



**FAÇADE REMEDIATION SCHEME
HERITAGE, DESIGN AND ACCESS STATEMENT**

THE HENSON BUILDING

30 OVAL ROAD, LONDON, NW1 7DE

CLIENT STEPHEN PHILLIPS

ORGANISATION EPIC (Oval Road) Nominee 1 Limited

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Report Element Prepared by:

Name: DAVINIA POTTERTON MRICS
Position: Chartered Surveyor
Date: 08-08-2024
Signature: 

Technical QA Checked by:

Name: Haydn Critchell-Ward
Position: Quantity Surveyor
Date: 08-08-2024
Signature: 

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1 Introduction

1.1 Instructions

1.1.1 This Heritage, Design and Access Statement has been prepared on behalf of EPIC (Oval Road) Nominee 1 Limited in respect of the proposed cladding remediation scheme at The Henson Building, 30 Oval Road, London NW1 7DE.

1.2 Proposal

1.2.1 The cladding remediation scheme involves the removal and replacement of combustible materials within the external façades enclosing the residential units of the above property, matching the aesthetics of the existing materials.

1.2.2 The scheme does not involve any addition, alteration or any other material change to the size, shape or appearance of the building, and no internal alteration or remodelling is envisaged as part of the works.

1.2.3 The proposed works are very similar to those approved in 2020/5210/P. There is a slight difference in the wall systems that are being remediated, with the scope for this application changing slightly due to the recommendations of a fire engineer following the assessment of risk in accordance with PAS9980.

1.2.4 The change relates to the existing aluminium cladding, which was previously only to be replaced to the vertical strip on the West-facing elevation, shown in the image below.



Figure 1.1: Aluminium cladding to be remediated under previous proposals

1.2.5 The works to the aluminium cladding will now include the strip between the fourth and fifth floors, to ensure the compartmentation is adequate. Examples areas are shown in the following drawings, with Figure 1.3 showing the same vertical strip as Figure 1.1 above.

1.2.6 As before, the proposal is to reinstate the existing cladding material, if possible, with only the substrate (cladding and carrier board) being replaced, so these areas will not Impact the appearance of the building.

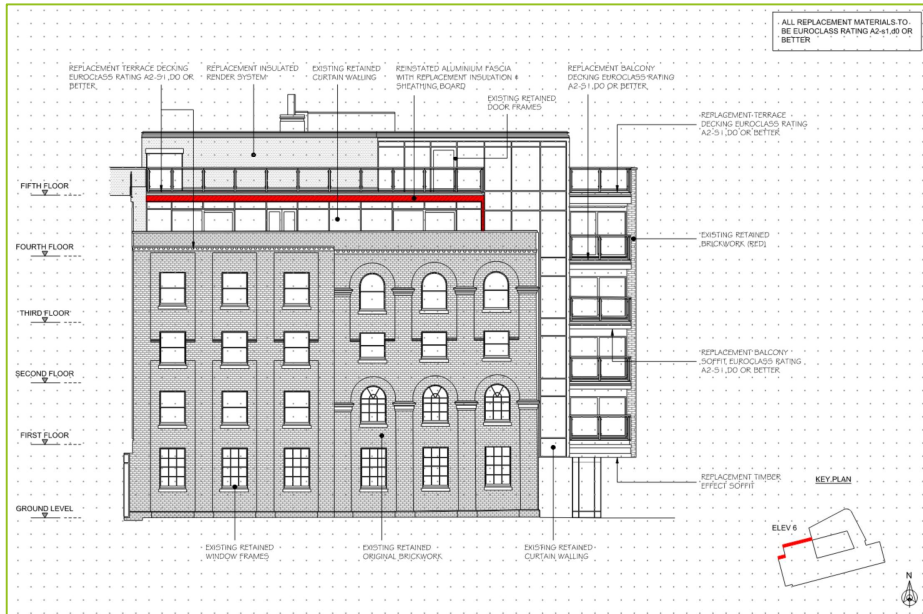


Figure 1.2: Aluminium cladding to be remediated under new proposals

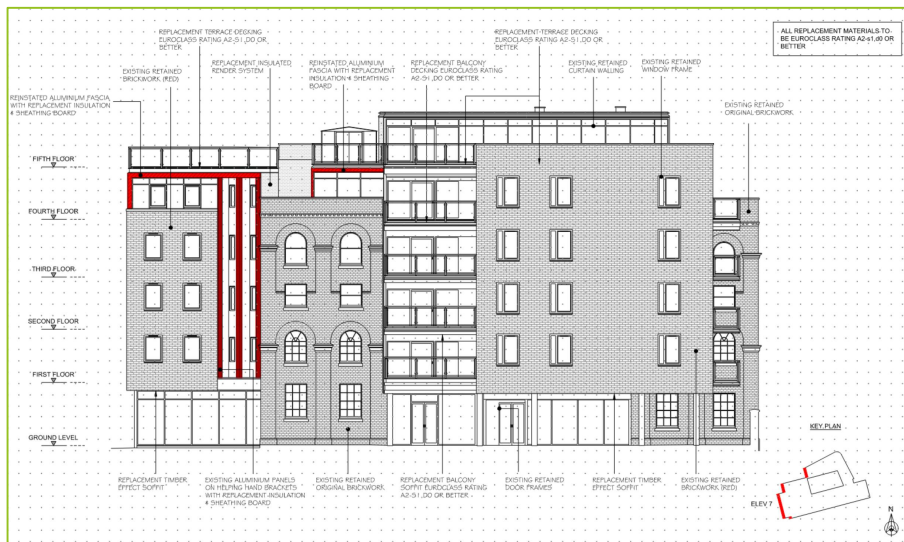


Figure 1.3: Aluminium cladding to be remediated under new proposals

2 Property Information

2.1 Property Description

- 2.1.1 The Henson Building, 30 Oval Road was a former Victorian industrial building, converted in 2010 to accommodate 76 flats (first to fifth floor) and 2,506 sq. m of B1 floor space (basement to ground floors).
- 2.1.2 Sixty-one of the seventy-six units have private balconies or terraces.
- 2.1.3 The Henson Building was designed to complement the robust industrial aesthetic of the other neighbouring buildings.
- 2.1.4 The cladding remediation scheme will focus on elements of the external façade of The Henson Building where combustible materials have been identified. The flats are predominantly owned on a leasehold basis.

