

6.0 CONSULTATION & PRE APP RESPONSE

6.1 CONSULTATION & PRE APP RESPONSE

Pre App Feedback & Design Team Response

The design team held a Pre Application meeting with the London Borough of Camden on 29/06/2023. The proposals were well received with a few minor comments. The written feedback and the design team's response is as follows:

Heritage & Design

Roof Extension - LBC Comments

*"The existing roof extension was constructed in the early-mid 2000s and is of limited quality, although is relatively reticent in wider views with the exception of the plant on top. The applicant proposes to erect a combined edge protection and brise-soleil to the roofline of the extension. A replacement railing (of similar appearance to the screen) to the terrace is also proposed. Although the design and appearance of the proposed screen is not typical of 1930s moderne architecture, it would sit entirely on the later, 2000s addition of the building and would not unduly compromise the legibility of the host building as a 1930 commercial structure. **The rooftop screen is of an appropriate scale and design, although a more muted colour (such as flat grey or bronze) may be more successful in avoiding drawing visual attention to the roof extension, which is the weakest part of the building from an aesthetic point of view. The screen would not meaningfully screen the plant in wider views but the proposals do not result in a worsening of plant visibility at roof level.***

The replacement of the terrace railing is supported."

Roof Extension - Design Team Response

It is proposed that the metalwork of the rooftop is in an 'earthy' tonal range in reference to the exterior brickwork. The proposed colour will be explored further following planning and details / samples submitted to discharge condition.

Windows - LBC Comments

*"Crittal windows at front façade upper floors:
The windows on the upper floors of the building are of a typically 'Crittal' design. It is unclear if the windows are original to the 1930s or a sympathetic later replacement. Nevertheless, the windows' glazing bars and general appearance suit the building and contribute to its overall proportions and historic appearance. In terms of adverse effects to the host building and conservation area, there is no objection to thermal upgrades within the building (such as secondary glazing) which allow the existing windows to be retained, nor is there an objection to the like-for-like replacement of the general appearance of the existing windows with a double glazed system if the benefits of replacement can outweigh the loss of potentially historic windows. However, replacement of the windows with a different design, i.e. the omission of horizontal glazing bars, would not be supported and would be contrary to the Conservation Area Appraisal and Management Strategy: The appearance of characterful buildings within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials.*

In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair."

Windows - Design Team Response

In response the existing crittal windows will now be retained, with new internal secondary glazing installed to improve thermal and acoustic performance. In certain locations on the rear elevation where window opening sizes are being reduced - crittal glazing will be replaced with composite windows.

Ground floor front façade windows & Further Opportunities for Enhancement- LBC Comments

"The removal of the window decals at ground floor is supported and the replacement of the ground floor windows is acceptable. The alteration of the existing entrance doors is acceptable but the loss of any of the original door surround would not be supported. The existing stone, or reconstituted stone, piers are an important and dignified element of the design of the façade despite later cladding. An accessible entrance could be created within the existing structural fabric.

The entrance door has been clad in metal (with permission). However, the stonework beneath is fluted and of decorative quality. Reverting to the original finish would enhance the contribution the building makes to the street-scene and conservation area."

Ground floor front façade windows & Further Opportunities for Enhancement - Design Team Response

As suggested in the LBC's pre-app comments, the proposal is now to remove the metal fascia and keep the existing stone piers either side of the entrance door integrating a circular sliding door into the central bay (acting as a draught lobby). See entrance redesign proposals appended to the DAS.

Transport

Transport - LBC Comments

"The proposal involves converting former office space at basement level into cycle storage space, accessed via the lift at the rear of the site. The cycle storage includes provision for a cycle maintenance station, lockers and showers to encourage active travel to and from work. The cycle storage would accommodate 36 cycle spaces (including 2 x separate accessible cycle spaces, located at ground floor level). The new cycle facilities which are intended to meet London Plan cycle parking standards, are

6.1 CONSULTATION & PRE APP RESPONSE

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welcomed.

The floor plans indicate cycle storage would be in the form of Sheffield stands and what appear to be a number of vertical stands. It is recommended that the vertical stands be replaced with Sheffield stands.

Given that this is predominantly for the refurbishment of the building and only proposes a small increase in new floor space, a Section 106 car free agreement would not be required.

The site will continue to be serviced as at present from outside the site on Bayham Street and via the rear service yard. There is not expected to be any material increase in the number of deliveries or servicing movements.

The building can be refurbished without the need for a Construction Management Plan and associated contribution and bond. The parking bays outside the front of the site on Bayham Street can be suspended to enable the storage of skips and for the delivery of materials to the site. Any scaffolding required for the alterations can be placed on the footway subject to the licensing process, separate to planning permission. Any damage that occurs to the footway would be covered by the scaffolding bond. As such a highways contribution is not considered necessary for the proposed works."

