

AndersonOrr

UTOPIA VILLAGE – CREATIVE HUB
DESIGN & ACCESS STATEMENT

Utopia Village - Creative Hub
Design & Access Statement

REFERENCE	PROJECT
22029	Utopia Village - Creative Hub, Chalcot Road, London
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Contents

1.0	Introduction	4	4.3	Scale	13
1.1	Report Overview	4	4.4	Appearance	14
2.0	Site Analysis & Context	5	5.0	Sustainability	16
2.1	General	5	5.1	Design	16
2.2	Local Architecture	6	5.2	Building Services	16
2.3	Site Analysis	7	5.3	Natural Daylight	17
2.4	Existing Buildings	7	5.4	Ventilation, Heating & Cooling	17
2.5	Planning History	8	5.5	Mesh Energy Statement	17
2.6	Topography & Views	9	6.0	Access	19
3.0	Design Development	10	6.1	Public & Private Access	19
3.1	Link Bridge, Facades & Gates	10	6.2	Car Parking & Cycle Provision	19
			6.3	Waste & Refuse	19
4.0	Design Proposals	11	7.0	Summary	20
4.1	Amount	12	7.1	Report Summary	20
4.2	Layout	12			

Introduction

This Design and Access Statement accompanies an application to Camden Council to obtain Planning Permission for the refurbishment of the existing office accommodation at Utopia Village, London.

1.1 Report Overview

This application follows consultation with neighbours and Primrose Hill Conservation Area Advisory Committee. No formal pre-application enquiry has been submitted ahead of this application.

This report describes the objectives, development and design solutions of the proposed scheme and discusses the conclusions reached.

This statement should be read in conjunction with the submitted drawings and consultant reports.

Right: (Fig. 1) Concept visualisation showing proposed design of central courtyard mews street scene



Site Analysis & Context

2.1 General

Primrose Hill lies one and a half miles north of Central London and falls between the city centre and the outer suburbs of London. The region is characterised by the park of the same name and is bounded by areas such as St John’s Wood to the west, Belsize Park to the north, Chalk Farm to the north east, Camden Town to the east and Regents Park to the south.

The developed area of Primrose Hill is clearly defined by the convex curve of the park as it sweeps from the south east to north west and the concave curve of the railway which mirrors this. The site lies within the ward of the London Borough of Camden and is located within the Primrose Hill Conservation Area (sub-area 2 – Central Area).

Primrose Hill is an example of an early to mid-Victorian planned suburb. The conservation area is typically residential in character, with some limited commercial use. The area is comprised of long terraces of houses, typically late Georgian in style with some more ornamental ‘Italianate’ style buildings.

The site is located within the centre of an urban block formed by the Victorian grid pattern design of the area. The site is bounded by Fitzroy Road, Gloucester Avenue, Edis Street and Chalcot Road, with access to the site via the latter and Egbert Street which adjoins Chalcot Road.



— Site Boundary

Right: (Fig. 2) Satellite image showing extents of Primrose Hill Conservation Area and site position

Site Context Diagram

- | | |
|-----------------------------|-----------------------------------|
| ■ Local Contextual Landmark | ■ Site Location |
| ■ Local Watercourse | ■ Primrose Hill Conservation Area |

2.2 Local Architecture

The houses that align the surrounding streets are mid-nineteenth century Victorian terraces built in a Georgian design; they are generally three storeys in height and many feature basements with light wells to the principal façade and mansard roofs containing an additional storey of accommodation. Typically, the houses feature rustication to the lower storeys with stock bricks at higher levels. Many buildings also include stucco details such as moulded window surrounds, cornices and entablature at parapet level.

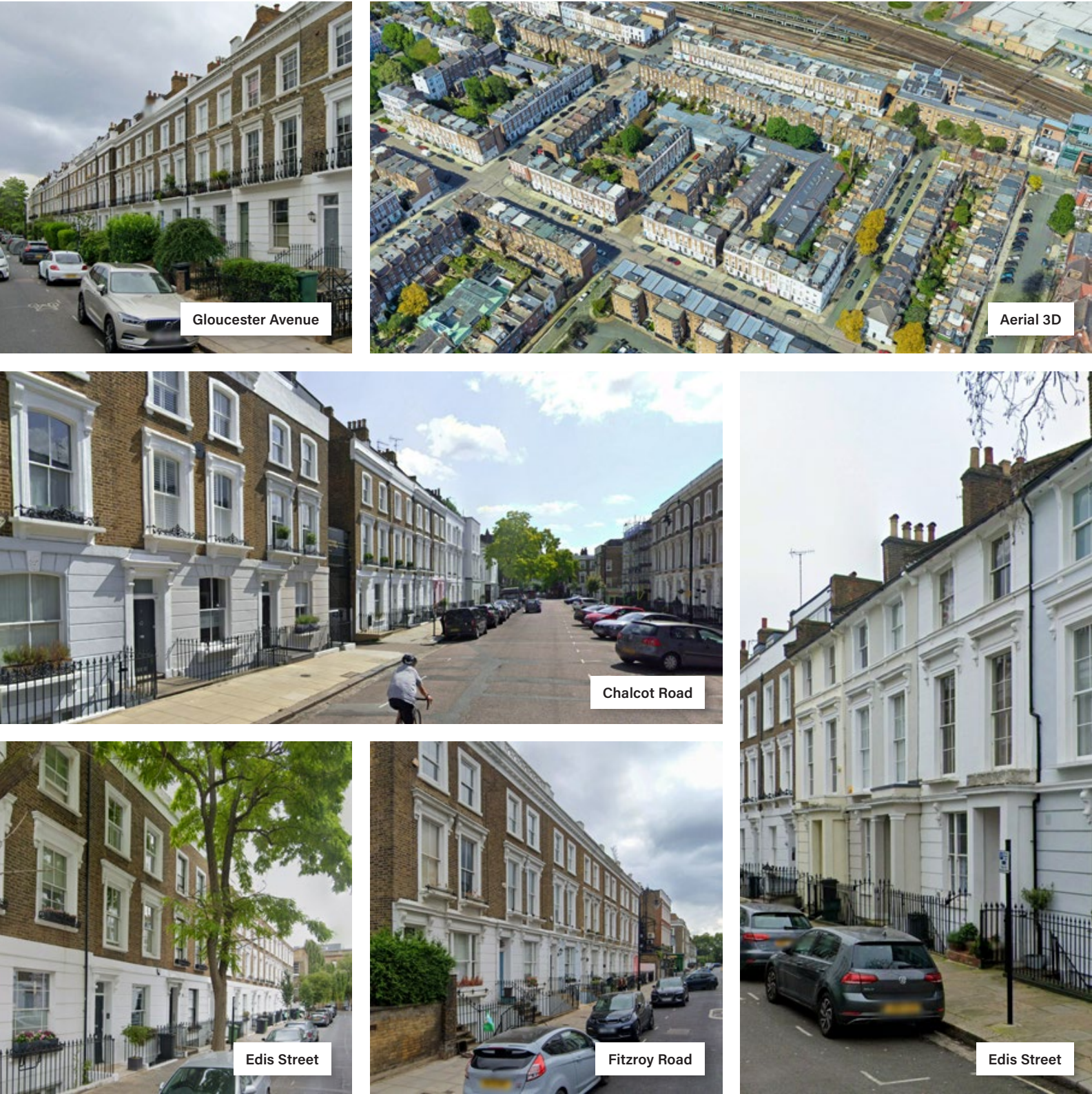
A number of houses within the surrounding terraces have been designed to accommodate retail use at the lower levels, this is most notable with Chalcot Road where a section of the street has been designed as a small neighbourhood shopping district. The street also features the Prince of Wales public house at the intersection with Fitzroy Road on a corner plot matching the scale and form of the surrounding houses.

