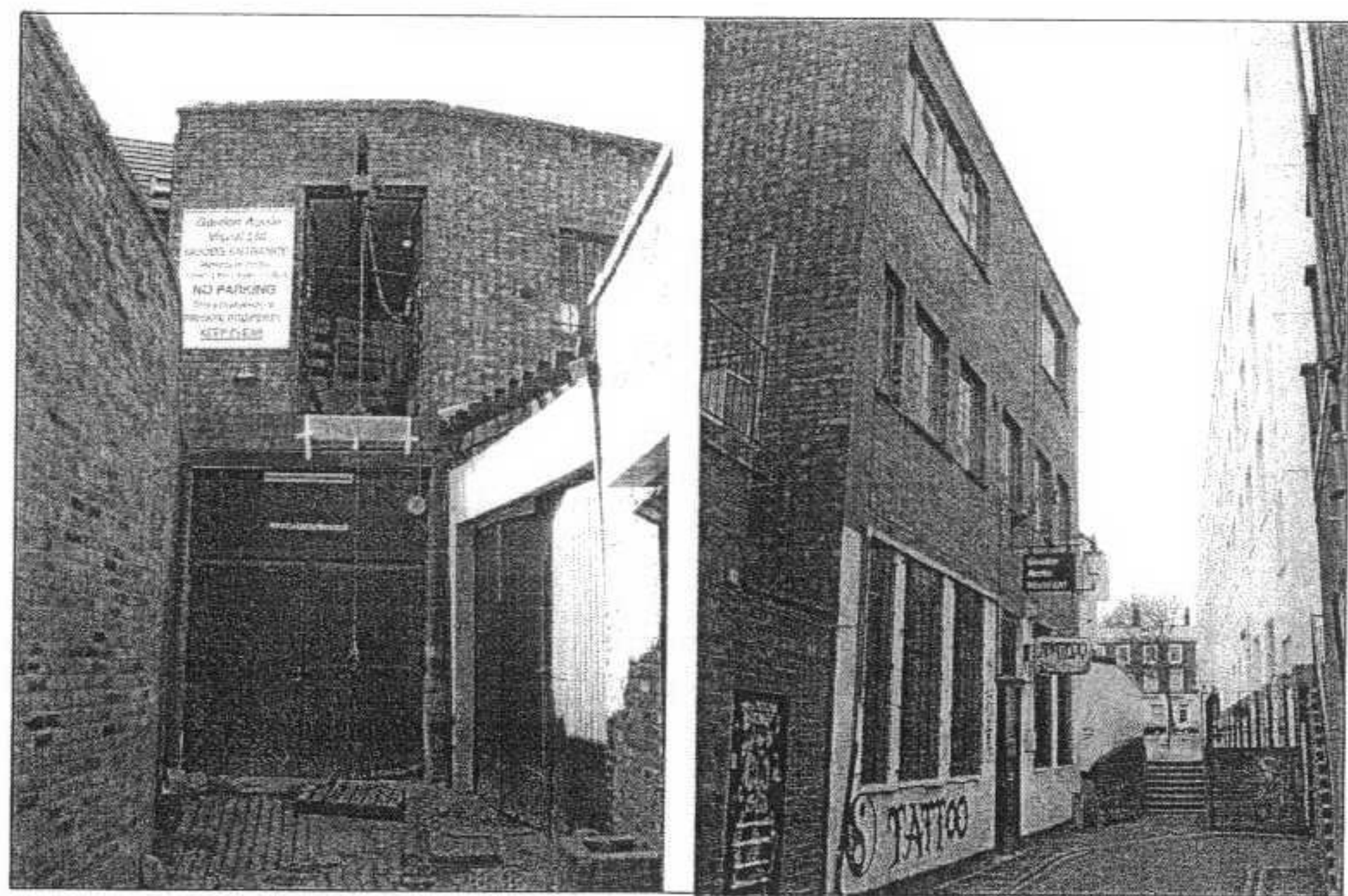


# 15a & 37 Camden High Street - Roof Extension



EXISTING SITE



LOCATION  
NOT TO SCALE

## 1.0 Existing Site

The site is located at the Western side of Camden High Street and stretches North to South behind the street facing buildings at 15-35 Camden High Street. The existing access to the site is via a driveway located between 13 and 15 Camden High Street and via Symes Mews.

