

GARCÍA CONSULTING ENGINEERS Ltd

Building Services Design ≡ Project Management ≡ Thermal Modelling & Sustainability



DESIGN AND ACCESS STATEMENT

**Full Planning for
New Rooftop Entrance
REV 01 – 24.05.2019**

250 CAMDEN HIGH ST, WALKERS QUAY, LONDON, NW1 8QS

Prepared by Garcia Consulting Engineers

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1.0 INTRODUCTION

1.1 This supporting Design and Access Statement has been prepared on behalf of Walkers Quay at 250 Camden High St, London, NW1 8QS.

1.2 This statement accompanies an application for new rooftop entrance for access for the landlord to the roof.

1.2 Most of the premises have been let by Walkers Quay to Pannus, however Walkers Quay, the owner of the premises have retained some areas for their own use. They have retained the side entrance on the main shopfront.

1.4 From this side entrance it is planned to build an internal stair to access the roof. The stairs will need a rooftop access like the one proposed to protect the stairs from the environment and for easy access to the roof for the landlord.

1.5 Current access for Walker Quay to access the roof is through a metal staircase located next to the canal docks and some timber steps that are hidden behind the timber structure built on the canal wall. (See Fig 1)

1.6 As the temporary timber structure might be dismantled in the near future, the matter is still to be agreed by all involved parties including Walkers Quay, they, the landlord will need an alternative route to access the roof, hence the erection of the new internal metal staircase and roof top entrance.

1.5 The purpose of this statement is to demonstrate that the proposal is suitable for the premises, are in keeping with the character of the surrounding area and enhance the appearance of the conservation area.

1.6 This document has been prepared with reference to a number of sources including relevant guidance from CABE.



Fig 1. Existing Timber Structure over Canal Bridge Wall by which the roof is currently being accessed– Side view



Fig 2. Existing Timber Structure over Canal Bridge Wall by which the roof is currently being accessed– Front view

