific blocks of the building will provide higher practicable standard of access.

Inkerman Conservation Areas Statement

Demolition

Ink 6

The proposed openings in the boundary wall and external improvements have been appropriately designed with the aim of enhancing the experience of the streetscape, restoring the relationship of the boundary wall with the existing building and contributing positively to the character and appearance of the conservation area.

Front Gardens and Boundaries

Ink 8

Proposed traditional iron gates add to the attractive appearance of the boundary wall, a feature of the 19th Century buildings. Similarly with the introduction of a planter to the residual space besides the main drive-through will help to improve the local street scene as well as deter any acts of vandalism.

Materials and Maintenance

Ink 14

The proposal to removal the unappealing blue render on the external face of the existing boundary wall seeks to restore the building and its surrounding area to its former glory. Exposing the original brickwork beneath the render will be a step towards encouraging awareness of its architectural history.

Ink 15 & Ink 17

In the creation of the new external boundary wall openings materials that are proposed will match the existing in finish and appearance. Similarly any repair work that need to be undertaken to the external wall will ensure appropriate use of materials that match the existing material palette.

Ink 16

The current boundary blue wall paint creates an 'undesirable effect on the appearance of the building' due to its colour. The blue paint colour has no relationship to the original building. The proposed replacement grey paint is a more suited colour that is sympathetic to the existing building façade composition.

Access

Apart from the new proposed external boundary wall entry points directly from the street, access to the main building remains unchanged and ground floor flats and those flats above ground can only be accessed via a staircase. There are no elevators. There is no change to the current situation. To allow for window maintenance and cleaning to be carried out safely, fall protection anchor points (Pushlock Safety Eyebolt System) will be installed.



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