

176 Royal College Street, London, NW1 0SP



## DESIGN AND ACCESS STATEMENT

Proposed replacement of existing canopy and new rear door

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## 1.0 OVERVIEW

The proposed development seeks planning permission to replace the existing roof canopy and to open a door in place of the existing rear window. In doing so, the proposal will increase the area and enhance the quality of the working spaces that this building currently provides.

The proposed new roof and door will be located in the rear of the property and will remain in keeping with the size, scale and character of the current site and the local surroundings. The development will not be visible from the street scene.

This document has been prepared to clearly demonstrate the rationale behind the design proposals. 'Design' is intended to mean the suggestions for layout, scale and arrangement.

This document (p013\_DAS) should be read alongside, and accompanies the following documents:

- p013 - PL01 Existing Location and Site Plan
- p013 - PL02 Existing and Proposed Ground Floor Plans
- p013 - PL03 Existing and Proposed Sections

## 2.0 THE SITE



Figure 1 - 176 Royal College Street marked in red

The site address is No. 176 Royal College Street, London, NW1 0SP. The Local Authority is the Camden and the site is located in the Camden Broadway conservation area. The site sits between Royal College Street and the Richmond-Stratford railway line, just east of the Camden Road Station, on the east side of the street.

The site is well served by local transport links with Camden Road Station and Camden Town Underground Station located 0.1 and 0.3 miles away respectively (a 5 minute walk). Camden Town Station is served by the Northern Line, connecting it to various transport hubs such as London Bridge and Kings Cross St. Pancras. Camden Road Station is served by the Overground Line, providing further connections to the east and west.



The site surroundings is characterised by a variety of architectural styles. The terraced houses are dated to the early 1800's and present several architectural elements used throughout the front elevation, such as stucco at ground storey and brick faced at the upper floors.

The block of buildings from no.168 to 178 where the site is located, is a uniform three storey terrace with yellow stock brick, first floor windows in recessed arches and shop fronts to the ground floor. Either side, the neighbouring properties are a mix of commercial and residential, typically with a commercial/retail unit on the ground floor and residential above.

Throughout the area a number of neighbouring properties have modern insertions on both the front and the rear elevations; particular regards should be given to the adjacent property at 178 Royal College Street which have recently been granted permission for a similar development.

