

The Team

The Applicant: Axo Student Living

Architect: Fraser Brown MacKenna Architects

Planning Consultant: ROK Planning

Bartholomew Road Design and Access

Design and Access Statement

Fraser Brown MacKenna Architects © 2019

This report has been prepared by:
Fraser Brown MacKenna Architects for Axo Student Living and it's
advisors' purposes as part of a detailed planning application.

Fraser Brown MacKenna do not assume any responsibility or liability
towards any other person or organisation for the contents of this report.
Layouts and dimensions on the drawings included in this report are not
to scale and are subject to design development.

Fraser Brown MacKenna takes no responsibility for any dimensions or
areas obtained by measurement or scaling from this report and no
reliance may be placed on such measurements.

Introduction

This document has been created for Axo Student Living who have appointed Fraser Brown Mackenna Architects to prepare a proposed change of use, converting existing B1 use to 9 no. residential studios, and shared Common Room at 111-113 Bartholomew Road, Kentish Town, London in the London Borough of Camden.

The information prepared is to support a planning application for the development of the existing building and illustrate the intention of providing high quality architectural design. This document sets out a vision of architectural design that will enhance the site.

More detailed information has been submitted alongside this document. As follows:

- Planning Drawings

A number of elements of the design, including particulars of the cladding, lighting, security and landscaping, will be finalised at the detailed design stage and therefore will be either the subject of planning conditions to be agreed with the Council, or are not considered to be planning related matters. Where these details are shown within this report, they are included for illustrative purposes only.

This page has been left intentionally blank.

Contents

1	Site Location	6	6	Existing and Proposed Elevations	19
1.1	Architectural Context	7	6.1	Existing and Proposed Front Elevation 1:100	19
1.2	Architectural Context Photos	8	6.2	Proposed Front Elevation Detail 1:50	20
			6.3	Existing and Proposed Rear Elevation 1:100	21
2	Site Photos	10			
3	Site Analysis	13	7	Cycle and Refuse Stores	22
3.1	Site Constraints	13	7.1	Cycle Storage Provision	22
3.2	Site Opportunities	13	7.2	Refuse Storage	22
3.3	Wider Context and Accessibility	14	8	Access	23
4	Existing Plans	15	8.1	Part M and Equality Act 2010 Compliance	23
4.1	Existing Ground Floor Plan 1:200	15			
4.2	Existing Roof Plan 1:200	16			
5	Proposed Plans	17			
5.1	Proposed Ground Floor Plan 1:200	17			
5.2	Proposed Roof Plan 1:200	18			

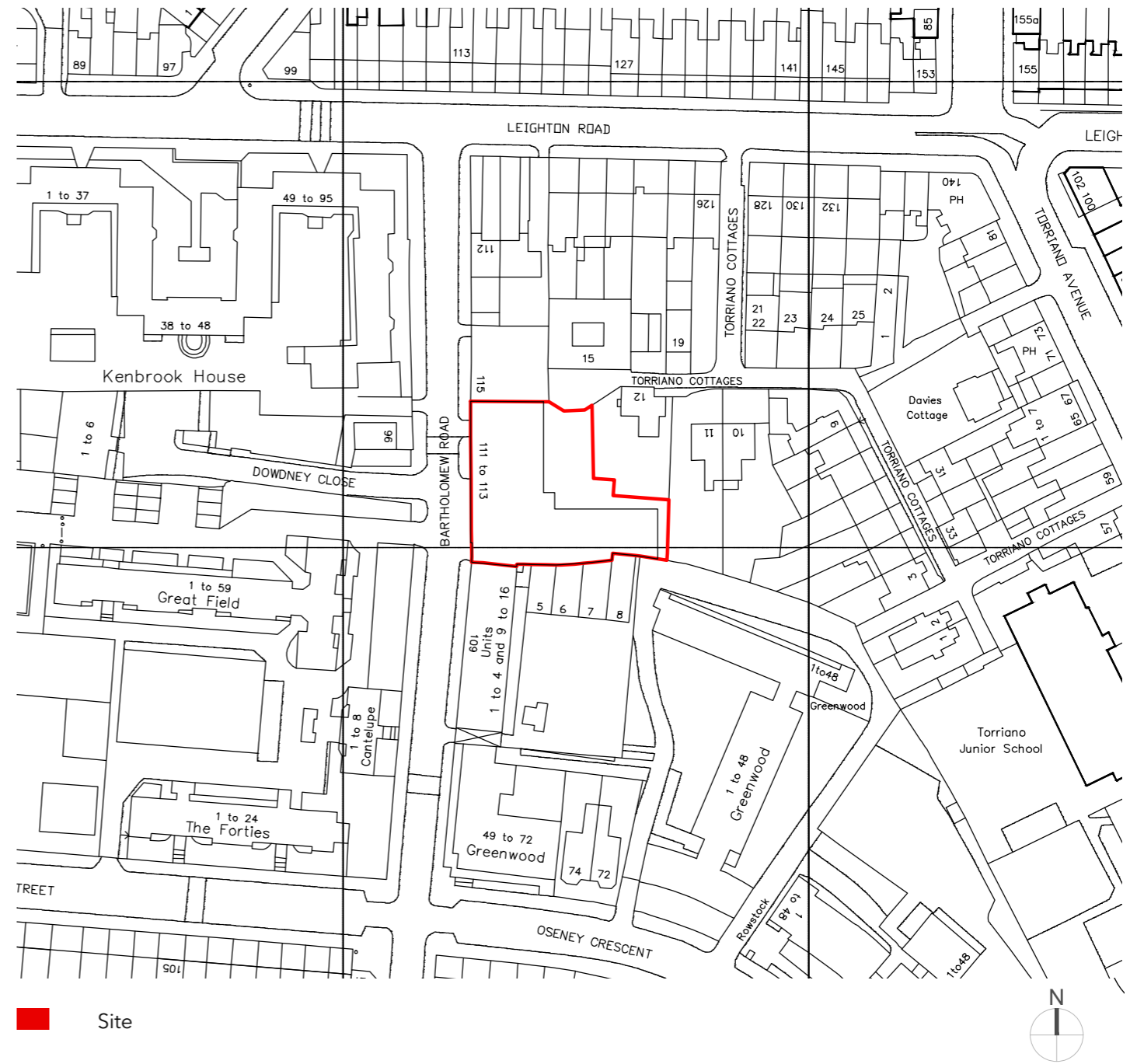
1 Site Location

The site is located at 111-113 Bartholomew Road, Kentish Town, London in the London Borough of Camden. The site is part of an existing mixed use building, it is predominantly student accommodation with a commercial area.

The existing building consists of:

- 5 storey student accommodation running north to south on the site along Bartholomew Road.
- Ground floor commercial space running east to west along the south of the site.
- Rear external space used for bike and refuse storage.