## 2.0 Site Context

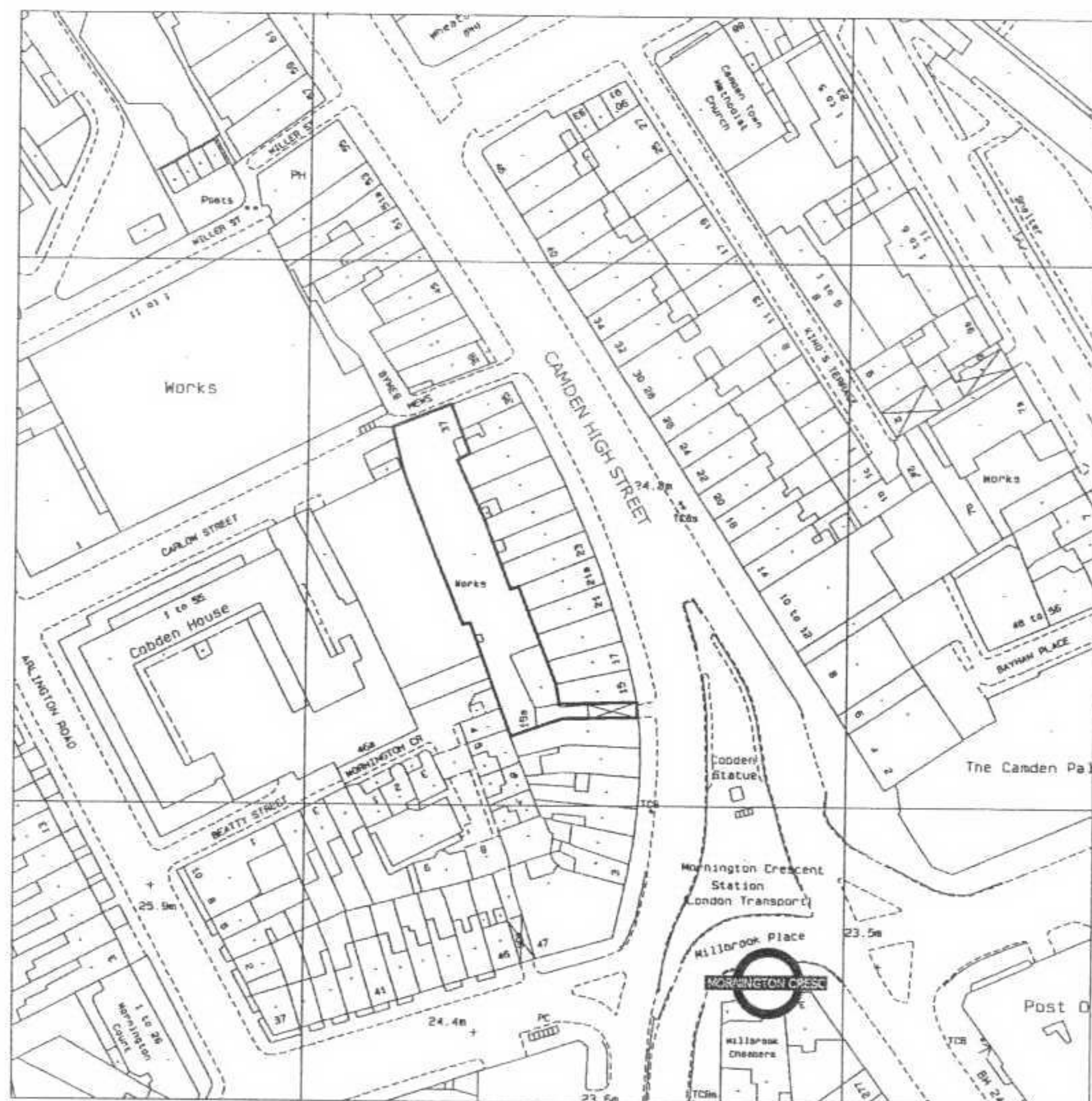
The site lies within the Camden Town Conservation Area. The surrounding area contains a mix of uses such as offices, warehousing, residential and shops. The adjacent buildings to the East of the site at 15-35 Camden High Street are 3-5 storeys high and contain offices and residential use. The 4-storey building at 4 Nelson Yard at the South/West corner of the site is of residential use. The 5-storey building stretching along the Western side of the site, fronting Carlow Street, accommodates offices. The buildings at Symes Mews to the North of the site are offices and flats.

