



Refurbishment of entrance and common parts of 14 Greville Street

Design & Access Statement
18 June 2010

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Existing facade of 14 Greville Street. Offices with blinds down create poor impression from street.

1.0 Features of the existing site

No.14 Greville Street is a mid twentieth century unassuming warehouse converted into office space during the eighties and nineties. Whilst the building offers no great formal urban or architectural interest, it is of robust construction.

Existing building

- The original building was constructed in the early half of the twentieth century and was subsequently adapted in the 1990s with a new north-facing façade.
- There was a recent programme of decorative refurbishment of the entrance and common parts but the entrance is still unsatisfactory (which is the reason for the design exercise of the project).
- The building has a single staircase for means of escape which needs to be maintained as a protected route with the new proposals.
- The main entrance and exit do not comply with building control requirements of level access for all.
- The building contains flexible office units that are NOT individually metered but mechanical and electrical supplies are landlord metered.
- Some of the office units contain air conditioning.
- The lift does not travel to the very lowest basement level. It is suspected that the previous fit-out avoided making structural alterations to the basement slab and therefore the lift overrun dimension set the level of the suspended precast concrete slab floor to the front of the building. (This has resulted in a void at the front of the building of almost 1100mm that is not used and could be considered to be added to the overall headroom in this area).

In the late nineties the ground floor facade was re-modelled to reflect an internally modified split-level use. The new fenestration at these levels is inconsistent with the metal windowed warehouse aesthetic of its upper floors and contrasts sharply with the Conservation Area set by the late nineteenth century precedents such as Bleeding Heart Yard.

The proposal seeks to provide a new street façade condition in keeping with the eclectic streets of Hatton Garden. This develops the existing buildings façade to a manner appropriate with its original architecture and that of the conservation area.

Hatton Garden Conservation Area

No.14 Greville Street is located within the London Borough of Camden's, Hatton Garden Conservation Area.

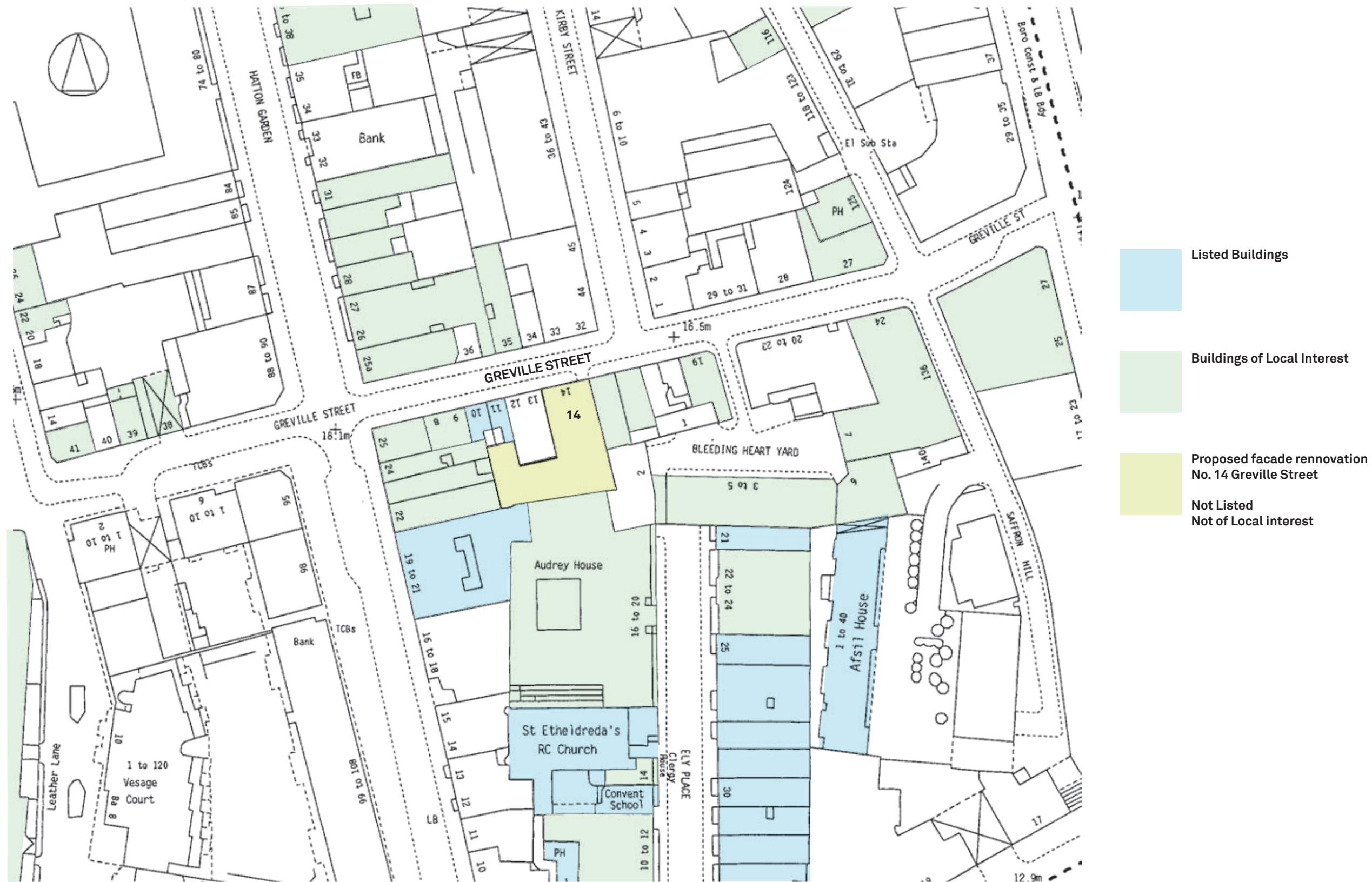
Hatton Garden is situated to the South of Camden bordering The City of London and Islington. Historically organised as a part of the city since disparate Roman settlements outwith the city walls formalised the North banks of the Thames, it was not until the early thirteenth to sixteenth centuries that a greater and more organised conurbation of estates was to develop.

Since the sixteenth century after Christopher Hatton acquired the Bishop of Ely's estate the eponymous Hatton Garden was established as a series of walled formal gardens and manors. As London increased pace toward the industrial revolution of the late seventeenth to eighteenth centuries and the Hatton Estate faltered with funds it was consumed and re-planned into a series of orthogonal grid streets of early Georgian merchant and work houses which form the basis of today's Conservation Area.

