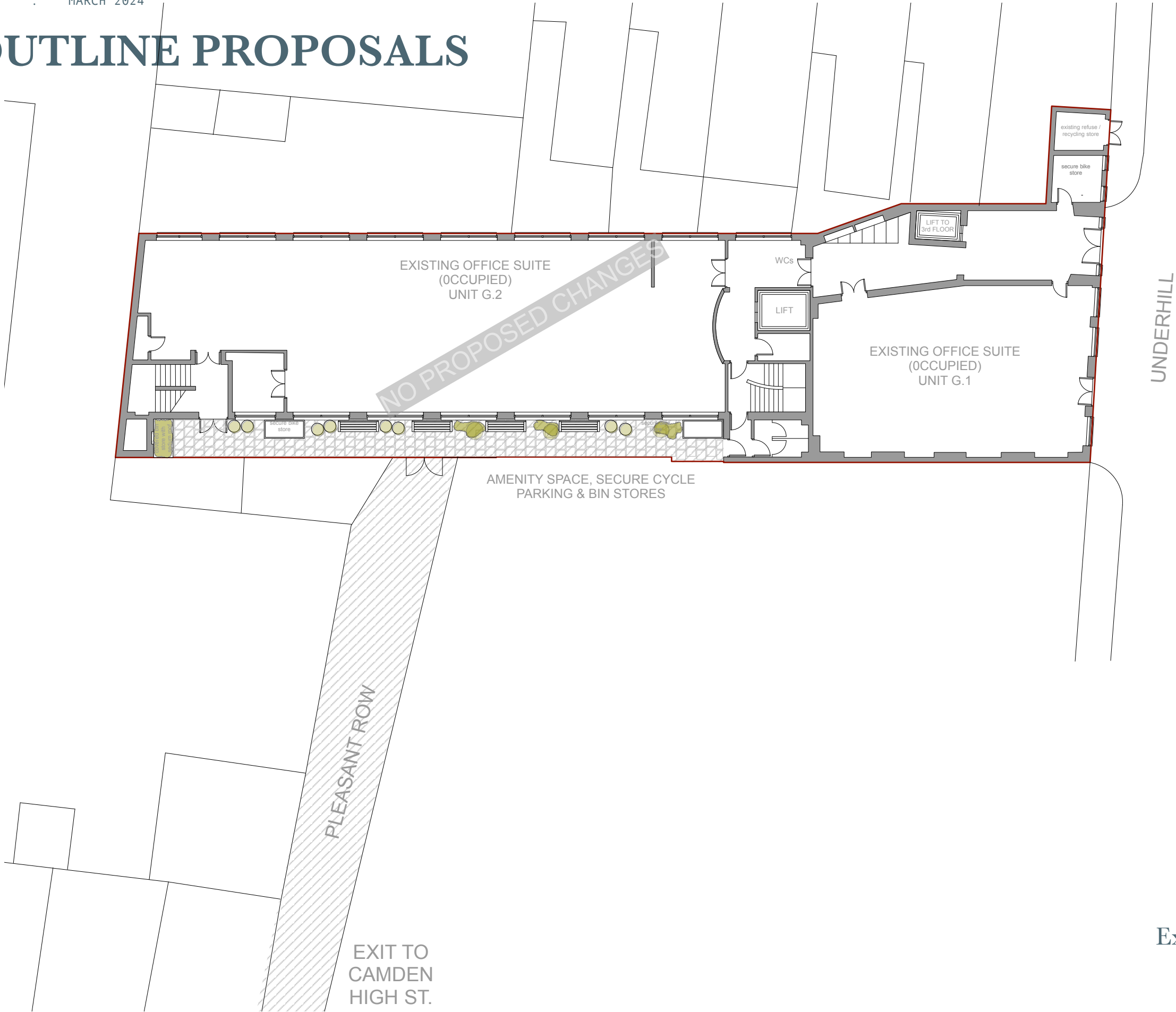


# OUTLINE PROPOSALS

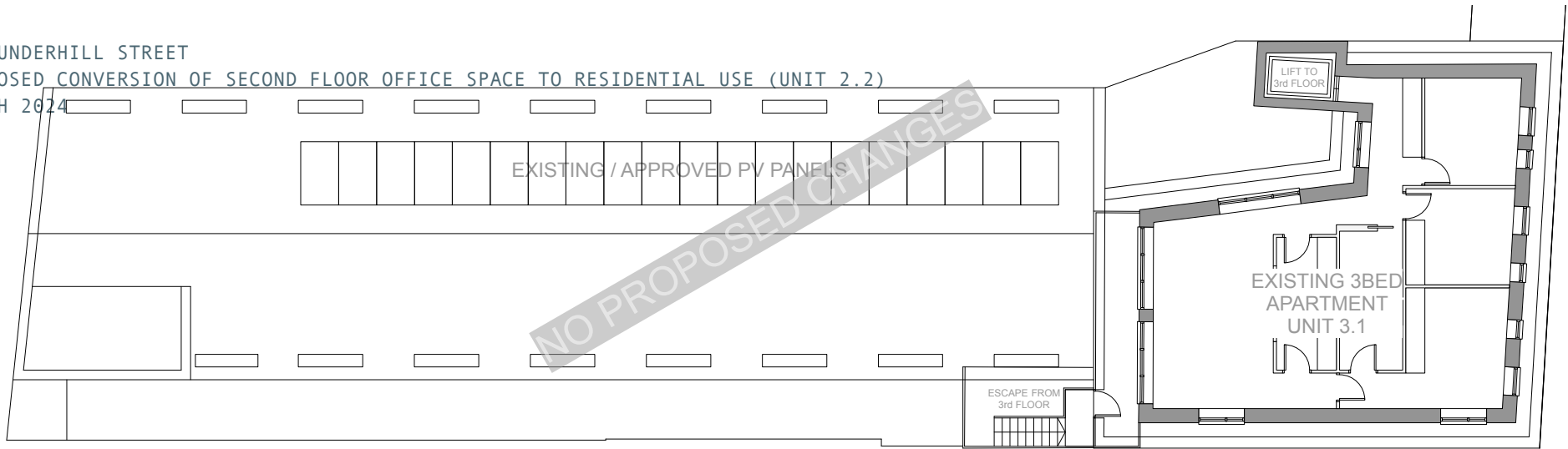
NO PROPOSED CHANGES  
TO GROUND FLOOR



