



PROPOSED ROOFTOP DEVELOPMENT

**DESIGN STATEMENT - PLANNING SUBMISSION**

71 CAMDEN HIGH STREET  
LONDON  
NW1 7JL

Ref: 2022  
Rev: \_

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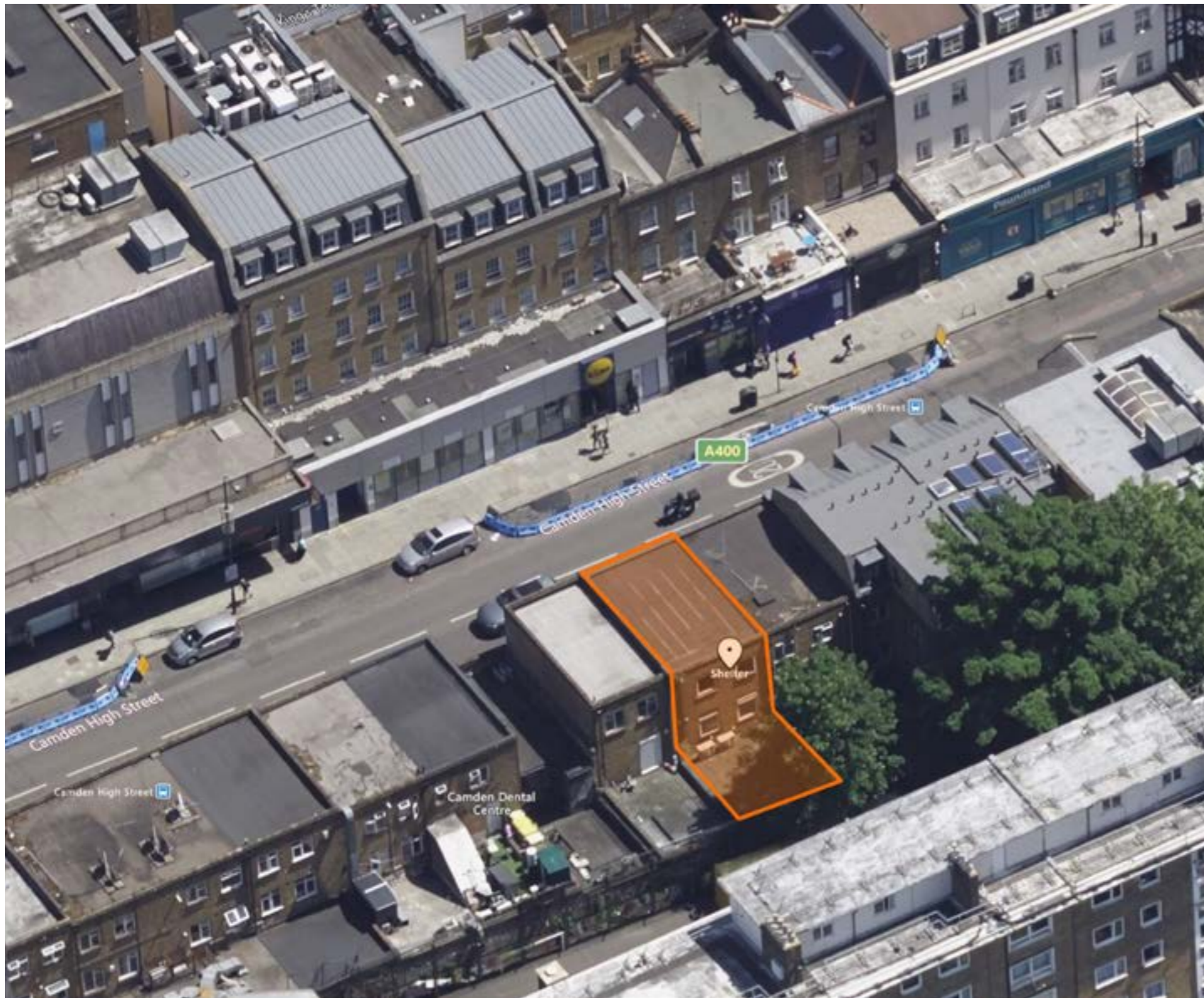
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71 CAMDEN HIGH STREET

DESIGN STATEMENT



## I.0 INTRODUCTION/CONTEXT

We are seeking planning permission for the two storey outrigger extension to the rear of the property, alteration to the front elevation and addition of a residential corridor to the ground floor.

### PLANNING HISTORY

2010/4584/P - Change of use of shop (Class A1) to financial services (Class A2) - REFUSED

AEX0100024 - Display of an externally illuminated fascia sign and projecting sign. As shown on drawing 28/241 Issue. GRANTED APPROVAL

8501007 - Installation of a new shop front as shown on the drawing no. WS.85. GRANTED

71 CAMDEN HIGH STREET

DESIGN STATEMENT



I.0 INTRODUCTION/CONTEXT

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EXISTING SITE PHOTOS

Site photographs show existing barber shop on the ground floor, front elevation and the views outside the rear windows.