"The character and special interest of the Hatton Garden area is defined largely by the quality and variety of buildings and uses, as well as the unique pattern of streets. The character is not dominated by one particular period or style of building but rather by the combination of styles that make the area of special interest. It is often the case that buildings of different periods, architectural styles and functions exist together in the same street, creating contrasts in scale and character." LBoC - CA Statement 1999.

The proposed façade is developed from the dimensions of the upper floors existing window modules inspired by the many number of late nineteenth and early twentieth century precedent warehouse window designs both original and refurbished (some of which we have included photos of).

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Local Precedents: Example 1 and 2_ - Buildings that are Listed and / or are “Of Local Interest in surrounding context.
25 Hatton Garden. 10 & 11 Greville Street.

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Local Precedents: Example 3 - Warehouse facade
24 Greville Street



Local Precedents: Example 4 - Warehouse facade
Bleeding Heart Yard

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Local Precedents: Example 5 - New ground floor facade treatment using metal system.
Back Hill



Local Precedents: Example 6 - Metal window treatment
32 Leather Lane

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Local Precedents: Example 7 - Metal window treatment
Central St Martins Art School, Herbal Hill and Warner Street



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Local Precedents: Example 8 - Metal Window treatment
Clerkenwell Road



Local Precedents: Example 9 - New ordered facade
St Cross Street

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Existing entrance from street with unsatisfactory access

Existing foyer and management office with no view or daylight



Proposal

Workspace Group approached Carmody Groarke earlier this year to propose upgrading the appearance and amenity of the above property. 14 Greville Street is a long established project in the portfolio of Workspace Group and provides managed workspace units on flexible lease terms for small and medium size enterprises CSME's.

The current building does not provide equal access opportunities. A simple reconfiguration of the entrance can greatly improve this. The proposed access arrangements conform to Part M of the Building Regulations and are DDA 1995 compliant.

In addition visual improvements are proposed to the facade of the building, so that it compares to other commercial properties in the area.

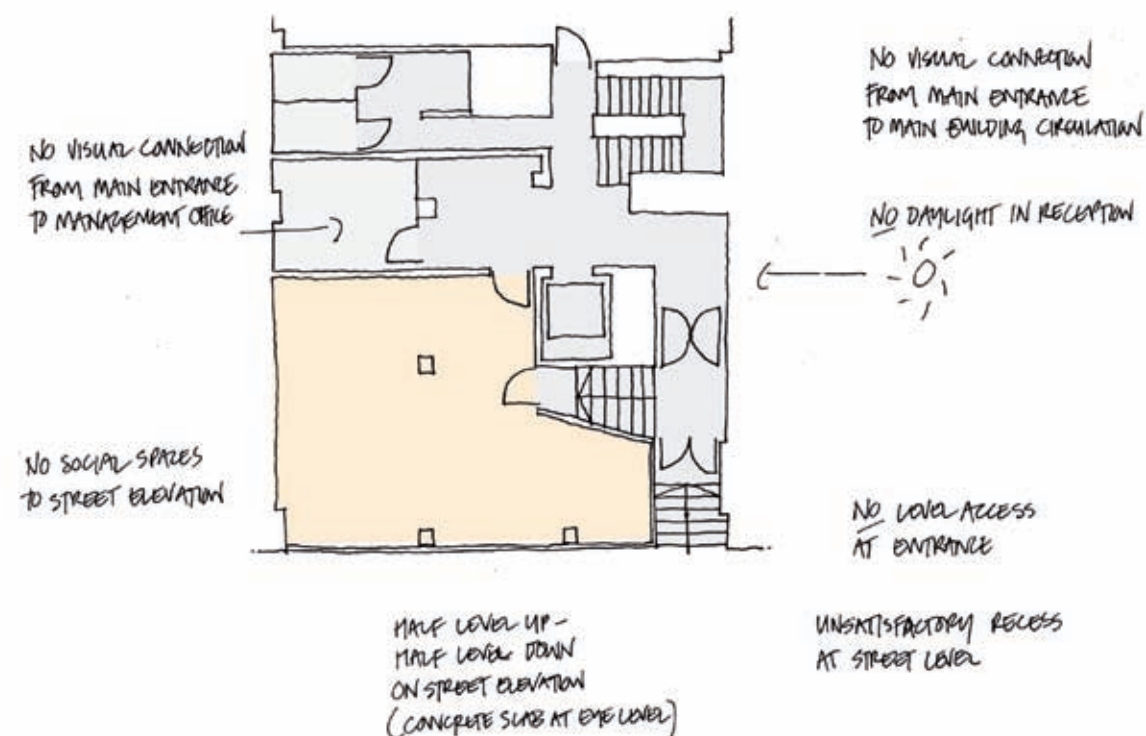
The project does not involve any upgrade to any of the offices.

Description of proposals

The project proposes a new image for the building through the following features:

- New level access entrance and...
- Alterations to the lift so that all floors of the building can be reached.
- New location for management office to provide more direct reception from street to visitors, connection to tenants and reception desk with daylight and view to outside (better working environment for front of house staff.
- New entrance
- New meeting spaces and break out spaces.
- New steel framed, double glazed façade.
- New decorations to existing rendered façade (colour options to be agreed).

Issues with the existing building



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Option for new facade decorations

2.0 Affect on people in the locality

The proposal provides street level access from the pavement to the ground floor reception and in turn via a newly orientated lift to all subsequent floors of the building.

This new internal arrangement increases the street-fronted reception and communal building areas which increases views to and from activity at this level of the building and street (as opposed to the current split level situation which prevents connection of view between street and activity).

Renovating this façade and increasing the levels of ground and lower floor light penetration, all increase the humane working environment and local urban design consciousness of No.14 Greville Street.

