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ARCHITECTS AND SURVEYORS

Project No: 4526
Safestore, Plender Street, Camden NW1 0HA

Design and Access Statement

Issue 1



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1.00 INTRODUCTION

1.01 The proposed alterations consist of the cleaning and repainting of a section of the existing building fabric as part of a rebranding project.

1.02 The proposed colours are:

Repainted concrete: BS 00EE55 (White)

Repainted louvres, railings, gate and frame: RAL 5002 (Blue)

2.00 SITE CONTEXT

2.01.1 The site is a section of the lower ground floor of the Curnock Estate which is a 1960's Local Authority housing development within a predominately residential area of Camden to the north of London city centre.

2.01.2 The site is accessed from Plender Street which runs between Camden High Street and Camden Street. The postcode of the site is NW1 0HA.

2.01 PROPOSED ALTERATIONS

2.02.1 The alterations are limited to the refurbishment and painting of the external elements of the building.

2.03 PROPOSED FLOOR AREA

2.03.1 There will be no alteration to the existing building floor area.

2.04 BUILDING SCALE

2.04.1 The existing building scale will not be affected by the proposals.

2.05 BUILDING USE

2.05.1 The existing building will continue to be used as a storage facility for the general public and local businesses with ancillary office accommodation.

2.06 SAFESTORE PROFILE

- 2.06.1 Safestore Holdings PLC is the largest self-storage company in the UK today with 118 stores plus two Business Centres in the UK and a further 25 stores in Europe. These stores accommodate almost 55,000 customers, both private individuals and companies.
- 2.06.2 Safestore currently provides storage for 47,000 businesses and private individuals, equating to approximately 3 million square foot of modern storage space.
- 2.06.3 The concept of self-storage is to provide serviced storage units to rent to both private individuals and companies. The client enters into a rental contract with Safestore to rent a unit which best fits their storage needs and is given a key to allow them unlimited access to the facility during the opening times of the Unit. The units are rented on a weekly basis for as long as the customer requires them.
- 2.06.4 Security of the items being stored is a principal consideration in the Fit Out of the Units. Contact alarms are installed on all external doors and windows in the facility. Motion sensors and CCTV is installed throughout the building.
- 2.06.5 A comprehensive fire detection system is also operated within the premises.

2.07 CUSTOMER PROFILE

The typical customer profile of Safestore is divided between small businesses and private individuals. Small businesses typically account for approximately 60% of the storage space rented at any time.

The small business user will tend to rent larger units and rent them for a longer period of time. The most typical uses from a business perspective are the use of the unit as a distribution base, storage of seasonal stock, surplus goods, office equipment and items being stored as a consequence of expansion, contraction or relocation.

The private customer will tend to rent smaller units for shorter periods, typically because of lack of space in new or rented properties, the need for storage space due to relocation, house moves or storage requirements for seasonal items such as skis, bikes or other leisure items.

2.08 LOCAL ECONOMIC IMPACT

Self storage has been demonstrated to stimulate local industries in the creation of low cost, flexible storage solutions for expanding and fledgling businesses.

Flexible storage facilities provide businesses and domestic customers alike with the ability to expand without the need to relocate their business or place of residence.

Businesses can use the facility to release space for other uses such as expansion of machinery or to allow an increase in retail floor space.

Smaller businesses can also use the facility as a local distribution facility to avoid the logistical difficulties posed by either a remote or a congested city centre location.

Individuals can free up rooms in their homes to provide additional bed space or living space thereby reducing the need to relocate.

The self-storage business has also been demonstrated to be resistant to any economic downturn.

In times of industrial growth, demand for units is high due to increase in stock levels, increased production and increased demand for stock in the business sector. Similarly, prosperity brings affordability issues to the domestic house market where homeowners are less able to move to larger houses and require temporary storage for their possessions.

In times of recession, demand for storage facilities still exists. Business outlets may need to relocate to smaller premises and require storage for unused office furniture, equipment or stock.

Individuals will still require storage, as they will be more likely to downsize to smaller homes. Expanding families who do not wish to relocate due to costs will need storage facilities for possessions. There will also be an increase in fledging businesses and the self employed, who may require storage space for goods, rather than acquire premises or a larger warehouse facility.

The proposed works to the building exterior will ensure that existing and potential customers have access to a refurbished and improved storage facility trading in an identifiable location to the benefit of its customers and the local community.

3.00 ACCESS ISSUES

The existing access arrangements remain unaltered in the proposals. The parking spaces dedicated in the site are to remain. There is level access to the Reception.