Car Free Development with  
Cycle Storage and recharging.

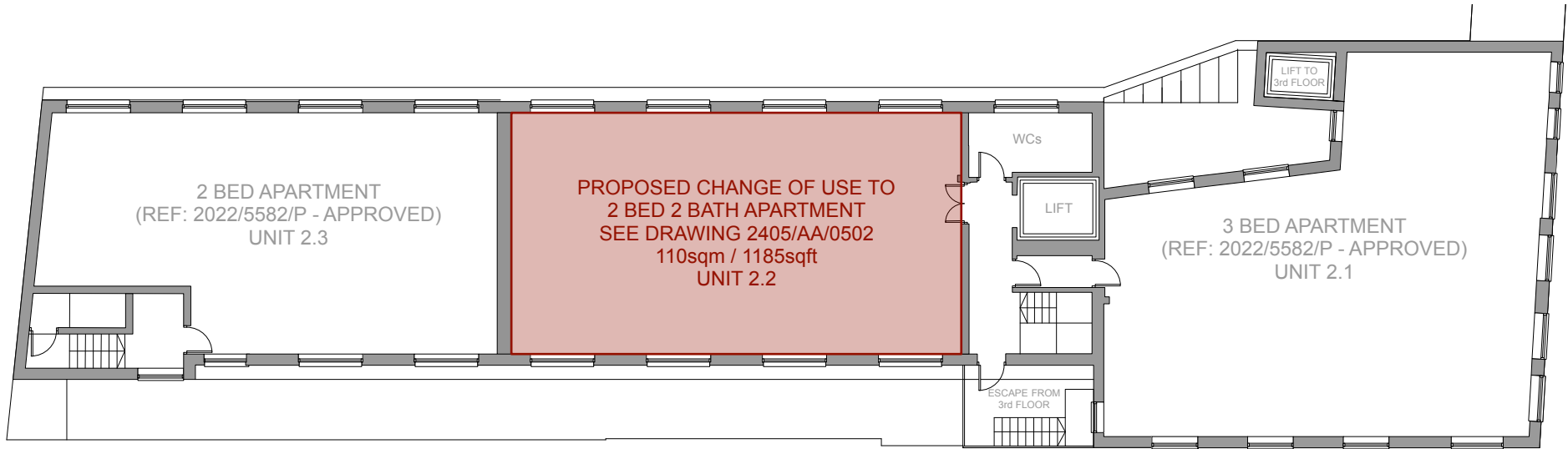
Existing Refuse & Recycling Store  
to be utilised for unit 2.2.

