

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.

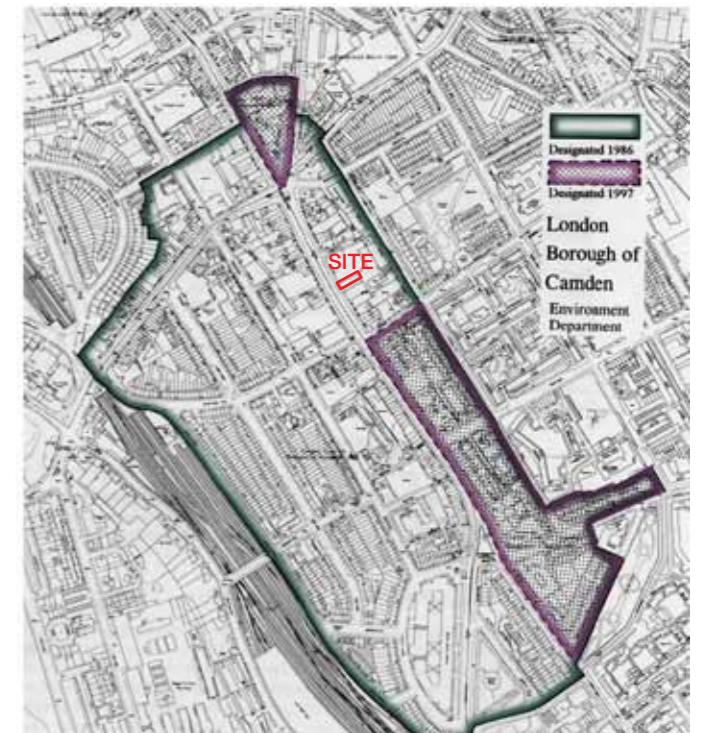
This Design and Access Statement is to present a scheme for a change of use and a minor modification to an existing building located at Camden High Street.

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 Front View



The Site is currently a 3-Storey retail unit with use class A1. Yet the upper floors are under-utilised as they are vacant.

- Ground Floor - Shop Retail - 92.28m²
- Storage & WC - 44.8m²
- Total - 137.08m²

First Floor - Vacant Space 113.02m²

Second Floor - Vacant Space - 37.91m²

Therefore, we propose it is reasonable to change the use of these upper floors to an office(B1) while retaining the ground floor as retail use. There will be no loss of retail space on the ground floor.

Existing First Floor - Storage



Existing First Floor - Meeting Room



Existing Second Floor



Existing Rear View

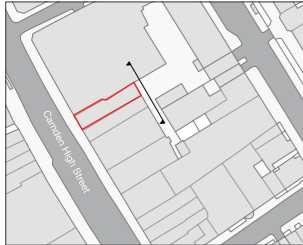


At the rear side of the building, there is a roof terrace on the second floor which is invisible from the ground floor. First Floor and Ground floor are sharing the same facade.

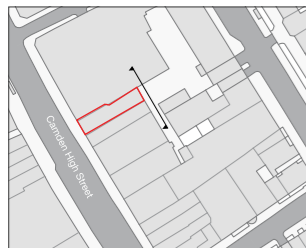
Existing Rear View



Existing Rear View - Roof Terrace



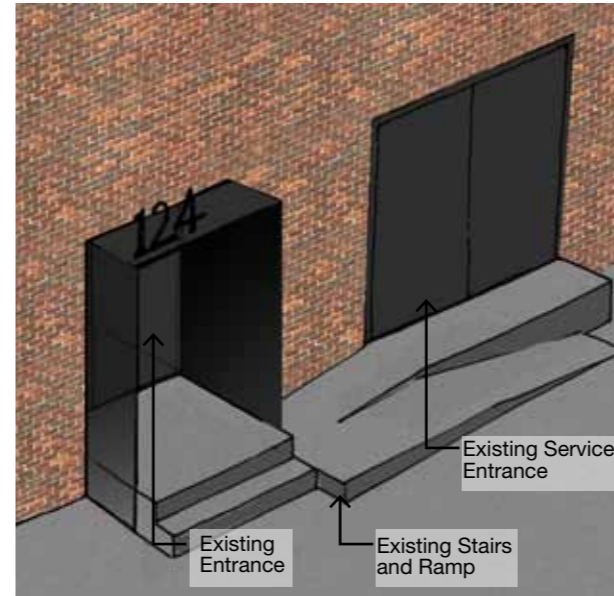
← SITE : 124 Camden High Street →



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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
CAMh124_GA 100 Ground Floor
CAMh124_GA 101 First Floor
CAMh124_GA 102 SecondFloor
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CAMh124_GA 200 Section A-A
CAMh124_GA 201 Section B-B
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CAMh124_GA 300 Front Elevation
CAMh124_GA 301 Rear Elevation
CAMh124_GA 400 Bin Collection Parking Arrangement
CAMh124_GA 401 New Entrance