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### 5.1 Design proposal

The residential scheme proposed retains the existing structure and floorplates and provides an additional three storey extension along the Euston Road elevation of the building and a one storey extension along the Warren Street elevation. We have assessed the scheme in accordance with the London Borough of Camden policies, the London Plan, the Draft Supplementary Planning Guidance, the London Housing Guide and Lifetime Homes criteria.

### 5.2 Scheme layout

The scheme proposes 16 new residential units above a lower ground and ground floor commercial unit.

We have provided the same floor plate from the first to third floor within the existing structure with a minor extension of the building at the corner of Cleveland Street and Euston Road. The fourth floor is an extension with the same footprint as the existing floors below while the fifth and sixth floors are set back from Warren Street providing a feature corner to the building along Euston Road.

### 5.3 Accommodation and mix

All residential units have been designed to meet Mayor's standards and Lifetime Homes. In accordance with the London Housing Design Guide 3.2.6 it is desirable that dwellings on the fourth storey are served by at least one wheelchair accessible lift. A 10 person lift in accordance with Part M will be provided to meet this guidance.

In addition 10% of the units will be wheelchair adaptable in accordance with the London Plan and Camden policy.

Commercial Gross internal area

**351 sq m / 3,778sq ft**

Residential Net internal area

**1,170 sq m / 12,594sq ft**

Total no. residential units

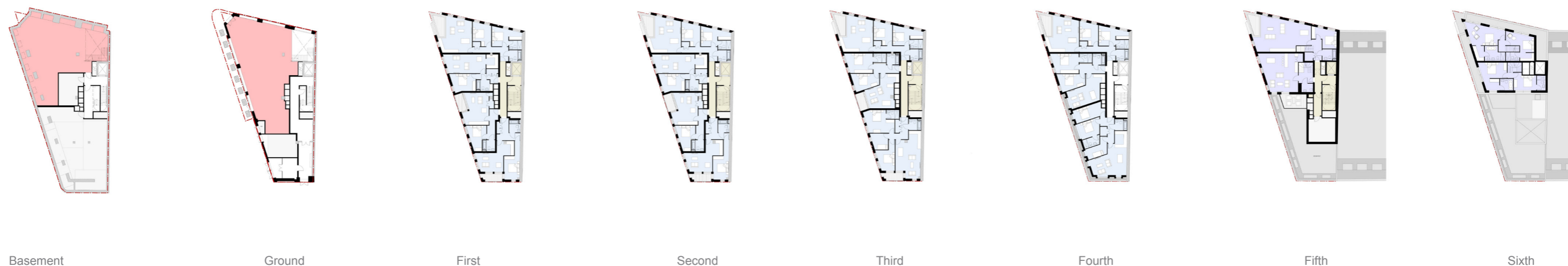
**16**

Mix of units

**6no. 1bed**

**7no. 2bed**

**3no. 3bed**



Proposed floor plans