

Design and Access Statement

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



Introduction	01
Site Assessment	03
Proposed Works	07
Existing Design	08
Design Rationale	13
Proposed	14
Material Palette	19
Access and Others	20
SOA	22
Conclusion	23

Introduction

Proposal

This document presents the proposed scheme for 132, 134 and 136 Royal College Street, London, NW1 0TA [see map]. This proposal seeks to create four residential units, retaining the existing Class C3 Use. The scheme seeks to propose mezzanine level to the rear extension of the three buildings. Proposed works to create rooflights and windows. The scale, height and materials are to be in keeping with the existing neighbouring context.

Existing Condition

The existing terraced buildings are of similar heights of Royal College Street. The existing materiality consists of brickwork, natural grey slate tiles for the roof.



Fig 01: Site Location Plan at 1:1250



Fig 02: Site Block Plan at 1:500



Fig 03: Aerial Site Plan

Site Assessment

SITE PHOTOGRAPHS



Fig 04: Royal College Street



Fig 05: Camden Road Station



Fig 06: Camden Studio

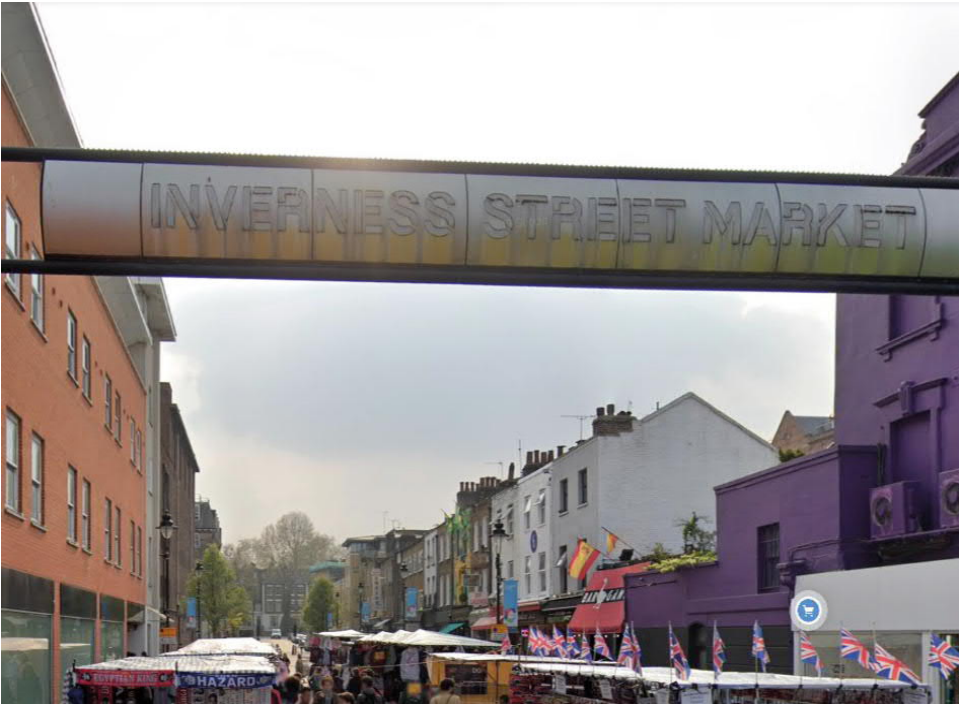


Fig 07: Iverness Street Camden Market



Fig 08: Camden Lock/Canal

Accessibility

The site is in 7-minute walking distance from Camden Town Underground Station (Northern Line) and in 2-minute walking distance from Camden Road Railway Station (Overground). The site is also well serviced by frequent bus routes (29, 253, 274, N29, N253, N279, S). Carrying out a PTAL report the site shows to have a rating of 6a, meaning it has almost perfect means of transport.

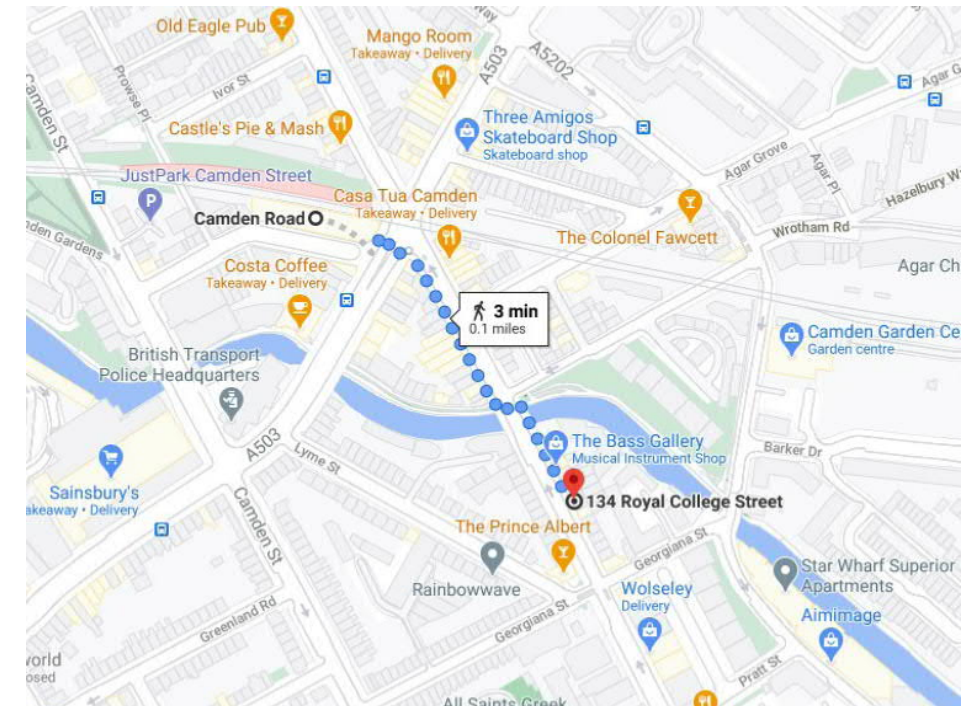
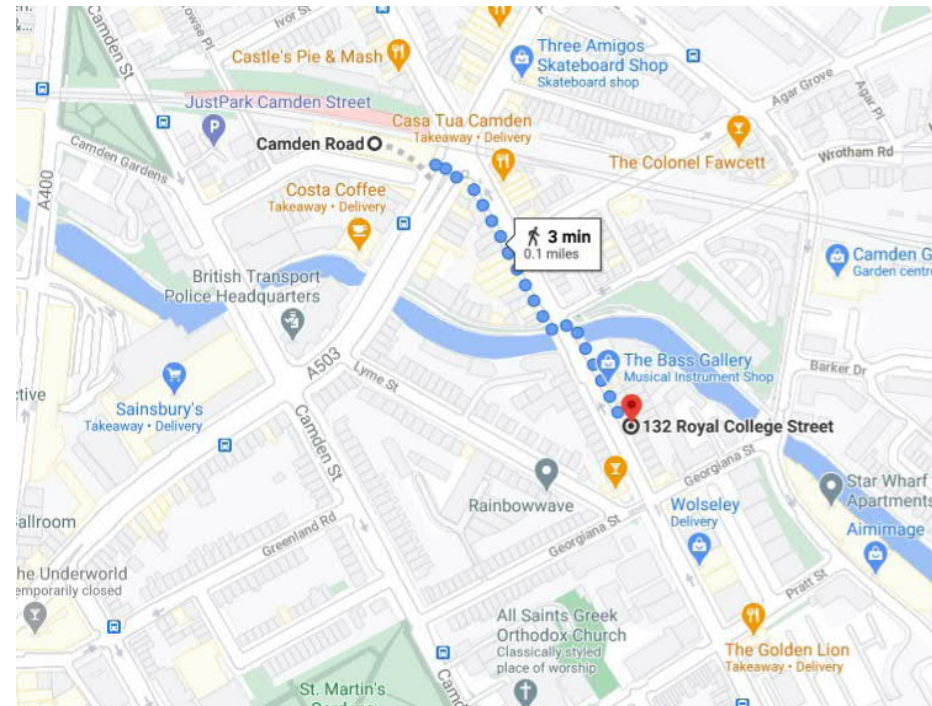


Fig 09: Walking route to Camden Road Station

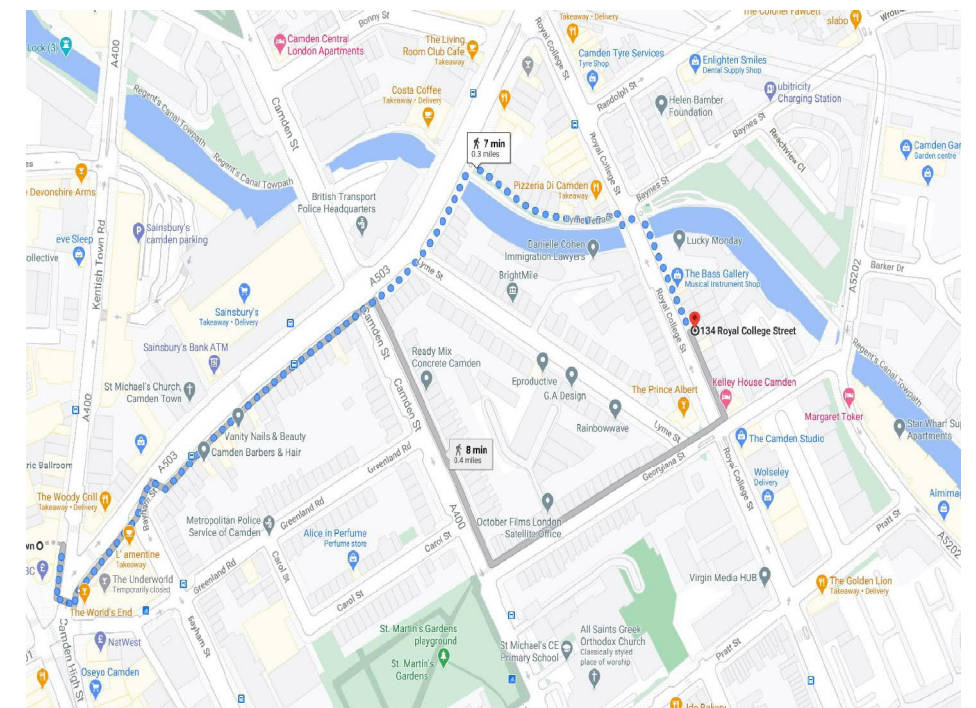
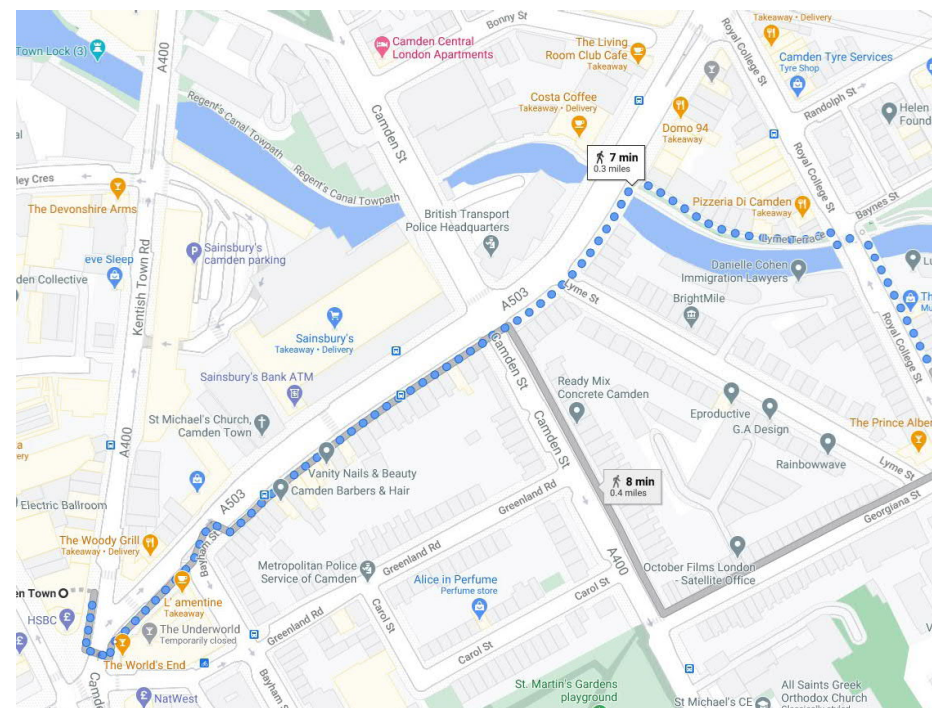


Fig 10: Walking route to Camden Town Station

Site Assessment

FLOOD RISK REPORT

Investigating if the site is not within an area of potential flooding, the maps below from environmental agency website indicate the proposed is far outside any areas of Flood warning and risk of flooding from rivers and sea.



