



**PHOENIX COURT**  
**Purchase Street, NW1 1EL**  
Design & Access Statement

June 2017

**sElGAsCaNo**



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# Contents

## 1.0 Brief

1.1	Introduction	4
1.2	Background and Project Particulars	4
1.3	Pre-application aims and outcomes	4
1.4	About selgascano	5

## 2.0 Location and Site Analysis

2.1	Site Location and Description	7
2.2	Site Analysis - Heritage	9
2.3	Local Land Uses	9
2.4	Neighbouring Amenities	9

## 3.0 The proposals

3.1	Approach Summary	10
3.2	Facade Improvements- Windows openings	12
3.3	Facade Improvements- Green wall	14
3.4	Overview	17
3.5	Access	19

# 1.0 Brief

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## 1.1 Introduction

This Planning, Design and Access Statement has been prepared on behalf of LocalGlobe to present to the London Borough of Camden planning team for the development of Phoenix Court.

The planning is applicable to the upper ground floor only of Phoenix Court, which is to be rented by LocalGlobe LLP, who are to bare the costs of the planning completed within this application.

This document has been prepared by Selgascano architects, on behalf of our client, LocalGlobe.

## 1.3 Application aims and outcomes

In order to assist the re-development of Phoenix Court, this document evaluates the key planning considerations to be taken into account in developing the proposals, based on planning policy, other existing consents for the building and surrounding constraints, including the protection of neighbouring residential amenity.

## 1.2 Background and Project Particulars

Phoenix Court has previously been used for office space purposes, and the premises is currently empty.

The proposed works requiring planning consent are as follows:

- Alterations to both facades window openings, making a continuous horizontal opening when possible and increasing the height of the opening by lowering the existing sill level by 50 cm approximately.
- Introduction of a new green wall by making a continuous planter along the facade at ground floor level and another continuous planter at first floor level terraces just behind the existing balustrade.