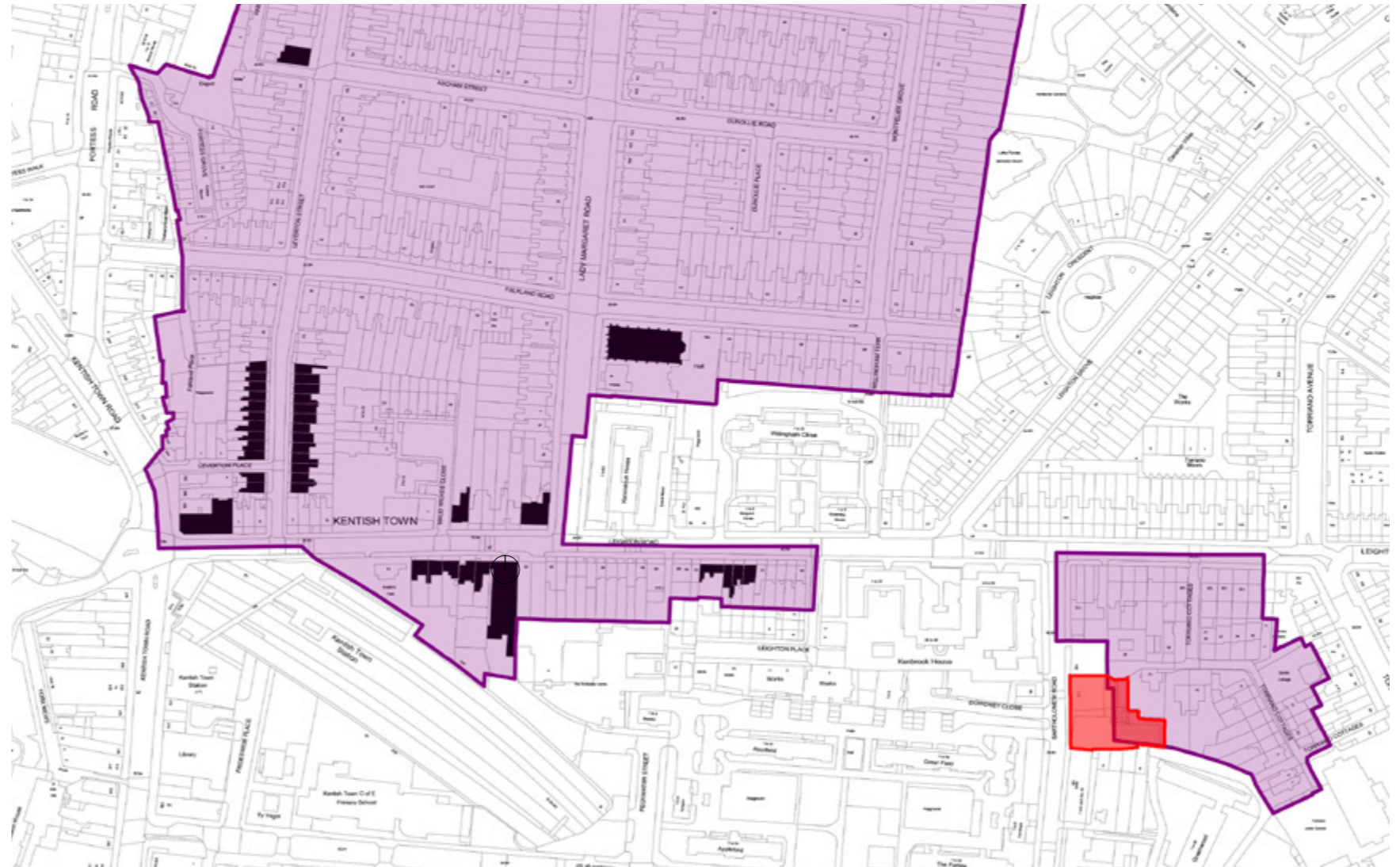
The site area is 1,124 sq.M



1.1 Architectural Context

The site no. 111 -113 Bartholomew Road is located on the border of the Kentish Town conservation area with the proposed development site passing through the border. The Kentish Town conservation area is divided into five character zones with the site sitting in character zone 3: the Torriano cottages, with the garden of number 12 Torriano cottages adjoining the east of the site. The Torriano cottages in general are two storey houses with small footprints set back from the road by small front gardens. They vary subtly in style being built from mid 19th century till mid 20th century but follow the same Victorian typology and urban grain. Some of the latter builds have modern influences reflecting the time they were built. They are located on unmade roads with lush vegetation, giving the area a rural feel. The site also lies near Zone 2 which is Leighton Road (east). The residences here are generally 2-3 storey 19th century townhouses, set back from the road.

The west of site across the Bartholomew Road is dominated by an early 20th century 3-4 storey housing estate, with a few commercial and office buildings interspersed. To the south, neighbouring the site, lies no.9 Bartholomew Road which is a converted late 19th century pitched roof brick industrial building, converted to B1 use. Located to the north is no.115 Bartholomew Road, a late 20th century B1 use building consisting of three stories. The remainder of Bartholomew Road is characterised by predominantly three storey buildings of mixed residential and commercial use.



- Site
- Listed Buildings
- Kentish Town Conservation Area

References:

Kentish Town Conservation Area Appraisal and Management Strategy Feb 2011

1.2 Architectural Context Photos



1. Neighbouring No.109 Bartholomew Road.



2. Neighbouring No.113 Bartholomew Road.



3. View north along Bartholomew Road.



4. View south along Bartholomew Road.



5. Kentish Town Conservation Area Zone 3: Torriano Cottages



6. Kentish Town Conservation Area Zone 2: Leighton Road



Architectural Context Photo Key

Site



2 Site Photos



1. View of front (west) elevation of Osbourne House Bartholomew Road



2. Elevation of commercial unit and area of proposed changes.



3. View of green roof over commercial unit and rear (east) of student accommodation.



4. View of north facade of commercial unit, overlooking rear external space.



5. North elevation of commercial unit meeting east elevation of main building. Covered bin store shown to left.



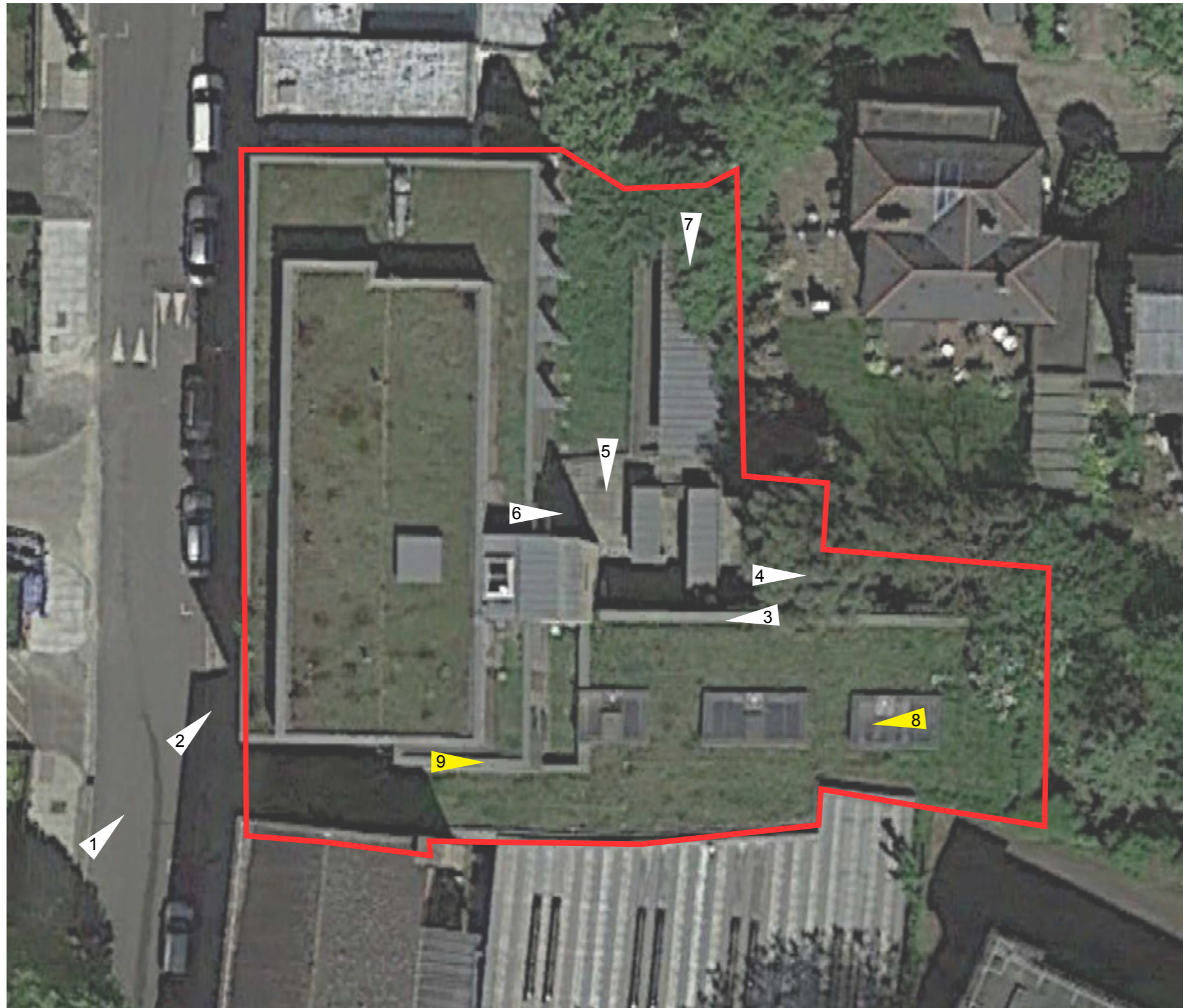
6. Covered cycle storage in rear external space. Dwellings on Torriano Cottages to the rear of the site shown.



