

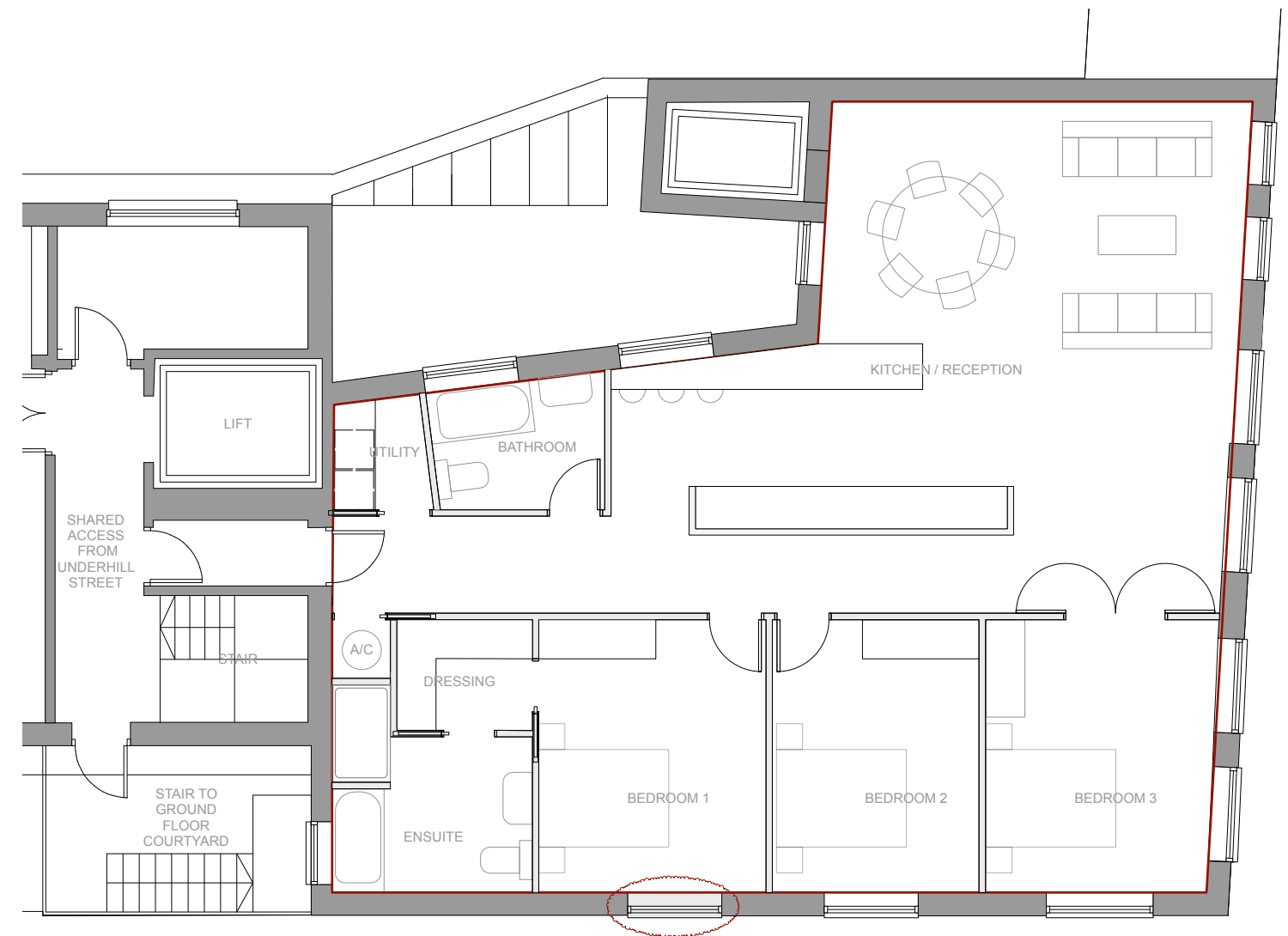
# PROPOSED RESIDENTIAL UNIT 2.1

## EXISTING UNIT 2.1

- 130sqm Commercial office space
- Last occupied - 2020
- Actively marketing - 2021 - present
- Full marketing report to be submitted with Planning Application

## PROPOSED UNIT 2.1

- 125sqm Residential apartment
- 3 bed room 2 bathroom - in excess of NPPF space standards
- Lift & stair access from main reception on Underhill Street
- Secondary access from Camden High Street, via Pleasant Row & Ground floor courtyard
- Shared amenity space provided in ground floor courtyard, in accordance with Camden Council policy requirements. Details of seating, planting, screening etc to be provided at the time of the full application.
- Secure cycle storage to be provided in accordance with Camden Council policy requirements. Located in existing store on Underhill Street, with additional space in ground floor courtyard, with direct access to Camden High Street. Charging points to be provided for electric cycles.
- Refuse & recycling storage to be provided in accordance with Camden Council policy requirements. Located in existing store located on Underhill Street, with additional space in ground floor courtyard, with direct access to Camden High Street.
- Due to the sustainable nature of the location and proximity to Camden Town transport hub, no vehicle parking will be provided or requested.
- Pleasant Row to be enhanced with new security lighting to ensure safe and secure access.



