



## DESIGN STATEMENT IN SUPPORT OF PLANNING APPLICATION FOR IMPROVEMENT OF EXISTING 5 FLOOR ROFF TERACES.

### GREATER LONDON HOUSE EAST ELEVATION HAMPSTEAD ROAD

Greater London House (former Carreras Cigarette factory) was constructed 1926-28, the Hampstead Road elevation being in the Art Deco Egyptian Revival style. The Mornington Crescent elevation is of a less decorative, more functional aesthetic. Two office floors 5<sup>th</sup> and 6<sup>th</sup> were added on the Mornington Crescent side in the 1970s these are above and behind the existing handrail shown in the photograph below.  
The existing roof terrace at 5<sup>th</sup> Floor level is now in need of repair.



### EXISTING WEST ELEVATION MORNINGTON CRESCENT (5<sup>th</sup> FLOOR TERRACE HANDRAIL VISIBLE)

The following are to be addressed:

- 1: ROOF LEAKS.
- 2: TIMBER DECKING AND PLANTERS DETERIORATING.
- 3: LIMITED ACCESS TO TERRACE.
- 4: PROPOSED DECKING/PLANTERS/FURNITURE
- 5: RESTRICTED ACCESS TO FORMER 'GYM' (South end).
- 6: EXISTING TERRACE STORE ROOM



**EXISTING ROOF MEMBRANE  
PONDING  
(VIEW LOOKING NORTH)**

**1:**

Due to poor condition of the existing roofing material, which has been overlaid several times, it is intended to remove the finishes down to slab level and install a new built-up roofing system including insulation and waterproof membrane

**ROOF LEAKS**

**DRAWING REF:  
5G/75, 76, 77, 78**



**EXISTING DECKING, PLANTERS AND  
LIGHTING TO BE REMOVED**

**2:**

It will be necessary to remove all the existing decking, planters, furniture, lighting and wiring, to be replaced with new, following the roof repairs.

**EXISTING  
DECKING**

**2 cds**

5th FLOOR  
TERRACING / NEW ACCESS DOORS

EXISTING EXTERNAL  
TERRACE

EXISTING EXTERNAL TERRACE

EXISTING EXTERNAL  
NORTH TERRACE

Based on information supplied by others  
All dimensions are approximate  
Subject to survey



ADDITIONAL  
ACCESS

Rev Drawn Date Description

5 'Cat A'

Contract  
Greater London House  
Hampstead Road  
London NW1 7QX

Drawing Title  
Proposed  
Fifth Floor (West)  
Roof Terrace External Doors



CDS PROJECTS LTD  
22 Woodbastwick Road, London SE26 5LH  
M 07802 441750

Scales 1/500 (at A3) Date January 2022

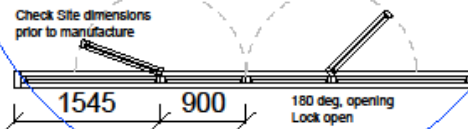
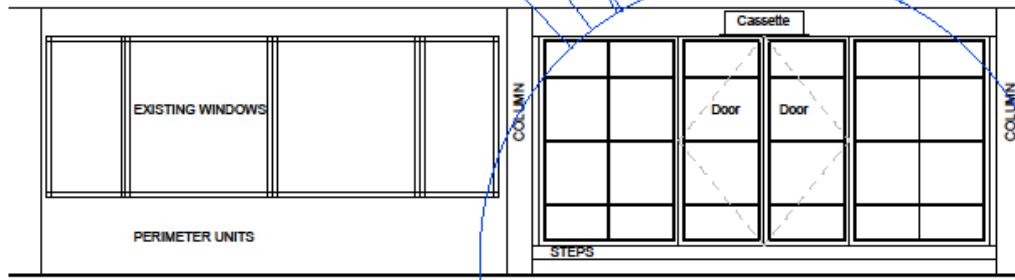
Drawn AA Checked

