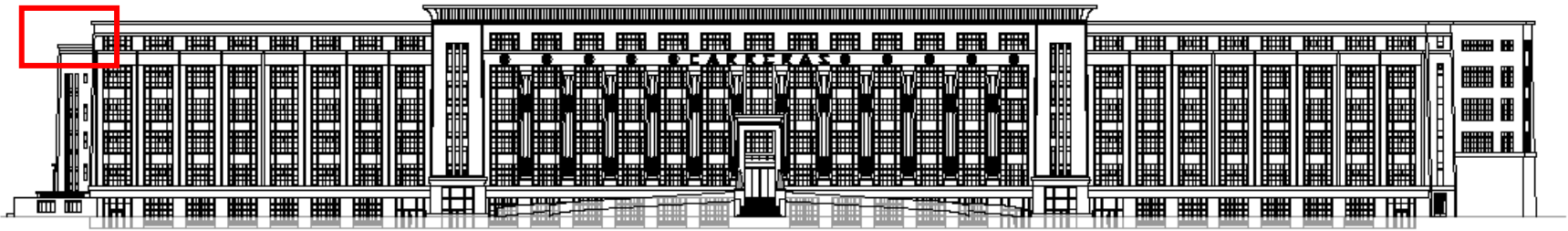


GREATER LONDON HOUSE
4th Floor Proposed South Facing Terrace
(Existing flat roof)



Red line indicates location of proposed fourth floor roof terrace (existing flat roof)

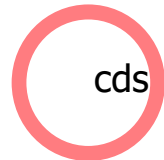
Applicant:
Lazari Investments Properties 3 Ltd.
Greater London House
Hampstead Road, London NW1 7QX



Hampstead Road NW1

Application Site:
Greater London House
Hampstead Road, London NW1 7QX

Agent:
CDS Projects Ltd.
22 Woodbastwick Road, London SE26
5LH





Greater London House is not a Listed Building.

Drawings:

CDS Projects Ltd: 20/10/Li

- P/01 Location
- P/02revA Existing 4th Floor
- P/03revA Interior Elevation
- P/04 Proposed Elevation and Section
- P/05 Existing and Proposed Elevations

We have been advised, by Camden Planning Department (27/11/20), that these proposed works require Planning Approval.

The proposal is to adapt an existing, window opening at 4th floor level to form door access to an existing flat roof area bounded by an existing parapet wall.

The proposal to lower the existing window sill level to door threshold level will only be visible from above 4th floor level. There are no other buildings of that height nearby.

Greater London House has a reinforced concrete frame construction with rendered masonry infill panels. The proposal is to remove a small area of the masonry panel below an existing window. The existing flat roof is below 4th floor level. The terrace will have a new boarded floor on joists to meet 4th floor level. The existing parapet wall is 1450mm above 4th Floor level. Illumination to be provided by downlight bollards below parapet height.

Rainwater will drain between the boards onto the existing flat roof and then to the existing rainwater drainage system. The existing window to be replaced with doors of similar pattern.

