



Symes Works

**15a-37 Camden High Street, London
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On behalf of Fabrix Capital

Design and Access Statement

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1.0 Introduction

1.1 Purpose of the Document

This document has been prepared by pH+ Architects on behalf of Fabrix Capital, for the proposed refurbishment and extension of 15a-37 Camden High Street.

It sets out the aims and intentions of the design that result from the client's brief and explains how the constraints and opportunities presented by the site have been identified and maximised to produce a high quality, site-specific design, at an appropriate scale. It is believed that the design will contribute positively to the immediate area whilst complying with the Borough's Planning Policy Framework.

The key planning benefits of this scheme include:

- Opportunity to expand and renovate an existing structure.
- The provision of refurbished office spaces in a high demand area.

1.2 Outline of Proposals

The key planning benefits of the proposals help to facilitate the change of use to office (B1 - Business), currently under planning with the London Borough of Camden.

They include:

- Repair, refurbish and replace the existing structure, roof coverings, external pavings and finishes externally and internally throughout.
- Replace failed roof glazing system and full overhaul of rainwater goods and gutters.
- Rationalise and open the space to provide a coherent layout for office space planning.
- Replace MEP services in light of a sustainable approach and to ensure significant reduction in energy consumption with a much improved condition on the existing building.
- Repair and redecorate the rear access alley including the replacement of the existing gates from Camden High Street.
- Introducing a light massing into the courtyard with reception use, to optimise the use of the central space and distribution.
- Introducing compliant provision of refuse, cycle storage and shower/locker room with consequent redesign of the ground floor level on Symes Mews facade.