

The Proposals

Key elements described in the proposals are as follows:

1. Upgrade of existing rear terrace area
 - a. New timber decking over existing flooring
 - b. Occasional use as a breakout space during office hours only
2. New timber rear screening in place of existing timber garden-style fence
 - a. In place of existing rotten timber garden fence.
 - b. To provide privacy and a degree of acoustic screening
3. Replacement domed rooflights to rear terrace
 - a. Clear bubble domes in place of discoloured pyramid type existing rooflights
 - b. To existing structural openings
4. Handrails and balustrades to all rooflights
 - a. To protect from falling.
 - b. Timber handrails to match rear screen, stainless steel tension wire balustrade infills
5. New aluminium shopfronts in place of existing
 - a. Complete with new ironmongery
 - b. New high security locks
6. New high level elevation signage in place of existing
 - a. Internally illuminated soft orange by means of low energy fluorescent tubes as per Radioworks branding
7. New cantilevered illuminated signage in place of existing
 - a. To match elevation signage, as per Radioworks branding
8. New translucent window graphics to inside of glass shopfronts
 - b. As per Radioworks branding
9. New enlarged glass doors in aluminium frames to rear elevation
 - a. To provide for improved access to upgraded rear terrace area
 - b. To allow daylight into office space
10. New fixed lights to sides of new glass doors to rear elevation
 - a. To allow daylight into office space
11. Internal fitout of building for use as offices
 - a. Low energy lighting throughout to The Carbon Trust guidelines
12. Infill of voids either side of entrance bridge with pavement lights
 - a. Pavement lights to be Luxcrete 200mm diameter circular floorlights set into concrete ribs which are spaced at 254mm centres with an overall panel thickness of 125mm.
 - b. This space, not being easily accessible from the main building has degenerated into a dumping site and for homeless sleeping rough
 - c. Presently an unsavoury and potentially hazardous area due to large number of syringes other rubbish
 - d. Become an enclosed internal area and extension of basement office space
13. New blockwork walls to make external space part of basement offices
 - a. New section of wall enclosing space beneath new pavement lights to match existing c/w fire door opening onto existing escape route from basement



Noise Pollution

The air conditioning plant is a modernisation of that existing. Newer and quieter units are being used in place. Please see enclosed acoustic report from air conditioning suppliers for further details. The rear terrace is partially enclosed by timber screening, and the air conditioning condenser units are further enclosed to minimize any possible noise pollution. Being an office building there will be no increase in noise levels over existing use. Opening times will be as per normal working hours, i.e. 9am – 6pm so there will be no noise nuisance in the evenings and weekends.

The existing background noise levels have been tested at an average of 53db, manufacturers details of noise output from proposed plant enclosed at the end of this document. The proposed plant is in full compliance with Camden's noise standards in relation to the nearest noise sensitive façade and represents a reduction in noise level over the older external units as removed as part of the strip out. We are proposing to build a timber fence around the units to further provide noise attenuation, see drawings.

Light Pollution

The rear terrace is only to be used during office hours and has a very low level of ambient lighting so there is little artificial light to create light pollution. Being only used during normal working hours, i.e. 9am – 6pm so there will be no light transmission / pollution in the evenings and weekends.

Parking

It is not foreseen that the proposals will make any additional demands on local parking over its present use. Many of the occupants of the building cycle to work so we are looking into locating secure cycle racks in the lower ground area to the front of the building.

Access

The existing roads, footpaths and sightlines are not materially affected by the very minimal external refurbishment works. A movable ramp is to be kept to aid access to the building up the existing kerb and single step for wheelchair users.

The open plan nature of the internal spaces maintains visibility to all entrances and exits, and the addition of new glass doors and windows to the rear increases natural light levels throughout.

The existing spiral staircase is to be refurbished with new non-slip treads for the ambulant disabled and new contrasting nosings will be fitted.

A new disabled WC in full compliance with Doc M of the Building Regulations has been introduced to the ground floor where previously there was none, and all the facilities available in the basement such as meeting rooms, office space and for tea making are available on the ground floor.

Access for emergency services has been maintained and a new loading gate is to be incorporated into the refurbished rear timber screening which could provide increased access for such as emergency services.



Summary of Proposals

In Summary, we feel that this proposal:

- is a highly positive enhancement to the borough and is a sustainable development
- aims to conserve and build upon the nature of the area
- is an efficient use of the land and property
- protects and supports local amenity
- will benefit local retail premises and businesses
- supports criteria of "social progress which recognises the needs of everyone."
- enhances the desirability of the local area both commercially and residentially
- will not raise noise levels
- will not contribute to light pollution of the surrounding buildings
- is neighbourly in its scale and design
- will not lead to any increased overlooking of neighbouring properties
- is an integrated and positive contribution to the area

Support for the Project

The client has contacted the owner of the large office building to the rear who is wholly in support of the refurbishment, especially the rear terrace area as it is presently an unsafe eyesore.

We have not approached other local residents but are confident that making the unsightly basement areas to the front of the building into new office space rather than as their present use as areas used for sleeping rough and drug taking is of positive benefit to the area in general.

The Existing Character and Appearance of the Area

The existing character and appearance of the buildings in the area is highly eclectic. The proposals are sensitive to the main street façade, and represent a positive improvement to the area in terms of upgrading the various external spaces associated with the building.