Unlike many of the neighbouring areas, Primrose Hill has retained much of its original character. Regions such as Chalk Farm and Camden Town have been considerably developed over the course of history, while significant development has been limited within the conservation area.

Historically the area occupied by town houses would have been for the working class of London however property booms have led to the gentrification of the area making it one of the most desirable locations in London.

While residential terraces dominate the townscape of Primrose Hill there are a number of buildings with differing uses in the area. Often these buildings are positioned within the centre of the urban blocks or located in close proximity to the railway to the north. These buildings vary in age and style but are typically lower in height than the terraces that enclose them. Utopia Village is typical of this trend and occupies a considerable plot of land within the centre of one of these urban blocks. Other similar industrial sites in the area include Hopkinsons Place and Chalcot Yard.

The site lies within Primrose Hill Conservation Area. The buildings are not listed but those in the eastern part of the site are described as ‘making a good contribution to the significance of the conservation area.’



Urban Georgian Terraced

Right: (Fig. 3-8) Images of existing site location and neighbouring street scenes

2.3 Site Analysis

The majority of the site is occupied by building footprint with building forms extending to the boundaries of the houses that encircle the site. It appears that buildings have been extended and altered over the course of history to maximise the available space within the centre of the urban block.

The site layout can be best described as an inverted 'L' shape with building forms generally aligning the site boundaries. To the east of the site the structures are split into two ranges that create a mews style layout, while to the west the mass of the buildings occupy almost all of the available space on the site.

Utopia village is comprised of a series of buildings of mixed styles and scales. The buildings that occupy the site can be roughly separated into two categories; the original Victorian factory buildings located to the east side of the plot and the circa 1950's buildings located to the west side of the site.

The site measures approximately 0.4 hectares in size and is comprised of a mews style complex of circa 25 commercial units known collectively as Utopia Village.

2.4 Existing Buildings

The former factory buildings that occupy the easterly side of the site were constructed in the late nineteenth century as a piano works. Over the course of history, a number of adaptations have been added to the site, notably the addition of a 1950's buildings in the north west of the site. At this point the buildings were occupied by Westminster Laboratories Ltd and the site described as a chemical works. The buildings remain mostly unchanged from this date with the site use changing to commercial offices in around 1980 when the site's name changed to 'Utopia Village.'

The original buildings are attractive in appearance and create a pleasant mews set back from Chalcot Road. The buildings are constructed in yellow London stock brickwork laid in Flemish bond and feature details such as arched window heads in accent red brickwork.

The buildings are arranged in two ranges running from north to south (with the easterly range extending to the north boundary creating the 'L' shaped plan). Generally, the buildings are of a pitched roof design with some later flat roof sections. The pitched roofs are finished in slate and the flat sections appear to be either felt or a resin based roofing system. To the north and east boundaries, the buildings are two storeys in height, with the built form in the centre of the site being three storeys high. The buildings generally follow the same architectural language as one another in a simple but attractive architectural style.



Site Analysis Diagram

- Close Proximity Neighbours
- Site Entrances
- Listed Buildings
- Vehicular / Pedestrian Access
- Opportunity for Enhanced Interest

Right: (Fig. 9) Site opportunities and constraints plan diagram

To the east boundary it is clear that the original factory buildings have been extended and altered over the course of history with a series of discordant extensions. These are of varying styles and quality and often extend to the garden walls of the adjoining houses. Within the centre of the site the three storey factory range is bookended by two circa 1950's structures; the first of which is a flat roof structure located to the south of the building and the second is a two storey flat roof structure located to the north of the building. The latter forms part of the second element of the site; the 1950's building complex.

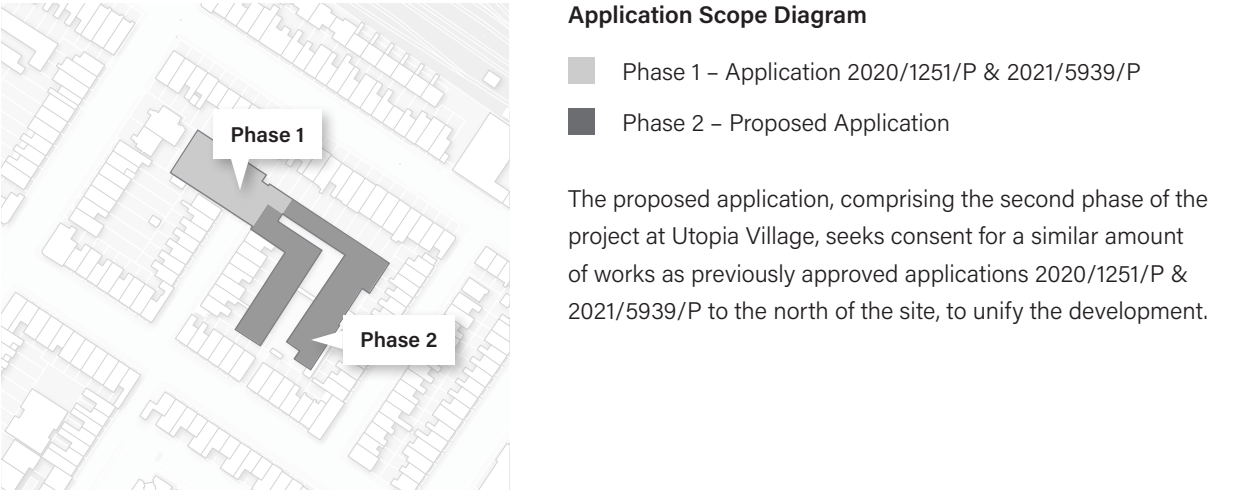
The historic integrity of the original buildings has suffered overtime with the replacement of most of its windows with uPVC and erosion of the original fabric of the historic bridge that connects the two wings of the site.



