

DESIGN STATEMENT REPORT

Change of use from Class B1 to Class C3

1-6 SPEEDY PLACE, London WC1H 8BU



Fig.1 Site Location – UK Planning Maps

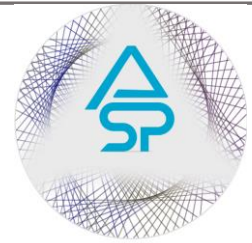
[1]



Fig.2 Façade View – July 2021

[[1]]

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Alshajrawi Sami Projects

LOCAL AUTHORITY

CAMDEN COUNCIL

PROJECT NAME: 1-6 SPEEDY PLACE -CHANGE OF USE FROM CLASS B1 TO CLASS C3
PROJECT CODE: ASP-21105_1-6 SP
CLIENT: NEWMAKE PROPERTIES LTD, 245 WHITTON AVENUE EAST - GREENFORD UB6 0QQ

Document Reference: ASP-21105		Document Code:ASP-21105_1-6 SP_DSR_06.09.21	
DOCUMENT TITLE: DESIGN STATEMENT REPORT		Document Revision: 0	
	Issued by	Checked by	Approved by
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Date	02.08.2021	01.09.2021	06.09.2021
Signature			

[III]



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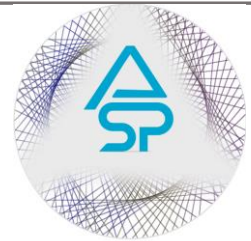




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1.0 INTRODUCTION

The current building locates at 1-6 Speedy Place, London WC1H 8BU, with the entrance to the block from Cromer Street. As shown in figure n. 1

The current use class is B1, and the offices are dismissed by the former tenant due to the situation of COVID 19.

The new leaseholder (Newmake Properties Ltd) has the intention to refurbish the whole block and to apply for a change of USE CLASSES ORDER of the whole building (Two Floors) from the current **B1** to a new USE CLASSES ORDER **C3**.

The request of Prior Approval permission consent for change of use to comply with planning regulations of Camden Council.

The change of use is regarding the whole block (Ground & First Floor), which will be corresponding a new disposition of studio flats;

n.3 studio Flats at Ground Floor and

n. 4 Studio Flats, therefore, with total of n. **7 Studio Flats**. As shown in proposed layouts.

The client Newmake Properties Ltd, represented by Mr. Anwar Akbar, would use a whole space for investment activity, i.e., to renting the studio flats.

The design idea and proposal are inspired to satisfy client requirements, simultaneously to comply and respecting the relevant POLICIES in Camden's Local Plan and Camden Planning Guidance Documents (CPG1 & CPG2)

Notwithstanding, the design respond in positive way to the existing contest and nicely integrated with the existing character of the area, in addition to contribute to make exciting places for living and safe environment, well integration with the surrounding area and creating a positive sense of community.

Our commitment and forces were exclusively focused to satisfy the policies of High Quality Design, because of the rich architectural heritage presents in the Borough and in addition, to the specifications in Borough Local Plan Policies D1 (Design) & D2 (Heritage).



2.0 PROJECT BRIEF

The client requirements consist of having a certain number of flats instead of maintaining the current offices, therefore, our practice has prepared a concept design which contains a few Seven Studio Flats, number 3 Flats at Ground Floor & Number 4 Flats at First Floor (as below shown in Fig.3 & 4).

The flats have various dimensions & sizes that can satisfy the client requirements and comply with his ROI.

