

100 Avenue Road

Addendum to Design and Access Statement

May 2025

1016-CPA-ZZ-ZZ-RP-A-9003
– Revision P1



REGAL

CARTWRIGHT
PICKARD

Document history

Revision	Reason for Issue	Date	Prepared by	Checked by
P1	DAS Addendum Issue	16/05/2025	CP	DR

1.1 Executive Summary

Planning Addendum

As a result of post submission discussions with officers, including meetings held on 23.04.25, 12.05.2025 and 16.05.25, this Addendum to Design and Access Statement has been prepared to provide further clarifications on various design aspects, as well as minor scheme revisions:

- Relocation of secondary residential entrance of the lower block to the Avenue Road frontage, and associated changes at ground floor level including the sub-division of the commercial space. This is accompanied by an artist impression of the amended entrance on Avenue Road.
- Enhancements to design detailing of residential entrances in the lower block, including updated bay studies
- Daytime CGI view of the northern elevation of the tower as viewed from Finchley Road
- Updated wheelchair home typical layouts
- Clarifications relating to wind comfort levels on balconies
- Updated access plans (showing revised secondary entrance routes)
- Revisions to lower block roof to incorporate bio-solar roof
- Associated UGF revisions
- Updated landscape proposals including revised planter layouts, increased provision of bird and bat boxes and revised tree species.

This Design and Access Statement Addendum should be read in conjunction with the originally submitted Design and Access Statement. Where pages from the original Design and Access Statement have been superseded by pages within this Addendum, this is clearly stated.



View looking South Avenue Road

5.4 Layout Rationalisation

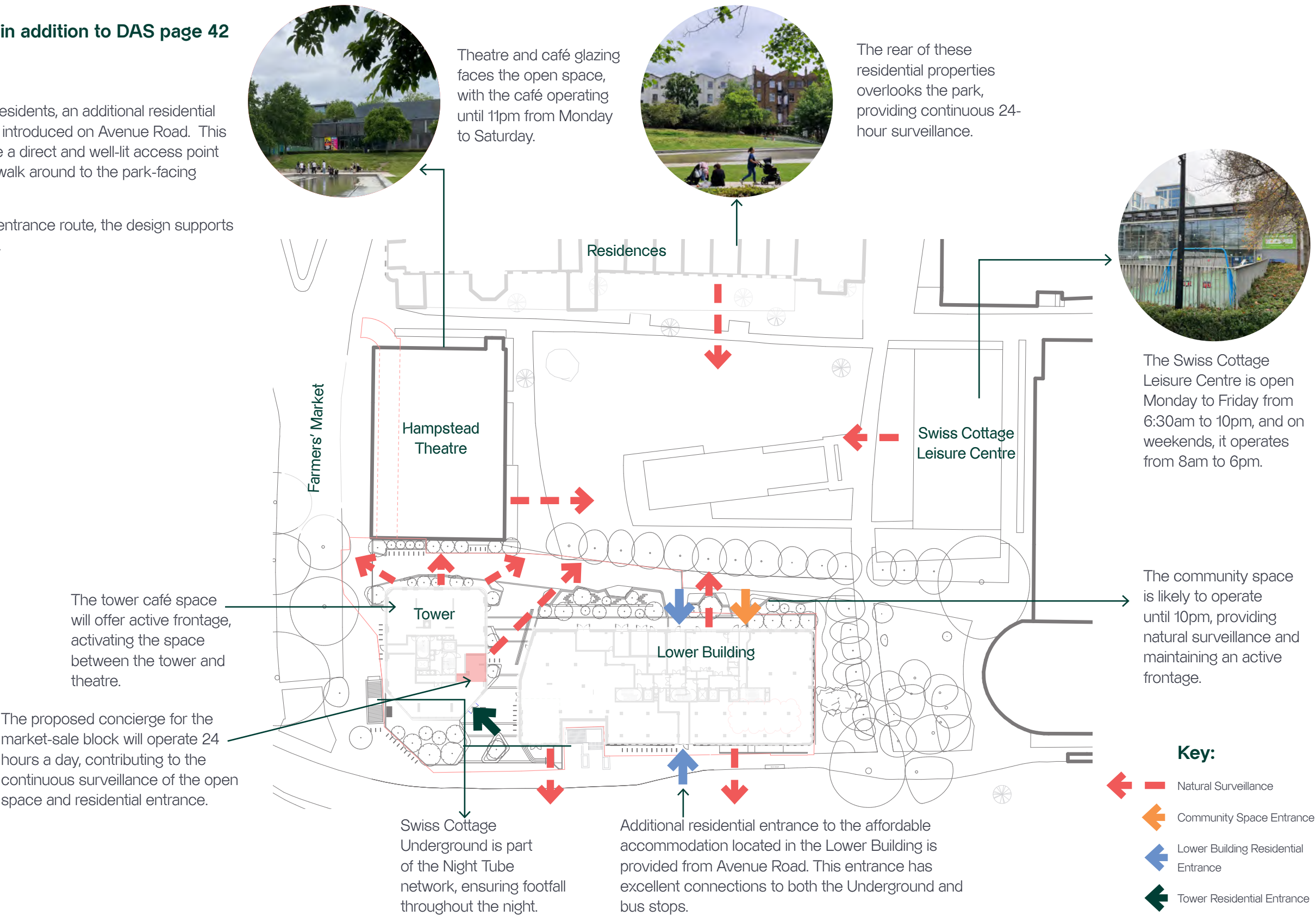
Improving Safety Around Lower Ground Floor

This addendum relates to, and in addition to DAS page 42

Responding to the Officers

To improve safety and accessibility for residents, an additional residential entrance to the lower building has been introduced on Avenue Road. This intervention ensures that residents have a direct and well-lit access point from the street, eliminating the need to walk around to the park-facing entrance.

By providing an alternative, convenient entrance route, the design supports a more inclusive approach for residents.



Entrances and Natural Surveillance Diagram

5.4 Design Optimisation

Entrance Study and Development

This addendum is in addition to DAS page 43

In addition to improvements on the park side, a new secondary residential entrance has been introduced on the Avenue Road side of the Lower Building, responding to feedback and supporting greater connectivity and accessibility.

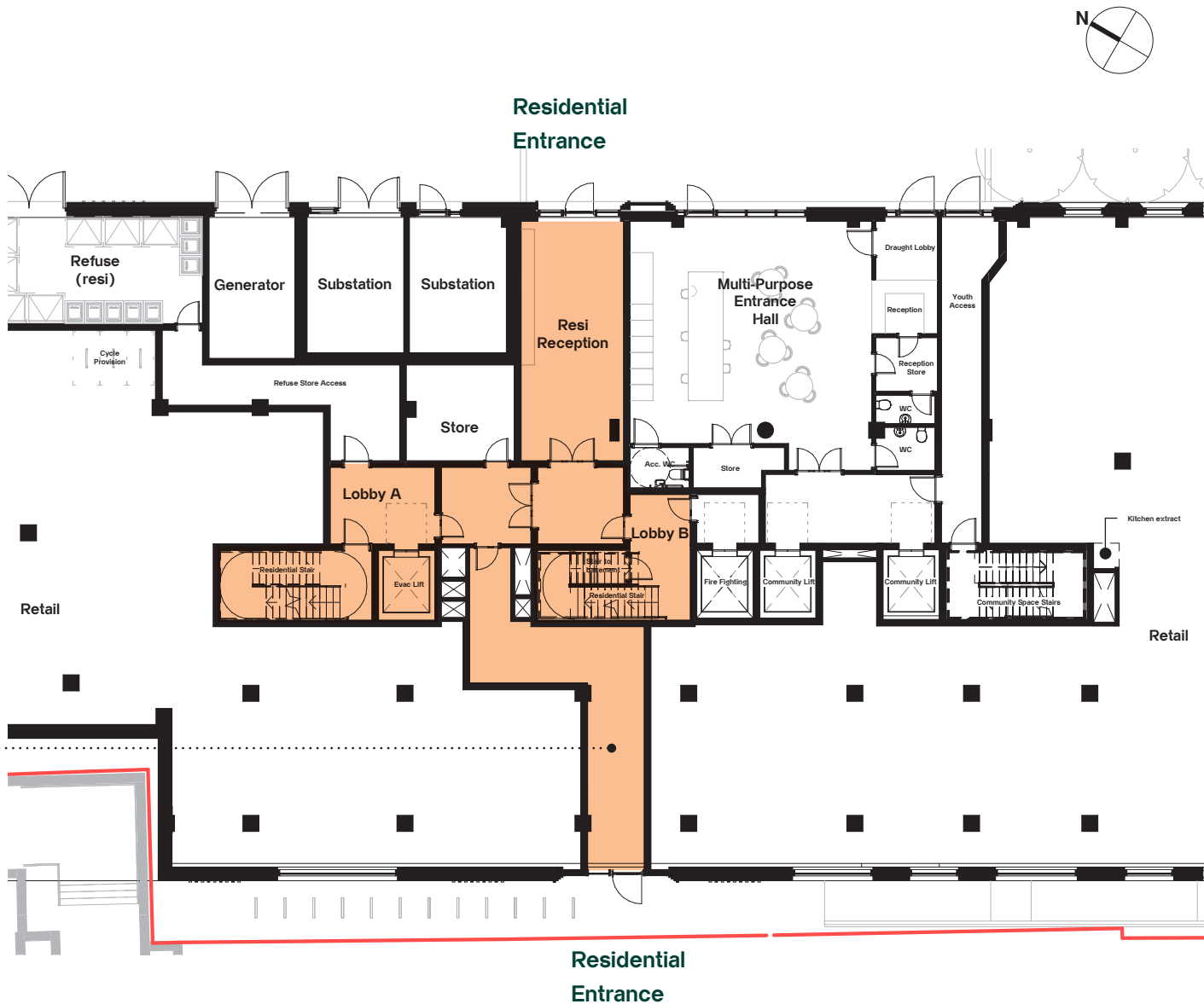
Positioned away from the park, this entrance offers direct access from the busier, highly-trafficked side of the site and is located close to the Underground station exit and key bus stop connections.

Designed as a clearly defined, well-lit street-level entrance, it enhances visibility, convenience, and safety, particularly for those arriving via public transport.

This addition not only strengthens the building's relationship with Avenue Road but also provides residents with a practical and legible access point, improving the overall experience of arrival and movement through the site.

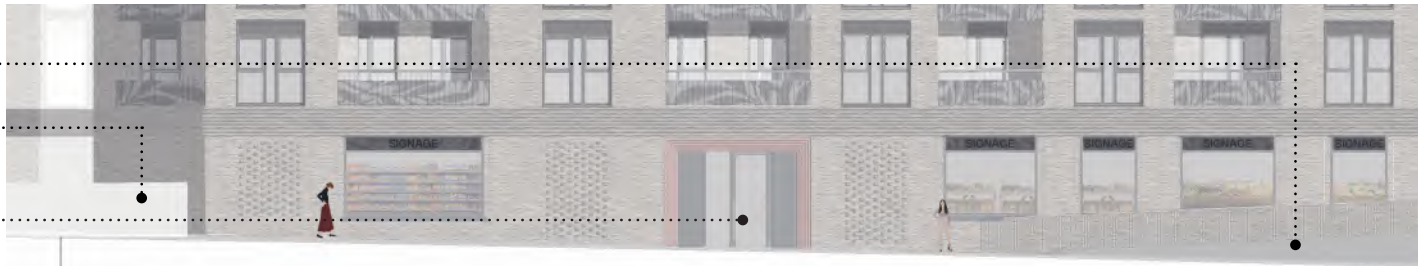


Secondary Residential Entrance Location



Wide lobby entrance to ensure suitability for buggies and mirror the main entrance

Bus Stop
Swiss Cottage
Underground Station
Increase presence to Residential entrance, expressed consistently along each elevation



5.5 Façade Design

Typical Bay Study - Lower Building

This addendum is in addition to DAS page 54

Following reviews with Camden, the following amendments have been made to the lower level of the Lower Building:

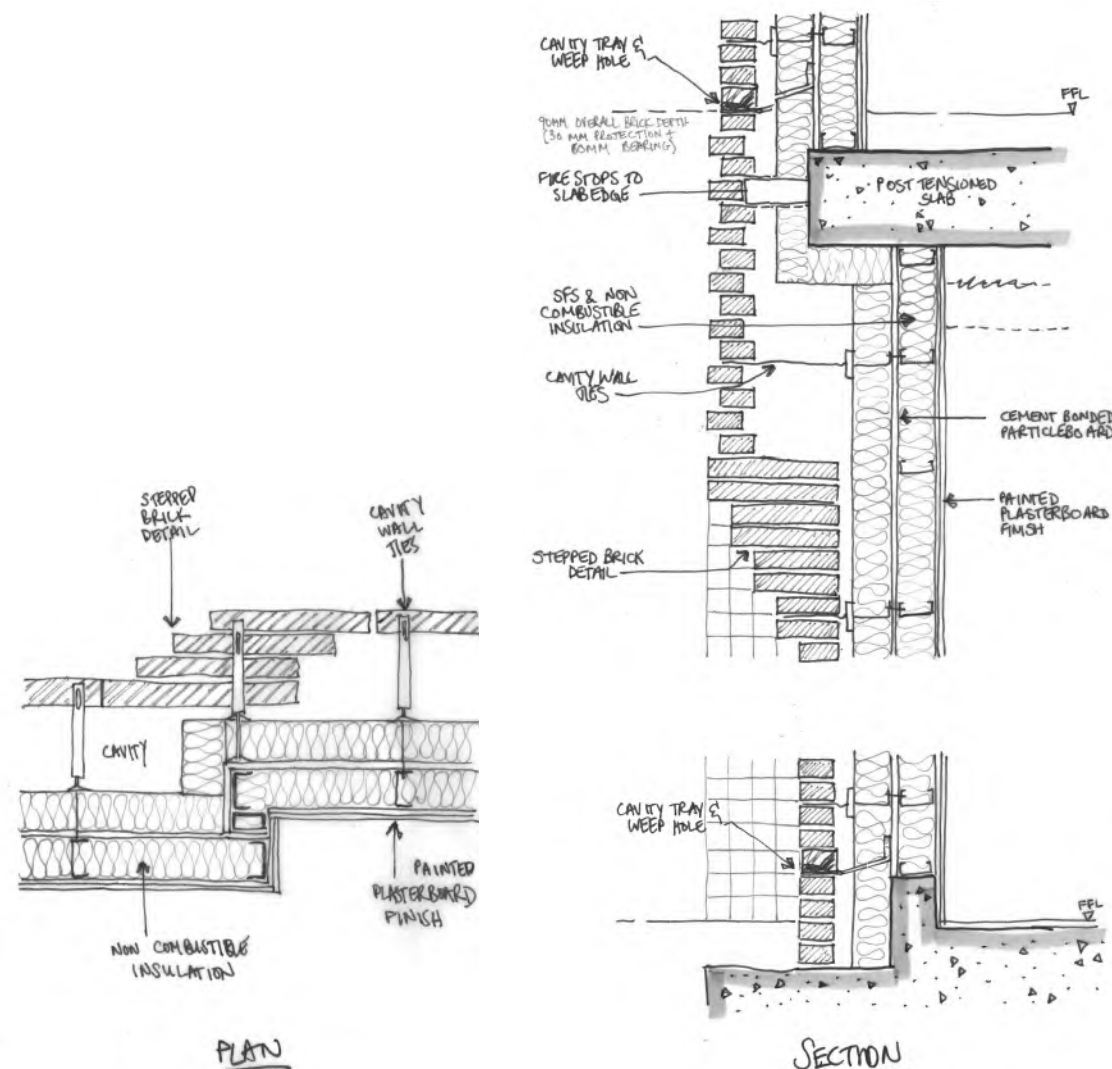
- **Celebrated Entrances:** The entrances for the residential units and the community space are accentuated with an asymmetric stepping brick detail, creating a distinct and inviting identity. This brick detail will be treated with a glazed finish in a contrasting colour to further distinguish the entrances, ensuring they are clearly legible and visually prominent,



The asymmetric stepping brick detail has been accentuated further through the introduction of a glazed finish, in a complementary colour.



Precedent and brick detailing that define rhythm and hierarchy



Indicative sketch detail - proposals are illustrative and remain subject to further design development



Indicative Brick Tone

6.1

Ground Floor Plan Study

This addendum is in addition to DAS page 62

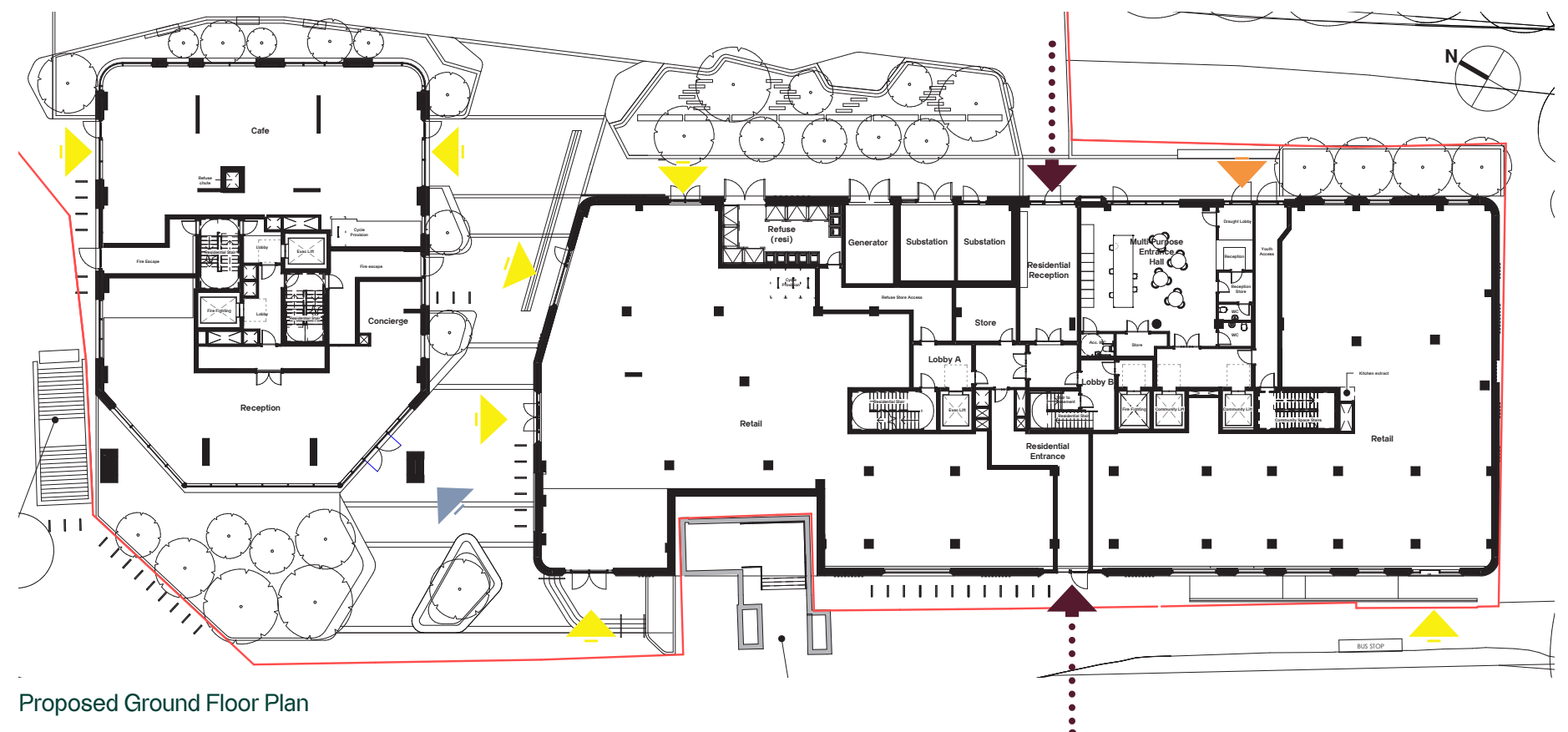
Lower Building

The introduction of the secondary residential access onto Avenue Road has resulted in the ground floor retail frontage being split into two distinct offerings. This allows the development to maintain continuous activation along the street level, while also providing a clear and convenient entrance for residents directly from this primary route.

In response to feedback from the planning authority, the new residential entrance on Avenue Road strengthens the building's connection with the wider public realm and supports greater accessibility for residents, particularly those arriving via public transport. The active retail frontage along Avenue Road has been expanded, with an improved floor plate that wraps around the lower building. This enhanced layout offers a more attractive and visible commercial opportunity, increasing the likelihood of securing occupiers prior to completion.

Entrances Key:

-  Market Sale
-  Affordable
-  Community Space
-  Retail

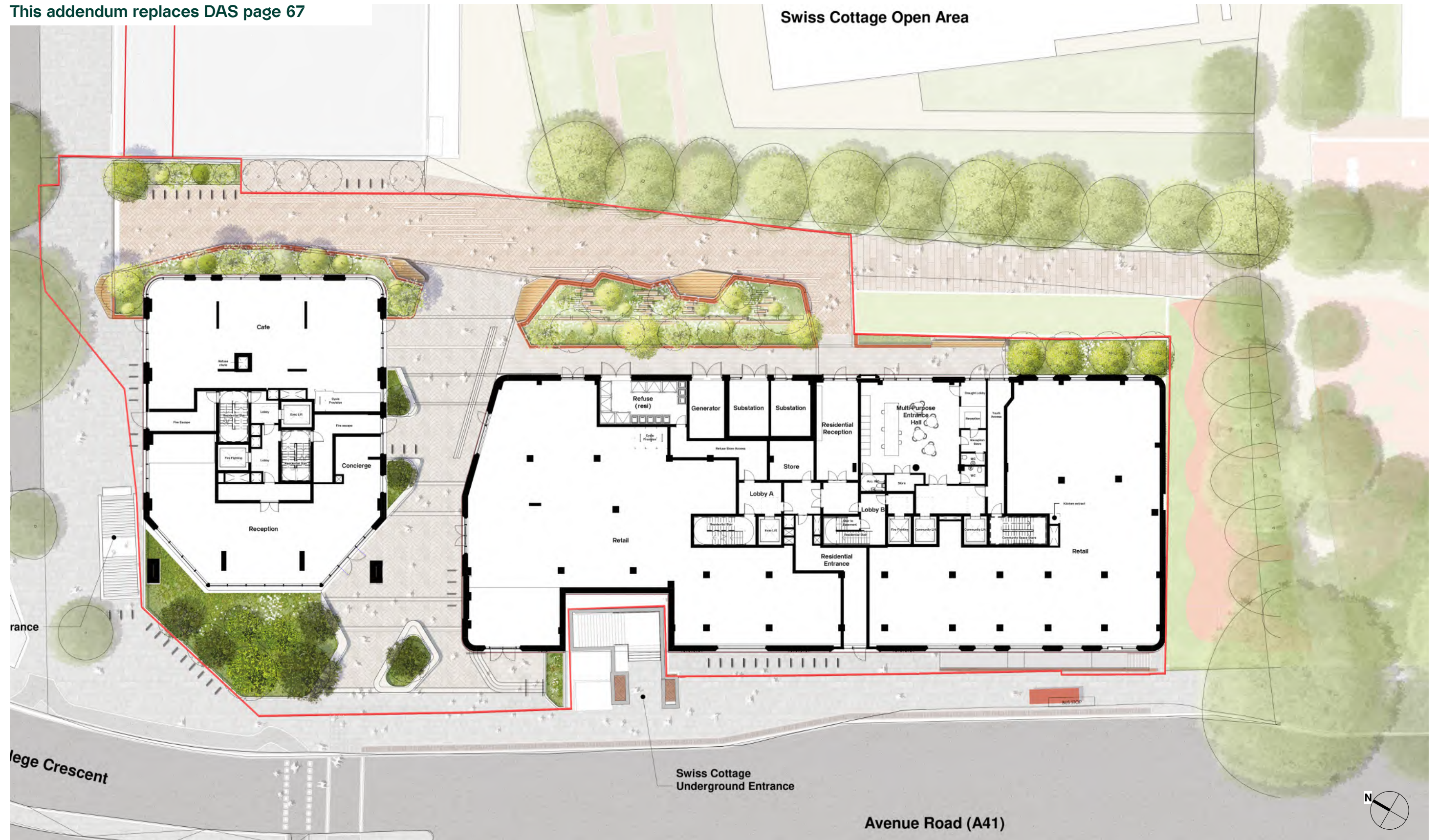


Proposed Ground Floor Plan

6.2 Proposed Plan Layouts

Ground Floor Plan

This addendum replaces DAS page 67



6.3 Proposed Elevations

Avenue Road Elevation - South West



① Pale grey brick (colour shown indicatively)



② Pale red brick (colour shown indicatively)



④ Glazed brick (colour shown indicatively)



④ Metal window frames (colour shown indicatively)



⑤ Metalwork to match window frames (colour shown indicatively)



This addendum replaces to DAS page 76

Lower Building

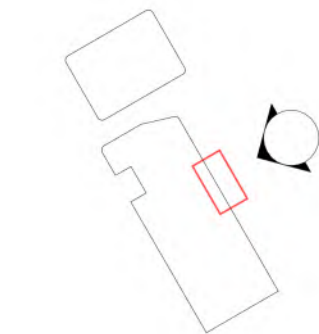
Elevation updated to show additional residential entrance accessed from Avenue Road with glazed brick indicated as explained on page 12 of this addendum.