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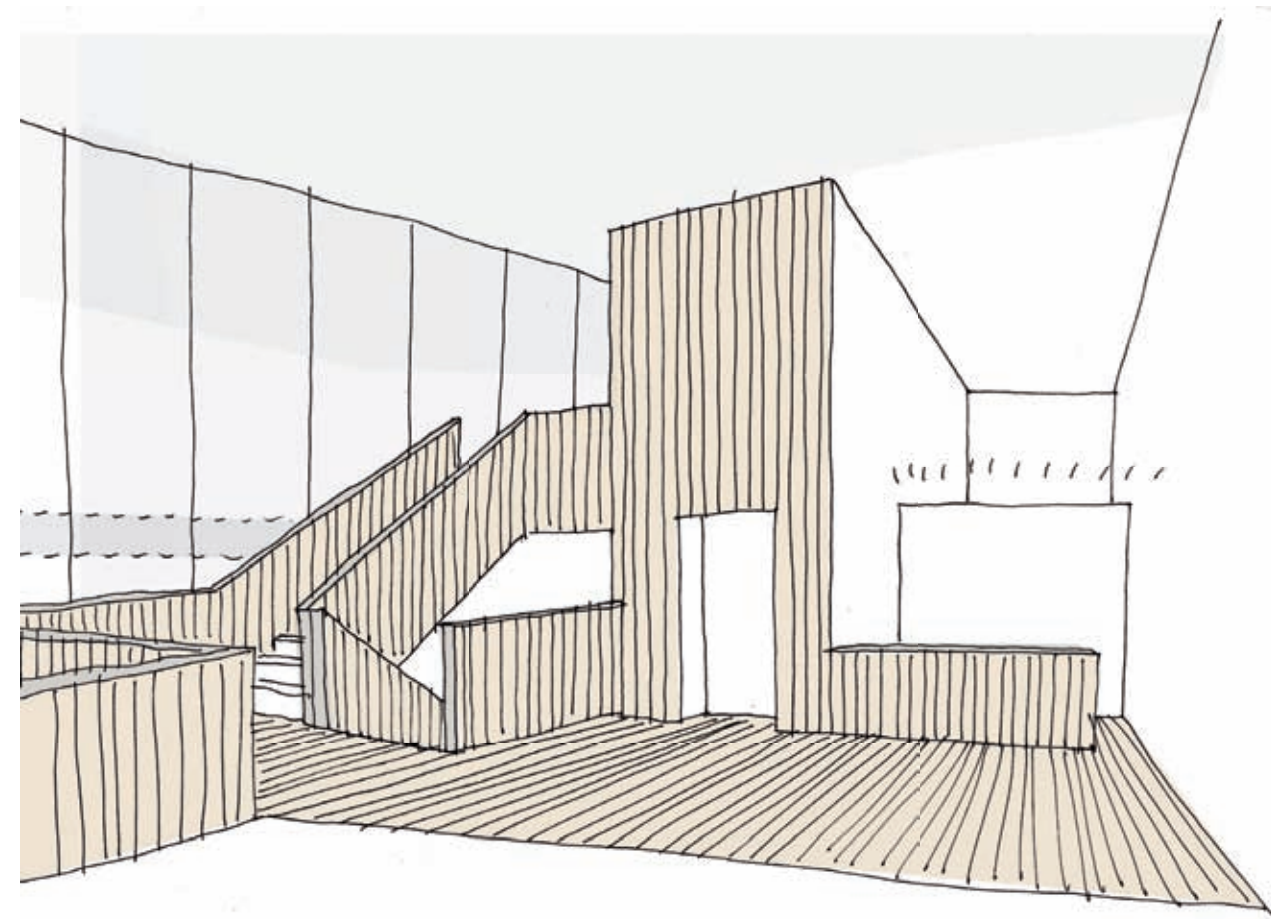
Colour study options for new facade decorations

Existing and Proposed drawings of the new entrance are included within this design statement.

In summary the key design proposals are:

- Increase the Access for All.
LBoC UDP - SD1/C
- Renovate an existing 1990's facade to former warehouse local precedent.
LBoC UDP - B7/A
- Relate renovated facade and internal arrangement to engage street and ground floor activity, self policing both the building and area.
LBoC UDP - B1/3.18

At the back of this document are a series of appendix containing extracted source material from the London Borough of Camden UDP, The London Borough of Camden Conservation Area Statement for Hatton Garden, Planning Policy Statement 5.



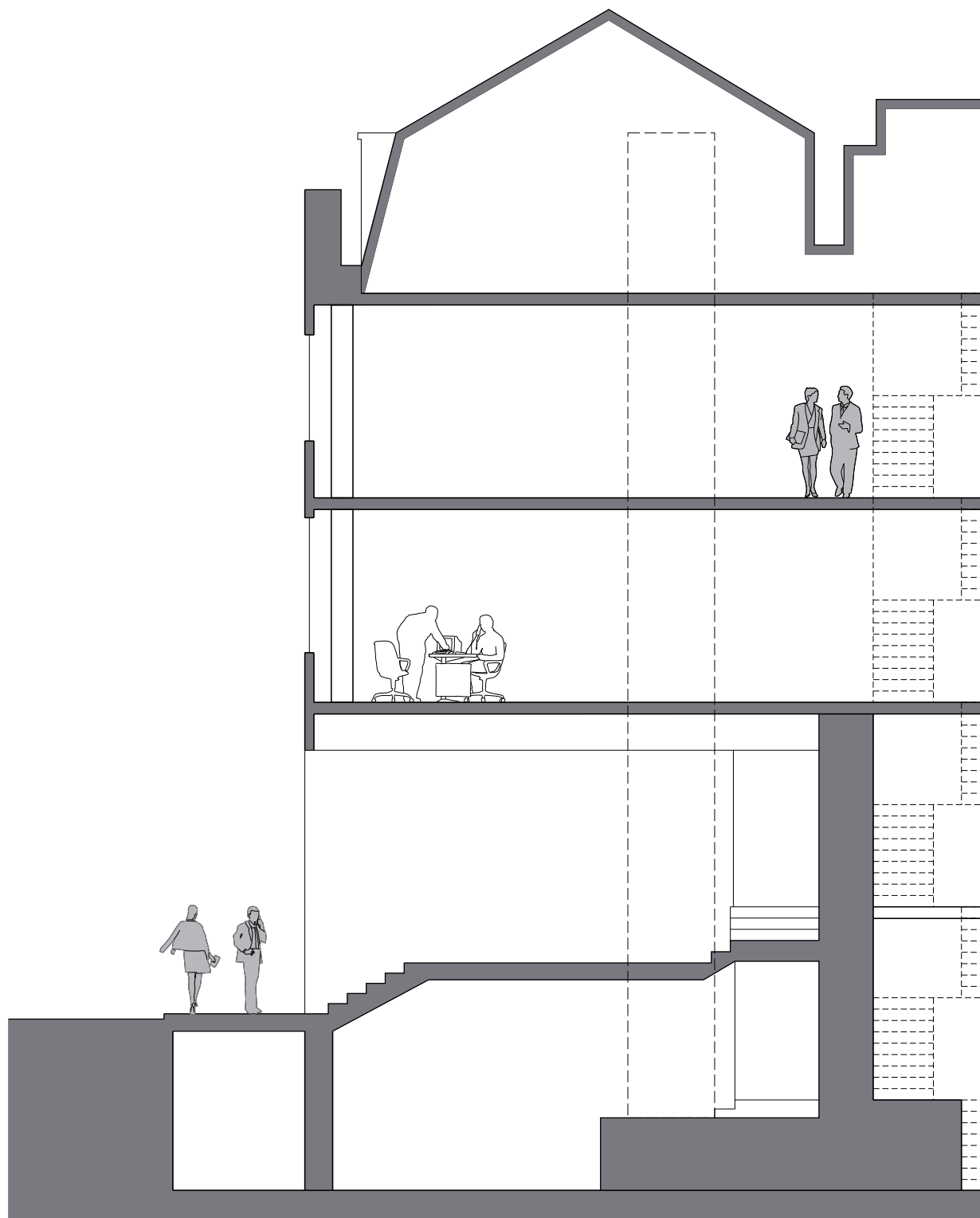
Option for new foyer - level access from street lift will reach ground level for better equal access.