PROPOSED UNIT 2.1 - 3BED / 2BATH APARTMENT  
125sqm / 1350sqft - 1:200@A3

# PROPOSED RESIDENTIAL UNIT

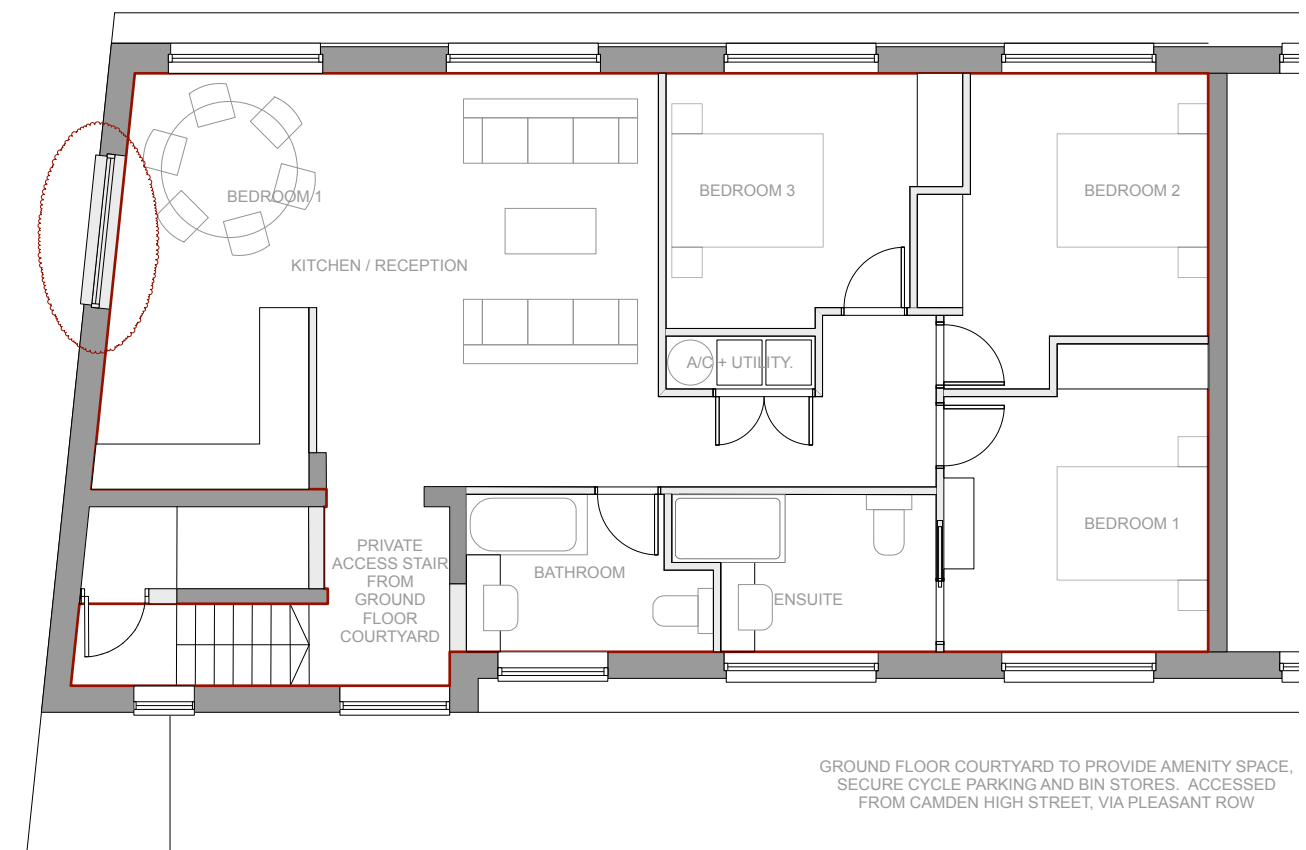
## 2.3

### EXISTING UNIT 2.3

- 100sqm Commercial office space
- Last occupied - 2021
- Actively marketing - 2021 - present
- Full marketing report to be submitted with Planning Application

