



ROUNDHOUSE

**THE ROUNDHOUSE
CHALK FARM ROAD
LONDON NW1 8EH**



TOWN PLANNING AND HERITAGE STATEMENT

In respect of: **Construction of 2,142 sq. m. of ancillary offices and storage at the Roundhouse Service Yard, Chalk Farm Road, NW1 8EH**

On behalf of: **THE ROUNDHOUSE TRUST**

January 2014



**TOWN PLANNING AND HERITAGE STATEMENT TO SUPPORT REQUEST
FOR PLANNING PERMISSION FROM THE LONDON BOROUGH OF
CAMDEN**

**THE ROUNDHOUSE TRUST
100a CHALK FARM ROAD
LONDON NW1 8EH**

Registered Charity No. 1071487

The Roundhouse Trust

“Every year we work with thousands of 11–25 year-olds – many of whom have been excluded, marginalised or disadvantaged by society – offering them a chance to discover the sheer joy of participating in the arts, find their way back into education, gain confidence or, in some cases, truly transform their lives.”

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1. INTRODUCTION

1.1 This Planning and Heritage Statement has been prepared by Urban Space Management on behalf of The Roundhouse Trust in support of their application for full planning permission for the construction of 2,142 sq. m. of ancillary offices and storage facilities on part of the service yard adjacent to the Roundhouse, London NW1 8EH.

1.2 This Planning and Heritage Statement is accompanied by:

- A set of plans prepared by Urban Space Management Nos:

USM RAB 000 - Plan level 0 (Ground floor)

USM RAB 001 - Plan level 1

USM RAB 002 - Plan level 2

USM RAB 003 - Plan level 3

USM RAB 004 - Plan level 4

USM RAB 005 - Plan level roof

USM RAB 006 - Site location plan

USM RAB 007 - Site plan proposed

USM RAB 008 - East Elevation

USM RAB 009 - South Elevation

USM RAB 010 - West Elevation

USM RAB 011 - North Elevation

USM RAB 012 - North Elevation in context

USM RAB 013 - North / South Site Section

USM RAB 014 - Site plan existing

USM RAB 015 - North Elevation existing

- Design and Access Statement by Urban Space Management
- Transport Statement by Paul Mew Associates
- Daylight and Sunlight Assessment by Keeping Blue Limited
- Energy Statement by Keeping Blue Limited
- BREEAM Pre-Assessment by CarbonPlan Limited
- Travel Plan by the Roundhouse Trust
- Statement of Community Involvement by the Roundhouse Trust

- Illustrative CGI / Photomontage

- 1.3 The application site comprises 0.328 ha. and lies within Flood Zone 1. Neither the site nor the proposed land use fall within a category set out in the Table in Schedule 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and a flood risk assessment is not required.
- 1.4 The application involves the development of “*brownfield*” previously developed land within the designated Camden Town Centre to provide essential ancillary administration and storage facilities for the Roundhouse Trust, together initially with lettable Use Class B1 (Business) floor space ideally for occupation by small creative and/or community enterprises.
- 1.5 The new administration building is required as the Trust is to lose its existing offices at No. 100a Chalk Farm Road due to redevelopment that was not anticipated when the Roundhouse was refurbished and extended in 2006. The Trust has also utilized all available space for staff accommodation in the Roundhouse itself and has grown out of all available space; further the Roundhouse has plans to extend its charitable work and will require more office space in the coming years. The ancillary storage accommodation is essential to store Roundhouse infrastructure (largely staging and seating configurations) and the proposed arrangements will rationalize and reduce existing storage containers in the service yard.
- 1.6 The proposed development, using a bespoke container based design, will preserve the setting of the Grade II* listed Roundhouse and help ensure the future of this important arts venue. The character and appearance of the adjoining Regents Canal Conservation Area will also be preserved and enhanced.
- 1.7 This Planning and Heritage Statement provides a history of the Roundhouse and outlines the activities and funding of the Roundhouse Trust. It describes the proposal and explains why the new facilities are essential to the Trust.

- 1.8 This Planning and Heritage Statement identifies and addresses relevant planning and heritage policies and concludes that the proposed development complies with advice in the National Planning Policy Framework (NPPF), policies in the London Plan and Camden Council's Local Plan, together with supplementary planning guidance including that by English Heritage.

- 1.9 The planning benefits of the proposed development to the borough, local residents and businesses are also explained.

2. THE ROUNDHOUSE

History of the Roundhouse

- 2.1 The Roundhouse was built in 1846 as locomotive repair shed for the London and Birmingham Railway and was known as the Great Circular Engine House. It was built by Branson & Gwyther from designs by architects Robert Stephenson and Robert B. Dockray. By 1860 it was obsolete, locomotives having become too long for the building to accommodate and it was turned into a goods shed. It was leased to W. & A. Gilbey Ltd as a bonded liquor store in 1869. The building fell into disuse just before World War 2.
- 2.2 On 10th June 1954, the Roundhouse was included in the Statutory List of Buildings of Architectural or Historic Interest Grade II*. Grade II* buildings are defined as particularly important buildings of more than special interest. The building is an outstanding example of mid-19th century architecture, with elegant and robust detailing and innovative use of cast and wrought iron to support the slate roof. It is now also a designated Transport Heritage Site.
- 2.3 The building re-opened in 1964 when playwright Arnold Wesker established Centre 42 at the Roundhouse. The lease for the building came up for sale that year and was acquired by Selincourt & Sons, whose Managing Director Louis Mintz, a patron of the arts, donated it to the Roundhouse Theatre Trust, set up in 1966, with Wesker as Artistic Director. The Roundhouse became a cutting-edge arts venue where some of the most legendary and memorable theatrical performances of the 1960s and 1970s were staged. The Greater London Council acquired the freehold in 1966.
- 2.4 In 1974, Mintz built a new office block on adjoining land at No. 100 Chalk Farm Road that became partially used as offices, dressing rooms, workshops and storage space for the theatre.
- 2.5 Centre 42 closed in 1983 due to lack of funds and the Greater London Council ceded control of the building to the London Borough of Camden.