PROJECT : 5-6 UNDERHILL STREET  
DOC.NAME : PROPOSED CONVERSION OF SECOND FLOOR OFFICE SPACE TO RESIDENTIAL USE (UNIT 2.2)  
DATE : MARCH 2024



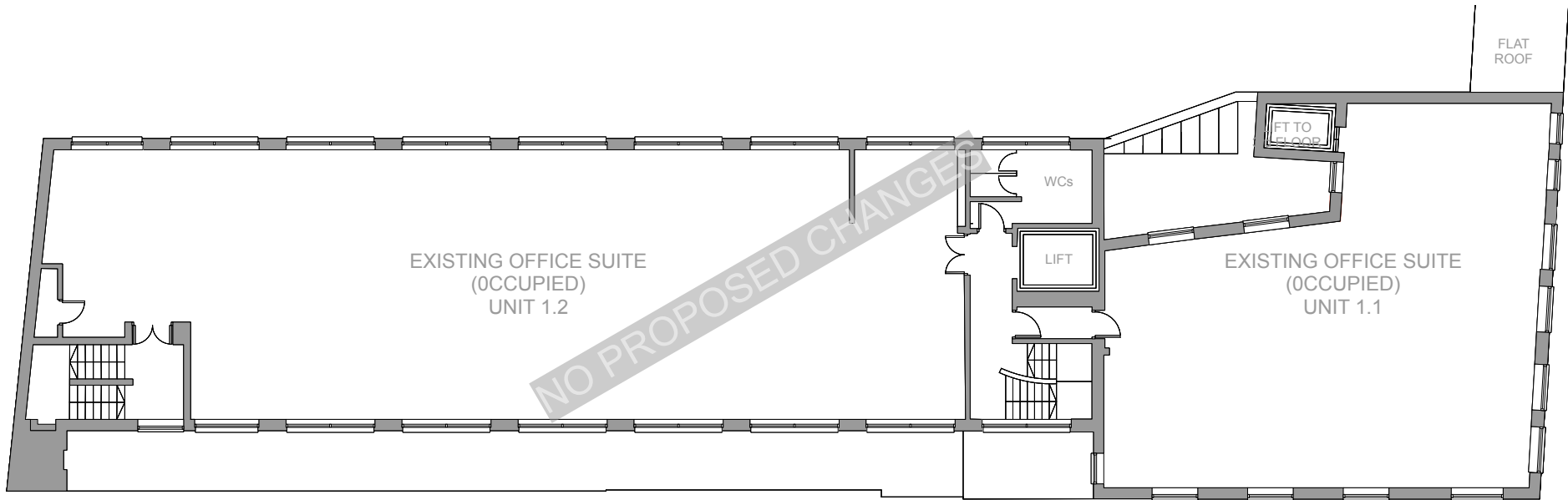
PROPOSED THIRD FLOOR PLAN - 1:200@A3

NO PROPOSED CHANGES TO  
FIRST OR THIRD FLOORS



PROPOSED SECOND FLOOR PLAN - 1:200@A3

Self contained Second Floor office  
space to be converted to  
2 Bedroom 2 Bathroom  
4 Person Apartment



PROPOSED FIRST FLOOR PLAN - 1:200@A3

PROJECT : 5-6 UNDERHILL STREET  
DOC.NAME : PROPOSED CONVERSION OF SECOND FLOOR OFFICE SPACE TO RESIDENTIAL USE (UNIT 2.2)  
DATE : MARCH 2024