6.4 Bay Studies

Lower Building Residential Entrance

This addendum replaces DAS page 83

Key Plan



① Pale grey brick (colour shown indicatively)



② Metal window frames (colour shown indicatively)



③ Metalwork to match window frames (colour shown indicatively)

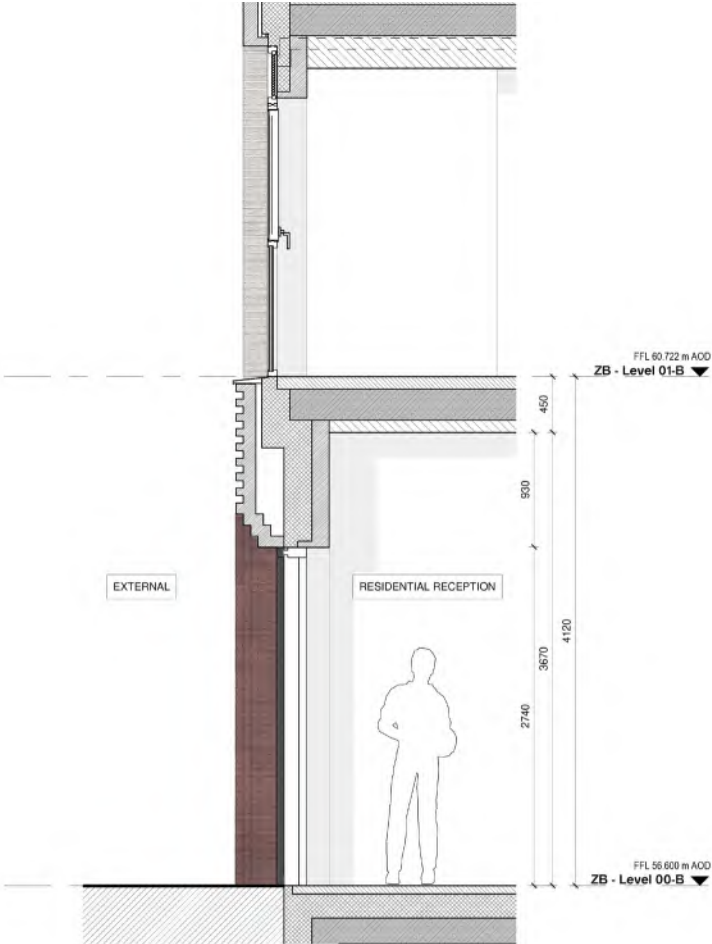


④ Glazed brick (colour shown indicatively)

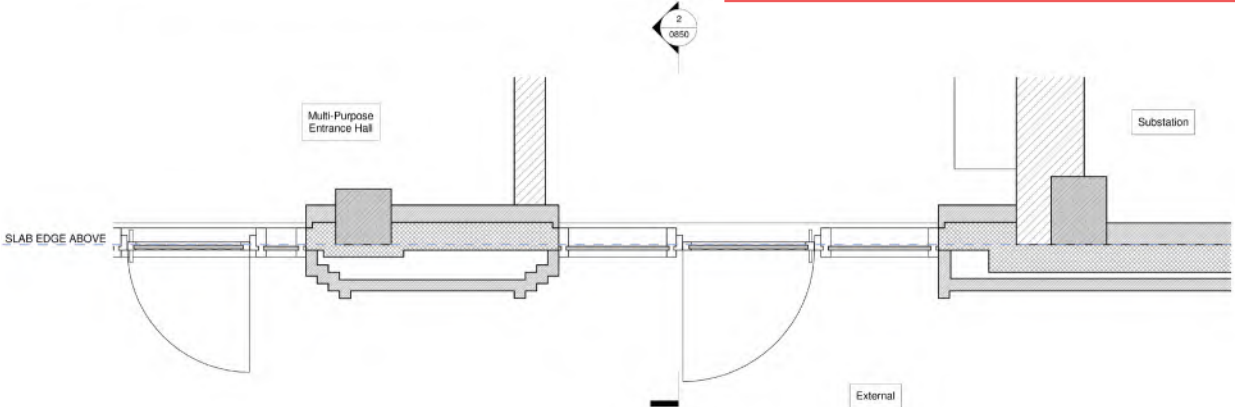


1 Bay Study - Lower Block Residential Entrance - Elevation
1:25

The asymmetric stepping brick detail has been accentuated further through the introduction of a glazed finish, in a complementary colour.



2 Bay Study - Lower Block Residential Entrance - Section
1:25



3 Bay Study - Lower Block Residential Entrance - Plan
1:25



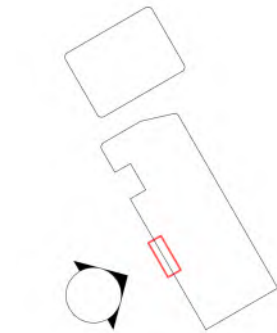
4 Bay Study - Lower Block Residential Entrance - 3D

6.4 Bay Studies

Lower Building Shop Front

This addendum is in addition to DAS page 83

Key Plan

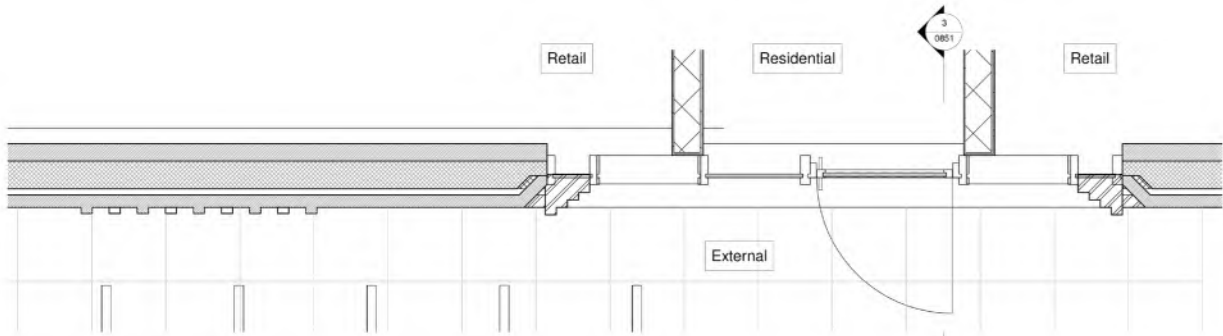


- ① Pale grey brick (colour shown indicatively)
- ② Metal window frames (colour shown indicatively)
- ③ Metalwork to match window frames (colour shown indicatively)
- ④ Glazed brick (colour shown indicatively)

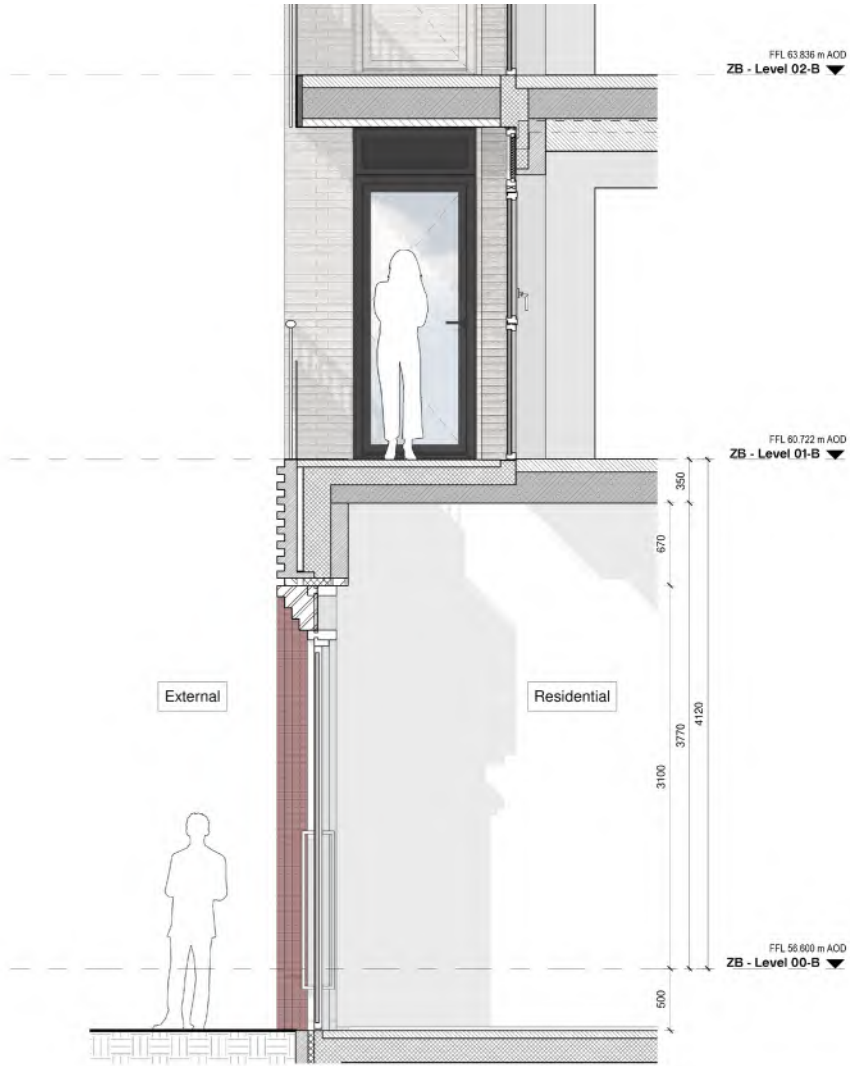


1 Lower Block Ground Floor Shop Fronts - Bay Study Elevation
1:25

The asymmetric stepping brick detail has been accentuated further through the introduction of a glazed finish, in a complementary colour.



2 Lower Block Ground Floor Shop Fronts - Bay Study Plan
1:25



3 Lower Block Ground Floor Shop Fronts - Bay Study Section
1:25



4 Bay Study - Lower Block - Ground Floor Shop Fronts

6.5 Townscape Views

CGI's

This addendum is in addition to DAS page 93

This View has been requested by officers during determination to complement a night time view taken from the same position looking South from Finchley Road



6.5 Townscape Views

Avenue Road Entrance - Illustration

This addendum is in addition to DAS page 96



7.1 Residential Mix & Tenure

Accommodation Schedule Analysis

This addendum replaces DAS page 93

Proposed retail GIA updated to reflect Avenue Road entrance

	Extant Scheme				Revised Proposal			Homes Difference	
	Private Rented Sector	Affordable			Market Sale	Affordable		Market Sale	Affordable
		Discount Market Rent	Social Rent	Intermediate		Social Rent/ Affordable Rent	Intermediate		
Studio	25	0	0	0	24	0	0	-1	0
1 Bed	32	9	4	3	58	4	16	26	16
2 Bed	49	9	8	3	74	6	18	25	16
3 Bed	24	0	16	2	11	26	0	-13	10
Total	130	18	28	8	167	36	34	37	16
			54			70			
Grand Total				184			237		237

Extant Retail GIA		Proposed Retail GIA	
Tower	Lower Block	Tower	Lower Block
207	832	230	964.7
TOTAL	1039	TOTAL	1194.7