Above: (Fig. 10-13) Photography showing current status of existing buildings within site
Right: (Fig. 14) Application scope diagram, (Fig. 15) Matrix showing previous planning applications to site

2.5 Planning History

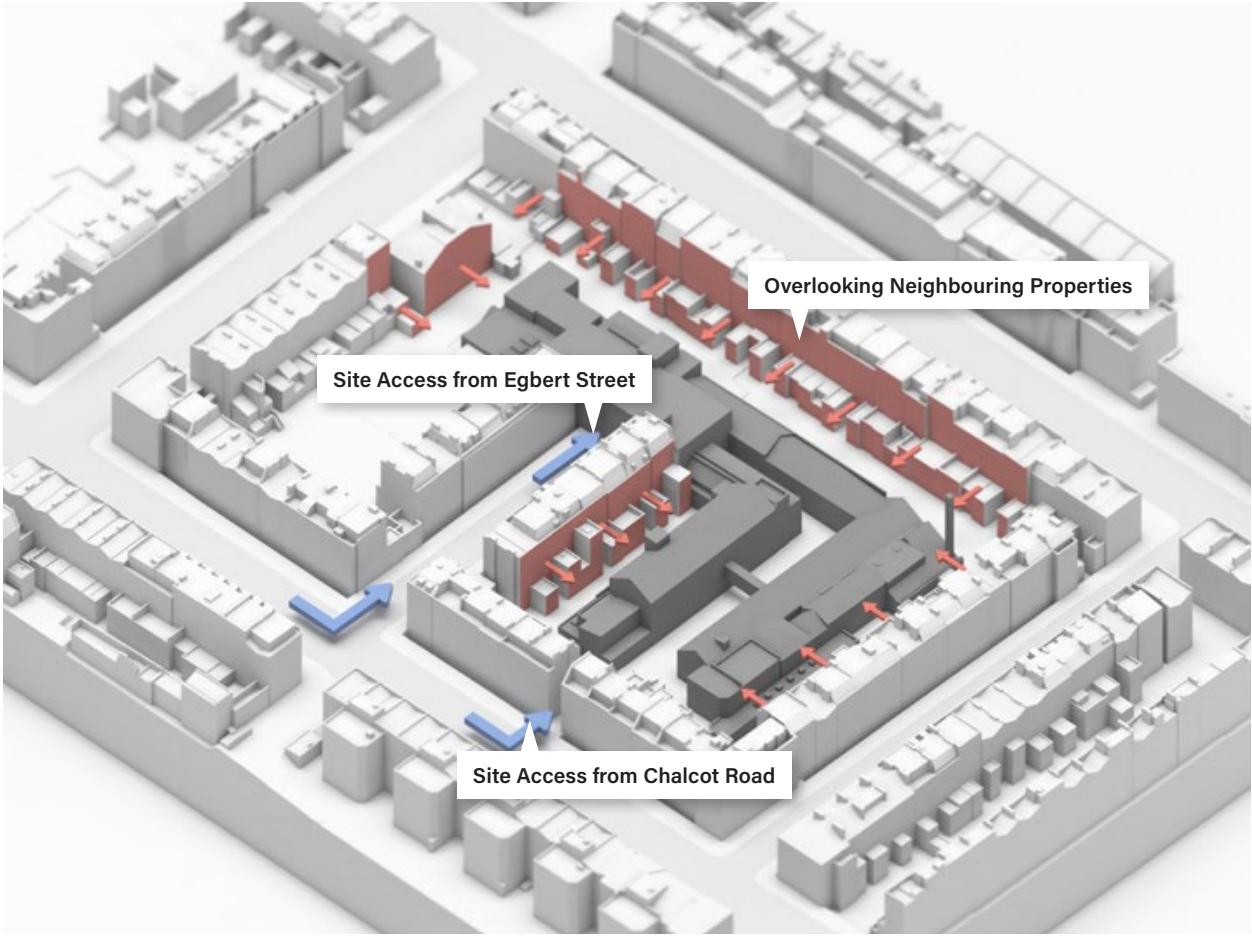
The site has been subject to a number of planning applications over the course of history (please refer to Smith Jenkins’s Planning Statement for further details). A portion of these submissions including applications for works to trees within the conservation area and planning applications for individual units within the campus, however the most pertinent applications are those that relate to the whole site. These are summarised in the below table, with accompanying application scope diagram for reference:



Reference	Application Type	Description	Decision
2013/5111/P	GPDO Prior Approval Class J Change of use	Change of use from offices to residential units (Class B1a to Class C3)	Withdrawn
2013/6589/P	GPDO Prior Approval Class J Change of use	Change of use from offices to 53 residential units (Class B1a to Class C3).	Appeal allowed (recovered by Secretary of State)
PEX0100374	Full Planning Submission	The erection of a curved roof extension to the inner central block	Withdrawn
2020/1251/P	Full Planning Submission	Refurbishment of existing office accommodation include replacement façade and roof glazing	Approved
2021/5939/P	Full Planning Submission	Replacement, consolidation and renewal of existing heating/cooling/ventilation systems and two associated acoustic enclosures.	Approved

2.6 Topography & Views

The interior of the site is generally flat and occupied by building footprint. A narrow access road that forms the mews links the two site entrances at the end of Egbert Street and Chalcot Road, respectively. At both site entrances the ground levels slope from the highway to a lower internal site level. The Egbert Street entrance level has a change in height of approximately 720mm to the threshold of the buildings while the Chalcot Road entrance is greater with a change in level of approximately 1.5m.



