

**FEASIBILITY STUDY**  
**TO SUPPORT DEMOLITION OF THE EXISTING BUILDING**

**335 EUSTON ROAD, LONDON, NW1 3AD**

PLANNING REFERENCE: 2024/3497/P

22<sup>nd</sup> November 2024

**EXISTING BUILDING**

The existing building is a single storey flat roofed currently used as a shoe shop and shoe repairers. The building features solid wall construction 225mm thick with no insulation contained within the structure. The building appears to have been built around the turn of the last century, i.e. early 1900's.

The floor construction is an uninsulated ground bearing concrete slab. The flat roof is of a timber construction again with no insulation. The floor area is very modest and comprises a mere 52m<sup>2</sup>.

**FEASIBILITY OF RETAINING THE EXISTING BUILDING**

It is not feasible to retain the existing building. The main factors which lead to this conclusion is the fabric of the building is extremely deficient in insulation and it is not practical to upgrade and keep in place particularly in view of the fact that a basement is proposed which would necessitate the complete removal of the ground floor slab.

The roof construction is not designed to take the load of a floor above with the live loads associated with the proposed use and therefore this would have to be completely replaced.

The front of the shop has been completely redesigned in accordance with the urban designer's requirements which would require the removal of the existing shop front.

There is so little left of the building given the above that it makes it unviable to retain the existing building.

**Mr Jeffrey Gillett, R.I.B.A.**

**22<sup>nd</sup> November 2024**