Flood map for planning

Your reference
Flood risk
 Location (easting/northing)
529288/184054
 Scale
1:2500
 Created
12 Mar 2021 15:51

- Selected point
 - Flood zone 3
 - Flood zone 3: areas benefitting from flood defences
 - Flood zone 2
 - Flood zone 1
 - Flood defence
 - Main river
 - Flood storage area
- 0 20 40 60m

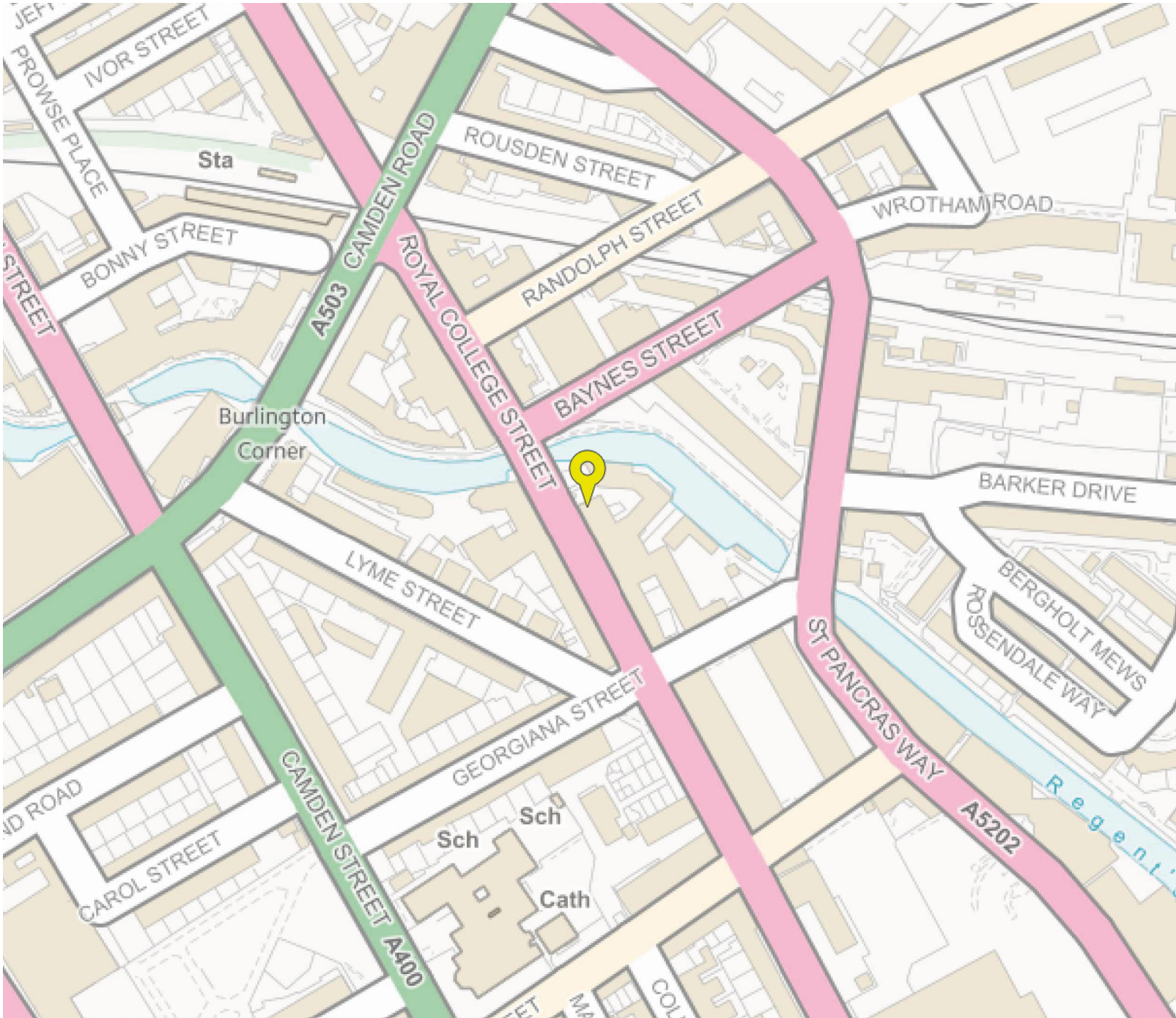
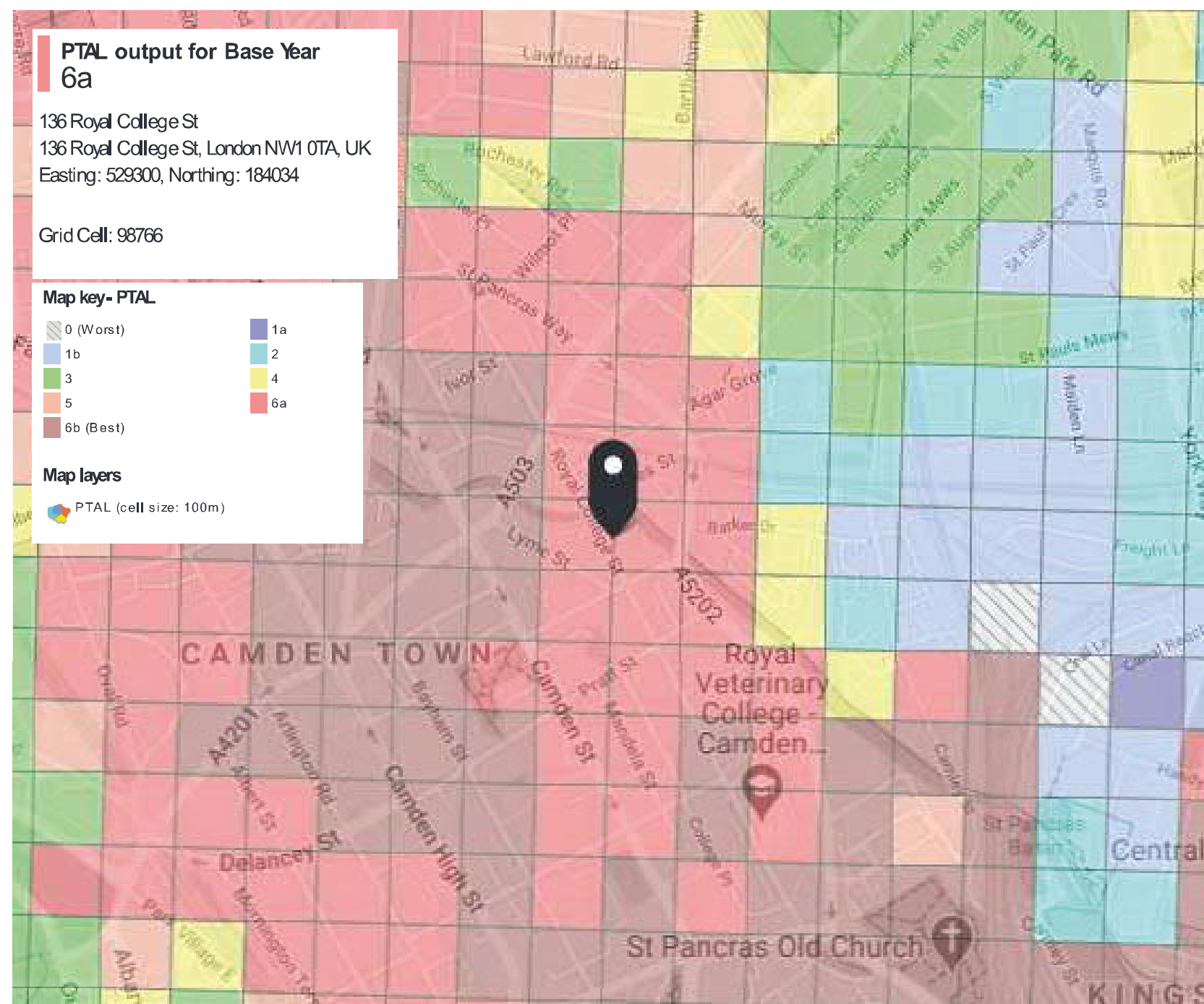


Fig 11: Flood Risk Map

PTAL REPORT

Public Transport Accessibility Levels (PTALs) are a theoretical measure of the accessibility of a given point to the public transport network, considering walk access time and service availability. The method is essentially a way of measuring the density of the public transport network at a particular site.



Given the excellent PTAL rating of the site (6a), the development will be car free. The applicant is willing to legally sign an agreement and complete a Unilateral Undertaking under section 106 of the Town and Country Planning Act 1990 to secure that it is a car-free proposal.

Proposed Works

132 Royal College Street, Basement Floor Plan

The entrance access from street level to the basement floor is to be retained. The proposal seeks to create emergency access only through this stairwell. The existing walls are to be retained to the front of this floor, with a proposed window to the front to allow light of the Bedroom for Flat 01. The rear basement floor has minor internal works. The existing Ladies W.C. will be demolished to create a proposed Bathroom area of Flat 01. The existing staircase will be demolished from the Ground Floor to Basement Floor, proposed storage will be created. A proposed staircase allows access from Ground Floor to Basement Floor of Flat 01.

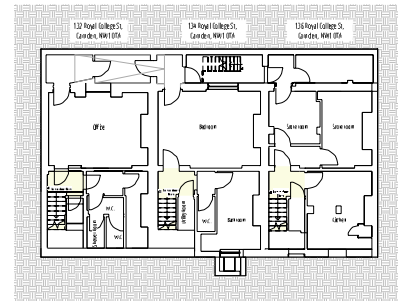


Fig 12 Existing Basement Floor Plan

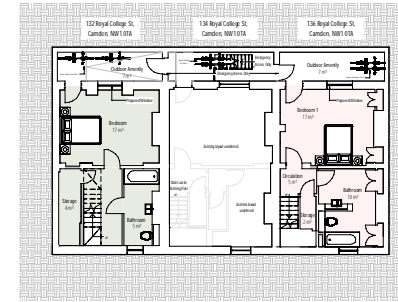


Fig 13 Proposed Basement Floor Plan

132 Royal College Street, Ground Floor Plan

A proposed entrance has been created, this leads to a hallway into Flat 01 and Flat 02. The existing Front Elevation has changed to this floor. The existing shopfront is to be removed and to create a facade to match the surrounding residential entrances, including the existing 134 Royal College Street. A proposed window seeks to replace the existing centred entrance. A proposed lightwell will be created, the floor slab to the front will be demolished and rails will surround this void. The existing walls are retained. A staircase is proposed to lead down to the Basement level. The Ground Floor rear retains the existing lightwell. The existing staircase from the Ground to Ground Floor Rear is to be demolished. The Ground Rear is walls are to be retained, and a proposed staircase is created to the mezzanine level of Flat 02 and a W.C. under the staircase. Proposed amenity space has been provided to the rear, with a creation of glazed doors and windows to provide light into the L/D/K.

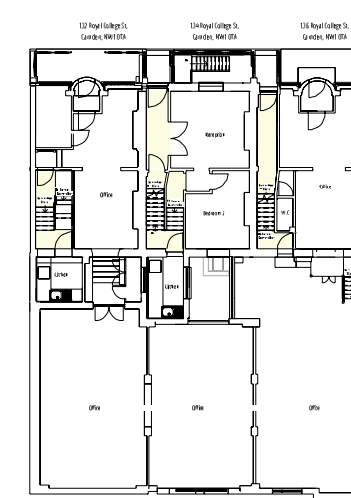


Fig 14 Existing Ground Floor Plan

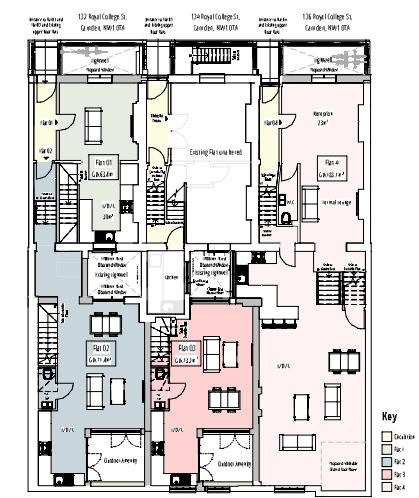


Fig 15 Proposed Ground Floor Plan

132 Royal College Street, Mezzanine Floor Plan

The proposed staircase leads from Flat 02 Ground Floor Rear, to the Mezzanine Level. There are two proposed bedrooms, a bathroom and windows to the rear to allow for daylight into the habitable rooms.