## 3.0 Existing Use

The existing warehouse buildings on the site are currently vacant, but were previously occupied by a tattoo studio and a film production company.



# 15a & 37 Camden High Street - Roof Extension



LOCATION SITE - LONDON UNDERGROUND STATION

## 4.0 Scheme Design

It is proposed to construct a high density, mixed-use development of high quality, which includes a change of use from Class A1 to Class B1 use and in parts a change from Class B1 to residential. Policy SD4 of the Camden Replacement UDP encourages development of high density in the Central London Area and Town Centres.

The majority of the existing warehouse buildings are to be retained and renovated, only minor parts of the existing buildings are to be demolished.

It is proposed to construct a 1 and 2 storey roof extension on top of the existing building which results in an overall height of 3 and 4 storeys. Furthermore the proposal includes a new external staircore, a new single storey extension to house a reception area and a visibility screen within the existing internal central courtyard.

The proposal allows for one office unit, which could also be split in 4 separate units if required, and for 3 self-contained flats. Policy SD3 of the Camden Replacement UDP asks for 50% of the additional gross floorspace to be housing if a proposal increases the total gross floorspace by more than 200sqm. Due to site constraints with regard to access this proposal dedicates only 20% of the additional area to housing and 80% to office use. To compensate, further 220sqm of residential use have been allocated within the existing building in the storeys below to enable access to all flats by one separate residential stair/lift core.

## 5.0 Building Heights

The new proposal has an overall height of 3-4 storeys.

The massing of the roof extension has been generated with consideration to the Daylight/Sunlight needs of the neighbouring buildings. Please refer to enclosed Daylight/Sunlight study for more details.