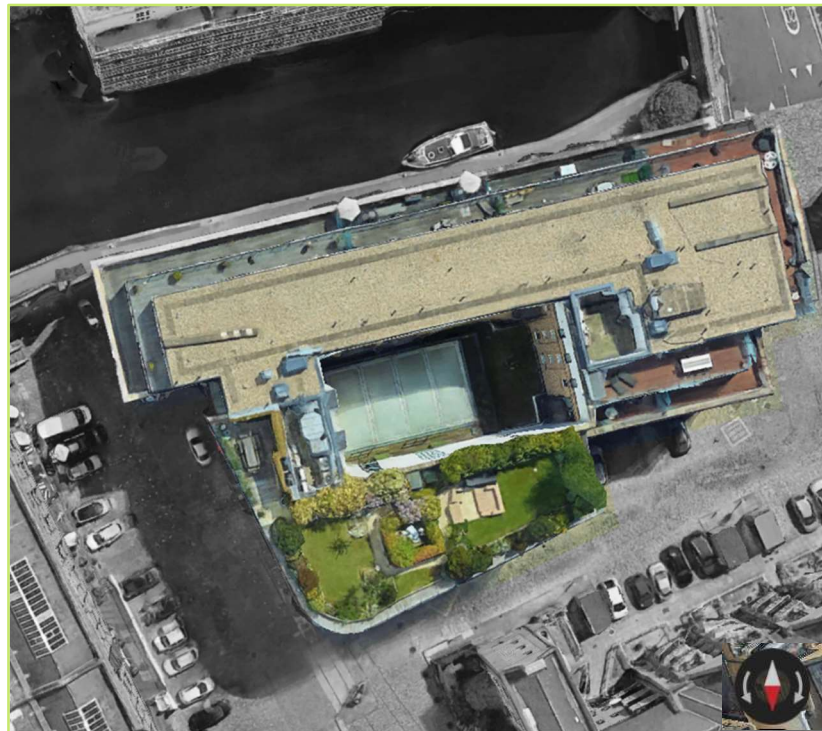


Figure 2.1: The above Figure provides an aerial view of The Henson Building

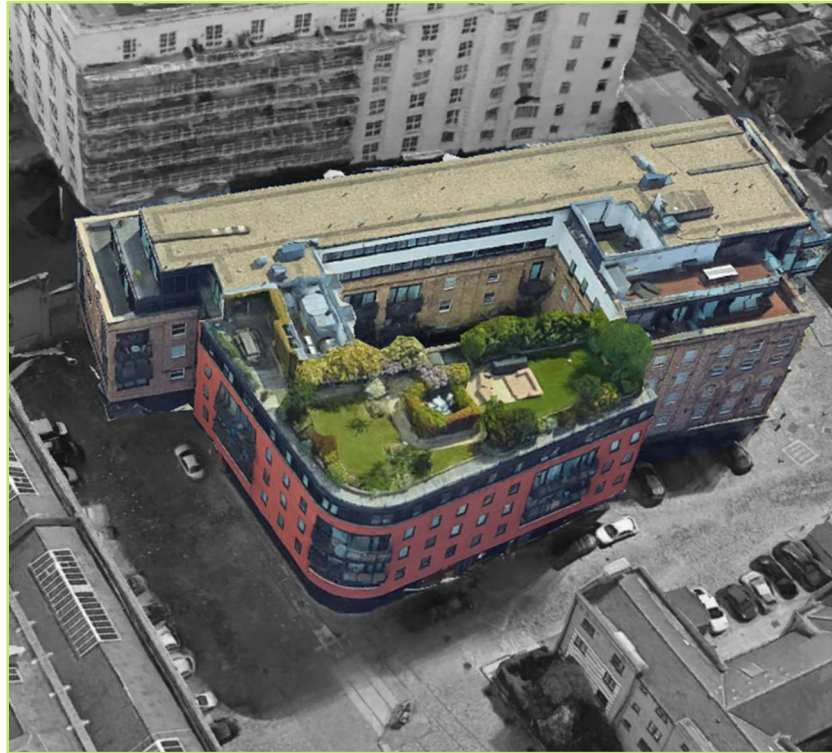


Figure 2.2: The above Figure provides a view of North Elevation of The Henson Building

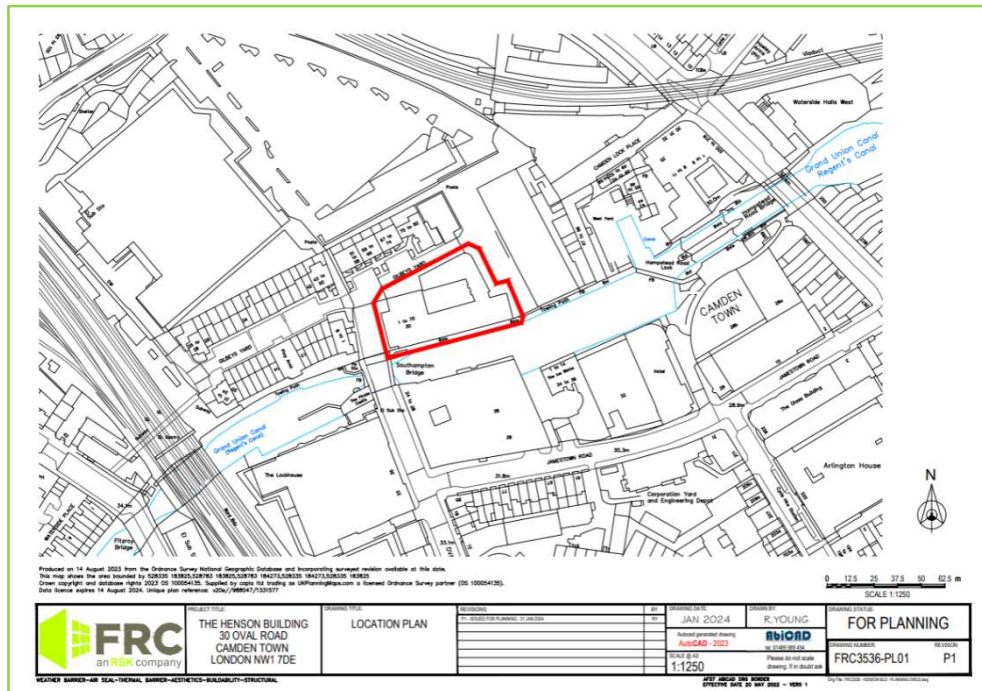


Figure 2.3: Red outline denotes the full extent of the site forming The Henson Building