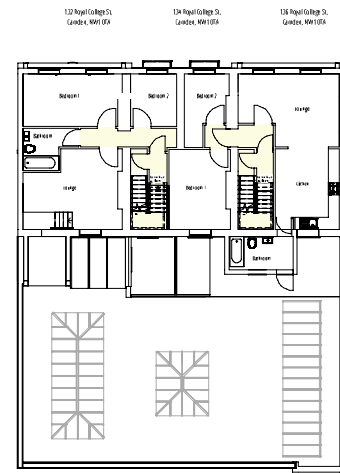


Fig 16 Existing First Floor Plan

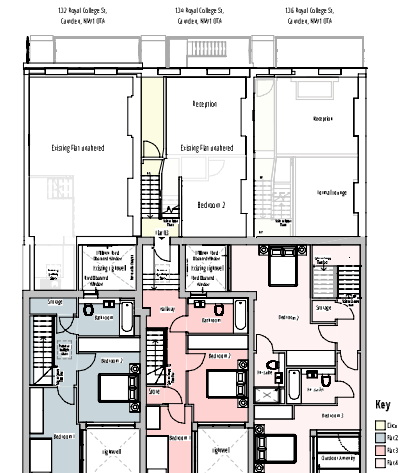


Fig 17 Proposed Mezzanine Floor

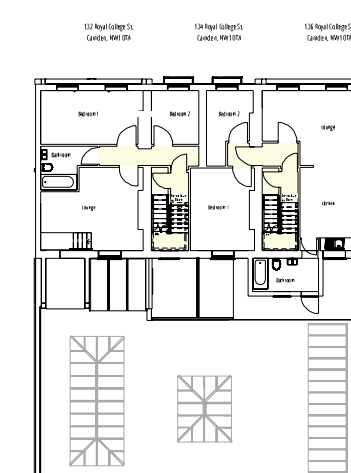


Fig 18 Existing First Floor Plan

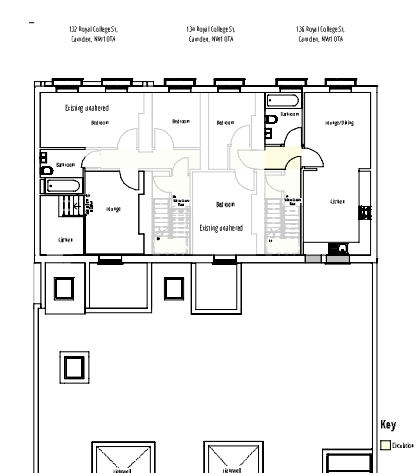


Fig 19 Proposed First Floor Plan

134 Royal College Street, Basement Floor Plan

There are no changes to this area, the existing Floor plan is retained.

134 Royal College Street, Ground Floor Plan

To the front of the Ground Floor Plan, there are no changes to this area. Flat 03, is entered through the existing street into the entrance of 134 Royal College Street. This leads to the ground floor rear, where the existing walls are retained, a proposed wall is created between 134 and 136 Royal College Street. A proposed staircase from this floor leads to the mezzanine floor level. A proposed W.C. is located under the staircase. Proposed amenity space has been provided to the rear, with a creation of glazed doors and windows to provide light into the L/D/K.

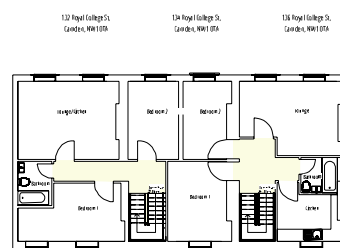


Fig 20 Existing Second Floor Plan

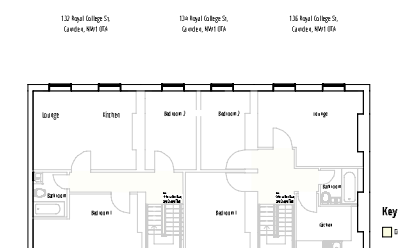


Fig 21 Proposed Second Floor Plan

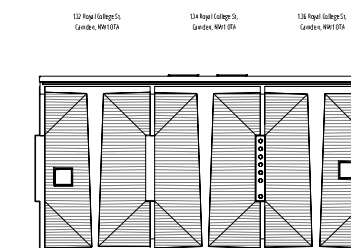


Fig 22 Existing Roof Plan

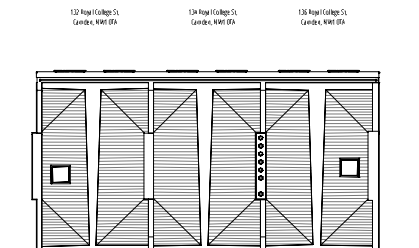


Fig 23 Proposed Roof Plan

134 Royal College Street, Mezzanine Floor Plan

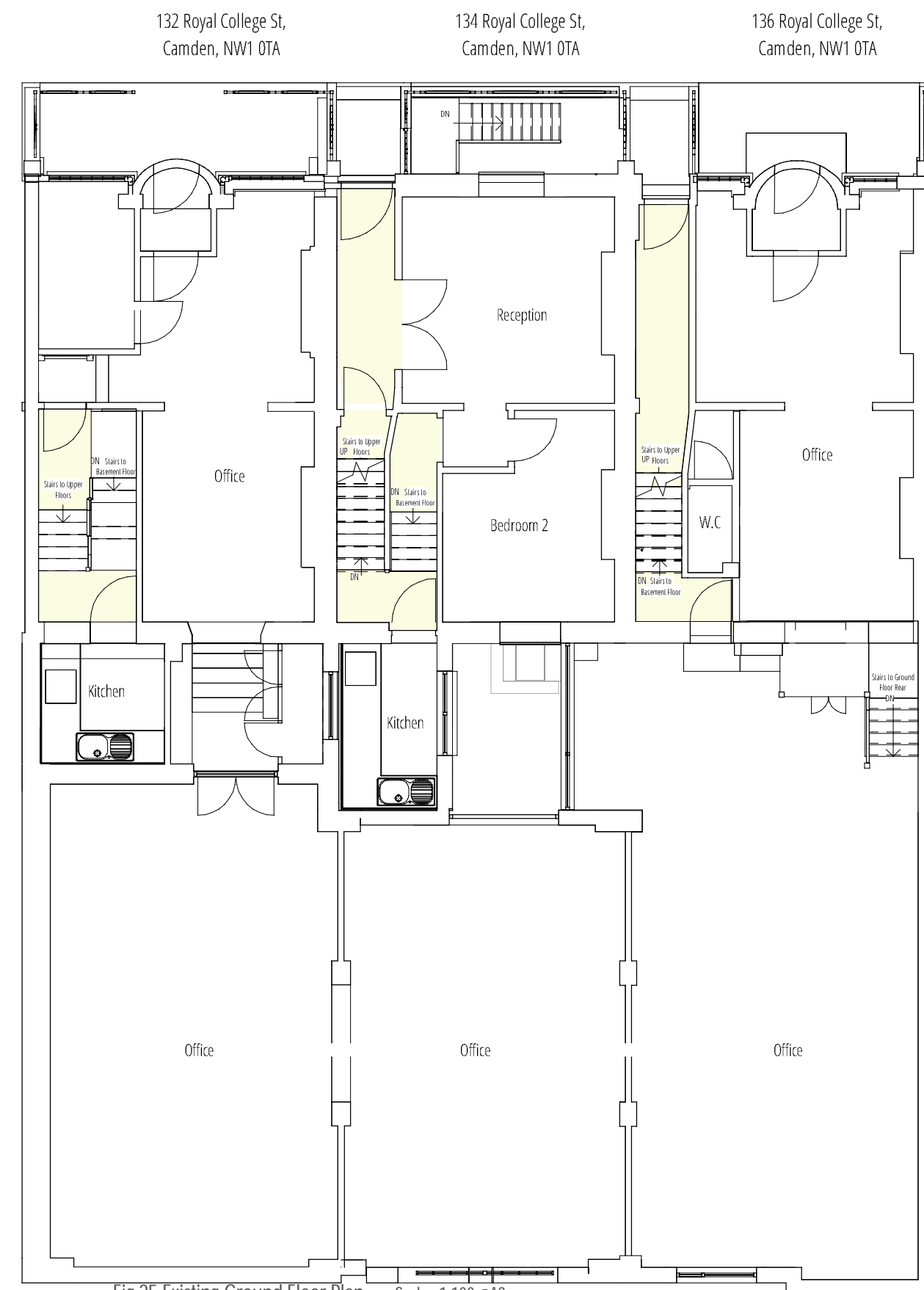
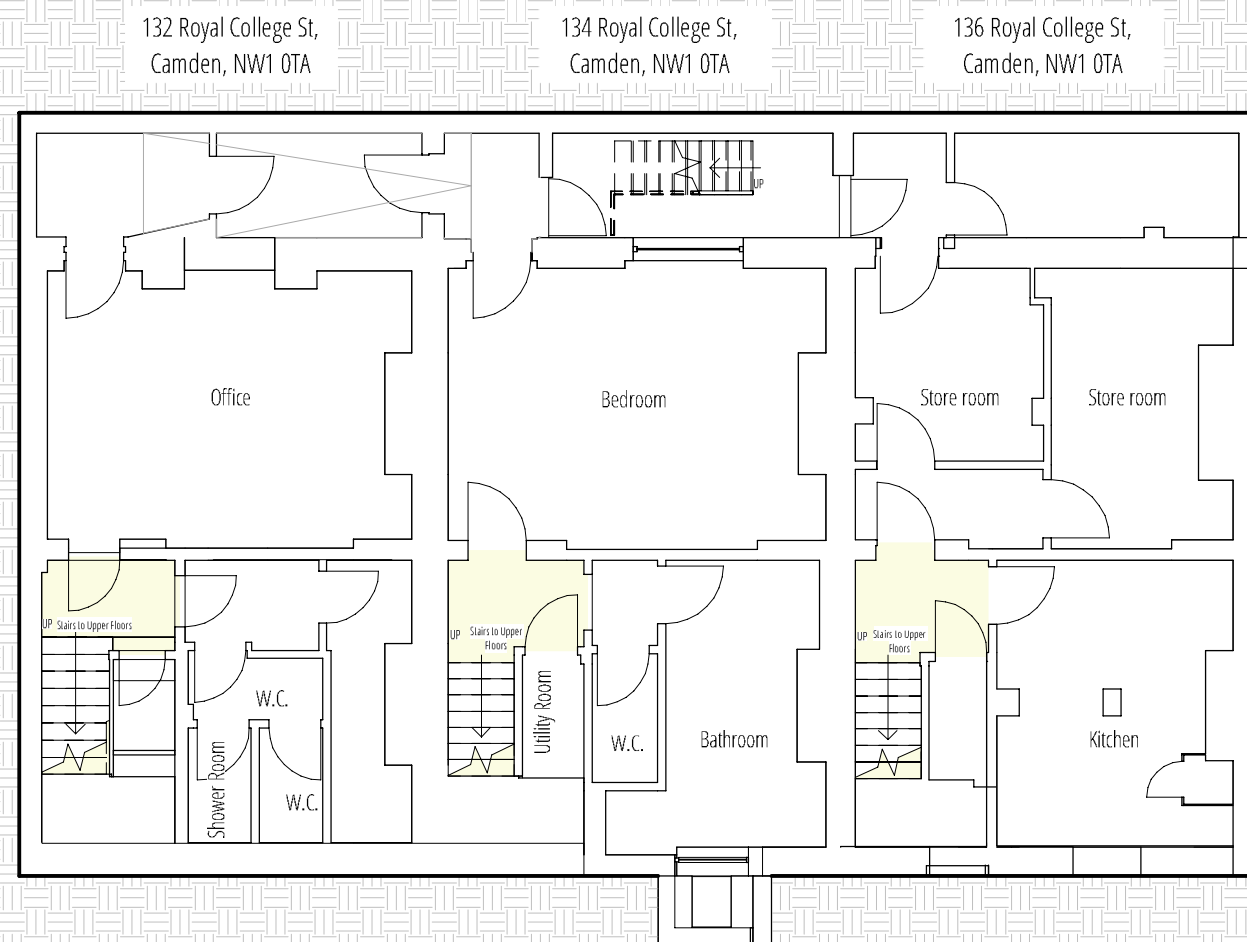
The proposed staircase leads from Flat 03 Ground Floor Rear, to the Mezzanine Level. There are two proposed bedrooms, a bathroom and windows to the rear to allow for daylight into the habitable rooms.

136 Royal College Street, Basement Floor Plan

The entrance access staircase from street level to the basement floor is to be retained. The proposal seeks to create emergency access only through this stairwell. The existing store rooms are to be demolished, to create a Bedroom for Flat 04. A proposed window to the front, will allow natural daylight for the Bedroom of Flat 04 from a proposed lightwell. The existing walls are retained to the rear of the basement floor, as is the internal existing staircase. The proposal seeks to create Bathroom and Storage areas, by creating internal walls.

