

183 CAMDEN HIGH STREET

Design, Access & Heritage Statement

FEB 2025

PANORAMA

ARCHITECTS + INTERIOR DESIGNERS · London · UK

1.0 Documentation

This Design, access and Heritage statement should be read in conjunction with the followings documents :

- Existing Drawings
- Proposed Drawings
- Site Plan

This application has been made in response to an planning enforcement EN24/0920 issued by the Council; and as such, this is a retrospective application for a built scheme requiring Planning Permission from the council.

2.0 Existing Building

The existing building is a mid-terrace Classe E retail unit, comprising of ground and first floor. The unit is a period property located at a prominent position on Camden High Street amongst many other retail units. The property has been renovated from time to time by O2 -the previous tenants; the unit was left in a poor condition after been left vacant for a prolonged period. The unit has now been refurbished by the incoming new tenant.

3.0 Proposal

The proposal relates to the replacement the existing shopfront windows and the fascia panel with a new installation. The advertisement signage has been submitted as part of a separate Advertisement Consent Application.

The proposed/as-built shopfront window consist of a number of fixed, folder windows and a main single leaf entrance door, the glazed panels are clear, and double glazed, the frames are in white powder coated aluminium.

The combined height of the shopfront windows and the fascia zone is the same as the pre-existing O2 shopfront. However, the proposed fascia zone is much thinner and the glazed shopfront is higher the the pre-existing.

4.0 Access

Access to the shop is through a 1.2m wide front

door, which would comply with Part M regulations.

5.0 Impacts on Neighbours

The proposed changes would not have any adverse impact to its neighbours.

6.0 Scale, Height, Width and Length

The proposed changes does not add any new volume to the building.

7.0 Sustainability

The new shopfront will achieve a U-Value of 1.6 W/m²K

8.0 Conclusion

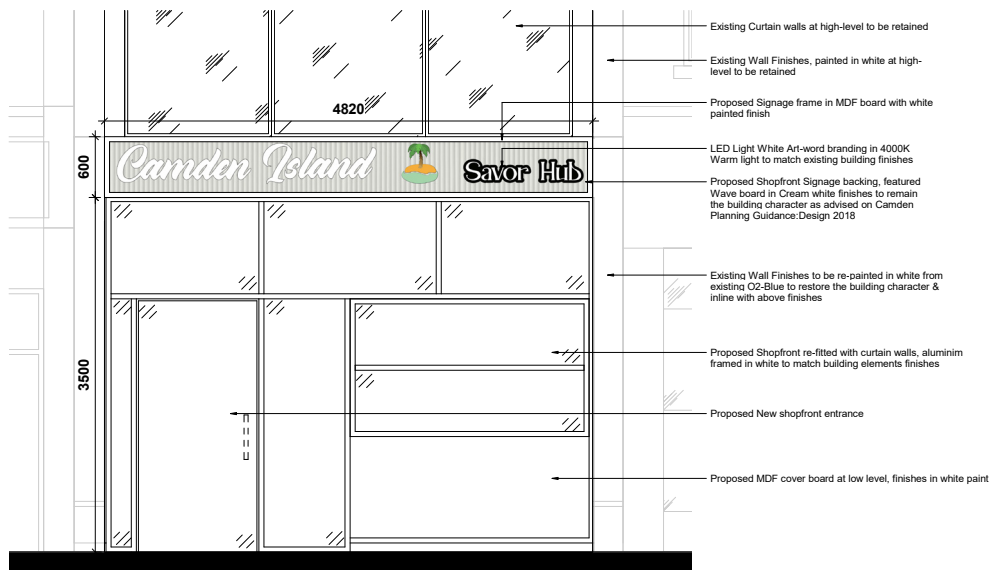
No proposed work would affect the historic fabric of the building nor causing any adverse impact to any stakeholders. As such, planning permission should be granted.

PRE-EXISTING SHOPFRONT PHOTOGRAPH

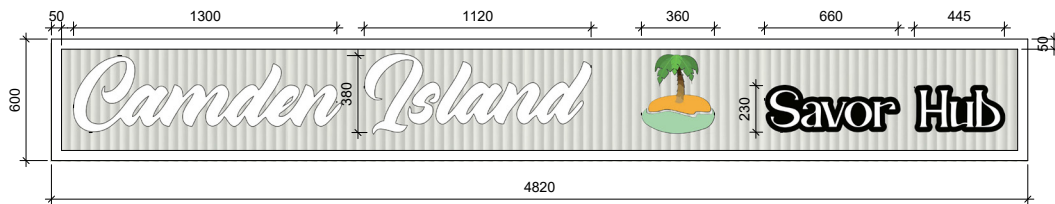


EXISTING SHOPFRONT PHOTOGRAPH





183 Camden High Street - Shopfront Elevation
1:20



183 Camden High Street - Signage Elevation & Section Detail
1:10



Note:

- Proposed Shopfront Design for 183 Camden High Street is referenced within Camden Design Guide: Camden Planning Guidance - Design 2018, Sec: 6.13-6.16 - General principles of Shopfront Design
- The initial design strategy is to minimise the facade impact on existing building element as a positive & retained the architectural characterise for Camden High Street in context.
- The proposed design combined with takeaway business servicing are aiming to offer more alternatives to the diversity culture that Camden Street society has & to help the commercial growth for the local area