7. Interior of commercial unit facing toward Bartholomew Road.



8. Interior view of commercial unit facing towards rear of site.



Site Photos Key

Interior ▾

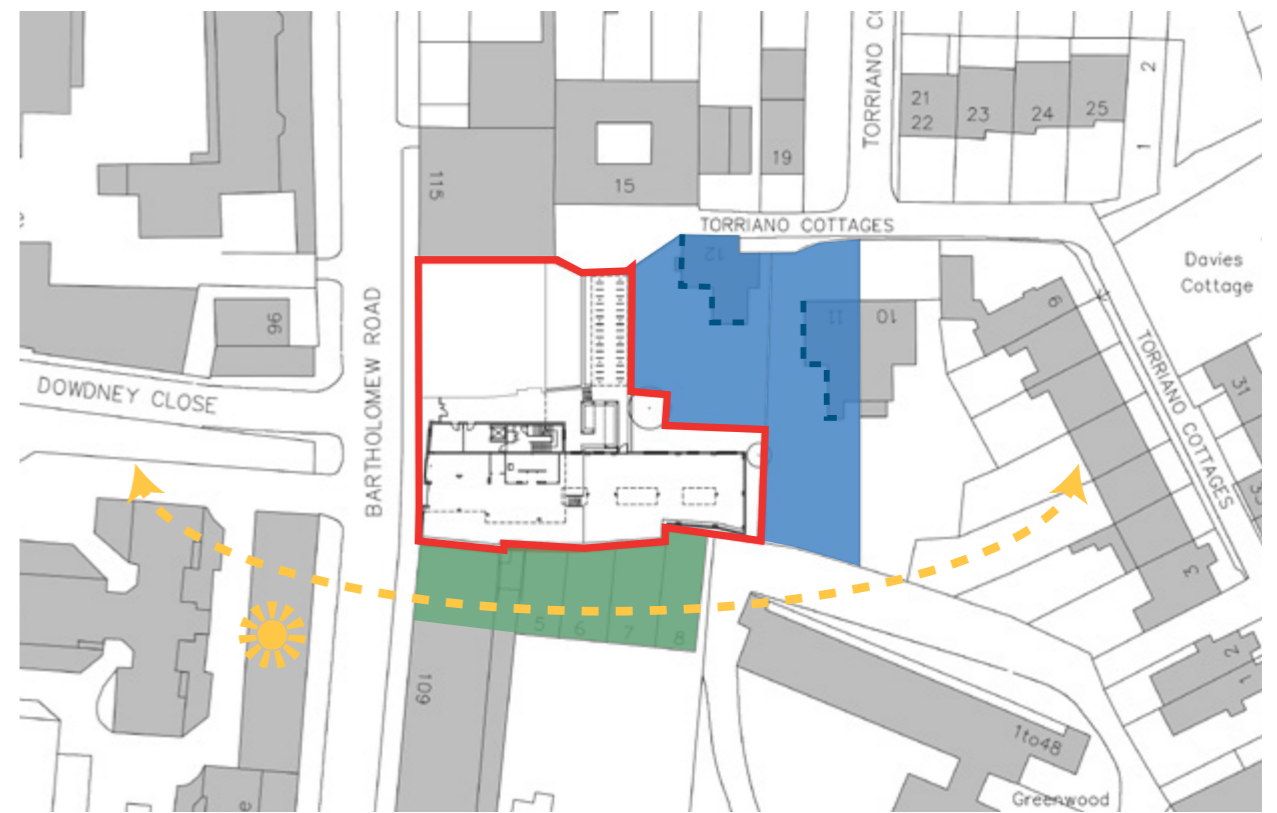
Site ▾

3 Site Analysis

3.1 Site Constraints

- Residential properties to the north and east
- Shared boundary to the south
- Limited natural light

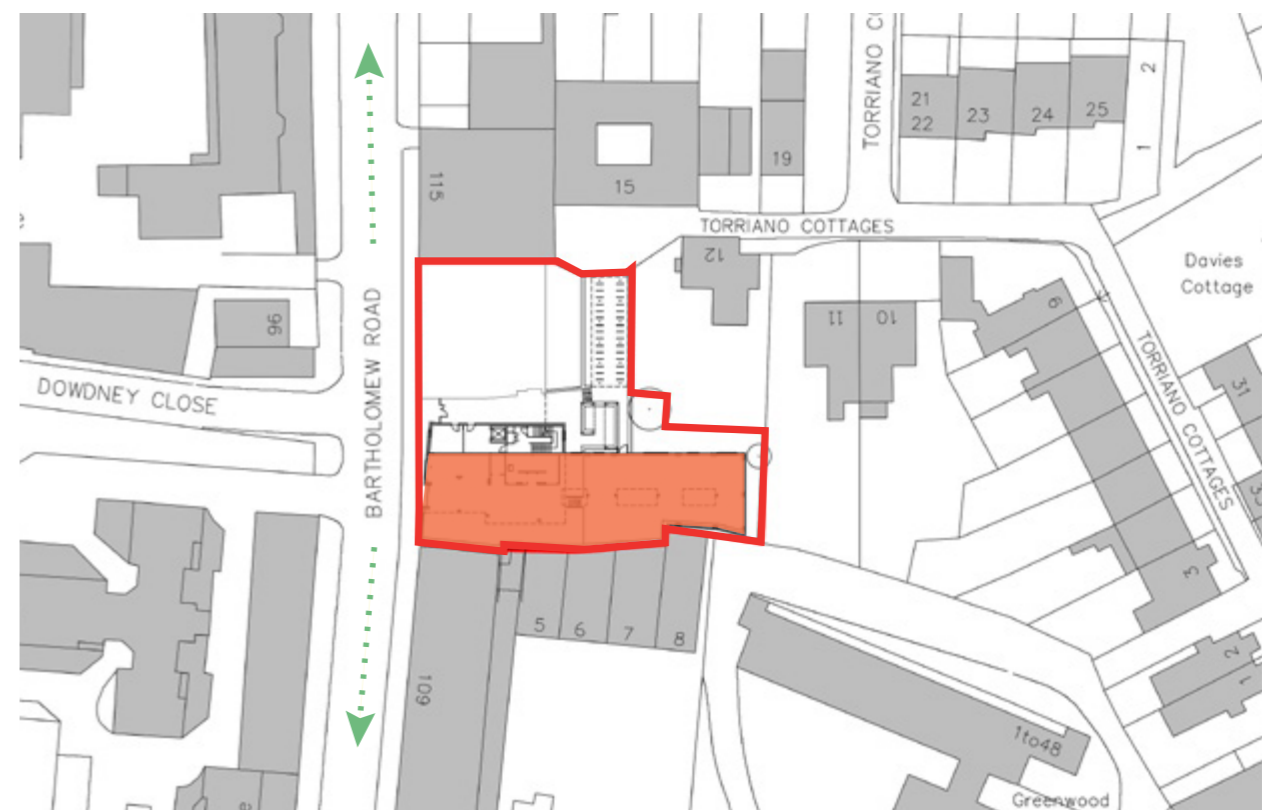
- Site
- Neighbouring commercial
- Neighbouring residential
- Overlooking site
- ☀ Sunlight



3.2 Site Opportunities

- Increase volume of student accommodation to meet with the Camden Town Plan.
- Improve the facilities for the existing student residents.
- Remove an unused commercial space from the area.

