

Design and Access Statement

16 Greville Street

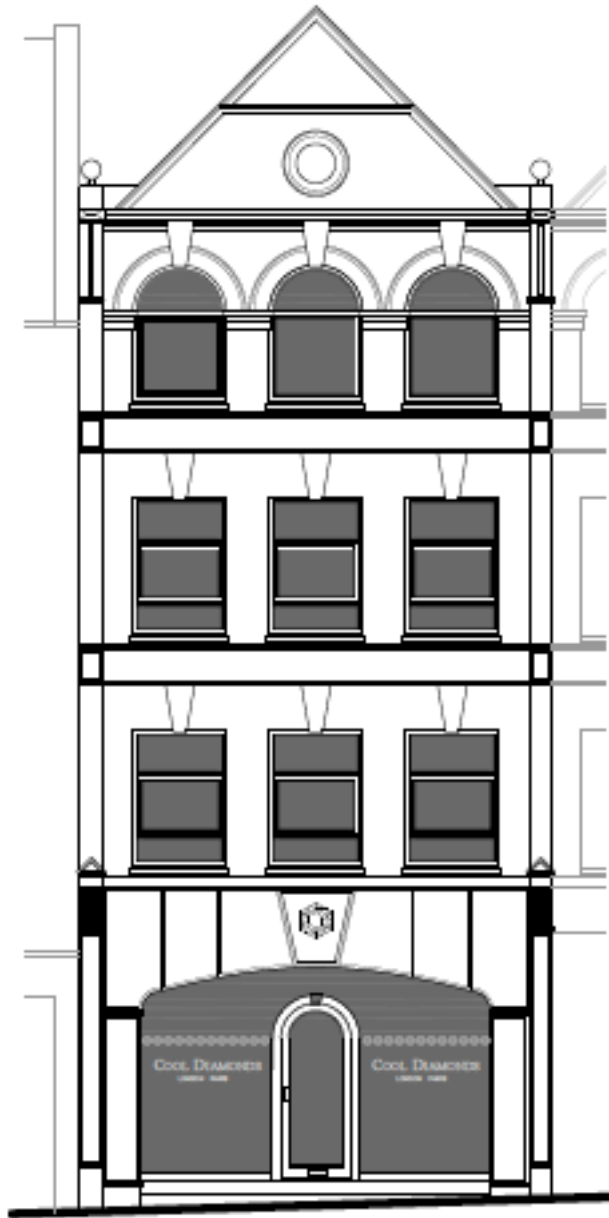
The Site

The application site relates to a terraced building which from the street appears as a 4 storey building but includes a basement, making 5 distinct floors. The property has a single frontage access from the street into the reception area and internal staircases serves each of the floors. The existing property is connected with the diamond trade and includes a basement office, ground floor reception and office, office use on first and second floor and workshop and polishing room in the upper most floor.

The frontage onto Greville St is stone clad with a deep fascia in an arched design. The rest of the building is painted brick and is similar in style to No 15 Greville Street. The shop front is recessed behind a series of steps. The property has a gable ended design feature on the top.

The Context of the Area

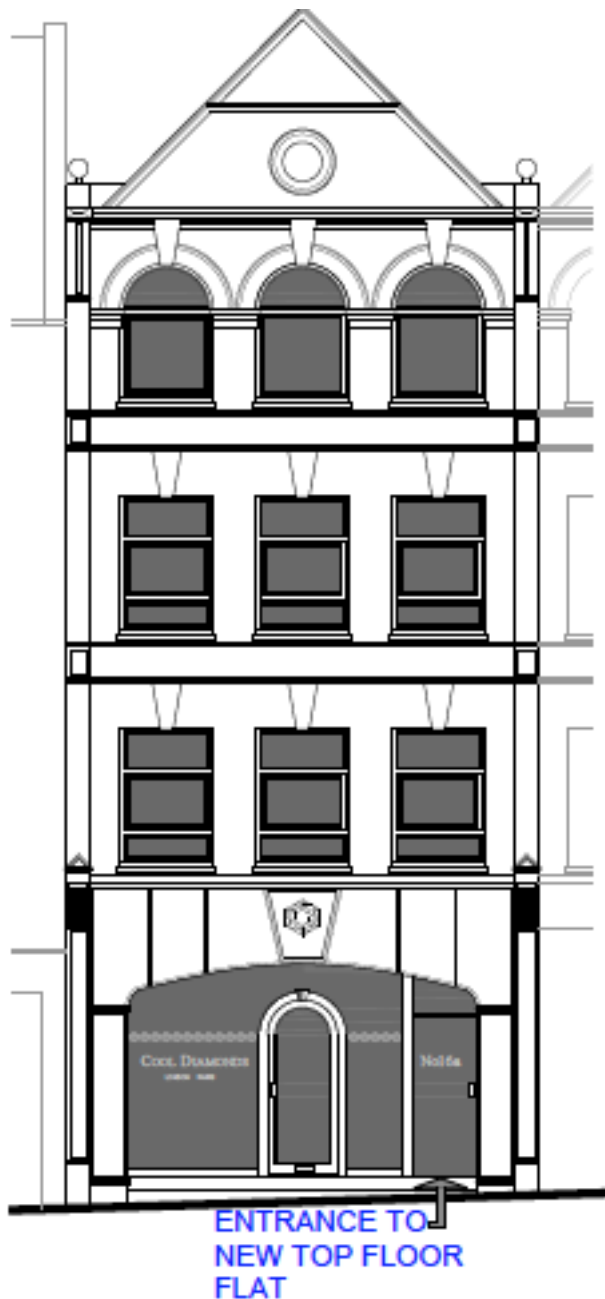
The area is characterised by other 4 storey buildings in continuous frontages. All include shop fronts in a rather eclectic mix of styles, sizes and designs ranging from very modern shop fronts to traditional timber styles. Some shop fronts include sun canopies, others are recessed. There is a variety of fascia depths and the width of shop fronts is also varied.



The existing proportions are well defined and reflect the neighbouring buildings.

The Proposals

The external changes are limited in scope and comprise a glazed door to provide access to the proposed residential unit.



The design with two doors is not unusual along this street. No 15 – Durrants of London has two doors and The Goldsmiths Company on the other side has a timber door and a separate glazed door.

DP25 is a policy which seeks to conserve Camden's heritage. The site is in the Conservation Area so this is relevant. The policy seeks to preserve and enhance conservation areas. The proposed shop front is in keeping with those along Greville street and would not be significantly different from the current design. It would reflect dual door accessed properties and add to the character of the area.

Access

The existing access to the building is via frontage steps. The building, however, is narrow and it is not possible to provide disabled access to upper floors. Consequently, the scheme is driven by the physical constraints of the building.