**Introduction**

Client

Concise Property Management

10 Greenland Street, London, NW1 0ND

Agent

Petra Hajnal MSc (Architecture)

32 Boleyn Walk, Leatherhead, KT22 7HU

Phone: +447593149399

E-mail: petra.hajnal@yahoo.com

Site Address

10 Greenland Street, London, NW1 0ND

Description of proposed development

Extension over the existing roof terrace to create flats

New build: 190.00 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 one storey extension over the existing roof terrace to create two additional one bedroom flats 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 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.

There are three entrances to the buildings in No7, No9 where one of the fire staircases is located and in No10.

There are two flats located on the fourth floor with roof terrace on the fifth floor. Access to the flats happen through a lift in No10 and another one in No7.

This proposal seeks a residential extension over the existing roof terrace on the fifth floor.

**Use of the exiting site**

The site has been used for retail on ground floor and in basement and for offices on upper floors. There are two flats on fourth floor in 10 Greenland Street.

The neighbouring buildings are in office and commercial use. The Getty's building adjacent to the Bowman's building has obtained full residential planning consent.

**Proposed plan**

The proposal provides further floor area as living space facing south for the existing two flats; and additional two one bedroom flats.

The new proposed extension will be placed on the existing roof terrace. It will be pulled back from the retained parapets of the existing building so the new proposed extension will not affect the streetscape. The south side of the building faces a private concealed courtyard so it does not affect the streetscape.

It will be built from a glazed aluminium curtain wall system to reduce any impact the extension might have and to ensure it will be subservient to the existing buildings.

Due to its height, its position, its set back design and the curtain wall system the extension will be virtually indiscernible from the nearby streets.

Access to the existing flats will be retained on fourth floor. The internal layout of these two flats will be altered to accommodate one additional bedroom and to replace the living area to the fifth floor. Access to the living area will be provided by the existing stairs.

The two new one bedroom flats will be accessed through the existing lift in No10 which will be extended by one floor.

The existing fire stairs will be retained for escape purpose for all flats.

The materials proposed are thermally insulated aluminium curtain wall system and metal flat roof.