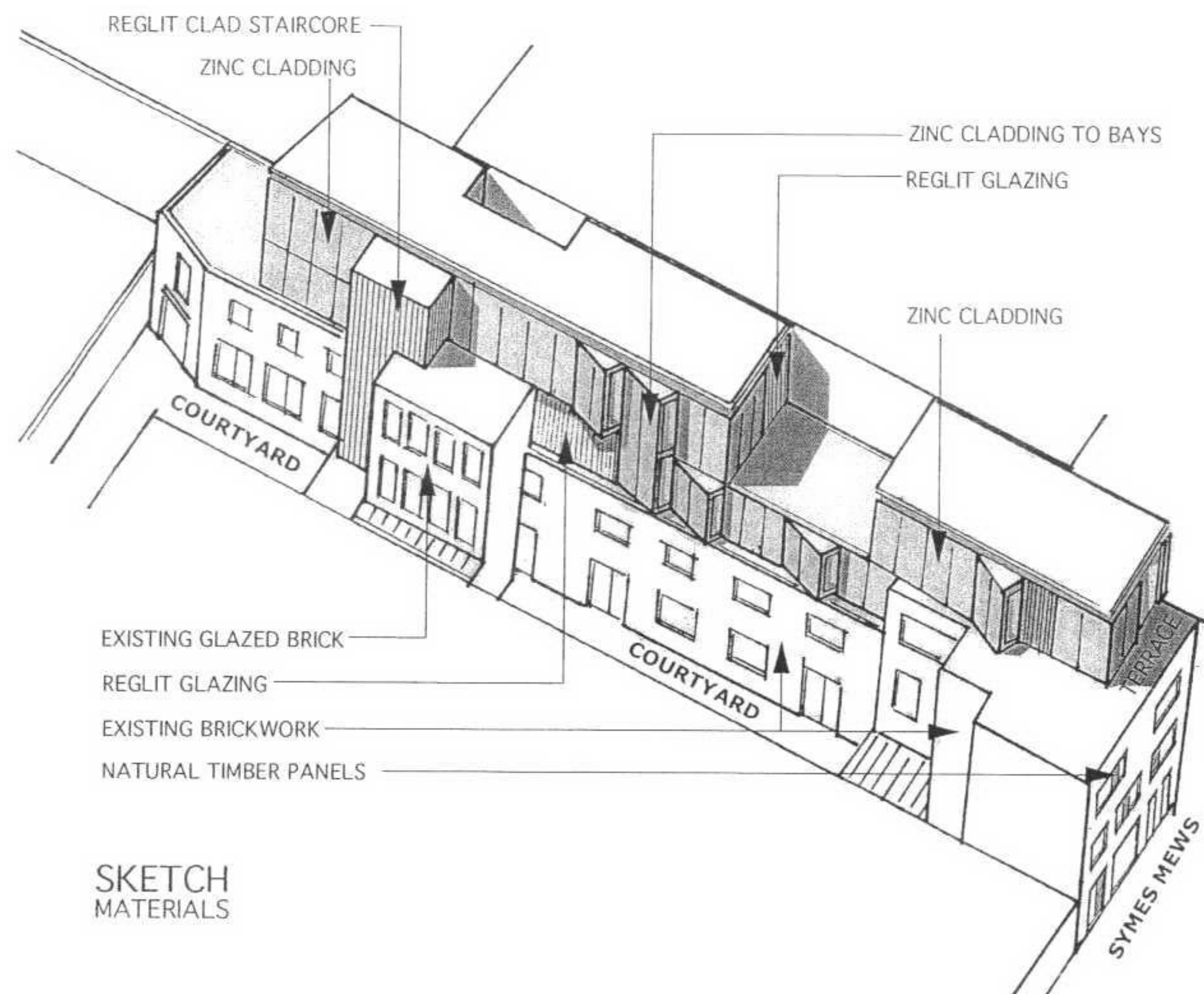
## 6.0 Parking and Transport

The proposal is for a car free scheme. Residents and persons working at the offices will be encouraged to make use of the numerous local transport facilities nearby the site alongside walking and cycling.

The entrance to Mornington Crescent underground station is located a few metres down Camden High Street on the junction Camden High Street/Eversholt Street.