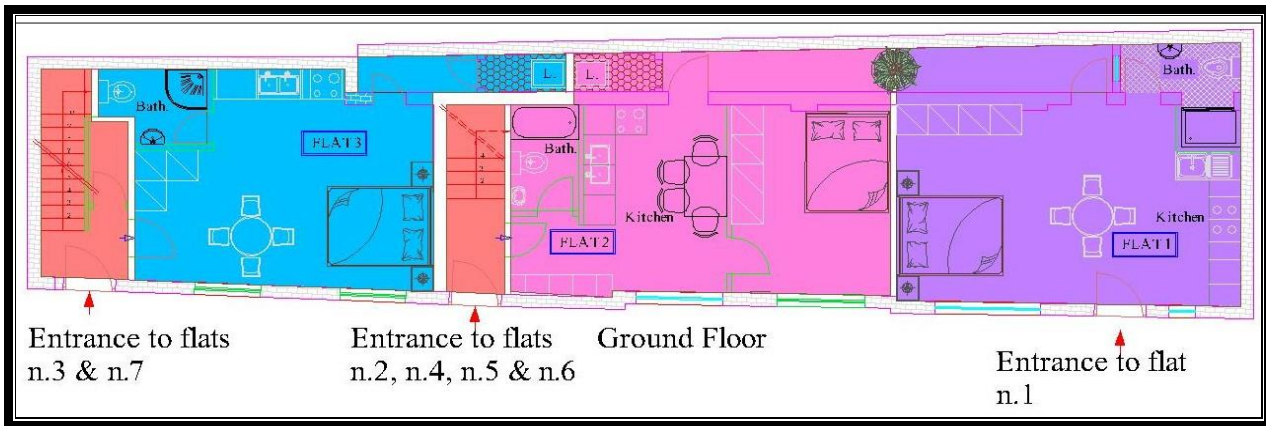


Fig.3 Ground Floor Layout

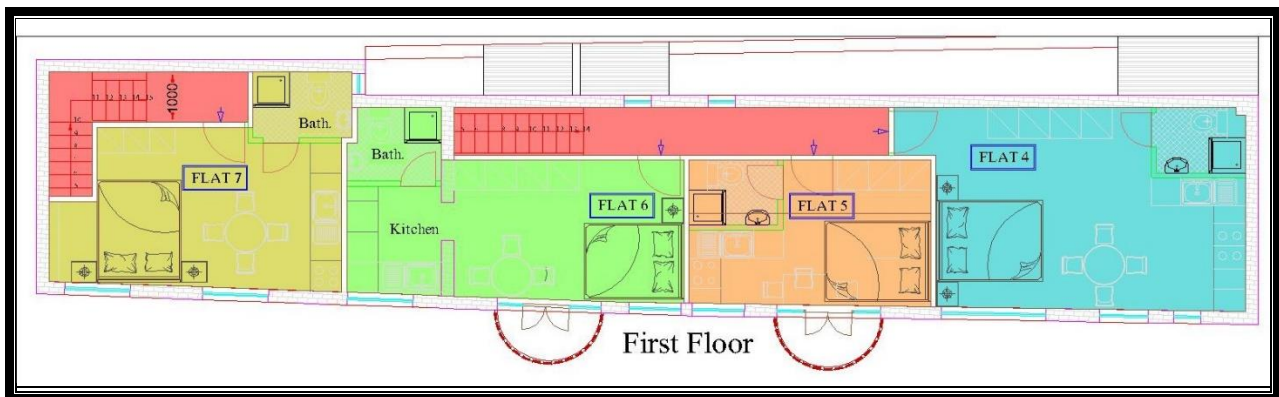


Fig.4 First Floor Layout

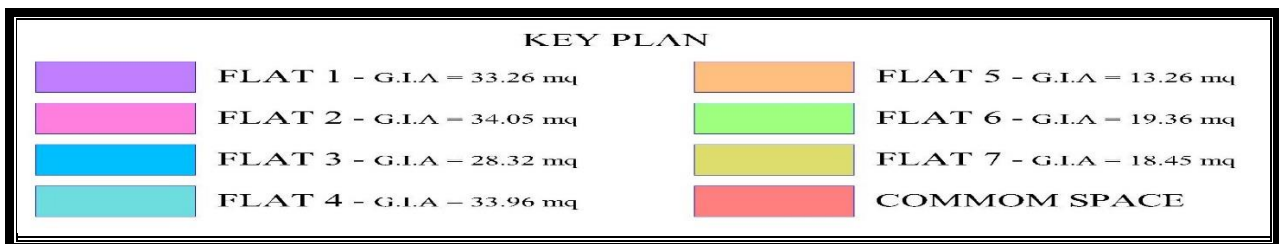


Fig.5 Flats dimensions

3.0 PRE-APPLICATION CONSULTATION

ASP Architects London, represented by Architect Sami Almaqableh, has contacted the Planning Department by email to gather information about the presentation and possibility of change of use of the building. We have received the information to apply for Prior Approval for this project.

After our research and analysis of the site and the location area, we have taken in consideration that the building isn't Listed Building, but located in Conservation Area, as shown on Camden Council plans for Conservation area map (fig. n. 7) and London Borough of Camden-Policies Map January 2021 (Fig. n. 8).