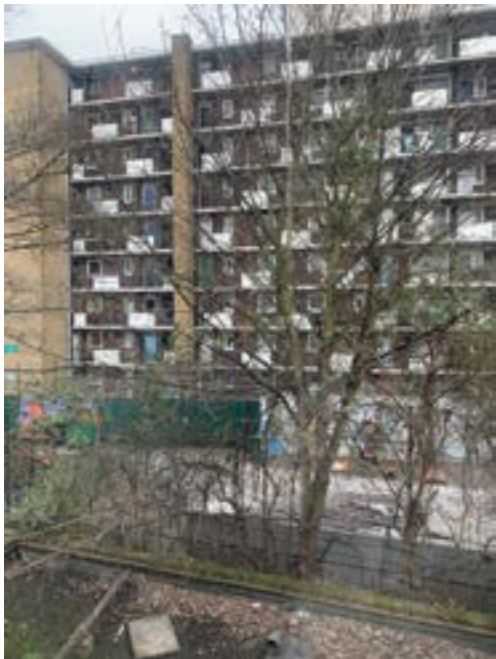
View of the front elevation



Internal view of existing barber shop



View from the first floor front window



View from the first floor rear window



Rear view towards neighbour No.69



Rear view towards neighbour No.73

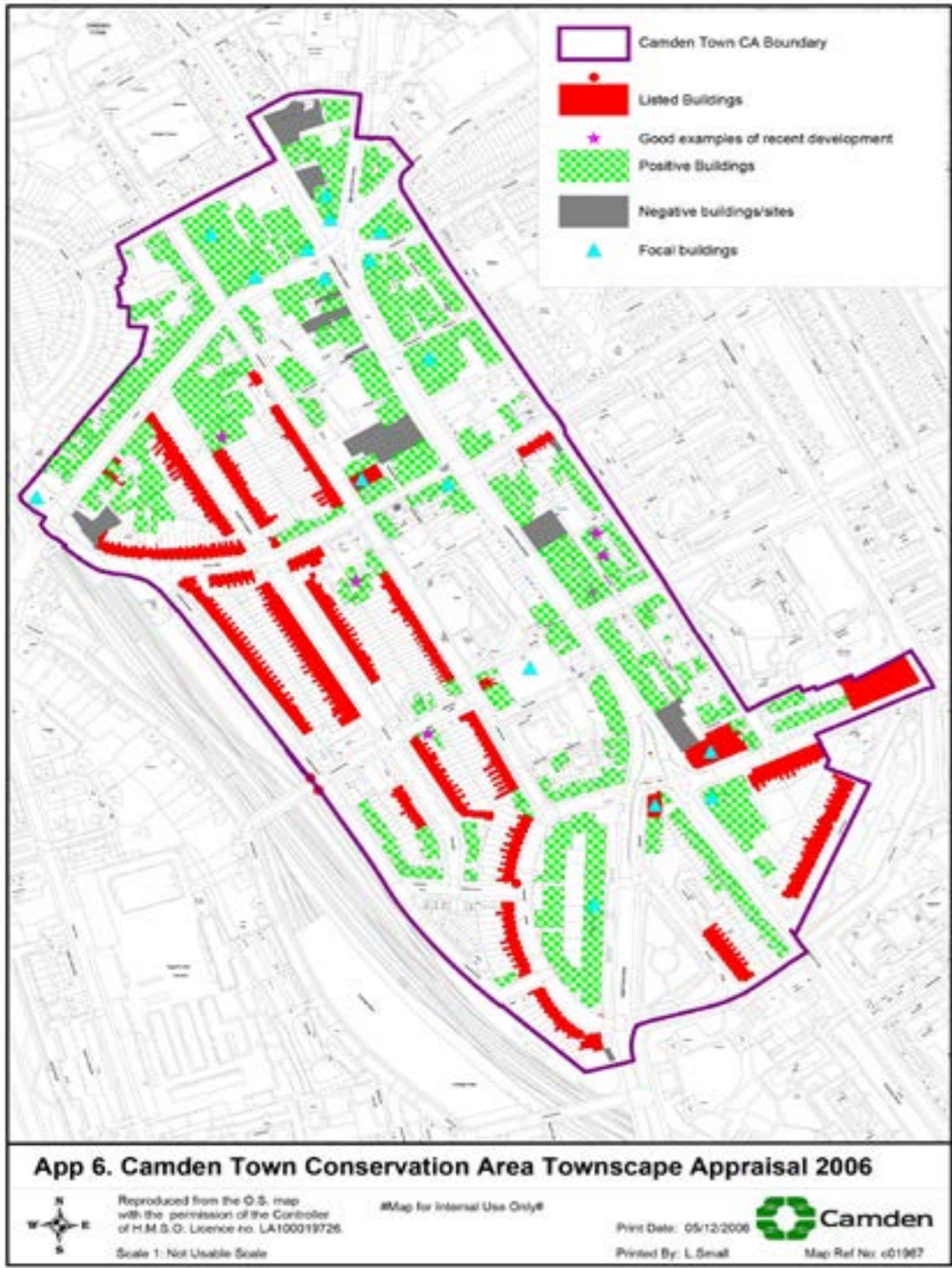


I.0 INTRODUCTION/CONTEXT

LOCAL CHARACTER

71 Camden High Street falls within the Camden Town Conservation Area, however the property is not listed. As per Camden's Conservation Area Appraisal map shown on this page, the terrace of properties on the High Street spanning from 63-89 High Street are not considered to have any merit or positive contribution to the conservation area. This terrace has a uniform scale and appearance, of yellow stock brick to the first and second floors, with repetitive window openings and a flat roof. This repeated pattern is broken at number 75 High Street, which is one storey lower and of red brick. The ground floor of the terrace consists of retail shop frontages, with large areas of glazing and dominant signage. No. 67 & 67A have been developed with a rooftop additional within a mansard.