7.2 Proposed Total GIA/ NIA (SQM)

This addendum replaces DAS page 171

Tower Building Residential Areas			Tower Building Retail			Lower Building Residential Areas			Lower Building Retail			Community Space		
Floor	GIA m ²	NIA m ²	Floor	GIA m ²	NIA m ²	Floor	GIA m ²	NIA m ²	Floor	GIA m ²	NIA m ²	Floor	GIA m ²	NIA m ²
B1 (Res Core, Cycles)	509.1					B1 (Res)	389.7					B1	143.8	90.2
B1 (Car Park)	241.65						241.65							
B1 (Amenity)	453.5						210.7							
B1 (Plant)	247.9													
00 (Amenity)	193.5		00 (Retail)	230.0	226.8	00 (Amenity)			00 (Retail)	964.7	909.8	0	185.4	82.7
00 (Residential)	127					00 (Residential)	201.0							
						00 (Plant, BoH & Refuse)	111.5							
01 (Amenity)	74.7					1	1318	1067.9				1	312	0.0
1	357.8	239.5				2	1318	1067.9				2	312	0.0
2	561.3	434.7				3	1318	1067.9				3	312	0.0
3	561.3	434.7				4	1318	1067.9				4	312	0.0
4	561.3	434.7				5	1068.4	856.4				5	304.4	267.8
5	561.3	434.7				6	473.1	306.9				6	333.1	297.6
6	561.3	434.7				7	473.1	306.9				7	280.6	244.9
7	561.3	434.7				RF								
8	561.3	434.7												
9	561.3	434.7												
10	561.3	434.7												
11	561.3	434.7												
12	561.3	434.7												
13	561.3	434.7												
14	561.3	434.7												
15	561.3	434.7												
16	561.3	434.7												
17	561.3	434.7												
18	561.3	434.7												
19	561.3	434.7												
20	561.3	434.7												
21	561.3	434.7												
22	561.3	434.7												
23	561.3	434.7												
24	561.3	434.7												
25	270.9	159.4												
25 (Amenity)	289.4													
RF														
TOTAL AREA m ²	15675.35	10397		230	226.8		8441.15	5741.8		964.7	909.8		1372.1	893

Private GIA m ²	15,675	65.00%
Private NIA m ²	10,397	64.42%
Private Hab Rooms	406	64.04%
AH GIA m ²	8,441	35.00%
AH NIA m ²	5,742	35.58%
AH Hab Rooms	228	35.96%
Retail GIA m ²	1194.7	
Retail NIA m ²	1136.6	
Winch GIA m ²	1372.1	
Winch NIA m ²	893	
Total Scheme GIA m ²	26,683	

7.2 Residential Mix & Tenure

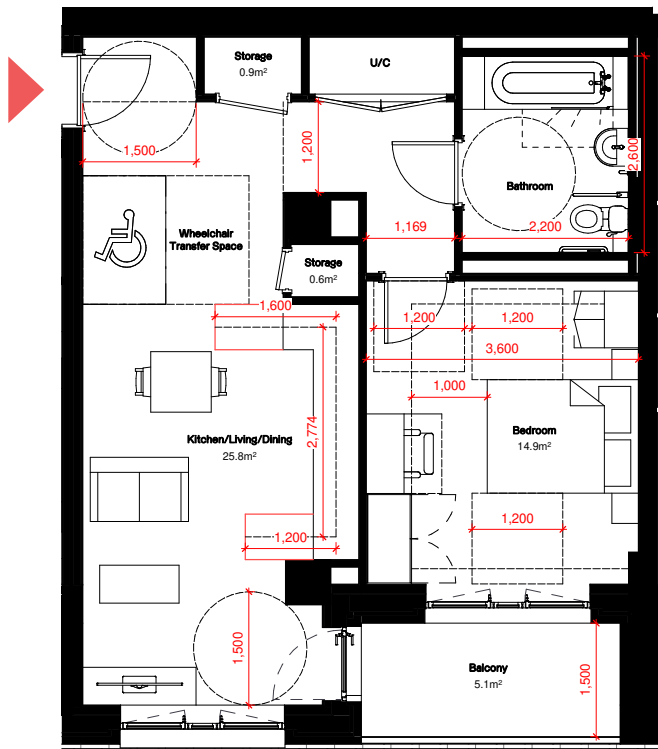
Typical M4(3) Apartment Layouts

This addendum replaces DAS page 99

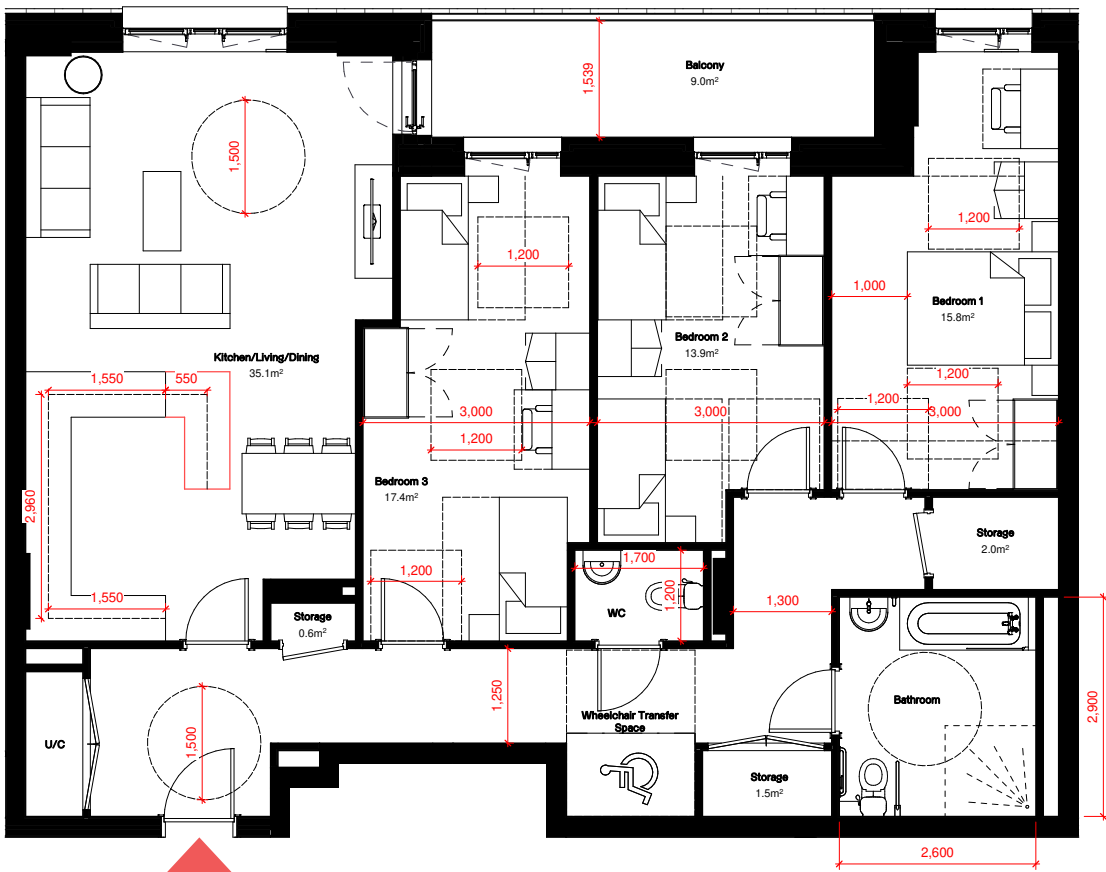
A total of 24 M4(3) apartments are provided across the scheme, with 7 located in the tower and 17 in the lower building. These homes offer a diverse range of unit types to meet the needs of all residents. In the tower, the M4(3) apartments are two-bedroom units, designed to meet the accessibility and adaptability standards outlined in Part M of the Building Regulations.

In the lower building, the M4(3) apartments are available in a wide range of sizes, including one-bedroom, two-bedroom, and three-bedroom units, as illustrated in the adjacent plans. Importantly, all two-bedroom apartments include an additional WC, providing greater convenience and functionality for residents. This variety ensures that accessible homes are available for individuals, couples, and families, while fully complying with required accessibility standards. Features such as wider doorways, step-free access, and spacious bathroom layouts have been incorporated to ensure ease of movement and access for those with mobility impairments.

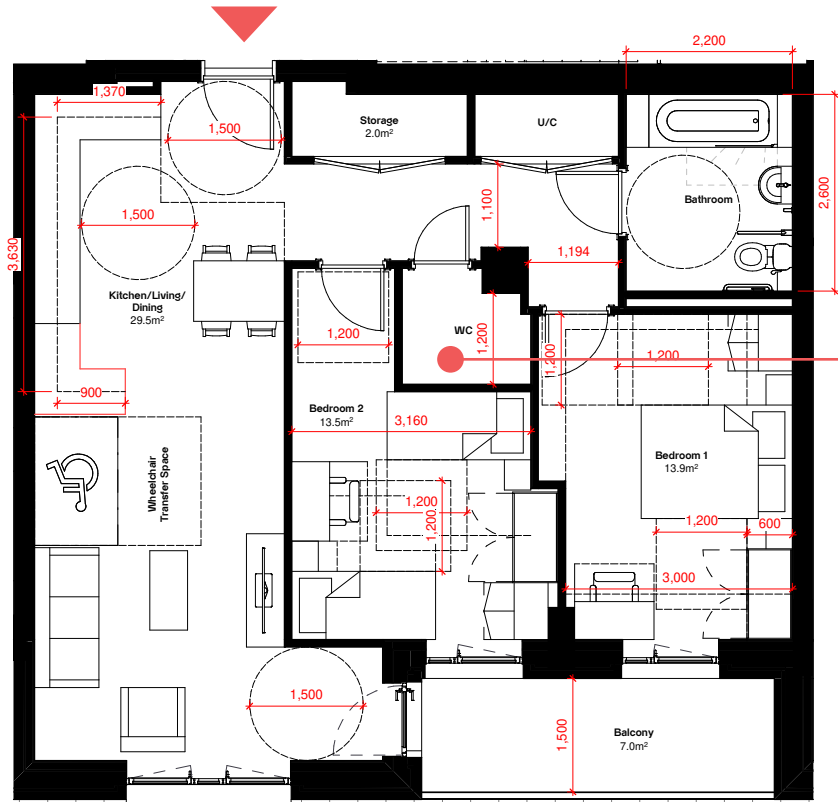
The inclusion of these M4(3) homes throughout the development reflects a strong commitment to inclusive design. By offering a choice of unit sizes and types, the scheme addresses the diverse needs of residents with varying mobility requirements, ensuring flexible, comfortable, and accessible living environments for all.



1 Bed 2 Person



3 Bed 6 Person



2 Bed 4 Person

Storage, kitchen and wheelchair transfer zone re-planned

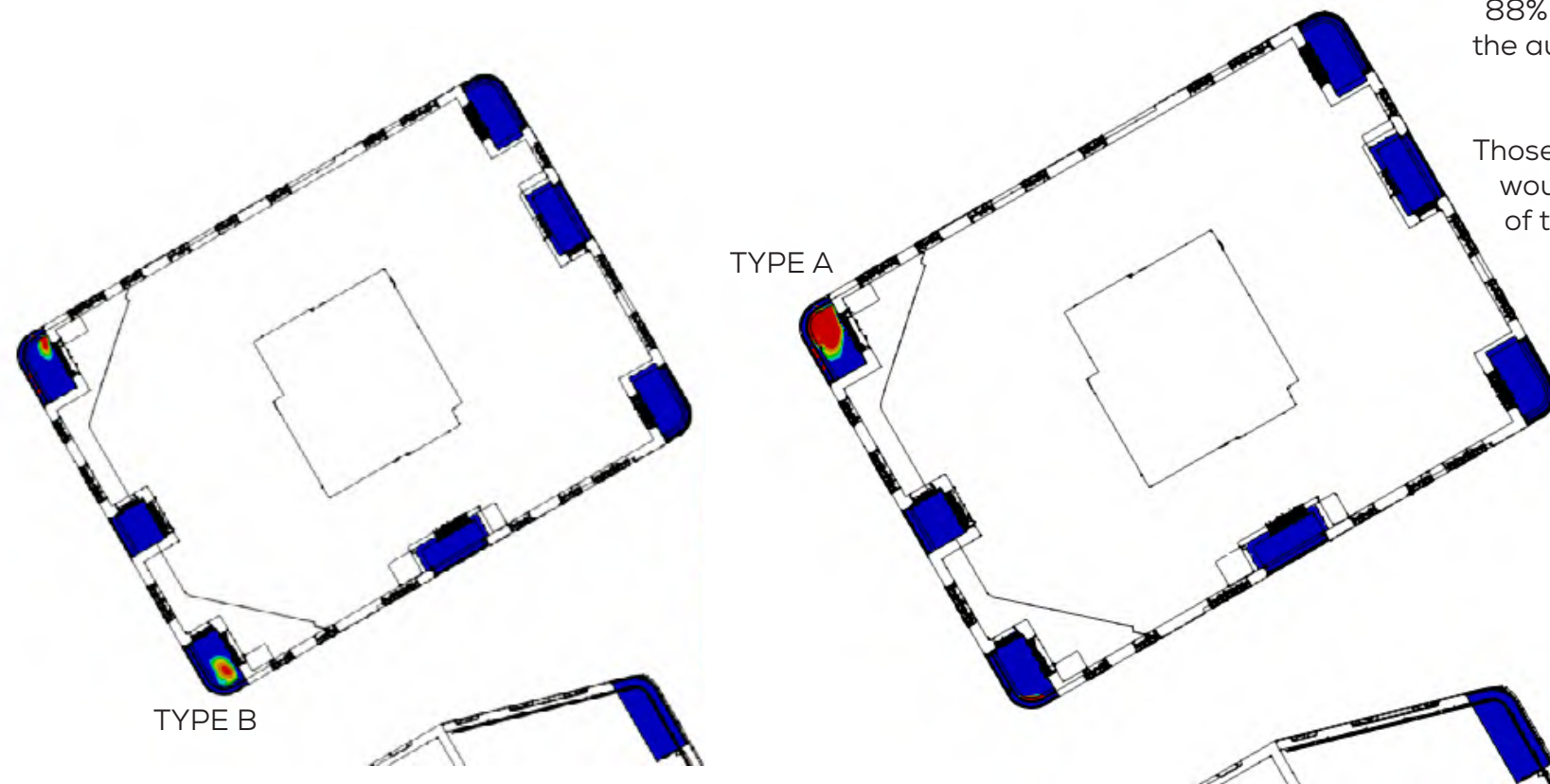
Second WC provided in line with clause 3.36b. in Approved Document M, Volume 1, 2015



