

Parma House, Clarendon Road, N22 6UL

Design & Access Statement: Residential Proposal

For: AC London Properties Ltd
By: Michael Lynas
Of: Boehm Lynas Architekten

Date 05/08/2024
Status Planning Submission

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1.0 Introduction

Introduction

This document has been prepared to demonstrate proposals at Parma House, Clarendon Road, London.

Our proposals, presented here, seek to provide enhanced and increased residential accomodation by providing further floors within the existing envelope, new cycle and refuse facilities and disabled parking. Replacing the majority of the existing commercial space. Following the application to renew and increase the amount of glazing to the facade, removal of service yard metal roof and removal of ground floor toilet accomodation, additional windows and general facade improvements to enhance the use of the building and prolong it’s useable life without the need for demolition.

- The Project Team
- Developer: AC London Properties Ltd
- Architect: boehm lynas
- Planning Consultants: FuturePD
- Civil Engineers: BWM
- Transport and Highways: Canaparo Associates
- Daylight and Sunlight: Delva Patman Redler
- Fire: Orsa
- Acoustics: Clement Acoustics
- Contamination Consultant: Soils Ltd

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Parkhaus, E9
79 private residential units
50,000 sqft commercial
Under construction
Completing Q1 2023



Arthaus, E8
71 private tenure units
29 affordable units
30,000 sqft commercial
Completed in 2011



Dudden Hill Lane, NW10
117 private tenure units
28 affordable units
6,307 sqft commercial
Nursery Facility
Completed in 2022



Warehaus, E8
30 units
12,000 sqft of B1
commercial space
Completed in 2015



Monohaus, E8
47 private tenure units
31,000 sqft B1 and A1,
A2, A3 commercial
Completed in 2017



45 Holmes Road, NW5
Nine private apartments
9,000 sqft of B1 commercial
space
Completed in 2017



Boehm Lynas Architects is built on the principle of simple and strong ideas and a personable and collaborative way of working.

We have collected a significant amount of experience in truly mixed-use, residential led, commercial and light industrial regeneration schemes demonstrating exemplar architecture and design through a selection of high quality materials and a site-specific response to each project and place.