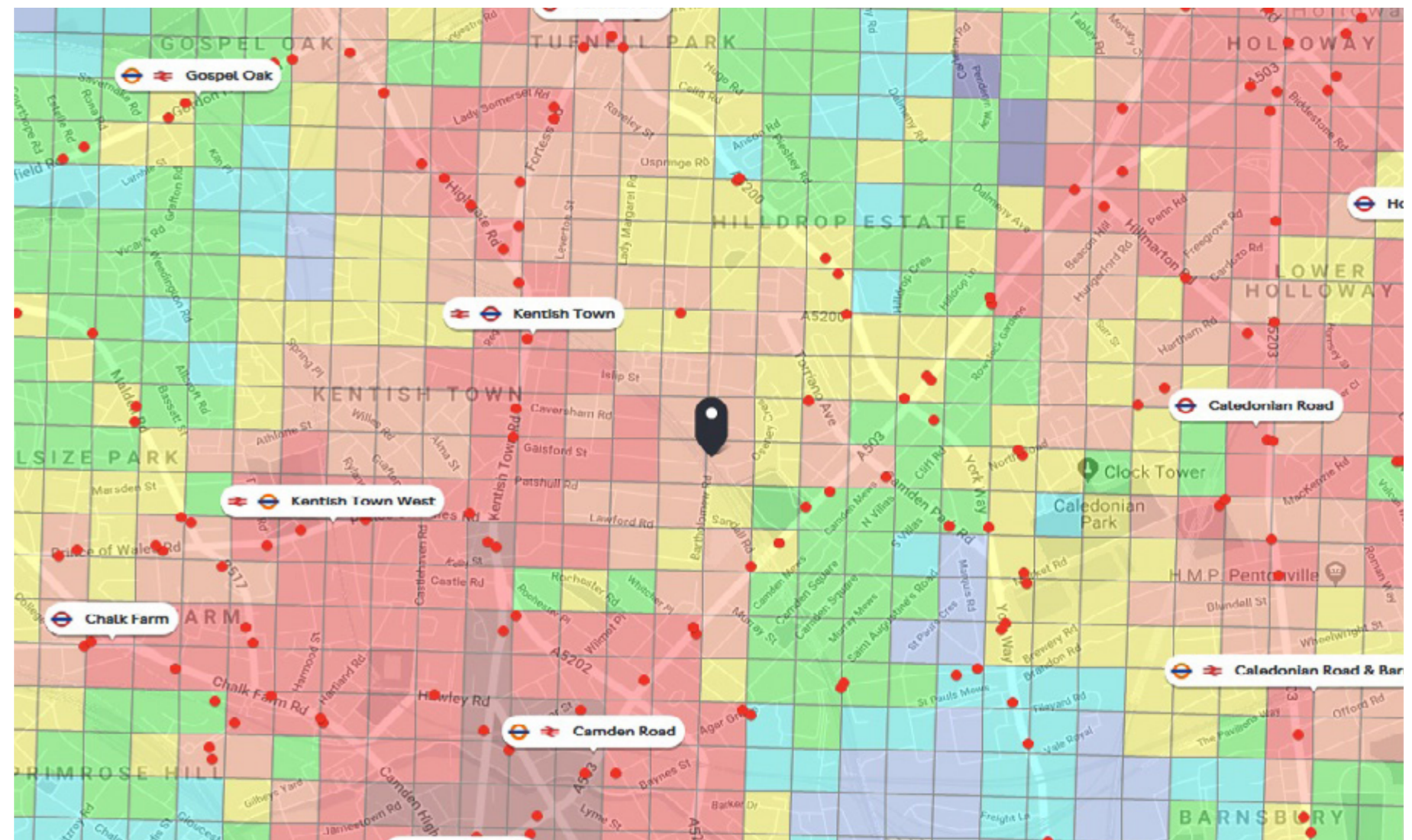
- Opportunity to improve
- Site
- Close transport link



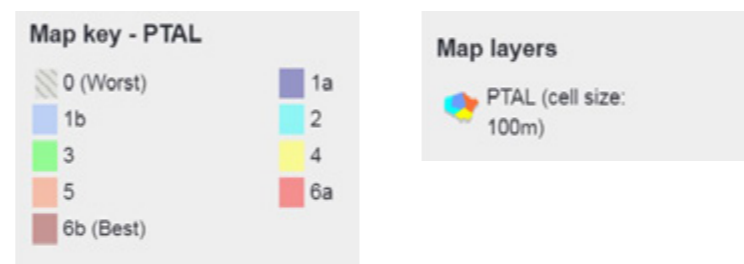
3.3 Wider Context and Accessibility

The site is in an urban area near Kentish Town and has good links to transport and amenities. It is a 5 minute walk east of Kentish Town underground station and is a 10 minute walk from Kentish Town west overground station. It also has good road and bus connections.

The site has a PTAL rating of 5, reflecting its high connectivity.