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Existing Building Section

refer drawing: 096_X_30_10 - 1:100
096_X_30_12 - 1:50



Existing Building Greville Street Elevation

refer drawing: 096_X_40_10 - 1:100
096_X_40_11 - 1:50



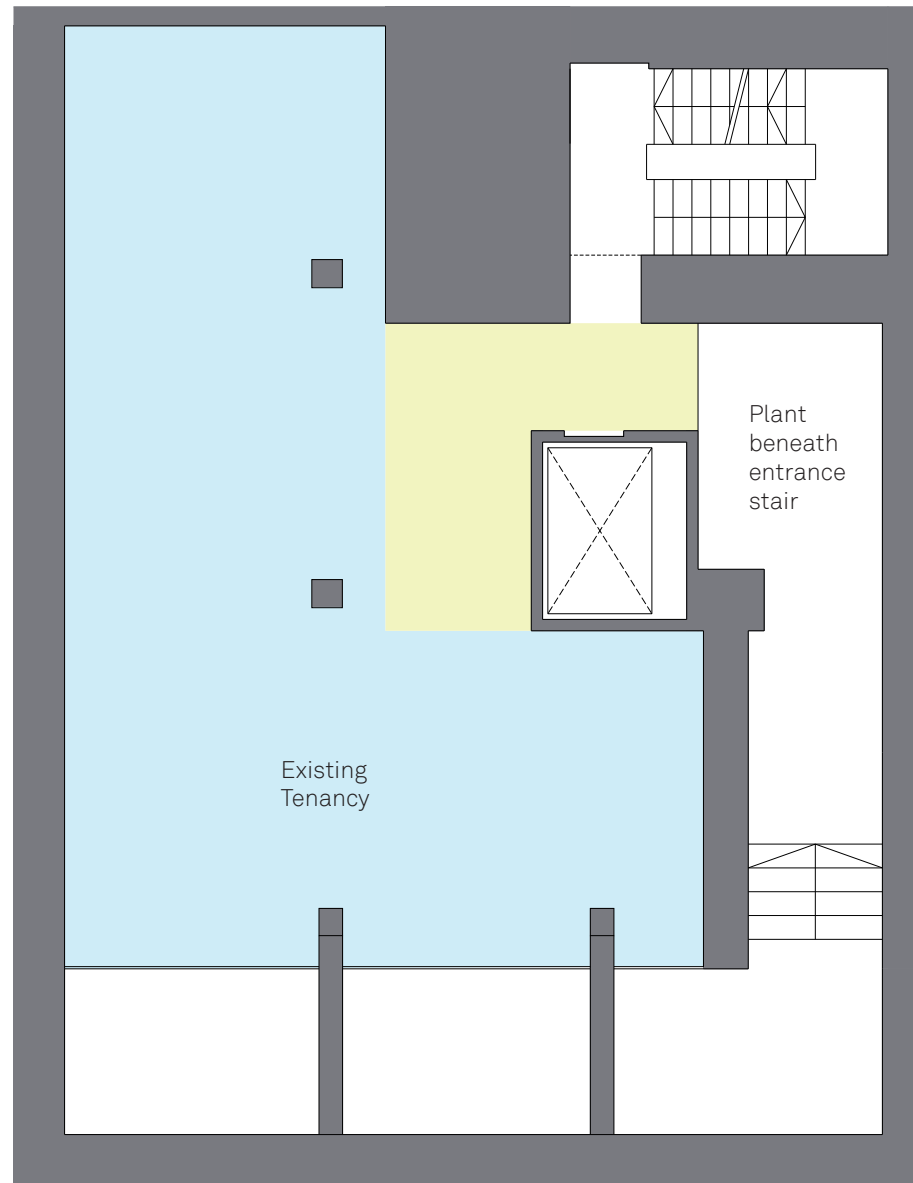
- Painted Render to elevation.
- Upper floors window frames metal single glazed.
- Entrance access to Right and up ten steps.
- Frosted glass facade preventing connection between street or building activity.

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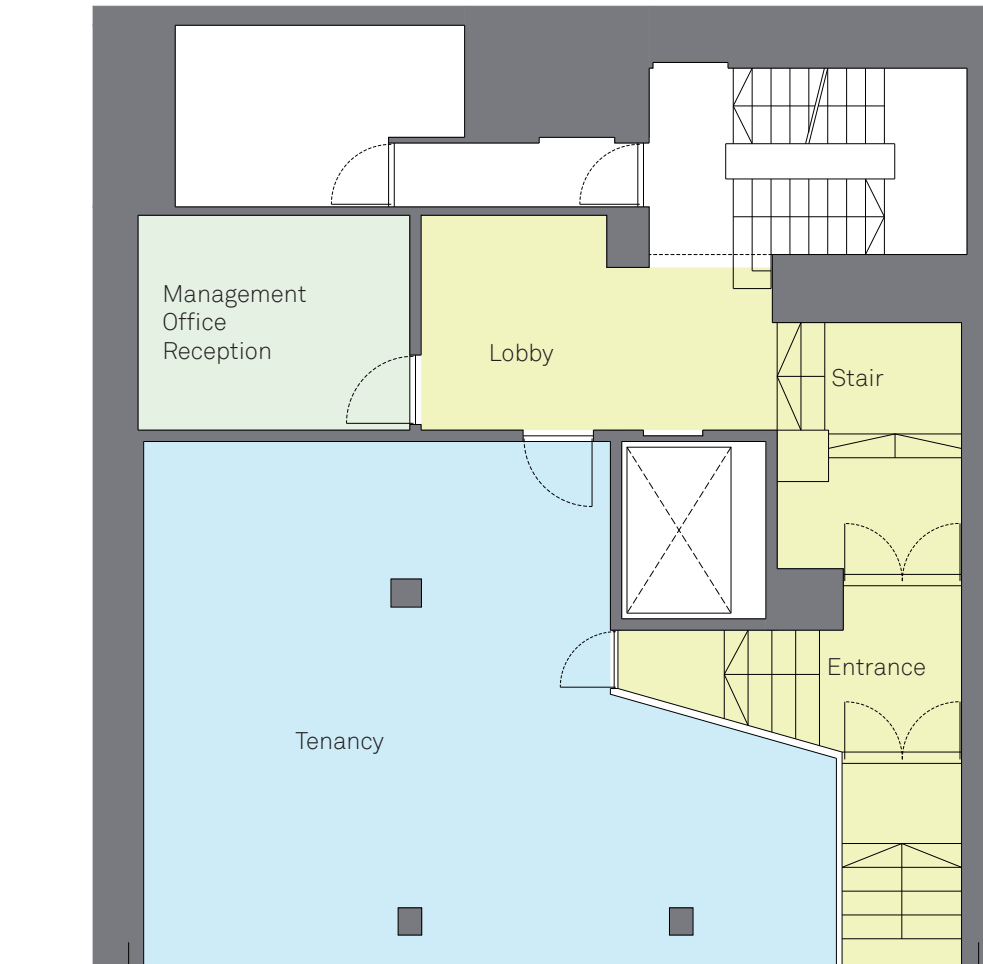
Existing Basement Floor Plan

