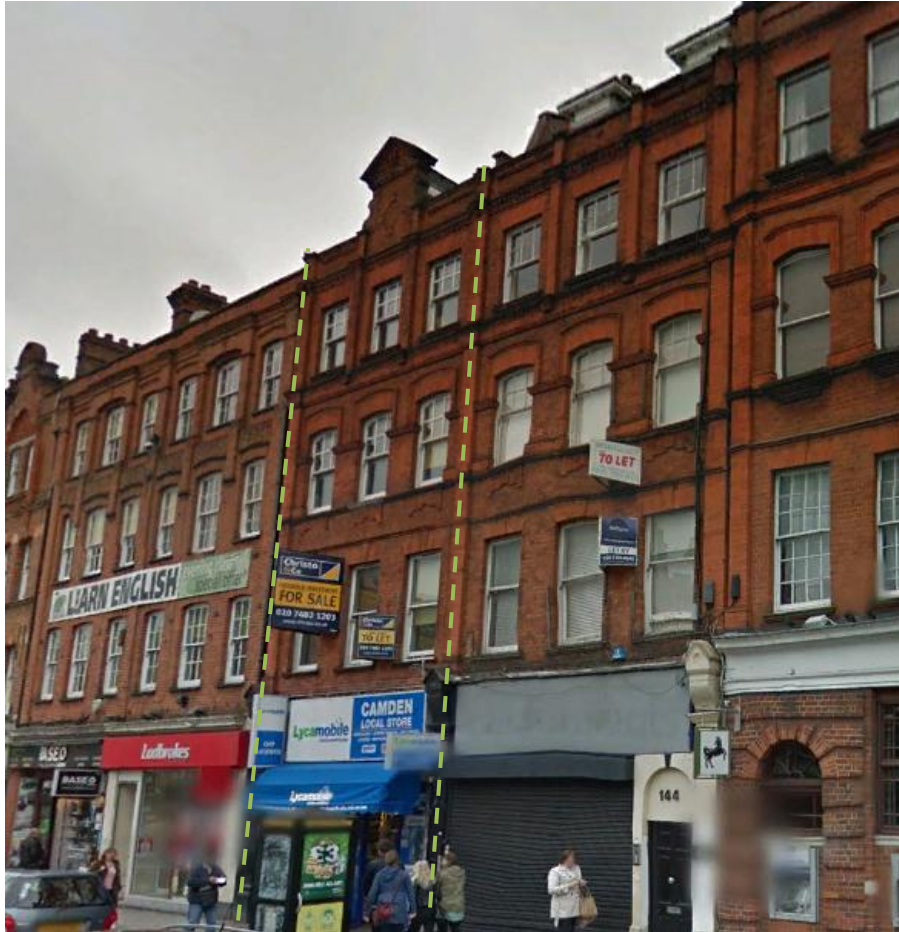


19.01.2015



**DESIGN & ACCESS STATEMENT and CONSERVATION AREA ASSESSMENT
FOR:**

A Full Planning and Conservation Area Consent Application for the conversion of the existing roof space into a studio apartment, the introduction of front and rear dormers, a rear skylight and associated internal alterations at:

146 Camden High Street, London, NW1 0NE

CONTENTS

1. Introduction
2. Site Description/ Use
3. Character analysis
4. Proposal
5. Amount
6. Layout
7. Scale
8. Appearance
9. Access/Parking
10. Refuse and Recycling
11. Summary

Appendix 1 Previously refused planning drawings, Decision Notice and Officer Delegated Report at 146 Camden High Street dated 11th September 2006 including the erection of a mansard-style roof extension to create a one-bedroom flat. **(Ref. 2006/2918.P)**

1. Introduction

This Design and Access Statement is in support of a planning application for the conversion of the existing roof space into a studio apartment including two front dormers, a rear dormer and a rear skylight.

The current proposal is based on a thorough investigation of the site, considering aspects like overall site conditions, location, prevalent and desired uses in the area, transport links, refuse and recycling requirements etc.

Ongoing correspondence with Camden Council's Planning Department has provided valuable guidance in addressing the various design questions. Various aspects of the design were considered and adapted in line with current policies and recommendations. The aspects considered included, but were not limited to, the overall design, overall massing, desired densities in the location, elevational treatment including materials to be used on elevations, window sizes and patterns, retention of the existing architectural detail and parapet detail to the front elevation, overlooking issues and amenity areas.

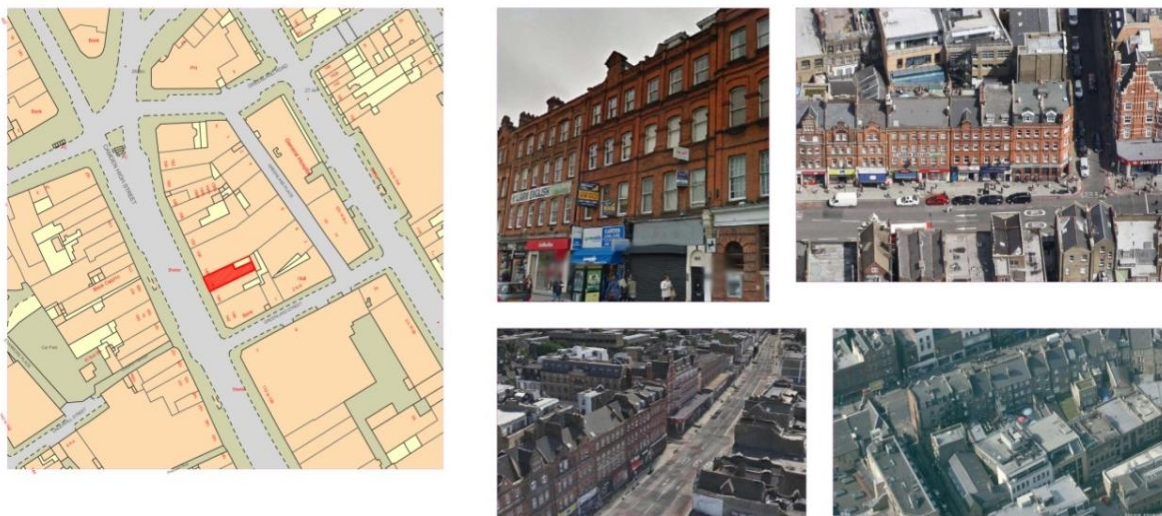
This proposal is in accordance with the relevant Local Development Framework Camden Development Policies 2010-2025, the relevant Core Strategy Policies and Supplementary Planning Guidance documents further to discussions during our consultation process with Camden Council.