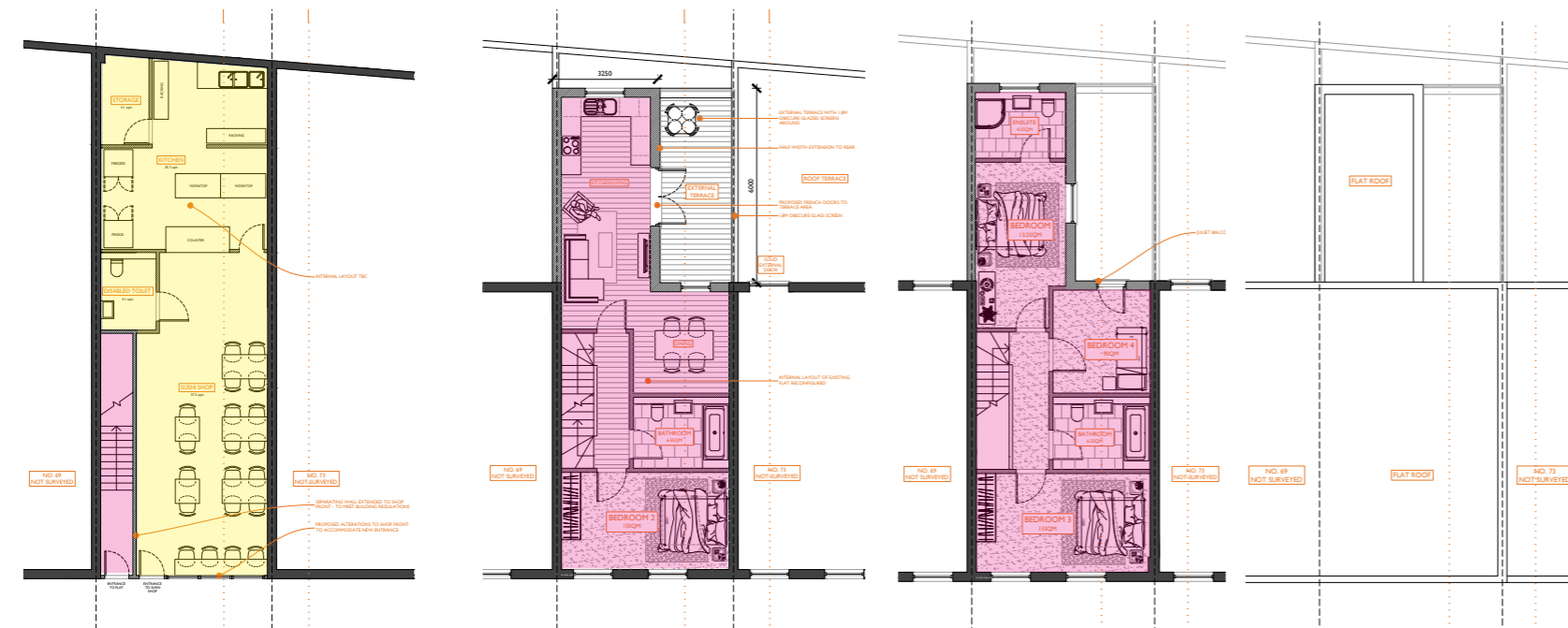
Immediately to the west, on the other side of Camden High Street, are larger scale buildings of 4 & 5 storeys; following the same pattern of brick façades and mansard roof additions.



Crop of map showing property



ORIGINAL SCHEME (Pre-Application)



