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## Introduction

This brochure forms the pre-application submission to Camden Council for the refurbishment and extension of the 2<sup>nd</sup> and 3<sup>rd</sup> floors of 99 - 101 Parkway, London NW1 on behalf of the current owners UK Real Estate Ltd.

The brochure has been produced in collaboration with Savills Planning.

99-101 Parkway are mid C19 stock brick buildings which have undergone significant modifications over their life time.

The two properties have been joined to form a single retail unit at ground floor with three residential units above.

To the rear a small roof terrace leads onto a flat roof which provides access to a rear fire escape stair for the residential units.

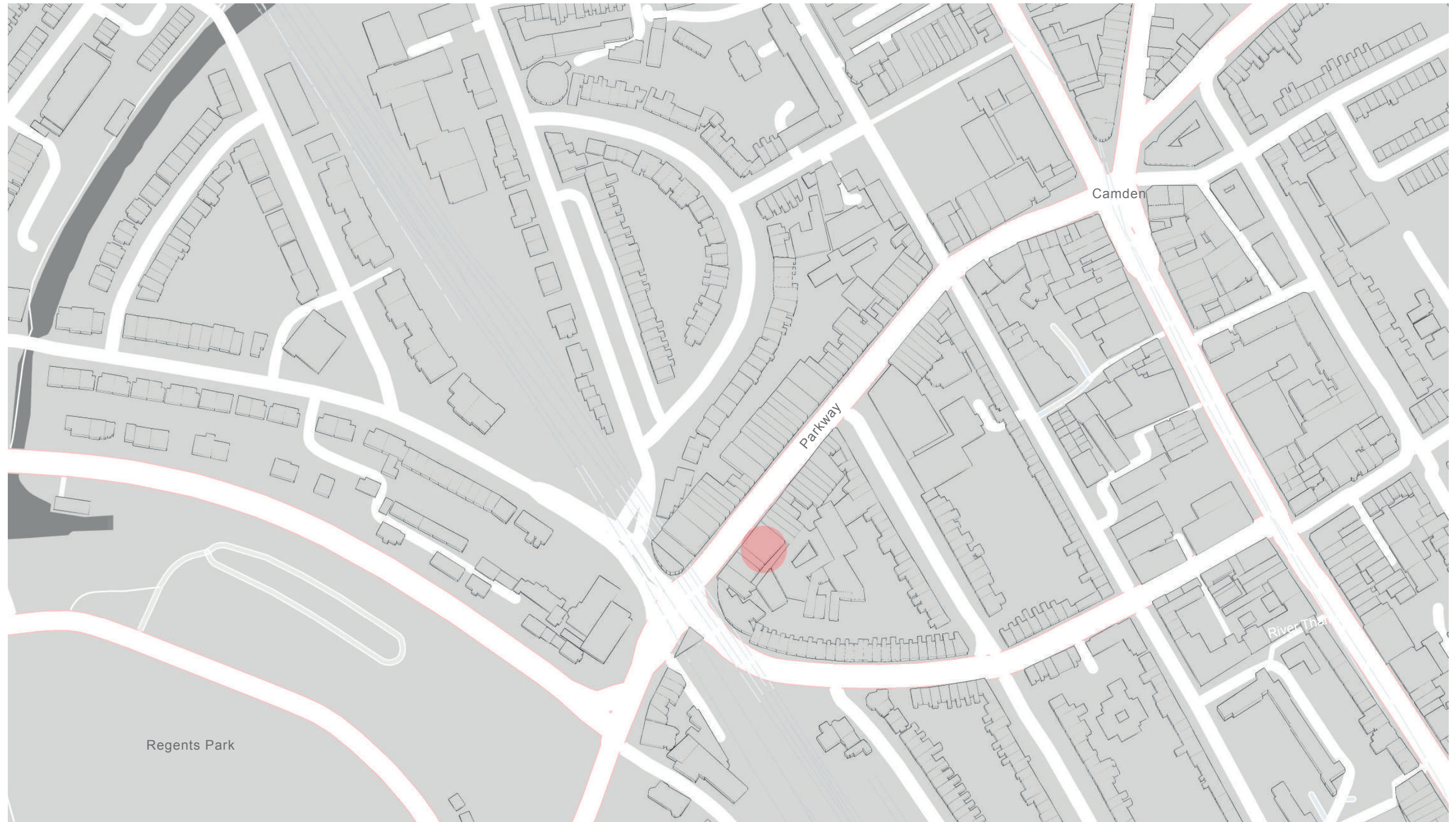
The buildings site in the Camden Town Conservation Area.

The proposals being submitted affect the 2<sup>nd</sup> and 3<sup>rd</sup> floors only. There are no proposed alterations to the ground and 1<sup>st</sup> floors.

The proposals extend the buildings at the rear and at roof level to match the massing on the adjoining building at 97 Parkway



