Visibility & Access Diagram

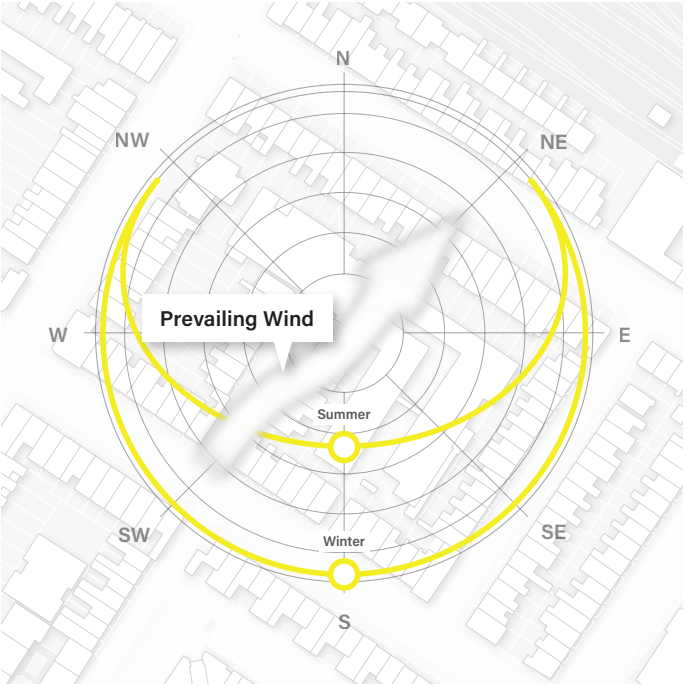
■ Utopia Village Site Extents ■ Site Entrances ■ Overlooking Neighbours



External Lines of Sight Diagram

■ Sight Lines Away From Site

The prevailing wind direction is south-westerly, as is typical for the South-East of the UK. Given the proximity and enclosure of higher terraced buildings to all boundaries of the site, exposure to strong winds is largely shielded.



Sun Path & Prevailing Wind Diagram

■ Sun Path Across Site

The site lies on an east to west axis within the urban block formed by the historic grid pattern of Primrose Hill. The site mutually overshadows neighbouring properties.

Above: (Fig. 16) Visibility and access diagram showing principal entrances to site and neighbouring conditions

Right: (Fig. 17-18) Sun, wind and sight lines diagrams showing general site condition

Design Development



Modern Industrial

Traditional Ironworks

Contemporary Mesh

High Contrast Approach

Integrated Metal Louvres

3.1 Link Bridge, Entrance Gates & Facade Enhancements

A number of design options were explored in the development of proposals for potential enhancements to the existing entrance gates, link bridge and facades across the original courtyard mews at Utopia Village; these being identified as particular elements of the existing built forms most in need of improvement to modern standards, or most out-of-line with the overall aesthetic qualities of the site.

Options were developed in response to the context of the site and other precedents from similar developments across sites in London and elsewhere in the UK. Consideration was given to the historical context and the nature of previous alterations and additions to the site, evaluating their appropriateness to the established architectural language.

Resultantly, a direction was chosen to align the language between the existing building forms on the site with the proposed interventions, to achieve a cohesive and unified approach, bringing the site together through consistent application of materiality, proportion and limited design affectations. This allows the original Victorian mews buildings to remain the most prominent aspect of the site, with subtler interventions surrounding, adding visual interest and a distinction between old and new.

As an example of the process undertaken, the images shown above depict a subset of design options that were considered as part of the process for reimagining the link bridge oversailing the courtyard mews in the centre of the development.

Above: (Fig. 19) Sketch 3D drawings showing examples of considered design styles for glazed link bridge



SECTION 4.0

Design Proposals

Above: (Fig. 20) Concept visualisation showing proposed design of central courtyard mews street scene

4.1 Amount

The area of the site is approximately 0.4 hectares. The proposal seeks consent to demolish and construct new structures on site as follows:

Existing Site Area (GIFA)	Area to be Demolished (GIFA)	Proposed New Construction (GIFA)	Net Loss of Area (GIFA)	Proposed Site Area (GIFA)
	136m²	5m²	131m²	

The application seeks consent to demolish single storey structures that bound the site extents to the east and west boundaries. The proposed additional floor area relates to a small extension at ground floor level. The extension is positioned in the centre of the site, where the mews turns from a north to south axis to an east to west axis. The extension infills an area where the existing first floor structure cantilevers over the ground floor structure.

4.2 Layout

The proposed site and building layout will remain unaltered with only minor site layout changes to the mews where site parking is removed to create a pedestrianised route within the site. A small turning area is also proposed from the Chalcot Road entrance gates.

The majority of the layout changes that are proposed relate to the internal layouts of the existing buildings. A number of these layout changes do not require planning consent, however are described for context within this report.

As mentioned in previous sections the layouts of the buildings have been altered and adapted during the course of history. The subdivision of the site to create a series of small office spaces has diluted the original open plan layouts of the Victorian factory buildings and led to some unusual and compromised spaces that are no longer suitable for modern office use.

The proposals intend to remove the existing partitions within the upper floors of the two ranges of Victorian buildings and revert back to an open plan arrangement to create a suite of modern and uncluttered offices. Where new partitions are required, these are proposed to be of light weight construction and feature large areas of glazing to ensure the open feel of the original factory loft spaces are retained.

At ground level the existing subdivision is to be retained in the most part for structural reasons, however where possible the original fabric of the buildings will be retained and protected while modern interventions will be removed to create open plan office accommodation.

The site will be retained as office use. This will consist of permanent office space for the owner’s private office and sister businesses. Some office areas will also be let to complementary business tenants on short to mid term leases.

The layouts are proposed to rationalise the current building arrangements by consolidating access and amenities, such as WC’s and tea points on the site. This provides an opportunity to create the open plan spaces described above.

Together with the office accommodation, the proposals include a shared hub for Utopia Village. This will include a shared social/ break out space together with other office amenities such as a central reception, shared meeting rooms and a screening room for media businesses. These shared facilities are proposed in the centre of the site to create a vibrant hub for the office workers on the site.

The intention is the pedestrianised mews will closely link to the social spaces to further encourage activity and animation of the mews within the site. The central location also considers neighbourly relations by ensuring any external activity is positioned in a screened location to neighbouring properties in order to ensure their own private amenity spaces are not impacted by the proposals.



Above: (Fig. 21) Matrix showing proposed amount of extension and demolition to the site

Right: (Fig. 22) CGI visualisation showing proposed mews enhancements

4.3 Scale

The overall scale of the buildings on the site will remain unaltered. Where possible unattractive and problematic extensions abutting party walls will be removed in order to facilitate access to maintain the buildings from within the site.

Where new additions are proposed, they are designed to be positioned to minimise impacts on neighbouring properties. The proposals include the addition of an external plant space surrounded by acoustic enclosures and plant space located within the fabric of the existing buildings on site. The details of the new plant will be discussed in later sections and further technical information is provided as part of this application by Mesh (MEP design) and Noico (acousticians).