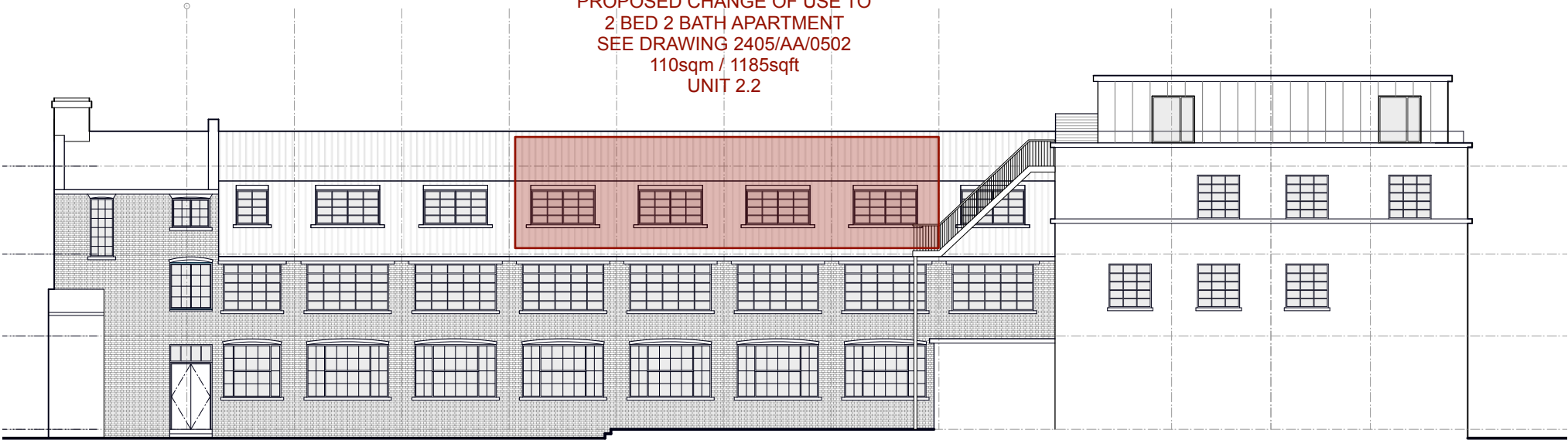


NO PROPOSED EXTERNAL  
CHANGES



EXISTING SECTION A - 1:200@A3

PROPOSED CHANGE OF USE TO  
2 BED 2 BATH APARTMENT  
SEE DRAWING 2405/AA/0502  
110sqm / 1185sqft  
UNIT 2.2

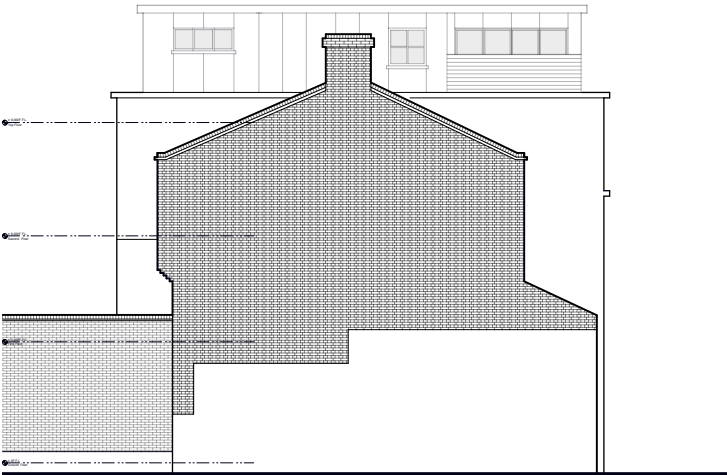


Other than existing single glazed  
second floor windows replaced  
with matching double glazed  
windows