View 1 looking South



View 2 looking East







View 3 looking West



View 4 looking North







View 1



View 2





View 1



View 3



View 2

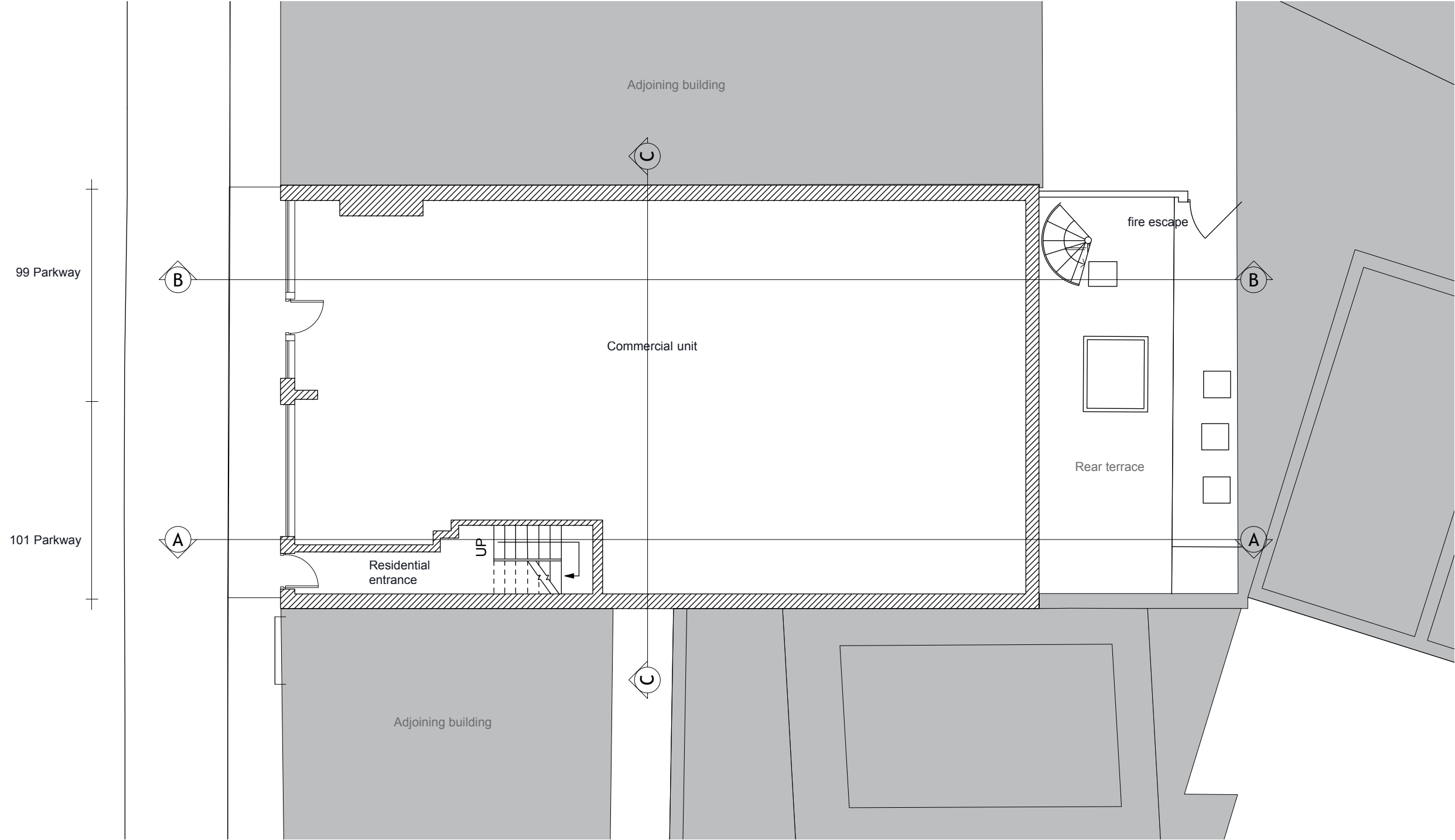


View 4

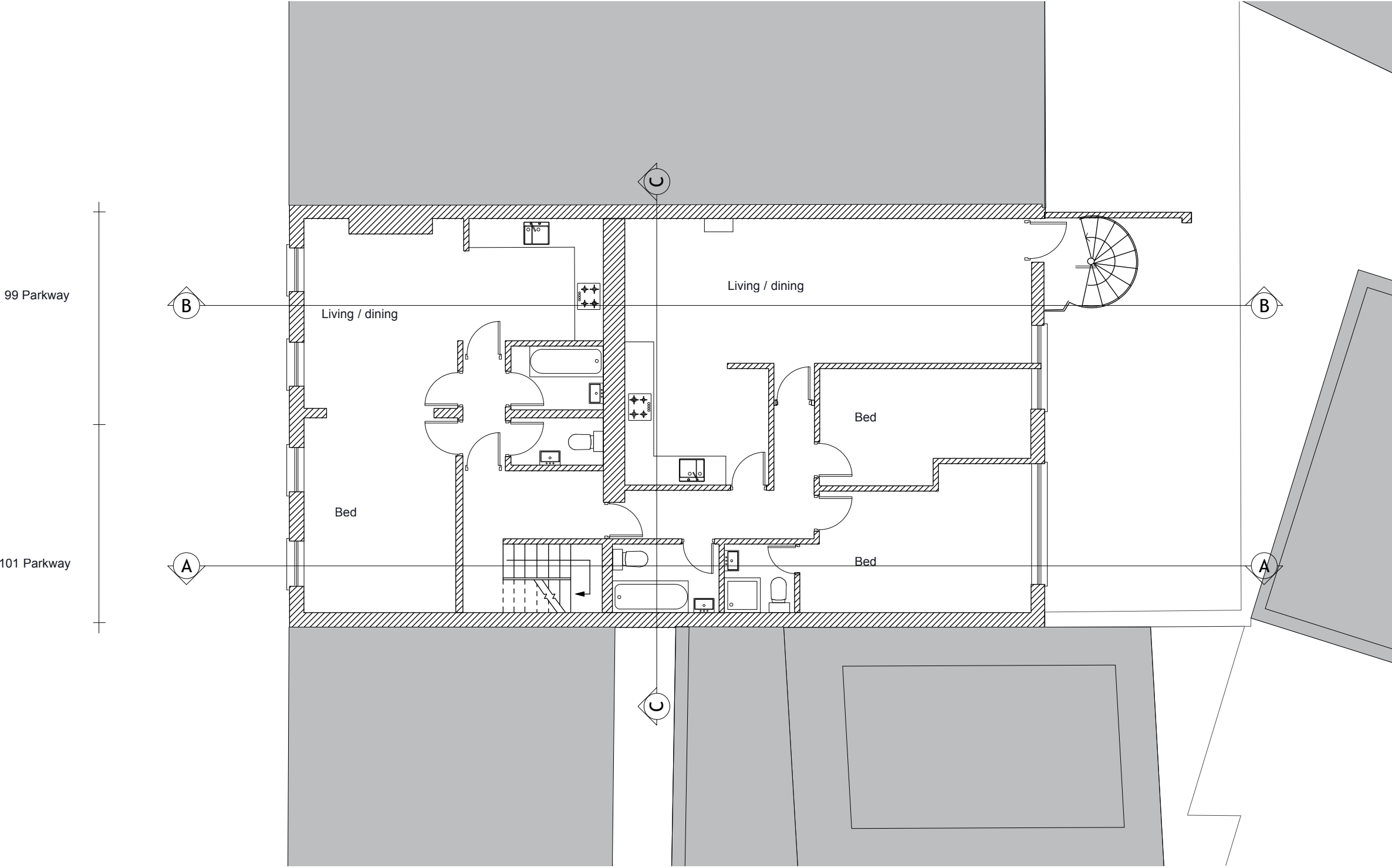


View 5

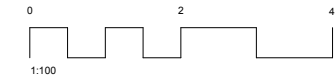
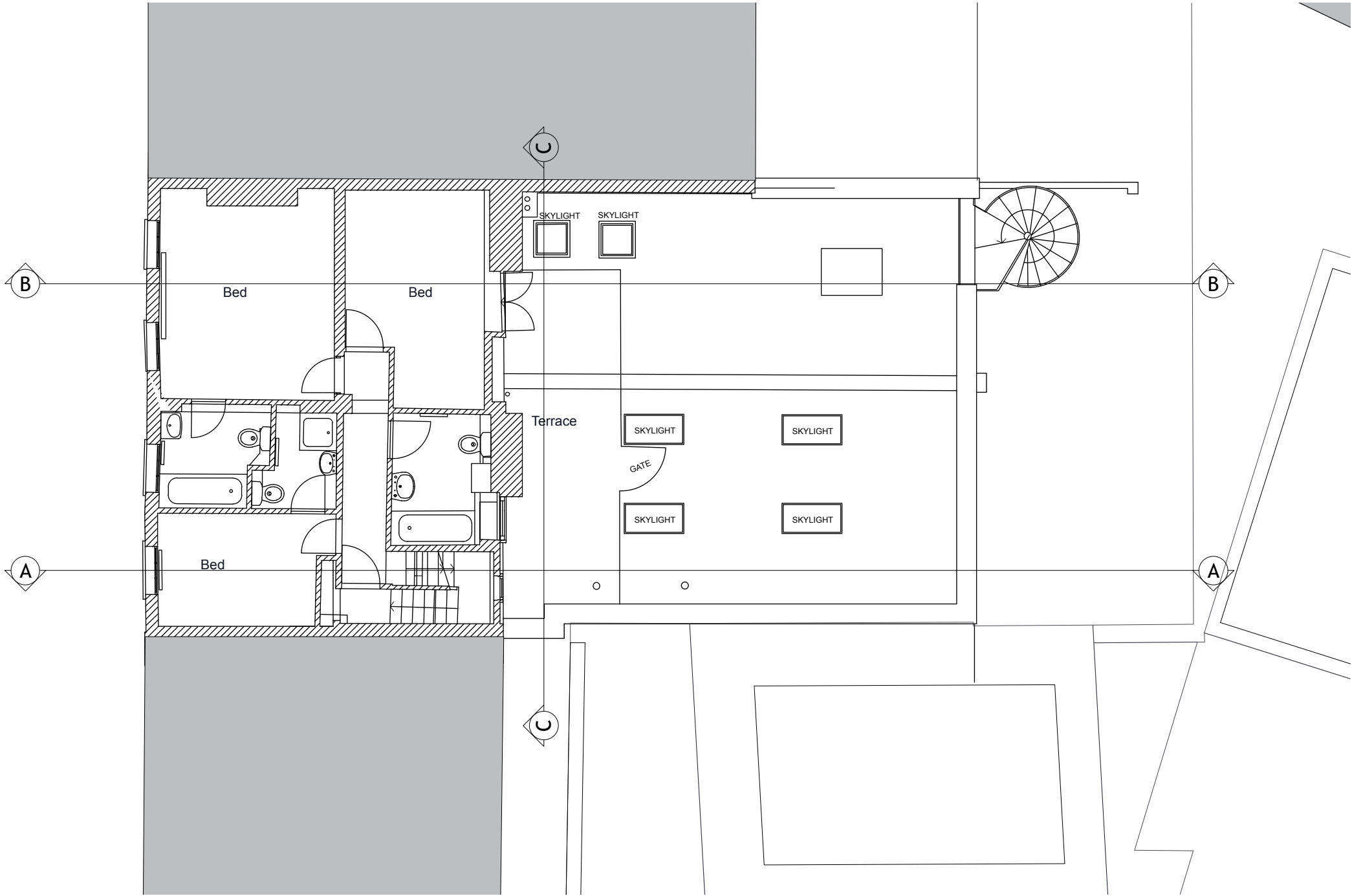