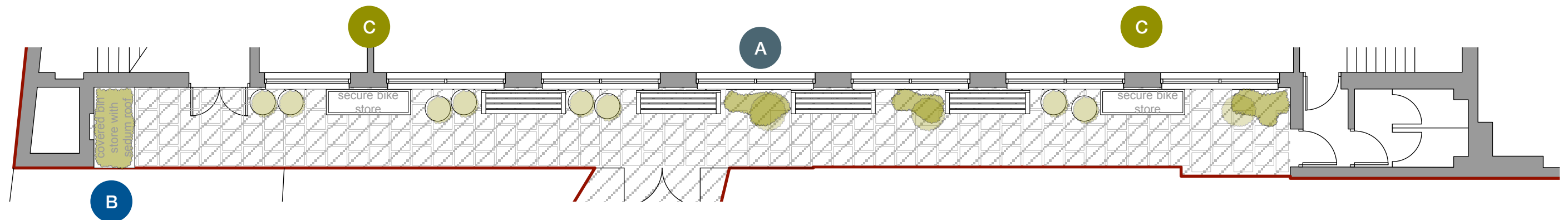
### PROPOSED UNIT 2.3

- 125sqm Residential apartment
- 3 bed room 2 bathroom - in excess of NPPF space standards
- Stair access from Camden High Street, via Pleasant Row & Ground floor courtyard
- Shared amenity space provided in ground floor courtyard, in accordance with Camden Council policy requirements. Details of seating, planting, screening etc to be provided at the time of the full application.
- Secure cycle storage to be provided in accordance with Camden Council policy requirements. Located in existing store on Underhill Street, with additional space in ground floor courtyard, with direct access to Camden High Street. Charging points to be provided for electric cycles.
- Refuse & recycling storage to be provided in accordance with Camden Council policy requirements. Located in existing store located on Underhill Street, with additional space in ground floor courtyard, with direct access to Camden High Street.
- Due to the sustainable nature of the location and proximity to Camden Town transport hub, no vehicle parking will be provided or requested.
- Pleasant Row to be enhanced with new security lighting to ensure safe and secure access.



PROPOSED UNIT 2.3 - 3BED / 2BATH APARTMENT  
 100sqm / 1075sqft - 1:100@A3

# RESIDENTIAL AMENITY



## A Landscape & Amenity Space

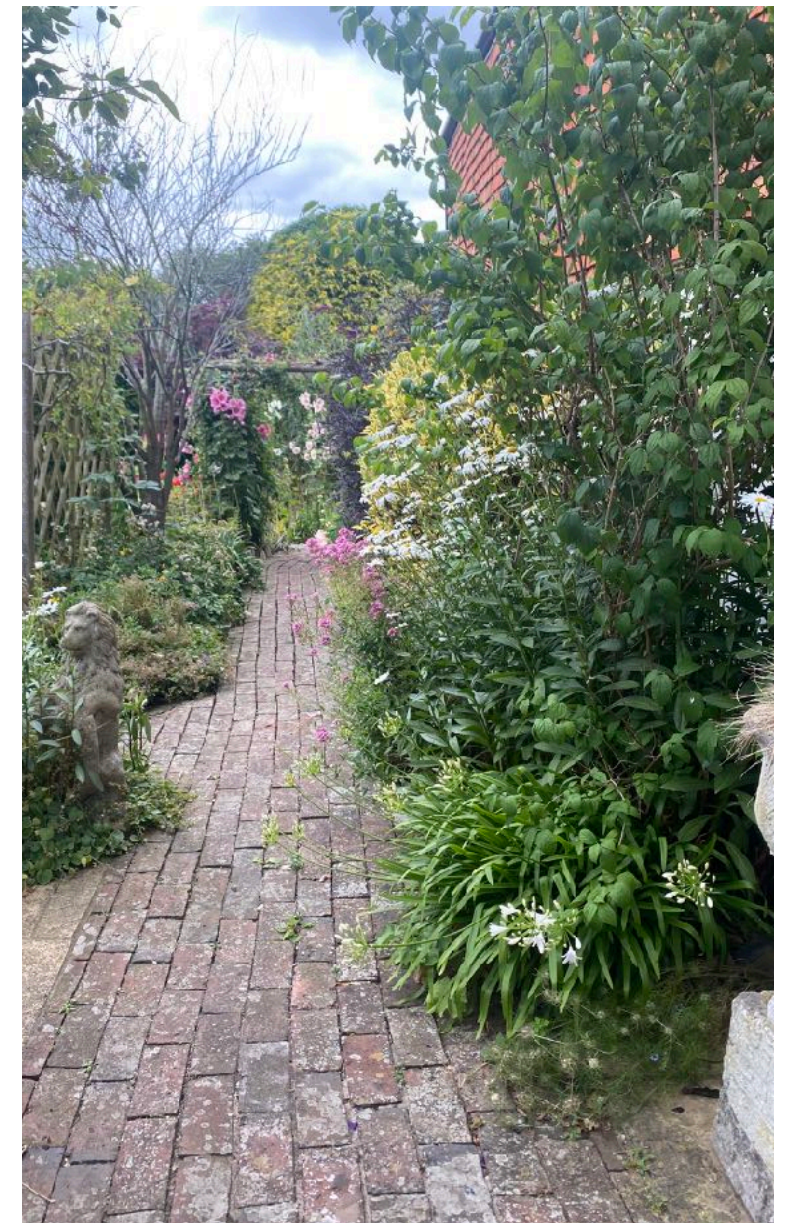
- The existing courtyard runs the length of the building, providing natural light to the existing office spaces, along with access to Unit 2.3 and a means of escape via Pleasant Row.
- The intention is to landscape the courtyard with feature paving, and courtyard planting with occasional seating for residents.

