

Design and Access Statement

for the

Proposed Change of Use of Underground Car Park

From Car Park (Sui Generis) to Self-Storage (B8)

at

Kingsgate Estate, Kingsgate Place, London, NW6 4JT

for

Sure Store UK Ltd

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Design Access Statement

Site: Vacant Underground Car Park
Kingsgate Estate, Kingsgate Place, London, NW6 4JT

Introduction:

The Site:

The Kingsgate Estate was constructed Circa 1960's for Camden Council and the freehold is held by Camden Council. The estate is located between Kingsgate Place (West side) and Kingsgate Road (East side). The estate comprises of seven individual residential blocks of between three and four storeys in height. The estate comprises of approximately 143 dwellings which are divided into the following buildings:

Eresby Place NW6 4JT	3 blocks comprising of 53 dwellings.
Grange Place NW6 4JU/4JX	2 blocks comprising of 55 dwellings.
Queensgate Place NW6 4JS	2 blocks comprising of 35 dwellings.
Estate Site Area	11400 SQ M (123120 sq ft) Approximate.
Underground Car Park Area	2970 SQ M (32100 sq ft)

Kingsgate Estate falls under four postcodes. For the purposes of this planning application the postcode of NW6 4JT has been selected as the existing underground car park is located primarily below the three Eresby Place residential blocks.

The Car Park:

The Kingsgate Estate underground car park had an original parking capacity of 99 parking bays and was formally for the use of the Kingsgate Estate tenants. However, the car park has been closed for approximately 38 years. The facility was closed due to anti-social and criminal behaviour over a number of years.

Access to the car park is via a two-way ramp off Kingsgate Place.

Due to continued criminal activity, vandalism and vagrancy the main ramp entrance was blocked up with a steel security door installed for maintenance purposes. All existing fire escapes (5) were sealed and caged over. All other access points into the car park were sealed off.

The car park has various structural ceiling heights varying from 2.1 M to 2.7 M.
The ramp access has a restricted height limitation of 2.3 M.

Proposed Works:

Planning Application Change of Use (Sui Generis to B8):

Permission is sought for a change of use of the redundant car park facility (Sui Generis) to a self-storage facility (B8). The self-storage facility will allow for approximately 350 individual self-storage units ranging in size from 2.0 SQ M to 20.0 SQ M.

Planning History:

2005/2455/P Replacement of aluminium sliding windows with timber casement windows to all 7 residential blocks.

Business Hours:

Opening hours of business

Monday to Friday	08.00 – 18.00
Saturday	09.00 – 17.00
Sunday	10.00 – 16.00

Staff, Customer Flow and Parking:

Staff	One full time staff. Two part-time staff.
Customers Visits	The maximum customer number expected on any day is 10. The average customer stay is between 45 – 60 minutes.
Vehicle Usage	The maximum vehicle number expected at any time: 2 cars 1 van
Parking	The site entrance/reception layout allows for the following parking and offloading facilities. Staff 1 parking bay. Customers 4 parking/offloading bays (two bays being of a larger size suitable for disabled vehicle use).

Floor Area Increase:

No floor area increase to original building.

Layout:

No alteration to existing building layout.

Landscaping:

Not applicable.

Appearance:

Removal of blockwork infill and steel security door to car park entrance.

The Installation of a six panelled steel security bi-fold entrance door system.
Door system approximate size 6 M width x 2.3 M height

All signage external lighting and bi-fold doors colour to be under a separate planning application to be made at a later date.

Access:**Vehicular**

Existing 6 M wide ramp access at street level off Kingsgate Place giving access down to entrance level.

Pedestrian

Via walkway to side of main entrance ramp.

Public Transport

Kingsgate Estate is 1 minute walk from Kilburn High Road (A5) and its many bus routes.
12 minute walk from Kilburn Underground Station.
8 minute walk from Brondesbury Overground Station.
12 minute walk from West Hampstead Underground Station.

Inclusive Access:

Existing main ramp giving access down to the proposed storage facility will remain in place. There are no steps or change of levels within the proposed storage facility. Access doors, fire escape doors and doors to individual storage units are all 850mm in width or larger.