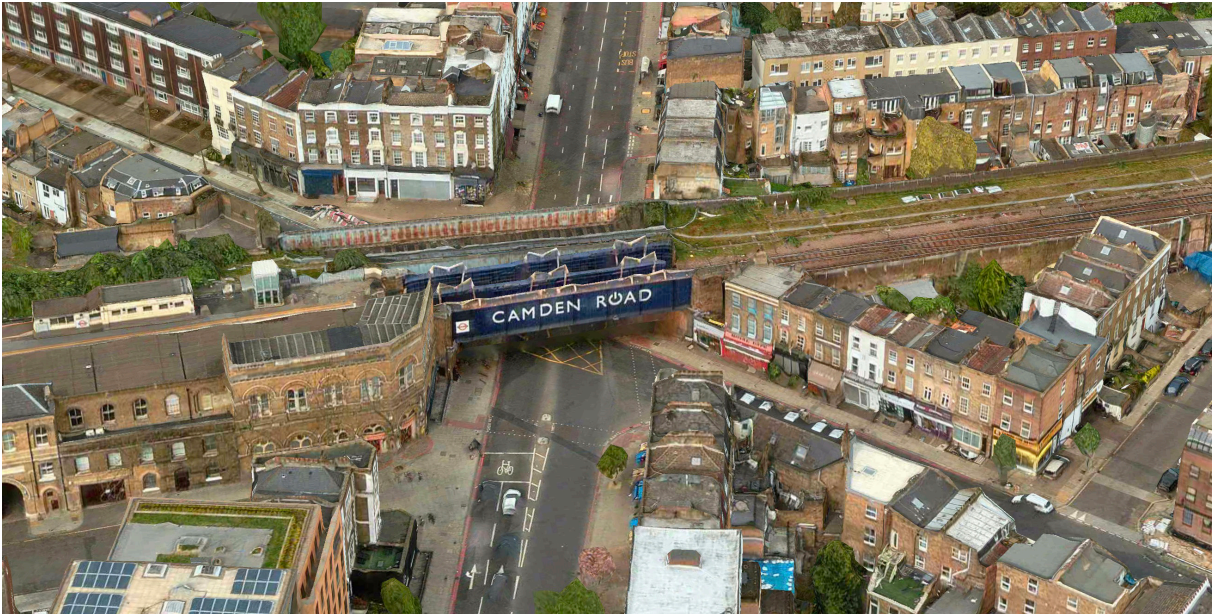


Figure 3 - Royal College Street from south



Figure 3 - Royal College Street front



### 3.0 ACCESS

The main access to the site will remain to the front of the site boundary, fronting Royal College Street. The design proposes to add an access to the rear of the property by demolishing the window ledge and creating a door. The communication between the rear kitchen and the front bar counter will be simplified, separating the public access to the WC and the access to the kitchen reserved to the personnel.



Figure 4 - Existing front access and rear window to be demolished and replaced with a door

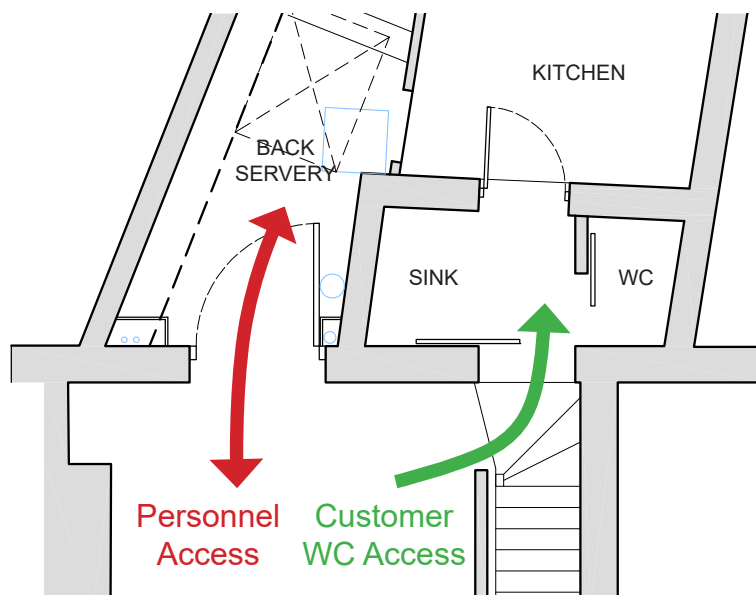


Figure 5 - Plan of the proposed new door

## 4.0 THE PROPOSED DEVELOPMENT

It is proposed to replace the current transparent PVC canopy in order to properly insulate and enclose the room which is currently used as storage. Unfortunately the date of the installation of this canopy is unknown due to missing record of it; however it is clear that it has been in place for longer than 7 years, longer than when the current leaser has started renting the property.

With this proposed intervention the kitchen internal space will be extended and a back server area will be created. The design aims to achieve a more functional and clean space for both the customers and personnel.

The proposal is concentrated on the back of the site leaving the front completely untouched. The rear of the house is completely hidden from Royal College Street or the neighbouring streets.



Figure 6 - Existing space under the PVC canopy

### 4.1 THE NEW ROOF

The proposed new roof will be a timber structure single ply roof matching the finish and connecting with the existing one covering the kitchen. The included insulation and timber skylight will provide respectively thermal comfort and light to the new room.

The new roof will sit at the same level of the current one, ensuring that no elements will stand above the existing kitchen roof.

### 4.2 NEW REAR DOOR

The proposal also includes a new timber door to the rear obtained by demolishing the existing window ledge. This will grant access and communication between the front and the back of the bar.

## 5.0 SUMMARY

The proposed development seeks to enhance the quality of space currently provided by the host building. The proposed extension, and their associated features, will remain subordinate towards the host structure and will respect the character of the local surroundings.