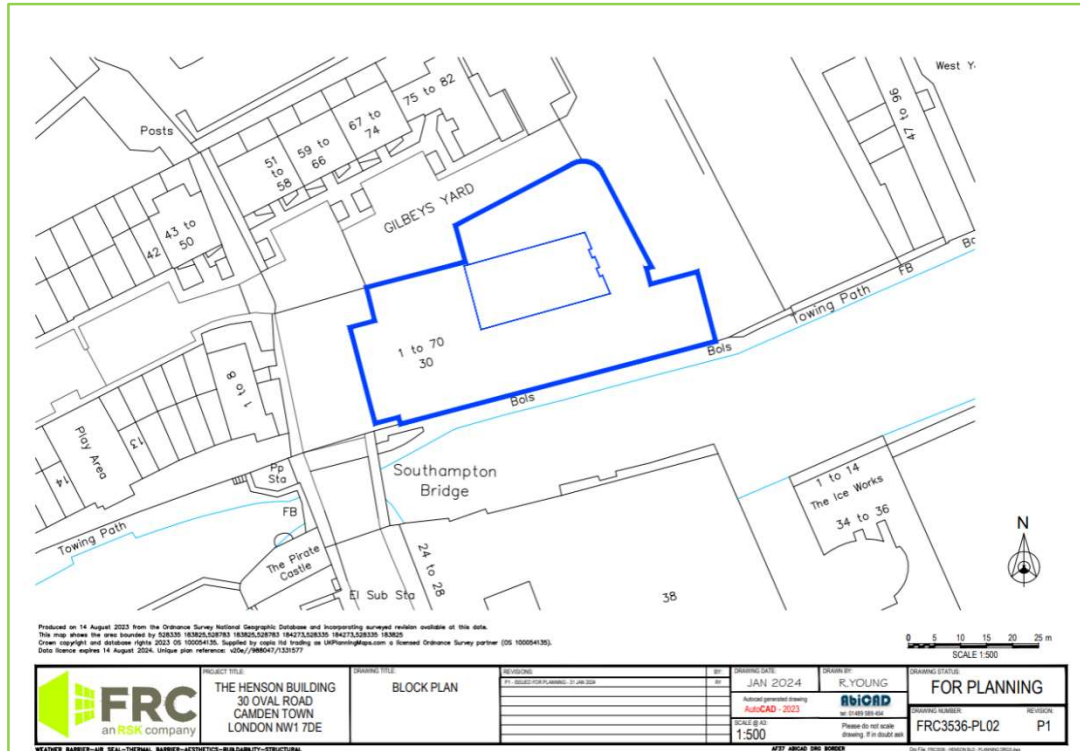


Figure 2.4: Blue outline denotes the subject buildings forming part of this application.

2.2 Scheme Outline

- 2.2.1 The presence of combustible materials has been identified within the external façades of The Henson Building and therefore it is proposed to replace these with non-combustible materials. These include timber cladding to all principal elevations, including timber cladding to the soffit areas at ground floor level, timber decking to the balconies surrounding the building, and timber decking on the terrace areas. There is also combustible render system on the North and South elevations of the courtyard area, and small areas of aluminium panel cladding to the top floor levels. The works will also include the replacement/installation of horizontal and vertical cavity barriers at the appropriate junctions.
- 2.2.2 No works are to be undertaken to the boundaries of the property.
- 2.2.3 No works are to be undertaken which will affect access and egress into the building.
- 2.2.4 No remodelling works are to be undertaken internally.
- 2.2.5 No works will be undertaken to extend, alter or otherwise materially change the structure of the building.
- 2.2.6 The replacement materials will be on a like for like basis with non-combustible materials and as such will have no effect on the aesthetics of the building. The look of the building will remain unchanged unless agreed in writing with the client and Local Planning Authority.
- 2.2.7 The new materials chosen to replace the existing façade materials will be chosen to replicate the existing look of the building, both in colour, and texture.

3 Heritage and Townscape

3.1 Site Location

- 3.1.1 The site is situated north side of the Regents Canal towpath near to Camden Lock and on the East side of Oval Road. To the East of the site is the four-storey Grade II listed 'Interchange' Building, a former warehousing building that enabled the interchange of goods from the canal to the former Camden Goods Yard.
- 3.1.2 The site is bounded to the North by Gilbey's Yard, a four-storey residential development that occupies the site of the former Camden Goods Yard. The seven-storey Grade II listed Gilbey House, a former warehouse now residential lies opposite the canal to the South. The overall character of the area is generally industrial but has become mixed since the establishment of the Gilbey's yard residential and the Henson Building conversion.
- 3.1.3 The site is not within the Camden Town Centre but is only 130m from the centre and has convenient walking routes along the towpath to the centre and Camden Lock Market and the transport links of Camden Town Underground station and buses.
- 3.1.4 The site sits within the Regents Canal Conservation Area (one of 5 conservation areas in the Borough including Eton, Harmond Street, Camden Town and Primrose Hill Conservation Areas).



Figure 3.1: Regents Canal Conservation Area -●Location of The Henson Building (Conservation and Heritage assets found page 11 of Camden Goods Yard Planning Framework By Camden Borough Council, July 2017).

3.2 Site History

- 3.2.1 The Henson Building is located within the area named Camden Goods Yard. The area is located next to Regents Canal and a short distance from both Chalk Farm and Camden Town tube stations and Primrose Hill open space.
- 3.2.2 The area around Camden Goods Yard has a rich and varied history, character and culture. It includes its historic content of conservation areas, listed buildings and industrial heritage alongside residential neighbourhoods.
- 3.2.3 The Regents Canal Conservation Area provides a unique piece of townscape, reminder of Britain's industrial Heritage, including several important listed buildings. Also, the location of the canal/railway goods interchange is significant.
- 3.2.4 The industrial transport infrastructure arrived in Camden Town with the development of the Regents Canal (Completed 1820) and the Camden Goods Depot was constructed as the original London terminus for railway goods.
- 3.2.5 Horse and road traffic were critical to the workings of the Goods Yard. Behind the canal retaining wall on the southern edge of the Yard are extensions of the vaults surrounding the door and a horse tunnel that connected the stables to the facilities. Most of this has since been demolished apart from the tunnel in the basement to the underside of The Henson Building.



Figure 3.2: Regents Canal Conservation Area - The Horse Tunnel, image found on page 13 of Camden Goods Yard Planning Framework by Camden Borough Council, July 2017).

- 3.2.6 During the late 20th Century, the area has re-emerged as a cultural centre synonymous with live music, creative and alternative culture.
- 3.2.7 The richly creative cultural environment remains an important part of the area's character today. The future of Camden Town is a diversified, cultural and inventive destination.