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Existing Ground Floor Plan

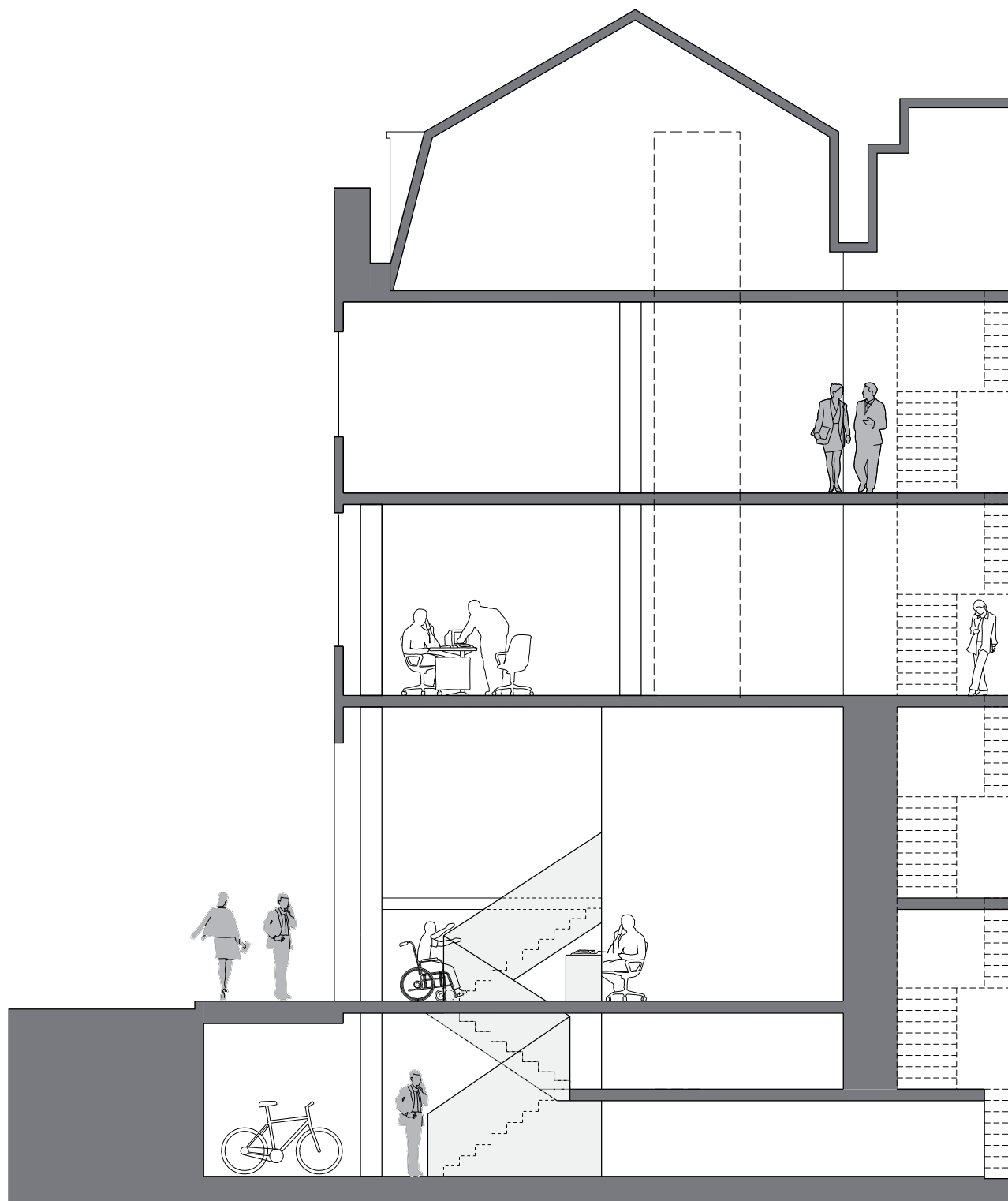
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Proposal Circulation Section