The dimensions of the enclosures are determined by the noise constraints present on the site. The majority of the volume of the enclosures is attenuation to ensure noise levels set within Camden London Borough Councils Local Plan (10dB below background noise levels). The positioning of the enclosure takes on board the learnings from previous planning submissions on the site where residence and Primrose Hill Conservation Area Advisory Committee raised concerns in respect of visual impact and noise. Where possible, the plant and enclosures are positioned at ground floor and located behind existing garden walls or within existing structures to minimise the visual impact of the proposals.

The enclosure located to the west boundary of the site (rear of Egbert Street) is approximately 300mm higher than the existing boundary wall. On this basis the visual impact to neighbours will be minimal. The enclosure located to the south west boundary (rear of Egbert Street and Chalcot Road) is positioned within the fabric of an existing structure therefore the scale and massing of the building will remain unaltered. The existing first floor roof and facade facing inwardly to the site are to be replaced with acoustic screening and as such there will be minimal visual impact on neighbours.

A detailed design process has resulted in the selection of the plant locations on the site. A number of considerations have informed the proposals; these include the impact on the historic buildings on the site (buildings directly to the central mews), impact and availability of daylight to internal spaces, the drive towards sustainable and renewable technologies under Part L of the Building Regulations, visual impacts on neighbours (locating plant and enclosures behind existing boundary walls and structures), availability of air and air movement to allow plant to function efficiently, distances for internal building services and the constraint of retrofitting these to an existing structure, site access for emergency vehicles and deliveries.



Right: (Fig. 23) Maquette development render showing principal courtyard mews arrangement with link bridge

4.4 Appearance

The range of Victorian buildings on site are attractive however have been subject to a number of unsympathetic changes during the course of history. The proposals present an opportunity to enhance and conserve the fabric of the historic buildings and allow the site to make a further positive contribution to the Conservation Area.

The fenestration of the existing buildings is not original and currently consists of white uPVC windows and doors. The materiality and proportions of the windows and doors do not correlate to the historical character of the buildings. The proposals seek consent to replace the unsympathetic glazing with a high-quality metal framed glazing system in a traditional crittal style. This is considered to be much more appropriate for the architectural style of the Victorian range of buildings and an enhancement to the historic buildings.

The proposals also include the removal of existing building services that have been added to the facades in an ad hoc and unsympathetic manner. The use of a timber trellis to conceal the services detracts from the rhythm and proportions of the windows on the building's facades. The removal of these services together with a comprehensive clean and repair of the existing brickwork will significantly enhance the appearance of the buildings together with ensuring the buildings continued good condition for the future.

The site analysis and accompanying Heritage Report (by Handforth Heritage) identified the existing link bridge as a further opportunity to enhance the appearance of the site and conservation area. The existing link bridge is not an original feature of the site and is of limited architectural quality. It is however a prominent feature on the site and proposals to replace the existing facades with a high quality glazing system and remove the asbestos roofing are an opportunity to improve the overall appearance of the site and the heritage assets.

The west range of the Victorian factory buildings is bookended by two 1950s concrete framed buildings. At some point in history (assumed to be around 1950) these unsympathetic additions were added to the site. The structures are unattractive and currently detract from the overall appearance of the site and historic buildings. The proposals to redecorate and overclad these elements are intended to rationalise the architectural styles on the site and create a coherent architectural language that clearly defines the 1900s buildings and later additions.

The facade enhancements to the building located to the south west are designed to improved the appearance of the existing structures and also screen the intake grilles for the new plant proposed within the structure. A decorative perforated metal cladding is proposed to add interest to the otherwise uninspiring facade and add visual quality to the entrance of the site. As all facade enhancements are proposed to the inwardly facing elevations only (towards the central mews of Utopia Village) their appearance and impact on the wider context is very limited.

Facade Enhancements – Central Mews Courtyard



Right: (Fig. 24-27) Existing photography and CGI visualisations showing proposed site entrance gates

The proposals also include the replacement of entrance gates on Chalcot Road and Egbert Street. The existing gates are of limited quality and have limited cohesion with the street scene. The replacement gates are of a contemporary design but use classical proportions that sit harmoniously with the architecture of the Georgian style terraces and wider Conservation Area. The gates feature restrained signage and high quality design to give the site a clear identity within the context but not become an overt feature within the street scene.

The culmination of the proposed replacement bridge, façade enhancements and replacement gates will enhance and protect the original buildings and create a high quality, visually attractive hub for the owners' businesses. The proposals are designed to carefully consider impacts on neighbours and this sensitive approach has been demonstrated by the Public Consultation event that was held ahead of the formal planning submission.

Entrance Gate – Chalcot Road



Entrance Gate – Chalcot Road



Above: (Fig. 28) Existing photography and CGI visualisations showing proposed facade enhancements

Sustainability

The following outlines the principles incorporated into the design in order to minimise the environmental impact of the proposal. This should be read in conjunction with the energy statement and proposals prepared by Mesh Energy Ltd.

5.1 Design

Where possible the existing building fabric will be enhanced to meet or exceed current Building Regulations standards. This includes installation of insulation to both flat and pitched roofs, together with installation of insulation to poorly performing external walls. The insulation levels and air tightness of the buildings will be further increased with the installation of new glazing systems.

Where possible, materials used will be derived from sustainable sources.

5.2 Building Services

The energy strategy for the proposals has been carefully considered by the project team. A comprehensive thermal dynamic model has been constructed to assess the existing buildings performance and calculate improvements that could be made to bring down the energy consumption of the building.

The existing buildings are very inefficient with low levels of insulation and outdated and poorly performing services. This results in the internal spaces experiencing thermal comfort levels outside of the Health and Safety Executive recommendations in both summer and winter months. The thermal dynamic model identified a considerable number of the spaces experiencing significant overheating throughout the course of the year due to large expanses of poorly performing glazing and a lack of adequate ventilation systems.

The existing plant on site consists of air conditioning units and gas boilers, these have been installed on an ad hoc basis for the individual office spaces. This has led to an ill-conceived over all energy strategy for the site and the discordant plant locations seen today. The existing external plant has no attenuation, and, on this basis, it is assumed that it does not meet Camden’s design criteria for noise. The proposals seek to replace existing gas boilers and air conditioning units with new high performance air source heat pumps in order to provide heating and cooling to the office spaces. The calculated efficiency improvements of the air source heat pumps are expected to be somewhere in the region of 400-500%. When viewed in the context of the current gas boilers having an efficiency of 90% this presents a significant reduction in energy consumption for the building as well as aligning with decarbonisation initiatives.