The building is in growth & Community Investment Programme Regeneration Area. As shown below in Fig.6 Camden Local Plan-Growth & Spatial Strategy

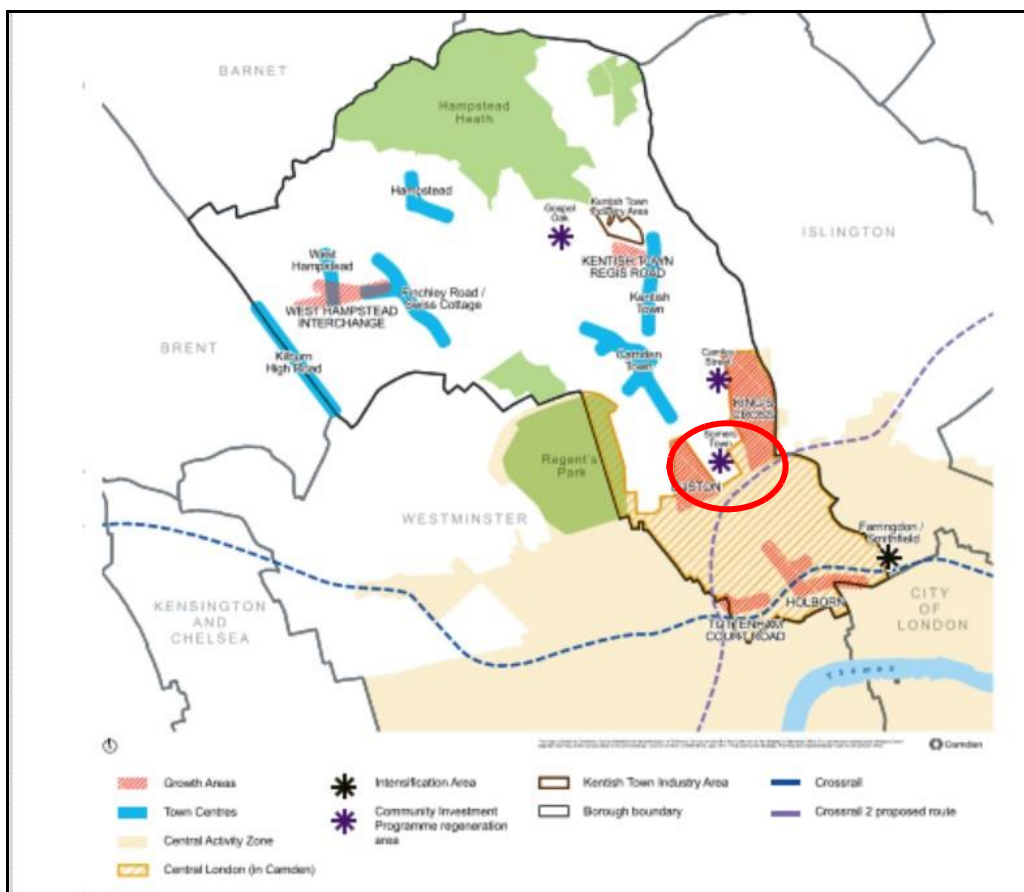