PROPOSED SCHEME

KEY

- Proposed residential area
- Retail

## 2.0 PRE - APPLICATION ADVICE

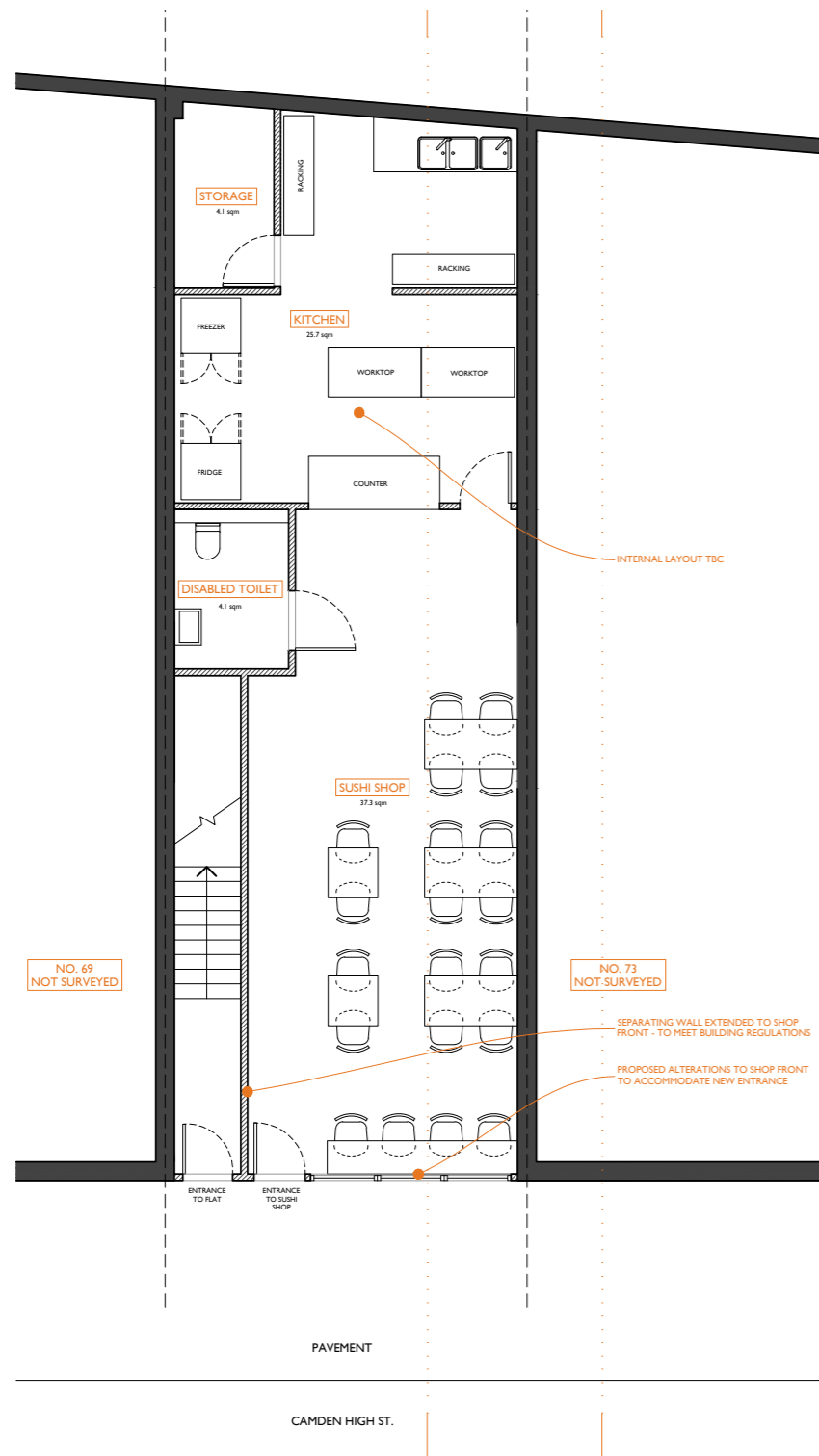
The Client received planning advice regarding alterations and extension to 71 Camden High Street - ref. 2022/4312/PRE.

The comments received from the Local Authority concluded the principle of alterations could be acceptable and some form of rear additions as well, provided that the scale of the extension would be reduced.

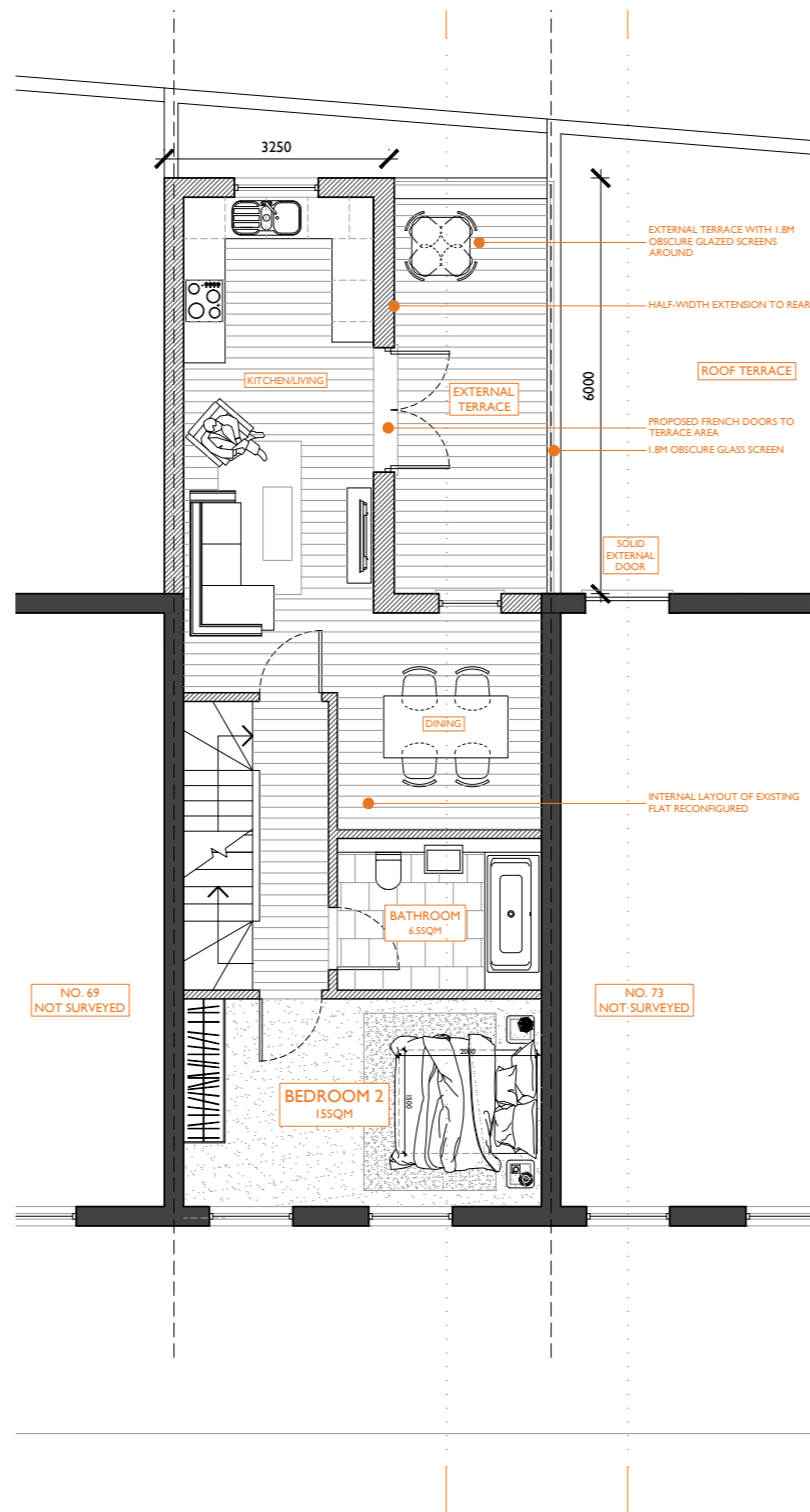
In response to the Pre-Application Advice LRA-Retinue have amended the proposed development by reducing the height from 4 storeys down to 3 and also reducing the width of proposed outrigger extension from full width down to half width.