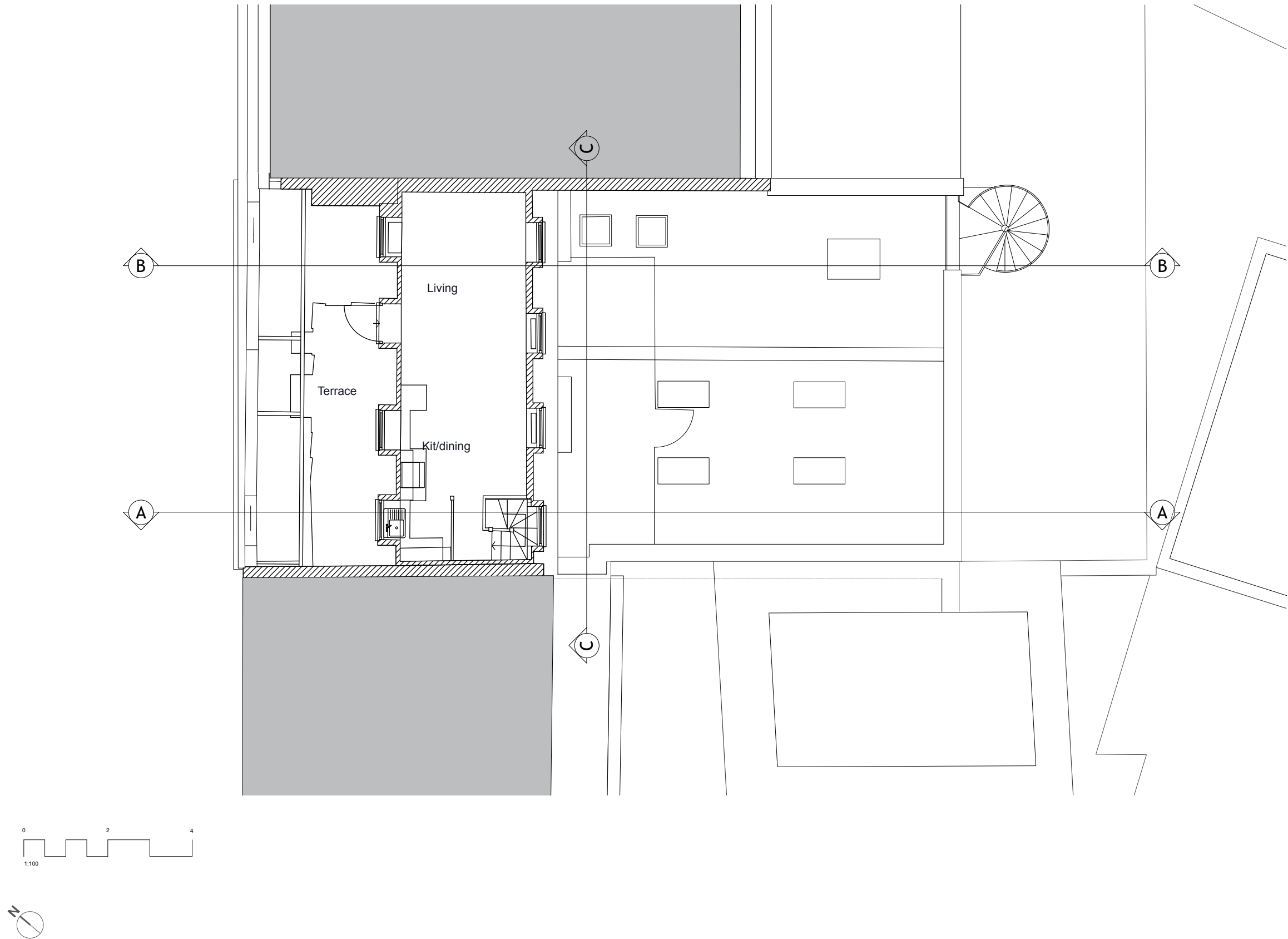




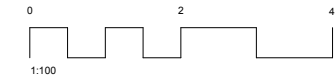
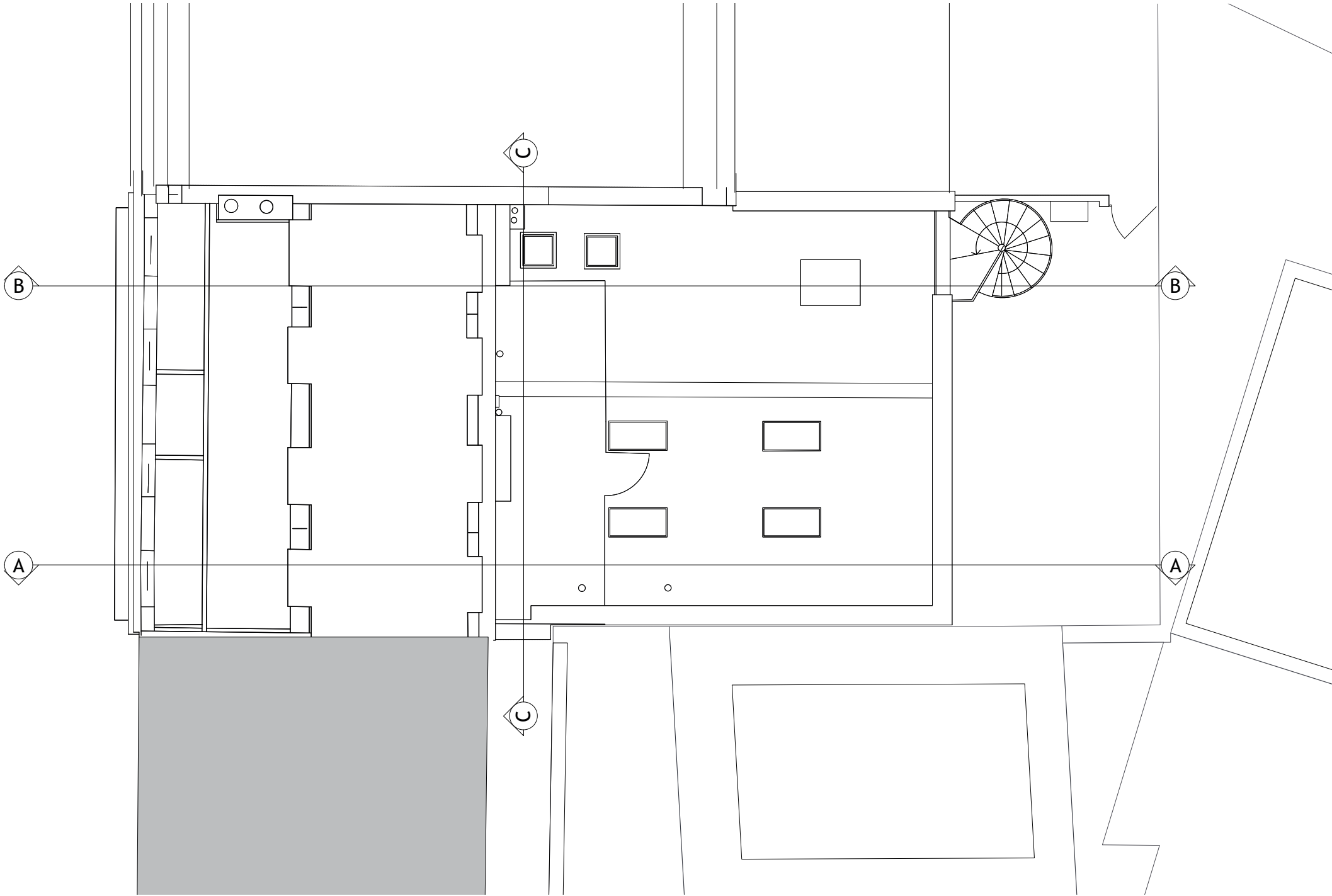




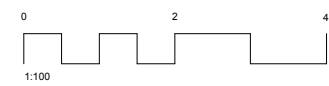








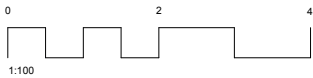
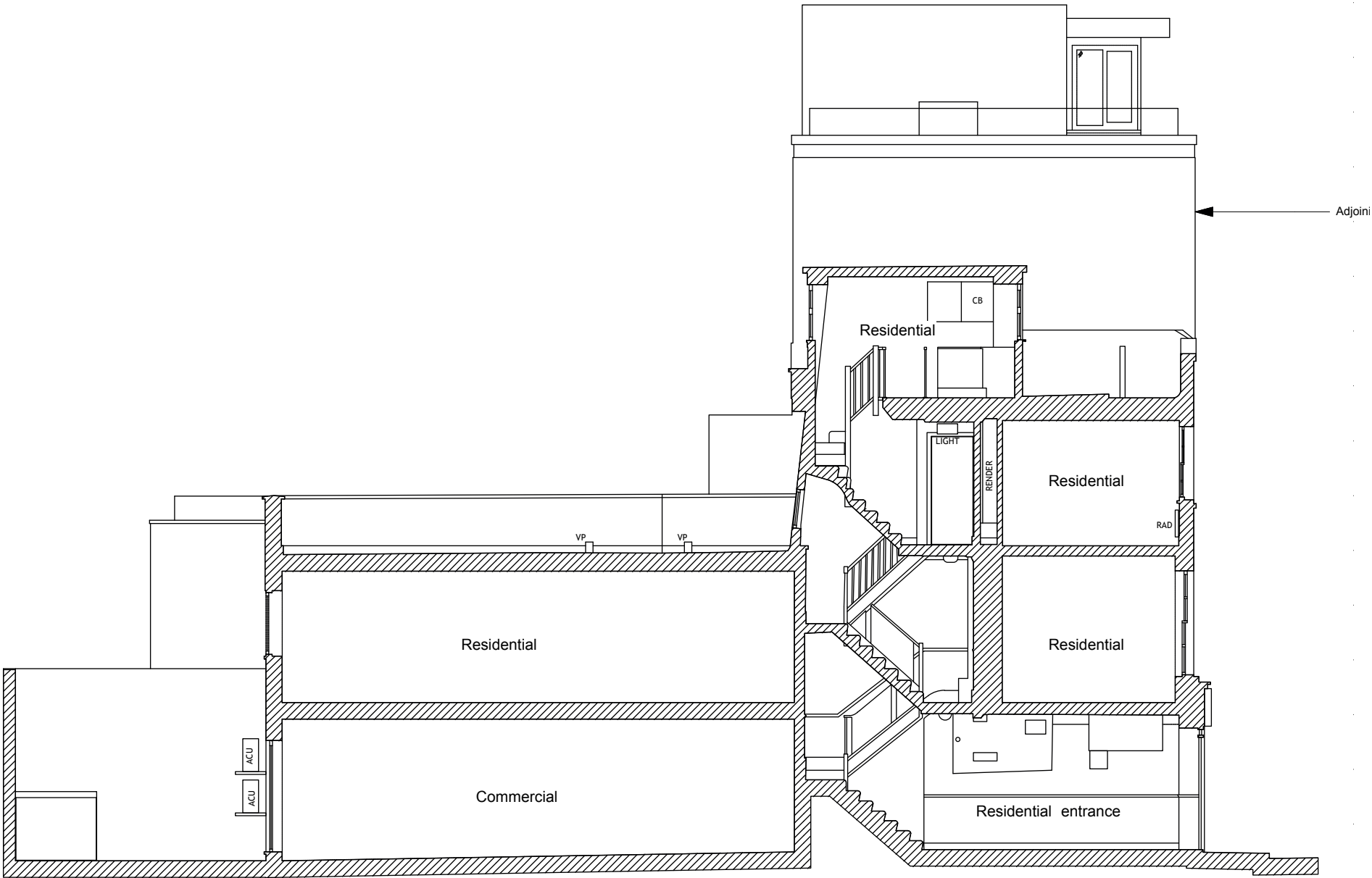