Fig. 6 – Camden Local Plan-Growth and Spatial Strategy

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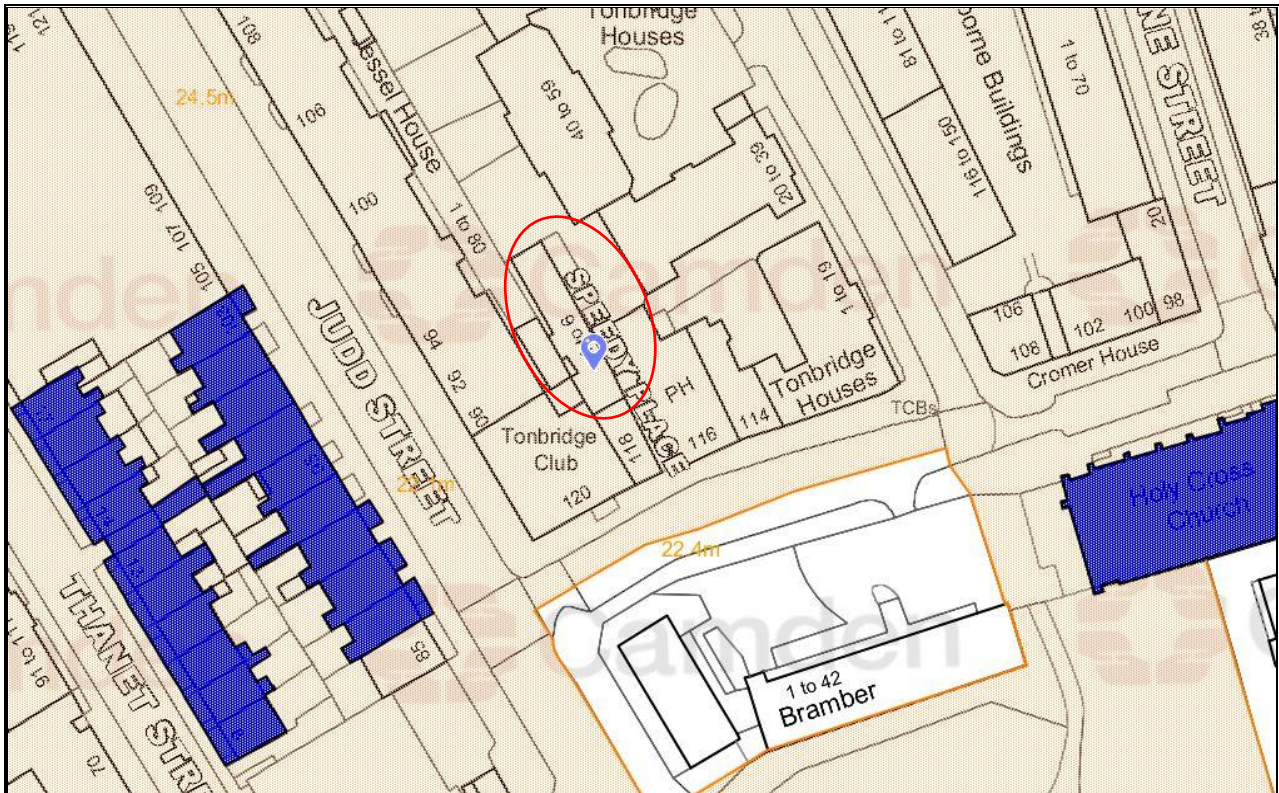
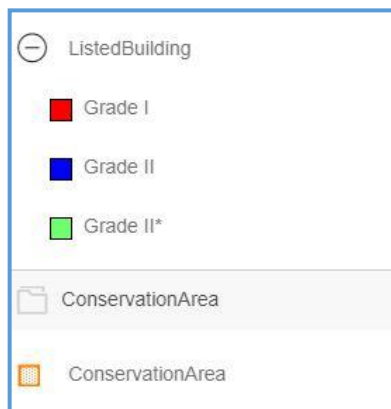
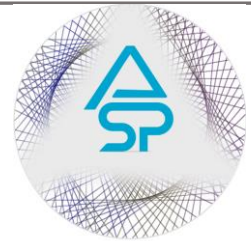