Contract No 21/07/LJ Drawing No SD/05

3 cds

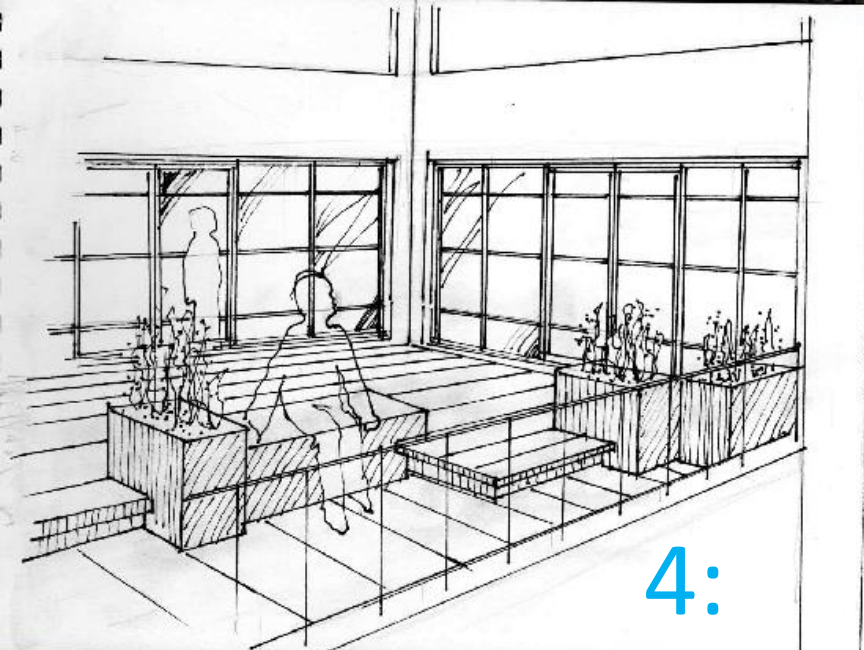


There are four access points to the existing terraces, it is intended to replace these doors/window with new and increase the number of access points to six.



DOUBLE GLAZED, THERMALLY BROKEN,  
DOUBLE DOORS  
6 LOCATIONS

5th FLOOR  
6No. DOUBLE DOOR ACCESS TO TERRACE



4:



Examples of:  
Seat/planter  
Under step lighting  
Plank support  
Pot plants



29 11 2021



29 11 2021



29 11 2021

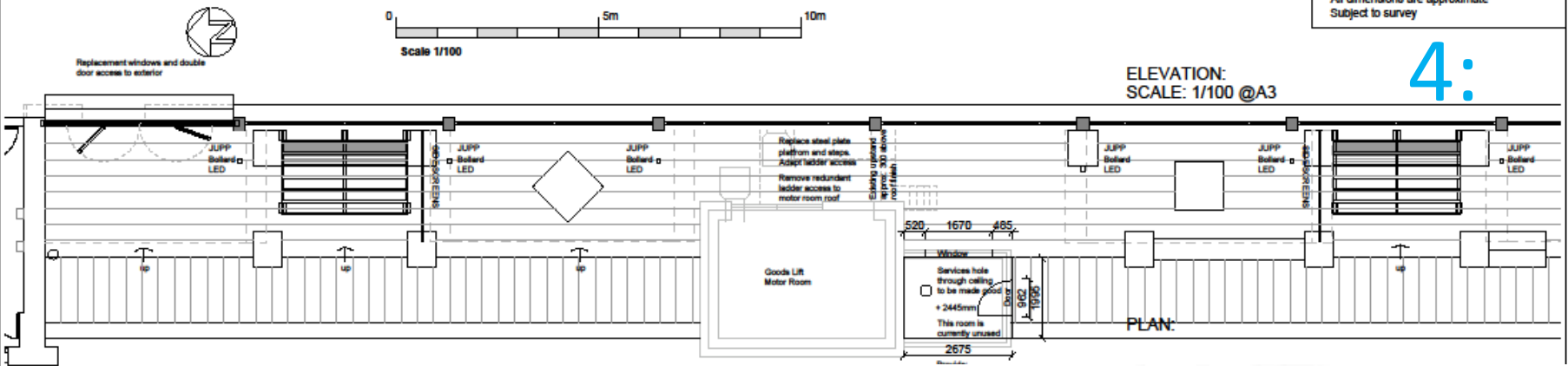


29 11 2021

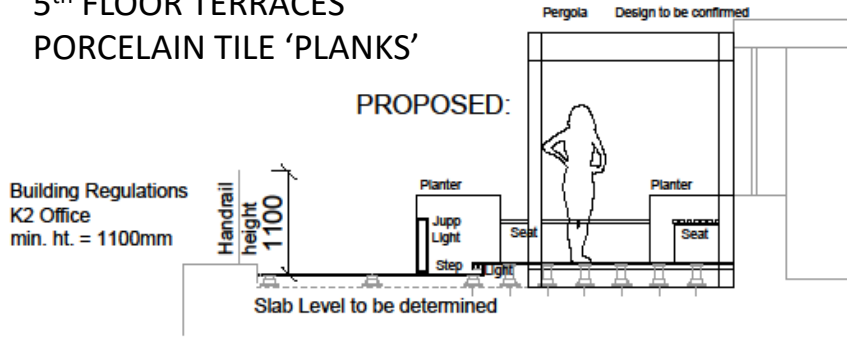
# 5th FLOOR

Based on information supplied by others  
All dimensions are approximate  
Subject to survey

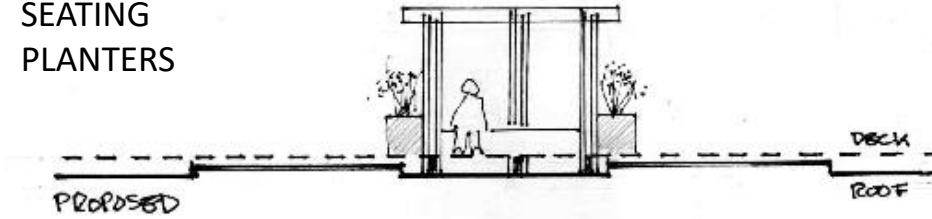
# 4:



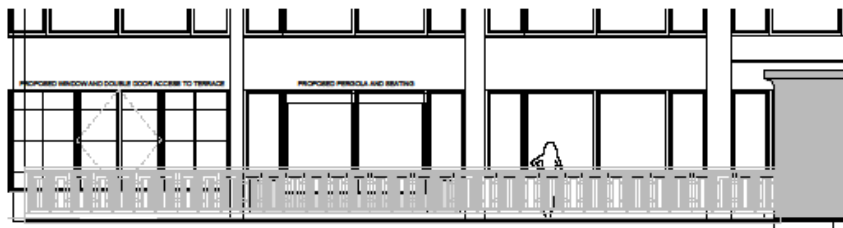
## 5th FLOOR TERRACES PORCELAIN TILE 'PLANKS'



## PERGOLAS SEATING PLANTERS



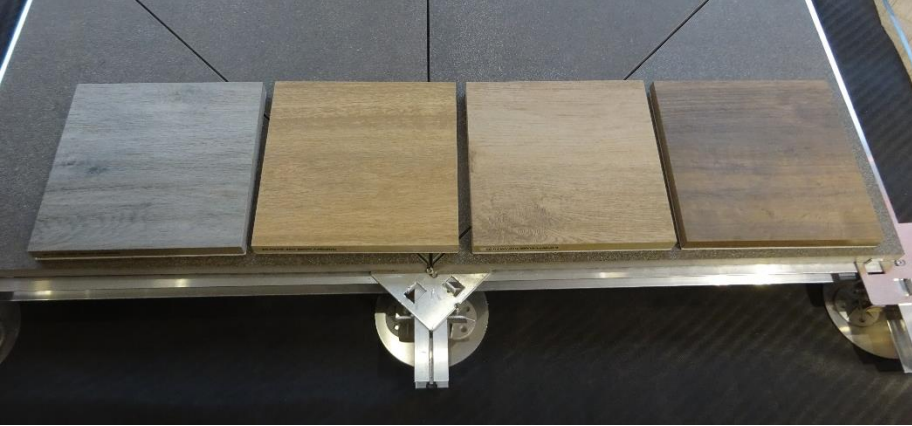
DECK CONCEALS EXISTING UPSTANDS



DRAWING REF:  
5G/81 Proposed



Contract No	Drawing No	Revision
21/07/LJ	5G/81	-



4:

Terrace paving system.