## B Bins

- Refuse & recycling storage to be provided in accordance with Camden Council policy requirements, for collection via Pleasant Road and Camden High Street.
- Covered bin store to provide sufficient room for 2no Refuse Bins, 2no Recycling Bins and additional room for collection of food waste.
- Additional bin stores are located in existing store on Underhill Street.

## C Bikes

- Due to the sustainable nature of the location and proximity to Camden Town transport hub, no vehicle parking will be provided or requested.
- Covered bike storage for 4no bikes will be provided in the courtyard.
- Additional bike storage is located in the existing store on Underhill Street.





# ENERGY EFFICIENCY & SUSTAINABILITY

## Fabric First Approach

REFURBISHING THESE OFFICE SUITES PROVIDES THE OPPORTUNITY TO UPGRADE THE EXISTING BUILDING FABRIC TO MINIMISE HEAT LOSS AND ENERGY COSTS. THIS WILL INCLUDE:

- Insulating walls and floors internally, targeting current Future Homes Standards
- Insulating internal floors and walls to maximise thermal and acoustic performance between residential and commercial parts of the building
- Secondary double glazing to maintain the existing industrial aesthetics while significantly improving thermal and acoustic performance.

## Heating & Cooling

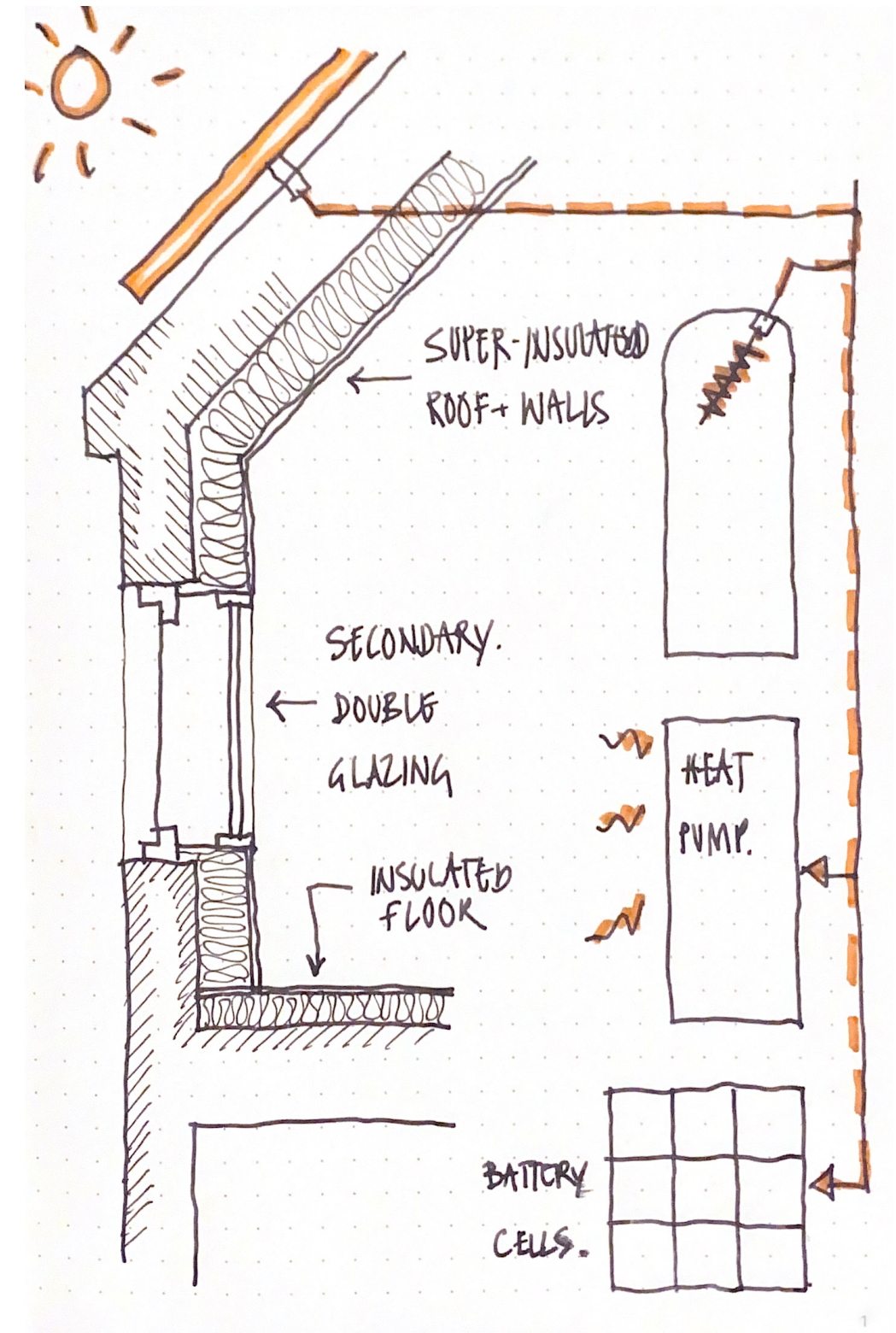
THE APARTMENTS WILL BE PROVIDED WITH STAND ALONE HEATING SYSTEMS, SEPARATED FROM THE EXISTING SHARED COMMERCIAL HEATING SYSTEM. THIS PROVIDES OPPORTUNITIES TO INCLUDE:

- Air Source Pumps with oversized radiators and / or underfloor heating
- Modern / Energy Efficient Hot Water Systems
- Water efficient fittings and appliances will be utilised
