

Design and Access Report

Re: 156 Royal College Street, NW1 OTA

21ST Dec 2017, compiled by S. Spyrides (agent)

The building comprises of a basement and ground floor shop being used as office, storage and G.F shop, with side entrance to the 1st and 2nd floor 2 bed flat. Edwardian style housing occupies the opposite side of the street, comprising of residential above retail shops. Nos. 158-164 were granted permission for 6 residential units with rear single and two storey extensions. The building was rebuilt in a more modern brick and general appearance it generates is of a traditional style.

Proposal for 156 Royal College Street, are as follows;

- Ground floor rear storage and the semi basement shower room to be demolished.
- A single storey ground floor extension to be built of 5.8 metres depth with total width of existing plot. This is to be provided with roof lights and top strip lighting at rear which will provide lighting and ventilation to the new office/shop area and prevent any overlooking. It will be similar to that of No. 158 but be 2 metres less in depth.
- A new stairwell is proposed so as to provide a more workable layout to the design.
- The basement is retained as office/storage use.
- A first floor rear extension is proposed of 2.5 metres depth which again is short of that at NO. 158.
- Windows to the rear are of sash type to emulate those of the original and size is kept to a minimal.
- Sitting rooms are situated at the front of the building so as to avoid overlooking and noise at rear.
- The rear extensions to be constructed with flat roofs.
- At the front a light well is to be created to offer light and ventilation to basement areas. This is to be grilled to match neighbouring properties.
- The front façade of the building is to be retained.
- The whole premises is to be totally refurbished to a high standard.
- All material to be used will match existing and remain sympathetic to its surrounding properties.

No. 154 is also submitting a similar planning application in order that both 154 and 156 building works are carried out simultaneously.