Pedestal support



07 12 2021

DOMUS  
Norway Home  
398x1198mm

(or similar)

Timber effect or  
Stone available



07 12 2021

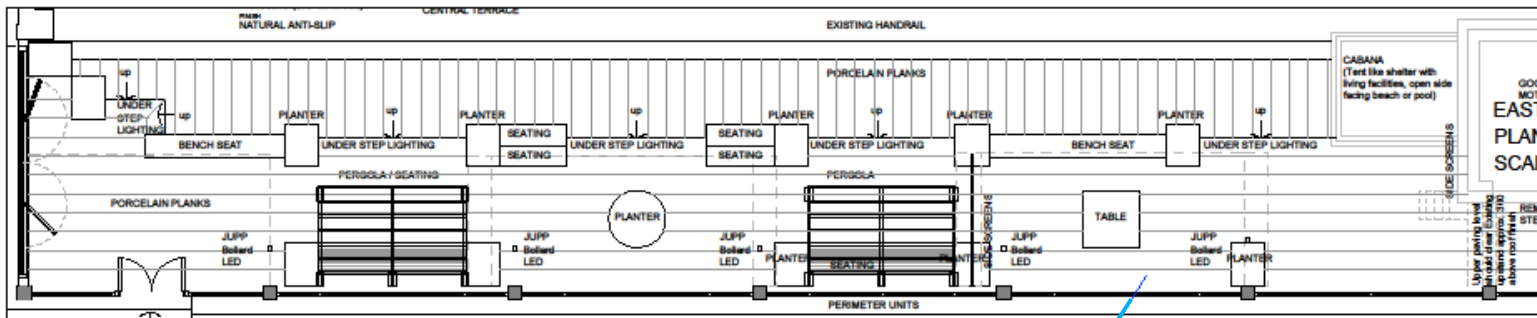
Illuminated nosings  
available



07 12 2021



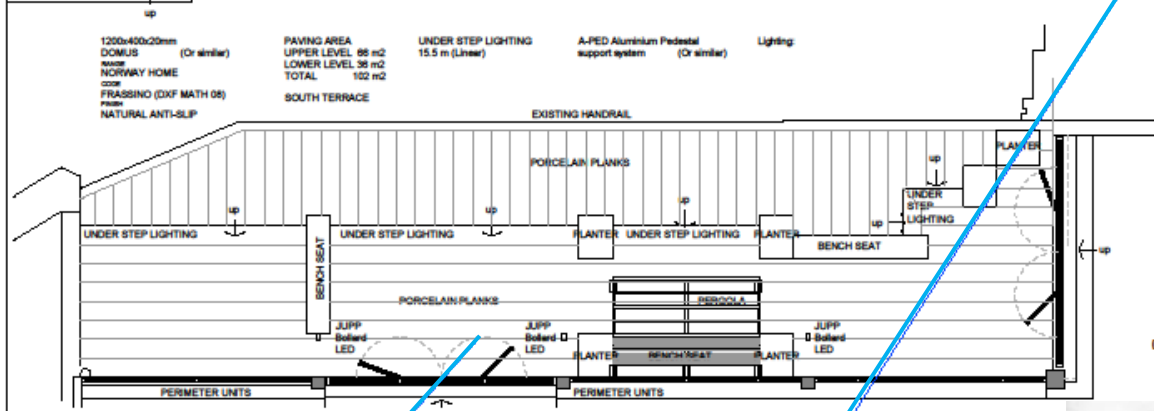
07 12 2021



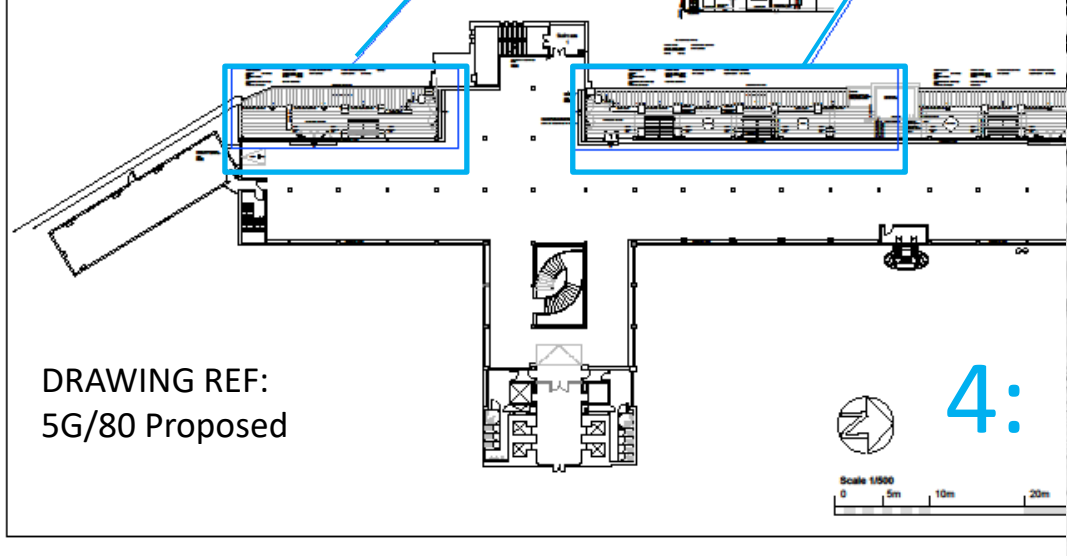
Based on information supplied by others  
All dimensions are approximate  
Subject to survey

**EAST TERRACE (South):**  
**PLAN:**  
**SCALE: 1/100 @A3**

- Lucande Jupp 10W LED
- IP 54 downward light.
- Protection Class 1
- Warm White 3000K
- Die-cast aluminium
- Graphite Grey
- 600x82x120mm