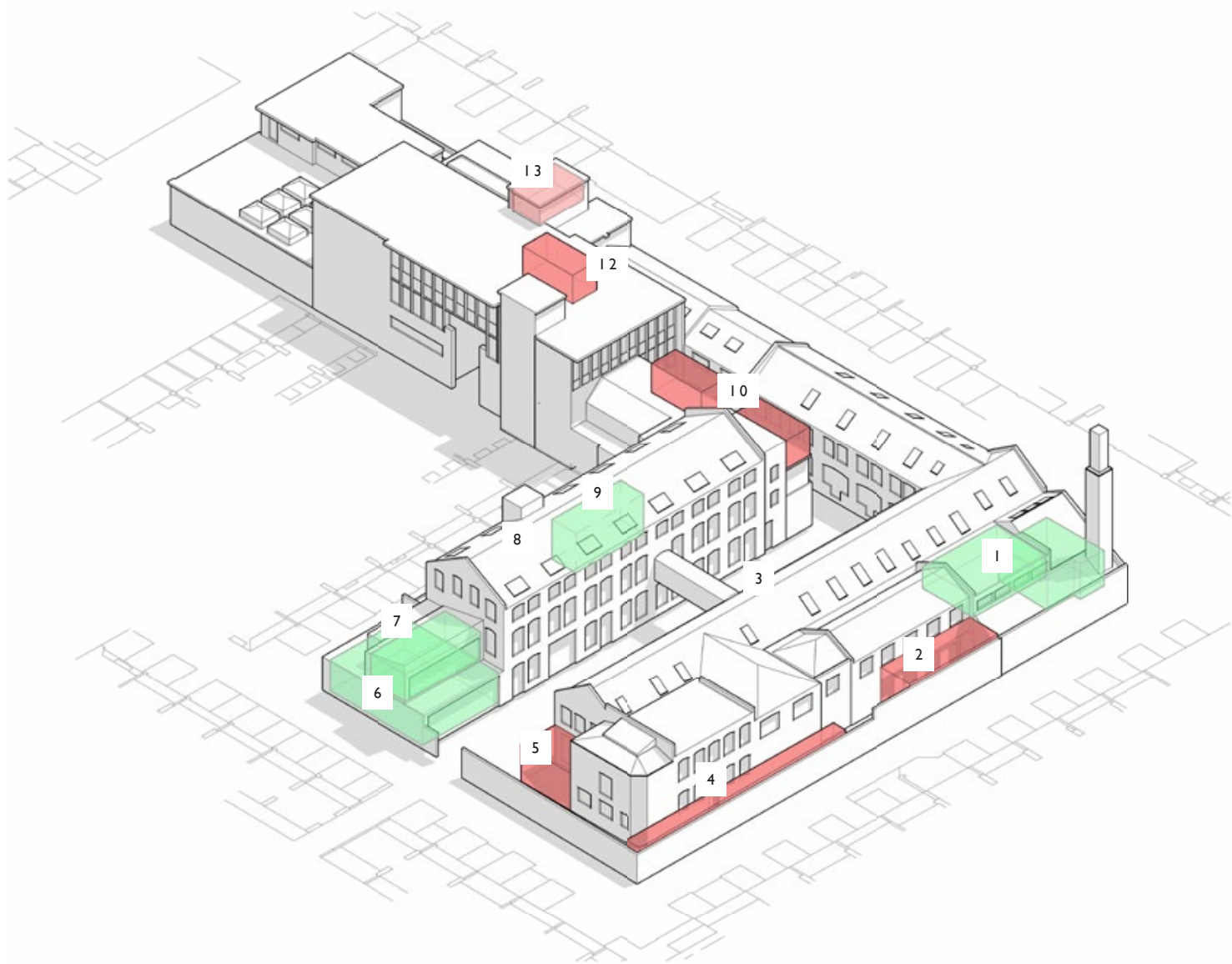


Diagram Showing Considered Plant Locations

Red square: Discounted Location Green square: Proposed Location

- | | | | |
|---|---|----|--|
| 1 | Centralised Plant – Internally Housed | 7 | Centralised Plant – Internally Housed at First Floor |
| 2 | Localised Plant – Original Proposal | 8 | Centralised Plant – Penthouse Louvres |
| 3 | Localised Plant – Centrally Located in Mews | 9 | Localised Plant – Original Proposal |
| 4 | Localised Plant – Distributed Plant To Eastern Boundary | 10 | Localised Plant – Equipment Above Principal Roof |
| 5 | Localised Plant – East Wing at Entrance | 11 | Localised Plant – Lift Overrun |
| 6 | Centralised Plant – Internally Housed at Ground Floor | | |

Right: (Fig. 29) Diagram showing consideration of plant locations across site with associated viability

N.B.: Please see drawing 22029-PV0040 for further details of considered plant locations

The new plant has been designed to consolidate existing services on the site to further increase efficiency. The proposed plant is also designed to meet the needs of modern office environments with increased load requirements for lighting, IT / comms., heating and cooling.

The installations are located to the north-west of the site – carefully positioned to try and mitigate impacts on neighbours as far as possible. Proposals include one main internal plant room (noted locations 6-7) and a supporting plant space housed within acoustic enclosures (location 9).

The principal plant room, providing new heating and cooling, utilises current lettable floor area to house air source heat pumps and accompanying sound attenuation chambers within the existing built fabric. It is designed to intake air through the façade facing into the courtyard mews at ground level, by way of louvered screens, and expel air through similar means vertically out of the roof structure.

Comparably, the supporting plant space (location 9) will intake and expel air vertically through sound-mitigating acoustic enclosures in line with the existing roof section to be replaced. For further details of the design intent, see fig. 30-31.

The positioning of the plant has been considered in the context of feedback from a neighbour consultation event held earlier this year, as well as previous applications on site, where prominent plant locations on upper roof levels were resisted. As such, the proposed plant is located at ground floor level and positioned within the building envelope. Plant at this level, and in courtyard locations, has less available air flow than at upper storeys and, resultantly, the proposed plant needs to be larger to account for this.

The final component of the plant design is the cooling of comms. and server rooms on site. The owner's businesses work in digital media and animation, so robust technology infrastructure is required. The plant elements for these rooms are located internally to further reduce the extent of external plant on the site. The proposed heat exchange units and associated refrigerant-based cooling systems are located within the roof spaces of the offices and only require the insertion of intakes and exhausts to the building facades and roofs.

The louvres providing the intake/ exhaust are a series of penthouse-style louvres positioned on the ridge line of the buildings. The design of these louvres takes cues from the existing ridge line features that are assumed to have once provided ventilation to the upper storeys of the factory buildings.

5.3 Natural Daylight

The existing buildings benefit from large expanses of glazing and numerous roof lights, as such the office spaces are expected to suffer from overheating during summer months, and generally would be poor-performing across all relevant metrics, given the age of the construction.