EXISTING SECTION A - 1:200@A3

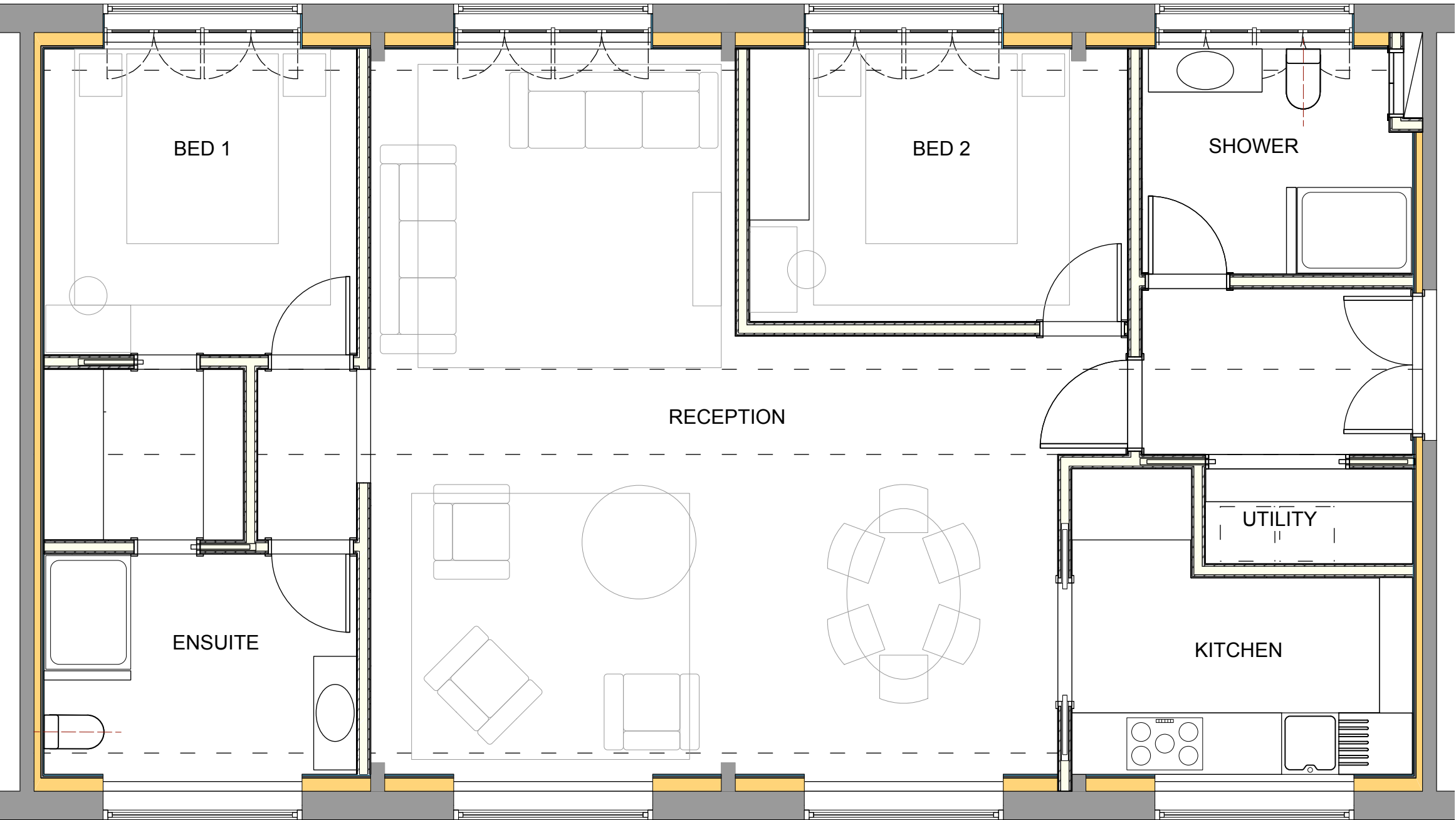


EXISTING SECTION B - 1:200@A3



EXISTING SECTION B - 1:200@A3

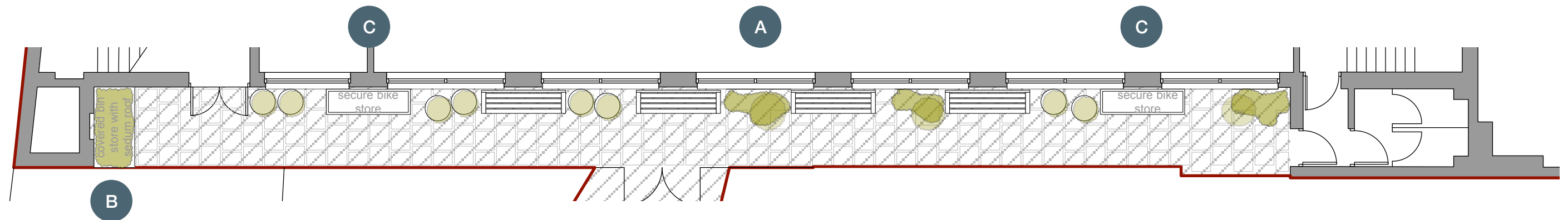
# PROPOSED RESIDENTIAL UNIT 2.2



- EXISTING UNIT 2.2**
- 110sqm Commercial office space
  - Last occupied - 2022 (date tbc)
  - Actively marketing - 2023 - present
  - Full marketing report to be submitted with Planning Application
- PROPOSED UNIT 2.2**
- 110sqm Residential apartment
  - 2 bedroom 2 bathroom - in excess of NPPF space standards
  - Lift & stair access from main reception on Underhill Street
  - Secondary access from Camden High Street, via Pleasant Row & Ground floor courtyard