Figure 3.3: Character Areas - image found on page 15 of Camden Goods Yard Planning Framework by Camden Borough Council, July 2017).

3.3 Historical Context

- 3.3.1 The Henson Building, former Victorian industrial building and part of Camden Goods Yard and later a former workshop (The Creature Shop) of Jim Henson, creator of the Muppets in the Nineties. The original Victorian building was three storeys high with a shallow pitch roof and lantern roof light. The Creature Shop was closed in 2005, and all the assets (puppets) shipped to a Los Angeles site.



Figure 3.4: Inside Jim Henson's Creature Shop - image taken in 2003 by Daniel Benney. 05 March 2021

- 3.3.2 A planning application was made in April 2006 for the partial demolition and construction of extensions to the side, rear and roof to result in a part-4, part 5 and part-6 storey building plus basement to provide office space at ground and basement levels and change of use of upper floors to residential to provide 76 self-contained flats (32 x 1 bedroom, 32 x 2-bedroom and 12 x 3 bedroom, including 24 affordable units).
- 3.3.3 The Henson Building was rearranged so that the three floors fit into the existing first and second floors and the building was also extended upwards to accommodate an additional two storeys. The top floors are set back from the existing building line.



Figure 3.2: View of south-west view from the bridge of the original building prior to residential conversion.

- 3.3.4 As part of the conversion was the removal of the lantern roof lights and the addition of two storeys, set back from the parapet edge.
- 3.3.5 The east elevation was remodelled and the main central section was rebuilt. A wing was also added to the North, to enclose an atrium and forming a street to the Gilbey's Yard frontage.
- 3.3.6 The remodelling of the building was designed to reflect the width of position of the additional floors above, wrapping around the elevation to form two distinct, but interlocking forms, the old and new. This design was given this treatment to ensure the original building façades will be clearly read as a viewer walked around the finished development.
- 3.3.7 The current knowledge of the archaeology of the area will remain as existing as this scheme does not involve any invasive work at foundation level therefore no further disruption will be had to any in-situ remains. Furthermore, there will be no opportunity to explore or record any new archaeological investigations through this scheme.

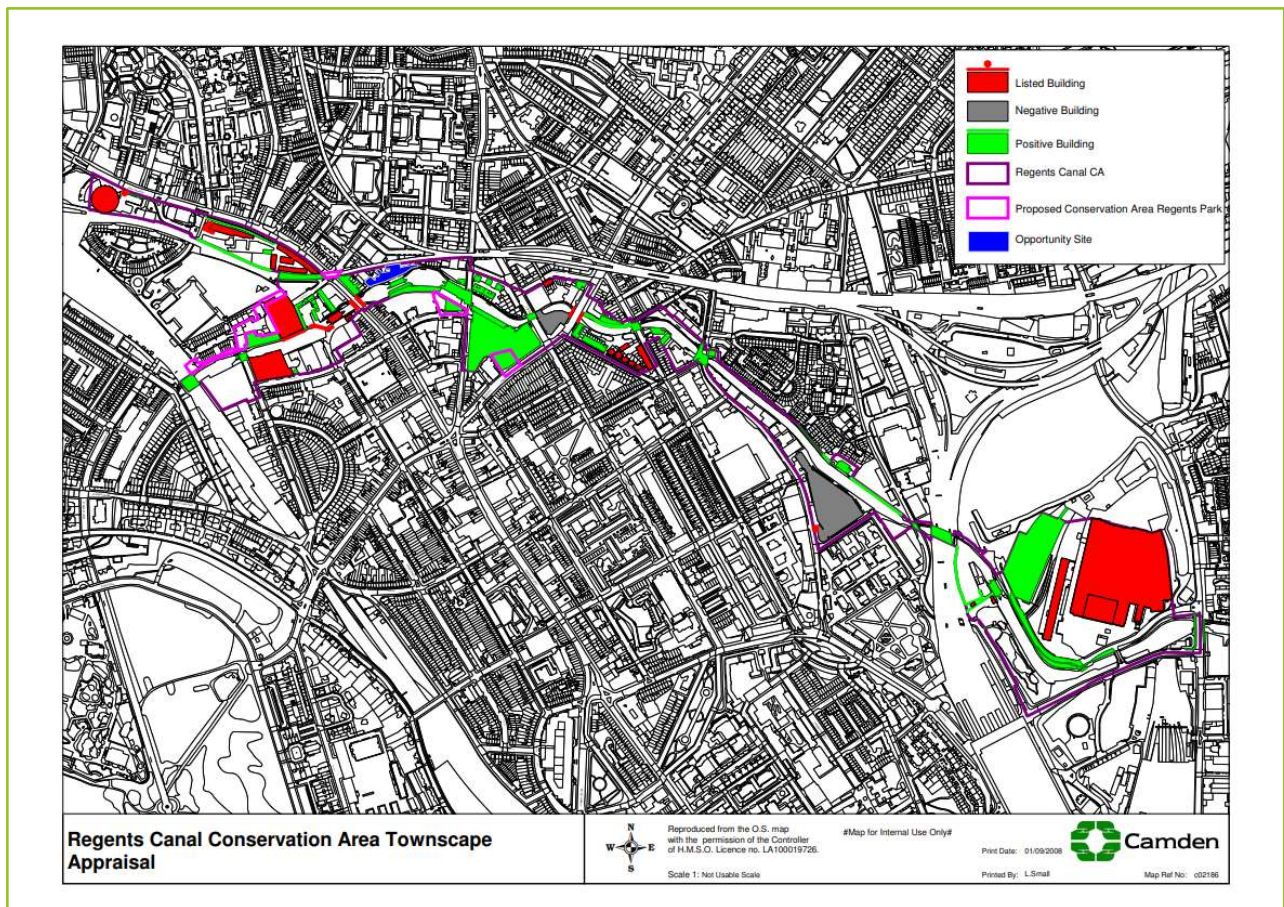


Figure 3.3: Regents Canal Conservation Area Townscape Appraisal Map.

3.4 Modern Context

3.4.1 Camden Council's current Local Plan replaced the Core Strategy and Development Policies in 2017. The current Local Plan will cover the period from 2016-2031. The planning strategy was prepared in the context of social, economic and environmental changes they face as a borough. The planning policies are listed below.

