

Design & Access Statement

10 KING HENRY ROAD

1- Introduction

This Design and Access Statement has been prepared in support of the full planning application for the change of use of 2 existing residential dwellings to a memorial house of Dr Ambedkar.

This Design and Access Statement has been produced by High commission of India, to explain the design rationale and accessibility of the design proposal and to set out the main planning considerations for the proposal.

2- Property Location and Context

The property is located in a mixed residential and commercial area on the former Chalcots Estate within the London Borough of Camden in the Camden Town with Primrose Hill Ward in north London. This area is considered to be within a reasonable distance of all usual amenities with the property being located close to Regents Park Road. Shops, restaurants and other amenities can be found along this thoroughfare.

Information on the history of the area can be found at:-

<https://www.british-history.ac.uk/vch/middx/vol9/pp63-66>

The property is a four storey traditional mid-terraced house built around 1856 by Samuel Cuming.

The building has been split into two with a one bedroom lower ground floor flat and the upper floors being arranged as one unit.

The property does not appear to be located within a Conservation Area.

The external walls are of traditional solid construction with brick and rendered elevations. The main roof is pitched and covered with slates.



The application site location



Street view



Existing Elevation of the property



The fencing of the adjutant properties



The Blue Plaque on the outside inscribed with the words "DR BHIMRAO RAMJI AMBEDKAR 1891-1956 Indian Crusader for Social Justice lived here 1921-22" was initiated and organised by the Federation of Ambedkarite and Buddhist Organisations UK (FABO UK) was unveiled by Rt Hon



Existing rear elevation



At the time of the purchase, upper floors were in dilapidated condition.

3- Planning Proposal

The application site is a residential building comprise of 2 flats that is now in Class 3 use.

The proposal is for change of use so that the application site can be used as a memorial/museum D1 class use and to preserve the building.

The existing property was in a very dilapidated condition. The proposal is to repair and preserve the property.

The lower ground floor to form an open space for occasional local community event with a new conservatory to the rear side to create additional space and increase the amount of light .

The upper ground floor to be used as a gallery.

The partition wall between two rooms in the first floor to be removed to form the reading space.

The second floor to remain intact apart from refurbishment of the bathroom. The rear room of the second floor to be used as show case of the room Dr Ambedkar stayed in once he was living in this property. The front room to be used a reading /media room for students.

The proposals seek to retain the appearance of the street frontage. The only changes are as follows:

- Metal railing added to existing front wall to match neighbouring properties
- Disable access lift to the existing upper ground floor

The proposal does not have any impact in the existing access to the property

4- Planning consideration

The main planning considerations raised by this planning application are:

a. Principle of Development

The house will be interest and a valuable resource for local school children. There is currently robust lobbying underway to include Dr Ambedkar, his life and work, in UK school text books

The Dr Ambedkar Memorial Advisory Committee is in discussions with a number of prominent local residents about allowing them regular access to the Dr Ambedkar House for discussions and other small events. This will help increase community cohesion.

b. Impact on character and appearance of the Area

The proposal is to repair and preserve the property which will have a positive impact on the appearance of the area.

The proposals seek to retain the appearance of the street frontage so that it won't affect the character of the area.