

Project No.224: 95 Avenue Road, London, NW8 6HY

Design and Access Statement

Thursday, March 16, 2017

224-451 Revision A

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Planning Department
London Borough of Camden
5 Pancras Square, Floor 2
London N1C 4AG

The application is for a minor alteration to an existing entrance. The building is a block of 29 residential flats built in the 1960s at 95 Avenue Road NW8 6HY. The proposal is to remodel the entrance to allow for better safety, lighting and accessibility.

95 Avenue Road is neither a listed building nor part of a conservation area in the London Borough of Camden.

The proposed works include:

1. Rebuilding new entrance steps over the existing stair for increased accessibility. Also new benches are incorporated into the stair design.
2. Retaining the existing canopy & removing a small portion to accommodate a new roof light. New structural beams are designed to sit on top of existing.
3. Aesthetic improvements to the existing canopy by adding a new metal fascia and a metal light shelf on top. The metal fin will be uplit by an LED strip in a niche underneath concealed from view.
4. Removing the existing entrance doors and fixed side windows at the entrance and replacing them with larger frameless glass doors and new glass windows for better natural surveillance and functionality.
5. Removing the existing signage on the canopy and creating a new sign of cut metal letters on the low wall to the existing ramp uplit from below by flush directional LED lights. Please refer to Lighting Assessment attached, document ref 224-455.

There will be no effect on the existing access to the site or building.

END

FINE architecture

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