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096_P_30_12 - 1:50



Proposal Greville Street Elevation

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096_P_10_12 - 1:50



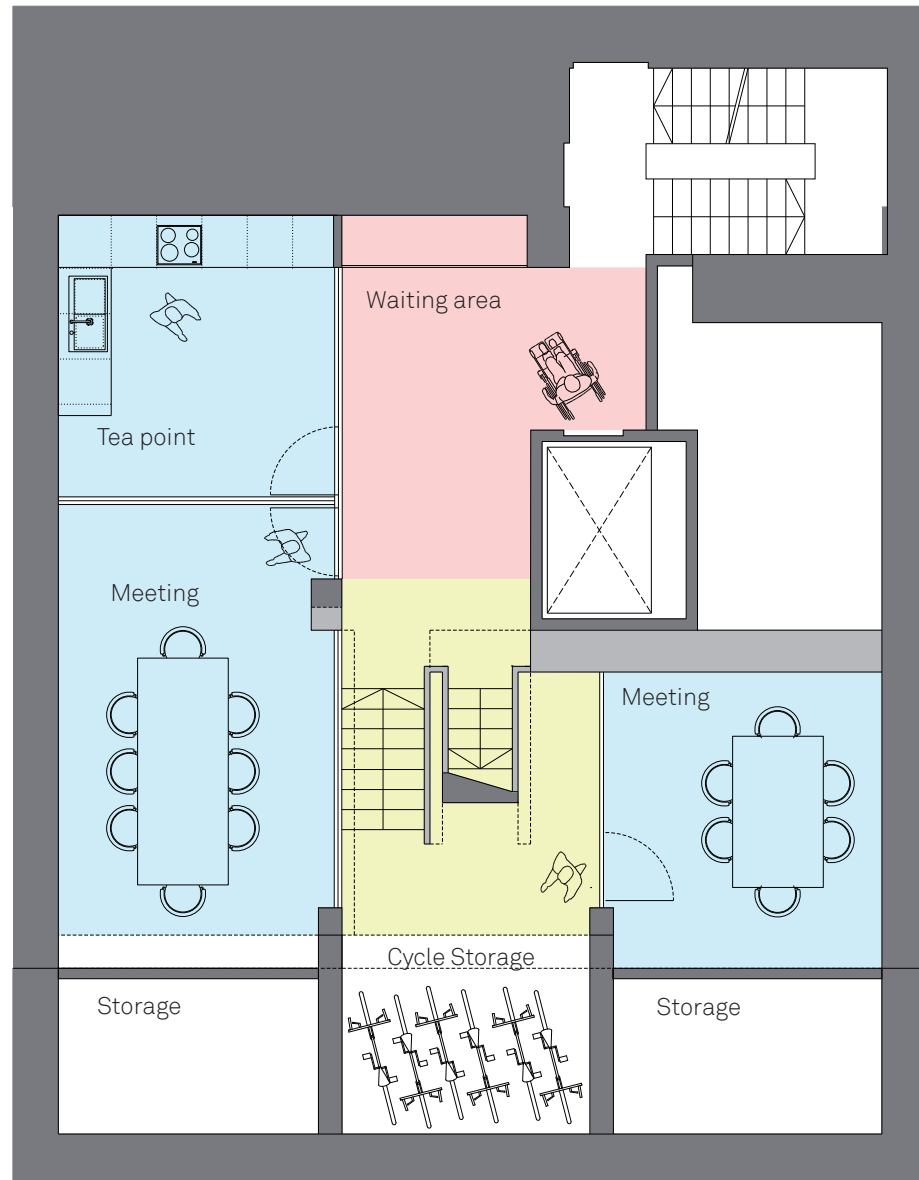
- Painted Render to elevation on upper floors.
- Upper floors window frames metal single glazed.
- Proposed facade system to honour existing metal windows of upper floors.
- Entrance access from pavement level to reception.
- Glass facade providing connection between street or building activity.
- Ventilation through newly renovated facade.
- Signage clearly marking address.

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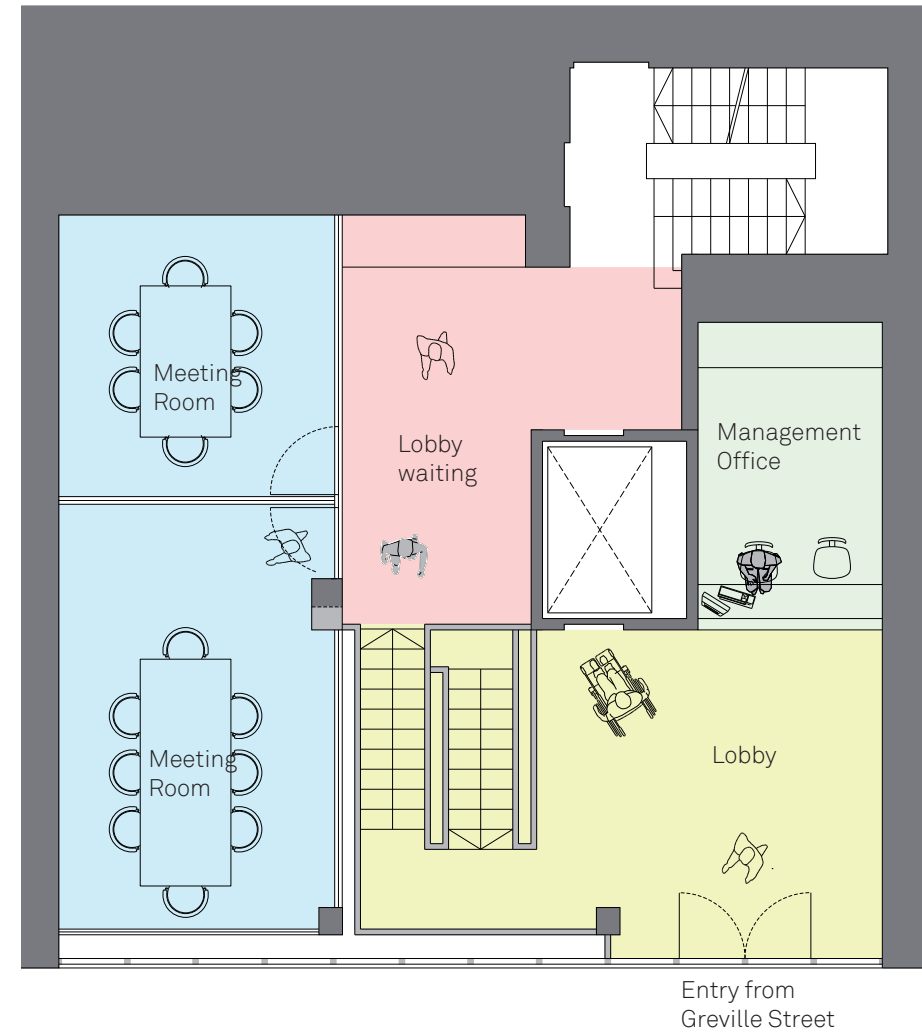
Proposal Basement Floor Plan

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096_P_20_13 - 1:50



Proposal Ground Floor Plan

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Appendix1: Excerpts from background history of area

Greville Street, running off Brooke Street, as well as Brooke Street itself, derives its name from Fulke Greville, Lord Brooke, “servant to Queen Elizabeth, counsellor to King James, and friend to Sir Philip Sidney.” Brooke House was subsequently known as Warwick House, and stood, according to Mr. Cunningham, where Greville Street now stands.

Hatton Garden is a district steeped in history and derives its name from Sir Christopher Hatton. When the Bishop of Ely was forced by Queen Elizabeth1 to leave part of Ely Place to Christopher Hatton he retained the rights to walk there and collect 20 bushels of roses each summer. The garden afterwards known as Hatton Garden was built up in the 1680’s as a district where the Smiths associated with Goldsmiths Hall lived and worked. Today the area remains one of the busiest diamond trading centres in the World and 44 Hatton Garden lies within the Hatton Garden Conservation Area.