8.6 Wind & Microclimate

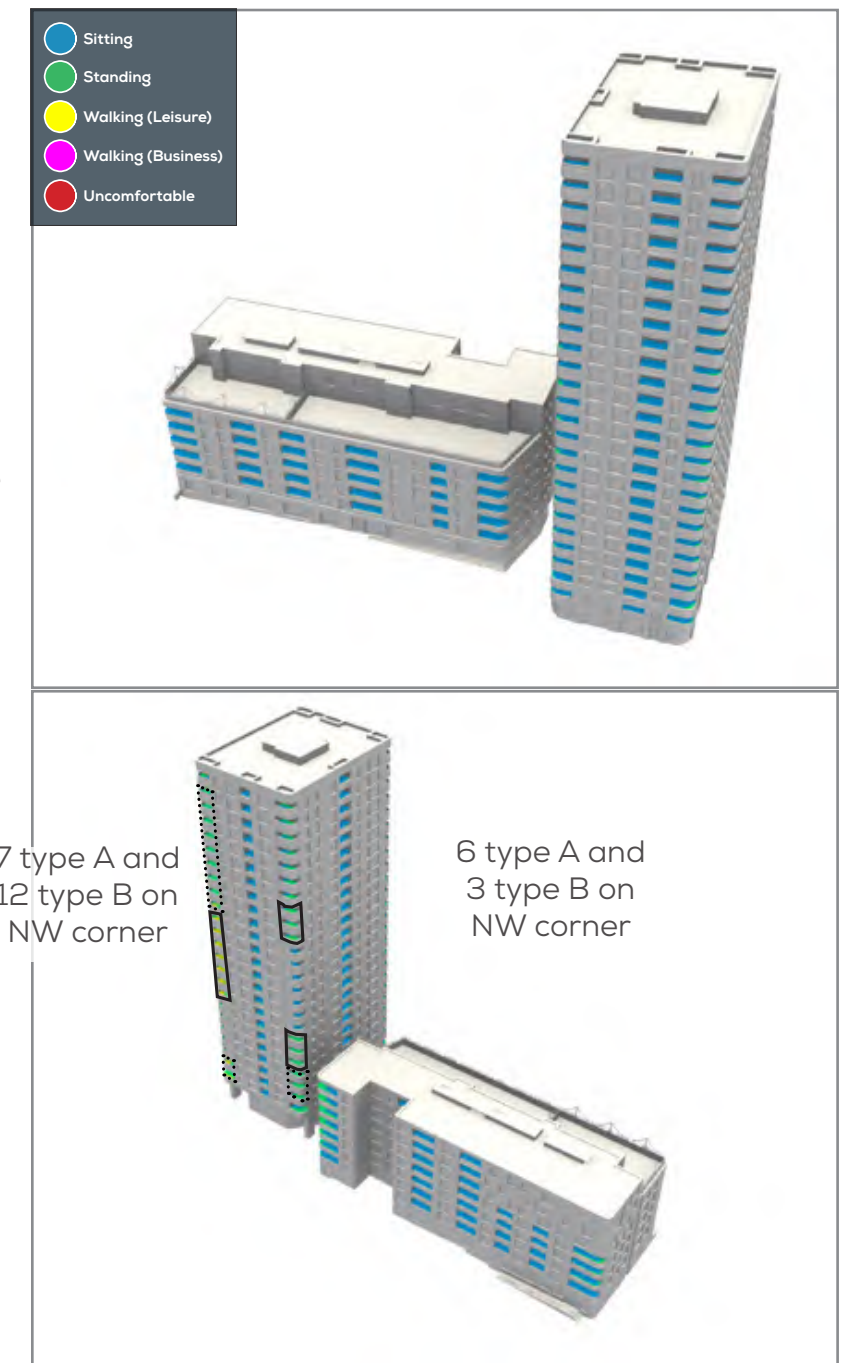
This addendum is in addition to DAS page 159

- Per the Lawson Criteria a space is considered “suitable for sitting” if the wind speed is less than 4m/s for 95% of a season. For balconies, given they are private spaces where the use would tend towards use on “fair weather” days, it is worthwhile looking beyond the 95% threshold for those balconies which are classified as “standing” or “walking” by the Lawson Criteria.
- The balcony conditions for those balconies which do not achieve a majority being “suitable for sitting” in summer are in 2 types shown below (A and B).
- Those which are type A are highlighted with solid black lines opposite, and type B with dotted lines.



NOTE ON SCALE - Red areas on this slide would still be “suitable for sitting” for at 90% of the summer, 88% of the spring, 86% of the autumn and 80% of the winter.

Those areas which are blue would be meet the 95% of the summer Lawson threshold



9.2 Wheelchair Accessible/Adaptable Units

This addendum is in addition to DAS page 161

24 apartments. over 10%, are designed to M4.3 standards, as described in Approved Document M.

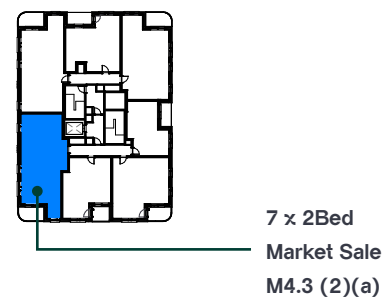
17no. are provided in the lower building with 7no. provided within the tower.

M4.3 (2)(a) wheelchair adaptable dwellings for market and intermediate tenures (10no.)

M4.3 (2)(b) wheelchair accessible dwellings for social rent / affordable rent tenures (14no.)

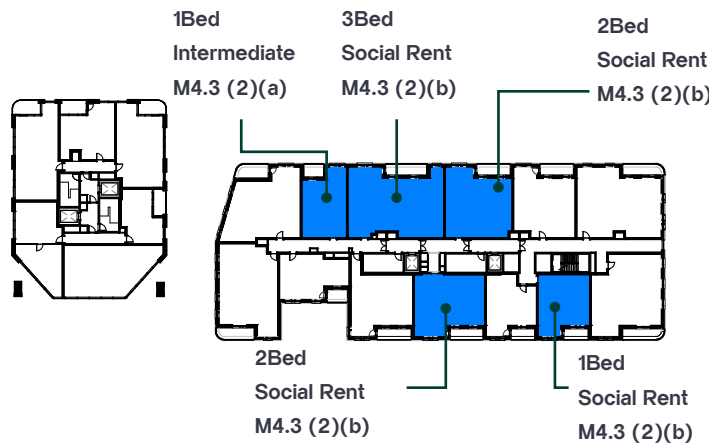
Tower

19th to 25th Floor Plan

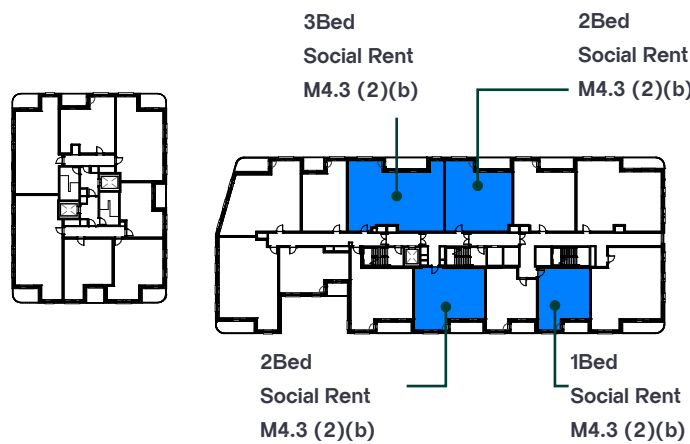


Lower Building

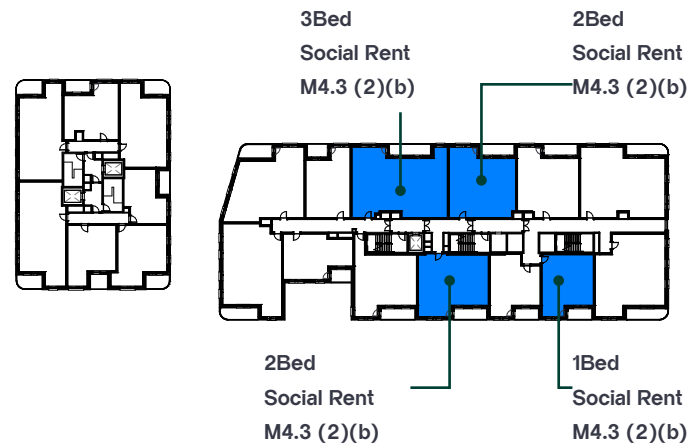
1st Floor Plan



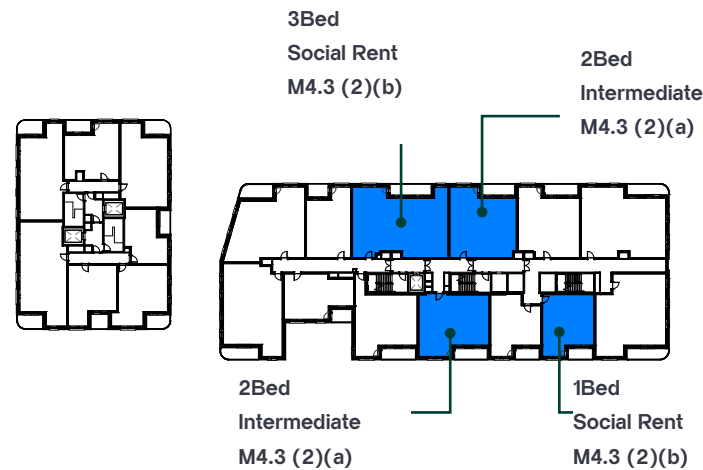
2nd Floor Plan



3rd Floor Plan



4th Floor Plan



9.3 Lower Building Tenure

This addendum is in addition to DAS page 161

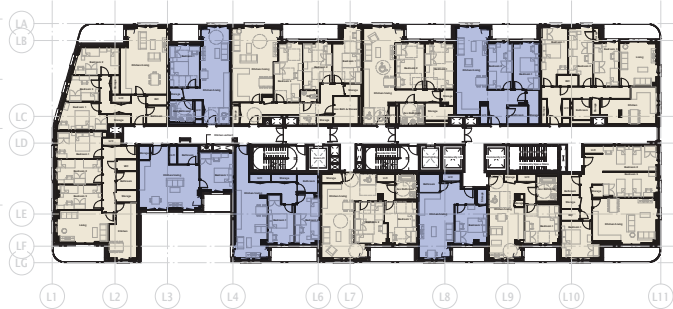
In the Lower Building there is are 36 social rent flats (51%) and 34 intermediate flats (49%)

