

PROPOSED REFURBISHMENT INCLUDES:

- 1: REPLACEMENT OF SHOPFRONT
- 2: PROVISION OF SECURE CYCLE STORAGE
- 3: ADDITION OF ROOF OVER EXISTING EXTERNAL ESCAPE STAIRCASE (BUILDING CONTROL REQUIREMENT)
- 4: UPGRADE EXISTING ROOF TERRACE AT 3RD FLOOR LEVEL AND NEW ONE AT 1ST FLOOR LEVEL
- 5: ROOFTOP A/C PLANT ENCLOSURE
- 6: SIGNAGE (Rev A)

Planning history:

No records found. Date validated is between 01 January 1929 and 31st December 2019 and Site Address contains 97-99 and Street is Camden High Street, London.

Also searched 97 Camden High Street and 99 Camden High Street.

- 1: SHOPFRONT
- The existing ground floor is accessed at the side (Mary Terrace).
- G/15 Existing
- G/15 and D/01 Proposed



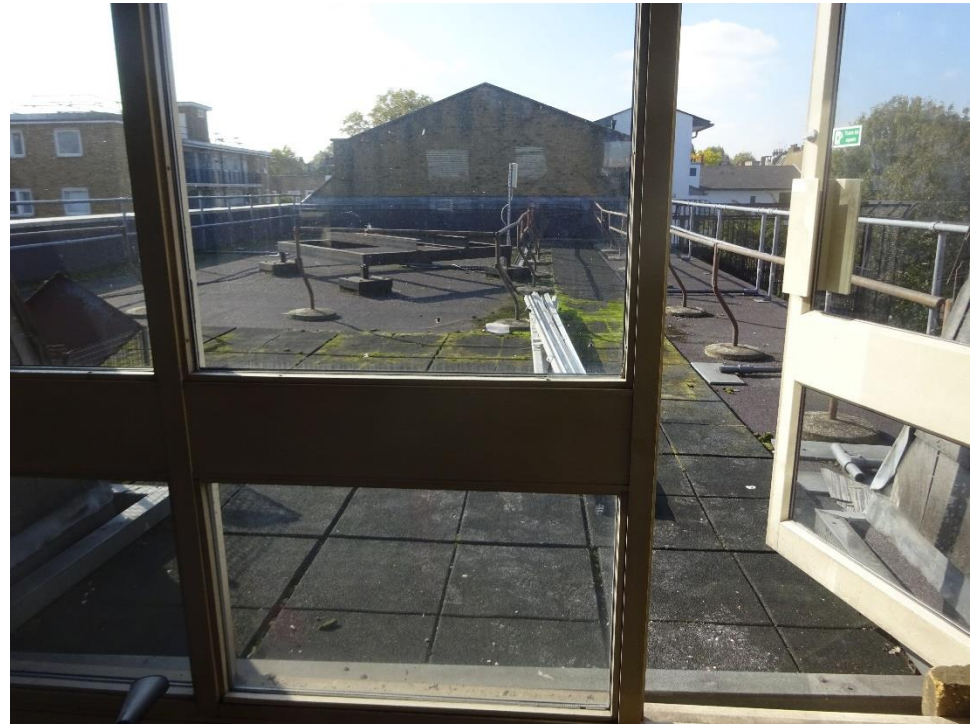
- 2: SECURE CYCLE STORAGE
- There are fixed cycle racks near the building, opposite the side entrance in Mary Terrace. The existing building does not provide cycle storage within its curtilage. Policy 6.9 of The London Plan 2016, it is proposed to provide secure cycle storage by forming an enclosure within the ground floor and forming an access door adjacent to the existing fire escape door in Mary Terrace. This would provide two tier cycle storage racks within a locked room for use of the building occupants. On the same elevation there is a now redundant 'door size' louvre panel which we intend to remove and replace with a high level window with brickwork below, as the existing windows on either side.
- G/06 Existing
- G/16 Proposed



- 3: FIRE ESCAPE ROOF
- Building Regulations Part B2 5.25 requires protection of the escape stair from adverse weather conditions. It is proposed to extend the existing, black painted, steel framework to support a new flat roof.
- G/07 Existing
- G/24, D/03 Proposed



- 4: UPGRADE ROOF TERRACE
- There is existing access to the flat roof area at 3rd floor level. The existing handrails are not suitable to provide adequate safety. It is proposed to provide new, boarded floor finish to an area restricted at the perimeter by an 1100mm high (above deck level) barrier covered with synthetic box hedge. A combination of perimeter bollard lights and square stainless steel LED floor lights will provide illumination of the floor level when needed. This also form the escape route to the fire existing fire escape staircase. Approx. area within the perimeter barrier 133m².
- G/05 Existing
- G/13 and D/02 Proposed



- 1st FLOOR ROOF TERRACE
- There is an existing flat roof at first floor level which it is intended to improve in the same way as the 3rd floor external terrace. Approx. area within the perimeter edge protection would be 31m².
- G/03 Existing G/11 Proposed



- 5: A/C EQUIPMENT LOCATION
- The gable end of the adjacent property (No.1 Mary Terrace) forms the end of the existing flat roof of the application site. Access to this area is to be improved with decking, lighting, perimeter edge protection. It is proposed to site external A/C units near the gable end. As shown on G/13 and D/03.

G/07 Existing

G/13 D/03 Proposed



- 6: SIGNAGE
- The existing signage to Camden High Street is to be retained (repaired as necessary) for use of the future ground floor tenant company.
- It is proposed to add a square sign (1m x 1m) projecting out from the existing Camden High Street sign to identify the office entrance in Mary Terrace. There are many such signs along Camden High Street. The height of this proposed sign would be approximately 3m above Camden High Street pavement level (as shown on drawing D/01).

Existing: G/06

Existing and proposed G/15

Proposed: D/01



DRAWINGS:

G/01	Site, Location
G/02	Existing Ground Floor
G/03	Existing First Floor
G/04	Existing Second Floor
G/05	Existing Third Floor
G/06	Existing South Elevation
G/07	Existing Roof Terrace / Fire Escape
G/10revC	Proposed Ground Floor
G/11revD	Proposed First Floor
G/12revD	Proposed Second Floor
G/13revC	Proposed Third Floor
G/14revA	Proposed Section
G/15revC	Proposed Camden High Street Elevation (and Existing)
G/16revA	Proposed South Elevation
G/24	Proposed Roof Terrace / Fire Escape
D/01revD	Proposed Camden High Street Elevation
D/02	Proposed Roof Terrace
D/03	Proposed Fire Escape Roof