

Design and Access Statement

132 – 136 Royal College Street, London, NW1 0TA



Project Reference	19023
Document Number	19023-GAA-XX-XX-PS-T-0016
Suitability	S4 - For Stage Approval
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Revision Record

Revision	Description	Date Issued	Originator
P01	Planning Issue	25/11/2021	RP

Introduction

Urban Context

This report presents the proposed scheme for 132 – 136 Royal College Street, London, NW1 0TA [see map].

This proposal seeks to raise the roof to the Rear of the existing buildings. It also creates for two Proposed Windows to the rear existing extension, whilst the existing two windows, will be lowered. The Existing window situated at 136 Royal College Street on the Rear of the First Floor will be altered. These will be in keeping to the existing neighbouring context, both in terms of scale and materials.

There will be a demolition to the existing roof lanterns to the existing rear extension. The proposal aims to create proposed rooflights onto the Proposed Roof.



Proposal:

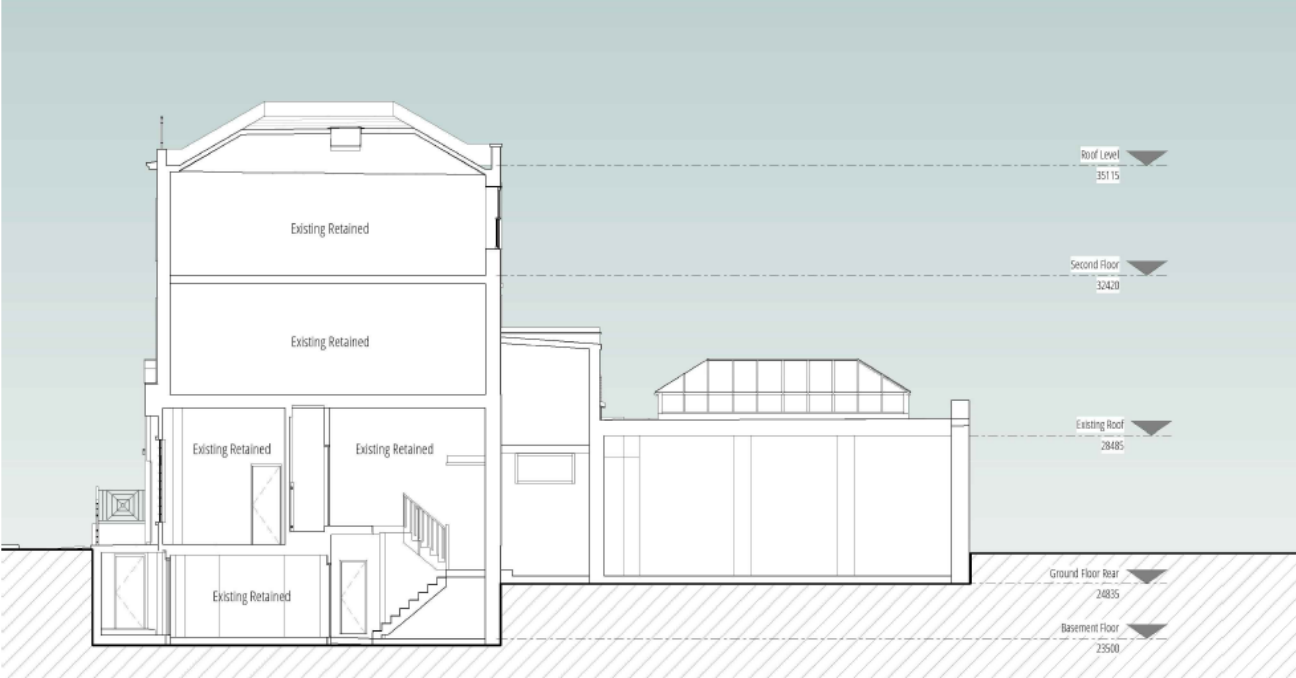
The proposal includes for the lifting up of the existing flat roof of the extension to the rear of 132-136 Royal College Street, Camden, London, NW1 0TA.