Appendix 2: Relevant UDP Policies

POLICIES
London Borough of Camden Replacement Unitary Development Plan 2006

- S1-S3 Strategic sustainable development
- SD1 Quality of life
- SD6 Amenity for occupiers and neighbours
- SD9 Resources and energy
- B7 Conservation areas
- T1 Sustainable transport
- T3 Pedestrians and cycling
- T4 Public transport
- T8 Car free housing and car capped housing
- E1 Location of business uses
- E2 Retention of existing business uses
- E3 Specific business uses
- C1 New community uses
- C2 Protecting community uses
- Appendix 6 Parking standards
- 5.2 Supplementary Planning Documents

- Camden Planning Guidance 2006
- Hatton Garden Conservation Area Statement – 5.8.99

ASSESSMENT
The principal considerations material of the determination of an application are summarised as follows:

- Land use – the principle of development, rennovation.
- Impact on amenity;
- Impact on the conservation area;
- Sustainability;
- Transport, access and parking; and
- Other matters.

Sustainability
The CPG expects all proposed developments (including refurbishments, conversions, extensions and alterations and new builds) to incorporate sustainability principles.
Transport, access and parking , Cycle parking

The Council's standards require the provision of secure cycle parking which are set out in Appendix 6 of the replacement UDP.
Car-free development

Appendix 3: Hatton Garden Conservation Area Statement – 5.8.99

- 1.1. – Refer Camden UDP – B1, B3, B7,
- 1.2. – Refer PPG15 >> PPS5

4.4. –
- “The 17th Century streets we’re laid out on an intersecting grid pattern, from North to South and East to West. These streets took their names from a number of sources historically associated with the area and marked some of the medieval estate boundaries. The historic associations of the streets are as follows.”

- “Charles Street, was named after King Charles II and was later renamed Greville Street. Both Greville Street and Brooke Street commemorate Fulke Greville, also titled Lord Brooke, who owned Brooke House, which was located near Brooke Street and Market. “

4.16. – Other Change of Use
- “The improved road network increased the viability of the area for workshop, warehouse ajnd industrial uses, which were established in many of the streets surrounding Hatton Garden. The establishment of these new uses involved both the refurbishment of existing buildings and construction of new buildings. The large amount of late 19th Century building activity within the area during this period is shown by the numerous date plaques which span 1870-1893 and often indicate the founding of new businesses or completion of buildings.”

4.20. – Twentieth Centurary Developments
- “ In the late 1930’s the appearance of Hatton Garden was still dominated by Georgian terraces. However, as these terraces fell into disrepair , with inappropriate floor plans or floor areas for their nre businesses roles, further development took place. A number of large high quality buildings with stone facades were erected in Hatton Garden. These give an indication of the prosperity of businesses at that time.”

4.21. –
- “The main twentieth century changes to the area were as a result of world war II bomb damage and post-war redevelopment . Many buildings were seriously damaged or destroyed in Kirby Street, Saffon Hill, in the southern section of the Bourne Estate and ... Many of these streets subsequently contain large sections of post war buildings.”

4.23. –
-“In summary, the Hatton Garden area has a long history of development, dating back to the medieval period and possibly before. The area has seen substantial waves of change, new investment and development, resulting in a built environment containing many buildings dating from different periods of time. A large number of buildings have fallen into disrepair or have been substantially altered and therefore, the origin, architectural quality and history of buildings is not immediately evident. However, on closer inspection a clear indication of the past does remain, and as shown in Map 1, a large number of buildings of national and local architectural or historical importance are to be found within the area.

5.5.
- “The area contains complex network of streets which vary in character and appearance and are of differing scale, width and function. The character and hierarchy of streets relates to the topography and historical development of the area as well as the predominant uses...”

5.7.
-“The Hatton estate was built in the late 17th and early 18th Centuries. The estate was laid on a grid pattern of intersecting roads. The streets were generally wider and straighter than the nearby medieval roads. This was in order to accommodate front basement light wells and raised carriageways incorporating basement vaults. Hierarchy of the streets was reflected in the road width, Hatton Garden, the focus of the estate, being the widest. Other roads constructed during this period include; St. Cross Street, Greville Street, Kirby Street and Ely Place.

5.10. Prevalent Building Types
-“The character and special interest of the Hatton Garden area is defined largely by the quality and variety of buildings and uses, as well as the unique pattern of streets. The character is not dominated by one particular

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period or style of building but rather by the combination of styles that make the area of special interest. It is often the case that buildings of different periods, architectural styles and functions exist together in the same street, creating contrasts in scale and character. Subsequently, where alterations have taken place, they usually respect the established character of the adjacent buildings as well as that of the street.

5.11.
- “Building types which make a particular contribution to the character and appearance of the CA include Georgian terraced buildings, late 19th century and early 20th century residential blocks, warehouse and workshop buildings and neo-classical buildings. These building types are described as follows:”

5.16.
- “The Industrial, Warehouse, Storage or Workshop Building – there are many examples of 19th Century industrial, warehouse, storage and workshop buildings within the Hatton Garden area which have distinct characteristics. They vary between 2 and 6 storeys high and are usually located within the quietest and narrowest (medieval) streets or courts within the area, including the Bleeding Heart Yard, Hatton Place, Kings Mews and Vine Hill.

5.32.
-“Today, many of the larger factory and warehouse buildings have changed to office and residential uses as their original uses have declined.”

5.36. The extent of loss, intrusion or damage, i.e. the negative factors
-“Greville Street. 20-23.”

5.39. Shop Fronts of Merit
-“Greville Street .10, 11, 19, 41.”

5.40. Listed Buildings
-“Greville Street .10, 11”

5.42. Buildings of Local Interest
-“Greville Street. 8, 9, 15, 16, 19, 24, 27, 35, 38, 39, 41.”

7.17. New Development
-“Proposals should be guided by the UDP in terms of the appropriate uses. New development should be seen as an opportunity to enhance the proposed CA and PPG15 (PPS5) states that replacement of buildings “should be a stimulus to imaginative, high quality design, and [be] seen as an opportunity to enhance the area”. New development should also respect the build form and historic context of the area and local views, as well as existing features. Special regard should be had for matters including (PPG15. Para 4.18): *Scale, Height, Form, Massing, Respect for traditional pattern of frontages, Vertical or horizontal emphasis, Detailed design.”

7.24. Materials and Maintenance
-“Policies EN33, EN37, EN38 and EN41 should be taken into accounts when formulating proposals for new buildings. In all cases, existing/original architectural features and detailing characteristics of the CA should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, timber shop front facades, iron balustrades, timber framed sash windows, doors, where removed in the past replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.”

Appendix 4:SD1C

Access for all

The Council expects all new development to meet the highest standards of access and inclusion. The Council will require development of buildings and spaces that the public may use, including changes of use and alterations where practicable and reasonable, to be designed to improve access and use for all.

