

DESIGN AND ACCESS STATEMENT

FOR

REPLACEMENT OF EXISTING SHOPFRONT FACADE

AT

136-138 CAMDEN HIGH STREET, LONDON, NW1 0LU



CURRENT PROPERTY AND 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 existing façade returns on the corner of Greenland Street.

The building is of masonry construction, with nearly full height timber framed glazing to the ground floor retail premises.

The existing façade and stall riser is clad in ceramic tiles in poor conditions with the remaining fenestration boarded.

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

The proposed design removes the existing external façades complete across the entire frontage of the building along Camden High Street and Greenland Street 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 to have an agreed colour but it is currently to be finished in a neutral prime tone in order for the tenant to develop their brand as required through a separate application.

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

DESIGN AND ACCESS

The proposed design replicates the previously approved scheme at 126-128 Camden High Street (2020/0526/P) to give the full frontage / side fenestration of the building the consistency in terms of façade materials / size & finish, with tenants applying for their own Consent to Display an Advertisement applications as required to the existing signage zones.

There is a 280mm level difference between Camden High Street and the internal floor level of the unit, this will be addressed internally as required by Building Control by the tenant taking the lease of the unit in order to comply and address all accessibility issues.