Key:

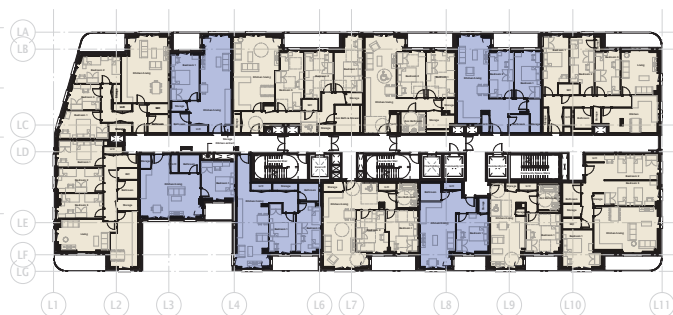
Intermediate

Social Rent

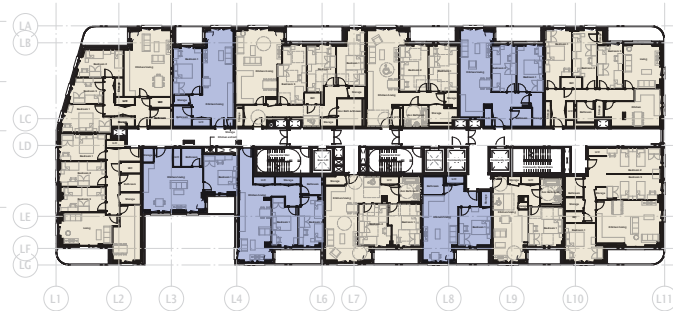
1st Floor Plan



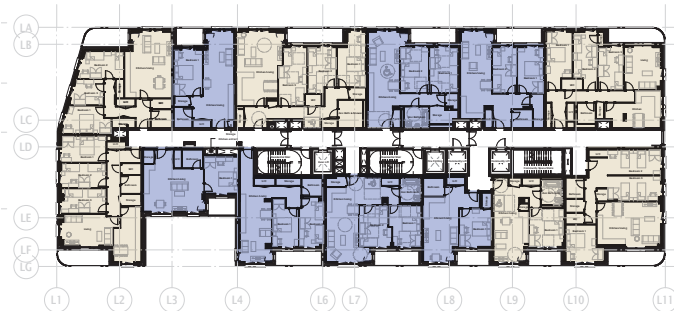
2nd Floor Plan



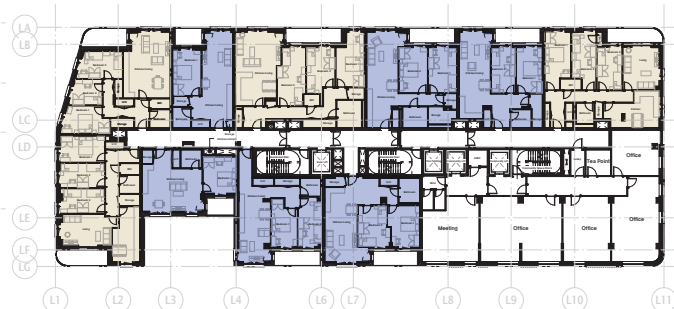
3rd Floor Plan



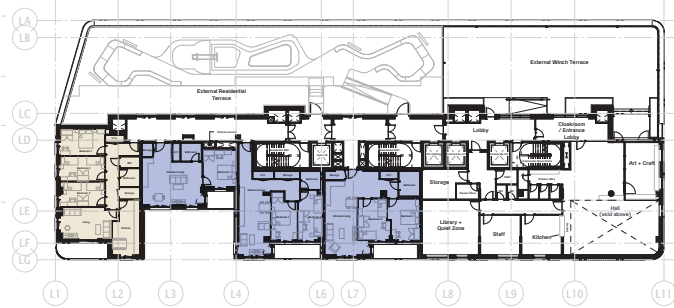
4th Floor Plan



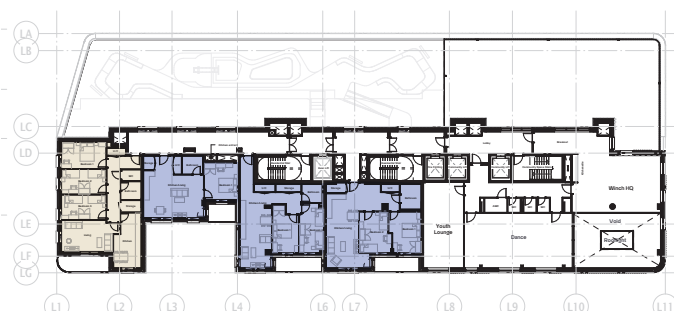
5th Floor Plan



6th Floor Plan



7th Floor Plan

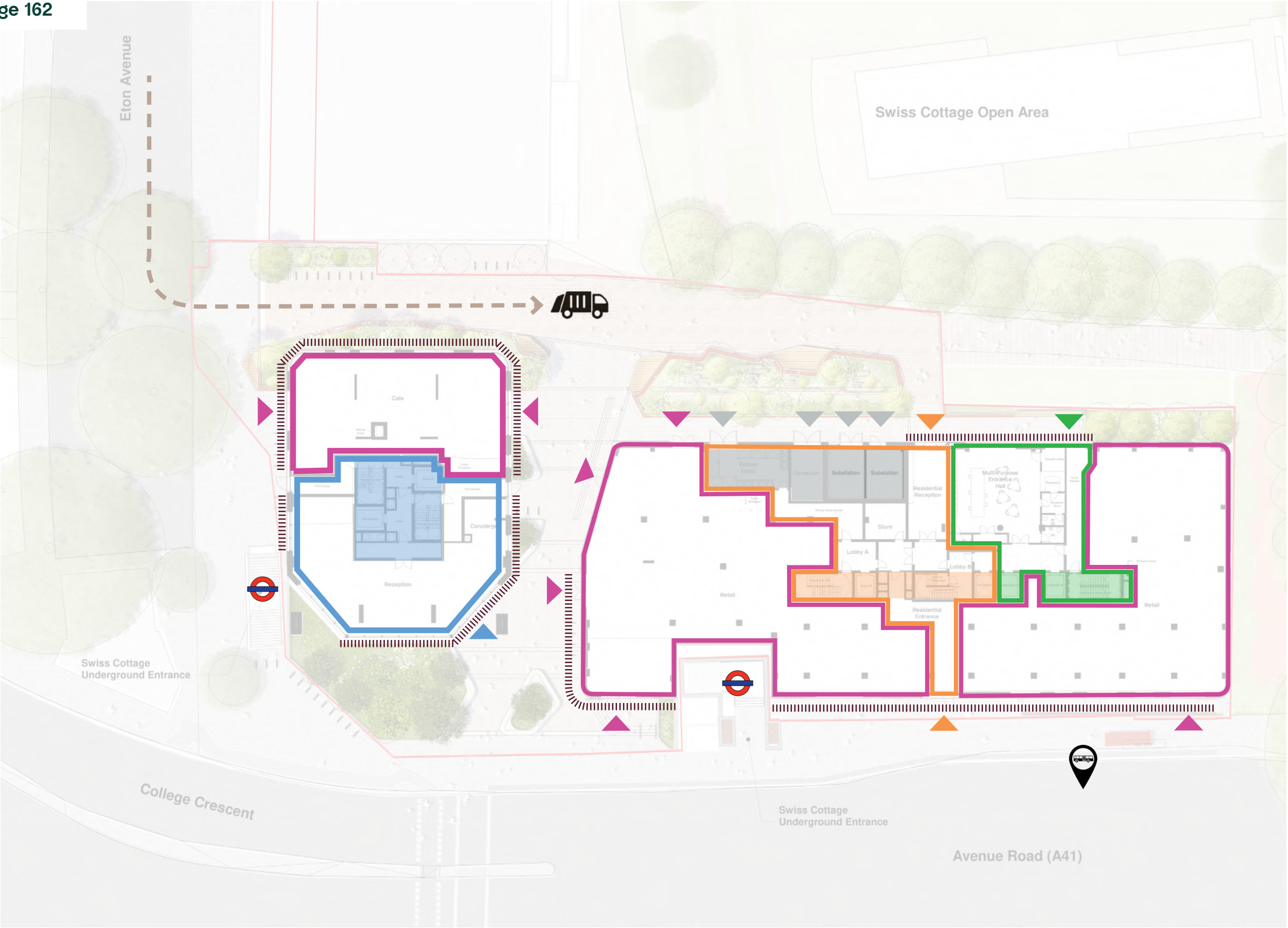


9.4 Access

Ground Floor

This addendum replaces DAS page 162

- KEY
- Site Boundary
-
- Main entrance - Market sale



9.5 Crime Impact / Secure by Design Assessment

This addendum is in addition to DAS page 166

Extant Permission Committee Report

The comments from the Extant Permission Committee Report states that the following arrangements were considered to meet the requirements of Secured by Design:

- Active frontages are included at ground level on all elevations, except the southern elevation of the lower block, which represents an improvement over the existing situation.
- Overlooking of public spaces will help deter crime and anti-social behaviour, while conditions will ensure landscaping does not contribute to such issues.
- The façade design avoids recesses that could encourage anti-social or criminal activity.
- Key security features include a 24-hour concierge in the tower lobby, fob-controlled access to the lower block and tower from the car park, and infra-red activated vehicular access to the basement car park, restricted to residents with allocated spaces. Additionally, the car park will be monitored by CCTV, overseen by the concierge, and a condition requiring details of lighting has been recommended. These measures collectively meet Secured by Design standards and are considered acceptable

Meeting with Designing Out Crime Officer (07.12.24)

After consulting with the Designing Out Crime Officer (DOCO) about the proposed development, it has been confirmed that the extant scheme aligned with Secured by Design principles, in accordance with Policy CS17 and CPG1 (Design). The DOCO was supportive of the proposals, recognizing improvements made to enhance safety and security. During consultation, the following enhancements were considered for the s73 Application:

Active Frontages

- Active frontages are incorporated at ground floor level to Avenue Road, Open Space and tower facing elevations of the lower building, significantly improving security compared to the existing situation.
- Overlooking of the public realm and open spaces by the proposed buildings enhances natural surveillance, discouraging crime and anti-social behaviour.

Façade and Landscaping

- The façade has been designed without recesses, preventing opportunities for anti-social or criminal behaviour.
- Landscaping details will be secured via condition to ensure they do not encourage crime or create a fear of crime.

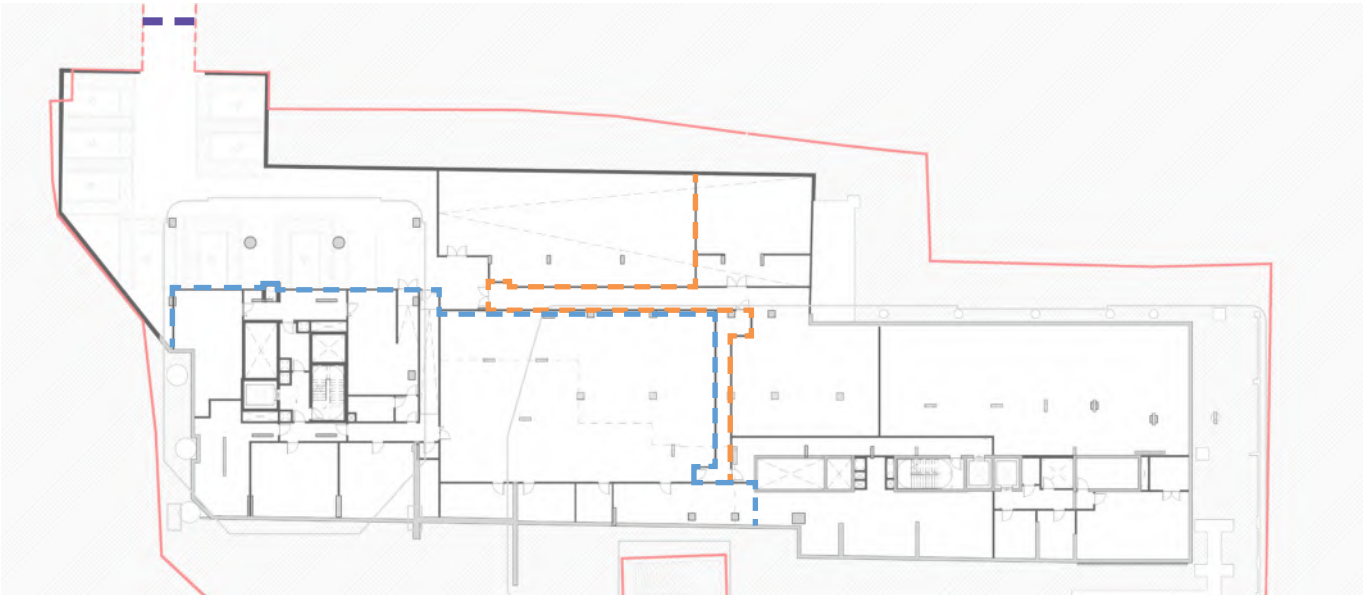
Access and Monitoring

- A 24/7 concierge in the tower lobby with CCTV monitoring
- Fob-controlled entry to the buildings and car park for residents only.