CDS Projects Ltd
16/12/2020



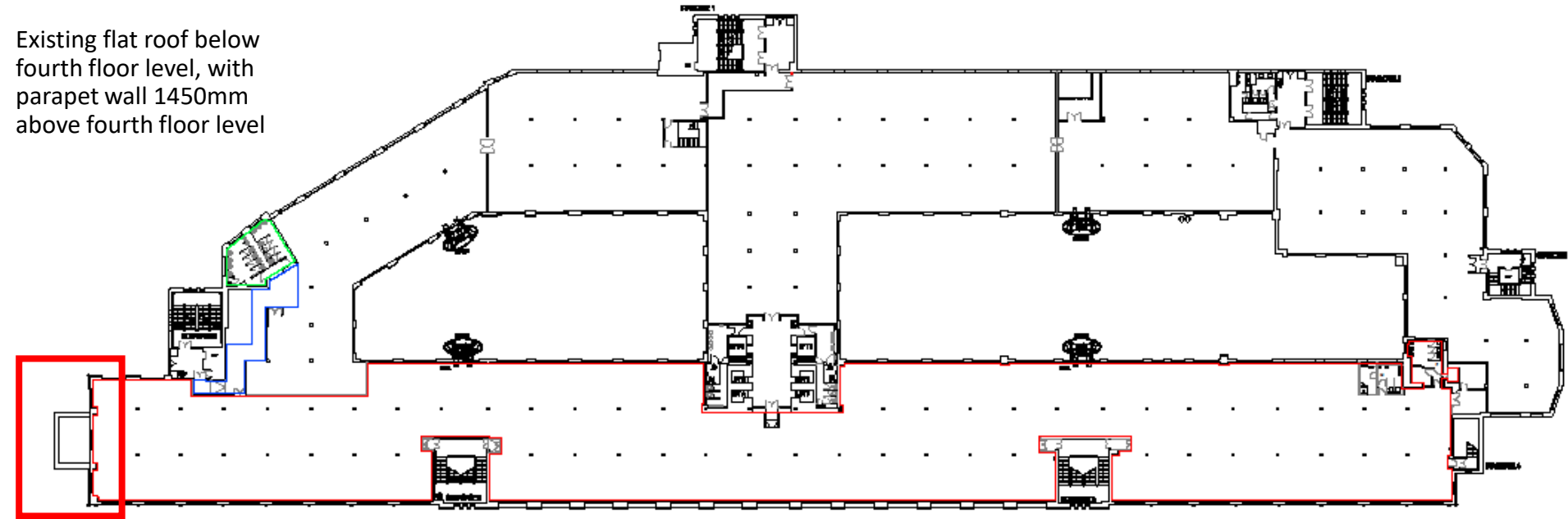
GREATER LONDON HOUSE

4th Floor Proposed south terrace (Existing flat roof)

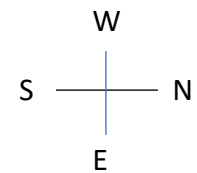
Red line indicates location.

Existing flat roof below
fourth floor level, with
parapet wall 1450mm
above fourth floor level