- a) Adapting to Camden's growing population and social change.
- b) The supply and cost of housing in the borough.
- c) Maintaining a successful economy and improving opportunities.
- d) Inequalities.
- e) Health and wellbeing.
- f) Improving transport.
- g) Quality of the environment.
- h) Crime and safety.

3.4.2 The Local Plan was developed to make Camden a better borough, a place where everybody has a chance to succeed and where nobody gets left behind. A place that works for everyone.

3.4.3 The key council objectives are as follows:

- The provide democratic and strategic leadership fit for changing times:
- Develop new solutions with partners to reduce inequalities and improve physical and mental health and wellbeing of local residents.
- Create conditions for and harnessing the benefits of economic growth.
- Invest in our communities to ensure sustainable neighbourhoods.
- And deliver value for money services by getting it right first time.'

3.4.4 The Henson Building was designed as a modern development whilst retaining the original Victorian façade a modern and architecturally significant building within the heart of the Camden Goods Yard and stands well alongside a variety of other architectural styles, from listed buildings, industrial architecture and a modern housing development.

3.4.5 The Henson Building is attractive, well connected and well-functioning, and offers vital residential accommodation to achieve mixed, inclusive and within a sustainable community setting.

3.5 Local Planning Factors

3.5.1 The design proposals have been informed by the contents of the Camden Local Plan.

3.5.2 The council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect the following to be considered.

- Schemes should incorporate materials of high quality.

- Alterations should be carried out in materials that match the original.

3.6 Impact of Proposals

- 3.6.1 The proposal does not affect the footprint and integrity of the existing building.
- 3.6.2 The proposal does not affect the size, shape or configuration of the building.
- 3.6.3 The proposal will not cause any impact on the amenity of any of the neighbouring properties.
- 3.6.4 The proposal will not change the external appearance of the building.

4 Topography and Environment

4.1 Topography

4.1.1 The building sits within the development area bounded by a canal, public highways and footpaths on relatively flat topography.

4.2 Flood Risk

4.2.1 The Henson Building is located in Flood Zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea.

4.2.2 The Henson building is less than 1 hectare (ha) and therefore does not require a flood risk assessment (FRA) as part of this planning application.

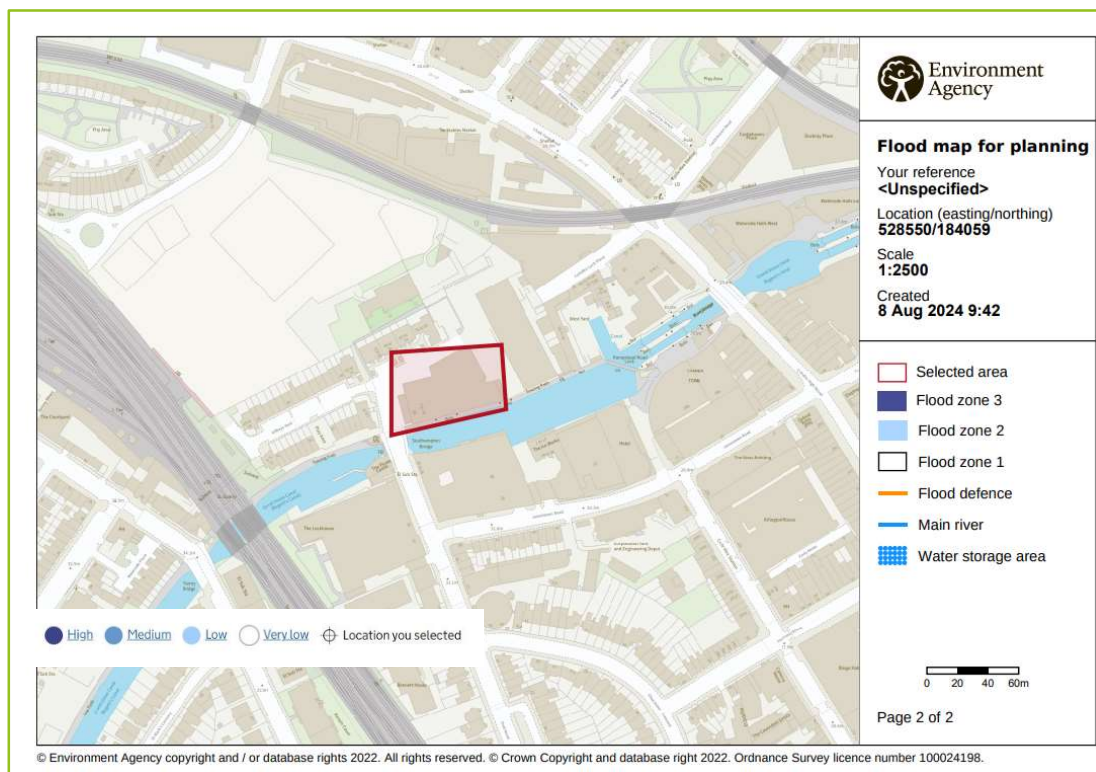


Figure 4.1: The Environment Agency Flood Risk Map for The Henson Building

4.2.3 The Henson Building is in an area of 'low risk' (More than 0.1% and 1% chance each year) for surface water flooding (flash flooding).

4.2.4 Yearly chance of flooding from Rivers and the Sea are very low for this location

4.2.5 The proposed works are to the elevations of the building only and will have no detrimental effect on the surface water drainage systems of the building/site.

5 Access and Infrastructure

5.1 Site Access

5.1.1 The Henson Building is accessed via two points, one off oval Road and the other off Gilbeys Yard, as indicated below.