Fig. 7 – London Borough of Camden-Conservation Area Map



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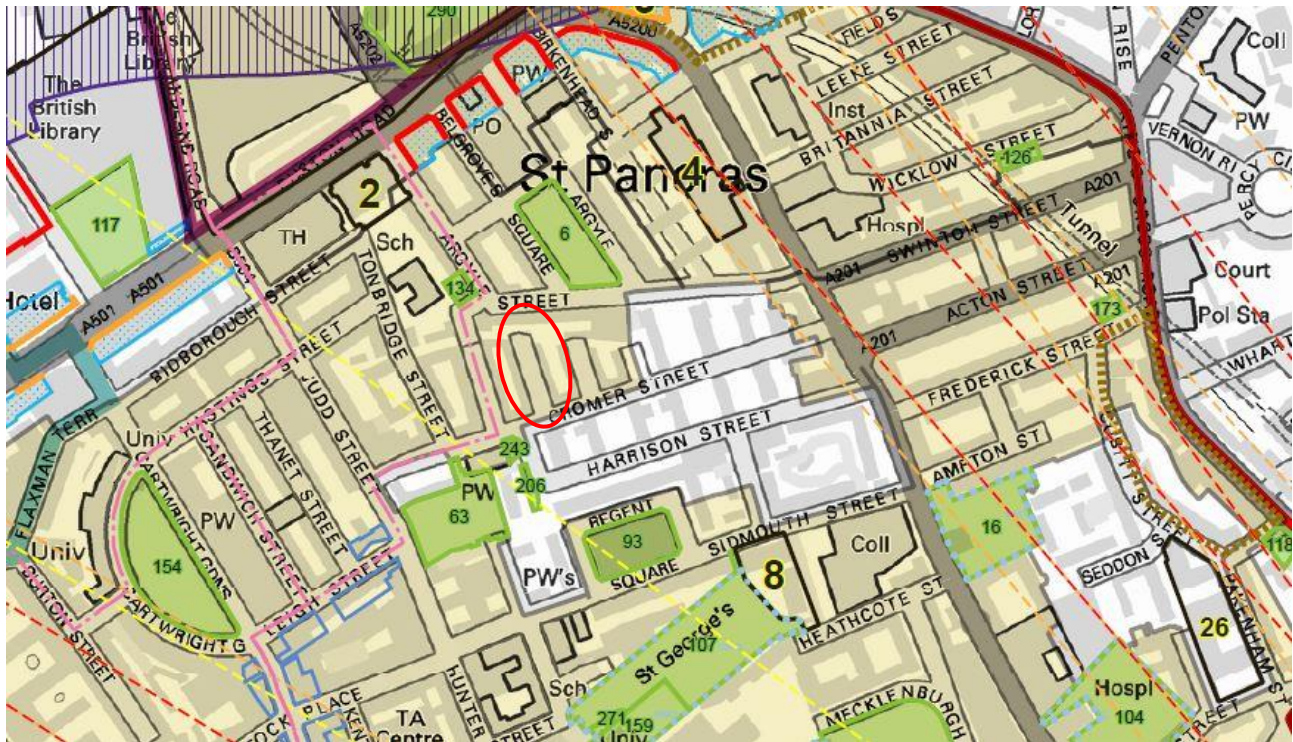
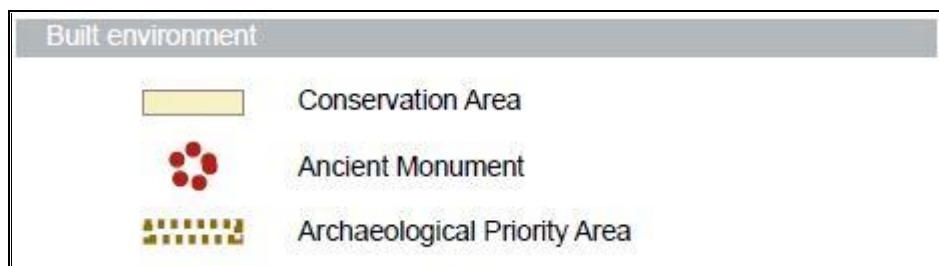


Fig. 8 – London Borough of Camden-Policies Map January 2021



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4.0 SCOPE OF WORKS

The project is regarding a new creation of Seven independent Flats and the adaptation-restoration of the front façade restoration (Fig. n.9 Elevation South-East) to be adapted at internal flats distributions.

Notwithstanding, the use of High Design Quality, sustainable material and specifically an ornamental cornice to adding value to the building which is inserted in rich architectural heritage as shown on above maps.

The below proposal reproduces the common materials used in the zone and respecting the surrounding built environment. The ground floor would maintain the same existing material & the First floor with insertion of rendering and cornice in GRC to cover properly the demolition works (Windows & Doors).

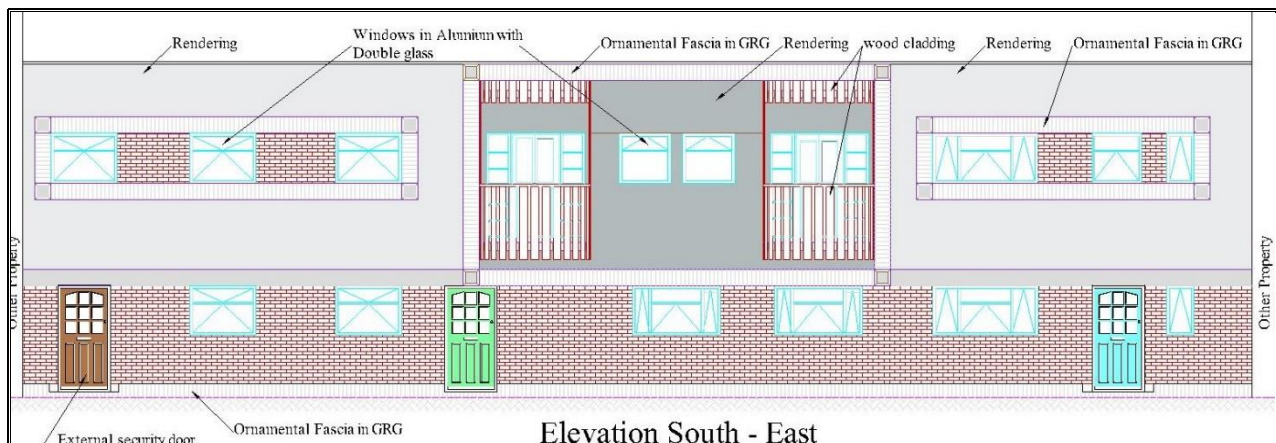


Fig. 9 – Proposed Elevation (Main Entrance)

5.0 DESIGN SPECIFICATION & SCHEDULE

The proposed activity for the building is entirely to create a few 7 (Seven) habitat units (Residential - Seven Studio Flats)

Each flat is independent with main entrance through the external entrance except Flat n. 1 has an External independent access.

Each Flat should have these spaces for living.

1.kitchen, 2. Bathroom, 3. living/bedroom.

The whole space would be furnished on proper way, to ensure high quality comfort, Hygienic Conditions to tenants, in addition to comply with endorsed regulations and legislations.

However, the studio flats should have the following space distribution and specification:

A. GROUND FLOOR:

1-Flat Number 1 (G.I.A. = 33.26 sqm)

Living/Bedroom, Kitchen, Bathroom and External Terrace

2-Flat Number 2 (G.I.A. = 34.05 sqm)

Bedroom, Living/Kitchen, Bathroom, Laundry and External Terrace

3-Flat Number 3 (G.I.A. = 28.32 sqm)

Bedroom, Living/Kitchen, Bathroom, Laundry and External Terrace

B. FIRST FLOOR:

1-Flat Number 4 (G.I.A. = 33.96 sqm)

Living/Bedroom/Kitchen & Bathroom

2-Flat Number 5 (G.I.A. = 13.26 sqm)

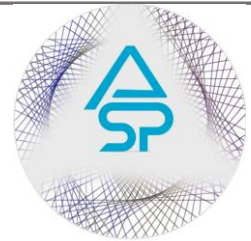
Living/Bedroom/Kitchen, Bathroom & Balcony

3-Flat Number 6 (G.I.A. = 19.36 sqm)

Living/Bedroom, Kitchen, Bathroom & Balcony

4-Flat Number 7 (G.I.A. = 18.45 sqm)

Living/Bedroom/Kitchen & Bathroom



Access to the flats through a common stair, and store for water/gas/electricity meter.
 External area for bins to collect the waste and rubbish.

The whole set of drawings for Prior Approval Permission Consent is below specified as the followings:

Drawing n.	Description	Scale	Size
P50	Site Location & Site Plan	1:1250/500	A3
P100	Existing Ground & First Floor	1:4" / 1:40	A1
P101	Existing Elevations North-South/East & West South	1:4" / 1:40	A1
P102	Existing Sections A-A & B-B	1:4" / 1:40	A1
P150	Photographic Report Existing External Views		A1
P151	Photographic Report Existing Internal Ground Floor		A1
P150	Photographic Report Existing Internal First Floor		A1
P200	Proposed Layout Ground & First Floor	1:4" / 1:40	A1
P201	Proposed Elevations North-South/East & West South	1:4" / 1:40	A1
P202	Proposed Sections A-A & B-B	1:4" / 1:40	A1
P210	Proposal Demolition & New Construction Ground & First Floor – Elevation South East	1:4" / 1:40	A1
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6.0 CONCLUSION & CONSIDERATION

The project is a result of client requirements and compliance of Camden Council Planning Guidance (Design & Heritage).

Our request for this Prior Approval submission to have an advice and the opinion from Planning Department, if the proposed project for number 7 flats would be acceptable as shown in the drawings!

In addition, what is the necessary extra request by the council to make this project realizable!

It is ASP Architects London duties to thanks everyone contributed to make this project realized.

Thanks in Advance and Kindly Regards

ASP Architects London Ltd
Architect Sami Almaqableh

