

118_ DESIGN AND ACCESS STATEMENT 5 Apollo Studios, Charlton King's Road, London NW5 2SB

1 Introduction

This design and access statement is submitted in support of the full planning permission sought for the change of use and proposed works at No 5 Apollo Studios, Charlton King's Road, NW5 2SB. The proposal is for the internal conversion and internal alterations of the existing ground floor office, formerly B1 use now assumed new class E(g) into two residential apartments (use class C3).

2 Site and Location

The existing building is located outside of the designated Conservation Areas of LB of Camden, but is on the Local List, as of 2015. Apollo Studios is a 4 / 5 storey building accessed via a narrow private drive off Charlton King's Road, in Kentish Town. The surrounding area is predominantly residential with some office uses, pubs and other services on Brecknock Road. Kentish Town is the nearest transport hub, with National Rail, Transport for London Underground, Overground and Bus services located approximately 700metres from Apollo Studios.

3 Planning History / Policies

Unit 5 Apollo Studios was originally part of Apollo Works – a building we understand was originally constructed as a piano factory. Planning application reference PL/8500159/R2 was granted on 2nd October 1985 allowing for the “Part redevelopment, part extension and part change of use for residential purposes and part refurbishment for light industrial purposes” of Apollo Works.

The currently extant and/or permitted uses of the 17 units are as follows:

Unit	Use	Use Class	Permission no.	Date
1	residential	C3	2014/0544/P	18.03.2014
2	residential	C3	2014/0544/P	18.03.2014
3	residential	C3	PE9800038	12.06.1998
4	offices	B1(a)	PE9800038	12.06.1998
5	offices	B1(a)	PE9800038	12.06.1998
6	live / work	sui generis	PL/9401452/R1	08.12.1994
7	residential	C3	2015/4069/P	29.07.2015
8	residential	C3	2013/4190/P	13.09.2013
9	residential	C3	2013/4190/P	13.09.2013
10	residential	C3	2015/5689/P	29.10.2015
11	residential	C3	2014/0806/P	31.03.2014
12	residential	C3	2014/0806/P	31.03.2014
13	residential	C3	2020/4896/P	11.11.2020

14	offices	B1(a)		
15	offices	B1(a)		
16	residential	C3	2003/0524/P	29.08.2003
17	residential	C3		

In summary, current and/or permitted uses comprise twelve residential units, one live/work unit and four office units, not counting this proposal.

4 Quantum of Development

The proposal comprises the internal conversion of unit 5 into two separate self contained residential apartments, both being 2-bedroom/4-person apartments. The GIA (Gross Internal Area) of the existing unit 5, totals 108 sqm. The combined GIA of the two proposed apartments totals 173.5 sqm (comprising apartment A at 84.5 sqm, & apartment B at 89 sqm). The proposal represents an increased internal GIA of 64.5 sqm.

5 Layout, Scale and Appearance

As previously stated, the proposal only affects the internal organisation and layout of unit 5, with no external amendments proposed to the existing elevations.

The internal floor to ceiling height of unit 5 is approximately 4.4m overall. With some reduction of the existing internal ground floor level, the proposal is to introduce a mezzanine level of accommodation over part of floor space.

The two proposed apartments retain the glazed full height open space in the living/dining areas, set down from the level entrances. The kitchen and a snug are set under a new intermediate floor, which is accessed from an open stair flight leading to the bedrooms and bathroom. The proposed bedrooms are daylit and naturally ventilated from the existing rear elevation high level windows, which are retained intact without adjustment.

The proposal therefore does not affect the external appearance and materiality of Apollo Studios.

6 Landscaping

There are no proposed changes to the existing landscaped areas.

7 Access, Refuse and Parking Provision

There is no change required to either vehicular or pedestrian access due to the proposed internal conversion of Unit 5.

Access into each of the two proposed residential apartments, uses the existing entrances into unit 5; one being directly from the external yard and the other using the existing internal corridor from an adjacent communal entrance lobby.

The existing refuse provision will not require to be amended, which comprises a large communal refuse storage area within the yard, with ample additional capacity.

Apollo Studios has a small car park in the courtyard immediately adjacent to the building. The property benefits from use of these spaces on an unofficial "first come, first served" basis. This arrangement would continue for the residential units. Access is controlled by a security gate at the entrance from Charlton King's Road. Cycle parking facilities are also provided within the car park.

Apollo Studios is well located for public transport and local services facilities. Distances to key public transport facilities are set out below and all these facilities are within 10 minutes walking time:

- Kentish Town Tube Station - 720m
- Kentish Town Train Station - 690m
- Bus Stop (route 390), Brecknock Road - 108m
- Bus Stop (route 393), Leighton Road - 333m
- Bus Stop (routes 134, 214, C2 and N20), Kentish Town Road - 690 / 720m

The conversion of the office into two residential units will result in a reduction in the number of people travelling to and from the units. Given the good public transport links, most trips to and from the units are most likely to continue to be made by public transport or on foot. Accordingly, there will not be additional pressures created on public transport or car parking in the local area.

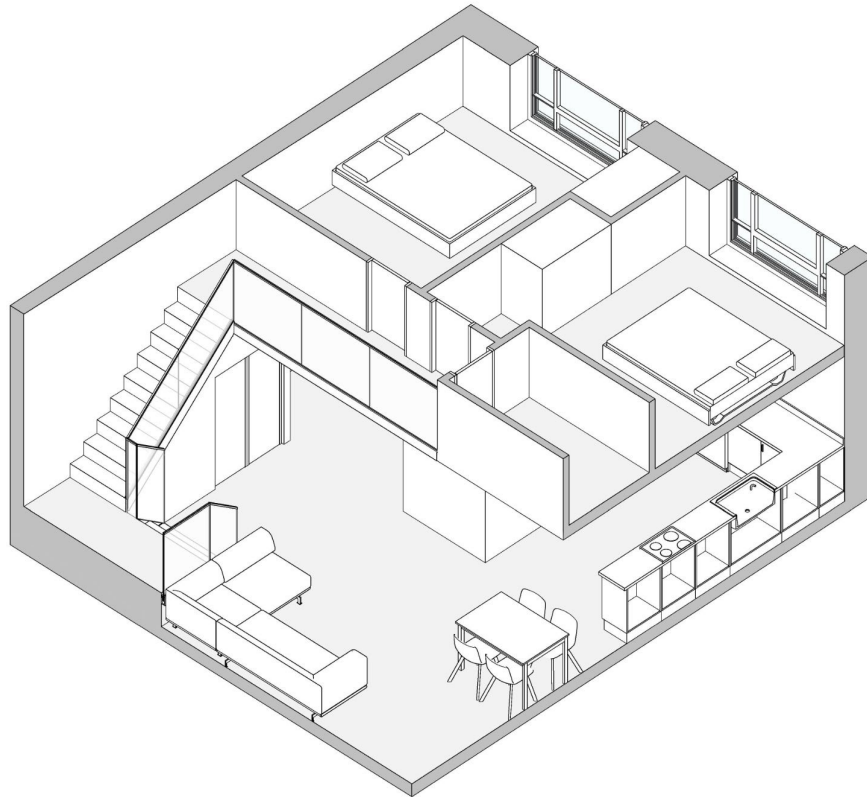
As noted above the area is predominantly residential and there are local services and facilities to meet the needs of local residents within easy walking distances.

8 Amenity

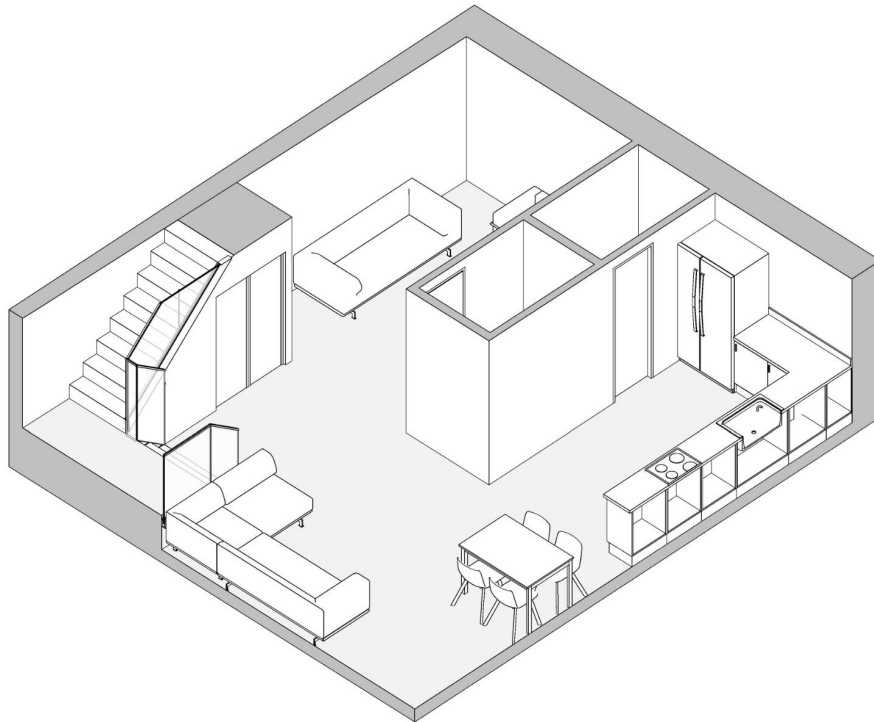
The proposals have no material impact on the amenity of the immediate neighbours, as there are no proposed changes to the existing fenestration, external built form, nor changes required to entrances and external patterns of circulation.

9 Conclusion

The proposals are well integrated into the existing interior space and without impact on the existing building envelope or setting. Currently, less than 25% of the existing units are classified as use category B1 and therefore the proposed change of use to residential would be representative of the majority of other existing units within Apollo Studios.



Isometric view of proposed upper level



Isometric view of proposed lower level