

Application for certificate of Lawfulness in respect of proposed use as Remedial works to enhance the fire performance of the existing facade

The Ice Works
Flats 1-14
34-36 Jamestown Road
Camden, London NW1 7BY

Design & Access Statement



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Introduction

This Design & Access Statement has been prepared for an application for certificate of Lawfulness in respect of proposed use as Remedial cladding works to enhance the fire performance of the existing façade.

The proposal is for the remedial works to the existing residential side of the façade and propose new non-combustible materials which are identical, or very closely match those of the existing building.

The Design and Access Statement should be read in conjunction with the supplemented ATP drawings.

Site & Surroundings

The site is located in Camden and was built between 1996 and 2002. The Ice Works building is an adjoined commercial and residential building. The development is 6 storeys high.

The site is well served by transport links, The property is around the corner from Camden Town for London Underground and near Camden Road for London Overground and National Rail.

The development is not listed within a conservation area.

Relevant History

The following applications have been determined in respect of the application site: -

Application Reference	Description of Proposal	Decision
2010/3320/P	Installation of 9 air conditioning units within acoustic enclosures on the roof of the office/residential building.	Granted 16th August 2010
2009/3587/P	Installation of an emergency generator on the roof of office/residential building (Classes B1 and C3).	Granted 15 th September 2009
2015/3849/P	Installation of air conditioning unit to rear terrace of flat 14.	Granted 11th October 2015

Principles of Development

Design:

Remove all existing EPS Rendered System wall & replace with Non-combustible Render System to European fire class A1/A2 -S1, d0. with render finish to match existing. In line with recent PAS 9980 FRAEW assessment & Fire Engineers recommendations.

Remove all existing Aluminium Insulated Core Infill Panels & replace with Non-combustible Aluminium Insulated Core Infill Panels to European fire class A1/A2 -S1, d0 in accordance to EN13501 with colour to match existing. In line with recent PAS 9980 FRAEW assessment & Fire Engineers recommendations.

Replacement of existing balcony polymer composite planks with timber decking underneath with New Non-combustible aluminium decking board to European fire class A1/A2 -S1, d0 in accordance to EN13501 with colour to match existing. In line with recent PAS 9980 FRAEW assessment & Fire Engineers recommendations.

The proposal would involve the following external alterations:

Existing Material	Proposed Replacement Material
1. Existing EPS Render System.	New A1/A2 rated Non-combustible Render facade system with render finish to match existing colour.
2. Existing Aluminium Insulated Core Infill Panels.	New A1/A2 rated Non-combustible Aluminium Insulated infill panels to match existing colour.
3. Balcony Works: Existing polymer composite planks with timber decking underneath.	New A1/A2 rated Non-combustible aluminium decking boards to match existing colour.

The replacement materials would broadly be of a similar colour and appearance.

Its therefore considered that the proposal would not materially affect the external appearance of the building and would not constitute `development` as per part (2) (a) (ii) of Section 55 of the Act.

Access:

No change to the existing access strategy as there is no alteration to the building layout.