Existing Design

EXISTING FLOOR PLANS Scale - 1:100



Key
 Circulation

Fig 24 Existing Basement Floor Plan Scale 1:100 @A3

Fig 25 Existing Ground Floor Plan Scale 1:100 @A3

Existing Design

EXISTING FLOOR PLANS Scale - 1:100

132 Royal College St,
Camden, NW1 0TA

134 Royal College St,
Camden, NW1 0TA

136 Royal College St,
Camden, NW1 0TA

132 Royal College St,
Camden, NW1 0TA

134 Royal College St,
Camden, NW1 0TA

136 Royal College St,
Camden, NW1 0TA

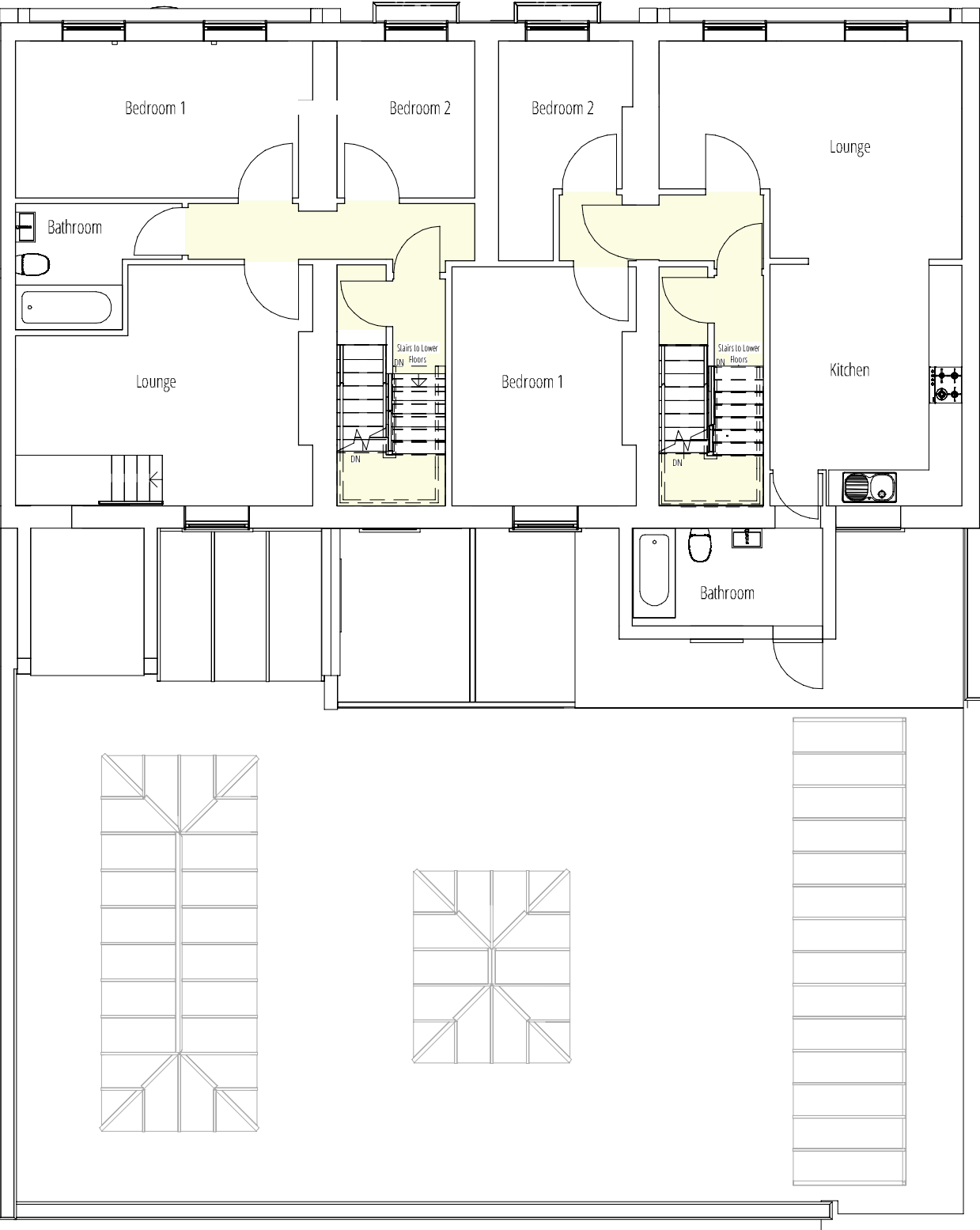


Fig 26 Existing First Floor Plan Scale 1:100 @A3

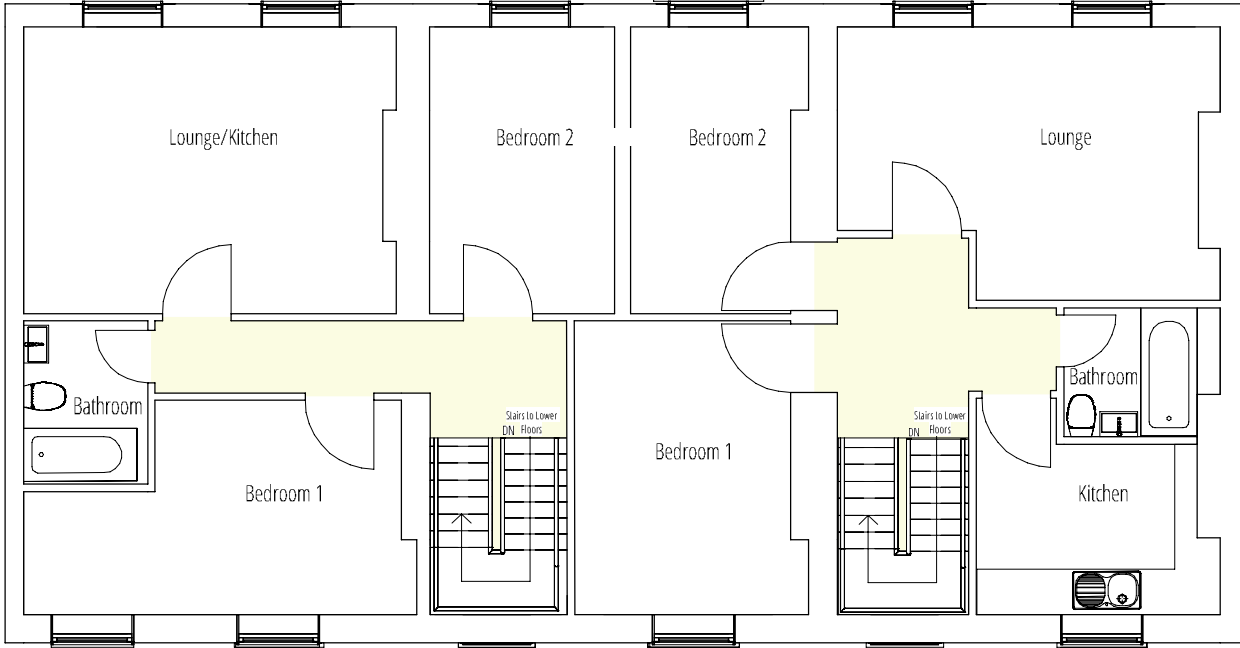


Fig 27 Existing Second Floor Plan Scale 1:100 @A3

Key
 Circulation

Existing Design

EXISTING FLOOR PLANS Scale - 1:100



132 Royal College St,
Camden, NW1 0TA

134 Royal College St,
Camden, NW1 0TA

136 Royal College St,
Camden, NW1 0TA

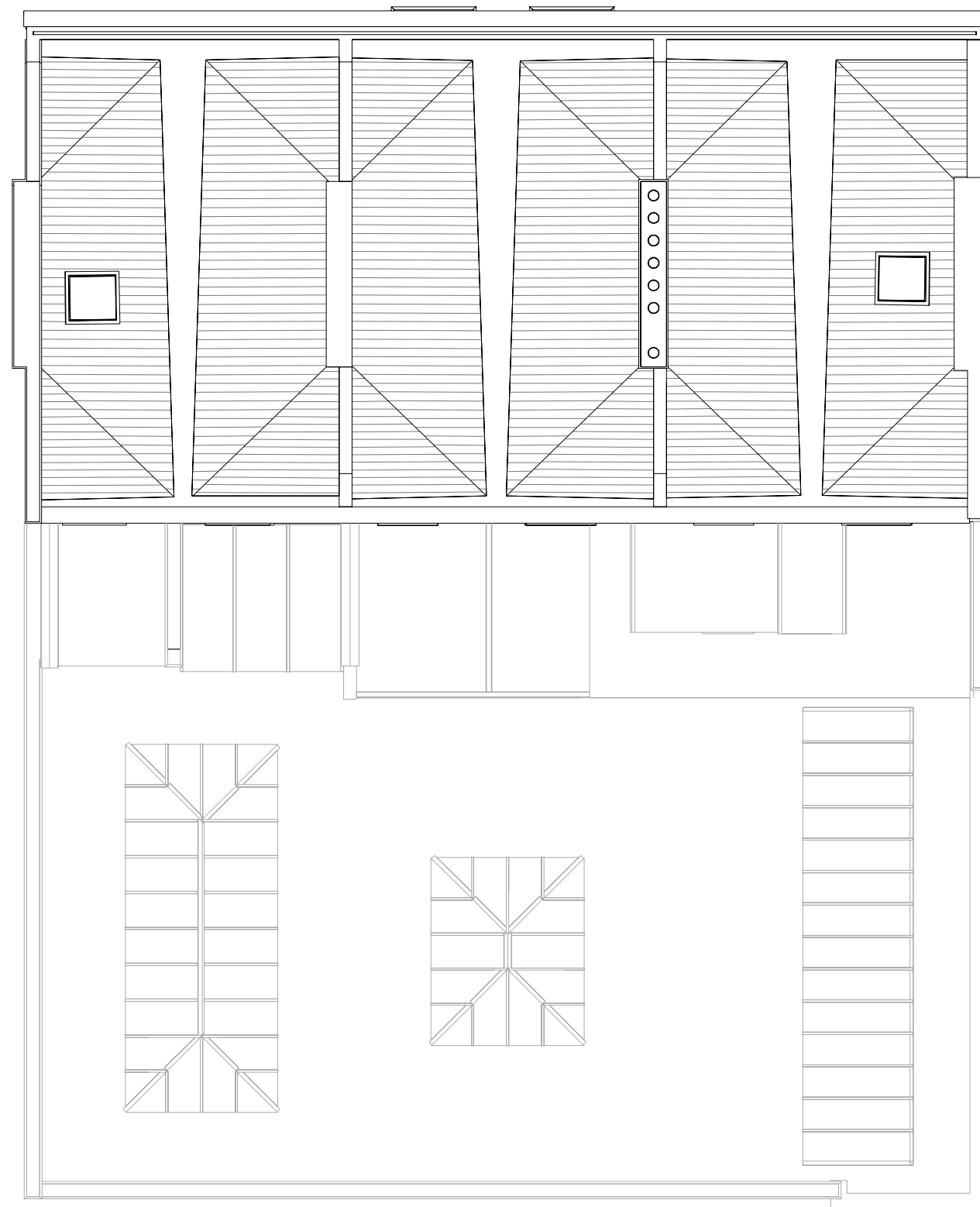


Fig 28_Existing Roof Plan . Scale 1:100 @A3

Existing Design

EXISTING ELEVATIONS Scale 1:100 @ A3

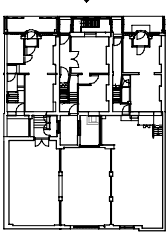


Fig 29 Existing Front Elevation Scale 1:100 @A3

Existing Design

EXISTING ELEVATIONS Scale 1:100 @ A3

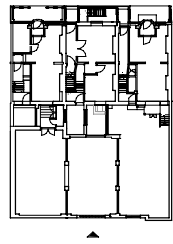


Fig 30 Existing Rear Elevation Scale 1:100 @A3

Existing Design

EXISTING ELEVATIONS Scale 1:100 @ A3

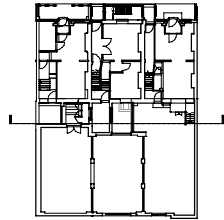


Fig 31 Existing Section AA' Scale 1:100 @A3

Existing Design

EXISTING SECTIONS Scale 1:100 @ A3

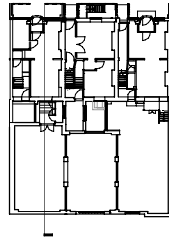


Fig 32 Existing Section BB' Scale 1:100 @A3

Existing Design

EXISTING SECTIONS Scale 1:100 @ A3

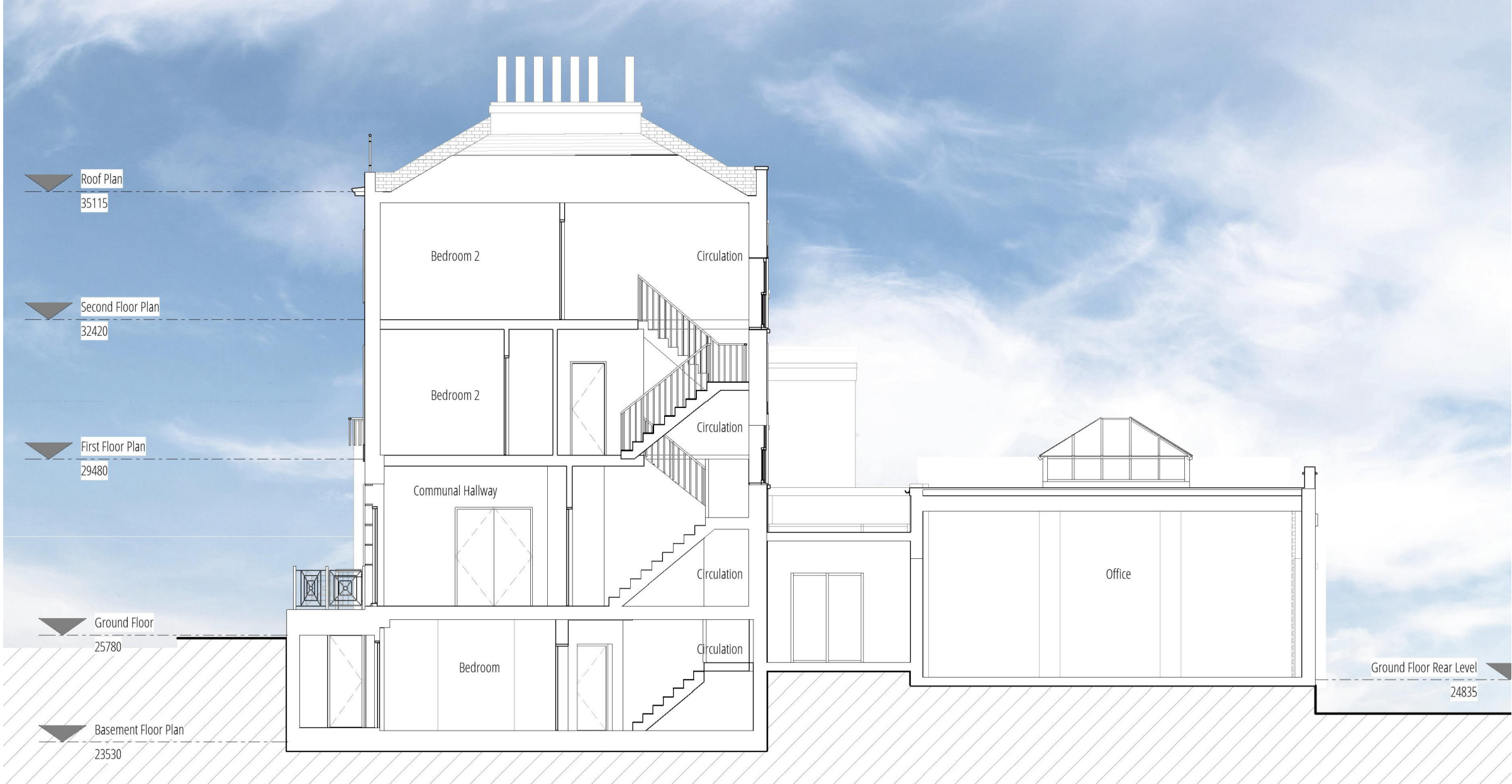
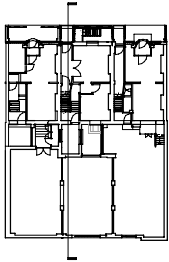


Fig 33 Existing Section CC' Scale 1:100 @A3

Existing Design

EXISTING SECTIONS Scale 1:100 @ A3

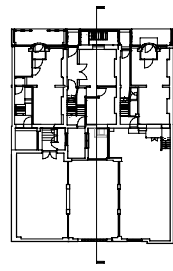


Fig 34 Existing Section DD' Scale 1:100 @A3

Existing Design

EXISTING SECTIONS Scale 1:100 @ A3

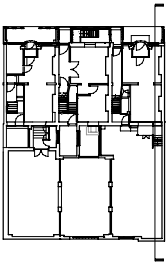


Fig 35 Existing Section EE' Scale 1:100 @A3

The design thought behind the proposal is to return the original layout of the dwellings. Therefore, the design seeks to reintroduce internal lightwells, the four residential flats are consistent in layout across the three developments.

