

Design & Access Statement  
for 124 Camden High Street

- Change of Use of part of the building from A1 to B1.
- A minor modification of the rear entrance for office use.

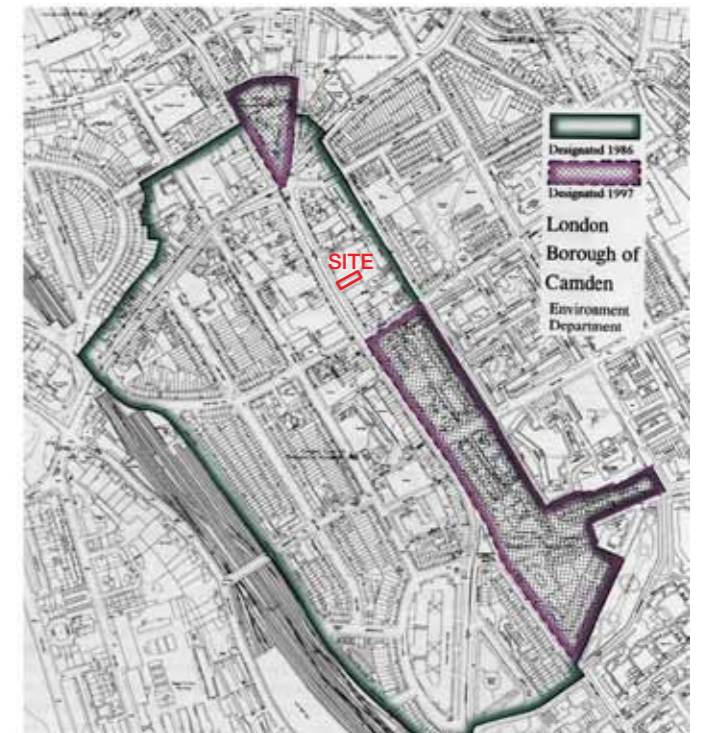
This Design and Access Statement is to present a scheme for a change of use and a minor modification to an existing building located at Camden High Street.

The aim of the proposal is to create a self-contained office (B1a) from a part of an existing shop unit(A1) and a new entrance for the new office. This will involve a minor modification of the entrance of the rear side of the building.



The Site is located in Camden on Camden High Street. The existing building consists of a ground plus two-storey structure, consisting of retail on the lower floor and retail and office above.

The site is located in Camden Town Conservation Areas. 124 Camden high Street London NW1 0LU (Designation Date 01/11/1986)





The Site is a 3-storey-retail unit.(Use Class A1) This unit had a shop on the ground floor and a meeting room and storage on the first floor. Currently, the whole building is empty as the shop moved out.

An access to the upper floor is not practical as it is only possible through the shop. So, this project will involve a minor modification at the rear side of the building to create a new entrance for the office on the location of the existing entrance.

There will not be any modification from the front view.

Existing Front View



Existing Rear View



Existing Rear View

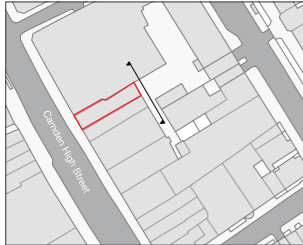


At the rear side of the building, there is a roof terrace on the second floor which is invisible from the ground floor. First Floor and Ground floor are sharing the same facade.

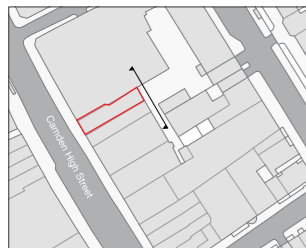
Existing Rear View



Existing Rear View - Roof Terrace



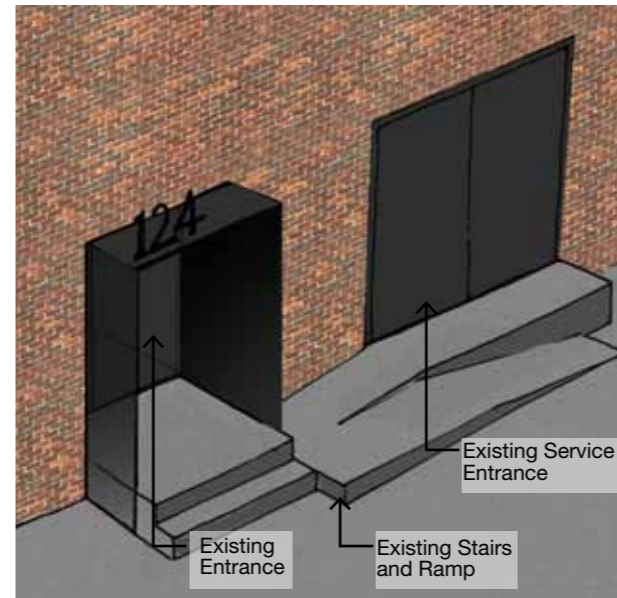
← SITE : 124 Camden High Street →



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A newly modified entrance will create a clear signage and canopy for the new office. This signage and canopy will create a welcoming atmosphere for the office.

Proposed Entrance to the Upper Office



Entrance Design & Material Reference



Existing Drawings :

- CAMh124\_EX 001 Site Location
- CAMh124\_EX 002 Site Plan
- CAMh124\_EX 100 Ground Floor
- CAMh124\_EX 101 First Floor
- CAMh124\_EX 102 SecondFloor
- CAMh124\_EX 103 Roof Level
- CAMh124\_EX 200 Section A-A
- CAMh124\_EX 201 Section B-B
- CAMh124\_EX 202 Section C-C
- CAMh124\_EX 300 Front Elevation
- CAMh124\_EX 301 Rear Elevation
- CAMh124\_EX 400 Bin Collection Parking Arrangement

Proposal Drawings :

- CAMh124\_GA 001 Site Location
- CAMh124\_GA 002 Site Plan
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