Transport - Design Team Response

Whilst the above LBC response is generally supportive of the transport strategy, note that the proposed position of the accessible cycles has been moved to the Basement cycle storage space which we would consider to be more equitable from an accessibility point of view relative to the scheme presented at Pre App.

Amenity

Amenity - LBC Comments

Henley Halebrown

"The proposed additional plant, railings and extension of the existing rooftop fourth floor, have the potential for impacts to sunlight / daylight to adjacent buildings to the rear, specifically to 128-138 Camden High Street. The submitted application should demonstrate what the impact is, and how it's been taken into account in the design of the proposed works. The proposed works would unlikely result in an increase in overlooking compared to the existing situation.

The noise of proposed new rooftop plant would need to be assessed within a Noise Impact Assessment Report. Overall, the scope for external amenity effects is likely to be more constrained due to the nature of the proposal being principally for refurbishment of an existing building."

Amenity - Design Team Response

The design team has tested the Daylight & Sunlight impact to neighbouring buildings. EB7 who carried out the assessment commented that:

"Daylight & Sunlight impacts to neighbouring buildings are considered marginal and limited. For planning purposes, the scheme demonstrates no material impact and fully complies with the BRE guidance for both daylight and sunlight to the neighbours."

A Noise Impact Assessment Report has been included in the planning application prepared by Max Fordham, the conclusion is as follows:

The noise emissions from proposed units at 101 Bayham Street have been assessed.

- When the air source heat pumps are operating at 90% capacity, the noise from the proposed units at the nearest noise-sensitive receptors is at least 10dB below the current night-time background noise levels.

- When running at 100% capacity, the noise from the

proposed units at the nearest noise-sensitive receptors is at least 10dB below the current daytime background noise levels.

- This complies with the requirements of the Camden Local Plan and is therefore expected to result in no significant impact at the identified noise-sensitive (residential) receptors"

6.2 CONSULTATION & PRE APP RESPONSE

Design Response - Entrance

LBC Planning Officer Comments:

- 'The alteration of the existing entrance doors is acceptable but the loss of any of the original door surround would not be supported.'
- 'The existing stone piers are an important and dignified element of the design of the facade'
- 'Reverting to the original finish would enhance the contribution the building makes to the street scene and conservation area.'

Design Response:

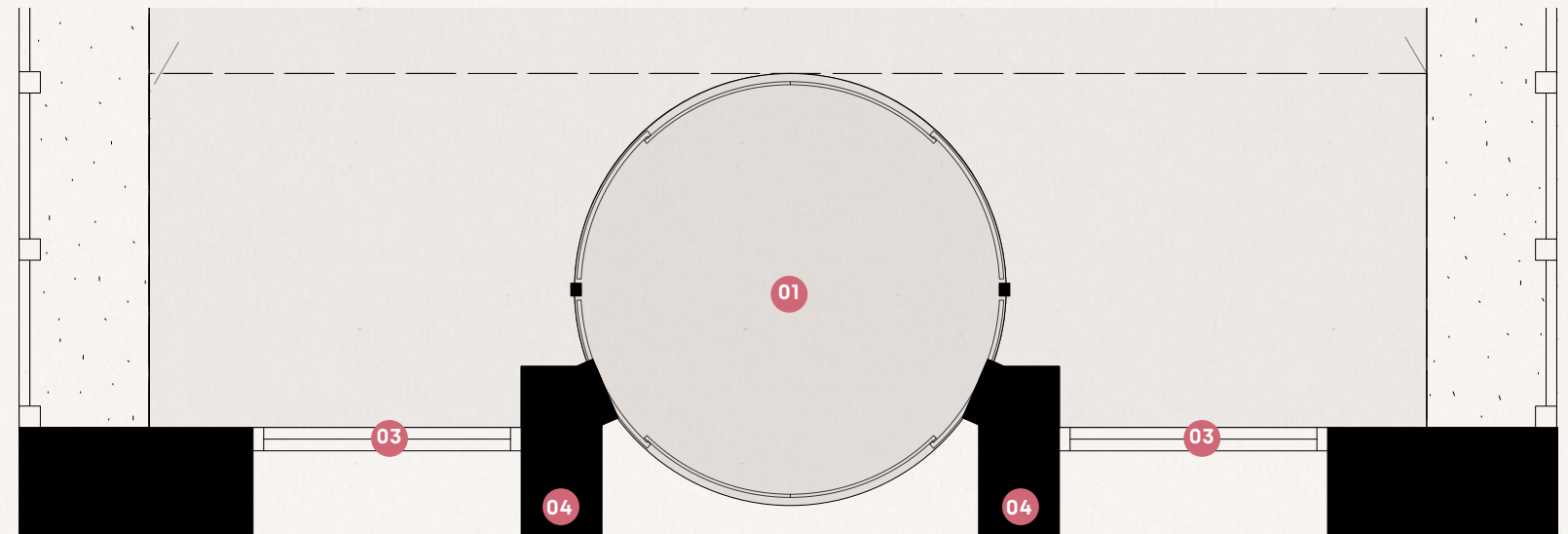
- 'The metal signage obscuring the stone columns either side of the entrance will be removed.'
- 'The entrance columns will be exposed and made good - revealing the original character of the entrance.'
- 'A new circular sliding door will be installed inside the central bay - improving the thermal performance of the Ground Floor whilst allowing for DDA access.'