Greater London House 4th Floor Plan



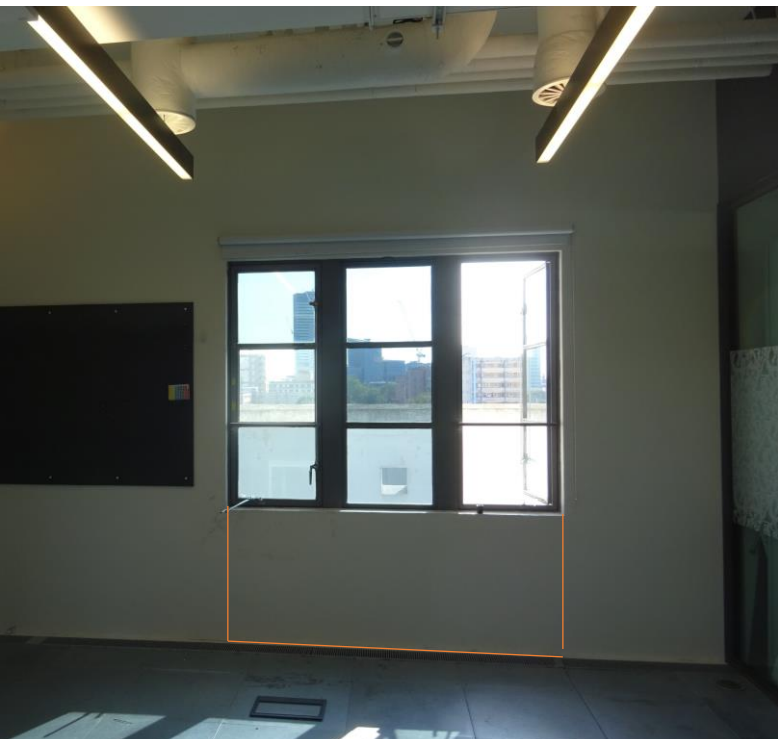
Hampstead Road NW1



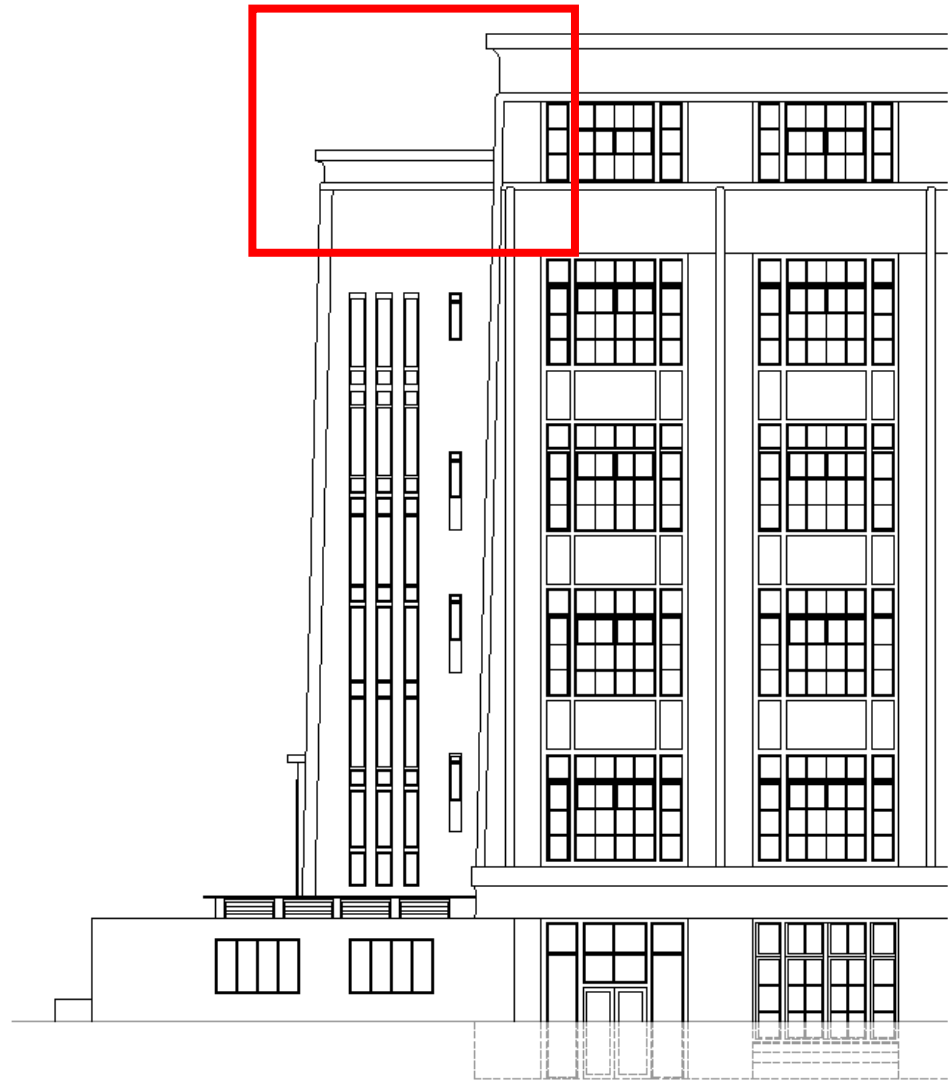
Existing parapet wall (looking south)
1450mm above 4th floor level



Proposal is to reduce window sill level to door threshold level by removing existing masonry wall outlined



East elevation
South end
Re line indicates location



Hampstead Road NW1

GLH 4



HISTORY:

Greater London House
Originally, Carreras Factory 1926-8
Architect M.E. and O.H. Collins, with A.G. Porri

Large art deco former tobacco factory building
in Mornington Crescent, now called Greater
London House.

The plans for the main structure were by
A.G.Porri, with Egyptian influenced façade
designed by M.E. and O.H. Collins

DESIGN PROPOSAL:

The context of the 4th Floor elevation, behind an existing parapet wall, atop the Egyptian art deco, south facing façade, although not visible from ground level, it is surprising a door at this location was not included in the original design.

The proposal will make use of existing features to provide access to an external area to the benefit of user welfare.

Floor area is the existing flat roof, approx. 20m².
Door width and head height the same as the existing window.

The proposed double doors would be metal framed, thermally broken, double glazed doors to match existing window materials and colour. Height and width, as existing window opening, no new lintel required.

The access provided to the south facing terrace would be intended for use in office hours.



GLH looking north along Hampstead Road.

South elevation from Mornington Crescent.



South end fourth (top) floor.



Fourth floor parapet wall