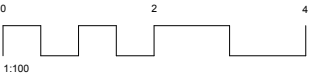
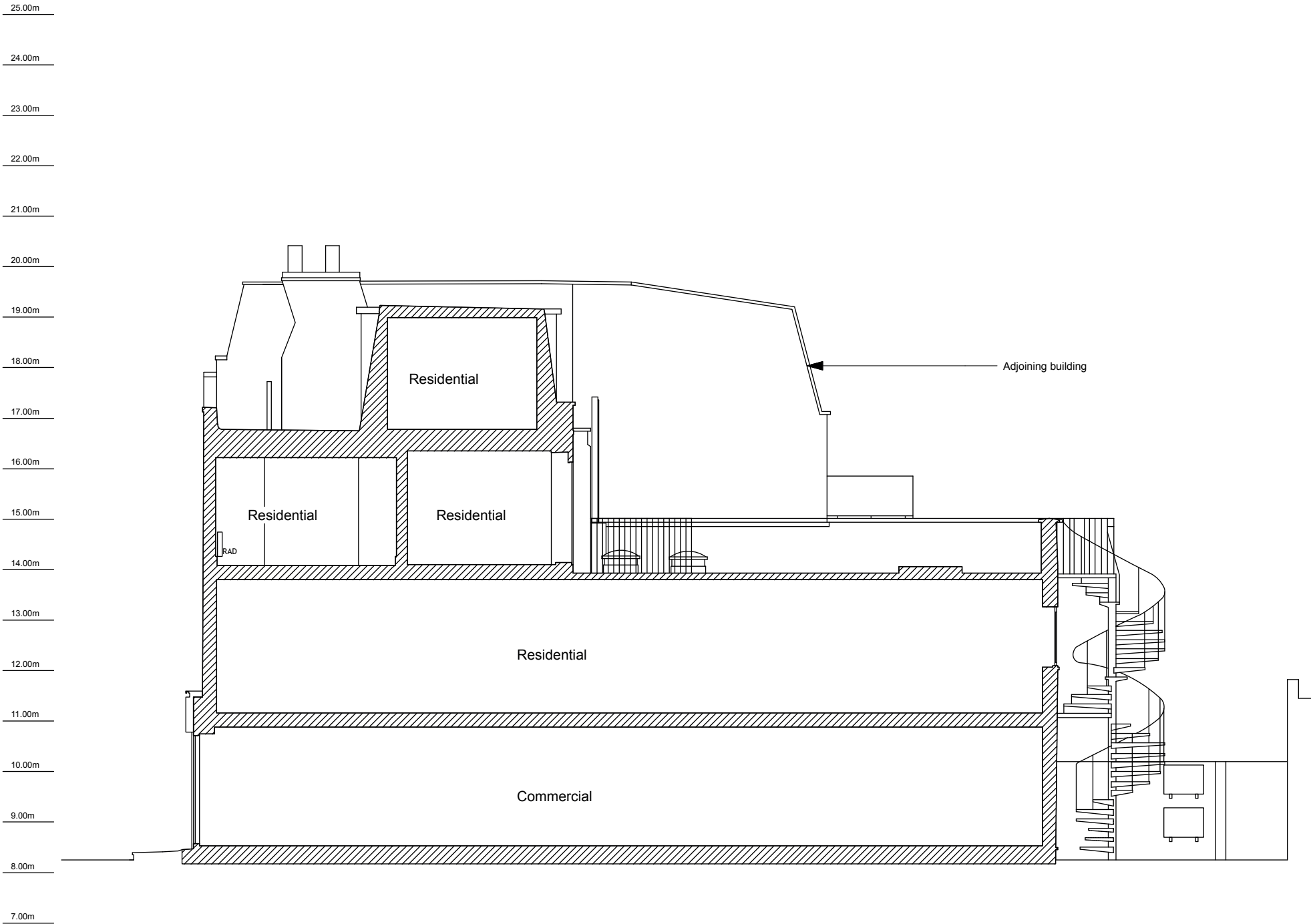




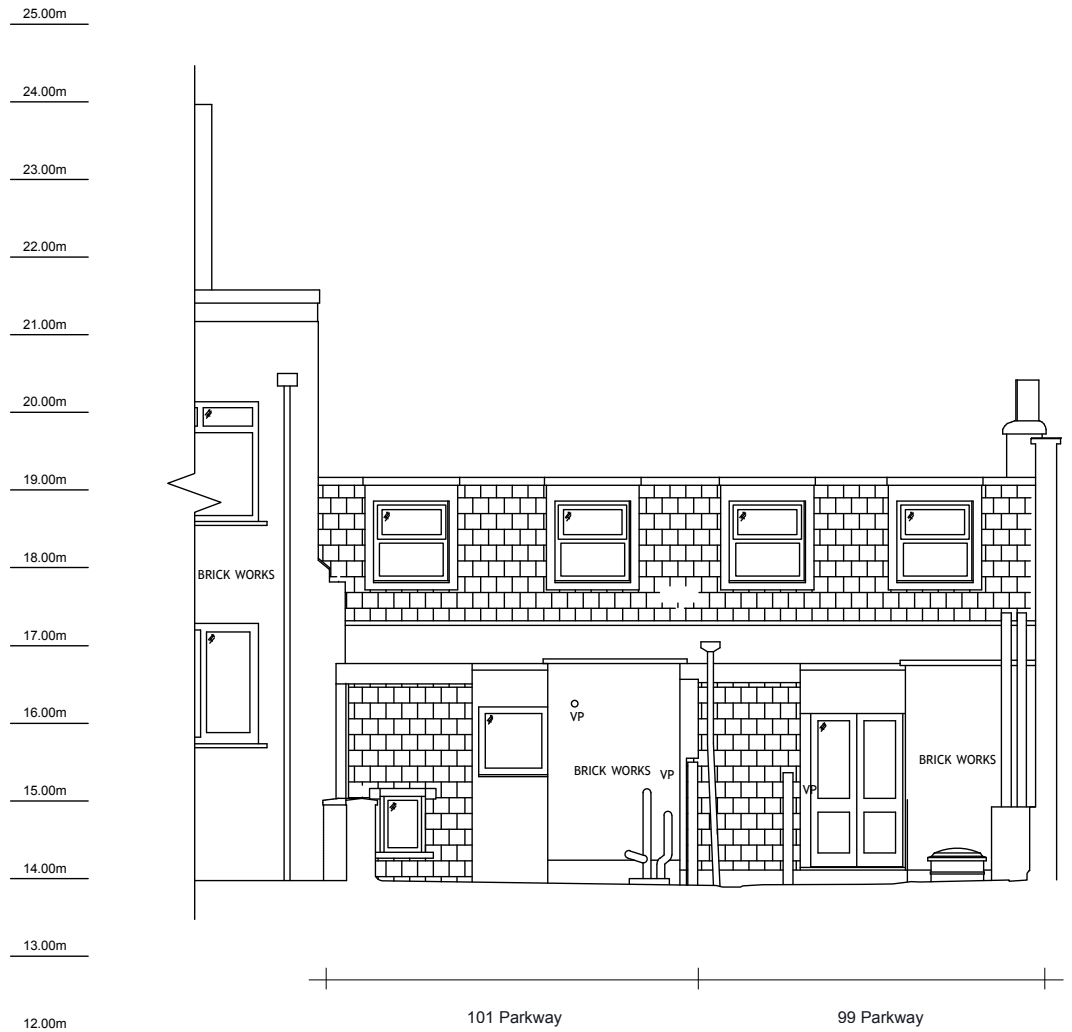
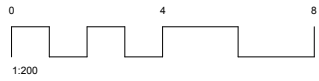
















The adjoining property 97 Parkway was extended to the rear at 2nd and 3rd floors in 2016.