5.4 Ventilation, Heating & Cooling

As described in previous sections the existing building services are inadequate for modern office use and do not meet current Building Regulations criteria. The proposals include the installation of a new VRF (Variable

Refrigerant Flow) system to provide both heating and cooling to the office accommodation. This system also provides fresh air to the internal spaces of the buildings.

5.5 Mesh Energy Statement

Overview

As part of the refurbishment of the buildings making up Utopia Village, various solutions for heating/cooling were considered. The systems are to replace the now outdated gas boilers and many distributed split system air conditioning units.

The following were ruled out as unfeasible:

- **Ground Source Heat Pump (GSHP)**
 - Insufficient area for GSHP horizontal array.
 - Limited area for GSHP boreholes and excessive disruption during piling.
- **Replacement Gas Boilers**
 - Not in keeping with desire to reduce reliance on fossil fuels.
 - Only heating, cooling would need to be provided with additional systems.
- **Combined Heat and Power (CHP)**
 - Requires large heating demand to be feasible.
 - Not in keeping with desire to reduce reliance on fossil fuels.
 - Only heating, cooling would need to be provided with additional systems.
- **Hydrogen Boilers**
 - The use of hydrogen fuelled boilers has been considered for the site, but due to the infancy of the technology, the need for fuel delivery to the site (as no hydrogen network is available) and that there is a requirement for cooling (which would require a heat pump anyway) the technology has been discounted.

Introduction

It is proposed to use Air Source Heat Pumps (ASHP) to provide heating and cooling to the building. ASHPs use the refrigerant cycle to either absorb heat from external air in heating mode or reject heat to the external air in cooling mode.

Due to using the energy in the external air, the efficiency of ASHPs is far greater than that of resistive electric heaters, or gas boilers.

To function efficiently, ASHPs require access to large amounts of external air, to pass through their heating/cooling coils. Due to the large amounts of air and noise from fans, extensive attenuation will be applied (refer to acoustic report).

Following a detailed thermal analysis of the buildings, the following loads have been determined:

Heating: 370kW
Cooling: 415kW

These account for building heating, cooling and hot water demands during peak periods.

It should be noted that, due to the stringent noise criteria for the site, the hours of operation and output of the plant may need to be reduced. Along with extensive sound attenuation, this will help meet the noise requirements.

Plant Locations

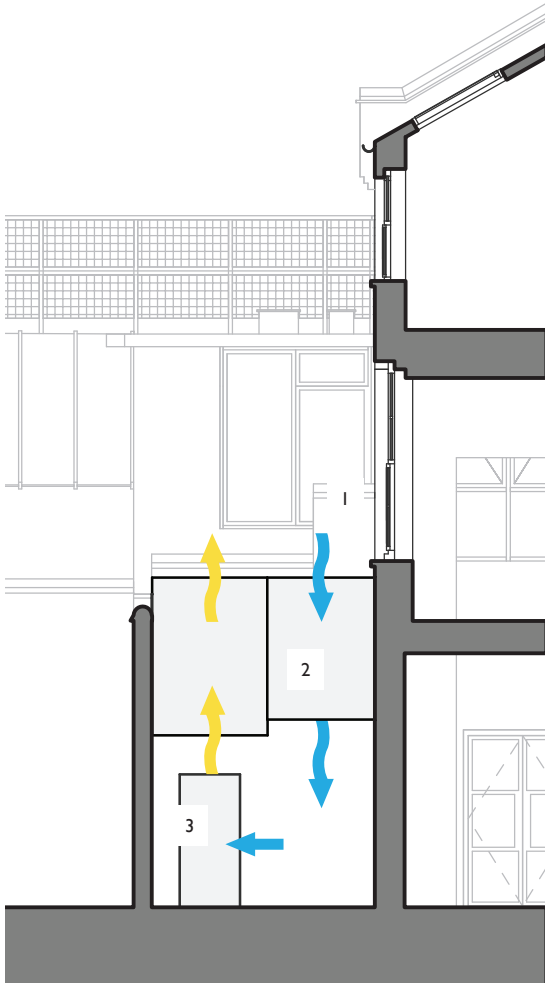
Numerous locations throughout the site have been considered. The balance between functionality, use of lettable area and impact on neighbouring properties has been considered. The below areas were identified as possible areas for plant.

Through careful consideration and feedback from the public consultation, the following areas have been discounted (refer to considered plant locations on page 16):

- External plant at Ground Floor on east boundary to Edis Street
 - Determined to be inappropriate during public consultation due to visual impact and feedback from neighbours.
 - The location also provides limited access to air due to high walls and is not optimal in terms of plant design.
- Internal plant at First Floor on east boundary to Edis Street
 - Determined to be inappropriate during public consultation due to visual impact and feedback from neighbours.
 - The location also provides limited access to air due to the relatively small existing window area and is not optimal in terms of plant design.
- Various distributed plant locations on roofs of buildings
 - For the output of equipment required, multiple ASHPs would be required in each location and require extensive attenuation. The volume of attenuation required would reduce the usable plant space to an unviable level.

The following areas were identified to be acceptable for plant (refer to considered plant locations on page 16):