Metal fascia removed stone pier exposed beneath



Proposed Elevation



Proposed Plan

01 Circular Sliding Door 02 Metal Fascia 03 Existing Glazing 04 Retained Stone Columns

6.2 CONSULTATION & PRE APP RESPONSE

Design Response - Entrance



Existing Elevation - Bayham Street

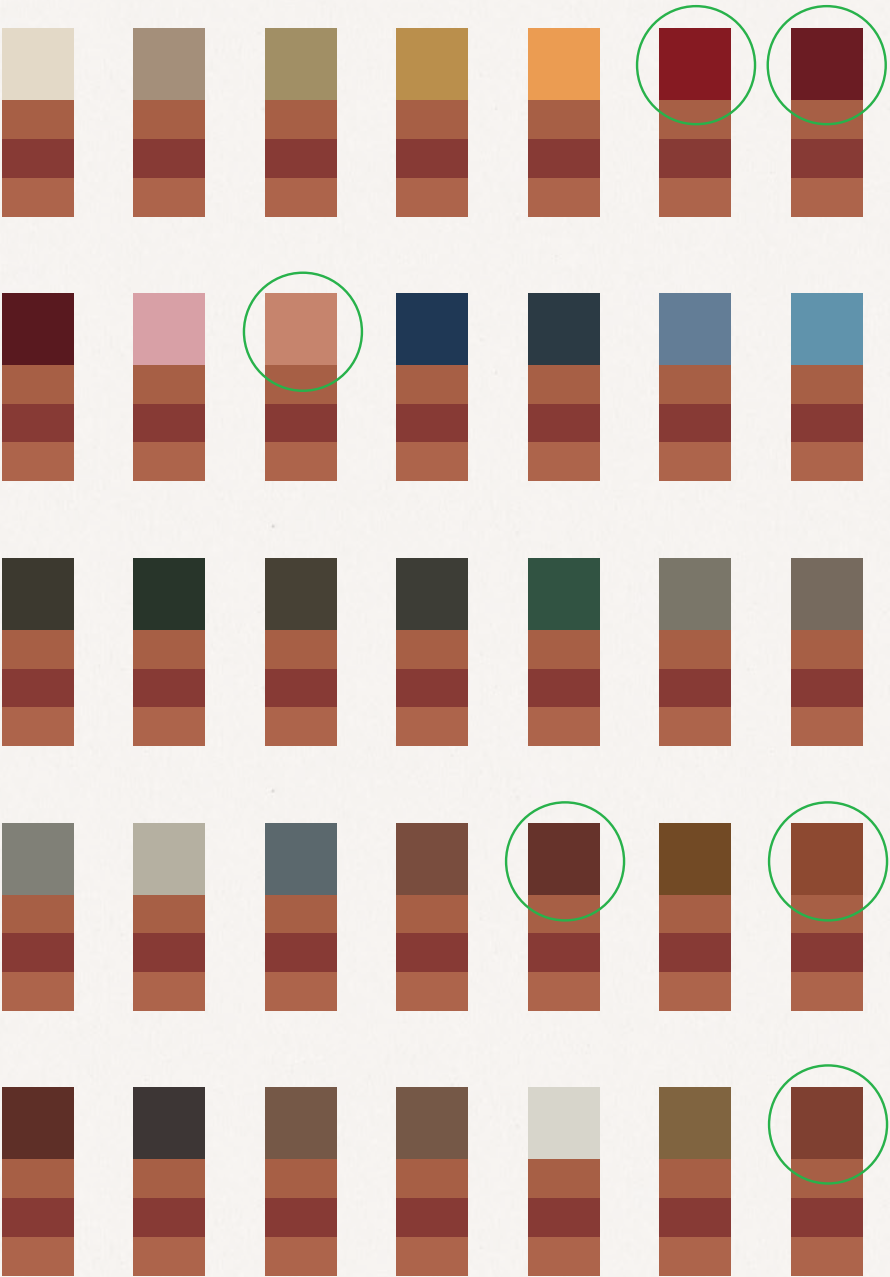


Proposed Elevation - Bayham Street

6.3 BAYHAM STREET ELEVATION

Design Response - Colour Tests

Colour studies for the new fenestration and architectural metal work at roof level have been explored. These illustrate that a variety of earthy clay-like colours would complement the existing brickwork. It is proposed that the final colour would be from this tonal range, with the final selection made in collaboration with the planning department through condition discharge.



RAL 8004



RAL 8012



RAL 8029



RAL 3003



RAL 3004



RAL 3012



RAL 8004



RAL 8012



RAL 8029



RAL 3003



RAL 3004



RAL 3012