View of the existing property from Parkway

The existing building comprises a retail unit and ground floor, two residential units at 1<sup>st</sup> floor and a 3 bed duplex residential unit with bedrooms at 2<sup>nd</sup> floor level and the living, dining and kitchen in a narrow space at 3<sup>rd</sup> floor level.

The existing buildings to the east along Parkway have over recent years been extended at the rear, with the adjacent 97 Parkway being extended at 2<sup>nd</sup> and 3<sup>rd</sup> floor in 2016.

The front of the 3<sup>rd</sup> floor to 97 Parkway is also extended forward in the form of a traditional mansard roof with two dormer windows sitting in line with the traditional sash windows below.

The 3<sup>rd</sup> floor to 99 - 101 Parkway is set back and has a small roof terrace accessed through a dormer.

To the south, the adjoining 103 Parkway is a more modern, taller 5 story mixed residential and retail building.

View of the existing property from the rear

To the rear, the 3 bed duplex units open to roof terraces which in turn open to the remaining flat roof area to allow access to the rear spiral fire escape stair, which discharges in the ground floor rear terrace.

The existing roof lights to the rear have all been blocked in below.





The proposal is to extend the 2<sup>nd</sup> and 3<sup>rd</sup> floors to the rear of the property to align with the existing 97 Parkway.

To the front the mansard is also brought forward to match 97 Parkway

The westerly facing flank wall is set back to prevent any sense of enclosure or overshadowing to the adjoining property at 103 Parkway.



The proposed extension viewed from the rear.

The rear of the 2<sup>nd</sup> floor is brought in line with the adjoining building at 97 Parkway. The flank wall is set away from the boundary reducing the impact on the neighbouring building and allowing access for the fire escape from the existing stair.

The enlarged 3<sup>rd</sup> floor accommodation is set behind a new slate mansard roof with an inset dormer window and small terrace to the residential unit.

The proposed extension viewed from the front.

The proposal is to extend the 2<sup>nd</sup> and 3<sup>rd</sup> floors to the rear of the property to align with the existing 97 Parkway. To the front the mansard is also brought forward to match 97 Parkway.

There are no proposed changes to ground or 1<sup>st</sup> floors.

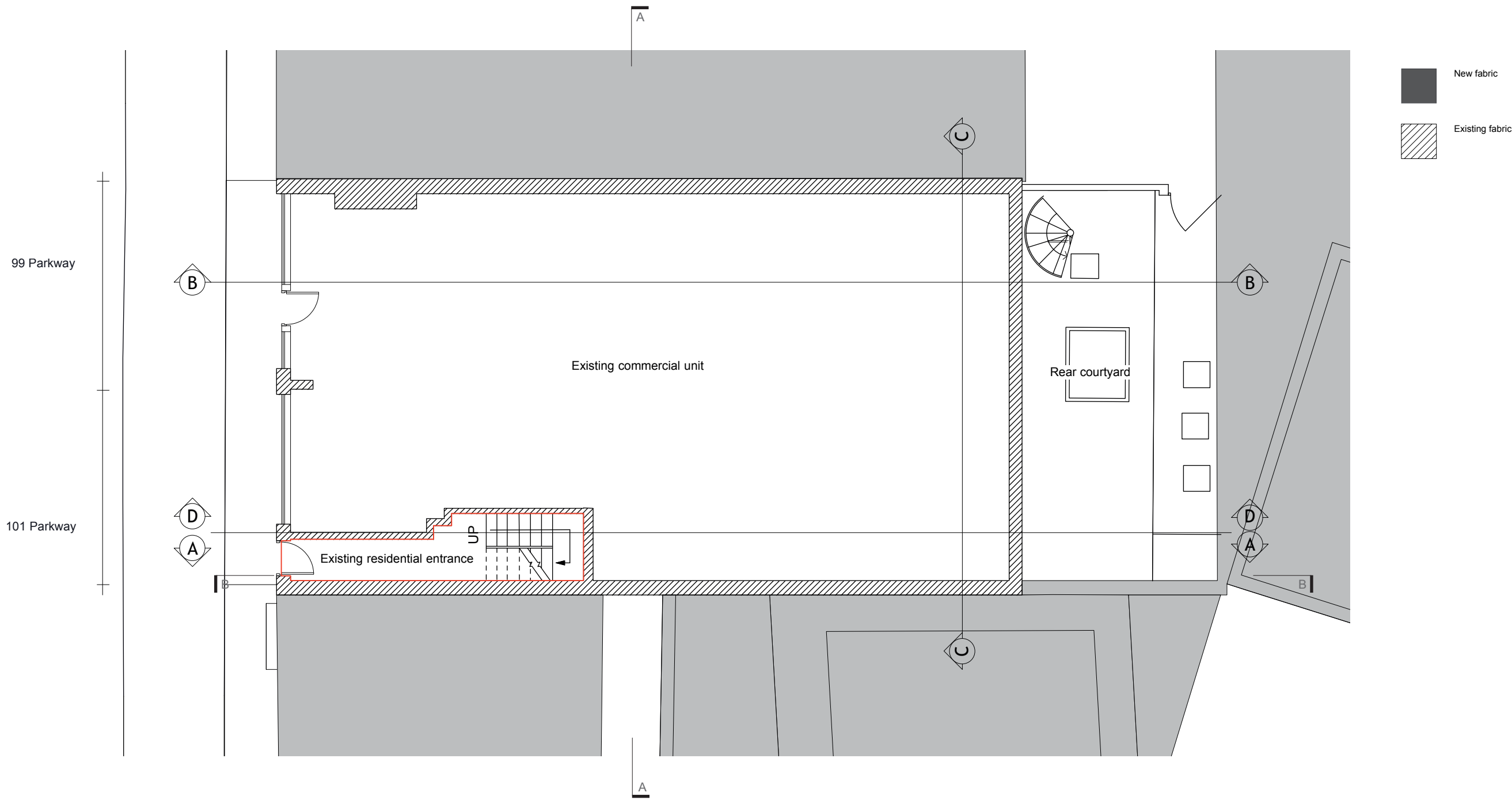
Access and movement.