# 15a & 37 Camden High Street - Roof Extension



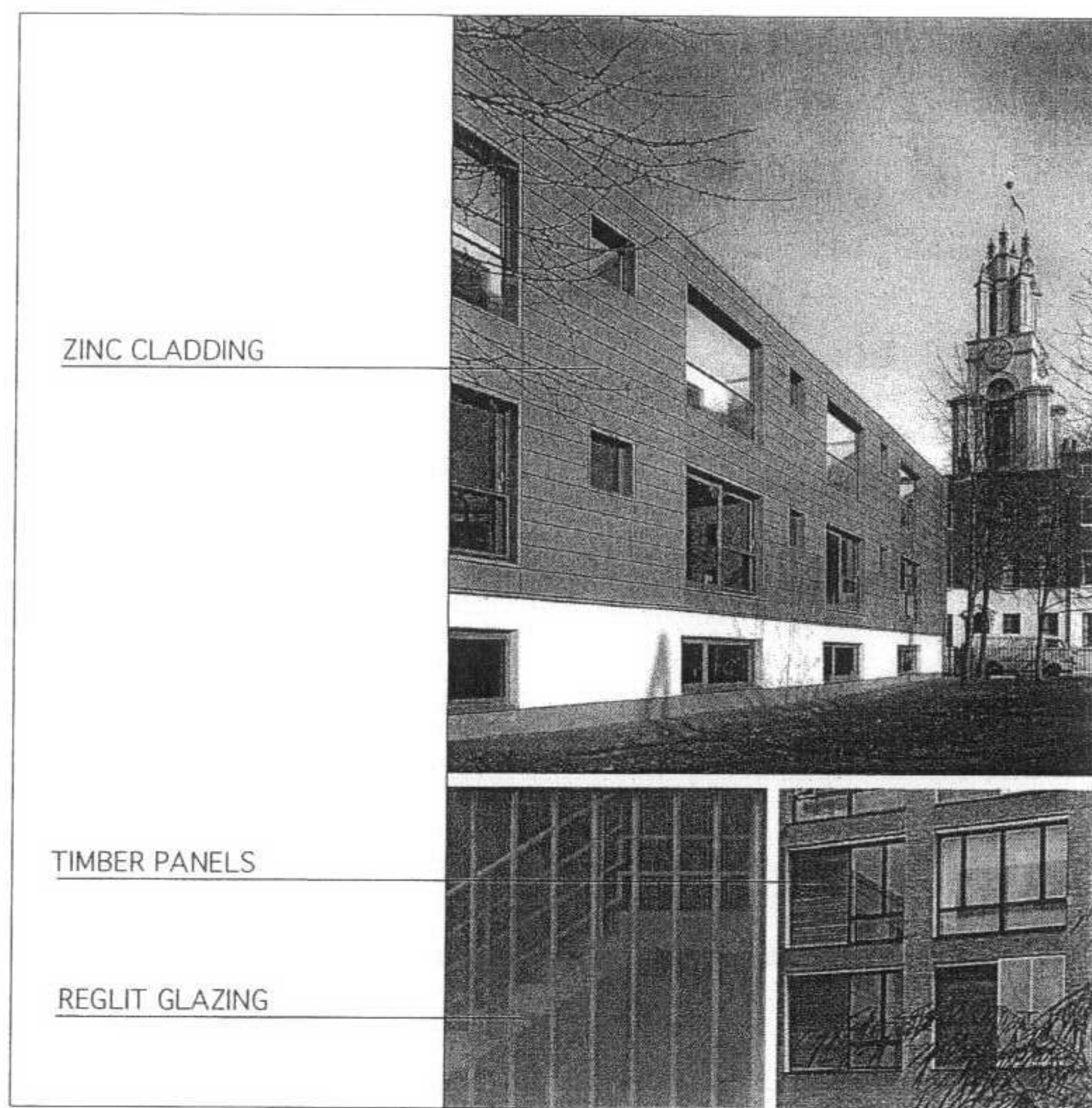
## 7.0 Materials

It is proposed that the new extensions be constructed from contrasting materials to those on the existing brick warehouse building celebrating the difference between the simple clean lines of the new elements and the accumulation of small scale brick extensions which have been added to the original stable buildings over decades.

The proposed material for the cladding of the roof extension is zinc. Metal is a typical cladding material in the commercial and industrial context. With the choice of zinc the building stays within that context but introduces a more refined metal envelope, further enhanced by using a panel system with small recessed gaps between the panels to create distinct shadow gaps. Another advantage is the light weight of the wall built-up as the extension is built on top of the existing stable building.

It is proposed to introduce Regit glazing to some areas of the roof extension, consisting of structural opaque glazing elements, typically used in commercial context. However, over the last years many architects have used it successfully in other contexts due to its simple, contemporary feel and its ability to create beautiful diffuse light to the interior spaces. The new commercial staircase tower is also to be clad with Reglit to avoid overlooking but allowing daylight into the staircore.

The windows to the extension are to be powder-coated aluminium frame windows with double glazing. The windows to the North elevation facing Symes Mews are to be replaced with aluminium windows which have insets of natural timber panels to animate the elevation. The proposed timber entrance doors to this elevation are to match the timber panels above.



