



HAWLEY WHARF A1-A2 ROOFTOPS CHANGE OF SOLID ELEVATION PANELS TO GLASS

DESIGN AND ACCESS STATEMENT

1. Introduction

This planning application forms part of LabTech's wider Vision for the Camden Market ecosystem for which they are long-term steward.

LabTech's Vision seeks to deliver a place which is environmentally, economically, and socially sustainable.

The rooftops units of Buildings A1 and A2 Hawley Wharf received approval subject to s106 legal agreement in May 2023 under reference 2022/5588/P for the change of use from Use Class A3 (Restaurant), which had never commenced, to Use Class E (Commercial, Business and Service) with the intention of using the site as offices.

This proposal seeks to replace the existing solid panels in the north elevation of the rooftop units with clear glass. The original design included solid panels to provide a back for the kitchen equipment. Since the units will be occupied as offices for the time being, clear glass will provide more natural light to the units and therefore better working conditions.

2. Design

The proposal is to keep the existing frames replacing the solid panels with glass to match the already existing glazed ones (10 glazed panels have been originally approved and installed in each unit as part of the masterplan application).

3. Access

The site is located approximately 350m north of Camden Town London Underground (LU) station and 450m west of Camden Road Overground Station. There are a number of routes that travel through the local area that form part of the London Cycle Network Plus (LCN+). The closest LCN+ route to the site runs along Camden High Street and Kentish Town Road.

There are nine frequent bus services operating in the vicinity of the site. The nearest bus stops are located on Chalk Farm Road to the west of the site.

Hawley Wharf has a PTAL rating of 6b.



4. Conclusion

LabTech, with the support of Camden Council, have been working on a strategy to ensure the future prosperity of Camden Market which has been shared at a Strategic Panel review on 17th October 2022. Our Vision forms the basis of our aspirations for the continued success of Camden Market, which can play its part in the ambitions set out in the Camden Local Plan by encouraging strong growth and access to jobs to the benefit of everyone including young people and the local community as a whole.

As the largest landowner Camden Market plays its role curating and catalysing growth in Camden Town to create a more diverse town centre that captures its commercial potential now and in the future. Class E flexible use in the rooftops, and their immediate occupation as offices, will contribute to the larger LabTech plan of a successful future for the borough, providing leisure, access to culture, and employment opportunities for local residents. It is our belief that the proposals submitted under this application will contribute to the realisation of LabTech's Vision whilst also enhancing and promoting the vitality and activity of this part of the Camden Market ecosystem.

18/09/23

Appendix 1

Site photos



Existing external elevation combining glass and solid panels



Internal views