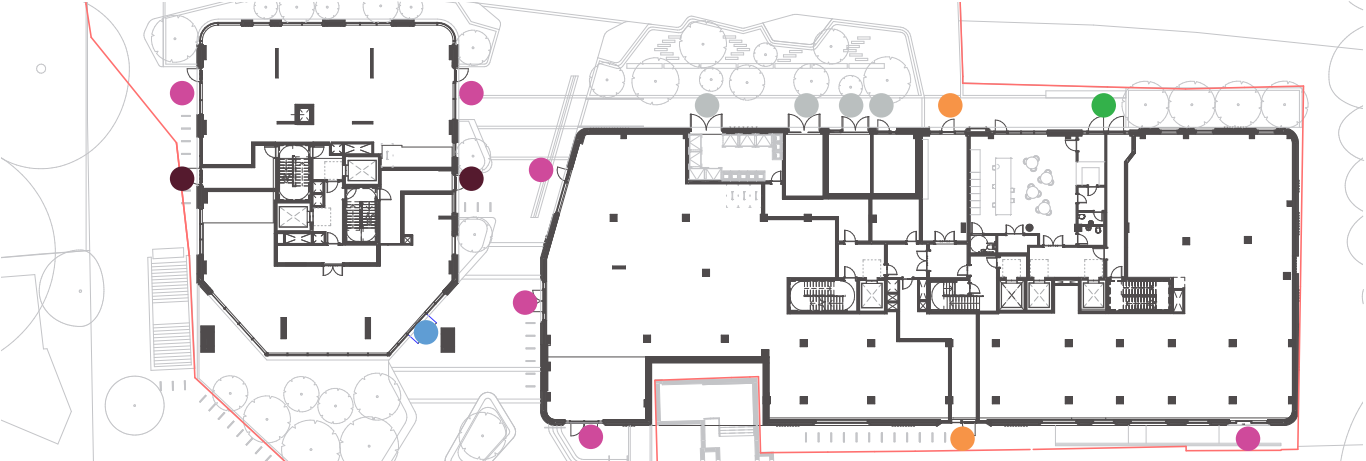
KEY

- Vehicle barrier - roller shutter
- Secure residents access - market sale
- Secure residents access - affordable
- Visitor & staff access - community space
- Public access - commercial unit
- Service & maintenance access
- Fire exit (no external access)
- Secure terrace access - affordable
- Secure terrace access - community space
- Secure line - market sale
- Secure line - affordable

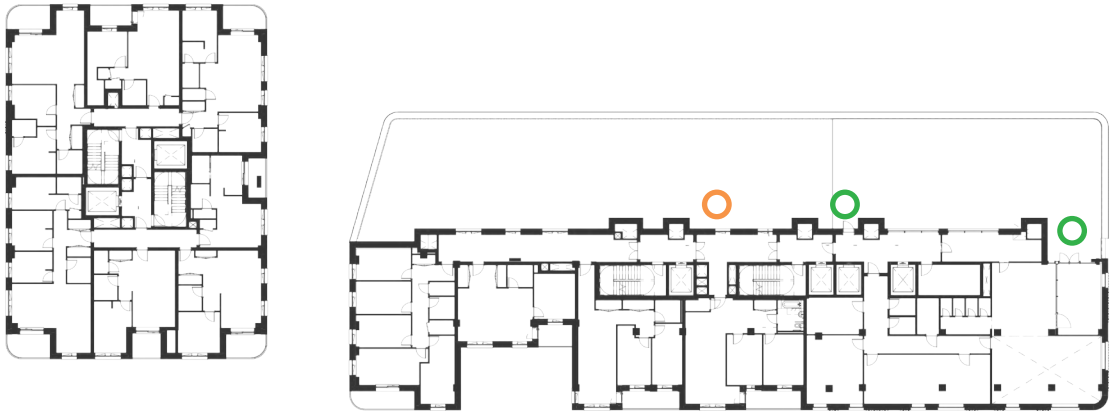
Basement Level

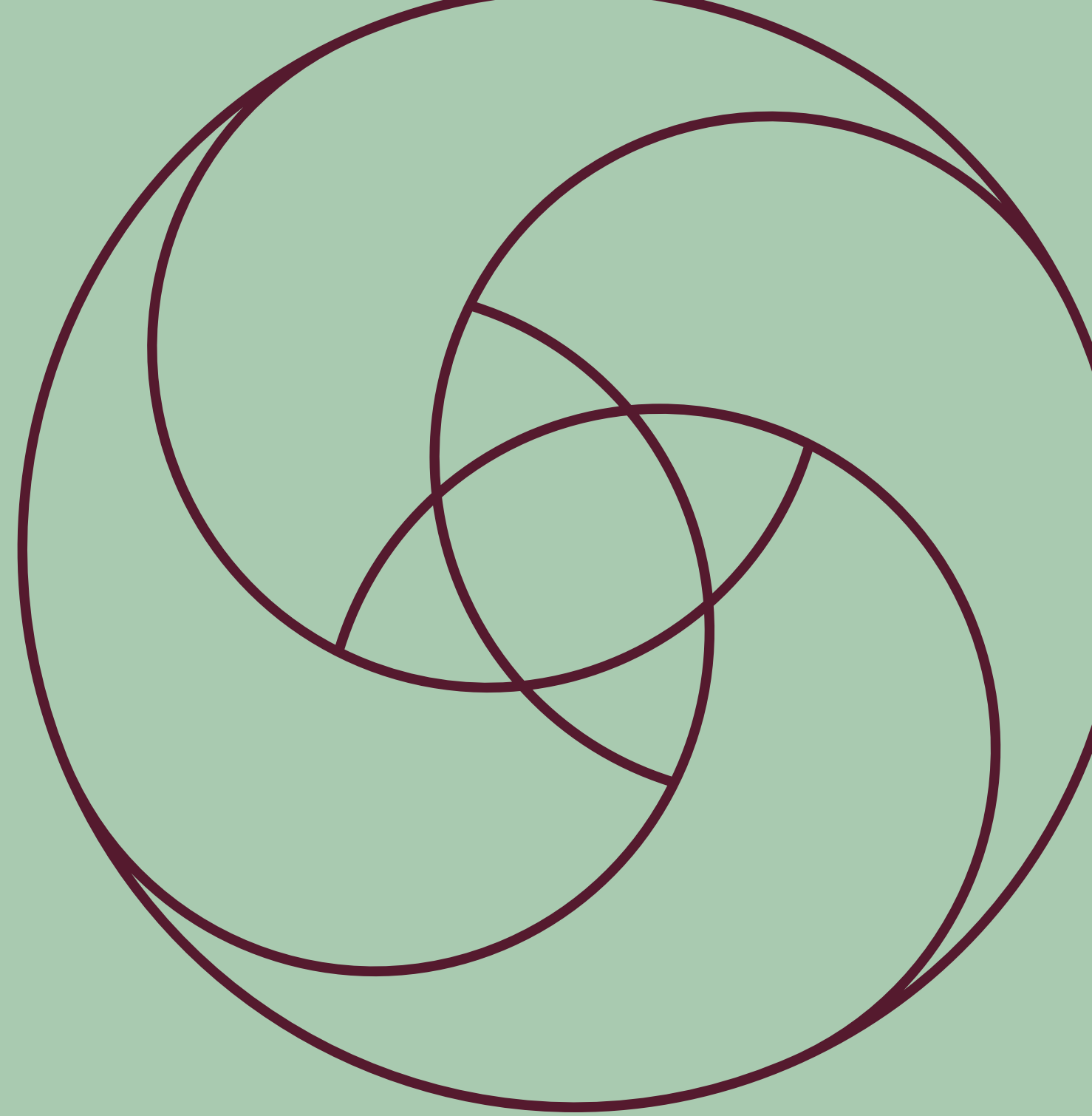


Level 00



Level 6





Landscaping

11.3 Landscape Summary

As a result of post submission discussions with officers, this Design and Access Statement Addendum has been prepared to provide further clarifications on various design aspects, as well as minor scheme revisions:

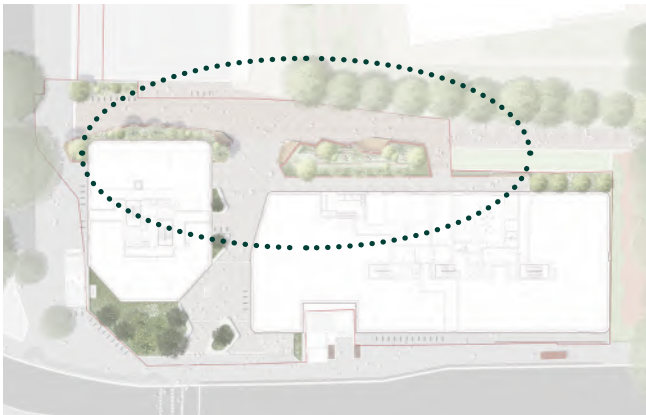
- Extent of landscaped planters amended to improve visibility of the building
- Tree species and positions updated to reflect comments from the Tree Officer regarding density and opportunity for future growth
- Additional green roof has been added to the Lower Block to enhance biodiversity offer and associated Urban Green Factor revisions
- Relocation of secondary residential entrance to the lower block to the Avenue Road frontage



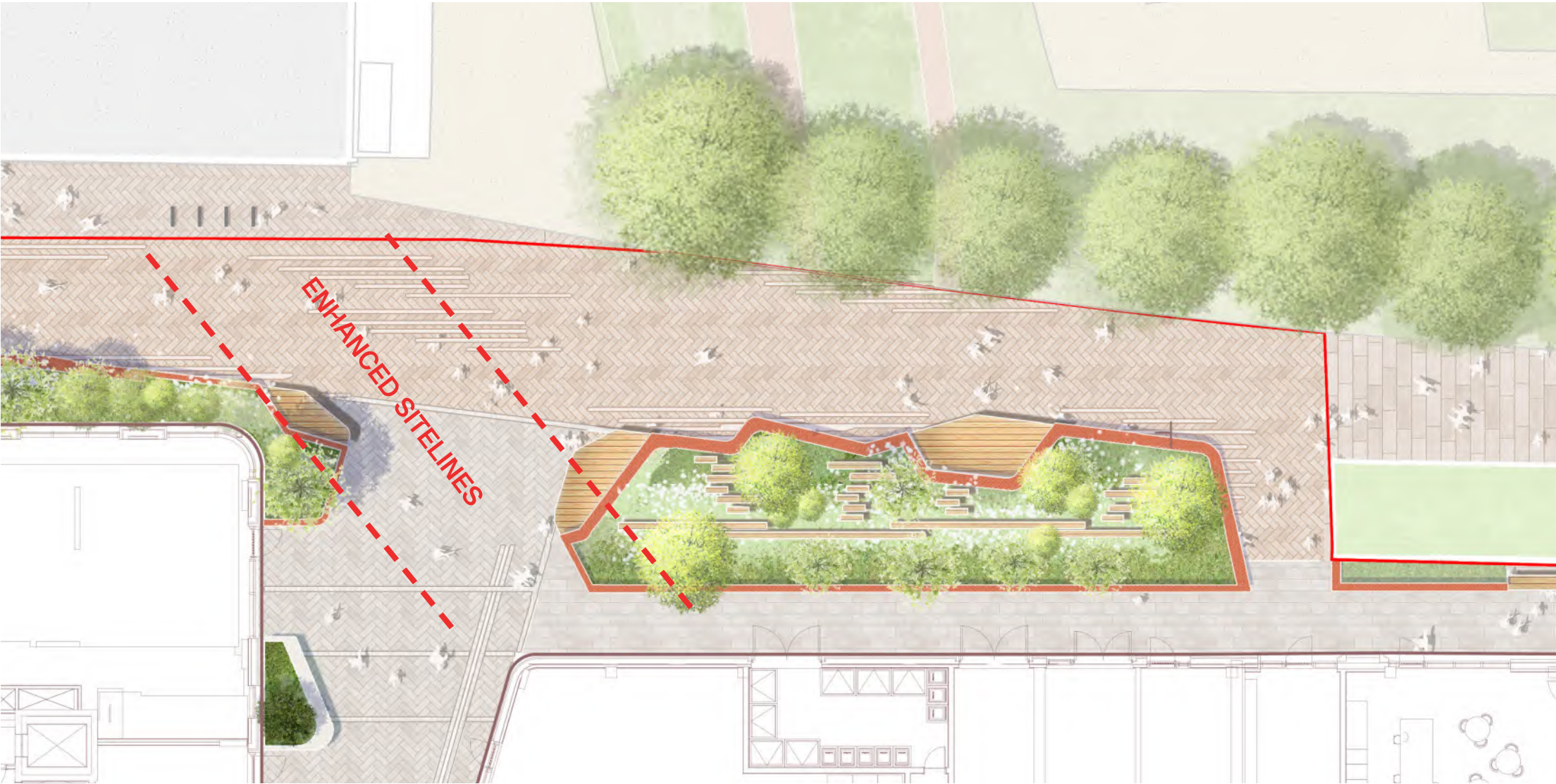
Illustrative view of Park Avenue proposals - Playful route through planting

11.4 Extent of Landscape Planters

The planter to the park frontage of the lower block has been redesigned to enhance visibility of the proposed building from the Park Avenue and Hampstead Theatre. The planter has been cut back and trees relocated allow unobstructed views of the corner of the building, enhancing natural surveillance.



