

## Planning Note

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Project: 9 Parkway,  
Groupwork Ref: 274  
Planning Portal Ref: PP-11960590  
Date: 23rd February 2023

### Attention: Kristina Smith

The attached information has been prepared to support full plans application submission for proposed development at 9 Parkway. The proposals seek to:

- Retain, refurbish and enhance the original street fronting mid C19th Victorian terrace at 9 Parkway.
- Change of use from E(c) office to C1 apartment hotel and E(c) office dual use at second to third floor levels to best meet market demands within Camden. Additional fourth floor level within a new dormer roof following the line and proportion of 11-13 Parkway. The existing sash windows are to be refurbished to meet Part L of the building regulations and the window surrounds and brickwork will be fully refurbished.
- Propose C1 apartment hotel accommodation to the rear of the site in the form of 2no. new two and three storey pavilions separated by 3no. new landscaped courtyards to maintain amenity and improve the current condition.
- Retain the current commercial unit at ground and basement floor with improvements at roof level to improve thermal performance.
- Remove extract ducts and rooftop plant, greatly improving the visual amenity to the rear of the property. Existing roof lanterns will be configured into rooflights and internal planted courtyards to bring natural light down into the existing commercial space.

The following information has been submitted to support the application:

- Planning Portal Application Form
- Existing and proposed drawings (Plans, Elevations, Sections)
- Design and Access Statement

In response to pre-application advice issued on 12<sup>th</sup> January 2023, the following is being prepared to support the application and will be submitted shortly:

- Energy and Sustainability Statement (prepared by EightVersa)
- Construction Management Plan (prepared by Talina Builder)

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