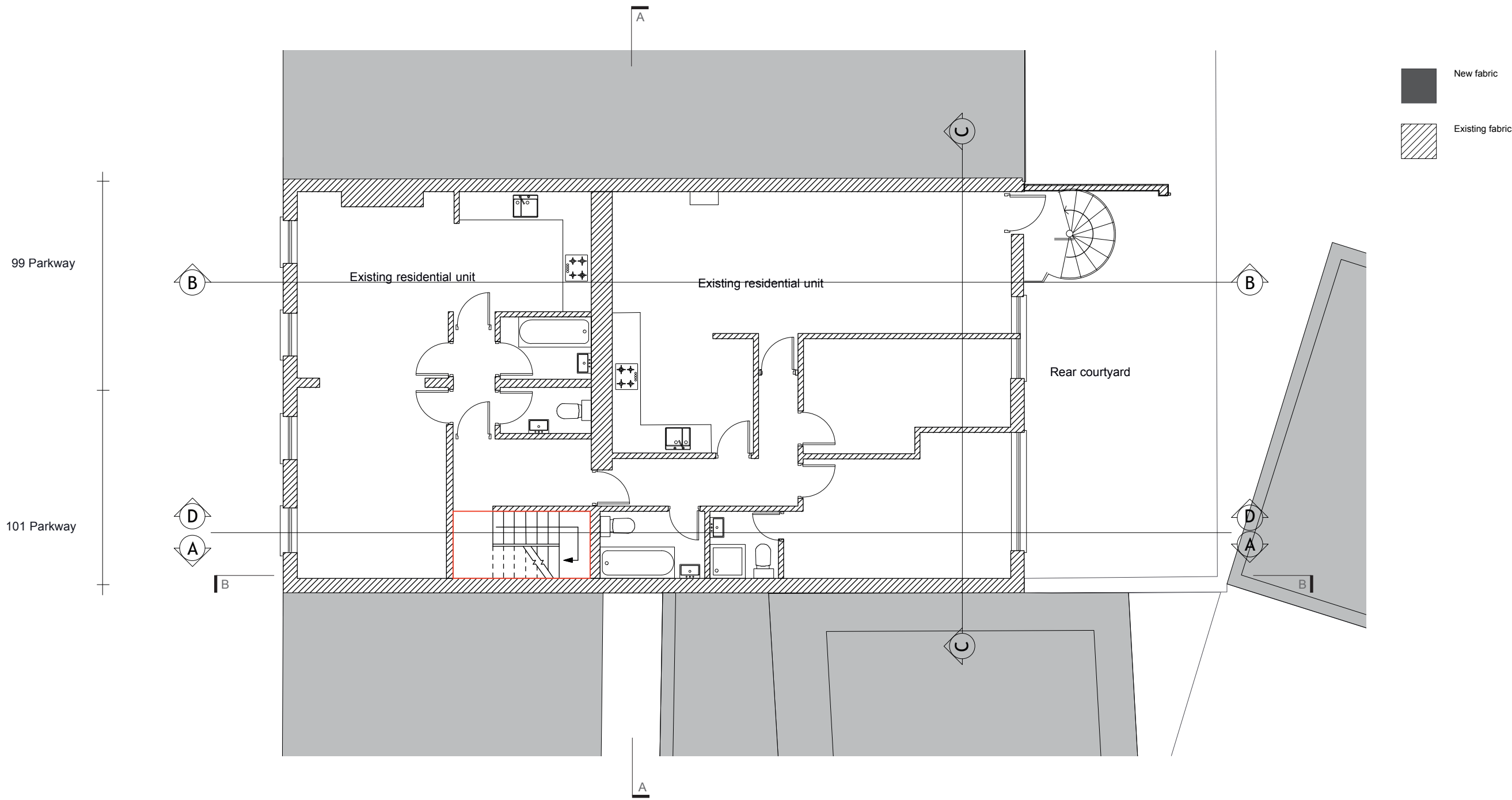
Access to the residential unit remains as existing, via the single entrance door on Parkway. The stair from ground to third floor will remain largely as existing with minor changes to the 3<sup>rd</sup> floor flight to suite the new layout.

Apartment design.

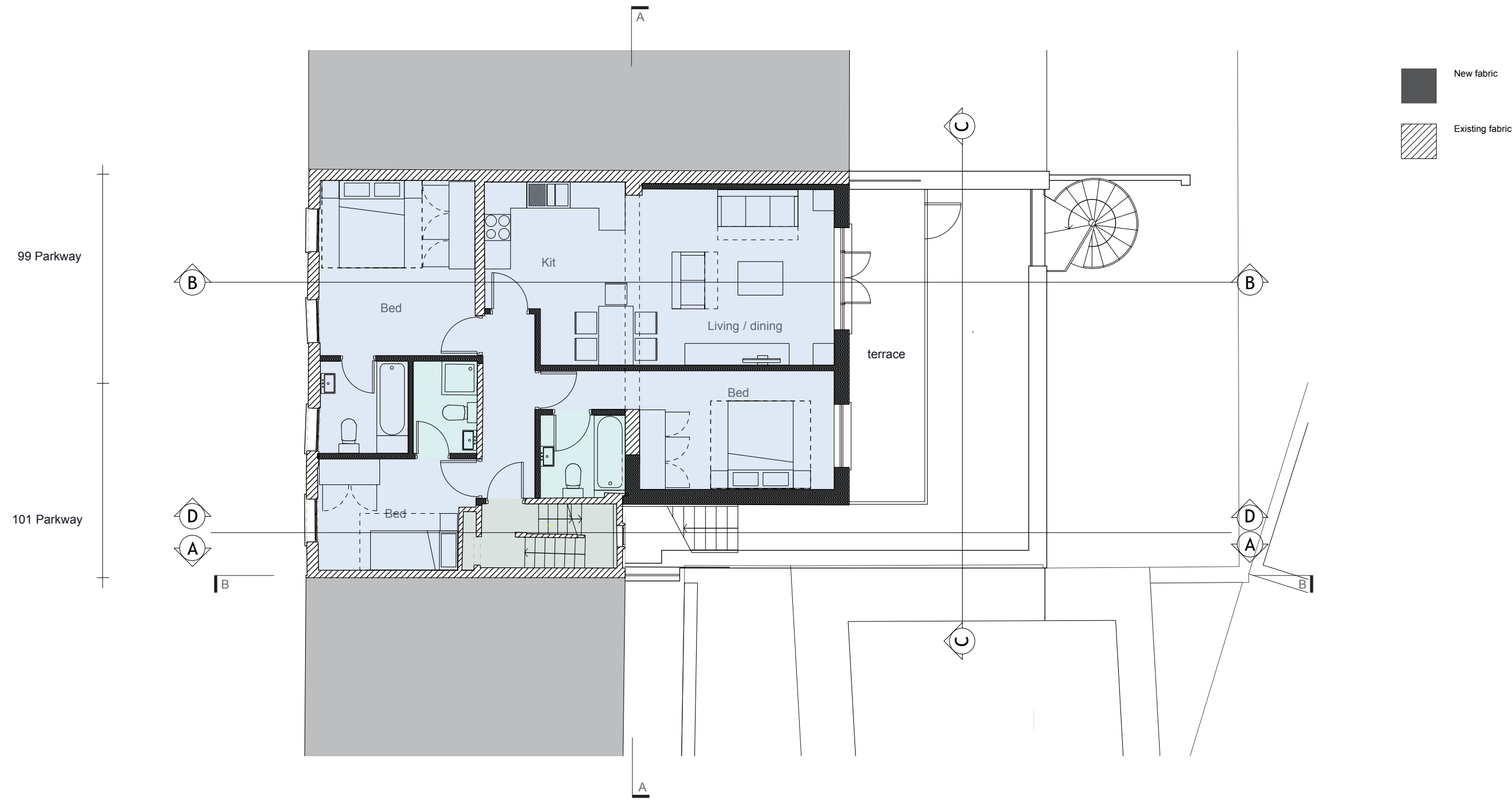
The new apartments to the 2<sup>nd</sup> and 3<sup>rd</sup> floors have been designed to comply with the area requirements set out in the London Plan. Both units also have private amenity areas at the rear.