  - Shared amenity space provided in ground floor courtyard, in accordance with Camden Council policy requirements.
  - Secure cycle storage provided in accordance with Camden Council policy requirements.
  - Refuse & recycling storage provided in accordance with Camden Council policy requirements.



# RESIDENTIAL AMENITY



## A Landscape & Amenity Space

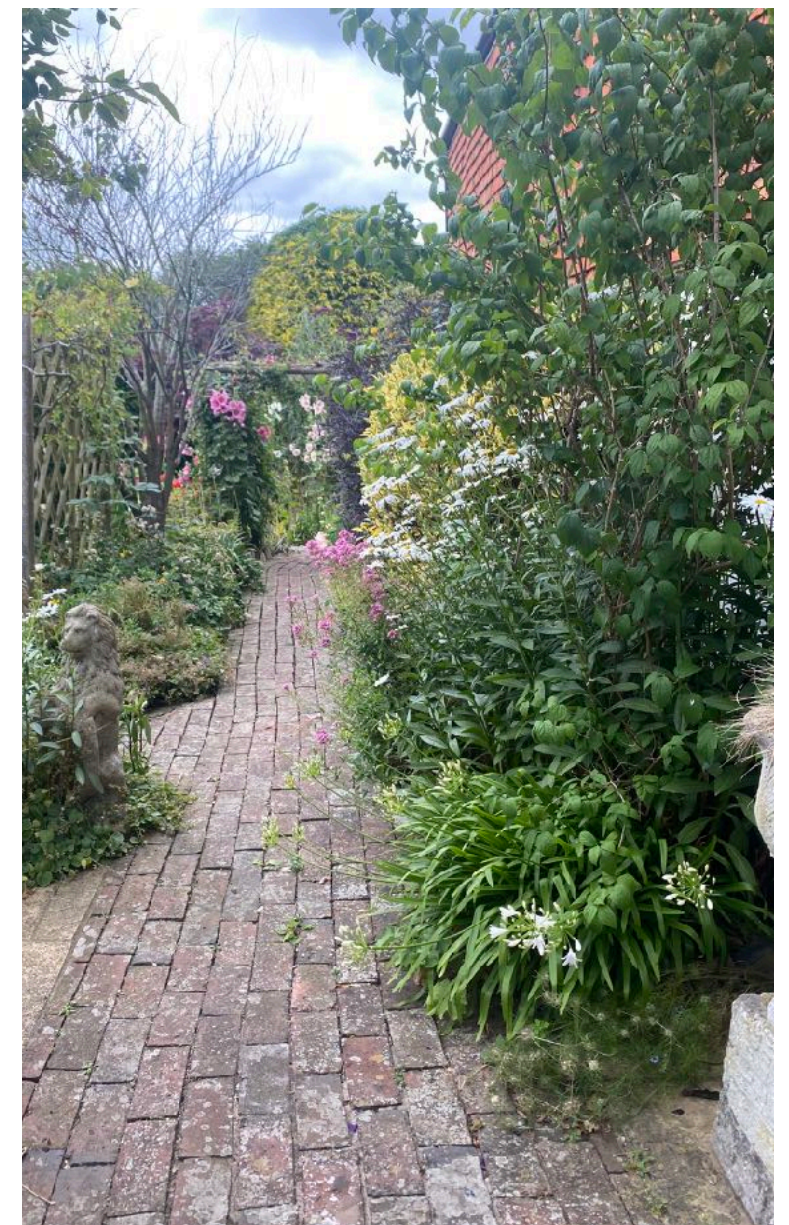
- The existing courtyard runs the length of the building, providing natural light to the existing office spaces, along with access to Unit 2.3 and a means of escape via Pleasant Row.
- The courtyard has been refurbished and landscaped, to be shared by residents.