Access for all
1.12 Many people experience difficulties in using buildings and spaces as their access needs are ignored or considered too late in the development process to ensure the removal of barriers that can exclude or segregate. Considering at the earliest opportunity the needs of disabled and older people, children, carers of young children and others often excluded through the design of the environment can ensure that everyone can access and benefit from the full range of opportunities available. The creation of inclusive environments recognises and accommodates differences in the way people use the built environment and enables everyone to participate in mainstream activities equally, independently, with choice and with dignity. The Council requires new buildings and spaces that the public may use, and where practicable and reasonable changes of use and alterations to existing public buildings and spaces, to be fully accessible to disabled people in the interest of facilitating equal opportunities and access for all. Such buildings and spaces include transport facilities, work places, shops, and community, leisure and tourism facilities. Therefore new developments of public buildings and spaces are required to include an Access Statement showing how the principles of inclusive design, including the specific needs of disabled people, have been integrated into the proposed development, and how the inclusion will be maintained and managed. The Council also wishes to promote the provision of improved access arrangements and facilities in private residential dwellings.

1.13 Part M of the Building Regulations sets out requirements for access into and within development, including housing. The Council will use its associated roles as a Building Control and Entertainments Licensing Authority to co-ordinate provision for disabled people into and within buildings. Applicants are advised to consult the Council's Building Control team at an early stage in the formulation of development proposals to ensure conformity with the relevant standards relating to people with disabilities. Supplementary guidance contains details on providing access for all. Consideration should also be given to the provisions of the Disability Discrimination Act 1995.

Appendix 5

B1 – General design principles
The Council will grant planning permission for development that is designed to a high standard. Development should:
a) respect its site and setting;
b) be safe and accessible to all;
c) improve the spaces around and between buildings, particularly public areas;
d) be sustainable by promoting energy efficiency and efficient use of resources;
e) be easily adaptable to changing economic and social requirements;
f) provide appropriate high quality landscaping and boundary treatments; and
g) seek to improve the attractiveness of an area and not harm its appearance or amenity.
In assessing how the design of a development has taken these principles into account, the Council will consider:
h) building lines and plot sizes in the surrounding area;
i) the existing pattern of routes and spaces;
j) the height, bulk and scale of neighbouring buildings;
k) existing natural features, such as topography and trees;
l) the design of neighbouring buildings;
m) the quality and appropriateness of detailing and materials used;
n) the provision of visually interesting frontages at street level; and
o) the impact on views and skylines.
In exceptional circumstances, to re-establish cohesive building groups in areas of high design quality, the Council

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will only grant planning permission for new in-fill development that is designed as an authentic reconstruction of the missing building. Applicants should submit a 'design statement' with proposals for large-scale developments and for sites in prominent or sensitive locations.

3.7 The Council will apply the general design principles in policy B1 to ensure that all parts of Camden's environment are designed to the highest standards. A good design will take account of its natural and built surroundings, be sustainable and provide a healthy, safe and attractive environment. Poor quality design that harms the local environment will be considered unacceptable wherever it is proposed.

3.8 The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative and imaginative designs can play an important role in the enhancement and renewal of the built environment.

Unless a development site is within an area of homogenous architectural style of a high standard that it is important to retain, high quality contemporary designs within the policy framework will be welcomed.

3.9 Camden is a densely built-up borough where most development involves the replacement, extension or conversion of existing buildings. As a result, careful consideration of the characteristics of a site, features of local distinctiveness, and the wider context is needed to achieve high quality development which integrates into its surroundings. Designs should respond creatively to the site and its context within the policy framework set by this Plan. In assessing the degree that local context should influence a design, the Council will consider the prominence of the site and the design quality, features of local distinctiveness, and the level of variety or uniformity of its surroundings.

3.18 Buildings should be visually interesting at street level, with entrances and windows used to create well-used frontages, which encourage overlooking of public areas. Ground floors should be occupied by uses that relate directly to pedestrians and should not turn their back on streets and other public spaces.

B3 - Alterations and extensions

A - Alterations and extensions

The Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area. The Council will consider whether:

- a) the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;
- b) extensions are subordinate to the original building in terms of scale and situation;
- c) original features are retained or restored;
- d) high quality materials that match or complement existing materials are used;
- e) unsympathetic alterations or extensions are removed or improved;
- f) the architectural integrity of the existing building is preserved; and
- g) building services equipment is appropriately located.

B - Townscape features

Where it considers it would cause harm to the appearance and setting of a building or the established character of the surrounding area, the Council will not grant consent for:

- a) the infilling or covering of front light wells;
- b) excavation to create new basements; or
- c) the inappropriate alteration and replacement of boundary enclosures.

Alterations and extensions

3.31 Alterations and extensions can allow buildings to be enlarged, adapted and used more flexibly. They can also help make more efficient use of the scarce land in the Borough. However, if they are poorly designed, alterations and extensions can cause harm to the appearance of a building and the character of the surrounding area. Alterations and extensions should follow the form, proportions and character of the building to which they relate. The setting of the building, including any trees, garden or other amenity space should also be respected. Opportunities should be considered to provide roof or terrace gardens above ground level. Development should not undermine any existing

uniformity of a street. Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations or extensions.

3.33 The loss of architectural features, such as cornices, mouldings, architraves, porches and chimneys, can alter the scale and proportions of a building. The insensitive replacement of windows and doors and the cladding and painting of masonry can also spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group. Alterations and extensions should be carried out in materials which match the original building, or, where appropriate, in materials that complement or enhance a building.

B7 - Conservation areas

A - Character and appearance

The Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area. The Council will not grant planning permission for development outside of a conservation area that it considers would cause harm to the conservation area's character, appearance or setting.

B - Demolition of unlisted buildings

The Council will not grant conservation area consent for the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area, unless exceptional circumstances are shown that outweigh the case for retention.

3.68 Conservation areas are particularly sensitive to new and altered shopfronts and reference should be made to the English Historic Towns Forum publication 'Shopfronts and Advertisements in Historic Towns' (1991). Where buildings within a conservation area are being altered for the provision of access for people with disabilities, the Council will balance this against the interests of conservation and preservation.

7.8 The Council also will welcome proposals for employment development that result in improved access to jobs and training opportunities for local people. It is concerned not only to increase the number of jobs available to local residents, but also to improve access to good quality employment opportunities by groups disadvantaged in competing for jobs by difficulties such as disability, inadequate access to training, age, travel disadvantage, the need to care for children or other dependants, or discrimination in the operation of the labour market. It also seeks to retain manual jobs that are suited to the skills and qualifications of the unemployed or those who are most vulnerable to unemployment.

JOB NUMBER : 096
TITLE: Greville Street
STAGE: Planning Feasibility
DATE: May 2010

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