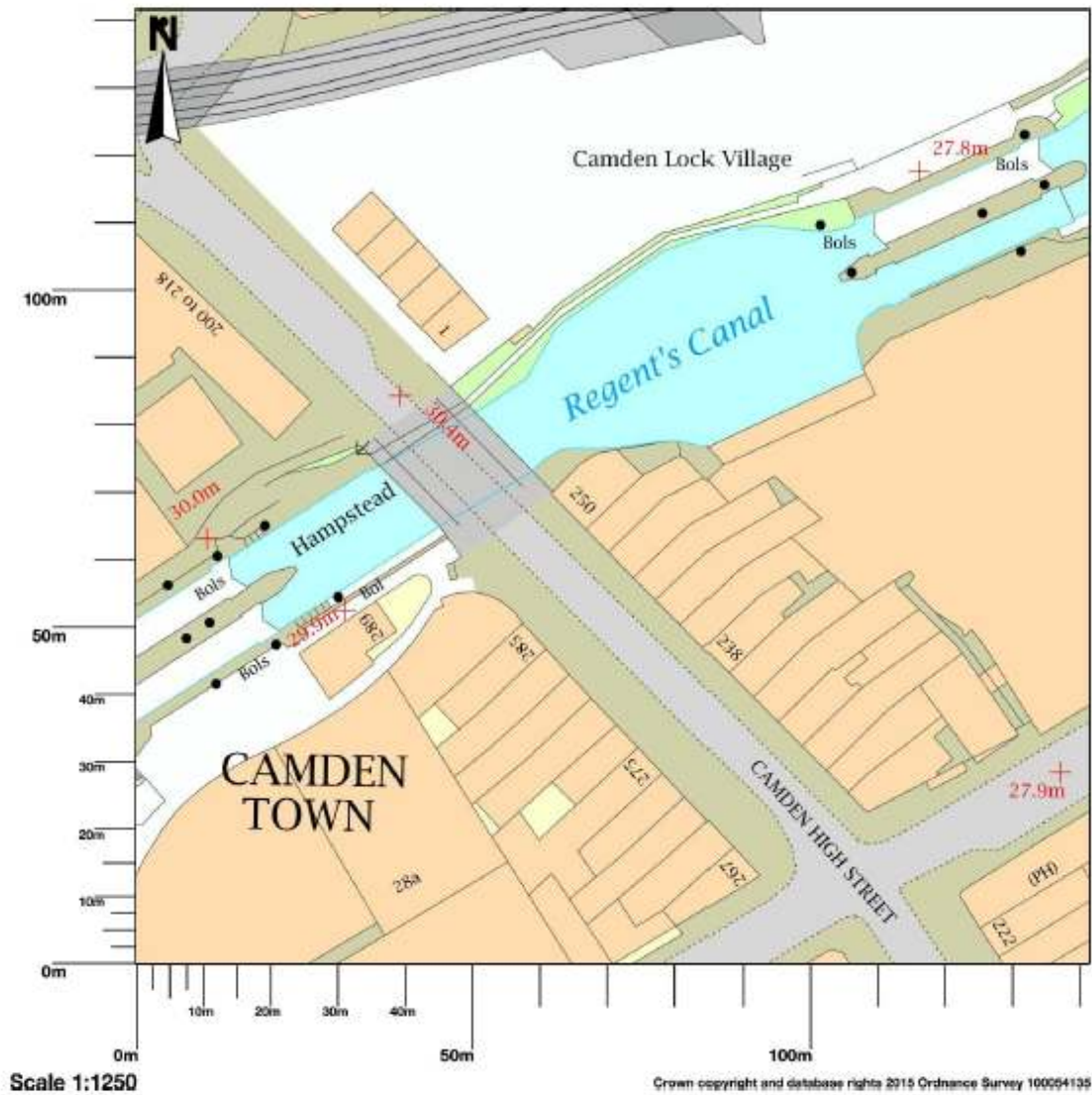


Fig 3. Location Map

2.0 SITE AND SURROUNDING AREA

2.1 The site is located on the Eastern side of Camden High St (See Fig 1), along a protected shopping frontage. The shopping parade is characterised by ground floor commercial units (See Fig 3). Showing varying styles of shop fronts and signs, whilst keeping the traditional fascia sign.

2.2 The terrace of properties in which the site is located is two storeys in height and constructed of brick. The subject property is currently let as a coffee shop. They share a communal stair to access the basement areas. Walkers Quays main entrance is the single entrance door on the left-hand side. Pannus main entrance is the double door on the right-hand side. This planning application relates to the ground floor main entrance of Walkers Quay and the entire roof that belong to Walker Quays.

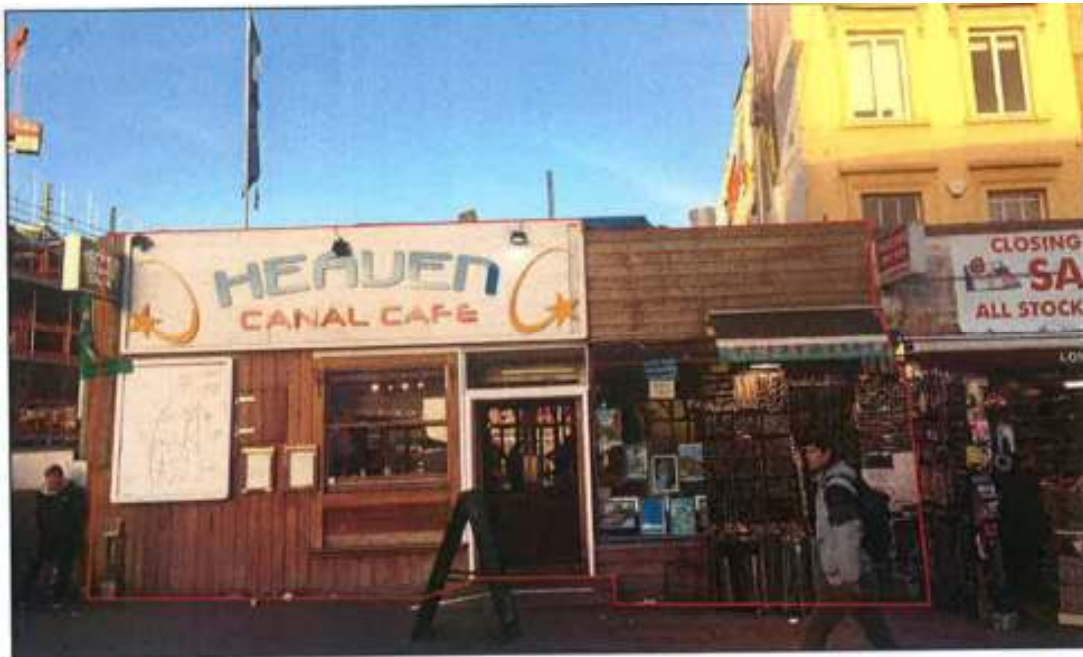


Fig 4. Photograph of the Existing Front Elevation



Fig 5. Photographs of the shops in the Surrounding Area

3.0 DESIGN PROPOSAL

3.1 The application relates to the erection of a new timber frame rooftop entrance on the roof to house the new metal staircase from the ground floor corridor. (See Fig 6).

3.2 The new staircase will span from the ground floor lobby to the roof. (See Fig 6).

3.3 The rooftop external walls will be constructed with a timber frame structure with rigid insulation to comply with Part L2 regulations.

3.4 For the external appearance of the wall a render finish will be applied to match the appearance with the surrounding buildings and the traditional aspect of the area and the canal.