2. Site Description / Use

This proposal relates to a site located at 146 Camden High Street in close proximity to Camden Town and Mornington Crescent LRT underground stations and on the fringes of Camden town centre. The site is within a designated Controlled Parking Zone with a Grade 6 PTAL rating.

The existing property is a four storey mixed use building with commercial at ground and residential at the upper floors.

The existing area around the site is a mixture of residential, commercial and retail uses with the majority of properties having ground floor commercial units with residential dwellings above.

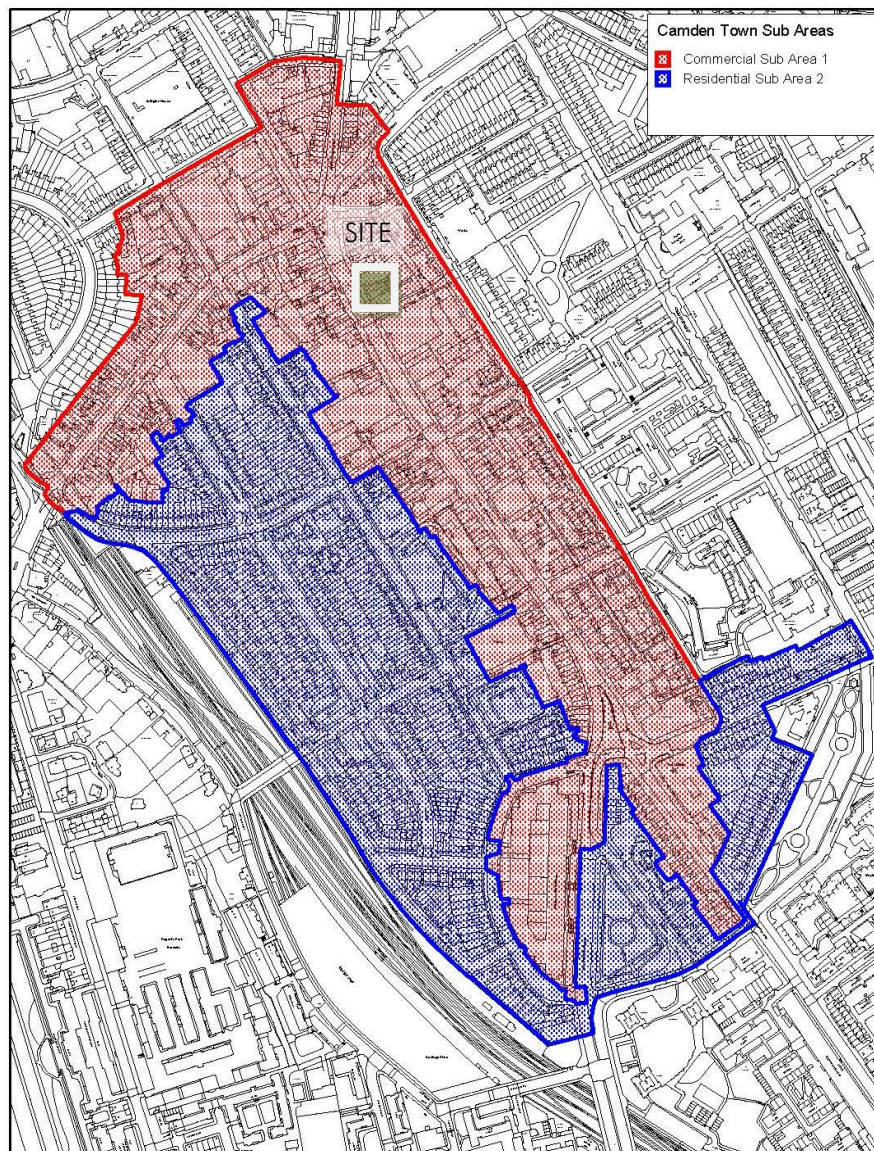


Existing Site plan and Site photographs

3. Character analysis

The site lies within Camden Town Conservation Area and is identified within Camden Town Sub Area 1: Commercial.

The distinct quality of Camden Town is that 'there is an overall 19th century architectural and historic character and appearance throughout. Camden High Street.' (*Camden Town Conservation Area Appraisal and Management Strategy*).



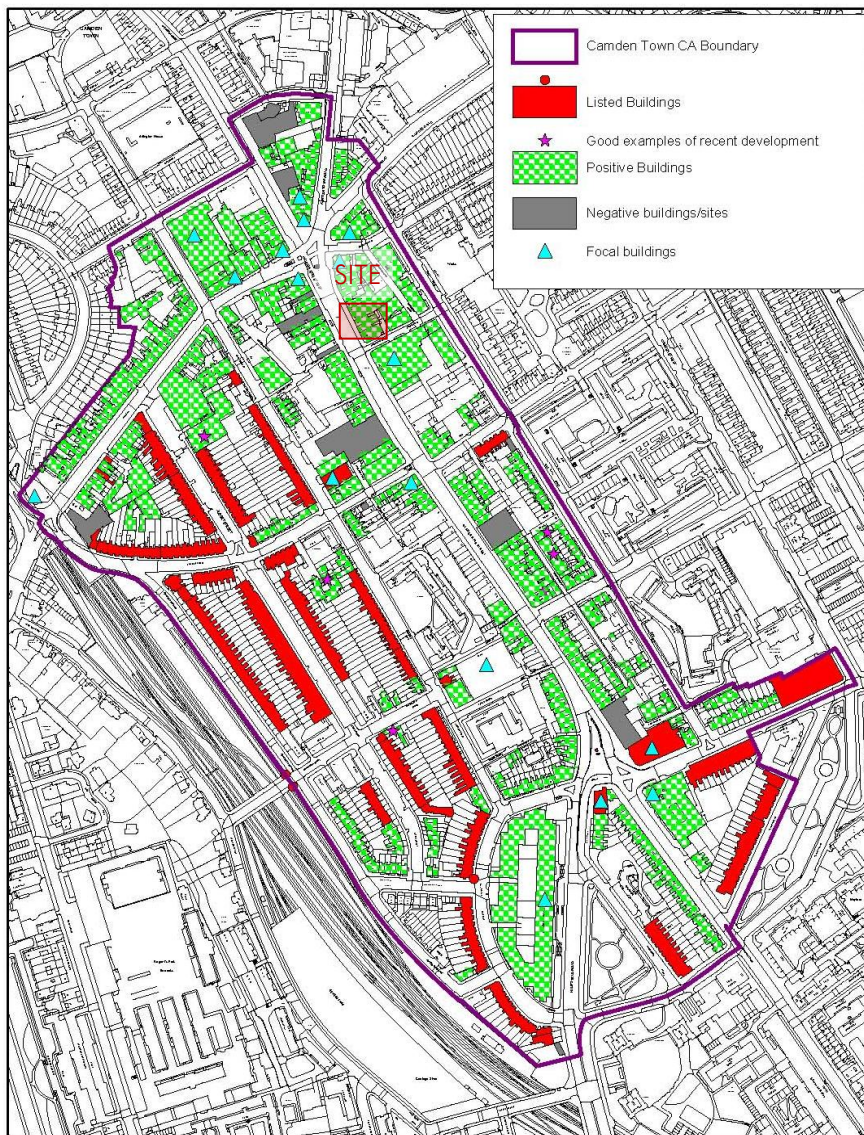
Camden Town Conservation Area map: Sub Areas 2006