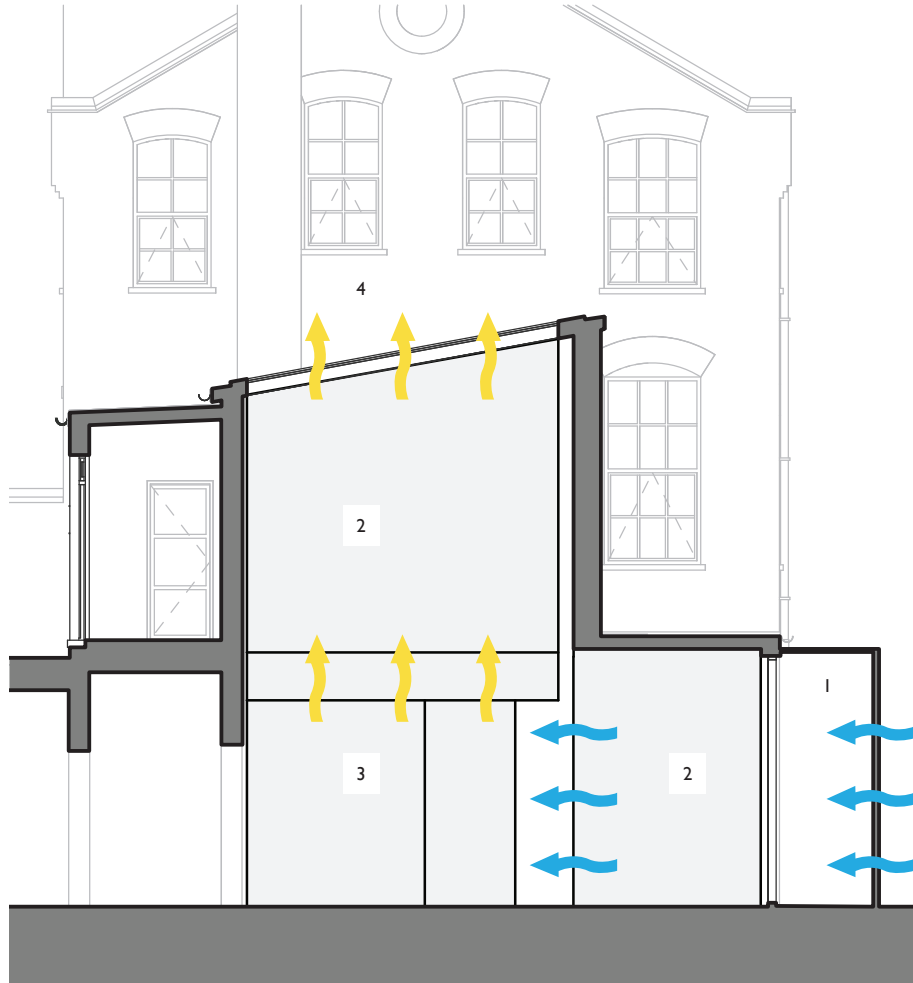
- External plant at Ground Floor level on west boundary to Egbert Street.
 - Lower surrounding walls than on the Edis Street side and negligible visual impact.
- The use of the existing building on the south and east boundaries (to Egbert Street and Chalcot Road).
 - Limited visual impact due to retaining the external structure of the building.
 - Drawing air in through the courtyard side of the building and discharging through the roof, limits the impact on neighbouring properties.
 - The heat pump will draw in air from the Mews, through an acoustic attenuator into the plant room. It will then extract/reject heat to the air (heating/cooling mode) and then discharge the air through the roof of the plant room via another acoustic attenuator. The discharged air will be marginally cooler/hotter than the ambient air and dissipate at high level.



Plant + Attenuation Strategy Diagram - Localised Plant (Fig. 28, Location 9)

■ Attenuated Air Intake ■ Attenuated Air Exhaust

1. Intake and exhaust air are to be vertically orientated to minimise projection of air to surrounding neighbours
2. Noise attenuation units positioned above plant equipment area for sound deadening on intake and exhaust of air
3. Proposed plant equipment to M.Eng details with clear access space surrounding



Plant + Attenuation Strategy Diagram - Centralised Plant (Fig. 28, Locations 6-7)

■ Attenuated Air Intake ■ Attenuated Air Exhaust

1. Intake air faces central courtyard to minimise air movement to surrounding neighbours
2. Noise attenuation units positioned adjacent to plant equipment area for sound deadening on intake and exhaust of air
3. Proposed plant equipment to M.Eng details with clear access space surrounding
4. Exhaust air to be vertically orientated to minimise air movement to surrounding neighbours

Right: (Fig. 30-31) Diagram showing proposed air intake / exhaust through external plant equipment at boundary

Access

6.1 Public & Private Access

The following access component of this statement relates only to “access to the development” and therefore does not extend to internal aspects of the office buildings.

Site access for both pedestrians and vehicles will be retained via the Egbert Street and Chalcot Road entrances. The proposal is that the mews will be pedestrianised however the one-way system will be retained on site for deliveries and emergency vehicles access.

Waste and recycling collection will continue via a private waste collection service.

The site benefits from an abundance of transport links including underground station, Chalk Farm, and bus services within 800m walking distance. The site also benefits from local amenities along Regents Park Road and Chalk Farm Road.

6.2 Car Parking & Cycle Provision

The proposals are to omit vehicular parking on the site and create a car free development. This contributes to the decluttering of the existing mews and the greater levels of pedestrian activity will enhance the vibrancy of the site.

The site currently has 12no. cycle hoops, offering space for 24no bicycles. The proposals are to increase the number of cycle hoops on site to 15no., offering a total of 30no spaces, which exceeds Camden Councils design standards for on-site cycle provision.

6.3 Waste & Refuse

The proposals for storage and collection of waste/ refuse will remain unaltered with the refurbishment works to Utopia Village. A private refuse collection company will continue to service the site and buildings with access via the two site entrances at Chalcot Road and Egbert Street.

One of the key principles of the new office accommodation will be to minimise office waste. The companies that are expected to occupy the refurbished offices are based in the digital media industries and operate paperless policies wherever possible. The working practices of the tenants are likely produce minimal office waste and the expectation is that the majority of the waste produced will be recyclable. The move towards these sustainable principles is expected to result in an overall net reduction in waste generated from the site when compared to the previous office uses on site.

Diagram Showing Site Access & Movement

■ Pedestrian Movement ■ Vehicular Movement



Right: (Fig. 32) Diagram showing proposed pedestrian and vehicular movement through site

Summary

7.1 Report Summary

In summary, this application offers an opportunity to enhance and refurbish a deteriorated and underutilised asset within the Primrose Hill Conservation Area; to promote interest, engagement and ensure a long-term sustainable future for the site at Utopia Village.

The proposal provides an appropriate level of development for the site in terms of size, scale and form, with a net loss of area to the existing construction, which will significantly improve the quality of space and streetscape of the internal mews by building on the distinctive character of the wider site and develop a high-quality landscaped courtyard space.

The refurbishment of the site with retained commercial use can be seen as an opportunity to enhance the setting of the area, and the proposals have been designed to consider the local context of the surrounding Conservation Area to sit comfortably within the setting and avoid conspicuous interventions – and positively contribute to the sense of place.

Sustainability and energy strategies will be core considerations of the scheme and appropriate technologies will be utilised to greatly enhance the efficiency of the built fabric and service tenanted spaces in line with current requirements. Sustainable travel methods, such as walking and cycling, are also promoted in the scheme, with a targeted reduction in the amount of vehicular traffic and removal of parking provision.

The modern interventions, including entrance gates, link bridge across the principal courtyard mews and general facade enhancements, retain their connection to the original built forms through the use of appropriate materials and sensitive consideration of form and proportion. They are designed to harmoniously complement the original factory buildings and offer a visual distinction that is novel and characterful.

The proposal, through its focus on improved amenity and external landscape improvements, seeks to create a high quality and visually attractive architectural solution, which creates character, sense of continuity and good relationships between the immediate site and surrounding context.