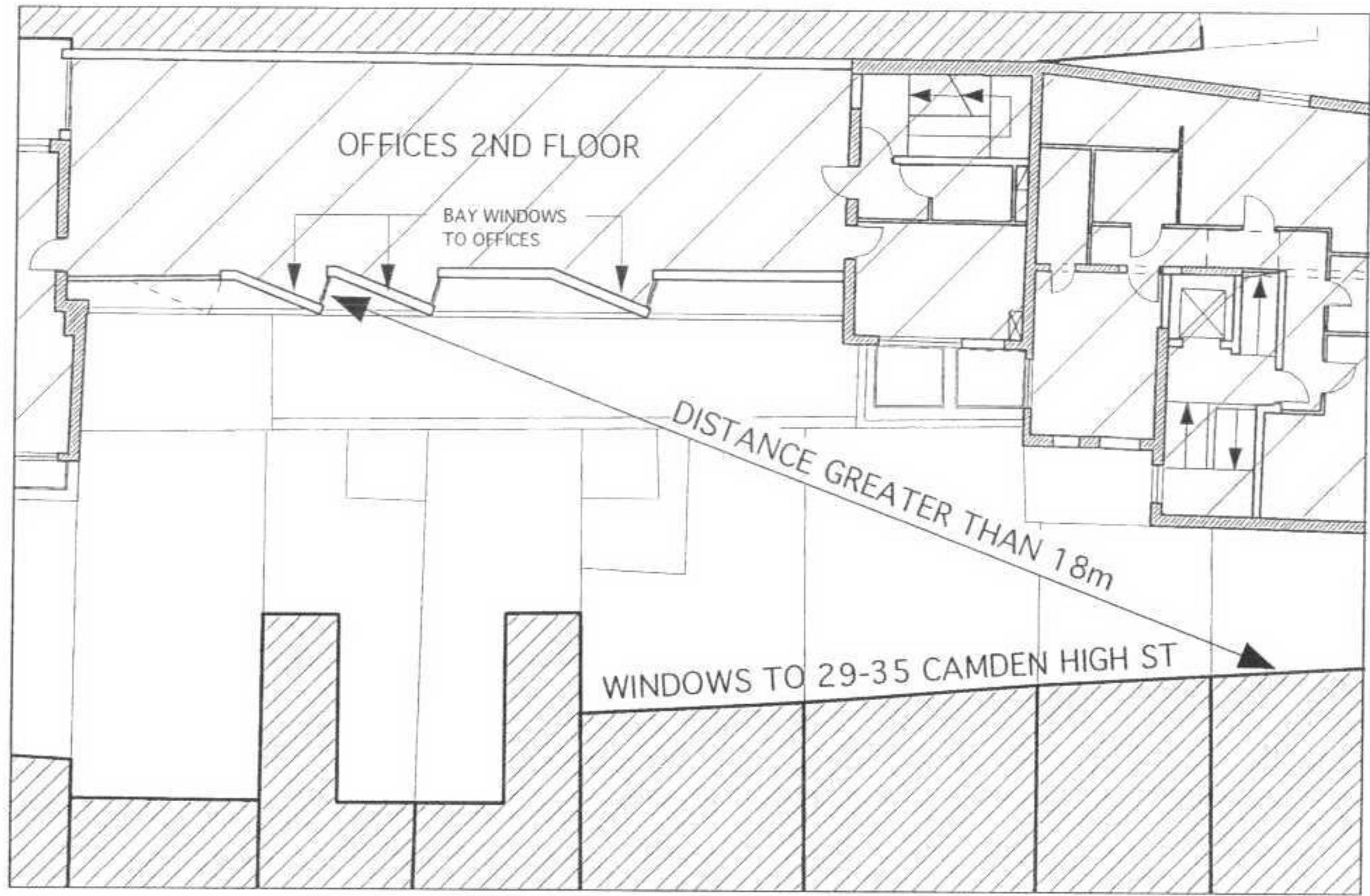
EXAMPLES MATERIALS

## 8.0 Sustainability

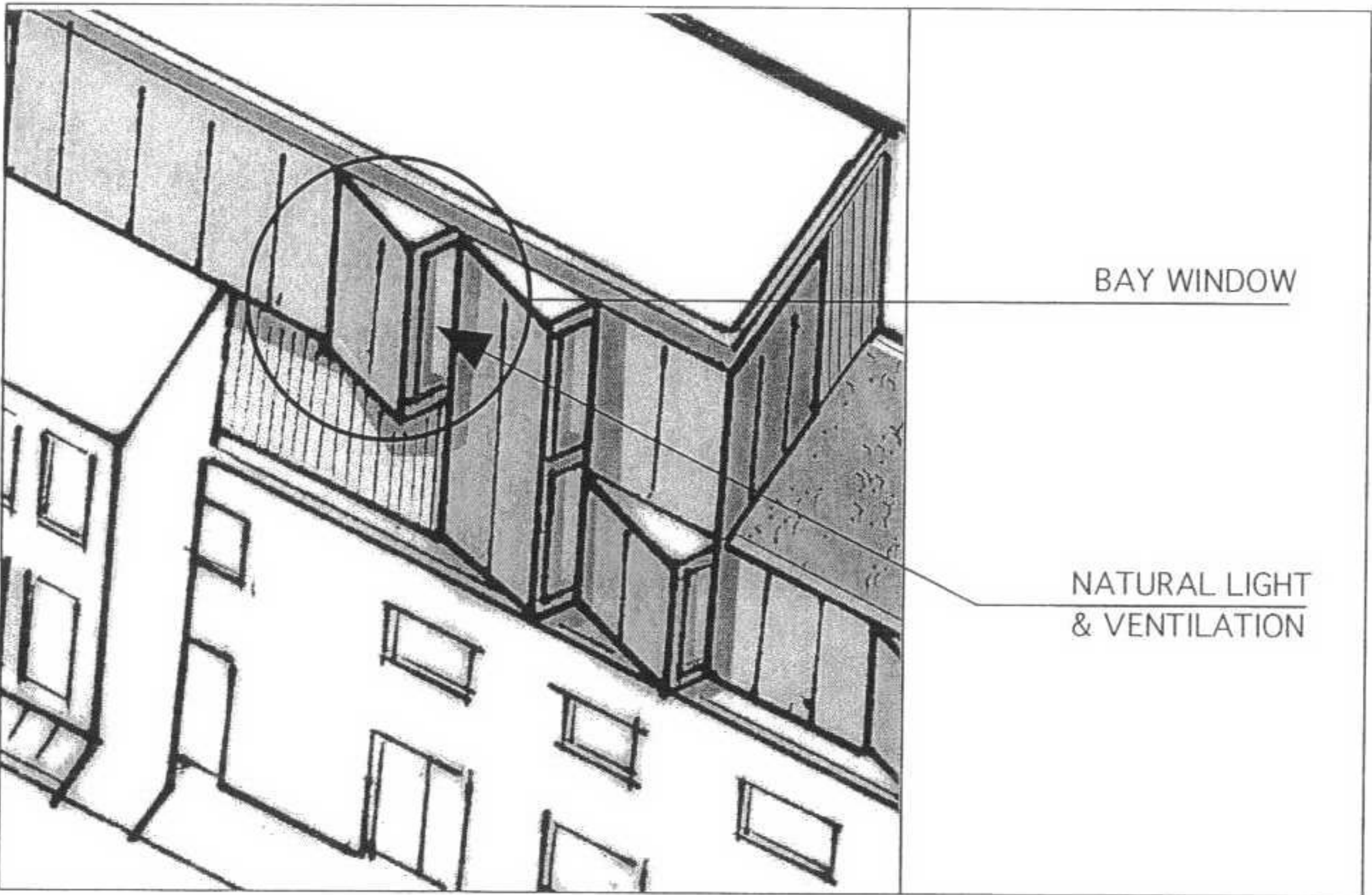
See attached sustainability report



# 15a & 37 Camden High Street - Roof Extension



EXCERPT SECOND FLOOR PLAN



SKETCH

## 9.0 Overlooking

To avoid any issues with regard to overlooking the rear windows of the properties 17-35 Camden High Street, the new windows at the East elevation of the proposed development are formed as bay windows facing away from the rear elevation of 15-35 Camden High Street. The bays are set out in an angle which increases the distances between the windows of both sites to 25m or more. The bay windows allow for natural light and natural ventilation to the offices without interfering with the privacy of the neighbouring occupants. See sketches at left hand side.

## 10.0 Amenity and Landscaping

The proposal allows for a roof terrace of approx. 9sqm to the livingroom of Flat 3 at 3rd floor level facing Symes Mews.

The internal courtyard to the East side of the existing warehouse and the yard in front of the new reception area is to be landscaped and fitted with benches, planting boxes and external lighting.

## 11.0 Accessibility

The design considerations used to ensure the proposal meets with Part M of the Building Regulation Approved Document M are as follows:

### Approach and Entrances:

No basement units are proposed and level thresholds have been provided where possible

### Corridors and doors:

Minimum corridor widths of 900mm - 1200mm, and door widths of 750mm provided throughout.

### Switches and Sockets:

To be provided 450 - 1200mm

### Vertical circulation:

Provision of a commercial and a separate residential lift, both Part M compliant.

Common Stairs designed to comply with Part K.

Existing stairs to be upgraded where possible.

### WC at entrance storey of dwelling:

Wheelchair accessible WC/bathrooms have been provided at all entrance levels.