

fig. 2 Street view of Parkway

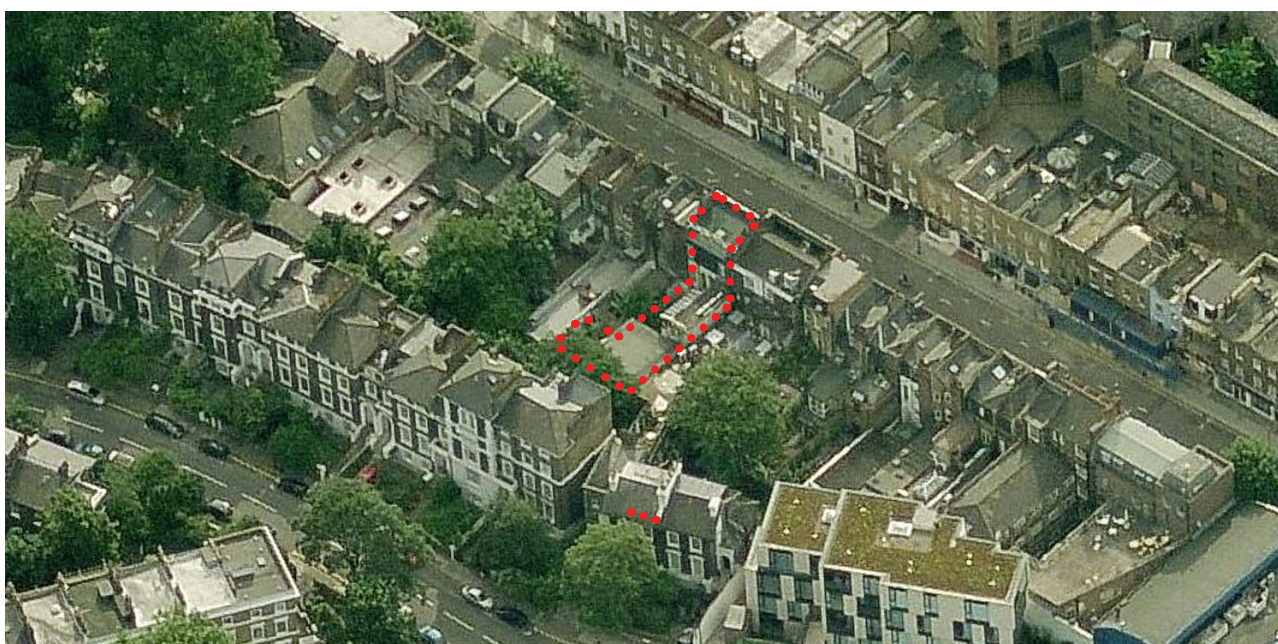


fig. 3 Aerial view of Parkway

## DESIGN PROPOSAL

The Solicitors office occupies all parts of the existing building including extensions and there is a requirement to provide additional space for the business. The proposal aims to maximise the use of the current “dead” space of the rear garden as well as blending into the surrounding environment with minimum interventions. The design aims to develop the existing office space environment to achieve better working conditions. We believe the proposed changes are in favour of the property, sympathetic to the surrounding context and meet the conservation area requirements.

The proposal includes a single storey rear extension to the rear part of the property. The design aims to protect the existing structures and fit into the available space in a sensitive way. The adjacent party walls (one of which is listed) will remain intact due to the allowed separation between them and the new structure.

Adequate sunlight will be brought into the new office space through the high-level windows and full height door to the rear garden. A big opening between the existing and the proposed space will create fluid and modern space.

The height of the new extension will match the existing rear extension. The internal levels and the heights of the space will stay consistent to the existing ones.

## **MATERIALS AND APPEARANCE**

The external appearance of the extension is deliberately chosen to reflect the surrounding context. The north and the west elevations facing the party walls and the neighbouring properties are constructed in London stock bricks to blend into the environment. The east elevation will be in London white bricks, inspired by the painted brick (in white) of the property and a classic London Courtyard material showing quality and a reflective nature.

New windows and doors are proposed in the crittall type steel frames with double glazing.

The flat roof will be finished in single ply membrane concealed behind a parapet wall to match the rest of the property.

## **ACCESS**

There will be no changes to the existing access and internal circulation. There will be two ways to reach the new space - through the building or through the garden.

## **SUSTAINABILITY**

It is our aim to use the renovation and extension of the building as an opportunity to minimise the energy requirements of the house. We aim to employ the following sustainable elements:

- Use low energy lighting solutions.
- Insulate the new parts of the building.
- East facing windows to avoid excessive solar gain.

## **PLANNING HISTORY**

**02-10-2002** - PEX0200797 - The extension in height of the existing front railings together with the installation of new gates. As shown on photographs, site plan, drawing no. SM 2002/87A.

**22-06-1992** - 9200598 - Erection of timber and glass extension at rear first floor level to provide additional office space as shown on drawing numbers PW/92/1 and PW/92/2.

**04-08-1986** - 8601449 - Alterations to the front elevation including the erection of a canopy as shown on drawing numbers PW1 and PW2.

**05-10-1982** - 35070 - Continued use of the whole building as offices.

**27-03-1980** - 30257 - Continued use as Offices.

**26-08-1976** - J11/11/B/23283 - Continuation of the use as offices for use by professions engaged in the desing of buildings.

**02-06-1975** - 20960 - The waiving of condition No. 1 of the Planning Approval granted on 2nd February, 1973, reg. no. J11/11/B/15387, for the continued permanent use for offices by professions engaged in the design and construction of buildings.

**27-12-1972** - 15387 - Continuation of the use of 90-92 Parkway, NW1, as offices for use by professions engaged in the design and construction of buildings.

**01-05-1967** - 3598 - Parkway, Camden Rscerstruction of the ground floor frentage of 90-92 Parkway, Camden and alterations at rear.

**27-01-1967** - 3162 - Change of use for a limited period of 90 and 92 Farkway, Camden, from Andaotriol to use as of-fices by Architocts and Quantiry Survopore.

**05-05-1966** - 1957 - The erection and retention for a limited period of a single storey extension for storage use in connection with light industrial use at 90-92, Parkway, Camden.





fig. 4 Garden view toward the rear of 90-92 Parkway



fig. 5 Garden view towards Gloucester Crescent and listed party wall



fig. 6 Garden alley between existing extension and 88 Parkway



fig. 7 View from the top floor of the building towards Gloucester Crescent