3.5 The flat roof over the rooftop entrance will be a flat cold roof with rigid insulation. The external/weatherproof layer will be roofing felt finish.

3.6 The external door on the access rooftop to access the roof will be a lockable timber solid door for security reasons.

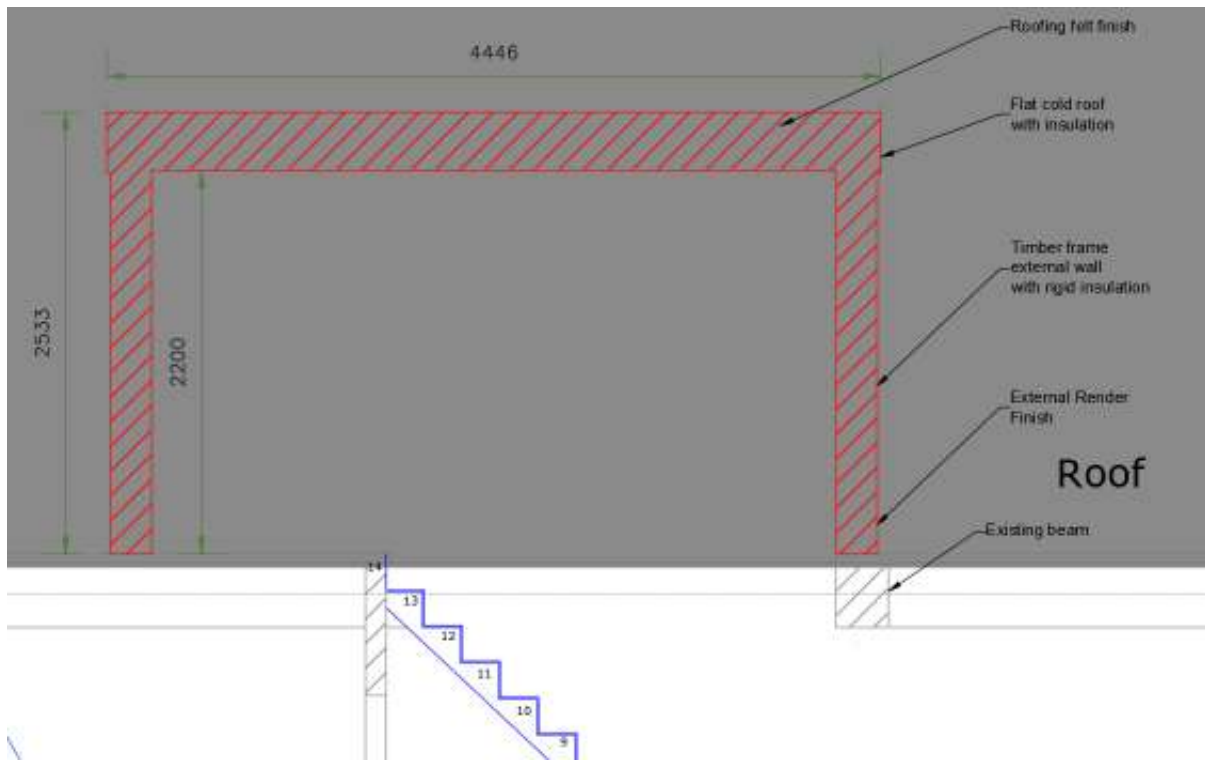


Fig 6. Proposed Section of Rooftop Entrance and new Metal Staircase

4.0 ACCESS

4.1 The site is located on the Eastern side of Camden High St which is considered easily accessible by public transport. The site has a PTAL score of 4, which is rated "Good" in terms of distance from frequent public transport service. The nearest bus stop is 4 minutes.

4.2 The proposed main entrance to the Walkers Quay is to exit out on to Camden High St.

Vehicle Parking

4.3 No parking is provided in this application; however on road parking together with a pay display car park is available. The proposal does not affect vehicular access in any way.

5.0 CONCLUSIONS

5.1 The proposed new rooftop entrance has been carefully designed to respect the character and appearance of the surrounding area and the wider development. Also, to ensure maintenance of the property for a high quality and long-term investment.

5.2 The proposed new rooftop entrance will not impact on public safety, in line with planning policy.

5.3 The proposed new rooftop entrance will not have a visual impact from the main road, Camden High Road as it will be partially concealed by the parapet wall.

5.4 Once an agreement is reached by all parties including Walker Quays regarding the dismantle of the timber panelling/structure over the canal wall and the decision is to remove the current access to the roof, Walkers Quay will have no access to the roof, that is why they need to build this new internal staircase to be able to access and maintained the roof of their premises.

5.5 Please note that this still a matter of discussion between Landlord and Tenant.