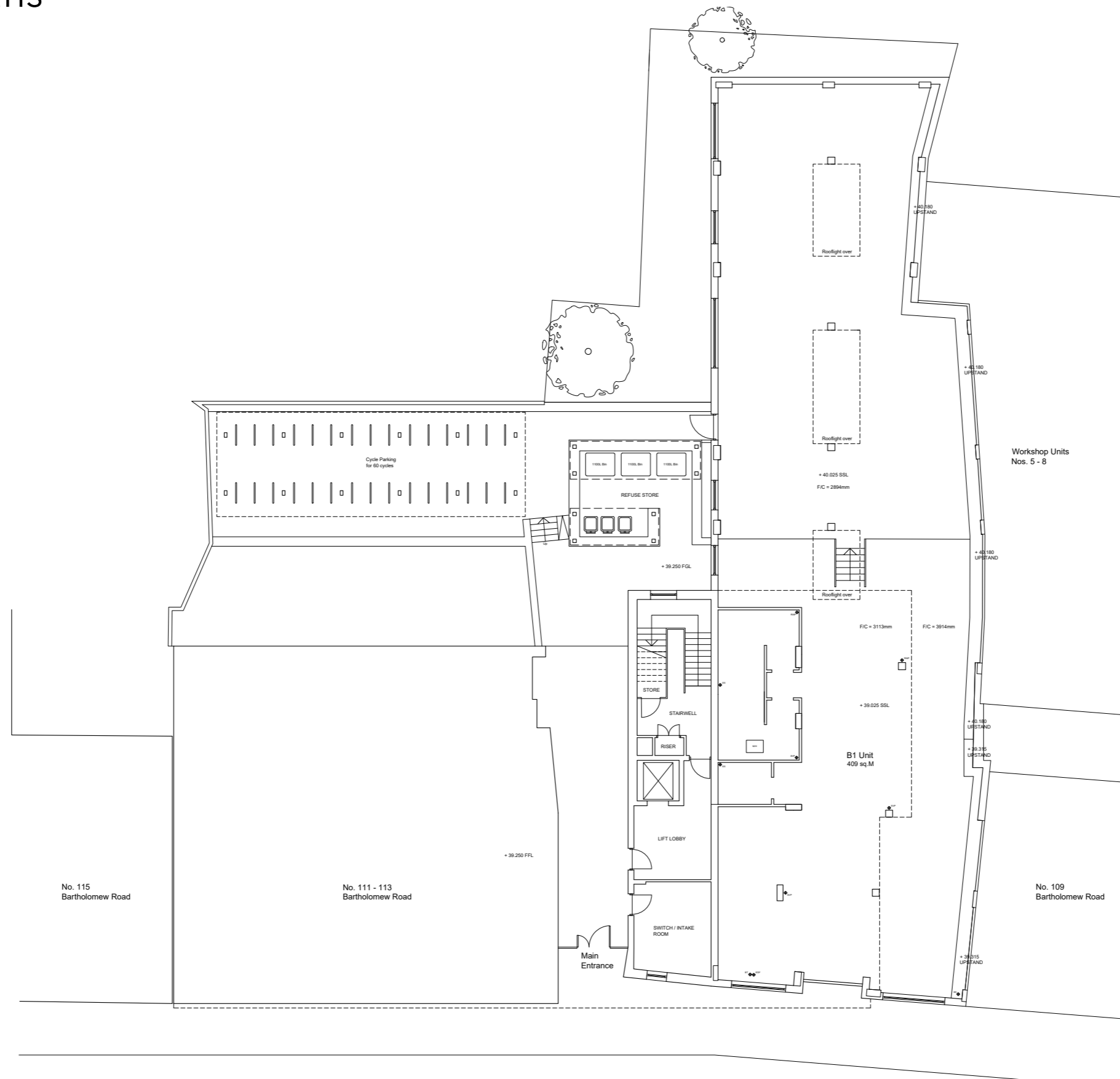


PTAL Rating of the area (source: tfl.gov.uk - May 2019)



