

## **269 CAMDEN HIGH STREET, LONDON, NW1 7BX: ROOF ALTERATIONS**

DESIGN AND ACCESS STATEMENT

AUGUST 2019



1. Location Plan (Proposed site outlined in red)

## 1. INTRODUCTION

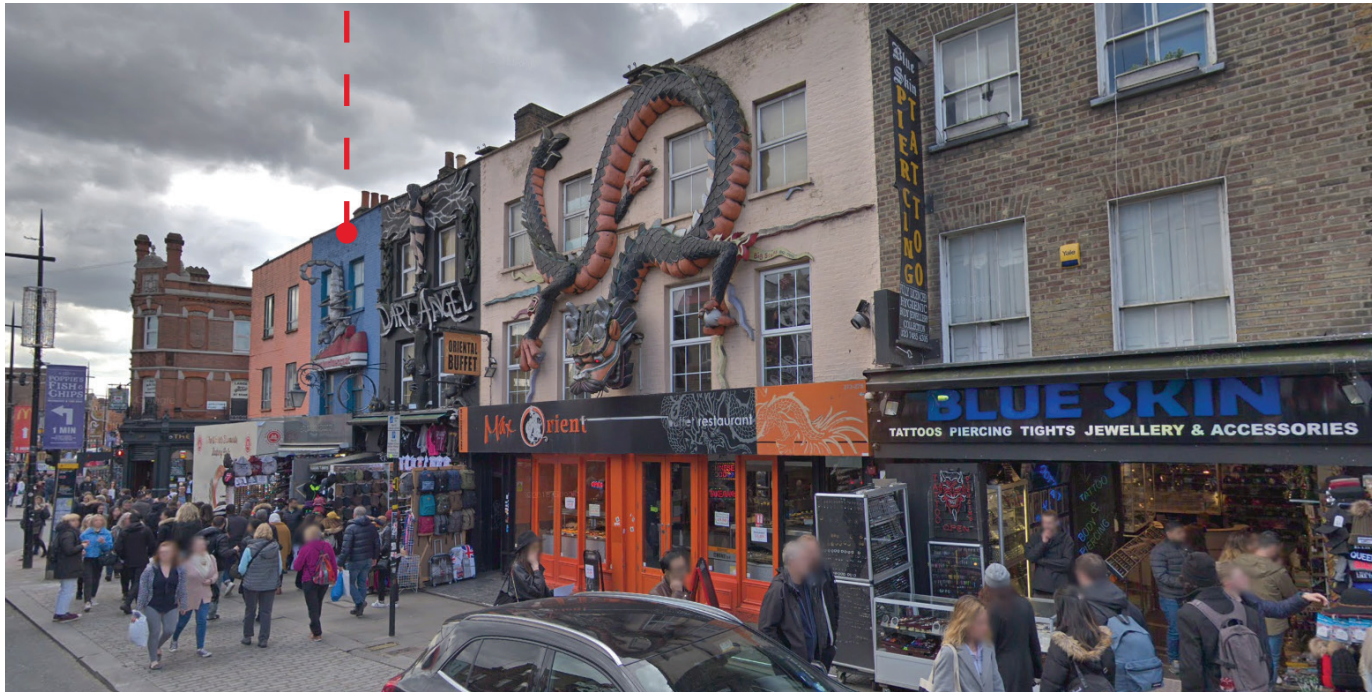
- 1.1 This Design and Access Statement concerns proposed roof alterations at 269 Camden High Street, whereby it is proposed to replace the existing butterfly roof with a new flat roof structure.

## 2. CONTEXT

- 2.1 The application site of 269 Camden High Street is located close to the junction of Camden High Street and Jamestown Road. It is within 3 minutes walking distance of Camden Town Tube Station. It is not located within any designated conservation area in the London Borough of Camden.
- 2.2 The existing building is a four-storey plus basement, mixed-used, mid-terrace building with a two-storey rear extension. The ground floor and basement of the main building, as well as the two floors of the rear extension, are currently used as retail and storage spaces. A two-bedroom residential unit occupies the upper first and second floors.
- 2.3 The existing front elevation of the building is painted brickwork with single-glazed, sliding-sash windows. Currently there are 2no large relief sculptures fixed to the front of the building at first and second floors.
- 2.4 The existing building is of masonry construction. On the main building, the existing butterfly roof has a slate roof covering, which is in poor condition. The existing rear extension has an asphalt-covered flat roof, with roof lights and roof-mounted air-conditioning outdoor condenser units.
- 2.5 The rear of the application site has received planning consent for a single storey roof extension associated with the use as retail unit (Class A1) (Consent Ref. 2016/5149/P, dated 29.11.2016).
- 2.6 The applicant is the freeholder of the entire application site.



PROPOSED SITE



2. 269 Camden High Street in the existing street context (view towards Camden Town tube station)



3. 269 Camden High Street in the existing street context (view towards Camden Lock)



4. Existing front elevation of 269 Camden High Street.

### 3. EXISTING LAYOUT

- 3.1 The existing ground floor and basement of the main building, as well as the two floors of the rear extension, will be retained for commercial uses. Refer to drawing 549-P1
- 3.2 The existing upper floors of the main building will be retained as a self-contained two-bedroom residential unit. Refer to drawing 549-P2.
- 3.3 Existing elevation and section drawings refer to drawings 549-P3 and 549-P4





5. Existing rear elevation of 269 Camden High Street (First and Second floors)



6. Existing butterfly roof and chimney stacks in relation to party wall between 269 and 271 Camden High Street



7. Existing butterfly roof and chimney stacks in relation to party wall between 267 and 269 Camden High Street



## 4. PROPOSED DESIGN

- 4.1 All parts of the existing butterfly roof are in poor condition, as the existing slate covering is dilapidated and in need of replacement, whilst the existing timber structure, including the central valley gutter, has deteriorated due to water ingress over time, and is in need of complete replacement.
- 4.2 It is proposed to replace the existing roof with a new flat roof with a single-ply membrane roof covering and a high level of thermal insulation. The roof renewal is an integral part of the proposed repair and upgrading of the building fabric, which will improve the visual amenity of Camden High Street and enhance the local area.
- 4.3 The proposed flat roof will be set below the existing front parapet wall. It will not be visible from Camden High Street.
- 4.4 The existing air conditioning outdoor condenser units will be relocated from the rear extension flat roof to the proposed flat roof of the main building. The A/C condenser units will be enclosed within an acoustic enclosure.
- 4.5 The proposed A/C condenser units enclosure will be set back from the rear parapet and located next to the existing chimney stack. It will not be visible, neither from Jamestown Road, nor from Camden High Street.
- 4.6 The proposal will have no negative impact, in terms of loss of daylight, sunlight or visual amenity, on any adjoining properties, nor on any existing residents of Camden High Street.
- 4.7 The proposal will not alter the existing access to the building, and will not alter the existing internal layout of the building.
- 4.8 Proposed roof plan, sections and elevations refer to drawing 549-P05