The Local Authority have considered the proposed materials as complementing the existing and contribution to the conservation area as neutral.





PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

### 3.0 USE

The existing use of the ground floor retail space is a barber shop (Class E), while first and second floor contain residential accommodation used by the retail staff (Class C3).

The proposed use is to retain 74sqm of retail space, approximately 7sqm being transferred to the residential staircase to the northern party wall. The first and second floors accommodate a four bedroom flat with a small external terrace.

### 4.0 AMOUNT

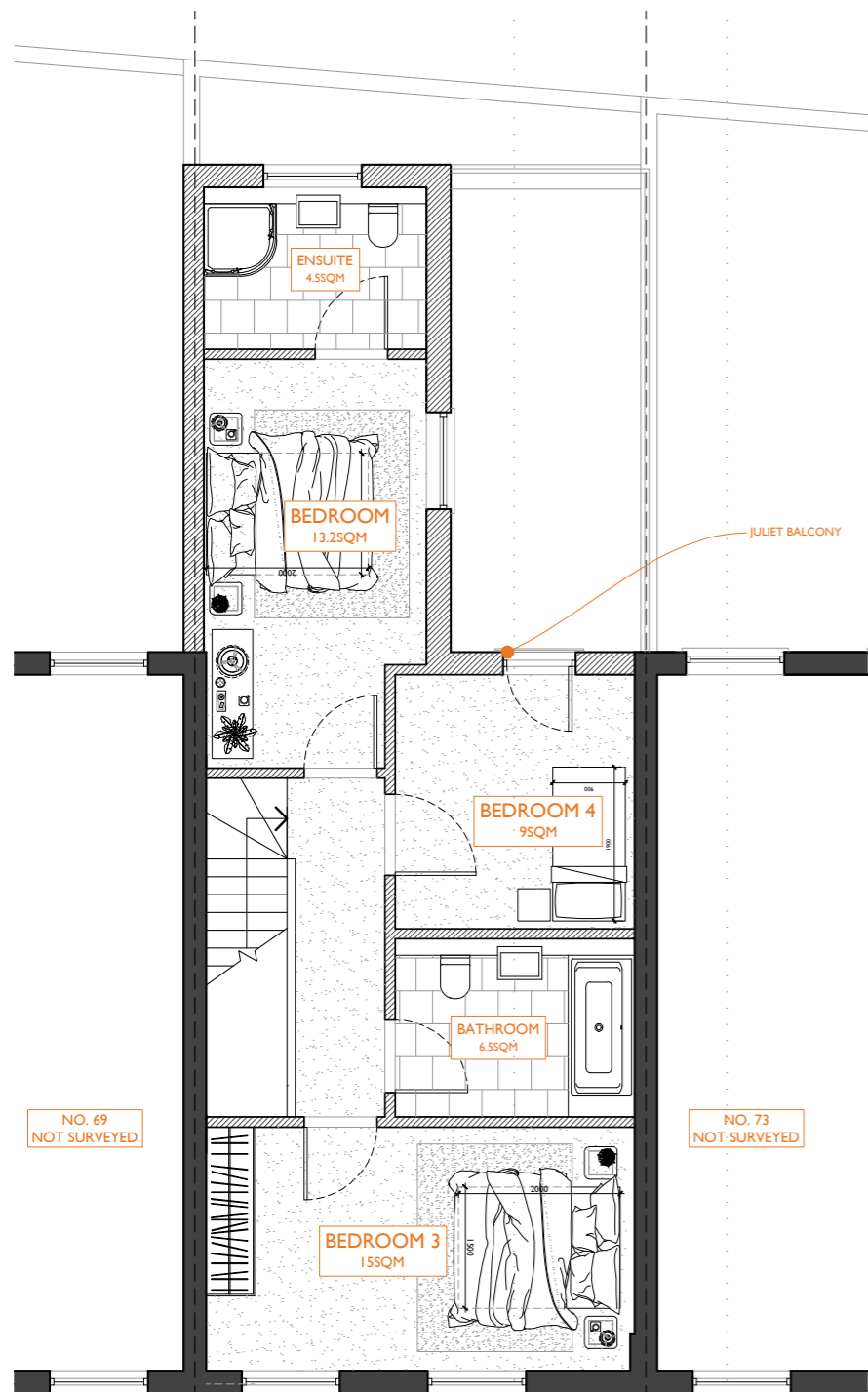
The existing site has an area of 82sqm, which is the footprint of the ground floor plan.