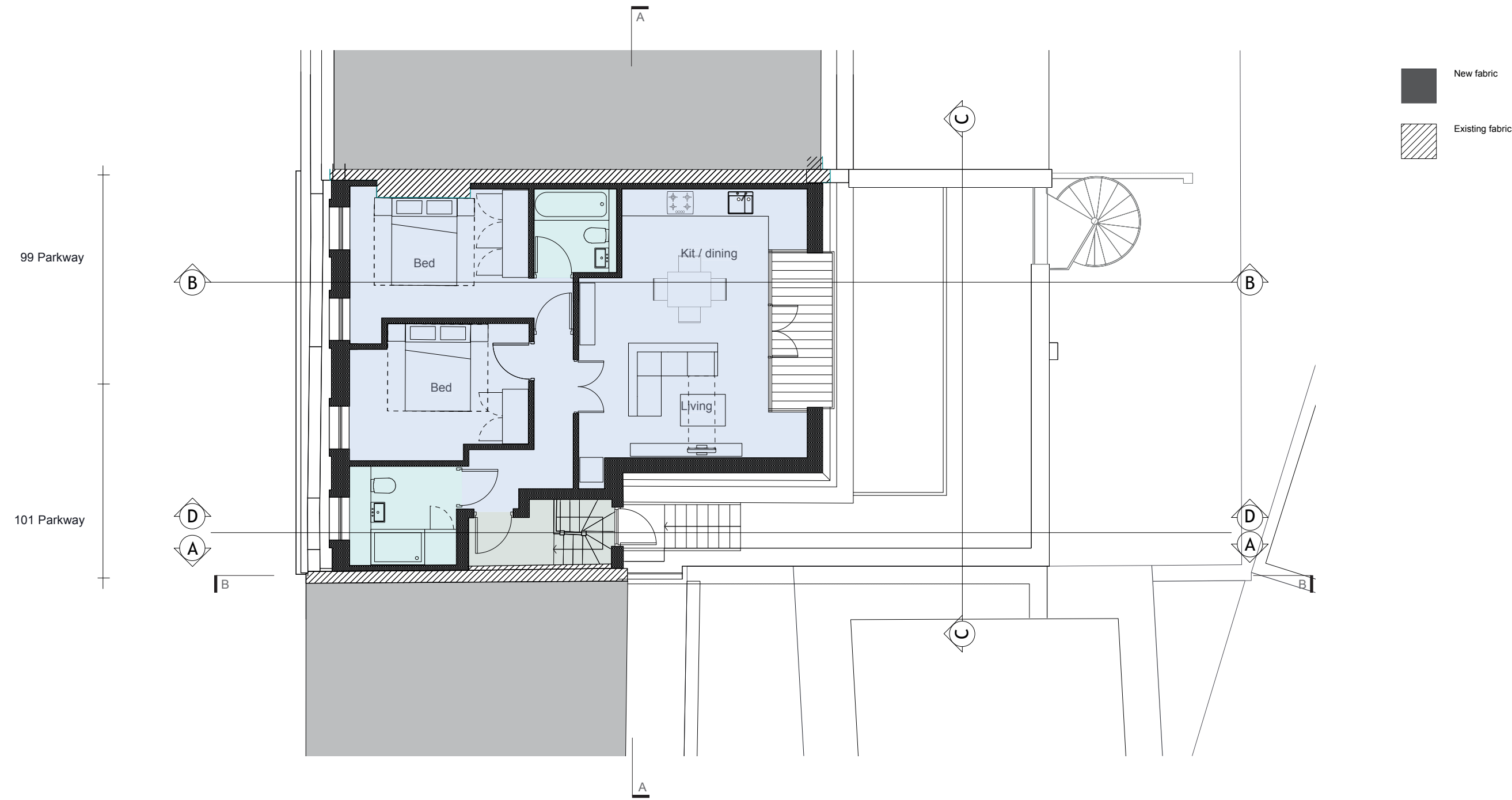




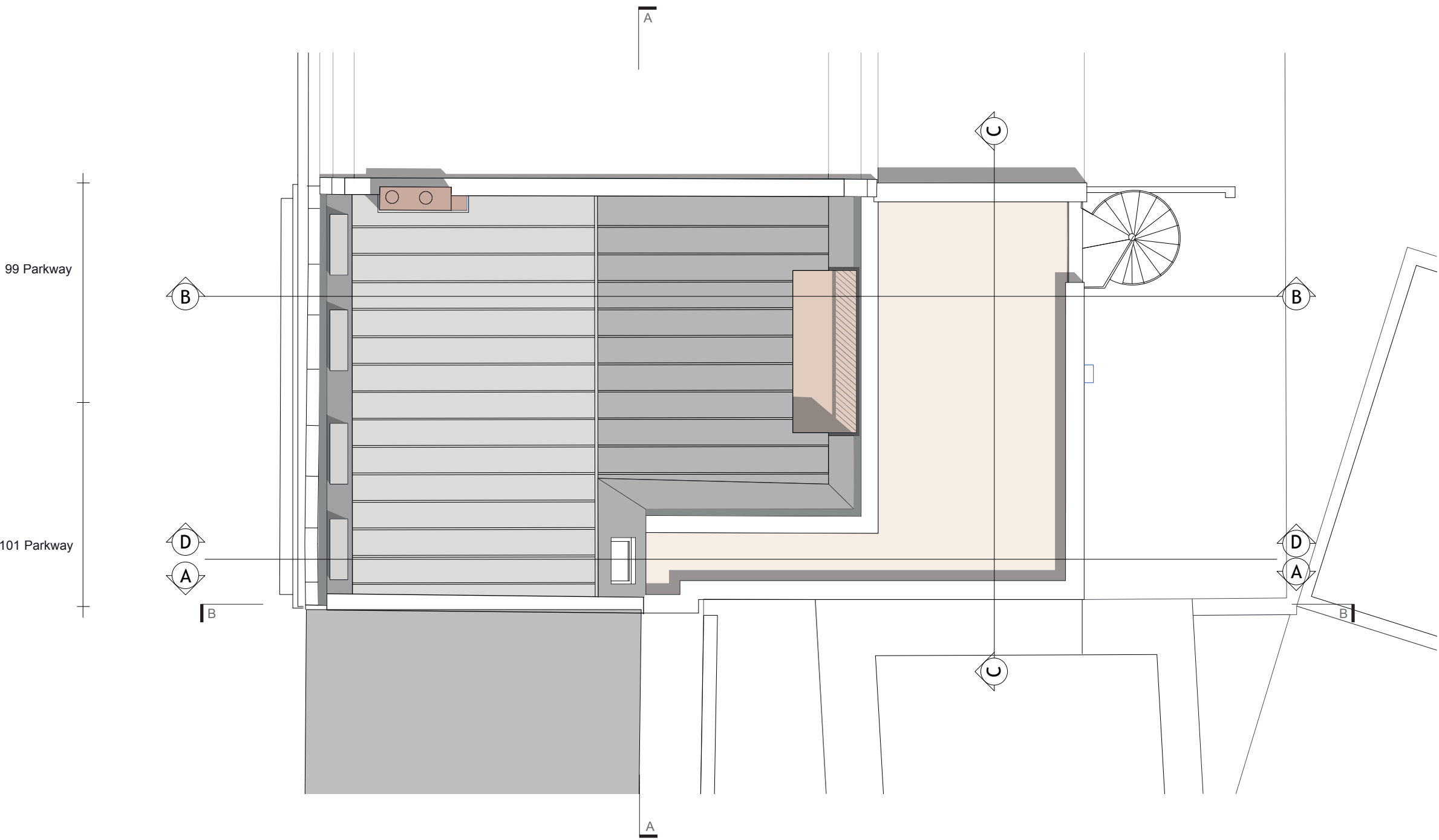






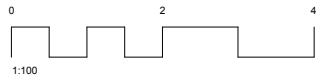


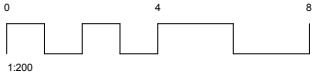
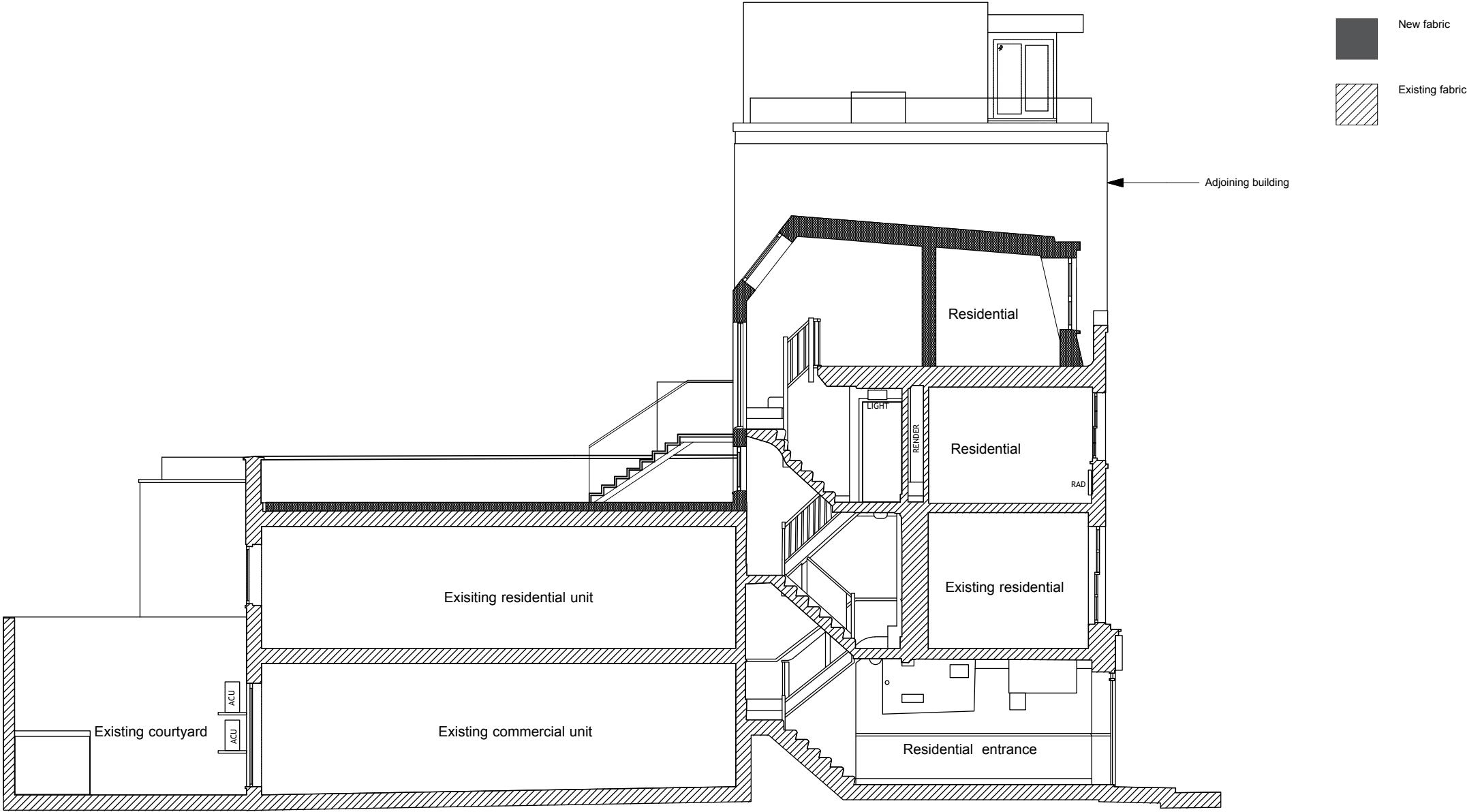