A unisex, wheel chair accessible W.C. to comply with Building Regulations Approved Document Part M. Section 5 (Diagram 18) is to be installed.

Two of the allotted parking/offloading bays shall be designated as disabled parking.

Flood Risk:

The site area is .3 of a hectare and is located in Flood Zone 1.

River and sea risk	None
Reservoir risk	None
Surface water risk	Variable, subject to surface water drainage survey and Recommendations.

Security:

The proposed storage facility shall be manned during all opening hours.
The facility will have 24 hour CCTV security coverage.
The whole of the facility including all individual storage units will be fully alarmed.
All access door systems, including fire escape doors, shall be SRS steel doors and frame LPS1175 – Level 3 security doors.
All escape doors shall be fitted with HELP POINT security alarm call points.
The whole of the facility shall be LED lit to the appropriate lighting level.

The main entrance steel bi-fold security doors shall be opened by staff at 08.00 and closed by staff at the close of business each day.

Access to the facility by customers will be via a coded security system which will activate the secondary security sliding mesh panels.

Rubbish and Waste Removal:

Two 1280 litre Eurobins will be located within the entrance area. One allocated for Refuse and one allocated for recycling. The Eurobins will be collected on a weekly basis by Sure Store maintenance team (this applies to all their outlets). All rubbish and waste is taken to a registered waste and re-cycling centre for legal disposal. Local authority waste collection is not required.

Drawing Reference:

Drawings forming part of the planning application:

- 001 Existing Site Plan
- 002 Existing Underground Car Park Plan
- 003 Proposed Underground Plan Detailing Self-storage.
- 004 Proposed Entrance Detailed Plan.

Applicants Details:

Sure Store UK Ltd is a self-storage company operating in the United Kingdom. The company currently owns three self-storage outlets operating in the West Midlands and North London. All three stores are under a management contract and trade as Space Station Self Storage.

Sure Store UK Ltd, as a family business, commenced trading in 1983 and grew steadily until changing its name to Space Station Self Storage in 1995.

Space Station Self Storage expanded over the years and was purchased by new owners in 2020. The family opted to keep three of the outlets, these being the facilities in the West Midlands and North London.

Sure Store wish to expand their outlets and to this end hope to enter into a long term lease agreement with Camden Council. This agreement will allow for the use of the vacant underground car park as a self-storage outlet subject to planning consent for Change of Use.

Sure Store UK Ltd enters into a detailed contract with all customers. Under the 'Conditions Section 17' of the contract a detailed list of items and materials that cannot be stored in the facility. This list includes combustible or flammable materials, firearms, Hazardous materials etc.

A copy of the contract with terms and conditions can be submitted if required.

Conclusion:

The current car park facility has been sealed up and redundant for over 30 years, this closure being due to long term criminal activity, vandalism and vagrancy. The proposed change of use from car park (Sui Generis) to self-storage (B8) to the existing underground area would not adversely affect the surrounding or adjoining properties or their occupants.

The Borough of Camden has a high demand for self-storage. In particular the small to medium sized secure storage units that are being proposed in this application. This type of storage facility is most suitable for local residents, small local businesses and students.

It is believed by the applicant that the utilisation of this empty redundant space is beneficial to the freeholders of the property, the residents of Kingsgate Estate, other local residents and local businesses. There will be no adverse visual alteration to the entrance other than removal of an unsightly block wall and industrial type steel door.

Any proposed graphics, signage and external lighting will be submitted for formal planning approval at a later date. Subject to Change of Use being granted.

Vehicle traffic is expected to be no more than ten per day (vehicle traffic numbers based on traffic movement at other Sure Store outlets). It is believed that this number of vehicles will not have an adverse effect or cause congestion to Kingsgate Place or surrounding streets. Due to the access height restriction, larger vehicles cannot be accommodated and therefore only cars and small vans can use the facility.

Sure Store UK Ltd (Space Station Self Storage) has 40 years of experience in the self-storage industry. They will ensure that all works are carried out to the highest standard and this can be confirmed by visiting any of the London based outlets or visiting the Space Station web site.