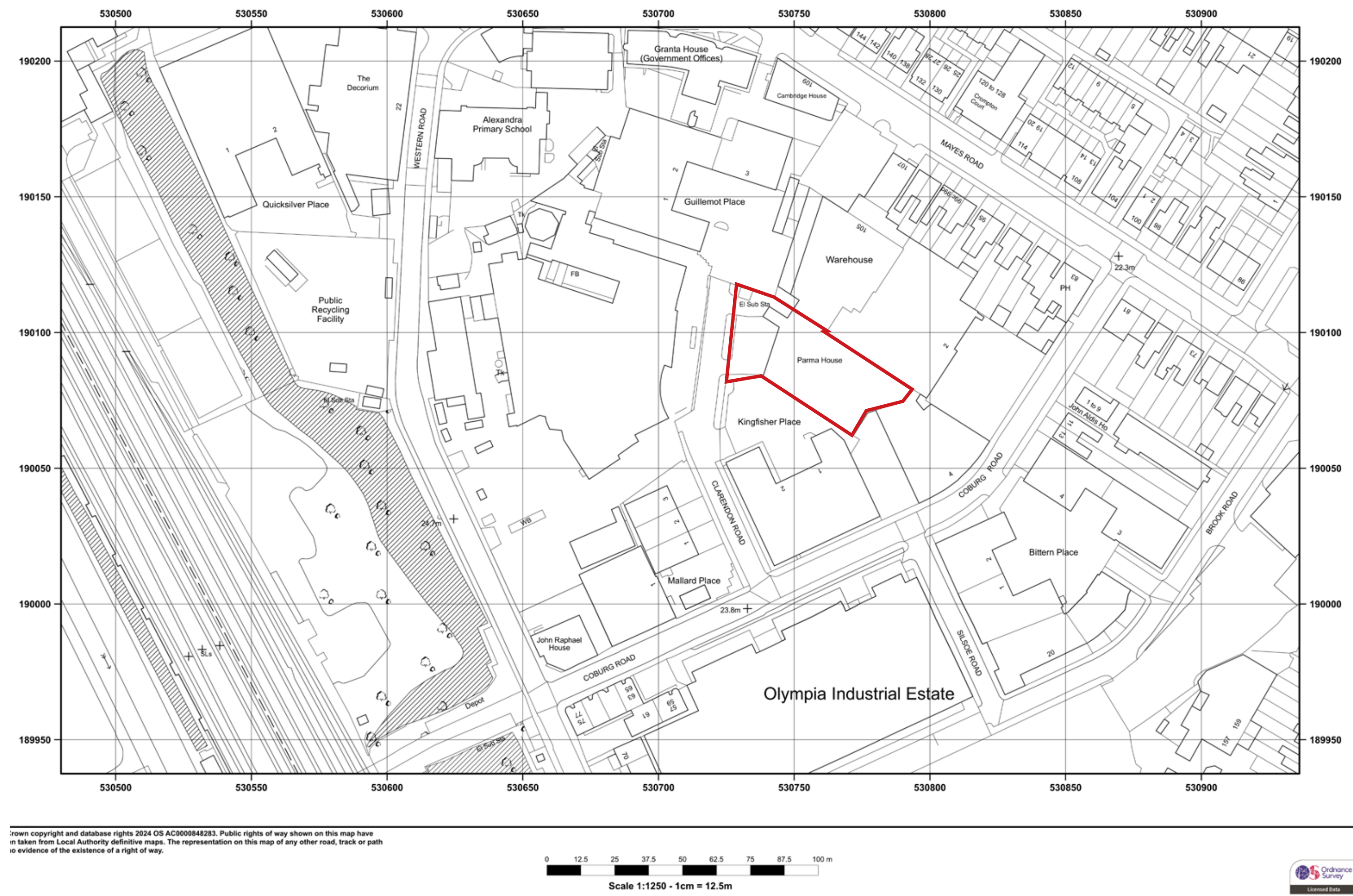
A predominant use of brick is evident throughout our past and current work, developing an understanding of how it is best used in each context and the importance of such a familiar and traditional material on the feeling and experience of the occupier and building's users.

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2.0 Site

Site Location



The Site



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Parma House



From Coburg Road



Recently completed 'Vabel' scheme to the south, rear courtyard



South Facade from adjacent car park



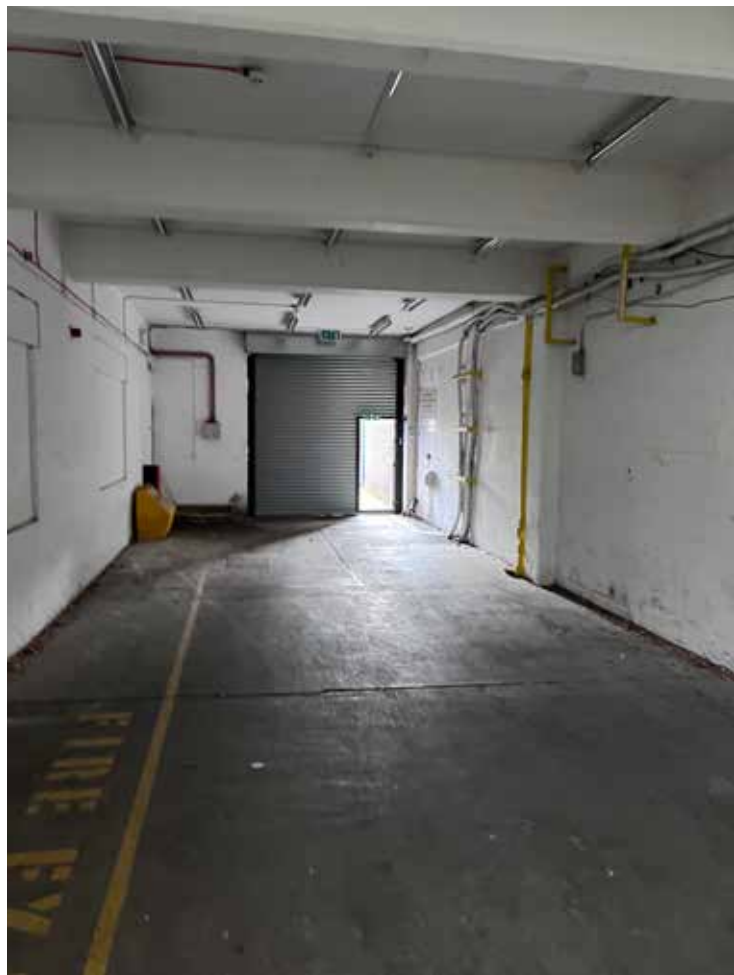
West facade from lightwell



West facade from lightwell



Covered Service Yard



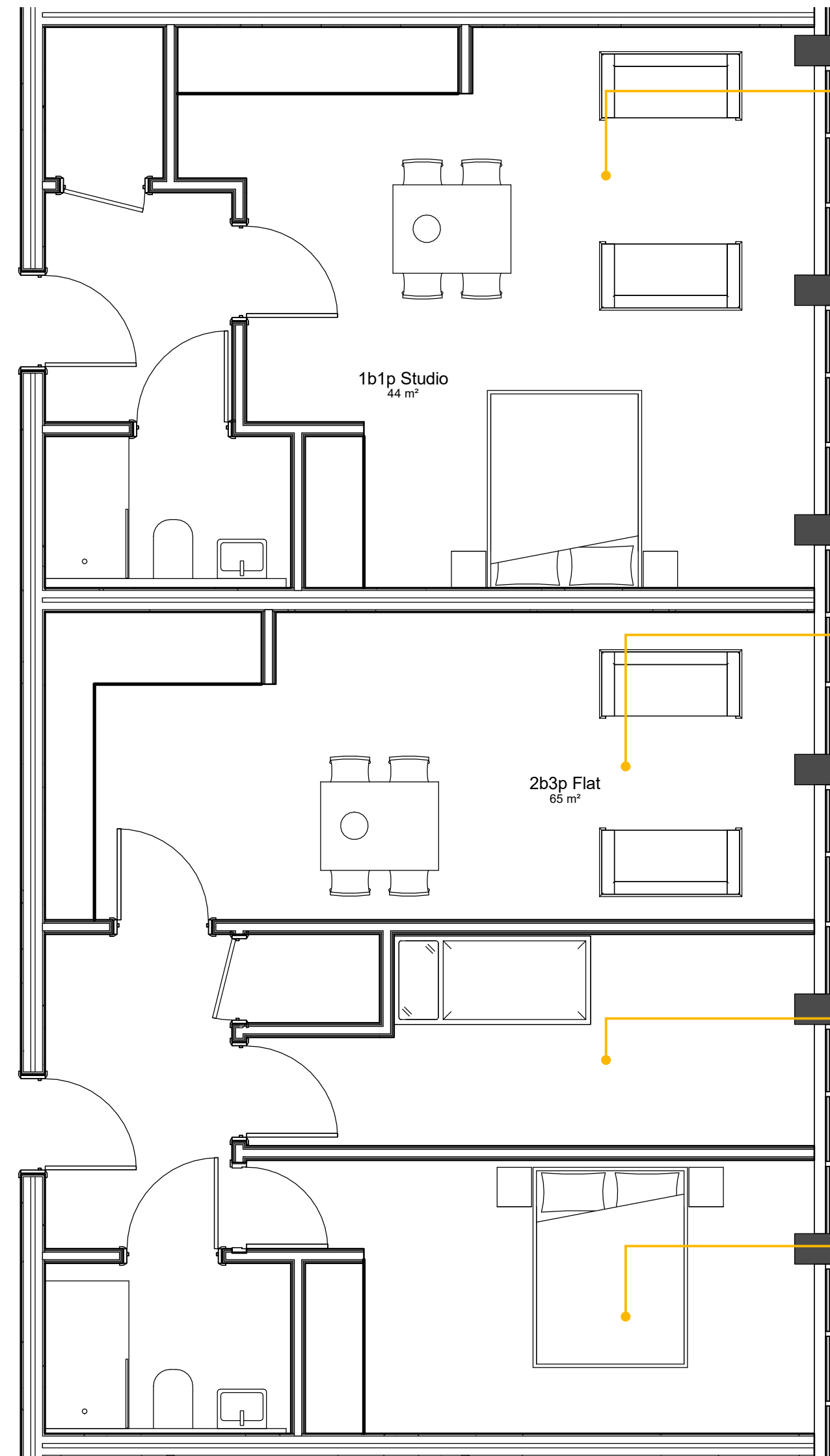
Covered Service yard



Typical commercial unit internal

3.0 Design Approach

Internal Residential Quality



Studio Flat
Minimum 37sqm

All flats meet or exceed NDSS
General Flat sizes
Bedrooms, double and single
Storage

2 bed 3 person Flat
Minimum 61sqm

Single Bedroom
min 7.5sqm
min 2.15m wide

Double Bedroom
min 11.5sqm
min 2.75m wide



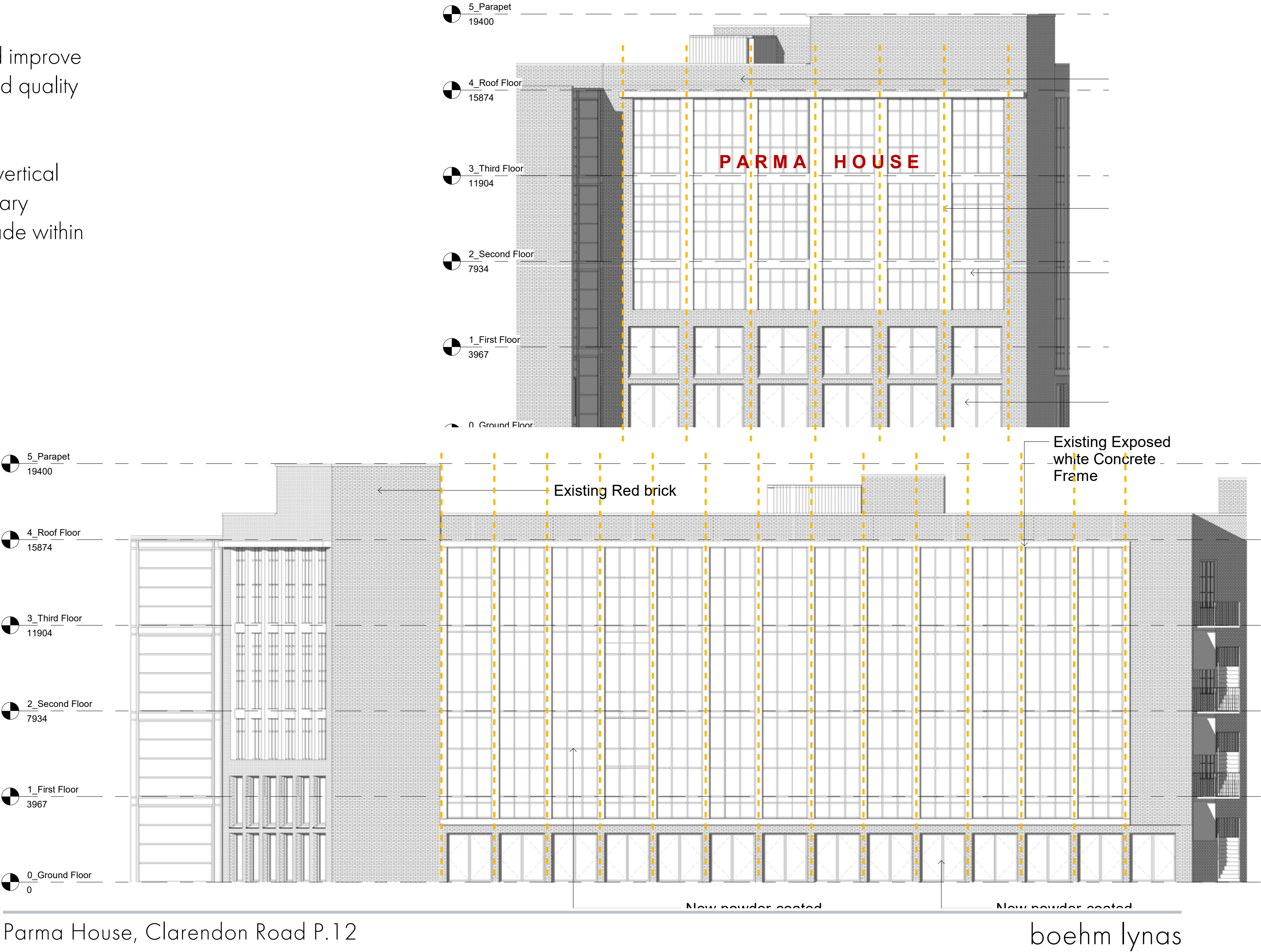
Images of Developers previous internal finishes

- Plan of typical flats

Facade Principles

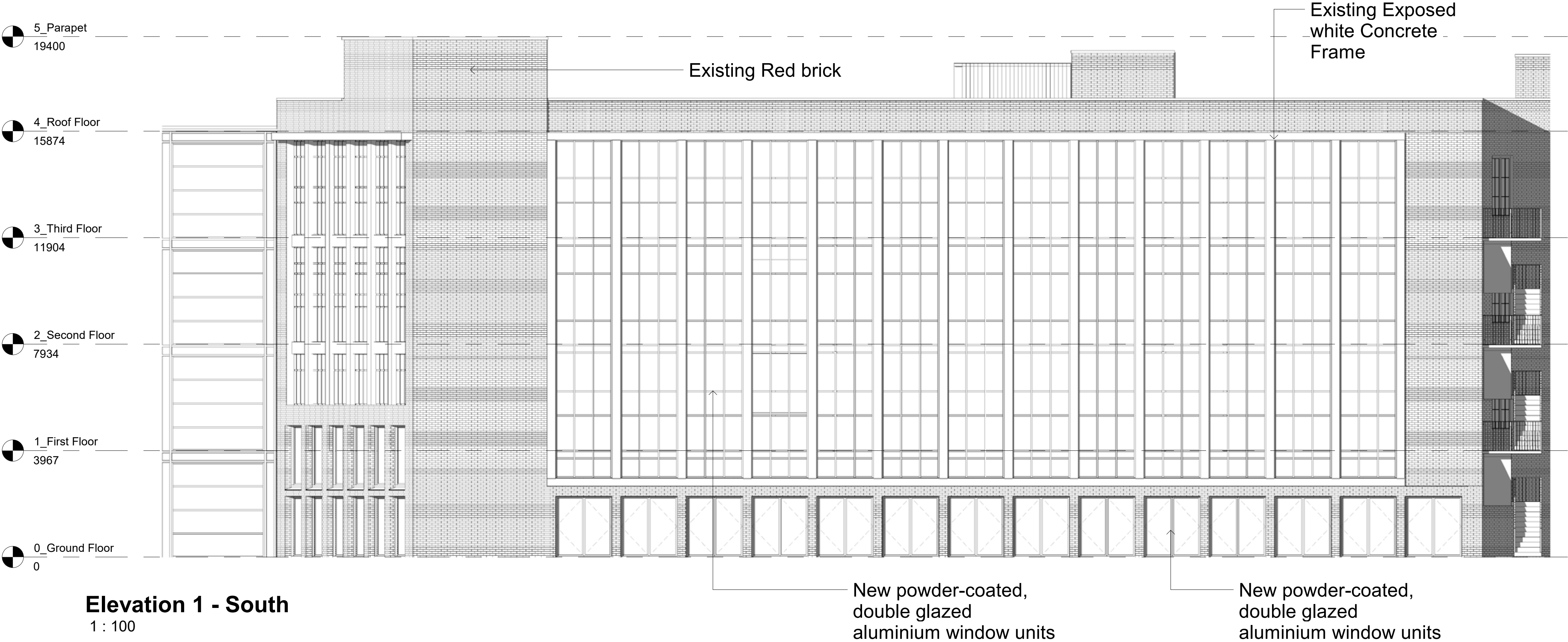
The recent proposal sought changes to the facade to increase and improve glazing within the existing facades, allowing increased daylight and quality of living within the converted building.

The proposals used the existing language of facades and adds a vertical emphasis to the concrete structural bays. The base of the two primary facades remains masonry with new windows punched in the facade within the existing pattern.

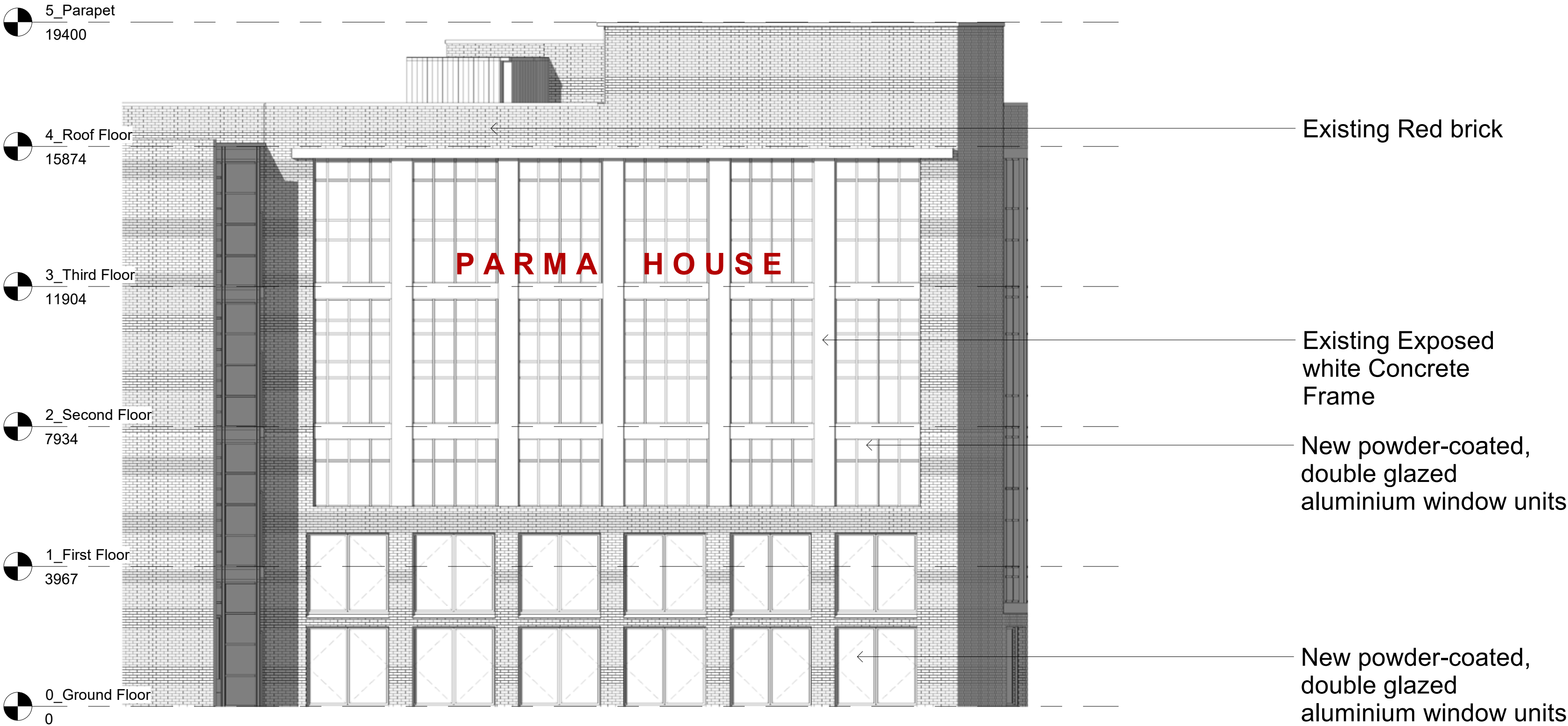


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Primary Elevations



Primary Elevations



Elevation 10 - West

Additional floors

By removing the existing floors and replacing them with new, slim, steel frame, we are able to provide 6 floors of residential accomodation within the existing building's massing.

The heights remaining allow for compliance with NDSS and good levels of daylight.

The new windows and increased glazed areas allow these floors to work.

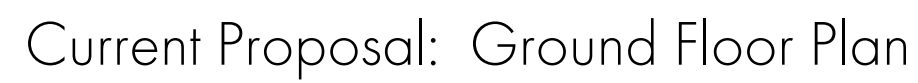


Existing Section through Building

Proposed Section showing additional floors

4.0 Design Proposals

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Accomodation Schedule

Residential Accomodation

1 Bed Studios	54
1 Bed Flats	1
2 Bed Flats	18
Total	73 units

Commercial Uses

	3,543sqm
Commercial unit	518sqm
Total	4,061sqm

5.0 Technical Proposals

Daylight & Sunlight Summary

- Delva Patman Redler LLP have tested the internal daylight and sunlight levels to all proposed dwellings within the scheme.
- The daylight and sunlight study has been carried out using the assessment methodologies recommended in 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (BR209, 2022 edition).
- The results of the daylight assessment indicate that all proposed habitable rooms within the scheme will satisfy the BRE guidelines, showing that all dwellings will benefit from acceptable levels of daylight.
- Although not a requirement for PD application, the potential sunlight levels to the proposed dwellings have also been tested. The results show that 70% of the rooms tested satisfy the BRE guidelines. It is inevitable that a small proportion of units will face predominately north but the overall level of adherence to the BRE guidelines shows that the scheme will benefit from acceptable levels of sunlight.
- Overall, it is submitted that the scheme performs well against the relevant BRE guidelines indicating that all proposed units will benefit from acceptable levels of daylight and sunlight.

Servicing & Transport

Servicing provided on site

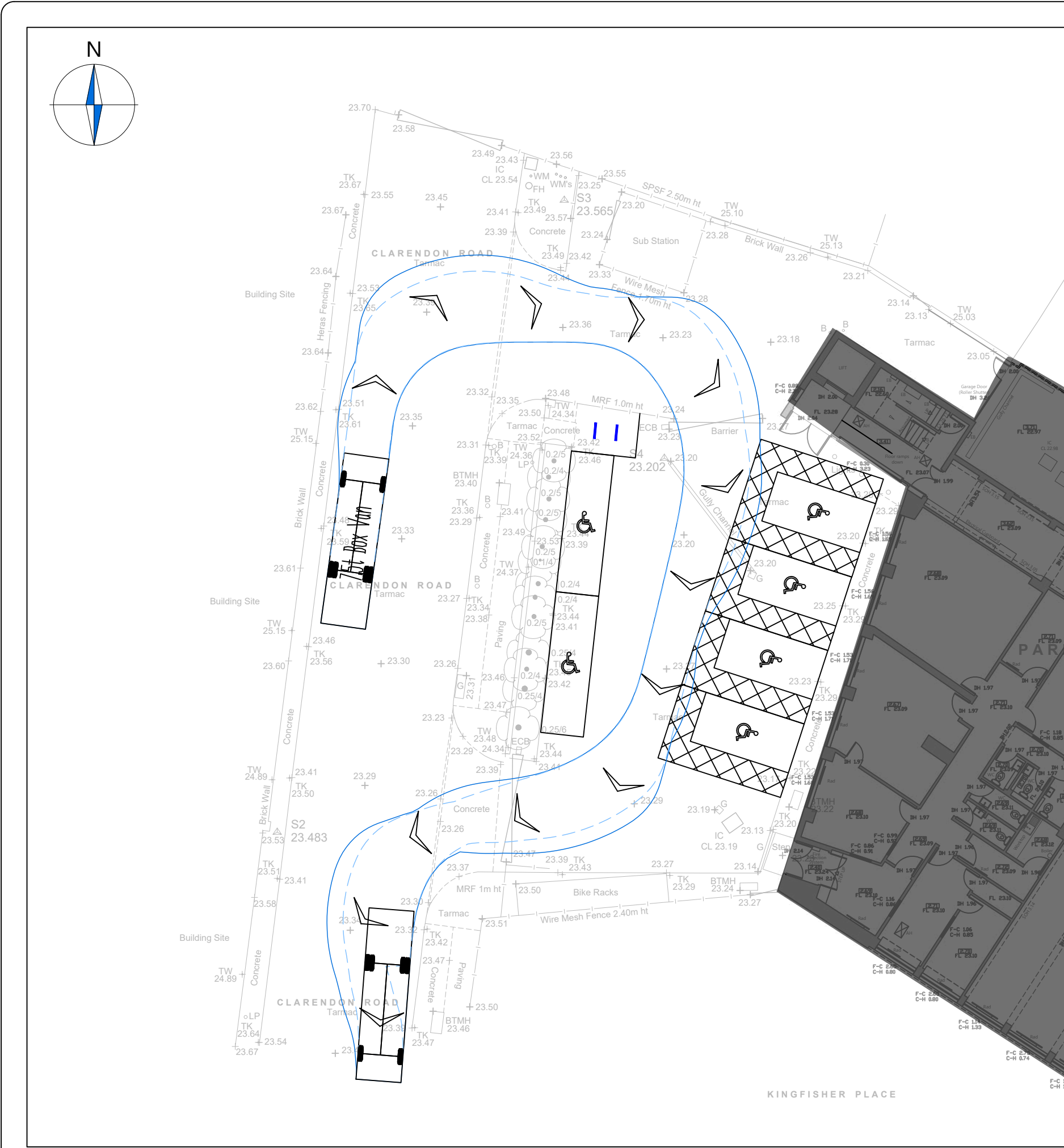
- Six Disabled Parking bays are to be provided
- Cycle parking will be provided in accordance with London Plan standards
- 92 long stay 2 tier
- 16 long stay Sheffield Stands
- 2 External Sheffield stands for visitors (6spaces)

Residential Waste

- 4 x 1,100l General Waste
- 4 x 1,100l Dry Mixed Recycling
- 4 x 240l Food Waste

Commercial Waste

- 2 x 660l Dry Mixed Recycling



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Inclusive Design

The proposal aims to ensure accessibility and inclusion so that all potential users, regardless of disability, age or gender can use them safely and easily.

Our aim with inclusive access is that the design and layout of the buildings and the landscape enables everybody to enter, use the facilities and leave safely, independently and with ease.

Within the development, all the apartments will be Part M compliant as such they will benefit from level access thresholds both internally and to the external amenity spaces.

- be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
- be able to be entered, used and exited safely, easily and with dignity for all
- be designed to incorporate safe and dignified emergency evacuation

- All flats will meet Building Regulation requirement Part M(4)l.
- All flats have level access via lifts.
- The landscaping/access to the development is accessible by all.
- All residential entrances are level threshold.



Secured by Design (SBD)

The proposal aims to ‘achieve a healthy, inclusive and safe place which is safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion’, through passive design measures such as well lit external spaces, over-looking and surveillance as well as measures such as secure doors and windows.

The development will meet Part Q requirements and follow guidance from Part 1 and 2 of ‘Secured by Design HOMES GUIDE 2024’ including ensuring that:

- External spaces, entrances are over-looked by residential and Commercial Offices.
- Footpaths, and external areas and public realm are well-lit and over-seen by residential flats.
- Cycle parking and bin stores are all fob controlled and commercial and residential stores are separated.
- Private dwelling entry doors are SBD Certificated to meet Part Q building Regulations and SBD recommendations.
- Residential communal entrances are SBD Certificated to meet Part Q building Regulations and SBD recommendations.
- CCTV will cover entrances and communal circulation routes in the development.
- The design and layout has considered Security and safety for all residents and users of the building.

Summary of Fire Safety

The recommendations of ADB are complied with and the proposed design exceed the minimum standards of the relevant guidance documents.

All building users have been considered and planned for within the design of the means of escape and evacuation strategy.

- The construction methods will not impact on the fire safety provisions for neighbouring sites and building occupants.
- The building methodologies do not pose a high risk of fire.
- All obligations noted by the Building Safety Act etc. will be followed.
- Elements of structure in all buildings will provide a minimum 60-minutes fire resistance.
- Compartment walls will provide 60-minutes fire resistance.
- The external wall linings are clad with brickwork and will not promote rapid fire spread.
- Access is provided to within 45m of all areas.
- The fire service will be consulted as part of the building regulation approval process.
- Two staircases are provided.

6.0 Summary

Summary & Scheme benefits

- The proposal provide 73no. Residential units and a mix of 14 commercial spaces within the existing building.
- A Sustainable approach through renovation and reuse of the existing building, preventing demolition.
- 6no. new disabled parking spaces.
- 108 Cyle Parking spaces.
- NDSS compliance to all Proposed Residential units.

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Design & Access Statement

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