The existing areas are as follows:

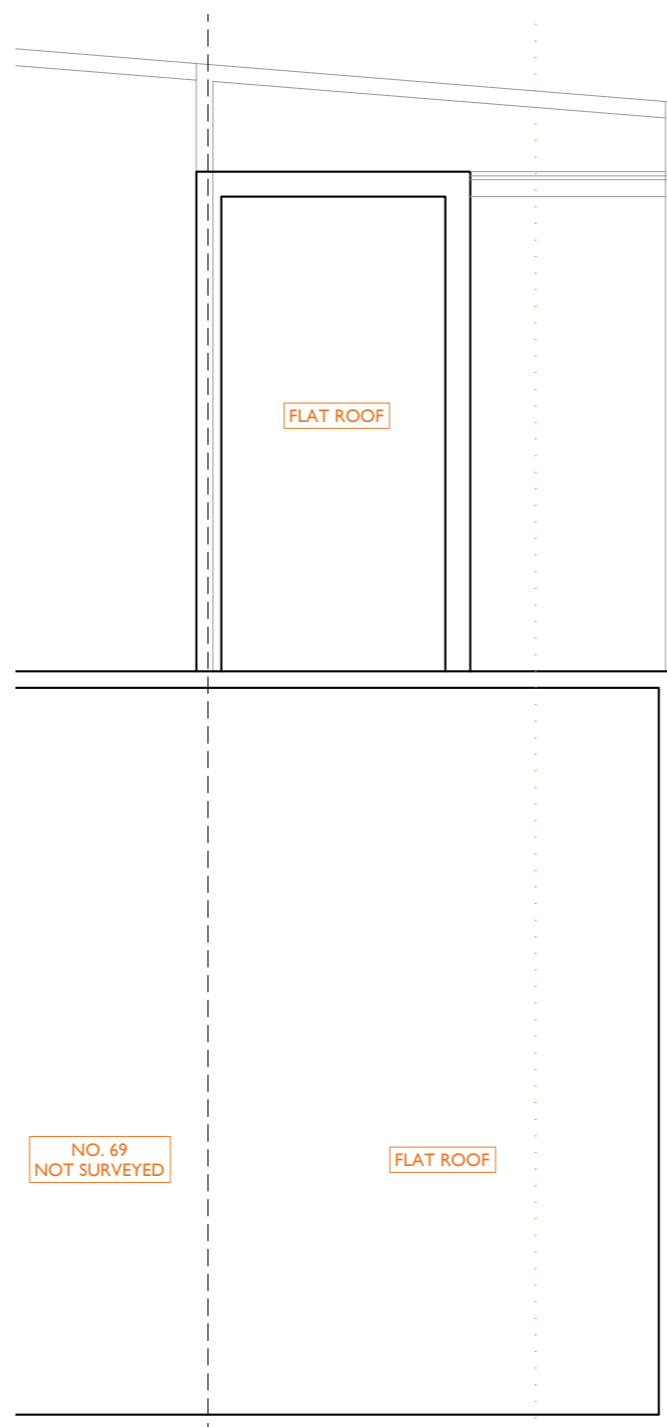
- Ground floor - 82sqm
- First floor - 44sqm
- Second floor - 44sqm

The proposed areas, including extensions, are as follows:

- Ground floor - 82sqm
- First floor - 61sqm
- Second floor - 61sqm



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

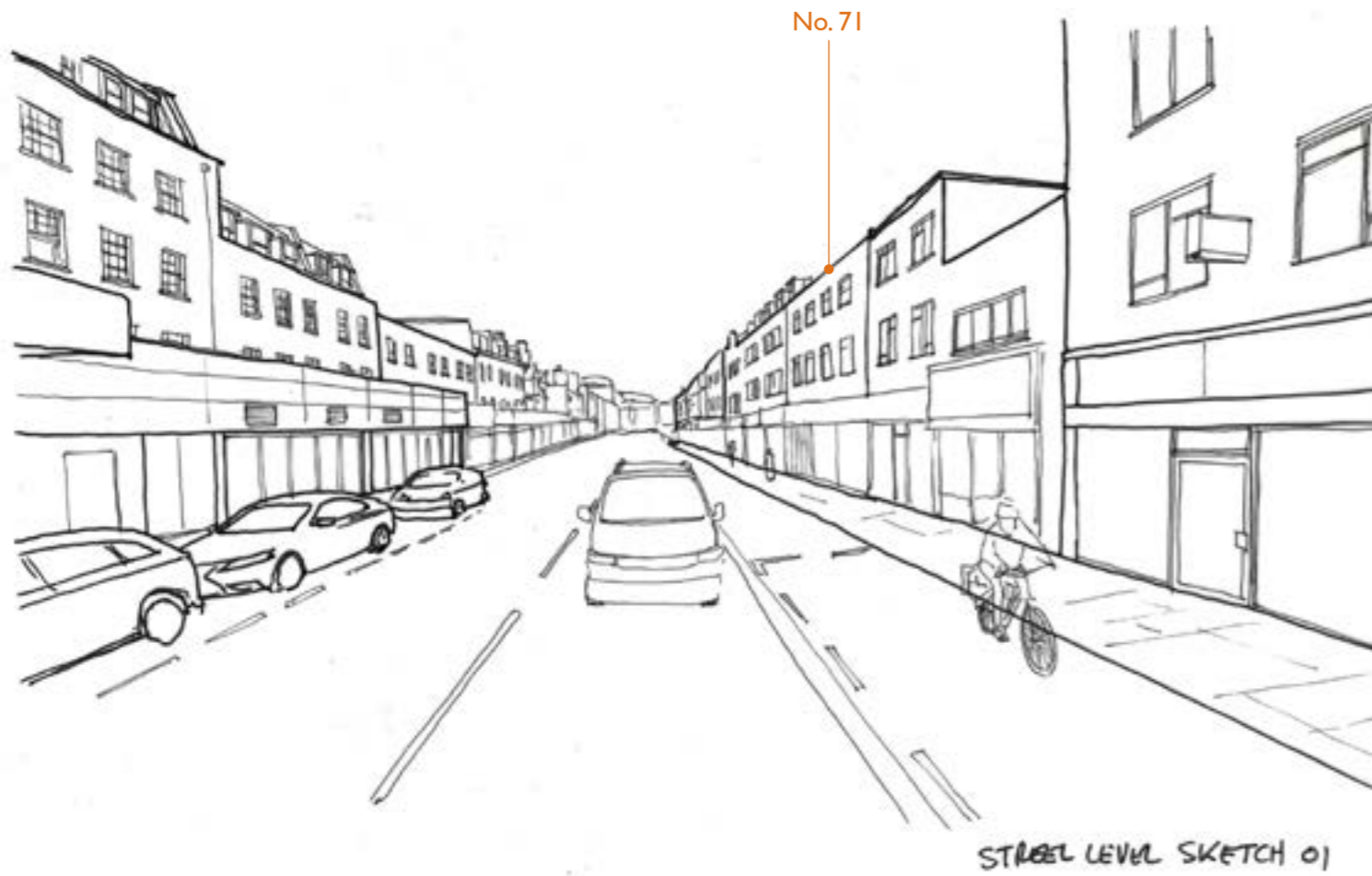
## 5.0 LAYOUT

The existing property has a single point of access from the High Street, via the shop entrance. The first and second floors are accessed from an internal staircase towards the rear of the shop. The ground floor is open plan, with office spaces to the rear obtaining natural light via rooflights. The first and second floors accommodate storage rooms, bedroom, staff kitchen and bathroom.

The proposals include a new residential entrance, which will be accessed from the High Street, similar to 79 Camden High Street. The retail space is showing an informal seating arrangement and commercial kitchen, as the client owns a chain of Sushi shops - which is the intended use of the retail space.

On the first floor the proposal includes a kitchen / living / dining room, bedroom, bathroom and a small terrace. The second floor contains three bedrooms and a bathroom. Proposed terrace has a 1.8m obscured privacy screen to reduce overlooking to and from the neighbour at no. 73.





Sketch showing proposal viewed from Camden High Street

## 6.0 SCALE

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As discussed in character section of this statement, the scale of the buildings in Camden High Street varies considerably. The host property forms part of a terrace of three-storey brick buildings, which was originally uniform however now evolved via the approval at 67 & 67a Camden High Street.

The proposal maintains the existing front elevation unchanged on the first and second floors. Ground floor addition of an entrance door to match existing doors and glazing. The proposal accommodates a 4 bedroom flat adding much needed housing in the area.

## 7.0 LANDSCAPING

There is no proposed landscaping associated with the existing or the proposed, as the building accommodates the footprint of the site.

8.0 APPEARANCE

As per drawings on the left, the changes to the front elevation are minimal. The proposed door to match existing door and glazing.

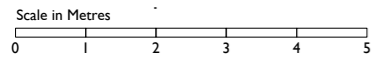
The proposed rear extensions will be London stock yellow brick to match the existing building. The proportions of the window openings are continued and the windows will be replaced with powder coated aluminium casement windows to provide egress in the events of an emergency.

