

Design and Access Statement

For

Proposed Change of Use and Conversion of the Upper Floors into Flats With Mansard Roof Extension



58 Camden High Street, London, NW1 0LT

for
Surrey Investments Ltd

Prepared by:

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Introduction

The accompanying application is for the change of use and conversion of the current maisonette to the two upper floors and construction of an additional third floor mansard roof above a retail outlet at 58 Camden High Street into 3 self contained flats, associated storage and amenity space.

In the preparation of this report reference has been given to the best practice guide for the production and Design and Access Statements published by the Design Council along with the Design and Access Statement Guidance Notes published by Camden Council.

Context Appraisal

The building that is situated on the south west end of Camden High St forming part of the A400 between Plender Street and Pratt Street with the rear of the building looking toward Kings Terrace. Being within the Camden Town conservation area but not having a listed status the building comprises a 3 storey mid terraced Victorian built property where the ground floor and basement is currently let as a convenience store with residential accommodation above that is currently empty and disused.



Pic 1.- General view of the west elevation 58 in the centre



Pic 2 – General view of the west elevation 58 to far right.



Pic 3 - General view of rear extension to be demolished



Pic 4 - General view bay projection to be demolished

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Amount

In its current form the existing building does not have enough floor space to comply with the nationally described space standard for a 3 bed maisonette. The proposal is to provide 3 self-contained 1 bedroom flats that have a floor space each greater than the threshold for a 1 bed 2 persons apartment of 50m². To achieve this it would be necessary to extend over the existing rear courtyard to provide bedroom accommodation for each floor and the removal of the existing roof slopes forming a new floor and construction of a mansard roof to provide additional accommodation for a third floor flat.

Layout

The changes internally will involve alterations to the internal layouts retaining the existing staircase up to the second floor, installing an additional flight to access the proposed top floor flat. The existing basement stair is to be blocked up to separate access from the shop to the flats.

Access from pavement level to the flats will be via an existing front entrance door leading through to the staircase. This ground floor corridor also leads to a newly formed bin and bike store to the rear, the existing retail outlet being provided with a newly formed WC and larger stair to the basement, greatly improving the current access to storage.

The proposed accommodation shown on drawing no. 17.3410 / 03 will comprise:

Basement -Storage for use by the shop	47.5m ²
Ground Floor-Shop, Back Office, Shop WC, Entrance Hall, Bike & Bin Store	50.7m ²
A 1st Floor -Flat with Living, Bedroom, Shower, WC and Kitchen area	53.9m ²
B 2nd Floor -Flat with Living, Bedroom, Shower, WC and Kitchen area	53.9m ²
C 3rdFloor -Flat with Living, Bedroom, Shower, WC and Kitchen area	50.7m ²

Flats B and C have additional storage space off the landing increasing the GIFA by 1.5m² to each flat.



Pic 5 – First section of basement staircase

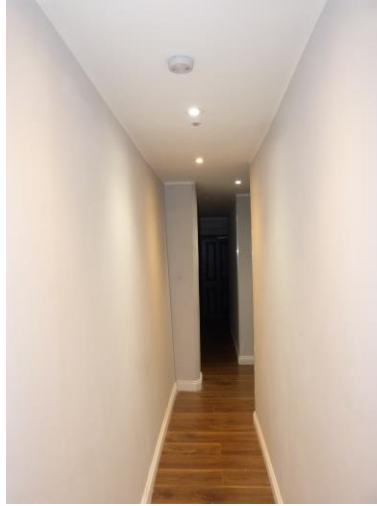


Pic 6 – Upper section of steps to basement

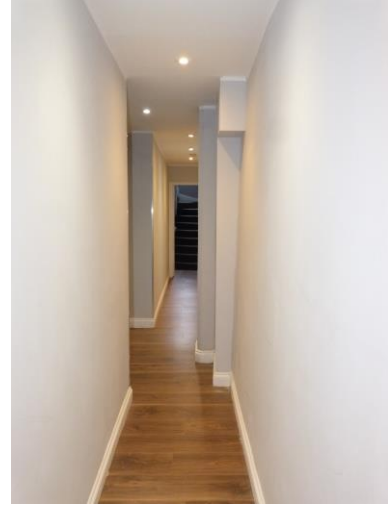
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Pic 5 – Internal of maisonette front door



