

INTRODUCTION

This submission is to build on the existing side terraces to increase the first floor office area from 303 m² to 377 m². Since 2009 when the building was completed, RANKIN Studios have enjoyed tremendous success and presently employ 45 staff. The company is expanding rapidly and urgently requires more office space (looking to expand to 69 people). The simplest and most efficient solution is to extend their existing premises. The loss of the side terraces is not seen as being detrimental.

DESIGN

The extension will be in keeping with the existing building, natural light and ventilation will be provided to the new spaces by skylights at roof level. Trevor Horne Architects - designers of the original building will be the architects for the design of the new proposal and the building works will be carried out under a traditional JCT contract. The north facing terrace is occupied by the means of escape stair, we have rerouted this stair to provide the required space. The height of the new single storey extension is 0.8m above the existing fenceline on the northern terrace at the site boundary, there is no overlooking into neighbouring properties. This extension does not cast any increased shadow on adjoining properties, nor decreases the amount of natural daylight to the neighbouring buildings. The extension to the southern side of the building comprises the existing terrace and ground floor light well - the height of the new single storey extension is 0.94m above the existing fenceline at the site boundary. There is no overlooking into neighbouring properties. This extension does not cast any increased shadow on adjoining properties, nor decreases the amount of natural daylight to the neighbouring buildings.

ACCESS

Fully disabled access to the proposed extensions is retained with use of the existing lift.

PLANNING HISTORY

Full planning consent was granted for the existing building in 2009 under the planning reference number 2009/2472/P. Subsequently, a pre-application was submitted on 6th June 2016 for this present application under reference number 2016/3353/PRE. The ground floor and first floor were both deemed in principle to be acceptable with no objections being raised on any of the points of windows/rooflights, means of escape or amenity.

	EXISTING	PROPOSED	
Ground floor studio	273 m ²	289 m ²	additional 16 m ²
1st floor office	303 m ²	377 m ²	additional 74 m ²
Total added			90 m ²



photo of existing office



photo of existing office

Job Title **RANKIN Annroy**

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Revisions

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