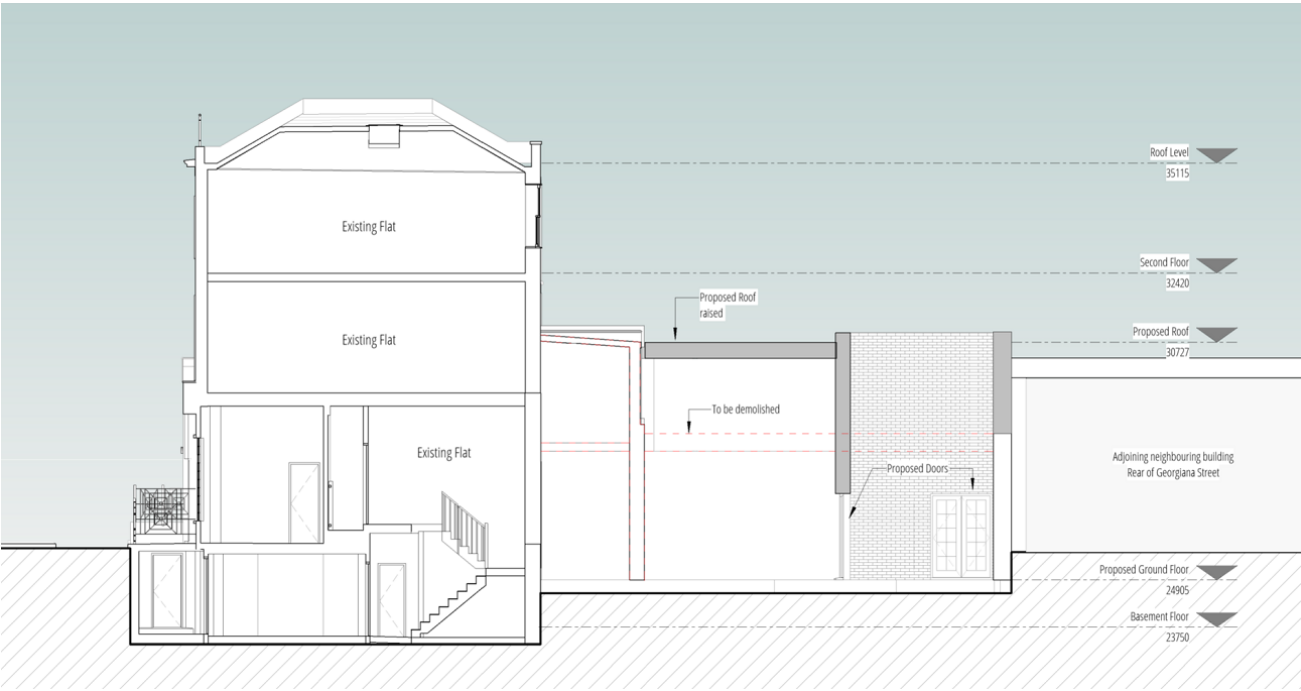
Existing Rear Elevation



Proposed Rear Elevation



Existing Section AA



Proposed Section AA

Flood map for planning

Your reference
Flood Risk

Location (easting/northing)
529302/184010

Created
23 Nov 2021 18:50

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Planning History

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2021/1849/P	136 Royal College Street London NW1 OTA	Change of use of the basement and ground floor from office use (Class B1a) to a residential unit (Class C3).	REGISTERED	05-05-2021	2021/1849/P
9501213	132-136 Royal College Street NW1	Conversion of No.134 from office (B1) to self-contained flat on ground and lower ground floor involving internal alterations. As sown on Drawing Nos 3043 S1, and 3043 P1.	FINAL DECISION	06-07-1995	Grant Full Planning Permission (conds)
9300567	132-136 Royal College Street NW1	Retention of change of use of first and second floors and works of conversion to provide four two bedroom flats. as shown on drawing no RCS X01 and 101 as revised on 10.11.93.	FINAL DECISION	11-05-1993	Grant Full or Outline Planning Permissn.
2020/0703/P	132 Royal College Street London NW1 OTA	Notification for Prior Approval for the change of use from office use (B1a) to residential use (C3) at lower ground and ground floor levels to provide 1x residential unit.	FINAL DECISION	06-03-2020	Granted Prior approval subject to Section 106 Legal agreement
2013/4264/P	132 Royal College Street London NW1 OTA	Change of use of basement and ground floor from office (Class B1) to Pilates Studio (Class D2).	FINAL DECISION	24-07-2013	Granted
9501213	132-136 Royal College Street NW1	Conversion of No.134 from office (B1) to self-contained flat on ground and lower ground floor involving internal alterations. As sown on Drawing Nos 3043 S1, and 3043 P1.	FINAL DECISION	06-07-1995	Grant Full Planning Permission (conds)
9300567	132-136 Royal College Street NW1	Retention of change of use of first and second floors and works of conversion to provide four two bedroom flats. as shown on drawing no RCS X01 and 101 as revised on 10.11.93.	FINAL DECISION	11-05-1993	Grant Full or Outline Planning Permissn.



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