4 Existing Plans

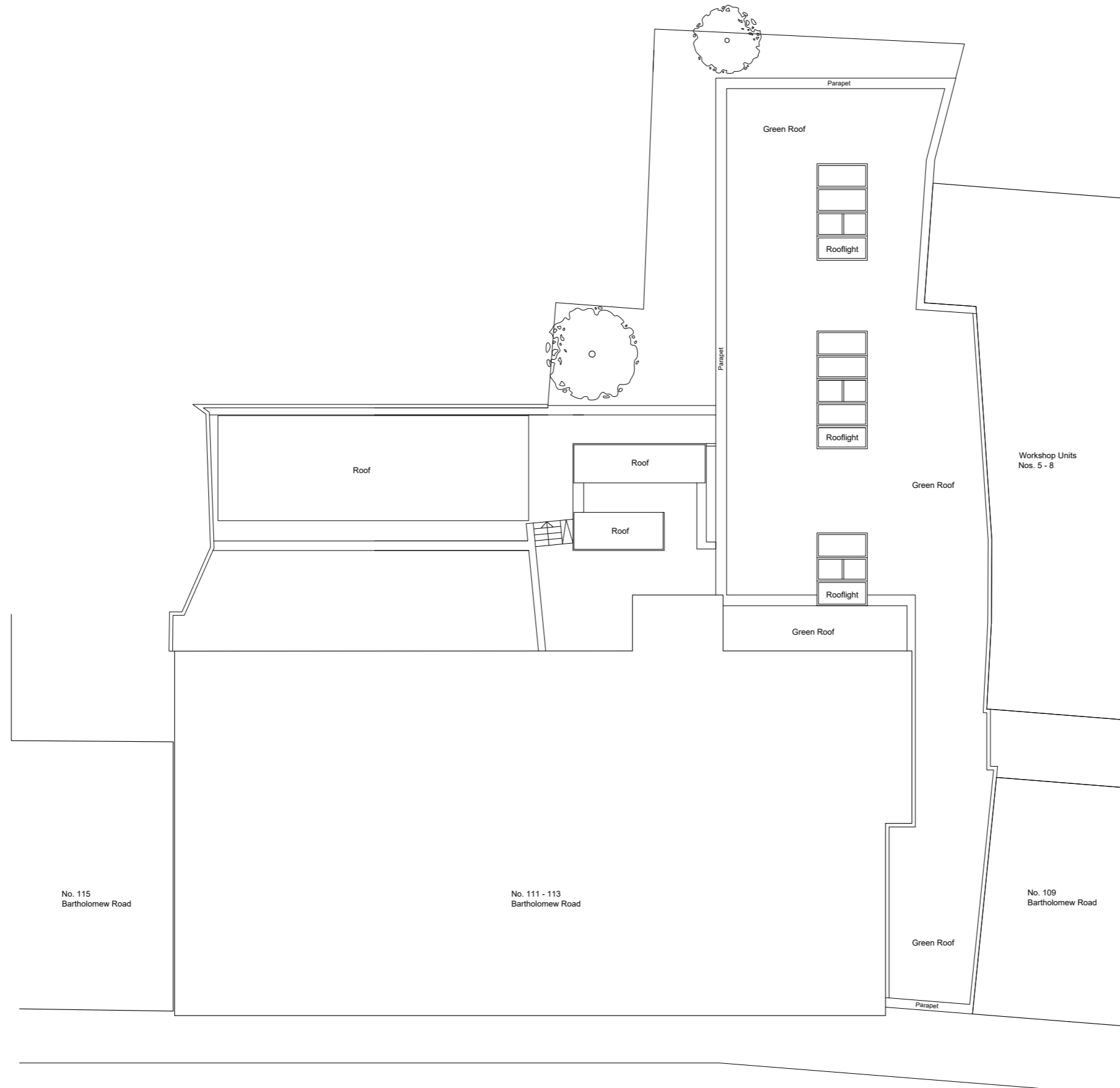
4.1 Existing Ground Floor Plan 1:200



Existing Ground Floor Plan

Bartholomew Road

4.2 Existing Roof Plan 1:200

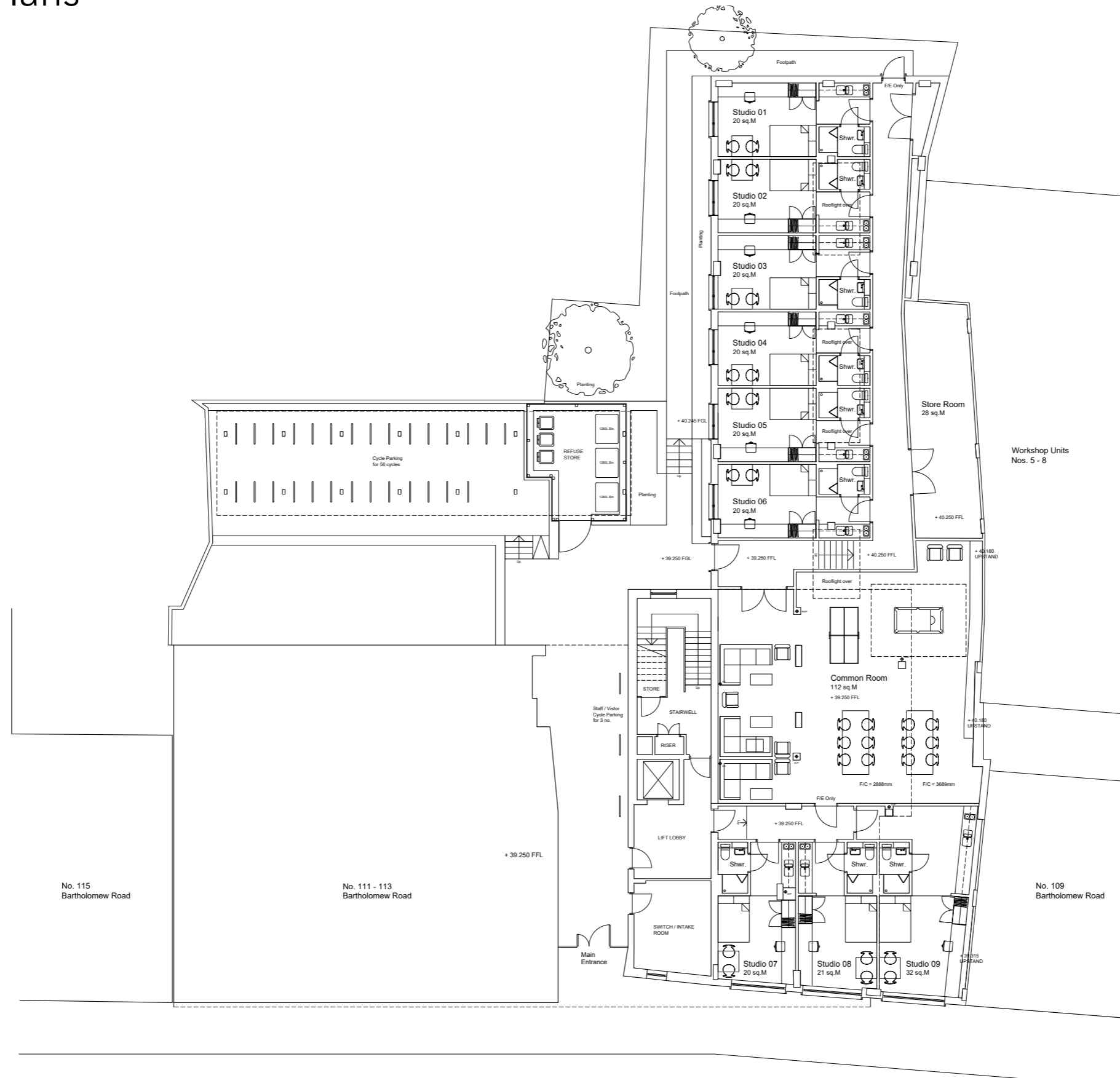


Existing Roof Plan

Bartholomew Road

5 Proposed Plans

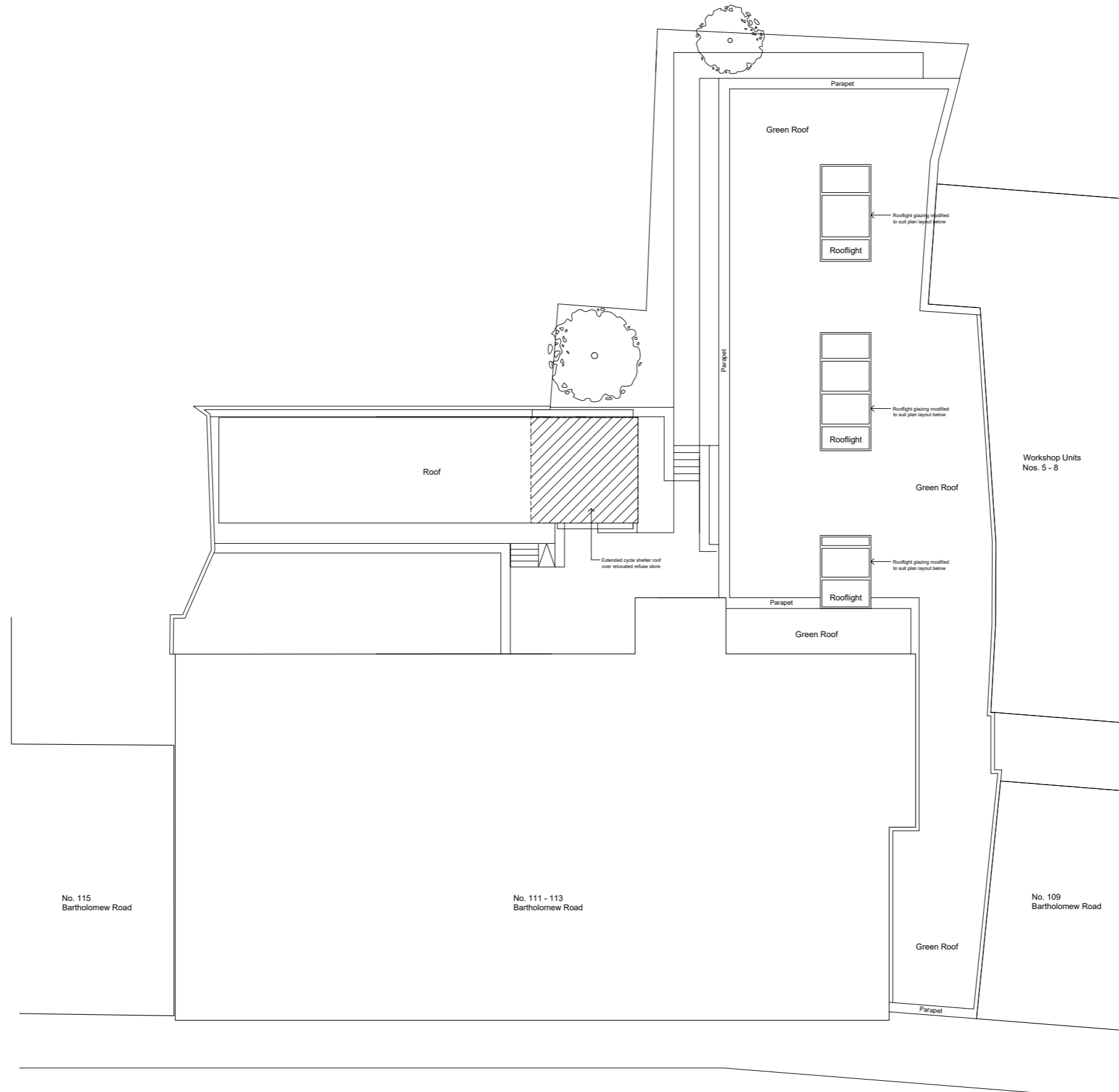
5.1 Proposed Ground Floor Plan 1:200



Proposed Ground Floor Plan

Bartholomew Road

5.2 Proposed Roof Plan 1:200



Proposed Roof Plan

Bartholomew Road

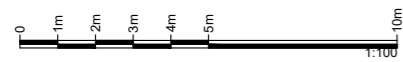
6 Existing and Proposed Elevations

6.1 Existing and Proposed Front Elevation 1:100



Existing Front Elevation (West)

Scale: 1:100 at A1



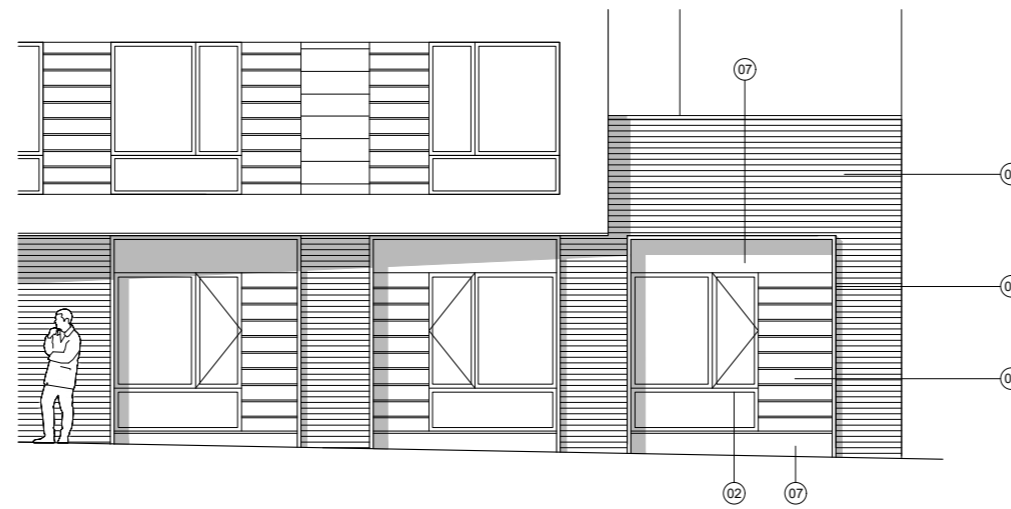
Proposed Front Elevation (West)