- Both apartments are triple aspect and therefore natural ventilation is easily achievable. However, both will be assessed to satisfy the new Building Regulations Part O, in order to ensure there is no overheating.

## Solar Photovoltaic Panels

SOLAR PHOTOVOLTAIC PANELS WILL BE INSTALLED ON THE EXISTING SOUTH WEST FACING ROOF TO PROVIDE ELECTRICAL ENERGY FOR THE COMMON PARTS OF THE BUILDING:

- Up to 25no 400W Solar PV panels to be installed on the existing South / West facing roof
- This will provide around 6,000 KWH / Year of energy
- This is sufficient to provide the majority of electricity for the 2no 3 bedroom apartments.
- The Solar Panels will charge a series of batteries located in the ground floor cycle store, which will provide power, lighting, heating and hot water.
- Exact details will be provided by specialists at the detailed design stage.



# ACCESS DIAGRAMS

## Key

- BIKE STORAGE & ACCESS
- BIN STORAGE & COLLECTION
- FIRE FIGHTING ACCESS & ESCAPE



## Fire Strategy

- FIRE TENDER TO ACCESS FROM UNDERHILL STREET & CAMDEN HIGH STREET
- FIRE ALARMS AND SPRINKLERS TO BE INCORPORATED INTO APARTMENTS
- APARTMENTS TO BE SUITABLY SEPARATED FROM OFFICE USES WITH 1HR FIRE RESISTING STRUCTURES
- CLEAR MEANS OF ESCAPE FOR RESIDENTIAL AND OFFICE TENANTS VIA UNDERHILL STREET & PLEASANT ROW TO CAMDEN HIGH STREET

## Construction Management

- ACCESS FOR CONSTRUCTION & MAINTENANCE FROM BOTH UNDERHILL STREET & CAMDEN HIGH STREET, VIA PLEASANT ROW. DETAILED CONSTRUCTION MANAGEMENT PLAN TO BE SUBMITTED PRIOR TO COMMENCEMENT

PROJECT : 5-6 UNDERHILL STREET  
DOC.NAME : FULL PLANNING APPLICATION  
DATE : NOVEMBER 2022



**END**