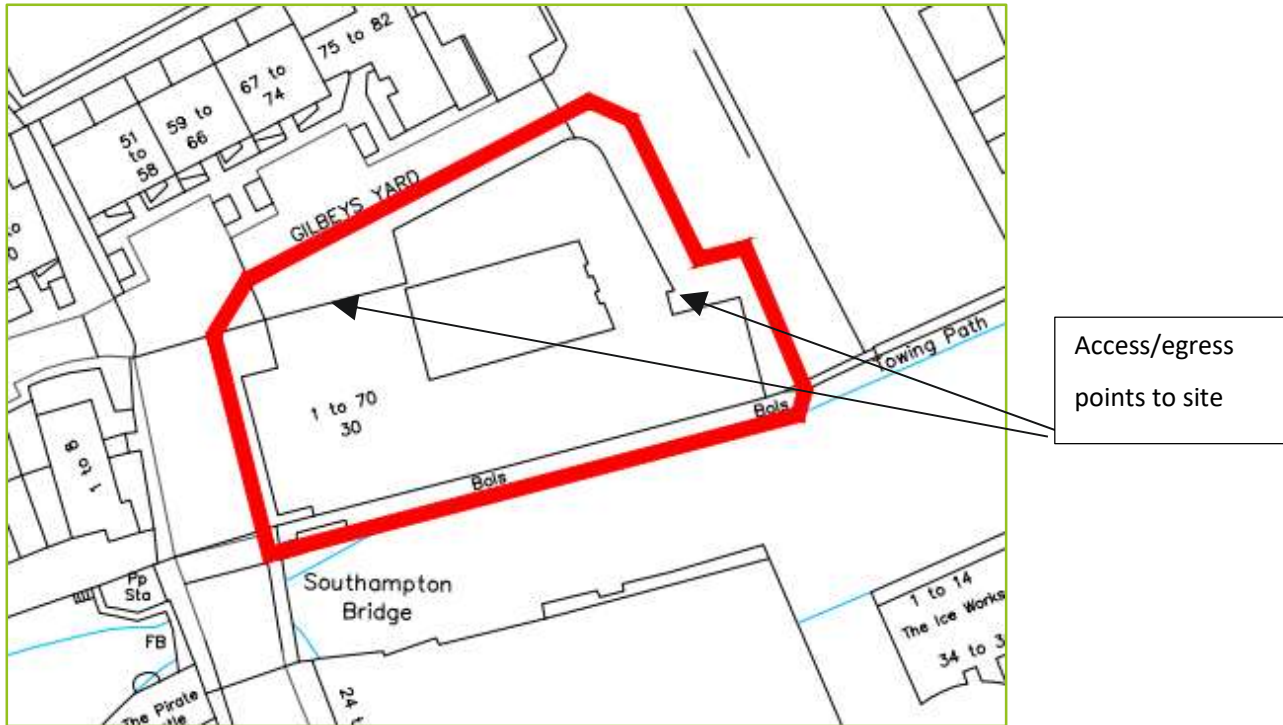


Figure 5.1: Site Access Points

5.1.2 Oval Road and Gilbeys Yard are residential streets, and link Oval Road over regents Canal directly to main arterial roads serving Camden Town Centre.

5.2 Local Infrastructure

5.2.1 The existing development is located within a highly sustainable location. Overall, the site has excellent level of public transport accessibility. There are 10 bus routes operating in the vicinity, Camden Town Underground Station (0.3 miles) is within five minutes walking distance of the site and Chalk Farm Station (0.3 miles) is also within comfortable walking distance. Camden Road Station (0.4 Miles) (Northern Line) is also within walking distance of the site.

5.2.2 The Henson Building is also in close walking distance to the West End, 30 mins via Regents Park, and with the nearby canal towpath on its doorstep, has access to cycle routes to Little Venice and Hoxton. Camden town centre houses extensive local amenities including education, healthcare, entertainment, along with other public transport hubs.

6 Materials and Quality Considerations

6.1 Existing Materials

6.1.1 There are a limited number (albeit extensive in scope) of combustible materials found within the external façades of the building, and these are:

- a) Timber Cladding at ground floor level including timber cladding to soffits
- b) Render system within the courtyard areas
- c) Timber decking located on the balconies at all levels
- d) Timber decking located on the terrace.
- e) Aluminium panel system to the top floor level.

6.1.2 These materials need to be replaced to safeguard the building from the spread of fire across the external wall materials and through any associated cavities/voids. `

6.2 Proposed Materials

6.2.1 It is proposed that the materials used on the building will be chosen to replicate the existing look of the building, both in colour, and texture, with all specific details agreed after consultation with the local planning authority. An outline of proposed materials is listed below.

6.2.2 The existing timber cladding will be replaced with a non-combustible cladding in a matching timber effect finish, both in terms of colour and texture. This will have no aesthetic impact on the look of the building.

6.2.3 The existing timber soffits are limited in location and extent and will be replaced with a non-combustible material of matching colour and texture. This will have no aesthetic impact on the look of the building.

6.2.4 The timber decking will be replaced with an aluminium composite decking system which is non-combustible. The decking material is not visible from street level and therefore will have no aesthetic impact on the look of the building.

6.2.5 The render system will be replaced with a render system which is non-combustible. This will be located on the courtyard areas which is not visible from street level and therefore will have no aesthetic impact on the look of the building.

6.2.6 The aluminium panels will be removed to gain access to the combustible EPS insulation behind. Whilst visible from street level, this system provides limited coverage of the external wall, so visual impact is expected to be minimal. New panels will be selected that match the existing in both colour and texture.

7 Open Space

7.1 Site Location and Open Space

7.1.1 The Henson Building is located in close proximity to Camden Town Centre and as such is largely in an urban setting. There are however a number of public spaces in the vicinity of the building, such as Regents Park, Primrose Hill and Castle haven Community Park.