Scale: 1:100 at A1

6.2 Proposed Front Elevation Detail 1:50

Materials Key:

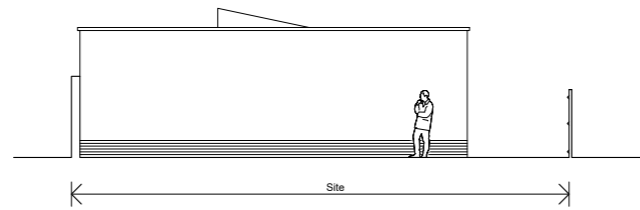
- 01 - 50mm thk. projecting aluminium window surround. Colour to match extg. windows. RAL 7012 (mid/dark grey)
- 02 - Aluminium double glazed windows. Colour to match extg. windows. RAL 7012 (mid/dark grey)
- 03 - Render finish to be made good where required and whole elevation repainted to match extg. colour. RAL 1014 (pale cream/green)
- 04 - Glazed aluminium door. Colour to match extg. RAL 7012 (mid/dark grey)
- 05 - Extg. green glazed bricks to be retained.
- 06 - Timber side panelling to match existing.
- 07 - Aluminium fascia at top and bottom of window assembly. Colour: RAL 7012 (mid/dark grey)



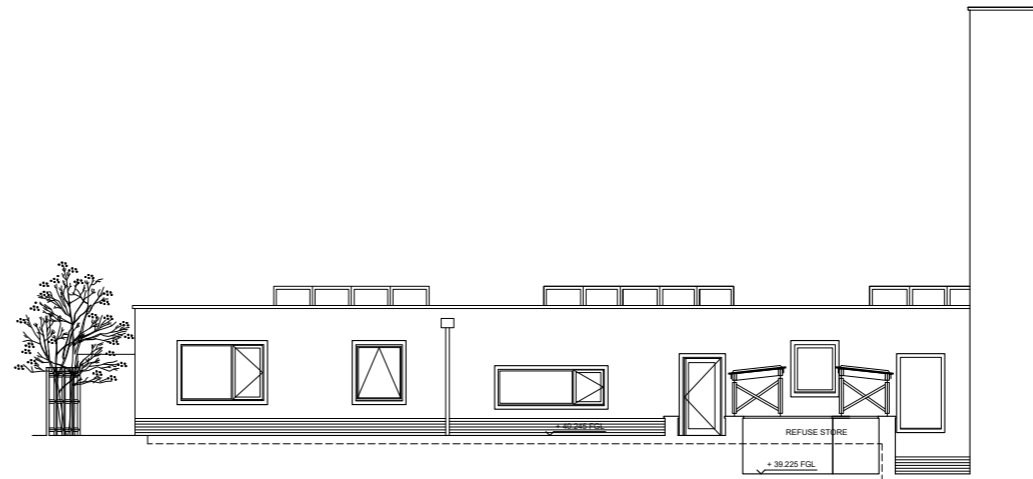
Front Elevation Detail

Scale: 1:50 at A1

6.3 Existing and Proposed Rear Elevation 1:100



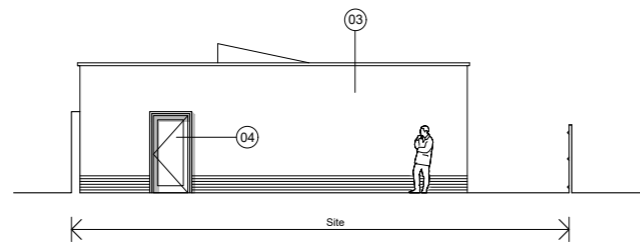
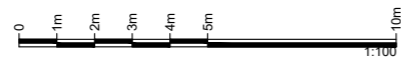
Existing Rear Elevation (East)



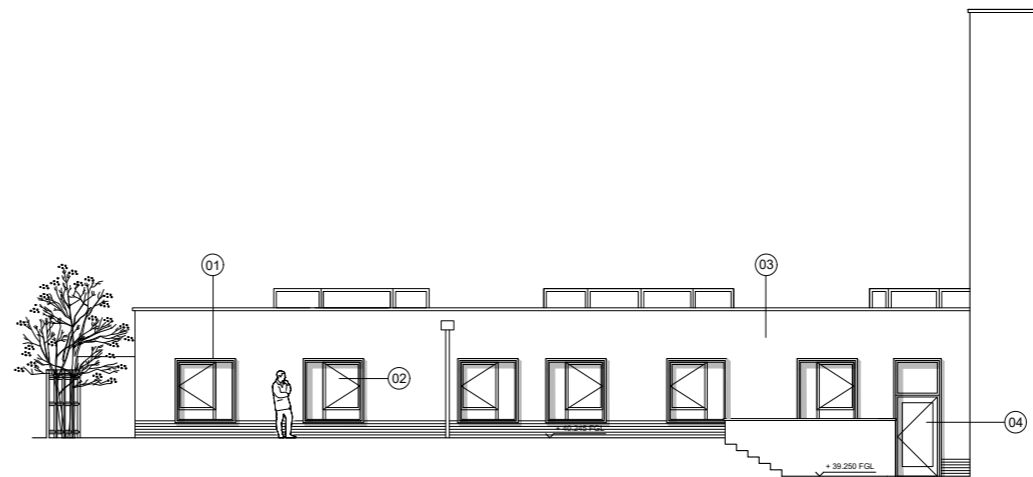
Existing Rear Elevation (North)

Existing Rear Elevations

Scale: 1:100 at A1



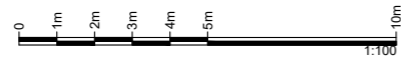
Proposed Rear Elevation (East)



Proposed Rear Elevation (North)

Proposed Rear Elevations

Scale: 1:100 at A1

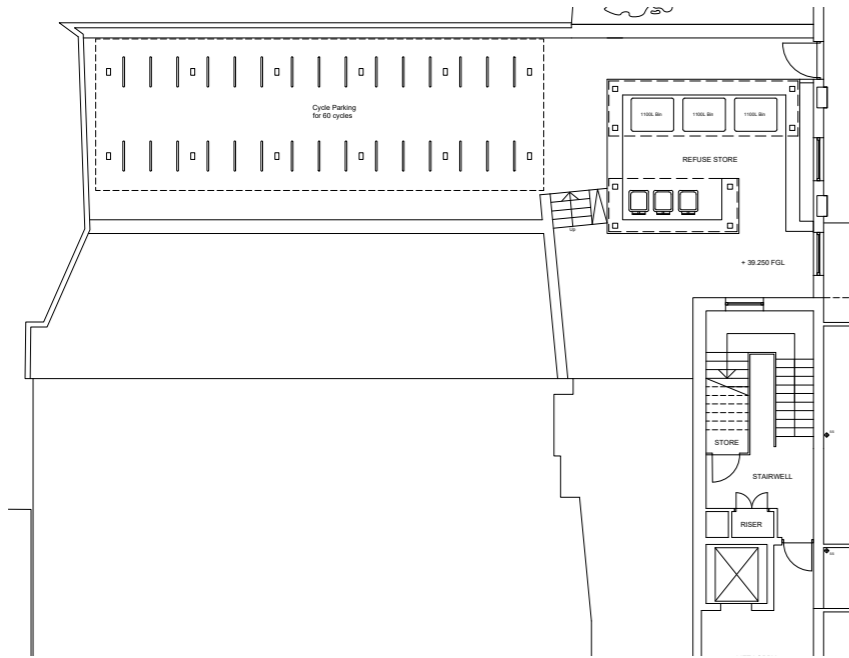


Materials Key:

- 01 - 50mm thk. projecting aluminium window surround. Colour to match extg. windows. RAL 7012 (mid/dark grey)
- 02 - Aluminium double glazed windows. Colour to match extg. windows. RAL 7012 (mid/dark grey)
- 03 - Render finish to be made good where required and whole elevation repainted to match extg. colour. RAL 1014 (pale cream/green)
- 04 - Glazed aluminium door. Colour to match extg. RAL 7012 (mid/dark grey)
- 05 - Extg. green glazed bricks to be retained.
- 06 - Timber side panelling to match existing.
- 07 - Aluminium fascia at top and bottom of window assembly. Colour: RAL 7012 (mid/dark grey)

7 Cycle and Refuse Stores

7.1 Cycle Storage Provision



Existing cycle storage : 60 cycles with 30 hoops for 54 rooms.

