**Introduction**

Client

Concise Property Management

10 Greenland Street, London, NW1 0ND

Agent

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Site Address

10 Greenland Street, London, NW1 0ND

Planning history

2007 Change of use from retail use (Class A1) to alternatives uses as either retail (Class A1) or a non-residential institution (Class D1)

06.06.2014 Pre application advice

Description of proposed development

Two-storey rear extension to provide additional floor space for first floor unit and alteration of the rear facade

New build: 362.4 m2

Contents of submission

* Design and access statement
* Photographs
* Plans
* Location plan
* Existing floor plans
* Existing elevations
* Proposed floor plans
* Proposed elevations
* Proposed 3D model pictures

This statement has been prepared on behalf of our Client in support of the two-storey rear extension and the rear alteration of the building proposed and associated request for pre-application advice for their site at 10 Greenland Street, London.

**Site description and location**

The site is situated in the heart of Camden Town in the corner of Greenland Street to Camden High Street. It is located in the conversation area. There are two main buildings build in different style on site.

The buildings accommodated an old furniture warehouse known as "Bowman furniture". They are neither listed buildings, nor be considered to hold architectural value. The five-storey buildings form an L-shape with an added two storey rear extension with flat roof in the courtyard. The buildings represent different styles.

The courtyard is private and used for loading and for parking in shared use with neighbours at the rear. It is not open to public and concealed by the surrounding buildings.

Juno Records has been a tenant for 10 years occupies the entire first floor with separate entrance in Number 9 and client access in Number 10. Juno Records is a dance music store. It sells downloads in MP3 and WAV formats, a wide range of DJ equipment and accessories.

During the decade even though every inch of the unit has been utilized they overgrew the capacity of space they occupy. They employ 85 people, of which approximately 50 are on site at any one time. The existing building and the existing occupancy can't provide any more floor area for them in the existing building. They need additional space to continue their growth and to add more staff. This proposal provides additional space for them at the rear of the building over their current unit in the place of the existing asbestos roof.

**Use of the site**

The site has been used for retail on ground floor and in basement and for offices on upper floors. There is a flat on top floor as well.

The neighbouring buildings are in office and commercial use.

**Proposed plan**

The proposal provides additional floor area for Juno Records at the rear of the building on the flat roof.

There will be two storeys erected at the rear of the building over the part of the building which has a corrugated sheet pitch roof. The existing corrugated sheet roof, the existing fire escape enclosure and the existing storage enclosure all on second floor flat roof will be demolished. The new erection will be pulled back from the south side of the building to avoid adverse effect on the neighbouring building even though it is in office use. The height of the extension will not exceed the fourth floor level in consideration of daylight and of the proportion of the surrounding buildings. It is subordinate to the original building of five-storeys as it is set out in Camden planning policy. The proposal is lower than dominant buildings facing the service yard. It retains sufficient distance from the surrounding buildings.

The size and the design of the proposed extension aim to minimize the visual impact on the neighbouring properties even though it does not form part of the streetscape of the area as it faces the private courtyard surrounded by taller buildings. By remodelling the area to match it to the existing buildings it contributes to improving the appearance of the courtyard which is in appalling state at present. The alteration of the rear facade will greatly contribute to the appearance of the rear.

Access to the new floors will be provided on second floor from the existing personal lift in Number 10. There will be a new access provided to this tenancy from the courtyard. A new lift for personal use and for goods will be installed in the landlord area on ground floor which currently is used as storage. The existing fire stairs from first floor will be retained as fire exit route. The fire staircase between the first and second floor will be relocated and will also be used as direct access from first floor to the new proposed upper floors The area will be controlled by access control.

The new access route in the existing unit and among the floors require the redesign of floor on the first floor.

The building is not listed building. The fenestrations at the rear of the existing buildings had been mostly and previously replaced by windows with better thermal quality. Crittall style windows remained only in the existing two storey rear extension. Please see photos attached. The existing single glazed Crittall style windows are proposed to be replaced to meet sustainable standard and to match the area to the existing buildings. The few existing Crittall style windows that remained neither follow the character of the building any longer nor meet the sustainable standards as well as they face a private service yard concealed from public. To meet the requirement of mitigating the thermal loss and of providing appropriate ventilation thermally insulated opening windows are needed. These windows face the service yard which is in constant use.

The materials proposed are brick and plaster as of the existing buildings. The windows will be double glazed PVC similar to the ones in the existing building.

The west facade will be remodelled to best match to the rest of the building and to its surroundings.