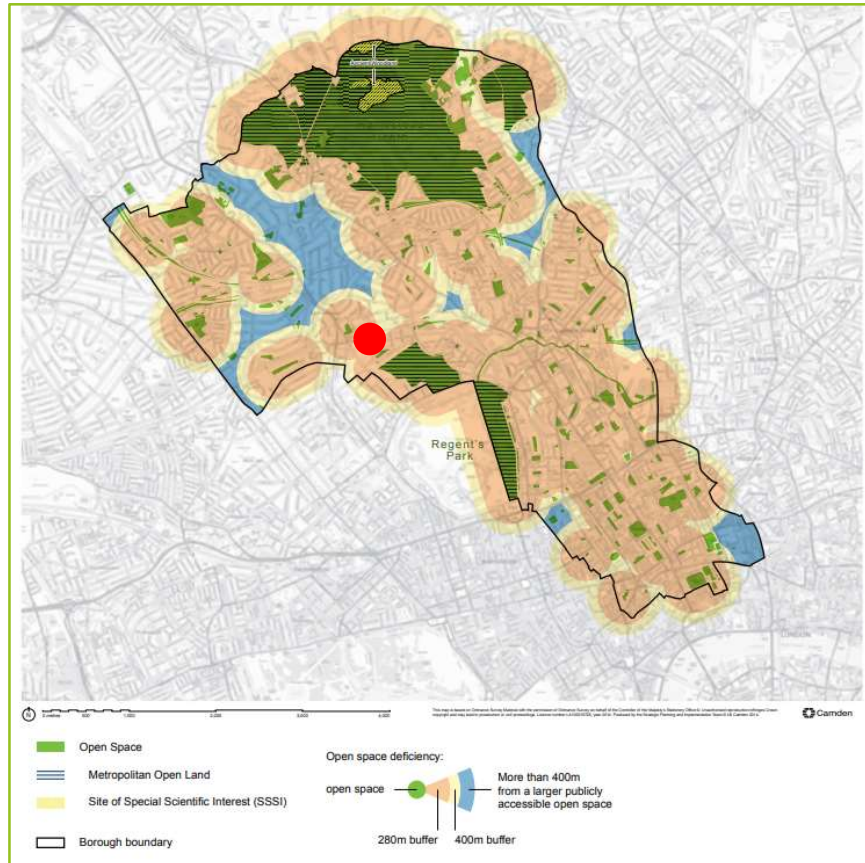
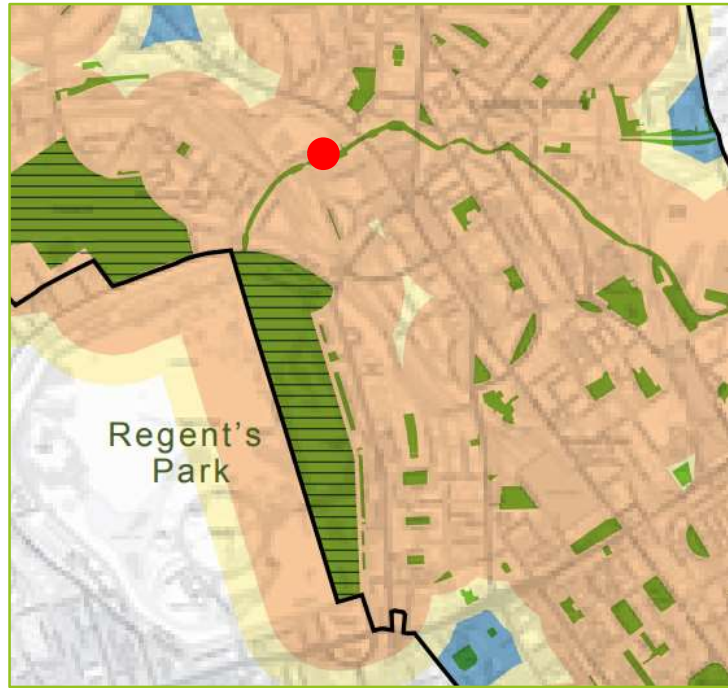


Figure 7.1: Map 2 Locations deficient in access to open space, image found on page 199 of Camden’s Local Plan 2018-2027. ● Location of Henson Building.



● Location of The Henson Building

7.2 Local Strategic Plan

7.2.1 Below is an overview of the Draft New Camden Local Strategic Plan for the Borough, outlining proposed land uses and spatial strategy. Regulation 18 Consultation Version, Dated January 2024.



Figure 7.2: Map 4 Central Camden- section 4.1 Draft Camden Local plan 2024. Figure 7.2: Local Strategic Plan

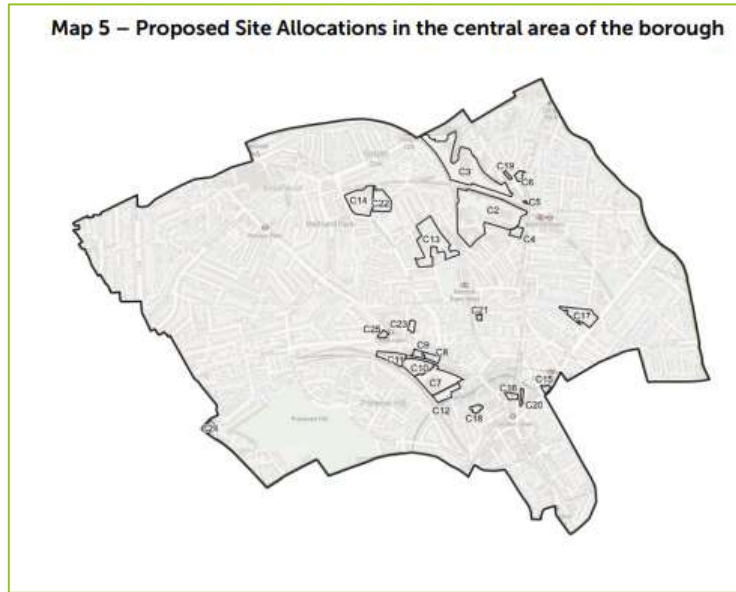


Figure 7.3: Map 5 Central Camden- Proposed Site Allocations in the Central area of the borough section
4.11 Draft Camden Local plan 2024. Figure 7.3: Local Strategic Plan

7.2.2 Allocation C12 (CGY7) Gilbeys Yard housing estate has been allocated within the spatial strategy plan for 120 addition homes. (Camden Draft Local plan 2024).

8 Appendices

8.1 Appendix A – Site Photographs



Figure 8.2: South-west Elevation showing original brick façade and new extension.

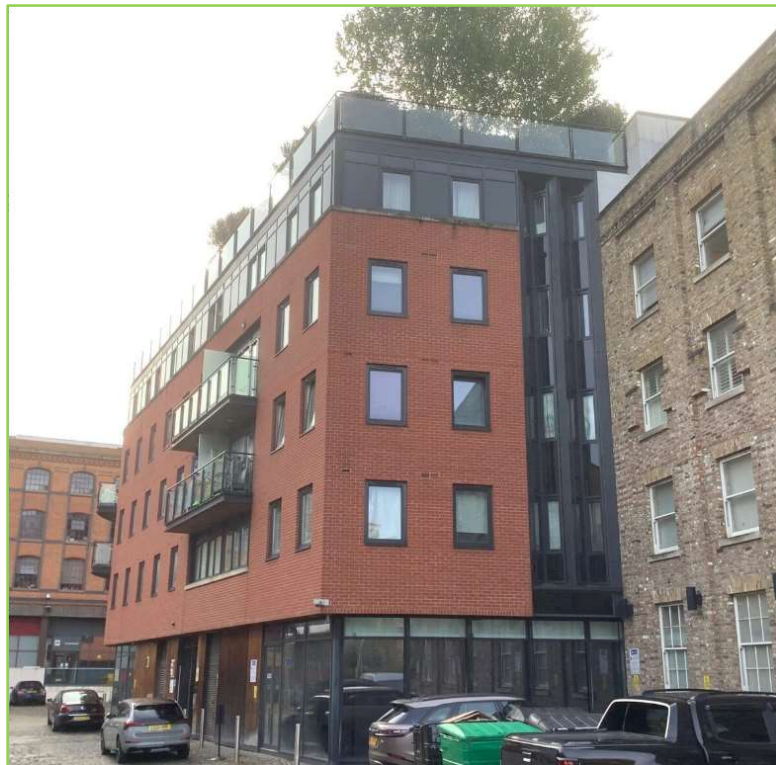


Figure 8.3: North Elevation showing new masonry extension and aluminium cladding.