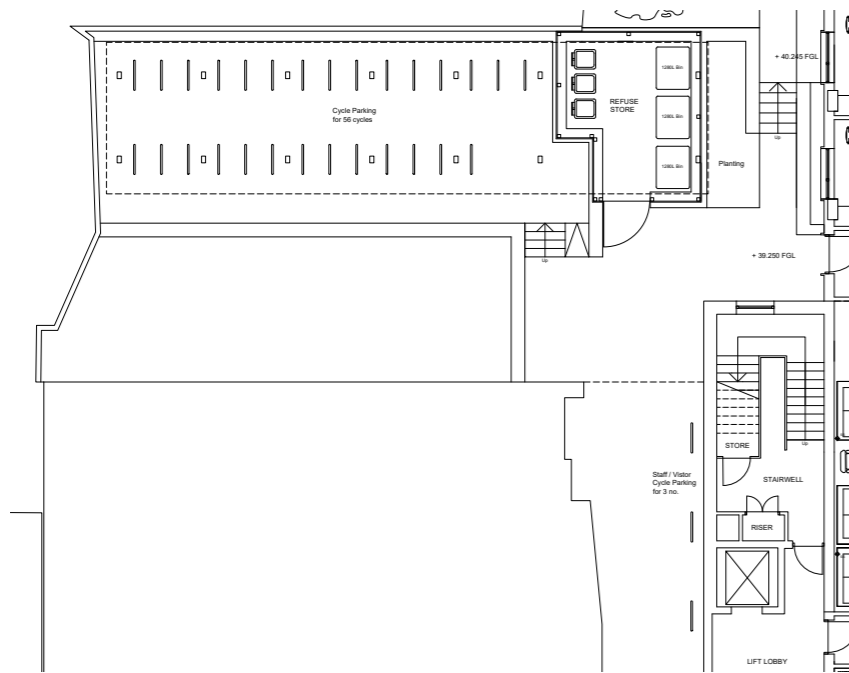
Ratio : 1:1.1 Hoops per room

Proposed cycle storage: 59 cycles with 31 hoops for 63 rooms.

Ratio : 1:0.9 Hoops per room

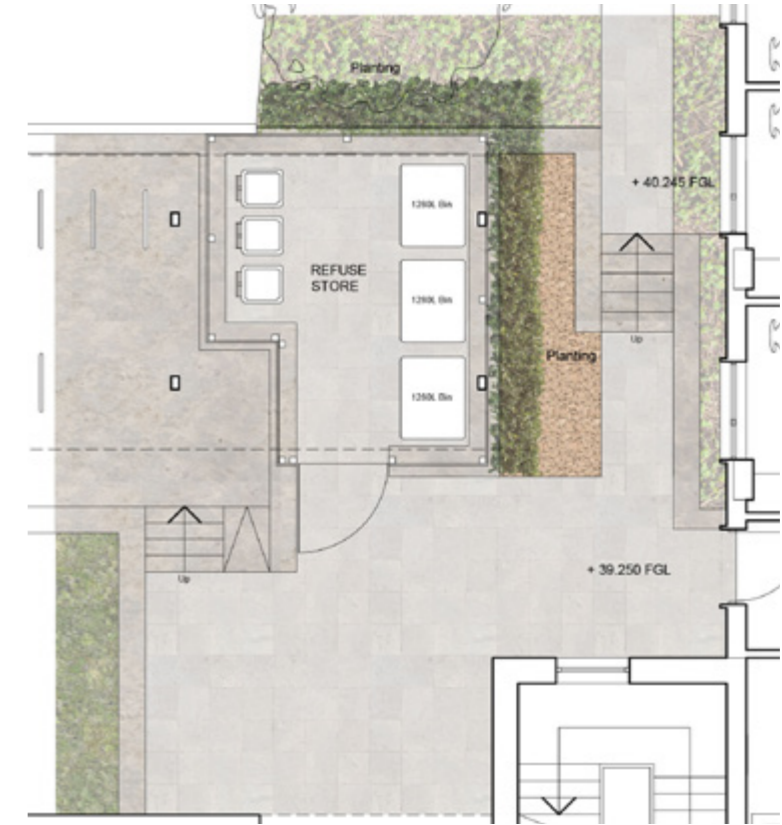
The proposed relocation and integration of refuse storage with cycle storage requires a small reduction (2 no. hoops) in cycle storage provision. 3 no. dedicated visitor/ staff cycle hoops have been added under the enclosed entrance way. This results in an overall reduction of provision. This decision has been made as the current storage is grossly under used by the current residents.

Existing



Proposed

7.2 Refuse Storage



Proposed Refuse

New refuse store to be enclosed by timber slats with climbing planting to the exterior.

Bin capacity to be increased from 3 no. x 1100 Litre Bins to 3 no. x 1280 Litre bins to accommodate increased volume.

8 Access

8.1 Part M and Equality Act 2010 Compliance

Parking and Building Approach:

Access from the street is provided via existing level threshold main gated entrance. Visitor and guest parking is currently provided via pay and display parking bays directly outside Osbourne House, and south Bartholomew Road. There are no provided disabled spaces as the existing development is a zero car development. Disabled and wheelchair residents will need to apply for a disabled parking permit to use the permit holder only areas in close proximity to Osbourne House.

Secure sheltered cycle storage is already provided to the rear of the development.

Main Entrance and Lobby:

A level access from the street is currently provided. Entrance door widths comply with current approved document Part M legislation.

Stairs and Lifts:

The existing building is served by one lift which complies with current approved document Part M legislation. This lift does not provide access to the new accommodation, as all proposed accommodation is located on the ground floor.

Corridors:

Existing corridors comply with approved document Part M legislation. New corridors will not be wheelchair accessible due to access by short flight of stairs.

Garden

Level access is provided.

Common room

Level access is provided. Entrance doors exceed minimum widths required in approved document Part M legislation and will be fitted with an automatic opening system. Entrance lobby is 1970 x 3250mm allowing space for wheelchair manoeuvrability.

Doors:

All publicly accessible doors are to have a clear opening width of exceed minimum requirement and to be provided with vision panels.

Accessible WCs:

One accessible wheelchair WC is already provided within the existing building. Clear internal dimensions of accessible WC is 2200 x 1950mm. Level door thresholds are provided.

Accessible Dwellings:

The existing accommodation provides three units for wheelchair users, and a further two adaptable units, that can be fitted out as required. All current accessible dwellings comply with current approved document Part M legislation. The five accessible units provide 8% of the total proposed 63 no. units.

Document references:

BS 8300:2009 Design of buildings and their approaches to meet the needs of disabled people Code of practice

BS 7594:2011 Code of Practice for Audio-Frequency Induction-Loop Systems

Approved Document Part M. Volume 1: Dwellings: 2016: Access to and Use of Dwellings

Approved Document Part M. Volume 2: Buildings Other Than Dwellings: 2015: Access to and Use of Dwellings

Approved Document Part K: 2013: Protection from Falling, Collision and Impact

Equality Act 2010