## B Bins

- Refuse & recycling storage to be provided in accordance with Camden Council policy requirements, for collection via Pleasant Road and Camden High Street.
- Covered bin store to provide sufficient room for 2no Refuse Bins, 2no Recycling Bins and additional room for collection of food waste.
- Additional bin stores are located in existing store on Underhill Street.

## C Bikes

- Due to the sustainable nature of the location and proximity to Camden Town transport hub, no vehicle parking will be provided or requested.
- Covered bike storage for 6no bikes will be provided in the courtyard, shared by the residents
- Additional bike storage is located in the existing store on Underhill Street.



# ENERGY EFFICIENCY & SUSTAINABILITY

## Fabric First Approach

REFURBISHING THESE OFFICE SUITES PROVIDES THE OPPORTUNITY TO UPDAE THE EXISTING BUILDING FABRIC TO MINIMISE HEAT LOSS AND ENERGY COSTS. THIS WILL INCLUDE:

- Insulating walls and floors internally, targeting current Future Homes Standards
- Insulating internal floors and walls to maximise thermal and acoustic performance between residential and commercial parts of the building
- New double glazed windows, to match existing, or Secondary double glazing will maintain the existing industrial aesthetics while significantly improving thermal and acoustic performance.

## Heating & Cooling

THE APARTMENTS WILL BE PROVIDED WITH STAND ALONE HEATING SYSTEMS, SEPARATED FROM THE EXISTING SHARED COMMERCIAL HEATING SYSTEM. THSI PROVIDES OPPORTUNITIES TO INCLUDE:

- Oversized radiators and / or underfloor heating will be installed
- Modern / Energy Efficient Hot Water Systems
- Water efficient fittings and appliances will be utilised
- Both apartments are triple aspect and therefore natural ventilation is easily achievable. However, both will be assessed to satisfy the new Building Regulations Part O, in order to ensure there is no overheating.

## Solar Photovoltaic Panels

SOLAR PHOTOVOLTAIC PANELS WILL BE INSTALLED ON THE EXISTING SOUTH WEST FACING ROOF TO PROVIDE ELECTRICAL ENERGY FOR THE COMMON PARTS OF THE BUILDING - AS PREVIOUSLY APPROVED:

- Up to 25no 400W Solar PV panels to be installed on the existing South / West facing roof
- This will provide around 6,000 KWH / Year of energy
- This is sufficient to provide the majority of electricity for the 2no 3 bedroom apartments.
- The Solar Panels will charge a series of batteries located in the ground floor cycle store, which will provide power, lighting, heating and hot water.
- Exact details will be provided by specialists at the detailed design stage.

# SUMMARY OF MARKETING HISTORY

OFFICE VACATED	End of 2022
MARKETING BEGINS	February 2023
MARKETING DESCRIPTION	The offices are located within a recently refurbished former piano factory. The building benefits from a spacious well lit entrance lobby, a lift and W/ C's on all floors. Offices benefit from being open plan providing functional contemporary space. The offices also have an abundance of natural light, comfort cooling air conditioning and heating.
AMENITIES	<ul style="list-style-type: none"><li>• Comfort Cooling AC</li><li>• 1 GB Fibre broadband</li><li>• LED strip lighting</li><li>• Kitchenette</li><li>• Breakout space</li><li>• Parquet wood flooring throughout</li><li>• 24 Hour Access</li><li>• Perimeter Trunking</li><li>• Wall Mounted Radiators</li><li>• Lobby/reception</li><li>• 2 Meeting Rooms</li><li>• Conference Area</li><li>• Video Entry System</li><li>• 16 desks in current configuration</li><li>• Furniture Available by separate negotiation</li></ul>
COST / SQFT	1,214 sqft @ £35 / sqft
INCENTIVES	Negotiable Rent Free Period
EMAIL ENQUIRIES	27no
VIEWINGS	12no
OFFERS	2no
TYPICAL REASONS FOR WITHDRAWAL	Safety & Security of Underhill Street / Passage
	Not enough amenities / Opted for Serviced Offices
	Business Rates & Service Charge Costs

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END