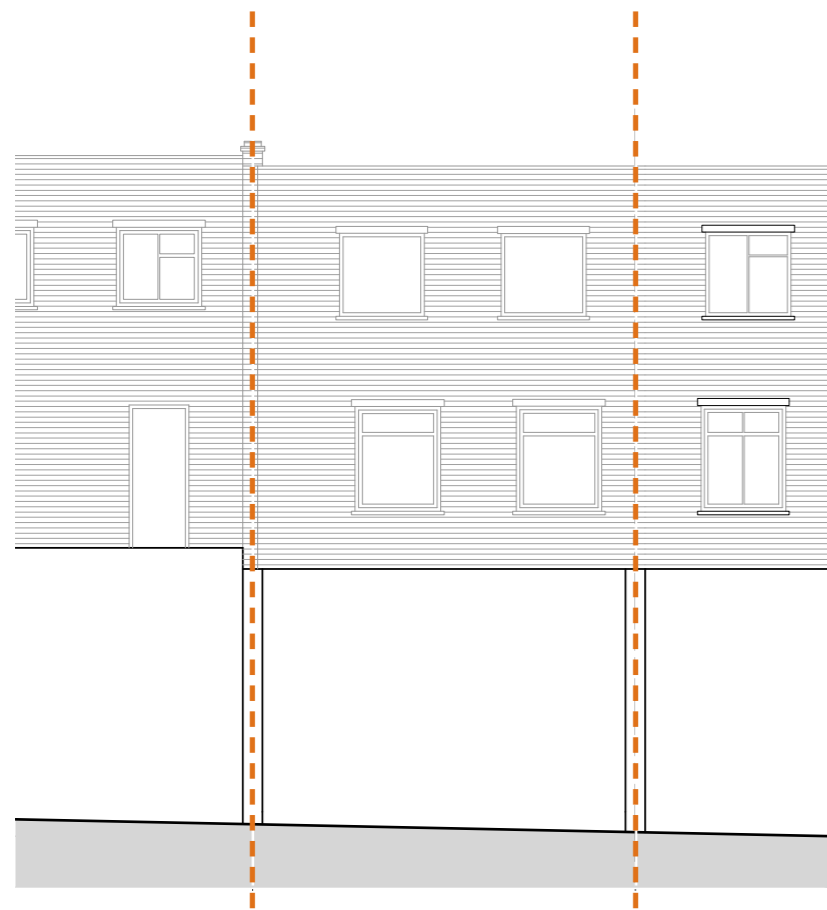


EXISTING FRONT ELEVATION

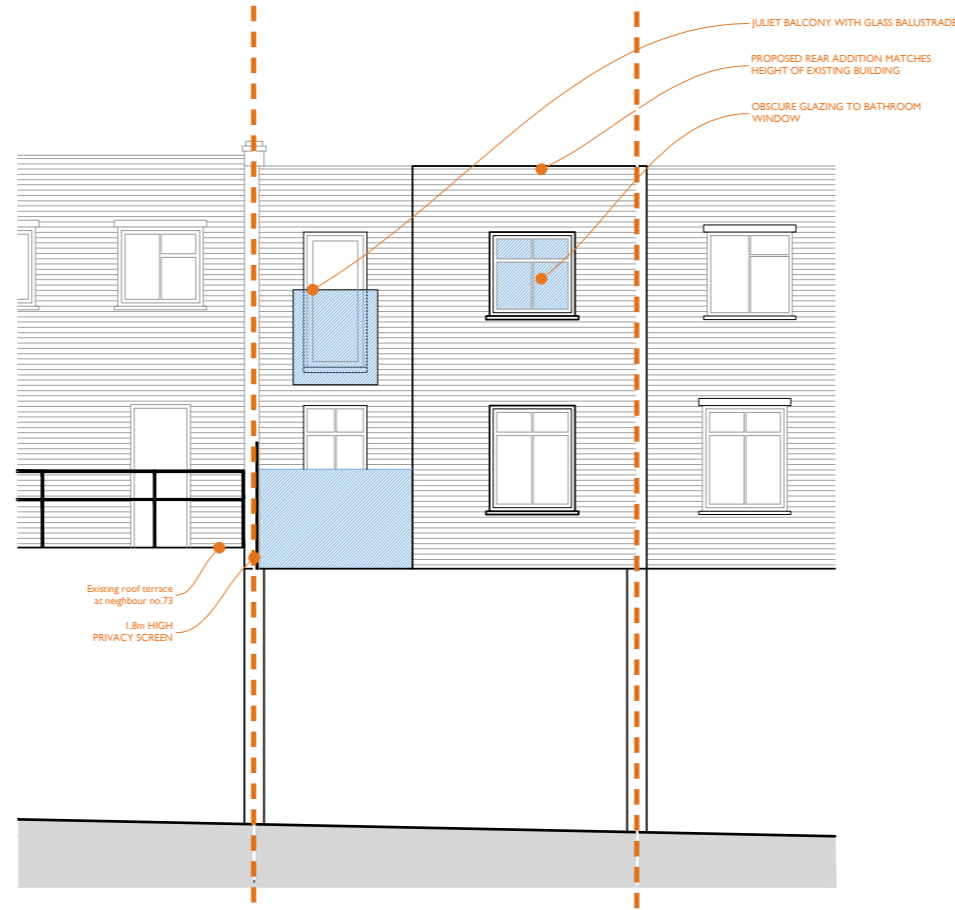
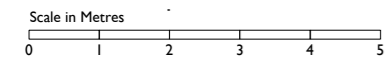


PROPOSED FRONT ELEVATION





EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

## 9.0 ACCESS

The access to the retail space will be subject to a future application for changes to the shop front. A new entrance will be provided allowing separate access to the residential accommodation to the upper floors.

## PRIVACY

There is an existing roof terrace to the rear of property no.73. The proposal includes a 1.8m obscure privacy screen to reduce overlooking to and from the neighbouring property.



LRA-R<sup>TM</sup>