

PRE-APP STATEMENT

for proposed change of use at
ground floor, 1-3b UNDERWOOD ROW, LONDON N1 7LZ

See also drawings nos. 1816/01, 02 & PRE-1



1.0 INTRODUCTION

- 1.1 This is the ground floor of a late-Victorian/early 20th century warehouse building converted in the 1990's to offices on the ground floor and flats above, with a basement car park and a central landscaped courtyard.
- 1.2 The applicants acquired the ground floor offices, along with the company occupying them, in 2014. From 2023, the people employed there either were relocated to the parent company's head office near the Angel or, mostly, worked from home.
- 1.3 Since then, the offices have been on the market for sale through three local agents without success. Despite the price being lowered, there has been no serious interest. A brochure from one of the agents is included in this Pre-App. Utility and other bills for the property are increasing and, along with an onerous lease, are an unwelcome and unnecessary cost to the parent company. There are several other office buildings in the immediate vicinity standing empty and little realistic hope of finding a new office user.
- 1.4 The building is in the Underwood Street Conservation Area but is not listed or locally listed.



Internal view looking out towards Underwood Row

2.0 PROPOSAL

- 2.1 The proposal is to convert the ground floor offices into two self-contained flats comprising a one-bed and a two-bed unit. This makes the whole building residential.
- 2.2 There is currently one car parking space in the basement linked to the ground floor and this would be retained for one of the flats. The courtyard, which already serves the flats above, would be available as an amenity space for the new flats.
- 2.3 Flats are now the most common property type in the area, including at ground floor level, and it is well-served by public transport and local shops and schools.
- 2.4 Drawing PRE-1 shows the proposed layout. There would be no increase in floor area and no structural alterations, and the work would be reversible if office use was ever wanted there again.



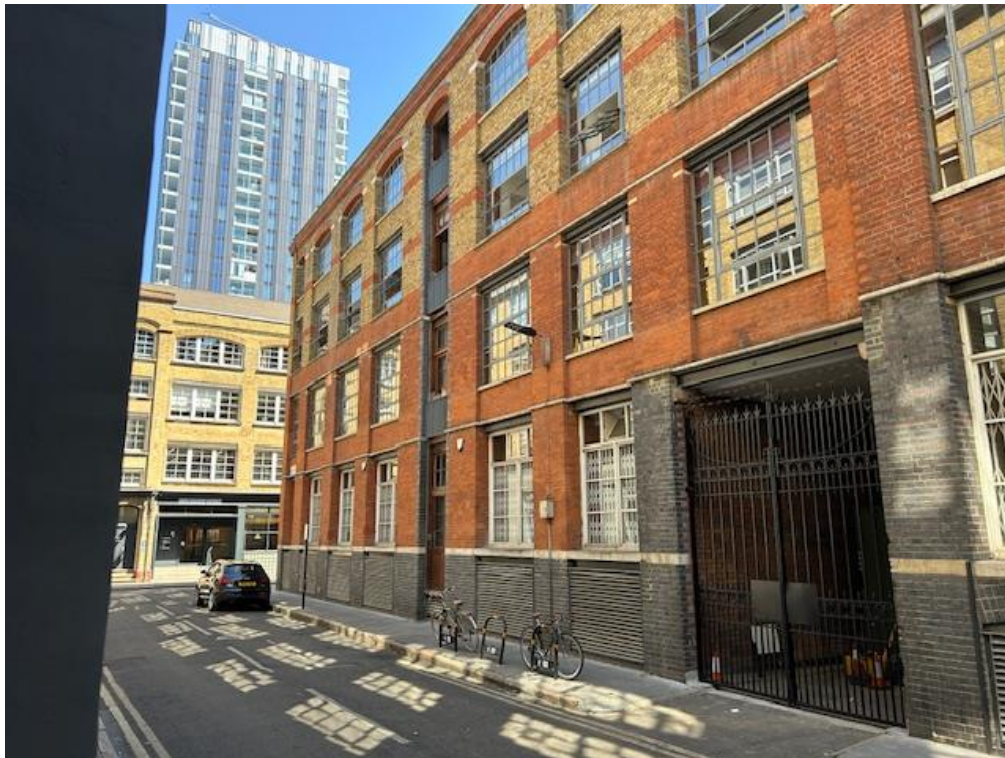
Internal view towards the courtyard

3.0 LAYOUT

- 3.1 Flat 1 is entered from the existing main entrance doors on the corner of Underwood Row and Underwood Street. Flat 2 would be entered through existing doors from the courtyard, via the metal gates on Underwood Row.
- 3.2 The internal layouts are largely dictated by the window pattern, and provides two generous flats suitable for the area and both exceed the London Plan minimum floor areas. Both flats are dual-aspect and the high window cills protect occupants' privacy.

4.0 APPEARANCE

- 4.1 The external appearance is unchanged and there is no impact on the street scene, thus preserving and respecting the qualities of the building and the conservation area.
- 4.2 The external walls would be upgraded internally with thin insulation such as Proctor *Spacetherm* dry-lining. The windows would be retained but heat loss and heat gain controlled by new, secondary glazing set within the deep reveals.



View along Underwood Row, showing the metal gates leading to the courtyard

0 10 20 30 40 50m



PB A

JOB 1-3b UNDERWOOD ROW
LONDON N1 7LZ

SCALE 1/1250 at A4
DATE 08.26

TITLE LOCATION PLAN

DRAWING NUMBER 1816/01

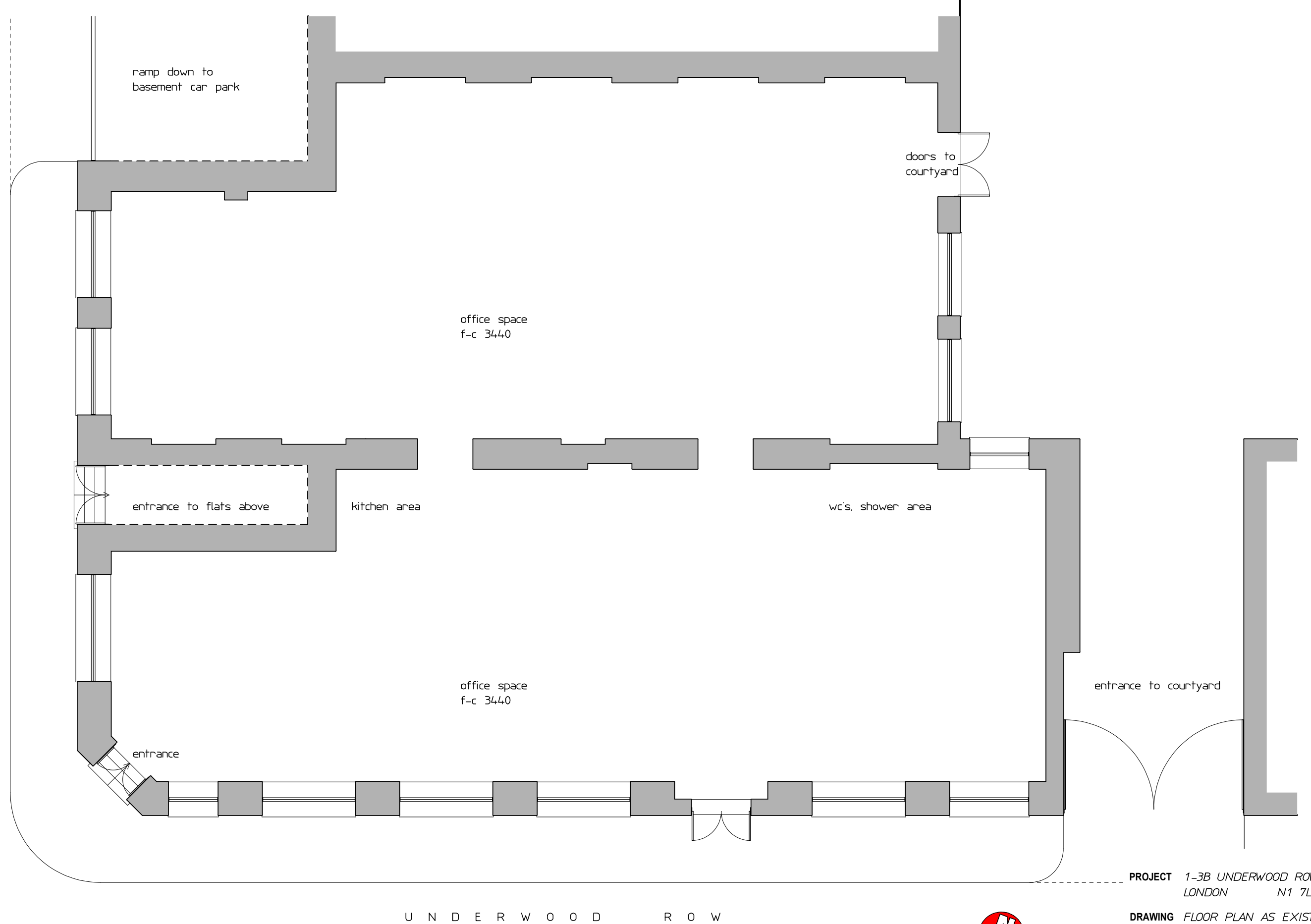
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Subject to detailed survey.
Studwork partitions not shown.

PROJECT 1-3B UNDERWOOD ROW
LONDON N1 7LZ

DRAWING FLOOR PLAN AS EXISTS
ground floor

NUMBER 1816/02 Rev

Scale 1/100 at A3

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U N D E R W O O D S T R E E T

ramp down to
basement car park

entrance
flat 2

living/dining/kitchen

bedroom

entrance to flats above

tv room

living/dining/kitchen

bedroom 2

bedroom 1

entrance to courtyard

entrance
flat 1

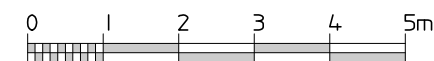
wall insulation
internally;
new partitions
shown hatched;
secondary glazing
to all windows
not shown

U N D E R W O O D R O W

GROSS INTERNAL FLOOR AREAS

Flat 1 - 190 sqm, 2040 sqft, 2-bedrooms

Flat 2 - 187 sqm, 2010 sqft, 1-bedroom



Subject to detailed survey

PROJECT 1-3B UNDERWOOD ROW
LONDON N1 7LZ

DRAWING FLOOR PLAN AS PROPOSED
ground floor

NUMBER PRE-1 Rev

Scale 1/100 at A3

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