Key plan

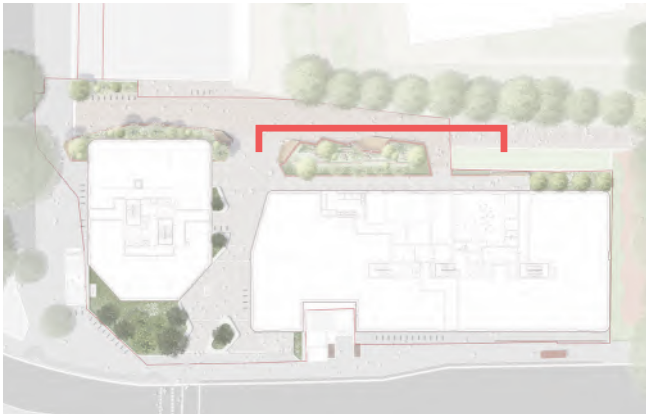


11.5 Extent of Landscape Planters

As described in the DAS, the planting design of the Park Avenue planter allows clear site lines along the whole extent. Lower planting is specified and all tree feature a minimum 1.8 metre clear stem to ensure unobstructed views from Park Avenue towards the building. This enhances natural surveillance and a feeling of safety for people using the Park Avenue landscape.



Park Avenue elevation



Key plan

CLEAR SITE LINES 500-1800mm



Park Avenue visualisation

11.6 Tree Species and Location Updates

As a result of post submission discussions with tree officers, tree species and location have been amended to ensure there is space to allow for future growth of tree canopies. Tree are an important part of the landscape design, contributing a strong green character to the public realm and improving the micro climate by providing shade and mitigating wind. Omission of tree has therefore been minimised.

An indicative list of suitable tree species has been provided on drawing AR657-TML-ZZ-00-DR-L-0501-S2-P07-Planting GA. Canopy spreads have been shown accurately based on the ultimate the canopy spreads.

Further details will be secured via planning condition.

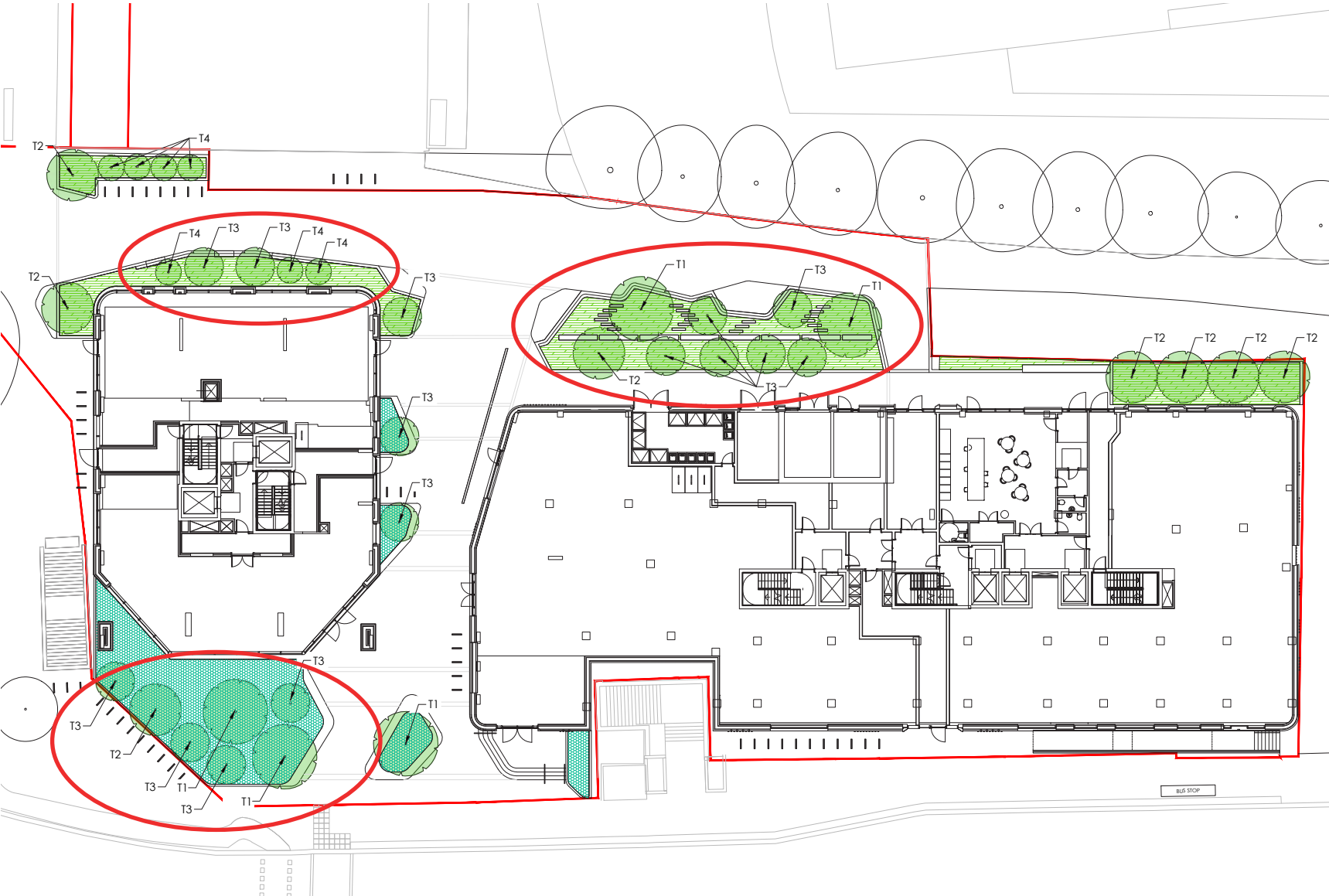


Diagram showing planter were tree locations / canopy spreads have been updated

TREES

- T-1

Specimen/feature trees

5no.

Large trees, 60-70cm girth, 7-10+ metres high
Max. 5m Ø canopy spread after 50 years
Indicative list of tree species:
Acer campestre 'Streetwise'
Carpinus betulus 'Streetwise'
Fagus sylvatica 'Dawyck'
Metasequoia glyptostroboides
Quercus palustris 'Green Pillar'
- T-2

Semi mature trees

8no.

Medium trees, 35-45cm girth, 6-7 metres high
Max. 4m Ø canopy spread after 50 years
Indicative list of tree species:
Acer campestre 'Streetwise'
Acer platanoides 'Crimson Sentry'
Gleditsia triacanthos 'Sunburst'
Prunus 'Sunset Boulevard'
Sorbus aucuparia 'Streetwise'
Tilia cordata 'Greenspire'
- T-3

Small trees / Multi-stem trees

15no.

Raised Multistem, min. 3 metres high
OR Small trees, 25-30cm girth, 5.5m height
Max. 3m Ø canopy spread after 50 years, maintained by pruning
Indicative list of tree species:
Amelanchier arborea 'Robin Hill'
Betula albosinensis 'Fascination'
Cornus mas
Cornus kousa var. *chinensis*
Corylus avellana
Hamamelis x intermedia 'Arnold Promise'
Sorbus 'Autumn Spire'
- T-4

Large feature shrubs / small multi-stem trees

7no.

Raised Multistem, min. 2 metres high
Max. 2m Ø canopy spread after 50 years, maintained by pruning
Amelanchier spp.
Cornus kousa var. *chinensis*
Crataegus persimilis 'Prunifolia'
Hamamelis x intermedia 'Arnold Promise'

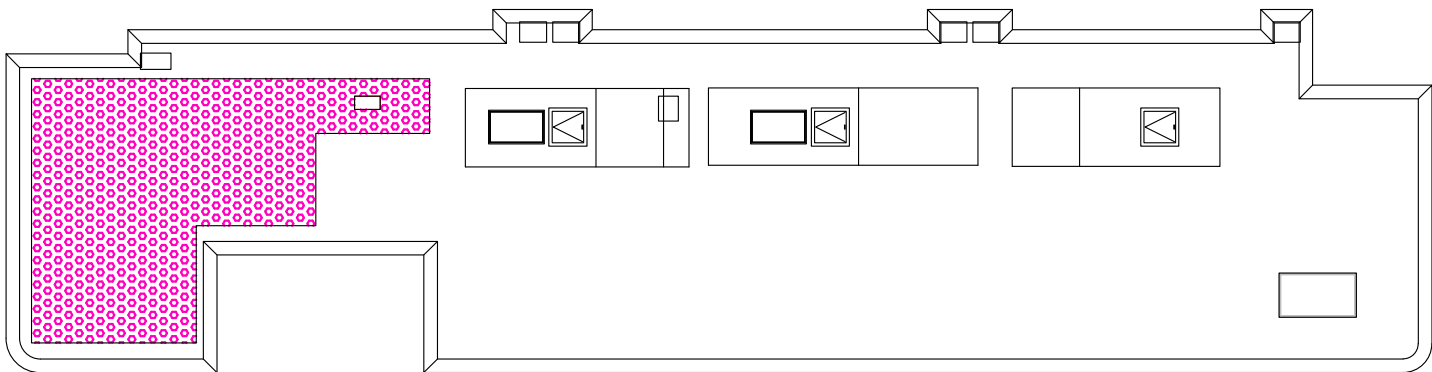
Updated list of indicative tree species

11.7 Additional Green Roof

An opportunity has been identified to incorporate additional bio-solar green roof on the 8th floor of the Lower Block. The location is identified where PV panels are proposed. The PV panels can be raised to allow light and moisture under the panels to create a variety of habitats supporting a range of plant species and small invertebrates.

The inclusion of the bio-solar roof has resulting in an increase in Urban Greening Factor (UGF) score from 0.25 to 0.28, as illustrated on drawing AR657-TML-ZZ-ZZ-DR-L-0260-S2-P04-UGF Plan

Further details will be secured via planning condition.



Lower Block 8th Floor Green Roof Plan

Urban Greening Measures m²			
Surface Cover Type	Factor	Area (m²)	
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1.0000	0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1.0000	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8000	217	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8000	326	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7000	565	
Flower-rich perennial planting.	0.7000	452	
Rain gardens and other vegetated sustainable drainage elements.	0.7000	0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6000	0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6000	0	

Green wall –modular system or climbers rooted in soil.	0.6000	9mx2.5m=22.5
Groundcover planting.	0.5000	0
Amenity grassland (species-poor, regularly mown lawn).	0.4000	0
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3000	0
Water features (chlorinated) or unplanted detention basins.	0.2000	0
Permeable paving.	0.1000	0
Total contribution		1157
Total Site Area Total site area (m²)		4148.7
Urban Greening Factor		0.28

Updated UGF Calculation

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