

LONDON BOROUGH OF CAMDEN
Stables 1-3 & 4-5, 17-19 Bonny Street, London, NW1 9PE
Design and Access Statement

For applications for planning permission and/or listed building consent

This template can be used to write your design and access statement. It should be used to explain the design thinking behind your planning application and to demonstrate your commitment to design that is accessible and inclusive to all. You may find it useful to include pictures or photographs, or to refer to plans you have submitted in support of your application.

You should aim to provide as much information as possible. However, you may find that there are some sections which are not relevant to your application. Where this is the case please state that the section is 'not applicable'.

1. What are the **features** on the existing site?

- Buildings – size, age, style, condition (further detailed information should be provided in the historic environment section if appropriate).
- gardens, landscaping and other open areas.
- boundaries – walls, railings, fences or other means of enclosure.
- immediately adjoining buildings and sites.

The existing site consists of a standalone single storey office building with pitched roof and masonry outer walls. The roof is currently a mix of old corrugated panels and other plastic sheeting.

The building sits in the rear courtyard of other commercial premises. The subject building is split into 3 lettable demises and all are currently vacant and requiring refurbishment.

In close proximity to the site to our other commercial premises and residential gardens back onto the rear of the building along the north western side.

2. Please provide details of how **access** issues have been addressed

The 'access' component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide SPD, but also how the applicant intends to meet their duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995).

Where relevant, this should include:

- Approaches to and around the site, including transport links

- Car-parking, setting down points, location of dropped kerbs (if required)
- All entrances, including visibility
- General horizontal/vertical circulation and layout arrangements
- Appropriate use of surface materials
- **Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building**
- Way-finding and signage
- An assessment of means of escape

The access to the site is via the train arches to the south side of the site and a pedestrian access way. There is also another means of escape that runs along the side of the residential gardens and exits onto Ivor Street. There is no vehicle access possible to the site as is within a courtyard of the existing site.

No changes are proposed to the access and this application solely concerns the replacement of the roof covering with new.

Parking for the contractor during the works is being managed from within the arches to the south which is also managed by the applicant (ArchCo). All materials will need to be hand carried into the courtyard in order to complete the refurbishment works.

3. Please provide details of the **layout** of proposed development

- Relationship of buildings, routes and spaces.
- Safety and security.

Full existing and proposed plans of the site are appended with this planning application.

4. Please provide details of the **scale/appearance** of the proposed development

- Height, width, length, materials, detailed design.
- Relationship to surrounding development.
- Relevant local and national policies and guidance.

Full existing and proposed plans of the site are appended with this planning application.

5. Please provide details of the **landscaping** in the proposed development

When choosing trees and plants the following factors should be considered:

- Suitability – is the ultimate size appropriate for the space the plant will have, it is important to avoid conflict with buildings. Large vigorous trees too close to structures will require expensive and regular pruning. Will the species choice be tough enough to survive the site conditions?
- Interest – Does the plant for example display any of the following features – attractive bark, flowers, interesting foliage and autumn colour? Sometimes trees which bear fruit are not suitable for heavily used areas.
- Sustainability – is there sufficient soil depth available and has irrigation and drainage been supplied where planters have been specified? Trees and plants grown in the ground will live longer and need less maintenance than those grown in planters. Where there is subterranean development a metre depth of soil must be provided over the structure.

The building has a brick pavements hardstanding to the front although and no works are proposed to this.

6. Please provide details of how **Heritage Assets** issues have been addressed

- Describe the assets affected – listed buildings, conservation area, archaeology etc.
- Define their significance (in the case of buildings in conservation areas, their contribution to the character or appearance of the area).
- Assess the impact of the proposals on the heritage asset, including reference to national and local policies and guidance.
- If the impact is harmful to the significance of the historic asset, set out the public benefits which justify the proposal.

Not applicable to this application.