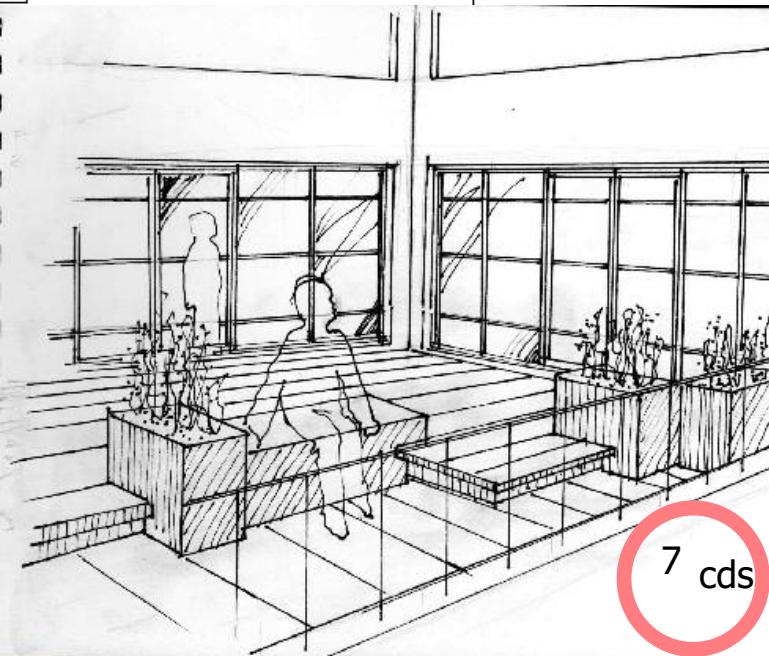


**SOUTH TERRACE:**  
**PLAN:**  
**SCALE: 1/100 @A3**



**DRAWING REF:**  
**5G/80 Proposed**

**4:**



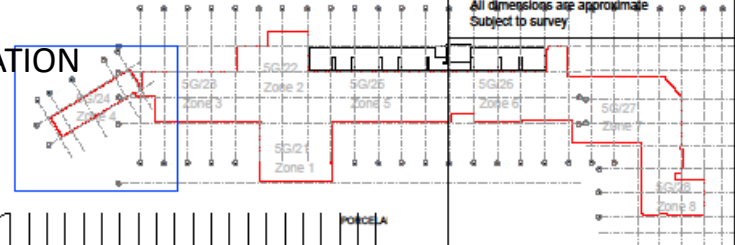
**7 cds**

DRAWING REF:  
 5G/84 Proposed  
 5G/24 revA  
 5G/74 Existing

PROPOSED  
 EXTERNAL  
 WALL/ROOF/FLOOR

Additional internal  
 floor area 1.42m<sup>2</sup>

LOCATION



Based on information supplied by others  
 All dimensions are approximate  
 Subject to survey

North/South  
 INTERIOR ACCESS

5:

A AA 30/11/21 70mm 'C' studs  
 Rev Draw Date Description

5 ZONE 4

Contract  
 Greater London House  
 Hampstead Road  
 London NW1 7QX

Drawing Title  
 Proposed  
 Fifth Floor (West)  
 Floor ZONE 4

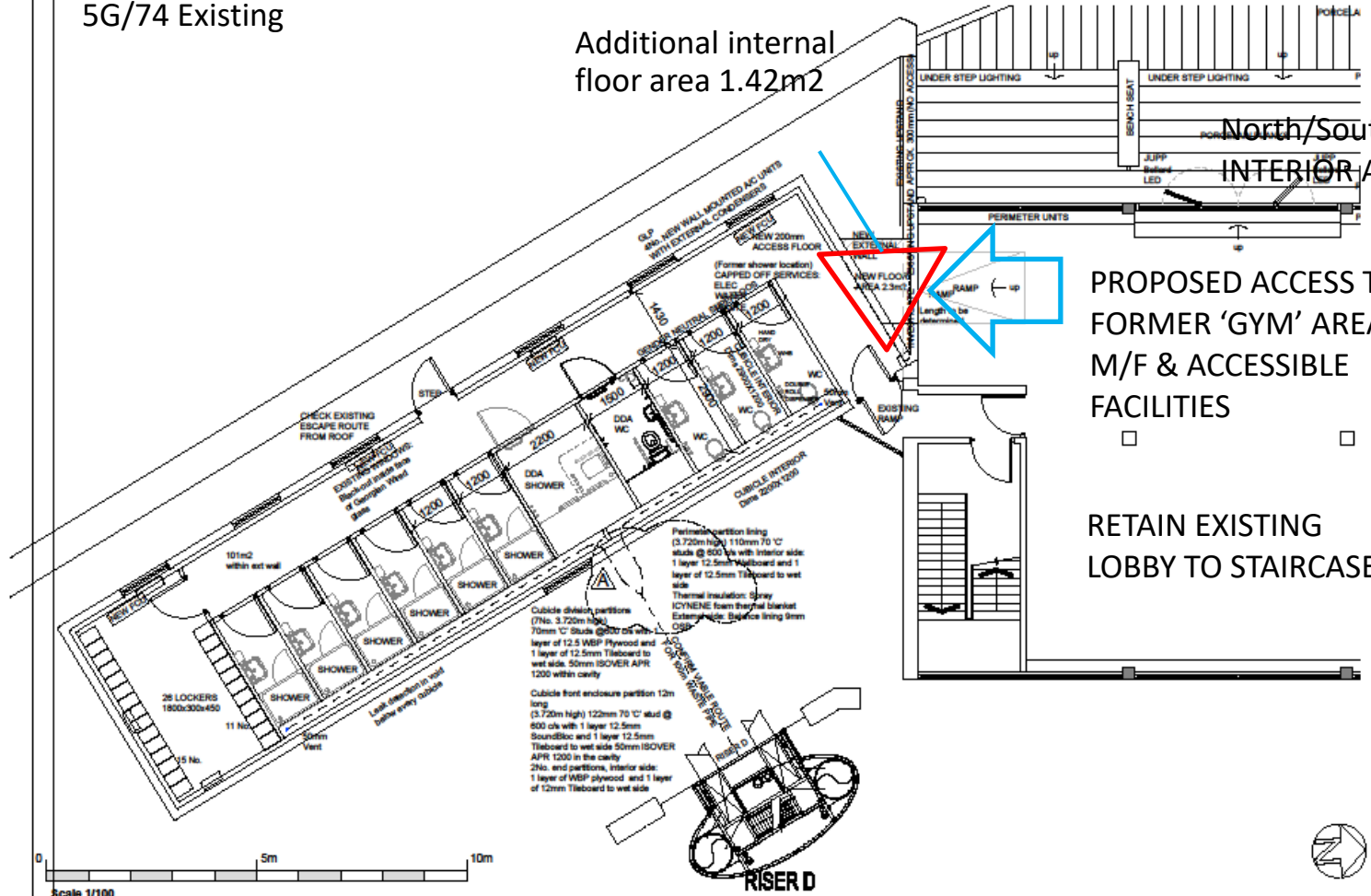


CDS PROJECTS LTD  
 22 Woodbastwick Road, London SE28 5LH  
 M 07832 441750

Scale: 1/100 (at A3)	Date: October 2021
Drawn: AA	Checked:
Contract No: 21/07/LI	Drawing No: 5G/24
	Revision: A

PROPOSED ACCESS TO  
 FORMER 'GYM' AREA  
 M/F & ACCESSIBLE  
 FACILITIES

RETAIN EXISTING  
 LOBBY TO STAIRCASE





# 6:

EXISTING STORE ROOM INTERIOR TO  
BE RE-FURBISHED. EXTERIOR TO BE  
RE-DECORATED

IMPROVE EXTERNAL ACCESS  
REMOVE STEEL LADDERS AND  
PLATFORM  
REPLACE WITH PROPOSED TERRACE  
PAVING SYSTEM

DRAWING REF:  
5G/89 Proposed  
5G/79 Existing



CDS Projects Limited		Drawing Issue sheet: 1		Job No: 21/07/LJ		
22 Woodbastwick Road, London SE26 5LH		Title: GREATER LONDON HOUSE 5 (WEST)		5		
M: 07802 441750		Issue date				
Drwg No.	Title	07/02/22				
