

## DESIGN & ACCESS STATEMENT



SITE: 37-39 Conway Street, London W1T 6ST

### **NEW IMAGE DESIGN**

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Project No: 544

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## **1.0 Introduction:**

This document has been prepared in support of the full planning application for the proposed conversion of the mezzanine floor of commercial property 37-39 Conway Street into 4 self-contained flats.

The site is fronting Conway Street, Euston Road and Warren Street. Currently 37-39 Conway Street is a commercial unit with ground floor, mezzanine floor and basement floor, total floor areas are about 945 sq meters. From 1<sup>st</sup> floor to top floor are flats, with one entrance from 41 Warren Street and another entrance from 365 Euston Road.

The applicant Mr Sun is the free holder of the whole block of the building. Mr Sun is also the founder of his fashion business Sun 99 Ltd with brand name such as Storm. Since his retirement two years ago this business is slowing down. As internet is playing more and more role in daily business running, his company no longer needs such a huge office/showroom.

According to survey of demand for commercial and residential units in this area, they are planning only to keep ground floor and basement floor for commercial use, and convert the mezzanine floor into residential use.

This Design and Access statement is for support to the above proposal.

## 2.0 Location:



(Fig.1) Built form of area surrounding site (application site outlined in red)

The site is within walking distance to Warren Street underground station and Regents Park.

### 3.0 Planning Policies

Camden Local Plan (2017)

#### **Strategic objective 3**

To provide homes that meet the housing needs of existing and future residents in terms of number, affordability, quality, type of property and mix of dwelling sizes. Self-contained housing is the priority use of the Local Plan.

#### **Local Plan policy:**

Policy G1: Delivery and location of growth

Policy H1: Maximising housing supply

Policy H2: Maximising the supply of self-contained housing from  
mixed-use schemes

Policy H6: Housing choice and mix

Policy H7: Large and small homes

Policy A4: Noise and vibration

Policy D1: Design

Policy CC4: Air quality

Policy CC5: Waste

Policy T2: Parking and car-free development

In summary, our proposal meets the requirement to the above policies in terms of location of growth, self-contained housing from mixed-use scheme, mix types and size of homes and car free development. We will refer to the guidance in Policy A4, D1, CC4 and CC5 for design issue and analyse is provided in Chapter 4 below.

## 4.0 Proposal and Design Consideration

### The Proposal:

Conversion of existing mezzanine floor from office to 4 self-contained flats with partial mezzanine floor extension by infill the double height voids.

### 4.1 Use & Amount

The block is a mixed-use development. Ground floor with mezzanine floor plus basement floor are commercial use, and upper floors are residential use.

The proposal is to change of use for existing mezzanine floor ( 215 sq metres ) from office to flats, plus creation of new mezzanine floor area 99 sq metres by infilling the existing two void areas.

Ground floor and basement floor will remain as commercial use, total floor area GIA is about 730 sq metres.

### 4.2 Types & Sizes

There will be 4 numbers of self-contained flats to be provided in this scheme:

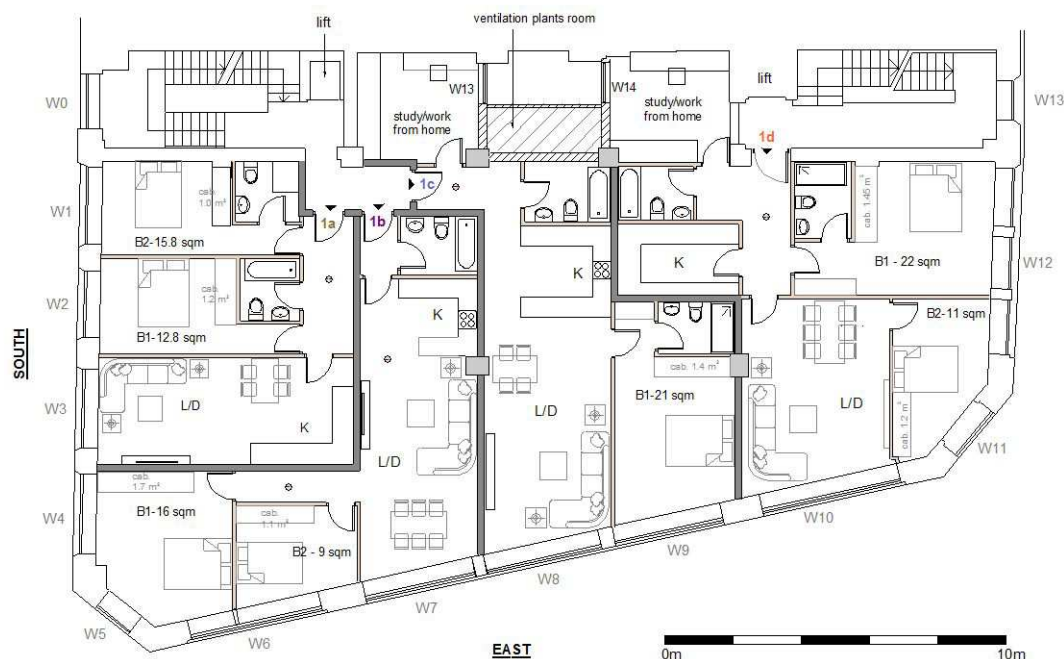
Unit 1a: 2 bed flat GIA 64 sq metres

Unit 1b: 2 bed flat GIA 65 sq metres

Unit 1c: 1 bed flat with study/work room GIA 76 sq metres

Unit 1d: 2 bed flat with study/work room GIA 88 sq metres

They meet the Council's priority of supplying self-contained homes in large and small sizes.





The size of individual rooms and storage space is indicated on proposed floor plans. The floor to ceiling height is 2.60 metres.

The technical requirements specified in the 'Nationally Described Space Standard' (2015) and 'Housing Standards MALP' (2016) has been taken into consideration during the design process.

#### 4.3 Layout & **Average Daylight Assessment**

Layout design is based on fully use of the existing two staircases and lifts plus all existing windows along the façade facing Warren Street, Conway Street and Euston Road.

The façade facing Warren Street is south facing. And the long façade facing Conway Street is east facing. Façade facing Euston Road is north facing.

Considering the north facing constrain, we have revised the layout design for Unit 1d, see design plan 544 PL 05 Rev C. We moved the living room to east facing side with a large window. Other adjustment includes light well to the back of Unit 1b & 1c.

We appointed Specialist Company Future Planning and Development to produce a Average daylight factor assessment report. See enclosed copy. The result is in support of the scheme.

We also have a close look on site and prepared the section drawings as required. (see drawing 544 PL 09). And it is possible to increase some of the windows height as indicated on section drawings and elevation drawings. This will give a boost to enhance the lighting into the units from south and east sides.

For windows remain same height, they provide enough lighting to space behind and more consideration is to keep the external features around them.

#### 4.4 Amenity & **Ventilation/Air Quality**

The site is within walking distance to Regent's Park. Space within each unit is generous.

A special ventilation system has been designed for this scheme in the ventilation Report by Jacobs Bond Pascoe Ltd-Consulting Engineers. See enclosed copy.

#### 4.5 Appearance

All windows will be renewed and planning permission has been granted under a separate application Ref: 2020/1195/P

Based on the above application, now some of the windows will be increased in height. Please refer to enclosed elevation drawings. This change will not cause serious impact to the building appearance and major features will be maintained.

#### 4.6 Noise and Vibration

As mention above all windows will be renewed with new aluminium framed double glazed windows, which will help to control the noise from streets.

Existing floor slab between mezzanine floor and 1<sup>st</sup> floor is concrete. Additional sound insulation wool will be inserted above ceiling board to increase sound proof level.

Existing floor slab between mezzanine floor and ground floor is concrete as well. For new filling up floor area sound insulation wool will be inserted in void between floor joists. Additional sound insulation wool will be inserted above ceiling board across the whole ground floor to increase sound proof level and make sure to meet building regulations' sound proof requirement between commercial use and flat.

## 5.0 Access, Parking & Refuse

### 5.1 Access

The existing commercial unit 37-39 Conway Street has two entrances: Entrance 1 faces Warren Street/Conway Street; entrance 2 faces Conway Street/Euston Road, with additional access (shutter gates) from Warren Street to basement area. (42 Warren Street)

Access from 41 Warren Street is for existing 8 flats above; access from 365 Euston Road is for another existing 4 flats above.

Proposed new flats Unit 1 (No 1a), Unit 2 (No 1c) and Unit 4 (No 1b) will use access via 41 Warren Street. Proposed new flat Unit 3 (No 1d) will use access via 365 Euston Road.

The applicant is the free holder of both staircases/lifts.

### 5.2 Car Parking & **Bike Store**

The scheme is a car free scheme. Warren Street Underground Station and Great Portland Street Station are within walking distance.

A large bike store room (11 sqm) has been provided on ground floor level via staircase entrance hall facing Warren Street.

### 5.3 Refuse Storage & Collection

Refuse store will be within each flat (see indication on revised floor plan). Residents of existing flats above are using sags ordered from the Council and leave refuse the night before for daily early morning collection.

Refuse storage and collection arrangement for the proposed new flats will be as same as that to existing flats above.