Figure 8.4: North-west Elevation showing original Victorian façade.



Figure 8.5: North facing Elevation showing masonry, aluminium spandrels and timber cladding at ground level.



Figure 8.6: North elevation showing masonry and aluminium cladding at upper levels.

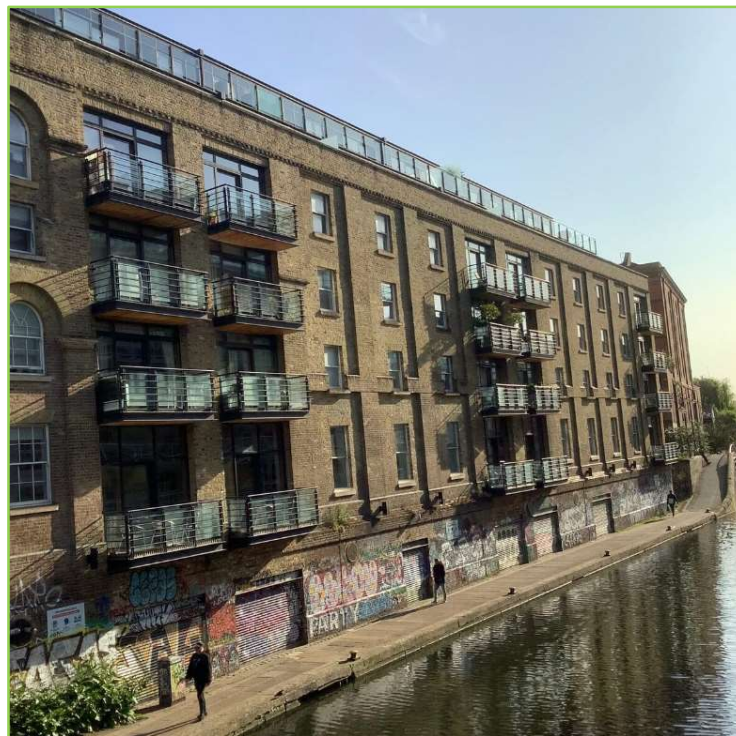


Figure 8.7: South Elevation overlooking the canal.

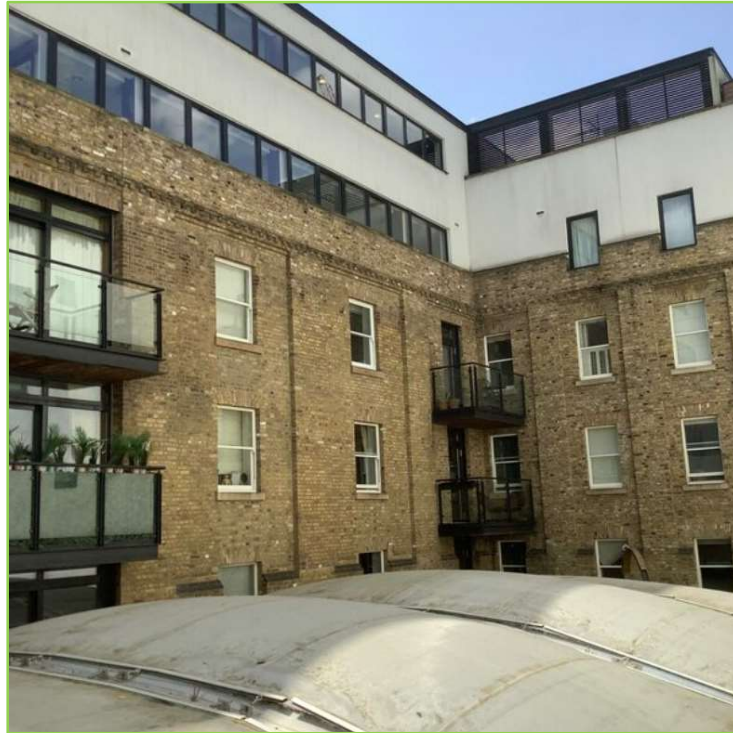


Figure 8.8: Courtyard North-east facing elevation showing masonry and render system.

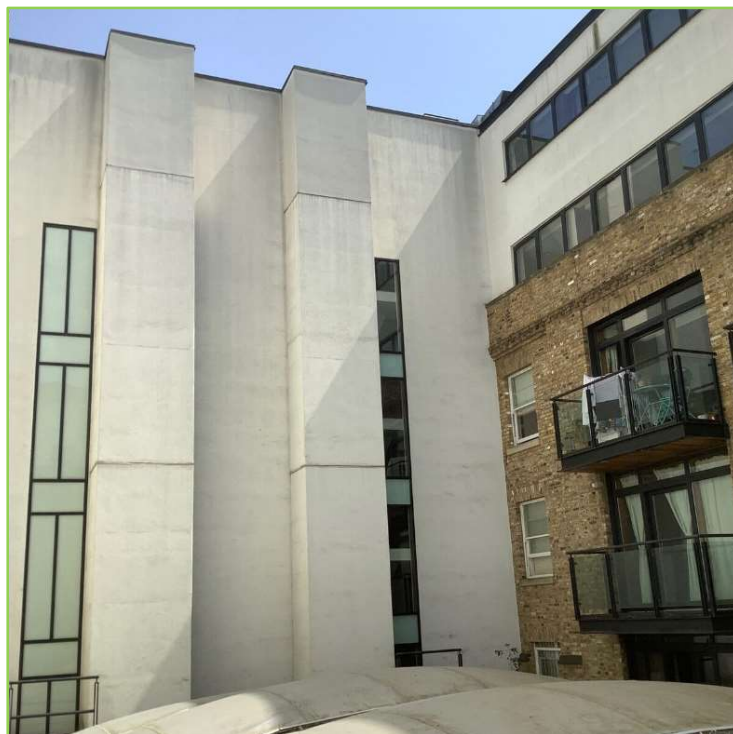


Figure 8.9: Courtyard North-west facing elevation showing masonry and render system.



Figure 8.10: Courtyard North-west facing elevation showing the render system.

8.2 Appendix B: