

27 February 2017

Attn:
London Borough of Camden
Planning Department

Re: Greatcroft Centre, Great Croft, Cromer Street, London WC1H 8LF

Planning Application for an erection of a single-storey rear extension at lower ground floor level and hard and soft landscaping works including the provision of ramped garden access

Dear Sir / Madam

On behalf of Mrs Monica Riveros of Age UK Camden, occupier of the above mentioned property, we are pleased submit the planning application and associated site location plans, drawings and documentation.

The proposed development in the planning application includes an erection of a single-storey rear extension at lower ground floor level and hard and soft landscaping works including the provision of ramped garden access at Great Croft, Cromer Street, London WC1H 8LF, to offer the elderly people, Dementia and the community in the neighbourhood with better, accessible facilities and environment and to encourage interactions between these people and the day centre, as follows:

- A proposed rear extension is a rear part-glazed extension that would measure 3m deep x 8.1m wide x 3.12m high (with eaves height 3.27m). The flat roof plate of the extension would extend an additional 7m along the width of the building, tapering towards the building to create a canopy. The extension would be enclosed with full length glazing on the south and west elevations but would have a solid east elevation and roof. Part of the roof profile would be a green roof. the extension will work s a social/interactive lounge for elderly people and Dementia and the community in the neighbourhood.
- A proposed garden ramp is to enable access between the day centre at lower ground floor level and the gate at street/ ground floor level to offer the elderly people and Dementia and the community in the neighbourhood with accessible access and more user-friendly environment within and from/to the garden.

Proposal Objectives:

The project proposal was prepared with the objectives of improving the Centre's infrastructure, facilities and environment, as part of the Centre's improvement plans, to:

- provide better services and accommodation to the elderly people and Dementia,
- provide better access from/to the gate at the street level from the public pavement and better access between the centre and the garden
- encourage interactivities among the elderly people and Dementia, and
- encourage relationship and interactions with neighbours in the neighbourhood / community.

The design package submitted with the planning application includes:

- **Site location plans** – 1:1250 and 1:500
1601-SM-000, 1601-SM-001
- **Existing drawings** – 1:100 and 1:50
1601-EX-001, 1601-EX-001A, 1601-EX-002, 1601-EX-002A, 1601-EX-003, 1601-EX-003A
- **Proposed drawings** – 1:100, 1:50 and 1:20
1601-GA-001, 1601-GA-002, 1601-GA-003, 1601-GA-003A, 1601-GA-004, 1601-GA-004A,
1601-GA-005, 1601-GA-006, 1601-GA-006A, 1601-GA-006B, 1601-GA-007, 1601-GA-008
- **Design and Access Statement**
- **Arboricultural Report**

Please note that all drawings and documentation above are submitted now except the Arboricultural Report, which will be submitted by 7th March 2017.

We look forward to your review and approval of this application. Should you have any queries please do not hesitate to contact me.

Yours sincerely



Charles Phu

For and on behalf of Applicant Mrs Monica Riveros / Age UK Camden

Charles Phu
Design Director / Founder

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