'Camden High Street and Parkway are the main commercial streets. Non-residential uses extend to Kentish Town Road, Camden Road, the east side of Arlington Road, the west side of Bayham Street, Eversholt Street and the streets off Camden High Street; the proportion of the commercial/residential mix in these secondary locations varies. There is greater architectural variety in this sub-area, due to greater pressure for redevelopment since the later 19th century. Where historic buildings survive, there is a greater tendency for alterations, resulting in a much lower proportion of listed buildings.' (*Camden Town Conservation Area Appraisal and Management Strategy*).

'Camden High Street, running roughly north-south down the centre of the Conservation Area, is architecturally diverse, with a lively mix of 19th and 20th century buildings. The skyline boasts a greater variety of roof forms and chimneystacks. There is a broad range of building materials, with a prevalence of brick, but including natural stone, stucco, polychromatic brickwork, concrete and instances of glazed tiles and faience.' (*Camden Town Conservation Area Appraisal and Management Strategy*).

The property no. 146 Camden High Street is identified as a positive building:

'Positive buildings are defined as buildings that make a positive contribution to the character of conservation areas and general presumption in favour of retaining all positive buildings. These buildings are identified on the townscape appraisal map.' (*Appendix 1 – Positive Buildings, Camden Town Conservation Area Appraisal and Management Strategy*).



Camden Town Conservation Area Map: Townscape Appraisal 2006

The proposal will not detract from the visual quality of the street so as to complement and respect the character of this Conservation Area.

4. Proposal

The proposal includes the conversion of the upper level (loft) currently not used to a residential unit.

The number of residential units within the building will increase to 4 in total (3 x existing 1 bed flats and 1 new studio flat within the existing roof/loft area). The existing flats to the lower levels will be retained.

In addition the proposal includes the introduction of 2 x sensitive traditional lead front dormers on the existing top floor set back from the existing architectural featured parapet wall and 1 rear dormer and 1 skylight above the proposed private staircase to match the front and rear facades and similar adjoining and neighbouring properties. It also includes internal alterations such as the introduction of a new private staircase within the main stair core leading to the new studio flat in the existing loft/roof space.

The 1 new self contained unit is accessed from Camden High Street via the existing main entrance at ground level.

The Local Development Framework Camden Development Policies 2010-2025 have been addressed further to pre-planning liaisons and includes the following:

- DP1 – Mixed use development
- DP2 – Making full use of Camden’s capacity for housing
- DP5 – Homes of different sizes
- DP6 – Lifetime Homes and wheelchair housing
- DP13 – Employment premises and sites
- DP16 – The transport implications of development
- DP17 – Walking, cycling and public transport
- DP22 – Promoting sustainable design and construction
- DP24 – Securing high quality design
- DP26 – Managing the impact of development on occupiers and neighbours
- DP28 – Noise and Vibration

The Core Strategy Policies have been addressed and include the following:

- Core Strategy Policy 1 – Distribution of growth
- Core Strategy Policy 3 – Other highly accessible areas
- Core Strategy Policy 6 – Providing quality homes
- Core Strategy Policy 11 – Promoting sustainable and efficient travel
- Core Strategy Policy 13 – Tackling climate change through promoting higher environmental standards
- Core Strategy Policy 14 – Promoting high quality places and conserving our heritage
- Core Strategy Policy 17 – Making Camden a safer place
- Core Strategy Policy 18 – Dealing with our waste and encouraging recycling

Other local planning documents have been considered and are as follows:

- PPS5 (Planning Policy Statement 5) – Planning for the Historic Environment
- PPG15 Planning Policy Guidance Note 15) – Planning and the Historic Environment

- CPG 1(Camden Planning Guidance 1) – Design
- CPG 2(Camden Planning Guidance 2) – Housing
- CPG 3 (Camden Planning Guidance 3) – Sustainability
- CPG 7(Camden Planning Guidance 7) – Transport
- CPG 8(Camden Planning Guidance 8) – Planning obligations
- The National Planning Policy Framework (March 2012)
- Camden Town Conservation Area Appraisal and Management Strategy
- The London Plan 2011

5. Amount

The proposed development provides a unit mix to comply with the requirements of policy DP5 and CS6 of the Council's Local Development Framework (LDF), to promote a range of residential unit sizes to meet demand within the borough.

The proposed usages and sizes comply with the standards detailed in the Council's Planning Guidance Policy and are above average as illustrated on the attached proposed plans.

The size standard for the unit has been carried out in accordance with The London Plan and Camden Planning Guidance on Housing (CPG2). In reference to The London Plan the unit falls a little short of the 37 sqm standard at 36sqm but the layout is accommodating for its proposed use as a studio flat. Though the unit falls a little short of the standards, the proposed internal open plan layout provides a comfortable studio unit that will have a positive impact to the building's use.

In review of Camden's Planning Guidance contained within CPG2-Housing, it also indicates a floor area of 32 square metres would be acceptable for a 1 person unit.

6. Layout

The proposal maintains the footprint of the existing building and is not detrimental to the street scene or over development of the site.

The proposed rooms within the unit will be accessible through internal lobbies/corridors in accordance with the Building Regulations Part B Fire Precautions Act 1971.

The proposed layout of the new residential unit is designed with great consideration to utilize space for maximum usability and to make eminent use of day lighting to the living/habitable areas through the proposed dormers at the top floor level.

The residential unit has been configured so it is in accordance with the stacking requirements for habitable rooms above one another and without affecting any amenity issues to neighbouring properties and occupants along Camden High Street.

7. Scale

The site is surrounded by various buildings of different bulk, size, styles and uses.