Pic 6 – Corridor to maisonette



Pic 7 - Corridor looking toward stair



Pic 8 - view from doorway to second floor



Pic 9 - view from half landing



Pic 10 - general view of the basement



Pic 11 - basement view of incoming services

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Pic 12 - View from top floor window to front flat roof



Pic 13 - view of front flat roof



Pic 14 - general view of ground floor shop



Pic 15 - view of shop frontage and side door to maisonette



Pic 16 - rear elevation



Pic 17 - rear door



Pic 18 - rear projecting bay and toilet to be demolished

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Pic 19 – looking south easterly at courtyard boundary wall



Pic 20 – view from top floor looking at westerly and south easterly boundary walls



Pic 21 – top floor looking down at rear courtyard



Pic 22 – view of north west boundary wall to courtyard

Scale

The addition of a mansard roof is considered to be in keeping with the surrounding architecture without significantly increasing the bulk of the building, will be part concealed behind the low brick parapet wall and will fit neatly into the existing space abutted by the higher neighbouring wall of 52 – 56 Camden High Street there already being a mansard roof above 52 – 56 to the south and 64 - 70 to the north.

Landscaping

Due to the location of the building that has no ground floor external space no landscaping is proposed as part of the accompanying application.

Appearance

The general external appearance of the building will remain the same with no changes to the period facade. Careful alterations include the addition of the mansard roof with dormers, Rear extension over the existing courtyard, internal alterations to separate the access between the shop and the proposed apartments, construction of bin and cycle store, shop WC and new staircase for improved access from the shop to the basement.

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Mansard roof - to be covered in dark grey standing seam zinc on the sloping sections and dark grey single ply roof membrane on the flat section. The proposed dormer windows set into dark grey preformed GRP dormer surrounds will match the style, appearance and positions of the fenestration to the lower floors, with an additional Velux type window over the stairwell providing an Automatic Opening Vent for smoke control to the escape route.

Windows – The existing timber sash windows to the rear to be replaced in uPVC vertical sliding sash windows in white to match the existing.

Rear Extension – the existing enclosed courtyard contains a small bay window projection to the basement and a small brick built WC that will be demolished to provide space on the ground floor for the shop WC and basement staircase the bin and cycle store and to provide space on the first second and third floors for the ensembles and bedrooms to each flat.

Shop Front and Side Entrance – The existing shop front will be removed and replaced with a new powder coated aluminium frame that includes fully glazed side windows and central door. The Side door that gains access to the flats will also be completely replaced with a grey powder coated steel faced door. The plinth and piers are to be formed in grey powder coated aluminium cladding.

Access

The existing independent access to the upper floors via the ground floor side entrance will be essentially retained in its current form, the door being shifted slightly to the south to allow for electricity meters in the corridor. On this basis it will not be possible to make the building accessible for a wheelchair bound disabled person. However with improved lighting and appropriate contrast to the decor and tactile surfaces the building would still be fully accessible by an ambulant person with sight or hearing impairment.

The building is well situated, having easy access to all of the amenities, facilities and transport network both locally and the city of London as a whole.

Parking - There is no parking on site and no provision can be made.

Conclusion

This proposal seeks to convert the existing maisonette into 3 separate flats that can be accommodated without major alteration to the building.

The upper floors are empty and disused and these proposals pose no loss to employment or office space. Due to neglect the upper floors are steadily falling into disrepair and it is considered that these proposals will not only rescue the building and put it back into good use but also provide much needed additional affordable residential accommodation.

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