<b>FIFTH FLOOR:</b>						
5G/01	LOCATION PLAN	no rev				
<b>EXISTING:</b>						
5G/74	NORTH SOUTH ACCESS	no rev				
5G/75	EXTERNAL EAST TERRACE (North)	no rev				
5G/76	EXTERNAL EAST TERRACE (South)	no rev				
5G/77	EXTERNAL SOUTH TERRACE	no rev				
5G/78	EXTERNAL NORTH TERRACE	no rev				
5G/79	EAST TERRACE STORE ROOM	no rev				
<b>PROPOSED:</b>						
5D/05	ROOF TERRACE EXTERNAL DOORS	no rev				
5G/21	ZONE 4 (M&F Inc. ACCESSIBLE)	A				
5G/71	EXTERNAL TERRACES (AREA)	B				
5G/80	EXTERNAL TERRACE SOUTH AND EAST	no rev				
5G/81	EXTERNAL TERRACE EAST (CENTRE)	no rev				
5G/82	EXTERNAL TERRACE EAST (South)	no rev				
5G/83	EXTERNAL TERRACE SOUTH	no rev				
5G/84	NORTH SOUTH ACCESS	no rev				
5G/85	EXTERNAL TERRACE EAST (North)	no rev				
5G/86	EXTERNAL TERRACE EAST (South)	no rev				
5G/87	EXTERNAL TERRACE SOUTH	no rev				
5G/88	EXTERNAL TERRACE NORTH	no rev				
5G/89	EAST TERRACE STORE ROOM	no rev				
<b>SCHEDULES:</b>						
	DESIGN STATEMENT	no rev				

PLANNING  
APPLICATION  
DRAWINGS