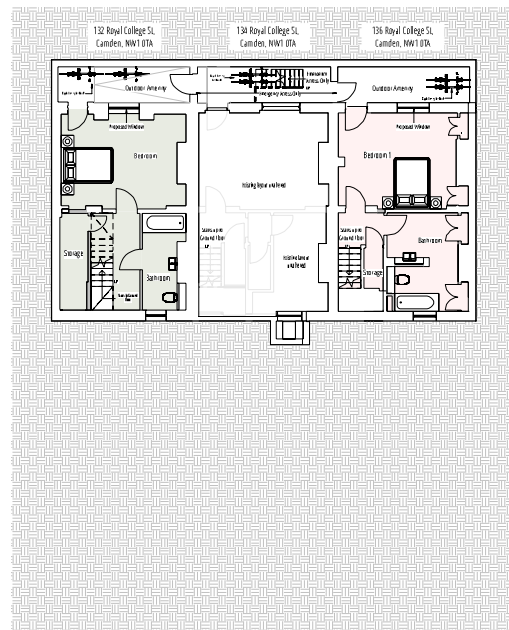


Fig 36 Proposed Basement Floor Plan

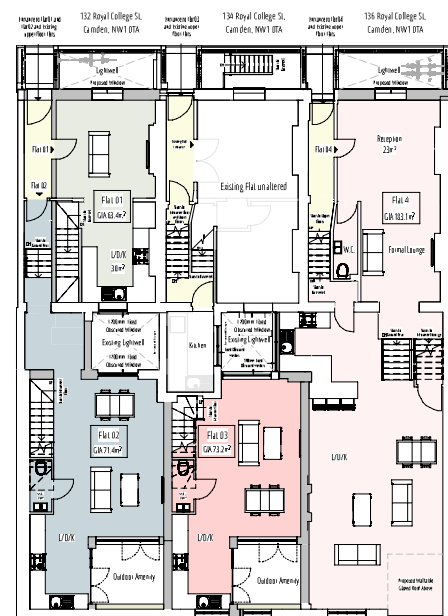


Fig 37 Proposed Ground Floor Plan

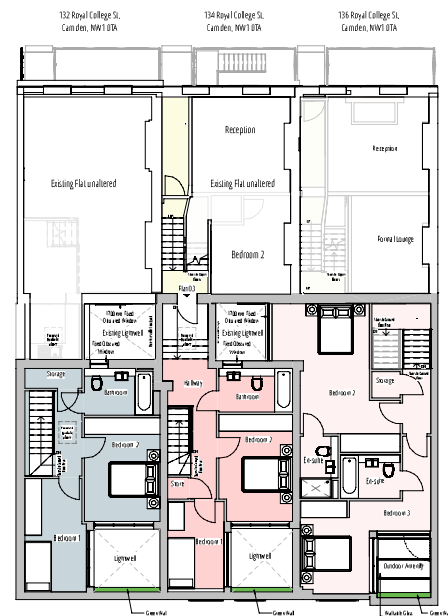


Fig 38 Proposed Mezzanine Floor Plan

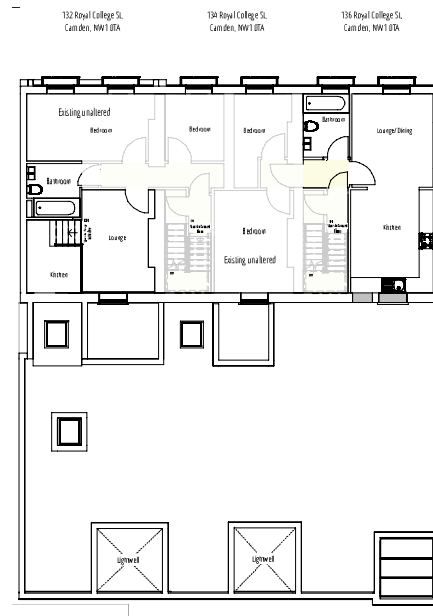


Fig 39 Proposed First Floor Plan

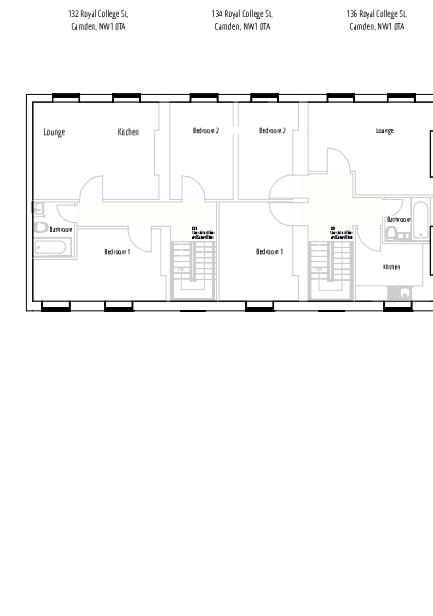


Fig 40 Proposed Second Floor Plan

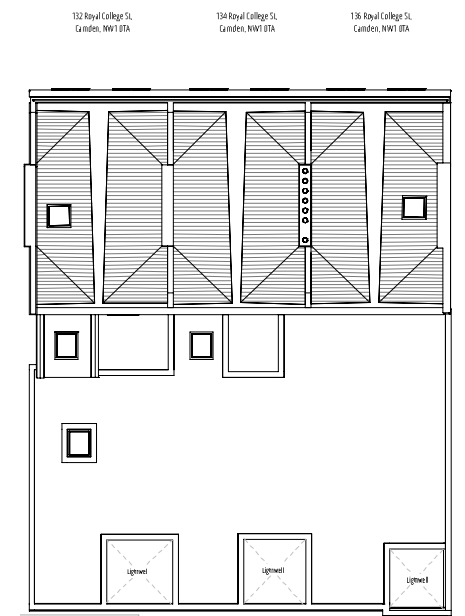


Fig 41 Proposed Roof Plan

Proposed Design

PROPOSED FLOOR PLANS Scale 1:100 @ A3



132 Royal College St,
Camden, NW1 0TA

134 Royal College St,
Camden, NW1 0TA

136 Royal College St,
Camden, NW1 0TA

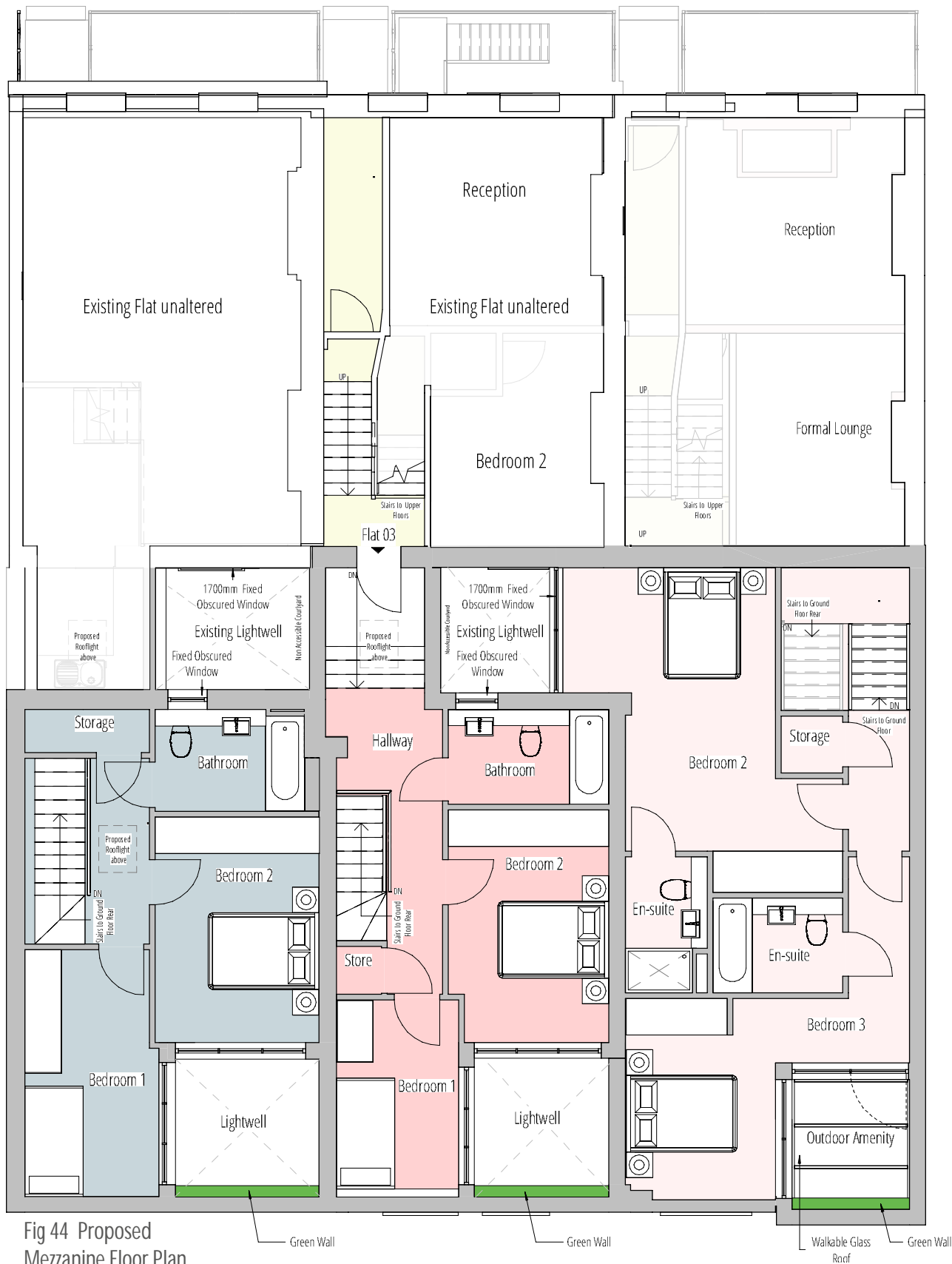


Fig 44 Proposed Mezzanine Floor Plan

132 Royal College St,
Camden, NW1 0TA

134 Royal College St,
Camden, NW1 0TA

136 Royal College St,
Camden, NW1 0TA

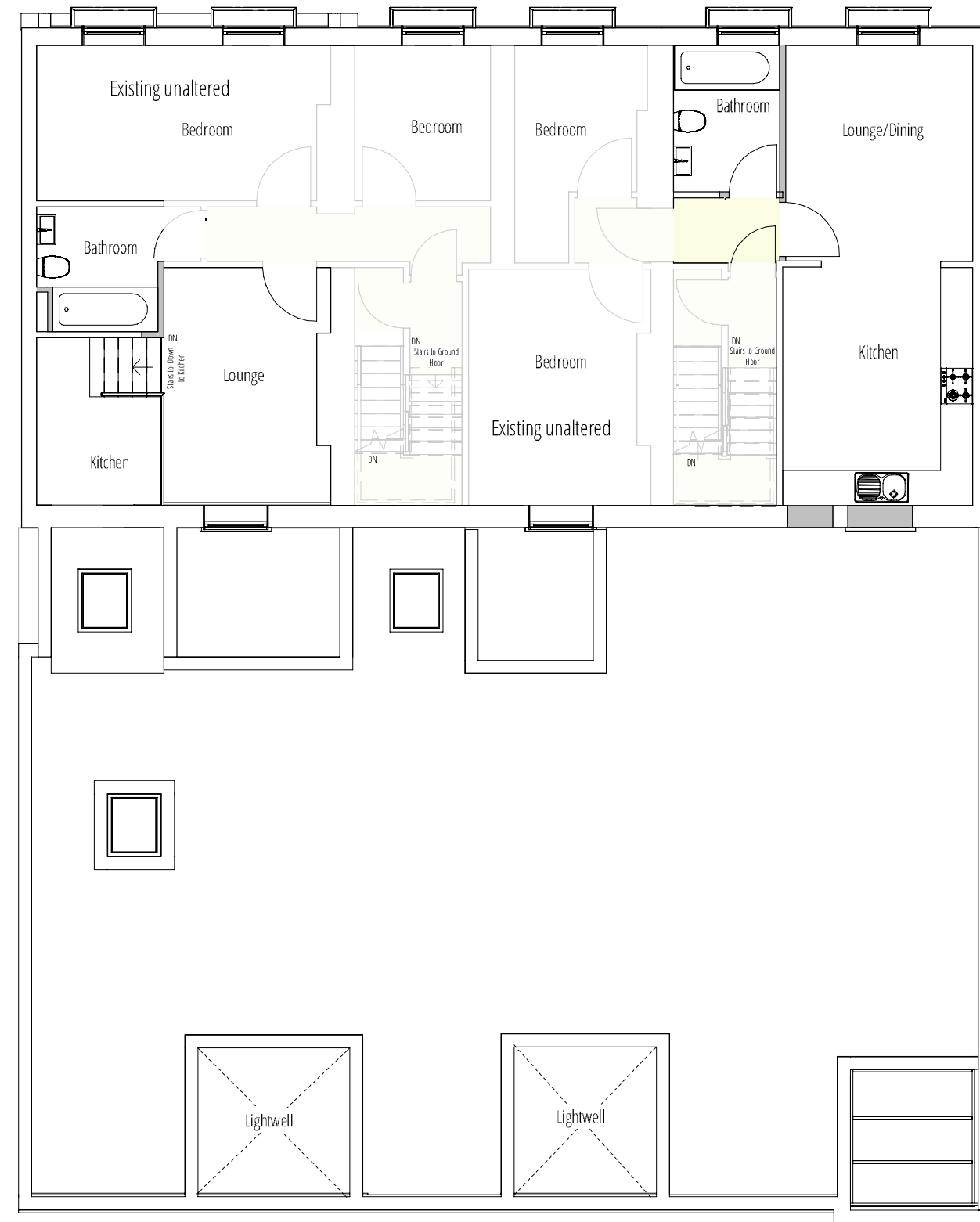


Fig 45 Proposed Roof Plan

Key

- Circulation
- Flat 2
- Flat 3
- Flat 4

Proposed Design

PROPOSED FLOOR PLANS Scale 1:100 @ A3

132 Royal College St,
Camden, NW1 0TA

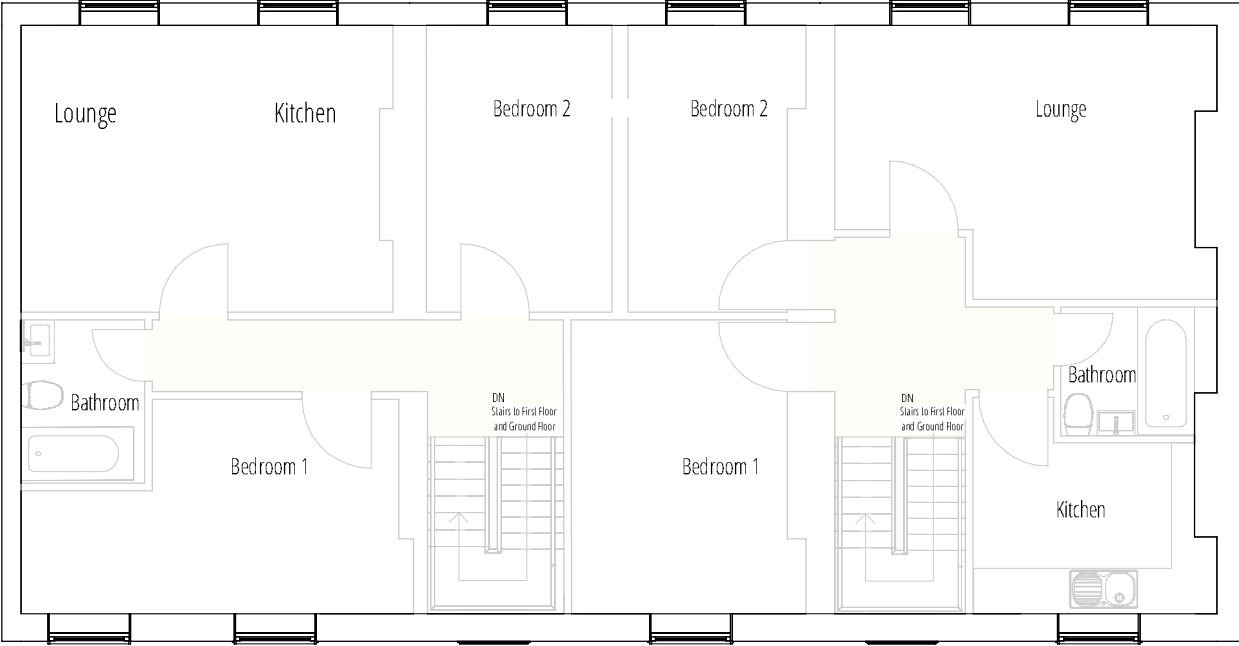
134 Royal College St,
Camden, NW1 0TA

136 Royal College St,
Camden, NW1 0TA

132 Royal College St,
Camden, NW1 0TA

134 Royal College St,
Camden, NW1 0TA

136 Royal College St,
Camden, NW1 0TA



Key
 Circulation

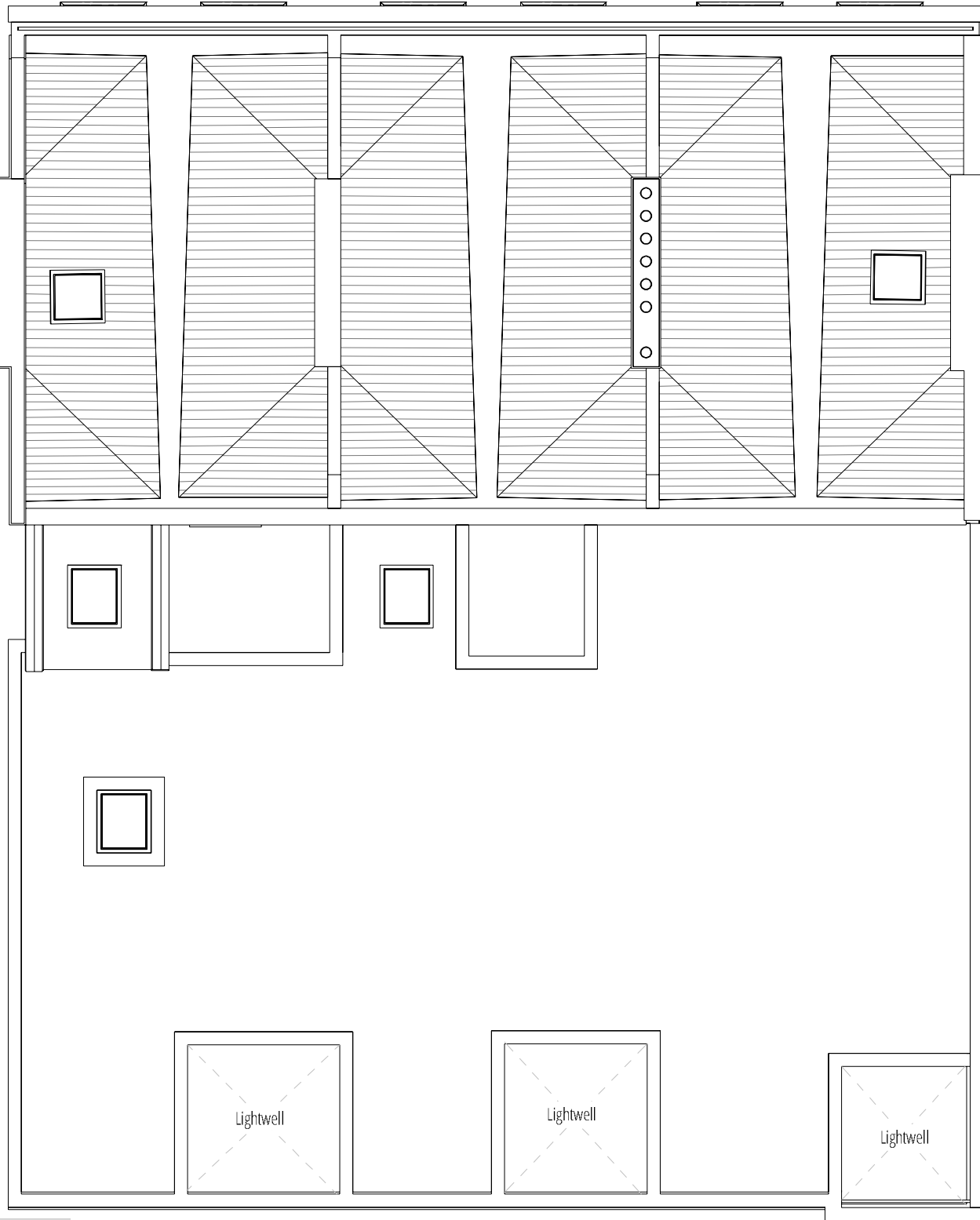


Fig 46 Proposed Basement Floor Plan

Fig 47 Proposed Ground Floor Plan

Proposed Design

PROPOSED ELEVATIONS Scale 1:100 @ A3

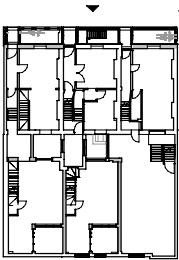


Fig 48 Proposed Front Elevation Scale 1:100 @A3

Proposed Design

PROPOSED SECTIONS Scale 1:100 @ A3

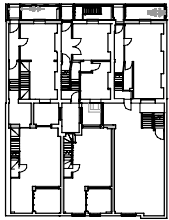


Fig 49 Proposed Rear Elevation Scale 1:100 @A3

Proposed Design

PROPOSED SECTIONS Scale 1:100 @ A3

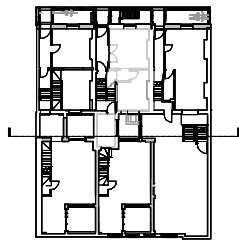


Fig 50 Proposed Section AA Scale 1:100 @A3

Proposed Design

PROPOSED SECTIONS Scale 1:100 @ A3

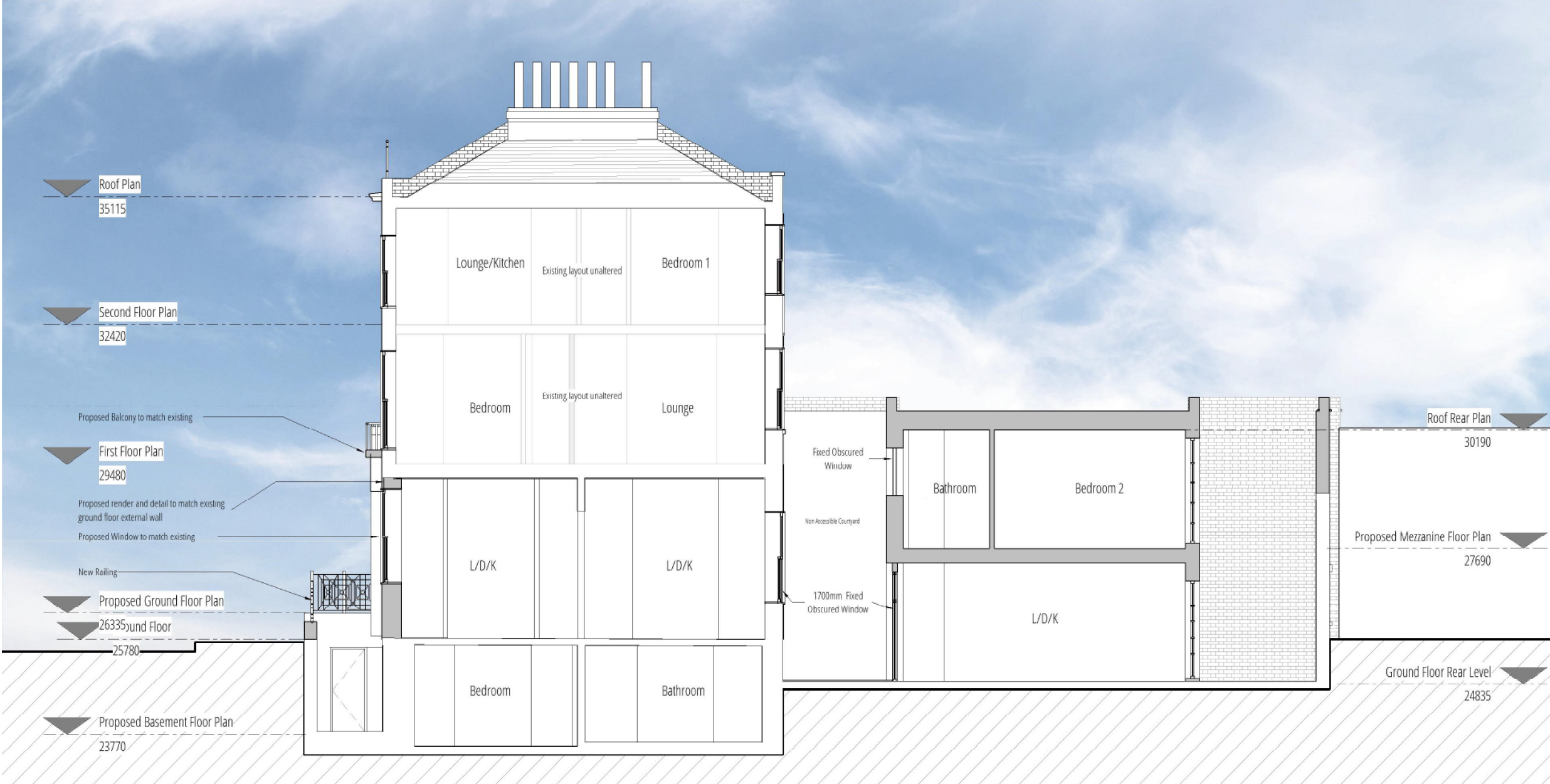
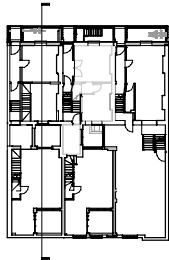


Fig 51 Proposed Section BB Scale 1:100 @A3

Proposed Design

PROPOSED SECTIONS Scale 1:100 @ A3

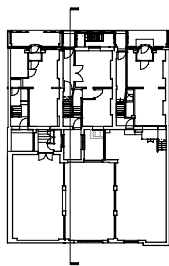


Fig 52 Proposed Section CC Scale 1:100 @A3

Proposed Design

PROPOSED SECTIONS Scale 1:100 @ A3

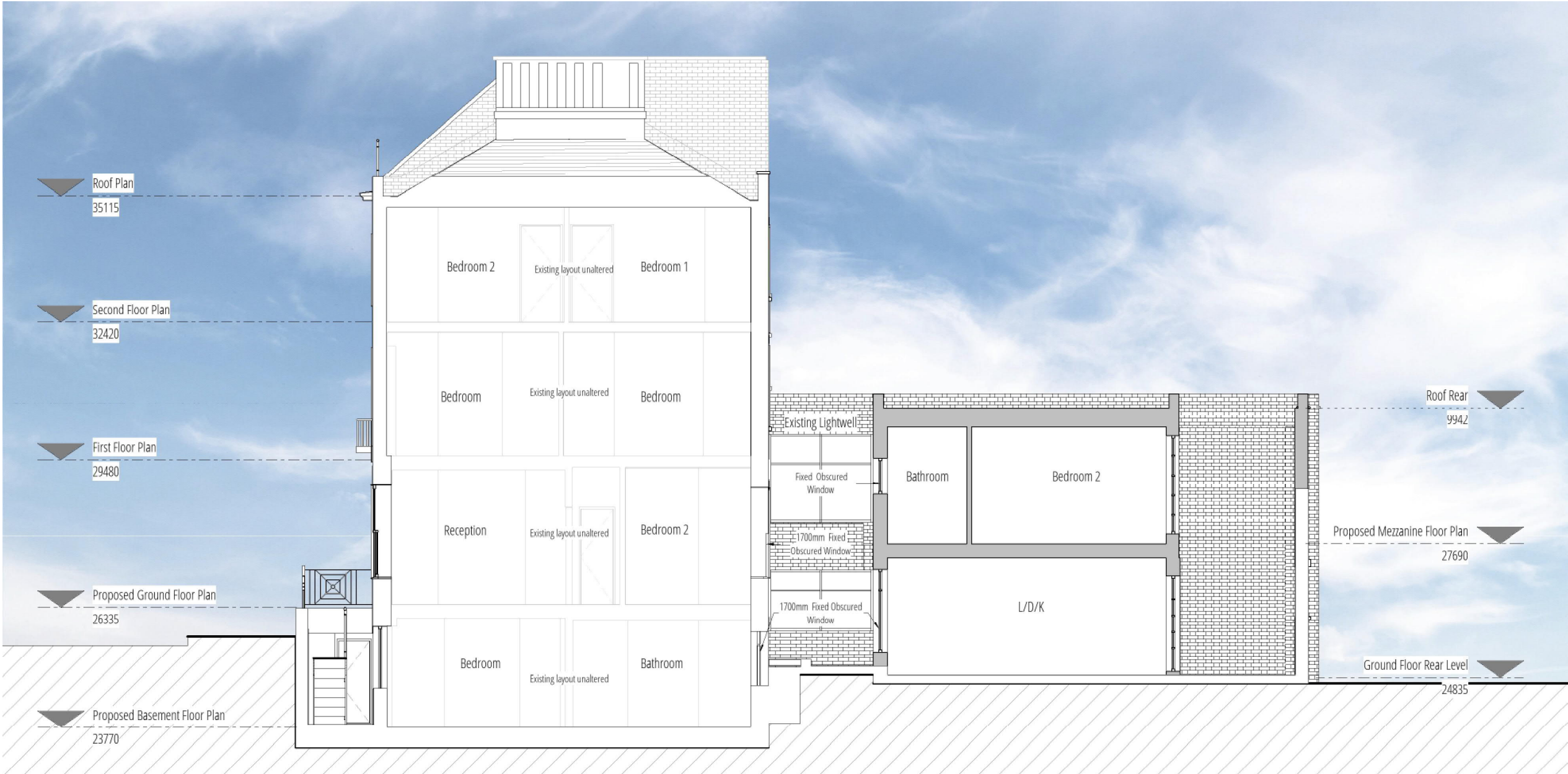
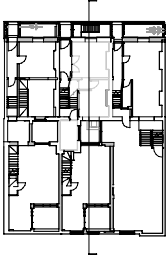


Fig 53 Proposed Section DD Scale 1:100 @A3

Proposed Design

PROPOSED SECTIONS Scale 1:100 @ A3

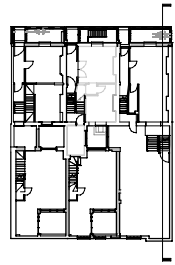


Fig 54 Proposed Section EE Scale 1:100 @A3

Material Palette

The design and appearance are in keeping with the Camden Local Plan, Policy D1, the developments consider the character, setting, context, form and the scale of the neighbouring buildings. The material palette compliments the use of, 'materials and detailing,' and are, 'sympathetic to the host building and buildings nearby.'

① **Railings**
To match the existing colour palette



Fig 55 Painted Railings

② **Block Work Wall**
To match the existing colour palette



Fig 56 Blockwork Wall

③ **Windows**
To match existing



Fig 57 uPVC Windows

④ **Smeed Dean Weathered Yellow**
To match surrounding buildings



Fig 58 Brick

⑤ **Vertical Sash Window**
To match surrounding buildings



Fig 59 Sash Window



Fig 60: Front Elevation showing material considerations

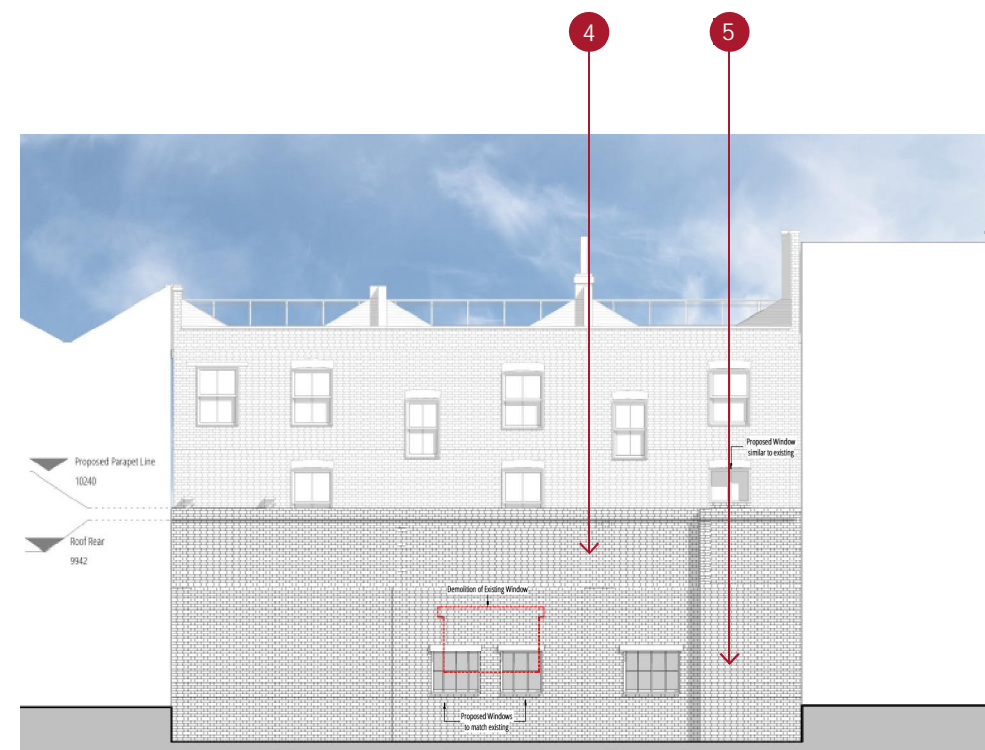


Fig 61: Rear Elevation showing material considerations

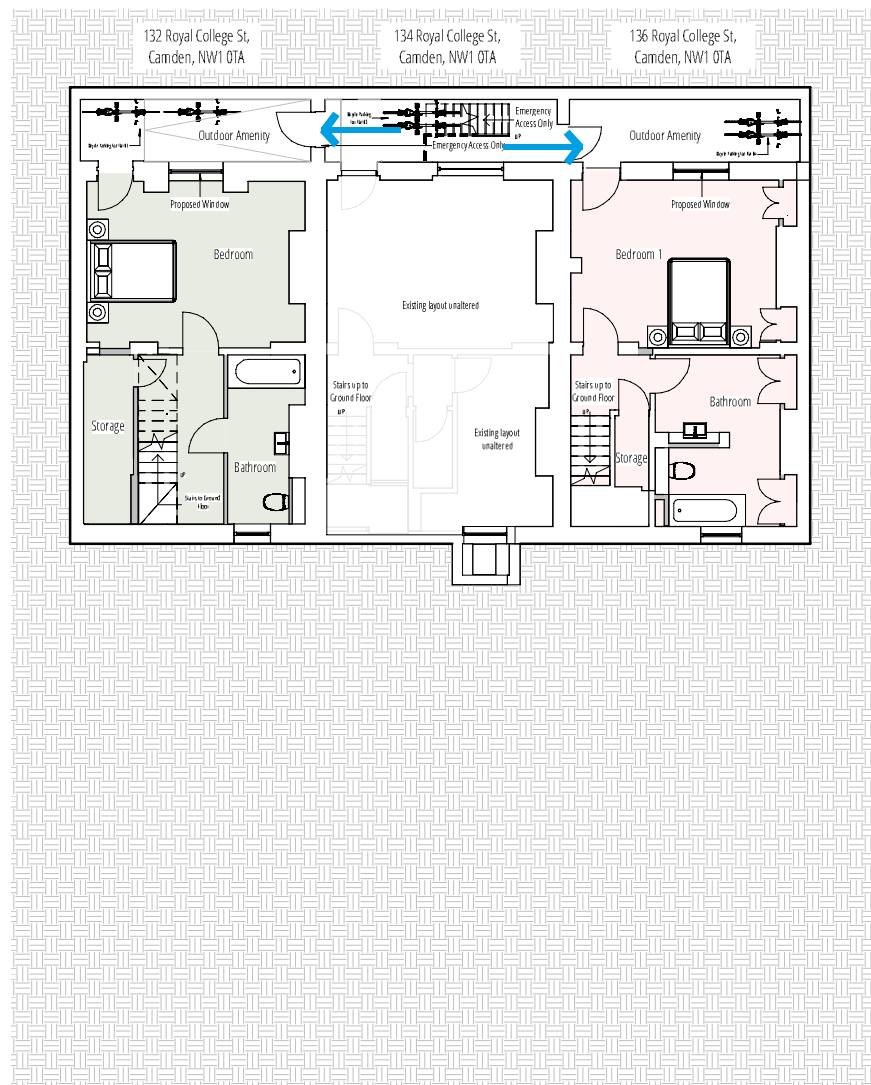
Access and Others

The access points into Flat 1 - Flat 4 are from the Royal College Street at the Ground Floor Level. The access points to Flat 3, is from the Ground Floor Level, as you alight a flight of communal stairs of 134 Royal College Street. Emergency Access can into Flat 1 and Flat 4 can be entered through the Basement Floor.

KEY

- ↓ Access from the street into entrances
- ↓ Emergency Access from the Basement Level
- Circulation
- Flat 1
- Flat 2
- Flat 3
- Flat 4

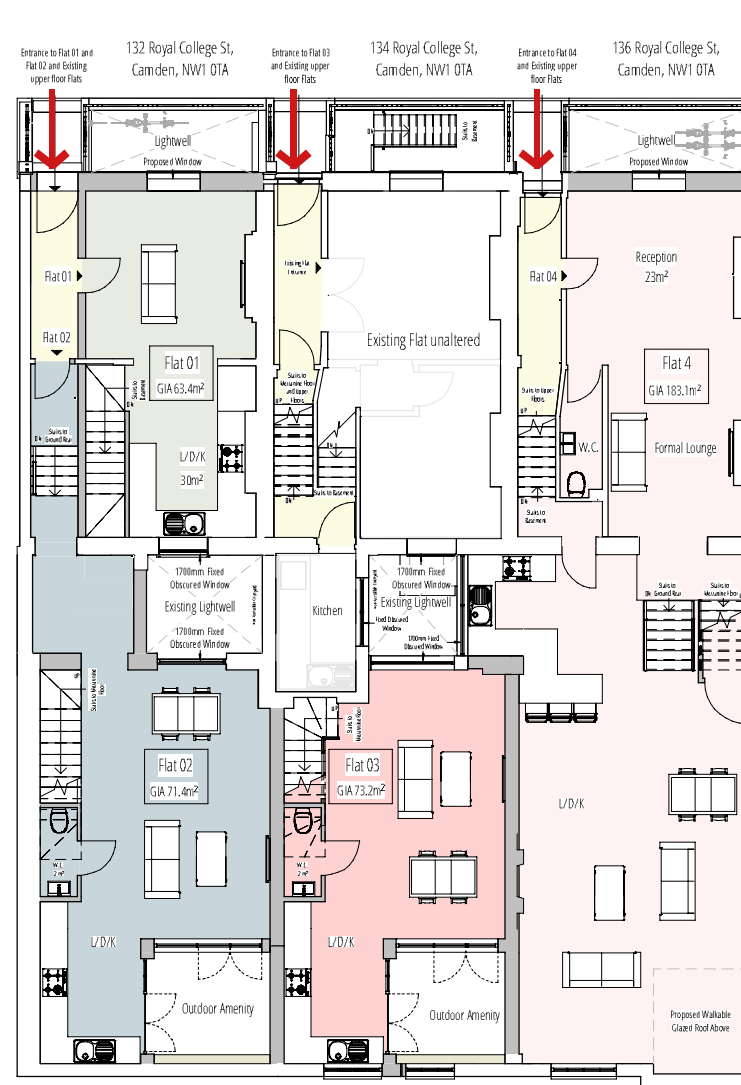
FRONT / STREET ACCESS



REAR

Fig 62 Basement Floor Plan demonstrating access

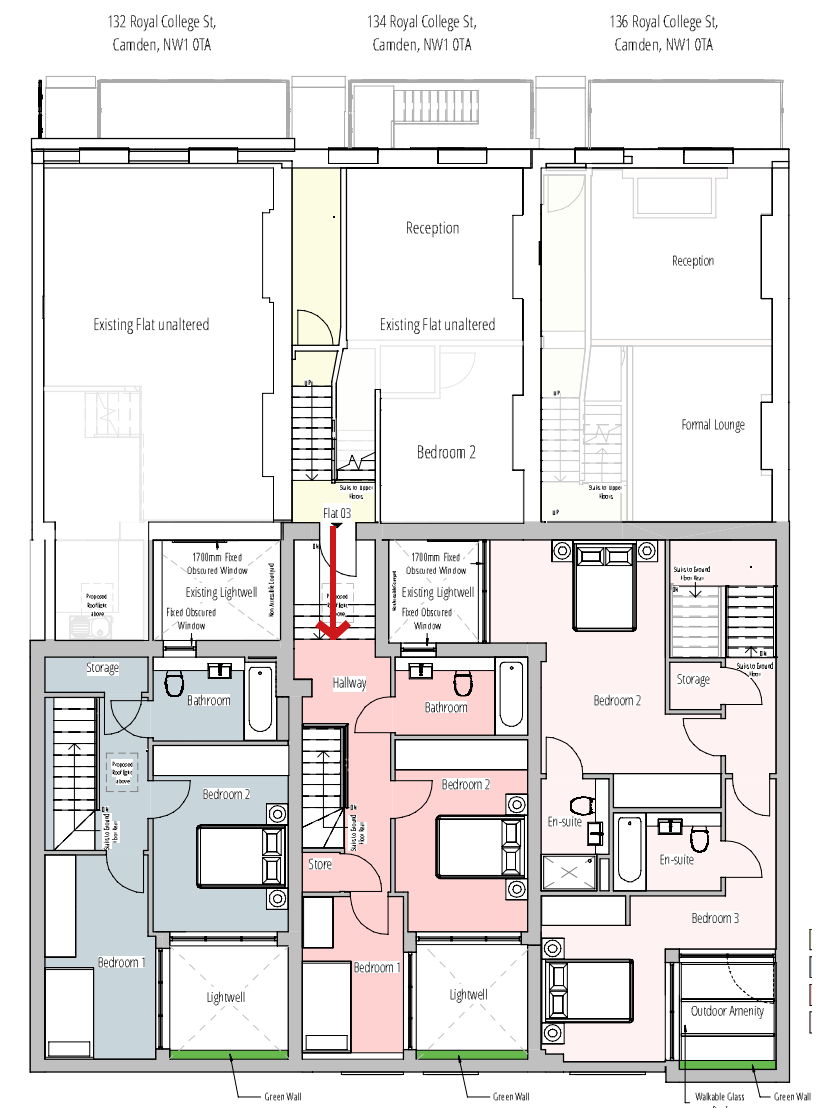
FRONT / STREET ACCESS



REAR

Fig 63 Ground Floor Plan demonstrating access

FRONT / STREET ACCESS



REAR

Fig 64 Mezzanine Floor Plan demonstrating access

Access and Others

Cycle Parking

Cycle storage spaces and refuse /recycle store meets the minimal requirements of the London plan, the proposal will allow for 8 bicycle parking spaces. These are located on the Basement Floor and Ground Floor Rear Level of the application site. The bicycle storage area complies with sustainable travel, by secured access, this will provide security for the cycles.

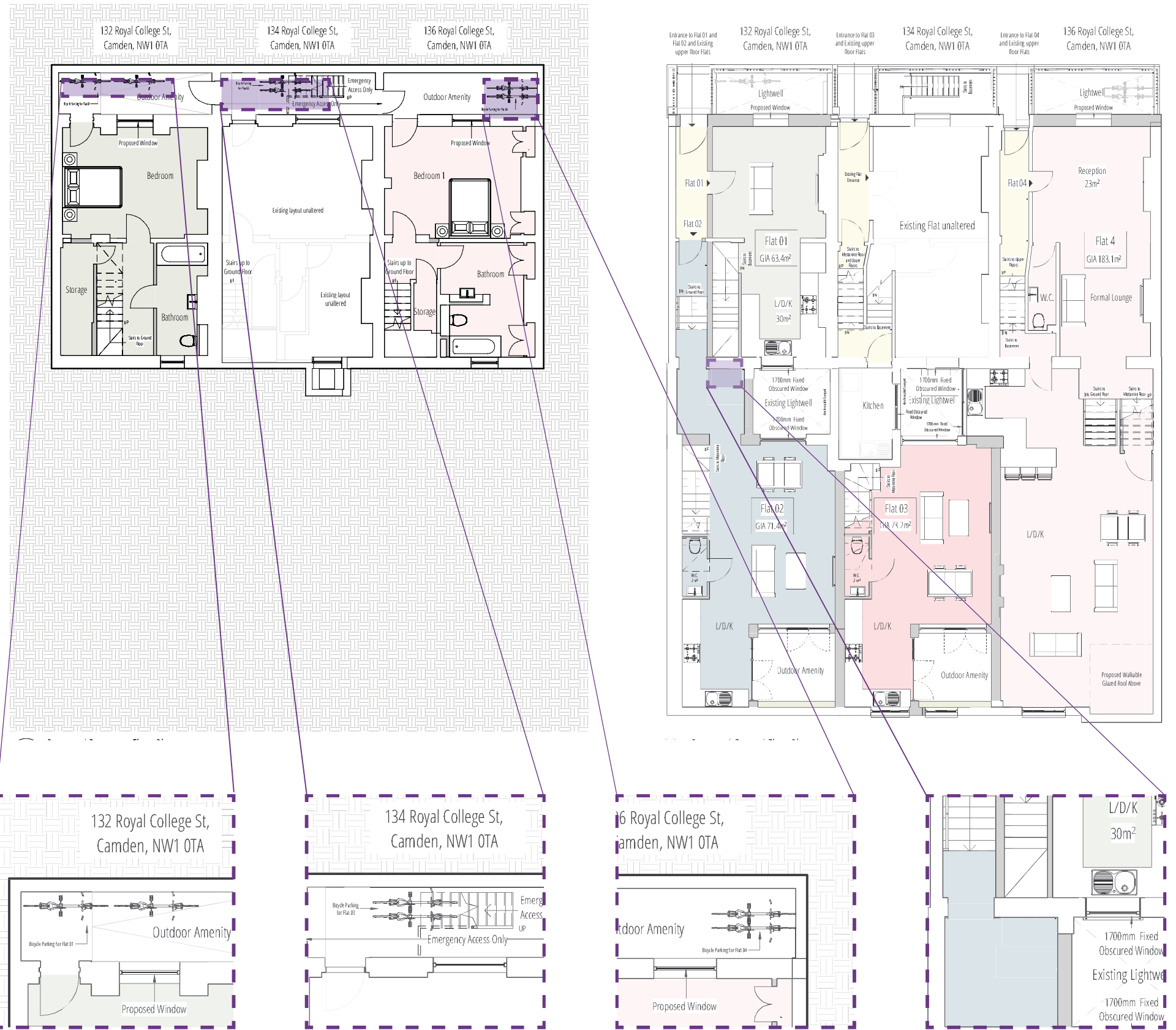


Fig 44 Proposed cycle store for Flat 01

Fig 45 Proposed cycle store for Flat 03

Fig 46 Proposed cycle store for Flat 04

Fig 47 Proposed cycle store for Flat 02

Existing Schedule of Accommodation

	Use	Basement Floor Plan	Ground Floor Plan		Total GIA
132 Royal College	Existing Office	35.5 m ²	138.5 m ²		174 m ²
134 Royal College	Existing Flat A (To be retained)	37.7 m ²	28.4 m ²		66.1 m ²
136 Royal College	Existing Office	37.1 m ²	92 m ²		129.1 m ²

Proposed Schedule of Accommodation

	Use	Basement Floor Plan GIA	Ground Floor Plan GIA	Mezzanine Floor Plan GIA	Total GIA
132 Royal College	Flat 1	35.5 m ²	27.9 m ²	—	63.4 m ²
	Flat 2	—	33.7 m ²	37.7 m ²	71.4 m ²
134 Royal College	Flat 3	—	33.7 m ²	39.5 m ²	73.2 m ²
136 Royal College	Flat 4	37.1 m ²	92 m ²	54 m ²	183.1 m ²

Conclusion

To conclude, this document seeks to support the application to propose four residential units, whilst reintroducing lightwells into the three developments.



g a a . d e s i g n