

Project “28 Greville Street – London EC1N 8SU”

DESIGN ACCESS STATEMENT:

AMOUNT:

The existing premises owned by applicant as the main freeholder.

The area of units as follows: *EXISTING*

4th floor level: B1-use (offices): 107.0m² (unchanged under proposed works)

3rd floor level: B1-use (offices): 107.0m² (unchanged under proposed works)

2nd floor level: B1-use (offices): 107.0m² (unchanged under proposed works)

1st Floor level: B1-use (offices): 107.0m² (unchanged under proposed works)

Ground floor: B1-use (offices): 120m² (unchanged under proposed works)

Basement mezzanine (B1-use as offices for jewellery business): 73m² (unchanged under proposed scheme)

Basement (Sui-generis use) as work shop for the jewellery business: 202 m²

The proposal for roof extension with alteration for front elevation of fourth floor level will create new upper floor levels to match adjoining premises.

The amendments for front alterations at 4th floor level will not create additional floor space for existing office areas. The proposed changes to roof by creating new level to accommodate

3-self-contained residential flats will provide the following areas:

New 5th floor: 149m² of gross floor areas (including new stairs and hallway) which the net usable C3-use residential flats will be: Flat-1: 64m² as 1-bedroom flat & Flat-2: 54m² as 1-bedroom flat

New 6th floor: will be gross 129M-sq floor area (including stairs and hall) with new residential flat-3 used as C3-clasification with internal area: 108m-sq as 2-bedroom flat

LAYOUT:

The proposed scheme of 2-storey roof extension to create new residential units will create large accommodations which are providing greater areas from standards set by Camden Council and also London Housing Units sizes (table-3.3).

These flats provide net areas of 54m-sq and 64m-sq for 1-bedroom units and 108m-sq for 2-bedroom units as residential accommodations and meet the standards for good housing design and building regulations.

SCALE:

The Length, Height, and the Width of the building will be altered by the proposed scheme to all elevations, since the new proposal will include amendments to the front elevation of 4th floor level to change and match existing window openings.

The proposal also includes roof extension will raising the perimeter walls to line up with adjoining site at 30-GREVILLE STREET. The building will be in keeping with adjoining site.

The distance of the building to the adjoining sites will be more than 20m distance and therefore no impact for loss of light or privacy to the adjoining premises.

LANDSCAPING:

The current premises do not have any landscaping and the proposed scheme does not require Landscaping as AMENITY space.

APEARANCE:

The external appearance of the building will be altered at front elevation by amending the 4th floor front wall and window openings to match existing façade. The 2-storey roof extension and raising the perimeter walls will be in keeping to the adjacent building which has the roof height and party wall at our proposed level.

USE:

The existing uses of building at lower levels will be retained and remain unchanged under proposal. The new top levels to create new self-contained residential flats as C3-use. The scheme also involve remodelling the chimney flues to create new sanitary areas for each designated levels

ACCESS:

The entrance aspect of the premises will not alter under proposed scheme. The rear fire escape routes and means of amenity will be retained to comply with Fire Regulations. The main access to each designated unit will remain in tacked under current condition (from main entrances) and will not alter under proposed scheme.

The new areas will have energy efficient electrical lights and also sufficient amount of internal insulation to be provided to retain the thermal conductivity of the structure in compliance to Building Control Guidelines (Min U-Value for walls to be 0.28). All windows have thermal capacity to comply with Part-L of Building Regulation (Min U-Value to be 1.6 for windows) and remain unchanged under proposed scheme. The doors to be fire checked and all communal areas to have smoke detectors that are connected to independent circuits. The construction scheme will improve the existing structure by design compliance to British Standards & Building Regulations, in order to enhance the life time of the building and also to retain a stable structure.

The new upper levels (5th and 6th floor levels) to have new internal access stairs with new access lift to serve upper levels.