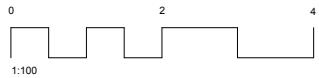
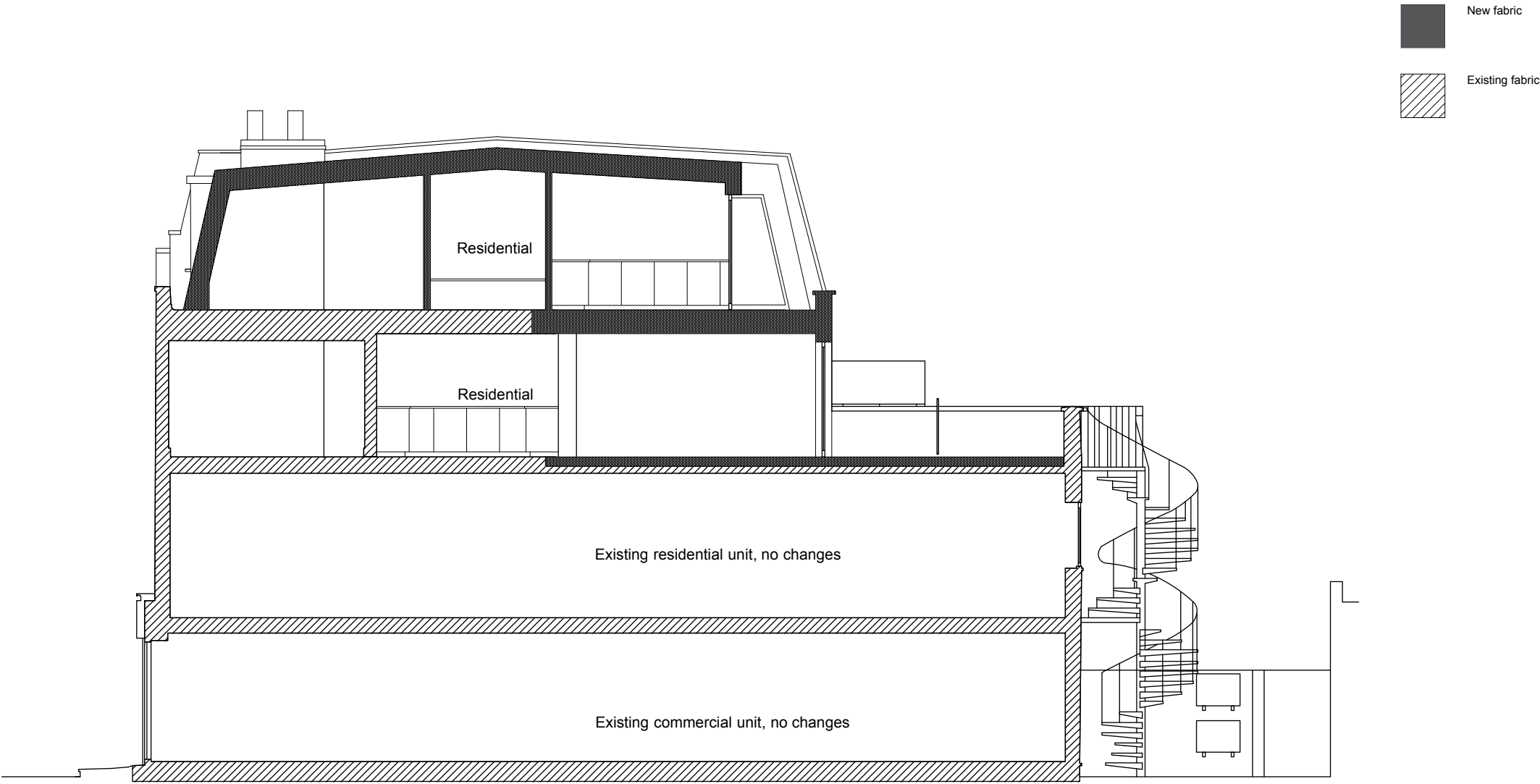






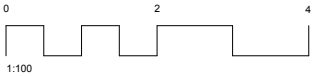




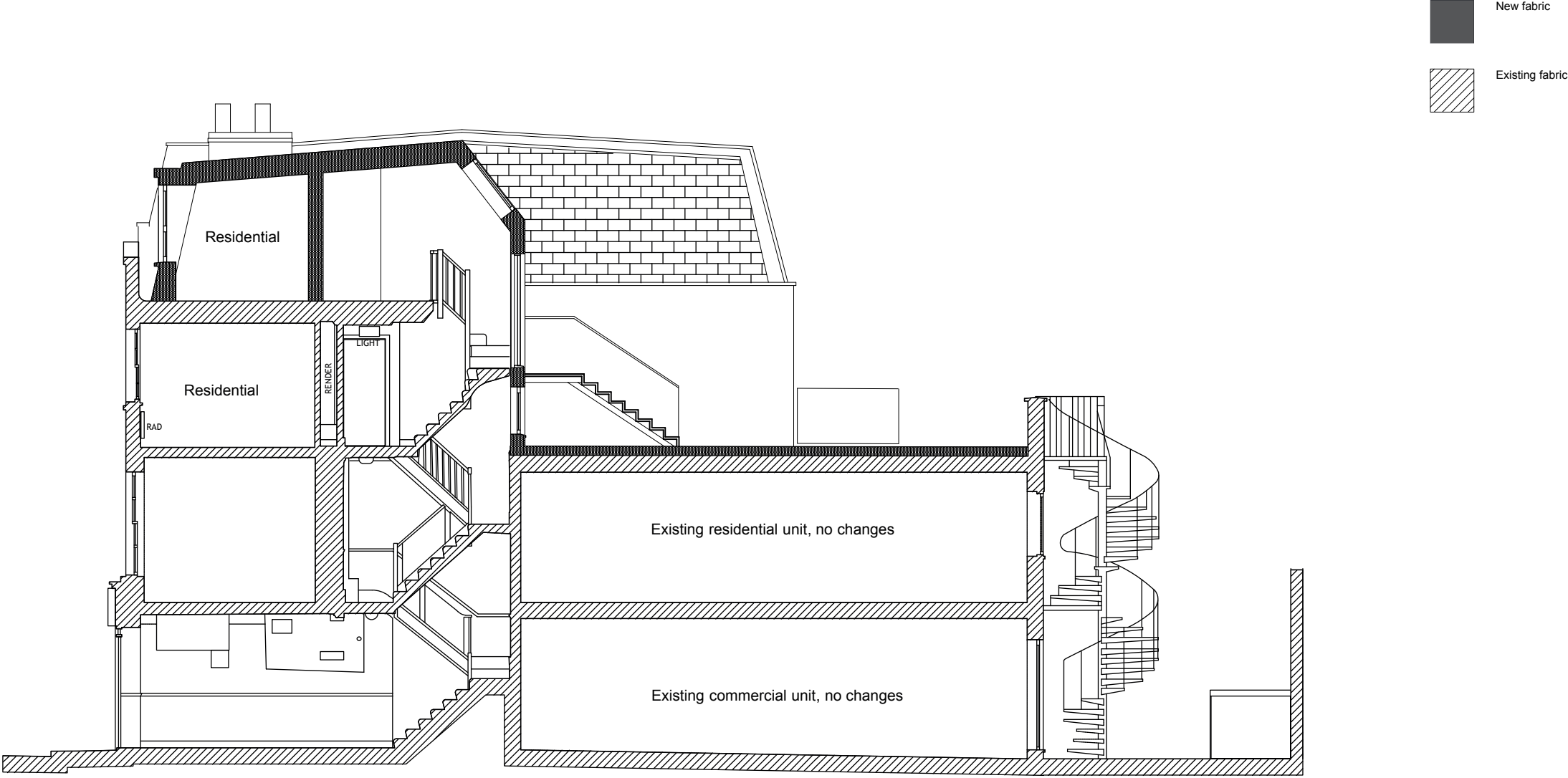


New fabric

Existing fabric







Existing Gross Internal floor areas m2 ( sq ft)

Floor	Residential	Retail
Ground Floor	8.5 (92)	136.2 (1466)
First Floor	144.2 (1552)	
Second Floor	60.0 (646)	
Third Floor	28.6 (308)	
Totals	241.3 (2597)	136.2 (1466)

Proposed Gross Internal floor areas m2 ( sq ft)

Floor	Residential	Retail
Ground Floor	8.5 (92)	136.2 (1466)
First Floor	144.2 (1552)	
Second Floor	95.2 (1025 )	
Third Floor	76.0 (818)	
Totals	323.9 (3486)	136.2 (1466)

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