

Design & Access Statement: 12/01/2020 for Concise Property Management Limited

Supporting Façade Replacement at 126-138 Camden High Street,
London. NW1 0LU

Current property & use.

The existing Retail Unit is on Camden High Street situated between Camden Town and Mornington Crescent Tube stations and it is in keeping with other retail premises near to it.

The building is of masonry construction, with nearly full height timber framed glazing to the ground floor retail premises occupied by Waterstone's and nearly full height extruded aluminium framed glazing to the premises occupied by Poundland

There are no parking spaces as it is a city centre location.

Current access into the premises by members of the public and staff is through either hinged double timber framed glazed doors or hinged double extruded aluminium framed glazed doors, all with level thresholds.

Proposed Alterations to Existing Building Design & Access.

The proposed design removes the existing external façades complete across the entire frontage of the two buildings and replaces them with one amalgamated extruded aluminium framed glazed façade with a pair of automatic PIR activated extruded aluminium framed glazed sliding doors for access the retail area and a hinged steel flush outward opening secure basement fire exit door. Façade framing to glazing, stall risers, piers and doors are all coloured grey – RAL 7035.

The building is not listed, either nationally or locally, and the section of Camden High Street does not come under the auspices of a Conservation area.

The works being proposed as described above will not impact on the character of the building and/or any adjoining properties. The design proposals are purely for cosmetic alterations to the external fabric