

26th October 2022

Town and Country Planning Act 1990 (as amended)

DESIGN AND ACCESS STATEMENT:

Eagle Wharf
146-150 Royal College Street
London
NW1 0TA

This Design and Access Statement has been prepared in support of a submission for Planning Permission for the above property. It provides supporting information on the proposed careful and minor refurbishment and minor alterations to the property.

1. Purpose

- 1.1 Eagle Wharf consists of a pair of brick-built buildings on the south side of Regents Canal. The current use is Office - Class E and will remain so.
- 1.2 The Applicant is wishing to reinstate a window, enlarge a canopy over the entrance and add planters and decking to an existing terrace at roof level.

2. Location

- 2.1 Eagle Wharf is on the southern side of Regents Canal in Camden.
- 2.2 It is within the Regents Canal Conservation Area of Camden Council.

3. Amount

- 3.1 The total internal area of the buildings is 1398m² over three floors. There are no extensions or changes proposed to increase this area.

4. Access

- 4.1 The Site is accessed off Royal College Street. There is a gateway from the street into the courtyard. The buildings are all accessible from this courtyard.
- 4.2 The main entrance is in number 150 Royal College St, the building on the left and closest to the road.

5. Layout & Proposal

5.1 The new window to the courtyard at the ground floor level of 150 Royal College St is a reinstatement of a window within an existing opening.

5.2 The proposed window will match the existing timber framed casement windows in detail, material and colour with a matching security shutter at its head.

5.3 The new canopy above the entrance will match the existing boxing to the security shutter in material and colour.

5.4 The proposed canopy will project 350mm further out from the vertical brick wall.

5.5 The new decking to the third-floor terrace will be kept to within the lines of the existing railings

5.6 The new planters at roof level will be from galvanized steel to match the existing railings.