The existing building and neighbouring properties consist of 4/5 storey properties with some of the immediate neighbouring properties having two/three storey rear extensions, also dormer & pitched roof

extensions. The site therefore supports the addition of 2 lead dormers at the front and 1 tiled dormer and skylight at the front with their design to match the existing roof, the dormers are subservient in size and well contained within the main roof and parapet walls as well as the front elevation roof feature gable.

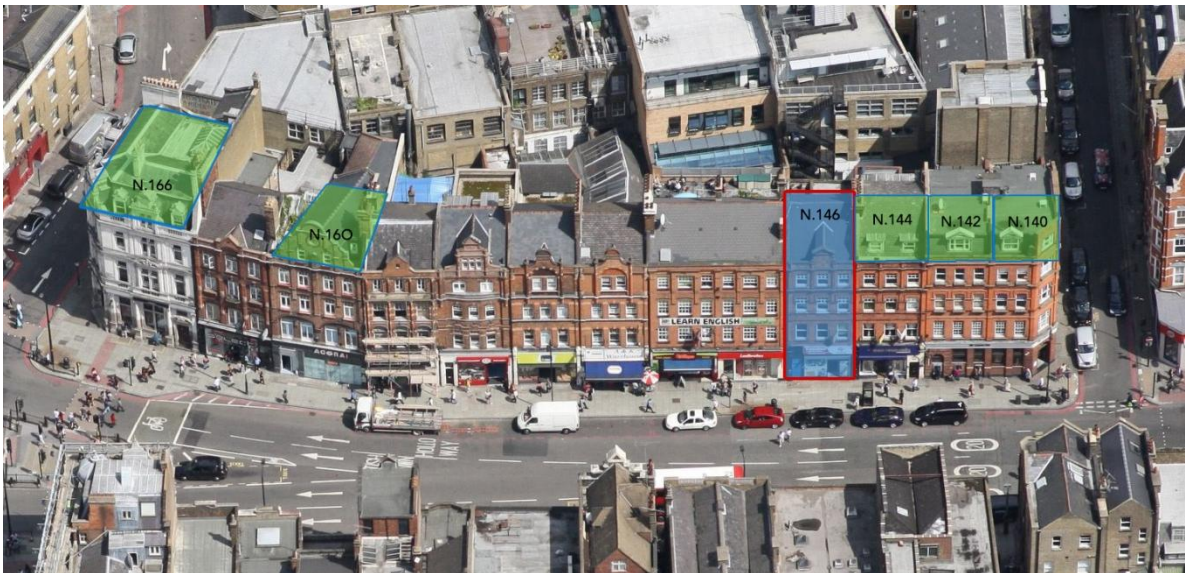
The proposal has been designed to match the existing property and neighbouring buildings in terms of the scale, proportion, fenestration pattern, style and materials to be sympathetic to the existing buildings in the area.

The proposed dormers will align and match the existing property in size, height and the type of materials used as the dormer opening lines up with the existing windows to sustain the visual pattern of the front elevation. The dormers are set back from the front parapet wall along Camden High Street to have minimal visual impact along the street scene.

The proposed scheme has been designed of an appropriate scale within the existing footprint of the property to be in keeping with the style and residential character of the street and the area.

The proposed front elements include the position of two well considered traditional lead dormers compliant in size with the adjacent front dormers at 144 Camden High Street, the roof overall height, the windows below and the front elevation feature at roof level with minimal impact to the existing elevation. The proposed rear elements includes the roof dormer and a skylight above the proposed private staircase have been designed to be in keeping with the surroundings in regards to bulk and appearance.

Our studies demonstrate that this proposal would be suitable with the relationship to its neighbouring properties and we consider this proposal not to be detrimental to the street scene or over development of the site.



Aerial View of 140 - 166 Camden High Street. Green highlighted areas demonstrate the existence of front dormers and habitable units within the roof space to the neighbouring properties 140-144, 160 and 166.

8. Appearance

The appearance of the front elevation shall remain as existing on the lower floors with the addition of 2 traditional lead dormers at roof level set back from the existing architectural detail front parapet wall. The addition of the 2 dormers at the front elevation will have no impact on the front elevation feature element at roof level and will increase the visual continuity on the streetscape along the road as the 2 front dormers at 144 Camden High Street are also lead and of similar size. As required the front feature parapet has been retained due to its architectural detail making it an integral part of the street scene. The proposed dormer and skylight on the rear elevation are sympathetic to the surroundings and the adjacent rear dormer at 144 Camden High Street.

The proposed design has been well considered and does not present an intrusion to its neighbourhood by virtue of its proportions, size, bulk and style. The appearance of the new front and rear dormers will remain in keeping with the existing building and neighbouring properties and does not materially disturb the prevailing character of this area.

The proposed works will be of a high standard and incorporate the use of high quality materials. Residential design elements such as the brickwork and render walls, 1 tiled surround dormer, 2 x traditional lead finish dormers and double glazed timber sash framed windows constitute and match the residential elements of the existing building and neighbouring properties.

It has been demonstrated that this proposal would be sympathetic to the character and appearance of the existing and surrounding buildings to contribute positively and correct the visual deficiencies of the current property.

The proposal unlike the previously refused scheme (*refer to Appendix 1 for relevant drawings ref.2006/2918/P*) respects the existing character of the building, especially the front elevation parapet feature. The two front dormers are placed around the feature and are set back to compliment it and are placed symmetrically around it, in line with the windows in the lower floors, so that the uniformity of the building is not disrupted.

9. Access/Parking

The property is located on a lively road within close proximity to local amenities and is served well by public transport with bus routes along Camden High Street and nearby underground stations, Camden Town and Mornington Crescent and is close to Euston and London Kings Cross.

The proposal is a car free scheme with no provision for car parking spaces for the residential units. Due to the size of the development and town centre location, we do not foresee any undue burden placed on public services or the local infrastructure. The site is also in designated PTAL rating 6.

Provision for an internal cycle store/rack will be provided within the studio flat.

Access to the proposed residential units is from Camden High Street via a main entrance door at ground level, in line with the neighbouring properties.

The proposal provides adequate room areas to the new residential units on upper floors which are easily accessible from a common core circulation leading to each residential unit at every floor level.

10. Refuse and Recycling

Refuse and recycling storage for the proposed residential unit has been provided in line with current policies and recommendations. Provision has been made for refuse and recycling storage within the flat along with a sink waste disposal system for a more environmentally friendly waste management system to further reduce the amount of food waste. Refuse will be collected along with the other residential units located in the lower floors.

11. Summary

The proposed development for 1 new studio flat inside an existing loft/roof space has been designed to be in keeping with the residential character of the area. The overall size, scale, design and layouts of the new residential unit in the loft will provide a good living space for the resident without materially impacting on the adjoining neighbours.

This application has addressed the Camden Council's UDP policies and relevant supplementary planning guidance notes, arising from the planning consultation undertaken so far.

This application carefully addresses the pointed reasons for the earlier submitted scheme's refusal (*refer to Appendix 1 for Planning Officer's Delegated Report ref.2006/2918/P*).

- The existing roof structure has been retained and is not a mansard-style roof as per the previously refused application
- The overall density of the unit has been reduced and in accordance with policy
- The retention of the architectural detail of the feature of the parapet wall which is an integral part of the streetscape.

The proposal enhances the characteristic uses of the street, as these are believed to be essential to the preservation of the character of an area.

We trust this application will be considered for approval as it clearly demonstrates a residential proposal sympathetic to the street scene and the surrounding area.

Appendix I Previously refused planning drawings, Decision Notice and Officer Delegated Report at 146 Camden High Street dated 11th September 2006 including the erection of a mansard-style roof extension to create a one-bedroom flat.
(Ref. 2006/2918.P)

RECEIVED 14 SEP 2008



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Anthony Byrne Associates
6 Ivor Street
London
NW1 9PL

Application Ref: **2006/2918/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

11 September 2006

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
146 Camden High Street
London
NW1 0NE

Proposal:
Erection of a mansard-style roof extension to create a one-bedroom flat (Class C3).
Drawing Nos: Site Location Plan; Existing front and rear elevations; 270506/01; 02; 03; 04.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

1

The proposed mansard roof extension, by reason of its bulk and design would be an unduly prominent and inappropriate form of development and would be detrimental to the character and appearance of the host building, the terrace of which it forms a part and the Camden Town Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006, Supplementary Planning Guidance July 2002 and the Camden Town Conservation Area Statement December 1997.

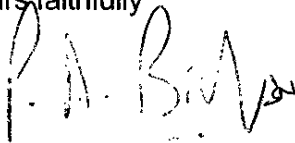


2

The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area to the detriment of highway and pedestrian safety contrary to policies T2 (Capacity of transport provision), T8 (Carfree housing and car capped housing) and SD2 (Planning obligations) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. B. M.' with a small flourish at the end.

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

Delegated Report		Analysis sheet		Expiry Date:		11/09/2006	
		N/A / attached		Consultation Expiry Date:		16/8/2006	
Officer				Application Number(s)			
Hugh Miller				2006/2918/P			
Application Address				Drawing Numbers			
146 Camden High Street London NW1 0NE				Site Location Plan; Existing front and rear elevations; 270506/03; 270506/04; 270506/01; 270506/02.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Erection of a mansard-style roof extension to create a one-bedroom flat (Class C3).							
Recommendation(s):		Refuse					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	00	No. of objections	00
Summary of consultation responses:		No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Camden Town CAAC- Object.</p> <p>Object in the strongest possible terms to the loss of the architectural detail, which is an integral part of this vital streetscape. The increase in decoration at the north end of Camden High St. by Britannia Junction is retained at all costs. This all contributes to the 'eclectic' nature of the High St. Suggest that windows are located at that upper level which will not disturb the decoration or require the removal of the decorative pediment.</p> <p>Site Notice expires 25/8/2006 –No response.</p>					

Site Description

4-storey terraced property situated on the north side of Camden High Street and bounded by Greenland Street to the east and Greenland Road west. The property is currently vacant but has retail use at the ground floor level and until recently had office B1 (Use Class) on the upper floors.

The building, which is one of a twin pair, forms part of an attractive terrace row dating from the late 19th Century, It is constructed of red brick and comprises ground plus three upper storeys with shallow pitched slate roof behind a parapet with Dutch gable. The building makes a positive contribution to the Camden Town Conservation Area of which it forms a part.

The application building is within a designated Major Shopping and Service Centre.

Relevant History

February 2005 Pp granted subject to S106 legal agreement for The change of use of first, second and third floors from office (Class B1) to residential (Class C3) comprising 3 x 1-bedroom flats (2004/2781/P).

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

RDD 2006.

- B1 –General design principles
- B3-Alterations & extensions
- B7-Conservation area
- SD6 - Amenity for occupiers & neighbours
- T2 –Capacity of transport provision
- T7 –Off-street parking, city car clubs and city bike schemes
- T8 –Carfree housing and car capped housing
- SD2 –Planning obligation

SPG: 2002

- 2.7 - Roof alterations & extensions
- 2.8 – Roofs & terraces
- Camden Town Conservation Area Statement
- 9.31 - Architectural features, materials and maintenance,
- 9.15 –Roof alterations and extensions

Assessment

The main issue concerns design and the impact on the appearance of the building and the C.A. car parking and neighbour amenity.

The application proposes the following:

- erection of a roof extension with dormer windows at the front & at rear.

Design

Roof extension:

There are 12 properties within this retail parade (140 to 166) in the Camden High Street. Within the group the roofscape remains largely unimpaired by roof alterations & roof extensions. Two properties (nos. 142 & 144) have mansard roof extensions, which vary in detailed design, size & height with dormer windows at the front roofslope. With the exception of nos. 148 –150, Dutch gables (raised architectural decorative brick pediment) on the front parapet are characteristic of the properties. The apex of the Dutch gable aligns with the lower portion of the raised party walls of the adjacent properties.

The host building and no.144 forms a pair. However, the additional mansard storey at no.144 and removal of its Dutch gable has created an imbalance detracting from their appearance. The original proposal would have resulted in the loss of the Dutch gable, which was considered unacceptable. The agent revised the scheme to retain the Dutch gable at the front parapet. However, the gable is considered to be a feature of architectural and historic interest, which adds to the character, and appearance of the building. It is considered that the proposed mansard roof extension in terms of its siting behind the gable would have an adverse effect on the appearance of the building and is unacceptable. Moreover, from long and short views from the public domain and upper floors of neighbouring buildings the additional storey behind the gable would have an adverse visual impact on the skyline, which was intended to be seen against the silhouette of the Dutch gable.

The proposed would increase the height of the adjacent party wall and chimneystack and together would obscure the views of the skyline and detract from the appearance from the building and the group of which it forms part. Moreover, as noted in the Camden Town Conservation Area Statement *“where a cluster of original roofs is considered to make an important contribution to the appearance of the Conservation Area”* no roof extensions are allowed. It further states, *“In all cases, original architectural features and detailing characteristic of each particular part of the C.A. should be retained and protected, and only be replaced when there is no alternative”*. Furthermore, where, despite past breaches, it is desirable to prevent further erosion of the roofscape/ rooflines, existing precedents (nos. 140-144 mansard extensions) will not necessarily justify the granting of permission for similar extensions. It should be noted that no.144 was granted planning approval for its mansard extension in June 1987 prior to the designation of the conservation area, which was 1997.

The proposal is contrary to policies B1, B3 and B7 of the RUDP and guidance set out in section 2.8 of the adopted SPG and therefore considered unacceptable in design terms.

Amenity

It is not considered that the proposed roof extension would cause harm through overlooking or loss of privacy. Neither would it impact on day/sunlight to adjacent occupiers & therefore accords with SD6.

Parking

Policy T7 – “Off Street Parking, City Car Clubs and City Bike Schemes”. This policy seeks to managed on-street parking, reduce the supply of off-street parking through planning decisions and require parking for cycles and people with disabilities. It also encourages alternative modes of travel (cycling, walking, public transport and car and bike clubs).

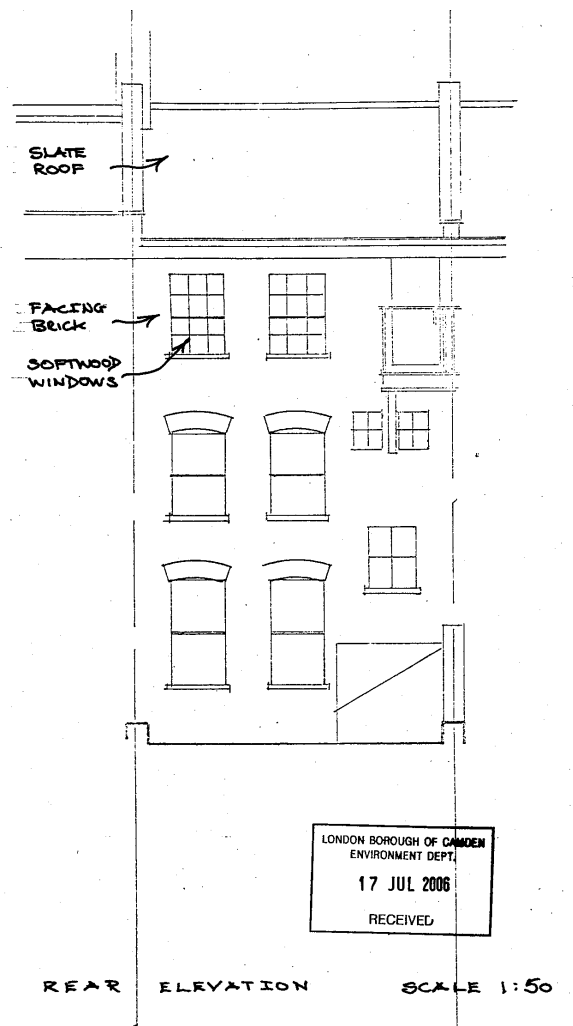
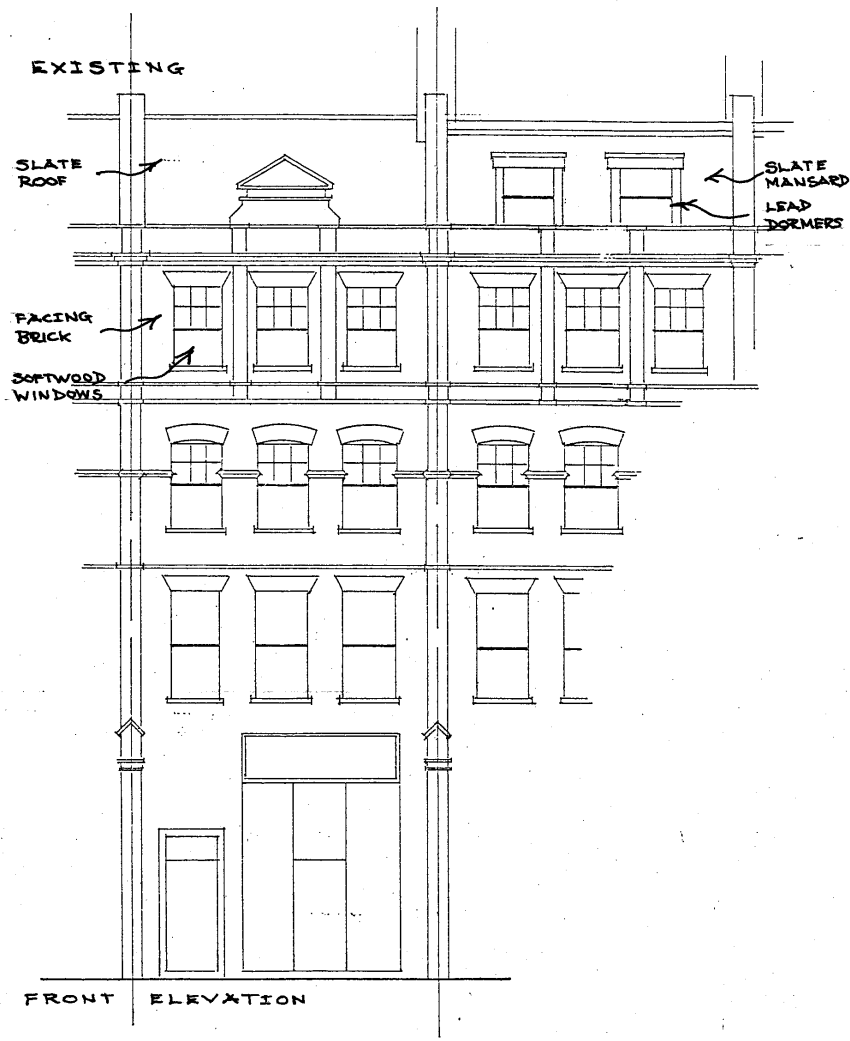
Replacement policy T8 – “Car Free Housing and Car Capped Housing”. - The immediate side streets are within a controlled parking zone plus there are limited opportunities for parking on Camden High Street and adjacent Greenland Street and Greenland Road. The site is within walking distance of the Camden Town Underground Station (Northern Line). The site also has excellent access to bus routes along Camden High Street, Camden Road and Kentish Town Road. No off-street parking would be provided and it is considered an appropriate location for car-free housing as an alternative to refusal in line with T8.

In the absence of a car-free legal agreement the proposal would contribute unacceptably towards parking stress and congestion in the locality.

Refusal is recommended.

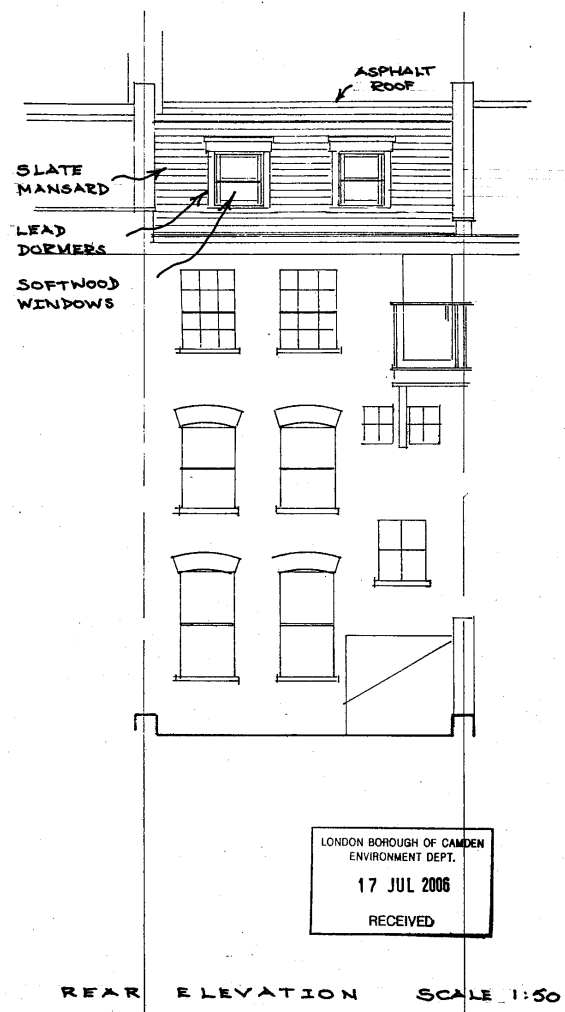
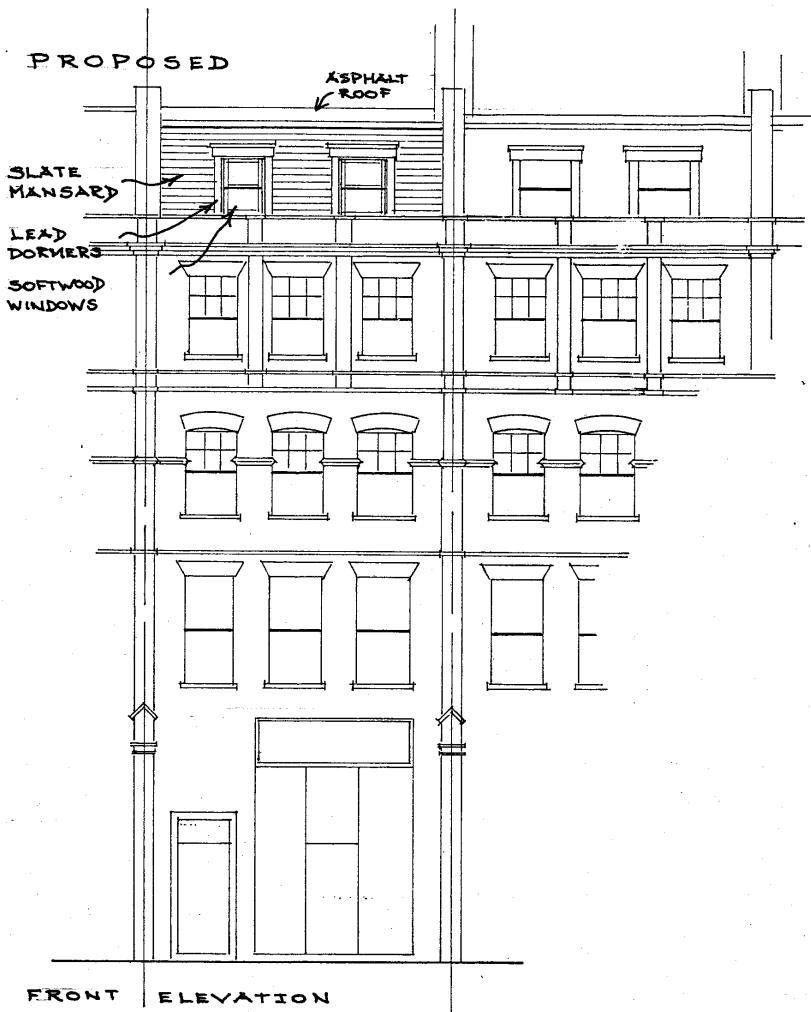
Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613



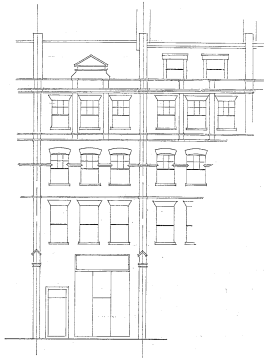
LONDON BOROUGH OF CAMDEN
 ENVIRONMENT DEPT.
 17 JUL 2006
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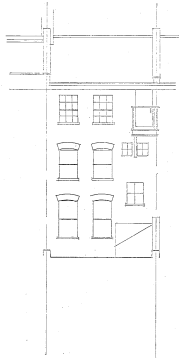


LONDON BOROUGH OF CAMDEN
 ENVIRONMENT DEPT.
 17 JUL 2006
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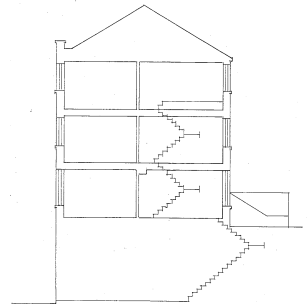


FRONT ELEVATION



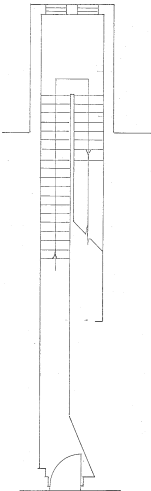
REAR ELEVATION

SCALE 1:100

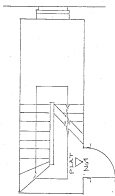


SECTION

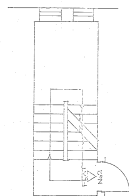
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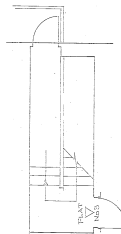
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

SITE:
146 CAMDEN HIGH STREET
LONDON NW1 0NE

PROPOSAL:
MANSARD FLAT

SURVEY

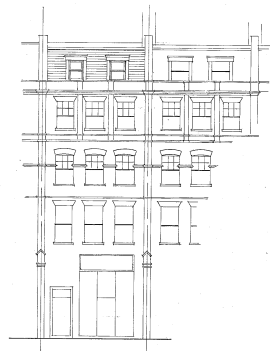
CLIENT:

Anthony Byrne Associates
6 Ivor Street, London NW1 9PL
Tel: 0207 - 267 2395
Fax: 0207 - 267 7990

SCALE 1:50 1:100 DATE 27.05.06

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DRAWING NO: 270506/03

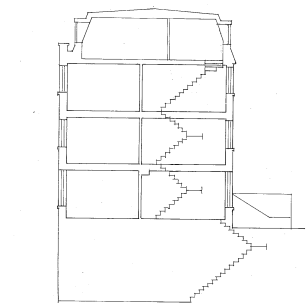


FRONT ELEVATION



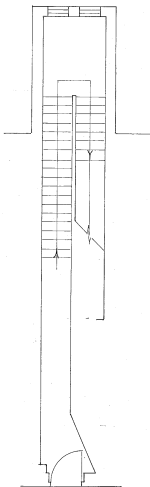
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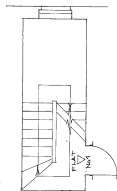


SECTION

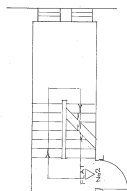
SCALE 1:100



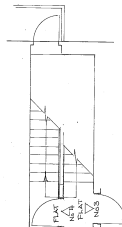
GROUND FLOOR PLAN



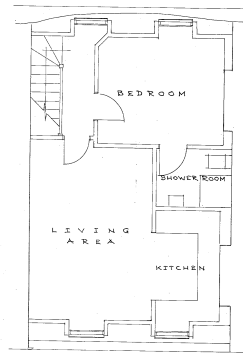
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

SITE:
146 CAMPDEN HIGH STREET
LONDON NW1 0NE

PROPOSAL:
MANSARD FLAT

PROPOSAL:
CLIENT:

Anthony Byrne Associates
5 Ivor Street, London NW1 9PL
Tel: 0207 - 267 2396
Fax: 0207 - 267 7890

SCALE 1:50 1:100 DATE: 27.05.06

SCALE 1:50

DRAWING NO: 270506/04



Image capture - Jul 2012 © 2014 Google 1 km

132 Camden High St
London, UK - approximate address
NEW Street View - Jul 2012

132 Camden High St
London, UK - approximate address
MIM Street View - Jul 2012

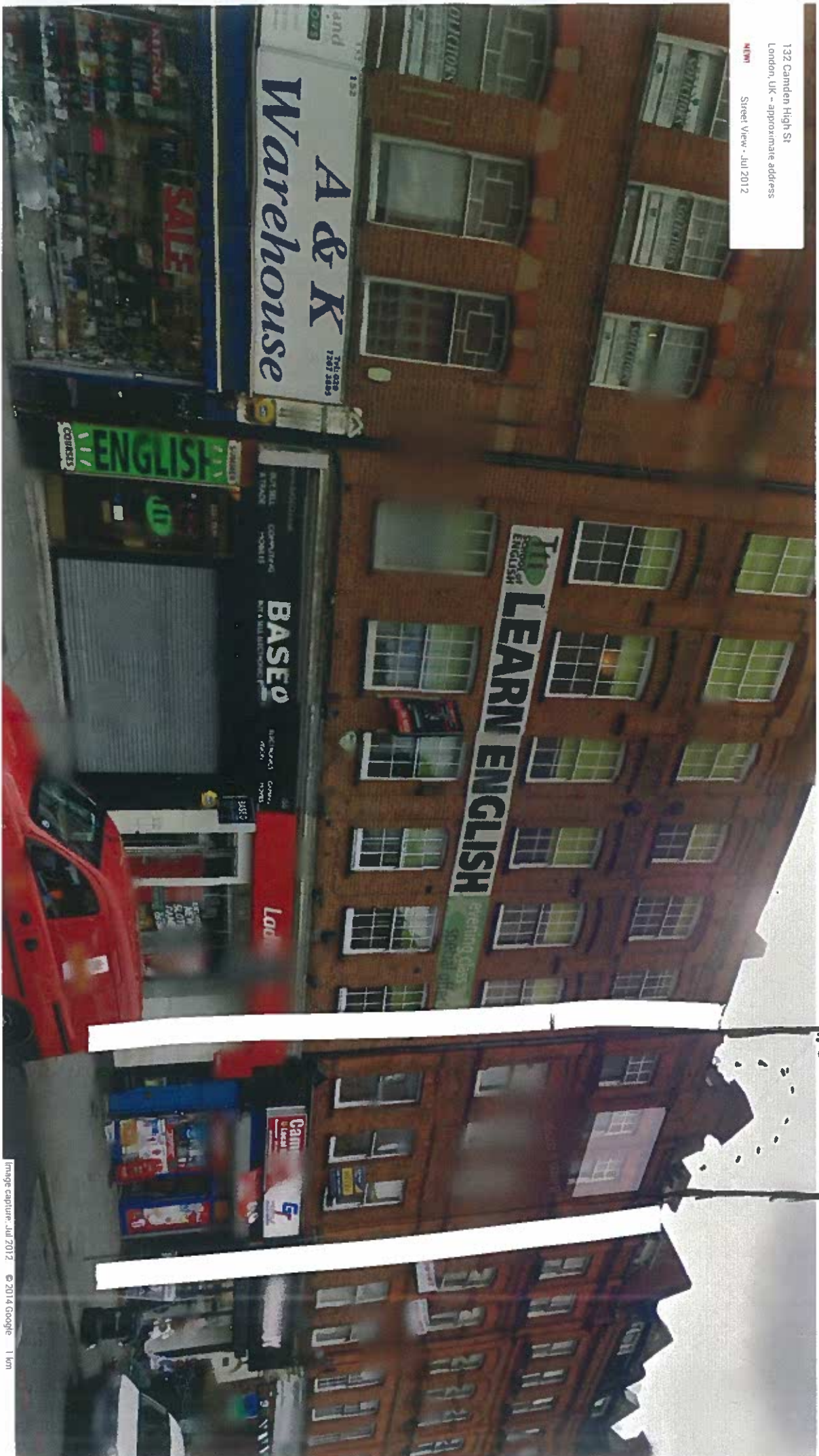


Image capture - Jul 2012 © 2014 Google 1 km

V I V E N D I
A R C H I T E C T S LTD