



SQUARE FEET ARCHITECTS

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London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
WC1H 9JE

04th July 2017

Camden Planning Department,

Re: Change of Use and Associated Works to Frontage at 111-113 Bartholomew Road, NW5 2BJ.

DESIGN AND ACCESS STATEMENT

Square Feet Architects have been appointed by our client to apply for planning approval for a change of use from Use Class B1 to Use Class D2, including associated works to the unit frontage including instatement of aluminium framed double doors, aluminium framed windows, and aluminium ventilation louvres. This design statement is to be read in conjunction with the Planning Application drawings submitted along with this report. The purpose of this report is to detail the extent of the proposals we are seeking planning permission for, and to demonstrate our understanding and fulfilment of the Council's planning policies in relation to this proposal.

Site & Neighbourhood Context

The unit in question is part of a larger development comprising of 1 bedroom student housing units. It is situated on the ground floor of a 4-storey building, with part of the unit being single-storey only. The development sits on the border of the Kentish Town Conservation Area, but is not noted by the Council as relevant within its CAA.

Opposite the unit in question is Dowdney Close, populated with both office and residential buildings. Greatfield House is also opposite the unit in question, and is an imposing 5 storey mansion block set back from the footway of Bartholomew Road.

Planning Policy

Specifically relevant to this proposal, on top of the typical policies relating to any/all development/proposals within the borough are policies DP15, specifically clauses G and H regarding location of and access to leisure facilities; clause 7.3 of CPG5 regarding the conversion of existing B1 Use Class units to other Use Classes; and section 8 of CPG1 pertaining to signage.

Design

Currently, the frontage of the unit onto Bartholomew Road is in an unfinished state. This application seeks permission to remove hoardings/boards from existing openings and to replace them with the aforementioned glazing/doors/louvres, thereby improving the quality of the unit's frontage. The proposed placement of the required ventilation louvres is that of lowest impact to the streetscene.

Access and Amenities

Access to the building is solely possible from Bartholomew Road and will remain unaltered as a result of the proposed works. Internally, there will be no change to current access arrangements other than to improve them.

Amenities space is provided to the unit by refuse, recycling and bike storage facilities that are shared by the entire development (these are visible in drawing 1716_L_002). These arrangements are not proposed to be changed by this proposal, with adequate provision being in situ already.

Sustainability

All glazing units within the proposal are to be double-glazed. Amenity provision is to be provided for the scheme in such a way that adequate separation of recyclable and landfill waste is achieved.

Conclusion

The proposal provides a completed frontage to the building whilst having no negative impact on any neighbouring structures or the surrounding area, while also offering a practical and affordable approach to upgrading the building for the future needs of its occupants.

As there is demonstrably no material harm either to neighbours' amenity or to the appearance of the surrounding area, we trust that the application will meet with your support.