A number of proposals to reuse the building failed over the ensuing years. The building again lay empty until 1996 when the Norman Trust led by Sir Torquil Norman purchased it. In 1998, he established the Roundhouse Trust to bring the building back to life.

- 2.6 In 2004, the Roundhouse closed for a £30m refurbishment. Architects John McAslan + Partners, in association with engineering company Buro Happold, retained and restored many of the original features while creating a modern facility accommodating state of the art studios and accommodation for up to 3,300 people standing or 1,700 seated. A new foyer wing was attached to the western side of the building to house a box office, bar, cafe and a foyer / gallery. The Roundhouse reopened on 1st June 2006.
- 2.7 In 2010, '*Made in Camden*,' a bar and dining room with a separate entrance was added to the foyer wing alongside Chalk Farm Road.

The Roundhouse Trust

- 2.8 The Roundhouse Trust promotes the education of young people through the arts and the Roundhouse provides state of the art studios for 11-25 year olds and offers audiences of all ages new and extraordinary experiences in live music, circus, theatre and new media. The Trust also delivers and is continuing to further develop a long-term international artistic programme.

Programme of Events

- 2.9 Young people are at the heart of everything the Trust does. They are on the Trust's board and help plan and perform events. The Trust offers a year-round schedule of creative projects for 11–25 year olds in 24 state-of-the-art studios, where facilities include TV, radio and music production, media suites and rehearsal rooms for music and performance. Interaction between artists on stage and the 11–25s makes the Roundhouse unique. Young people have interviewed Sir Paul McCartney for Roundhouse Radio, filmed a documentary on NoFit State circus, and worked with Apple to deliver the iTunes Festival.

- 2.10 The Roundhouse offers a year-round programme of music, circus and performing arts and also hosts an increasing number of private events and functions. Highlights include: CircusFest (the best of contemporary circus from around the globe), the iTunes festival (a month of world-class live music), Reverb (contemporary classical music festival), Roundhouse Rising (new music from emerging artists), performances by the Royal Shakespeare Company, De La Guarda, and Robert Lepage.
- 2.11 The Trust works with over 3,000 11-25 year olds per annum enabling them to realise their creative potential in the performing arts and new media from one-off drop-in sessions to year-long traineeships.
- 2.12 The Roundhouse provides a range of activities designed to offer practical, technical and social instruction. As well as offering access to state-of-the-art activities and tutoring from high-level industry professionals, the Trust ensures that the young people it engages with learn vital employability and life skills.
- 2.13 The Trust's programmes are designed to have a wide appeal and target young people who would not otherwise have opportunities to participate. There is a lack of affordable and accessible out-of-school activities in the borough of Camden and the popularity of the Trust's programmes has significantly grown, showing that the Trust's work is both needed and valued. 45% of the 11-25s engaged with the Trust each year reside in Camden.
- 2.14 The Roundhouse Trust is also part of a national network of Bridge organizations, funded by Arts Council England to connect children, young people, schools and families with art and culture. Part of the role of the Bridge organizations is to drive participation in Arts Award and Arts Mark across each region.
- 2.15 As one of four associate Bridges in London, alongside Sadler's Wells, Apples and Snakes and the Lyric Hammersmith, the Trust supports London's lead Bridge organization - A New Direction.

- 2.16 The Trust is a member of Cultural Camden, a new cross-sector collaboration between the Central School of Speech and Drama, the Roundhouse and the Hampstead Theatre funded by the Higher Education Funding Council for England under its Leading Transformational Change initiative.
- 2.17 The Roundhouse Trust's programmes are open access and are available to all young people whatever their backgrounds. Through experience and assessing local and national demographics, the Trust knows that a large proportion of participants are affected by:
- Lack of employment opportunities – 18% of 16-24 year olds in the UK are not in employment or education. The youth unemployment rate is rising and young people are finding themselves poorly equipped for an increasingly competitive labour market.
 - Living in an area of high deprivation – Camden ranks 74 out of 326 local authorities on the indices of multiple deprivation putting the borough in the lowest 22%.
 - Lack of accessible creative opportunities. Schools are scaling back on arts delivery and finding quality tuition and space to create is both difficult and expensive.
 - Lack of aspiration and access to positive role models. 34% of children in Camden come from out-of-work families. Increasing numbers of young people come from a background where they have little or no experience of seeing their parents, neighbours or peers completing formal education or achieving career success.
- 2.18 The Trust has a commitment to developing young talent and providing fairer entry and progression routes into the creative industries. The Trust has an ambition to expand the provision of work-based opportunities for the next creative generation by further extending its range of traineeships and work-experience opportunities, more than doubling the number of such schemes with young people working alongside Roundhouse staff.

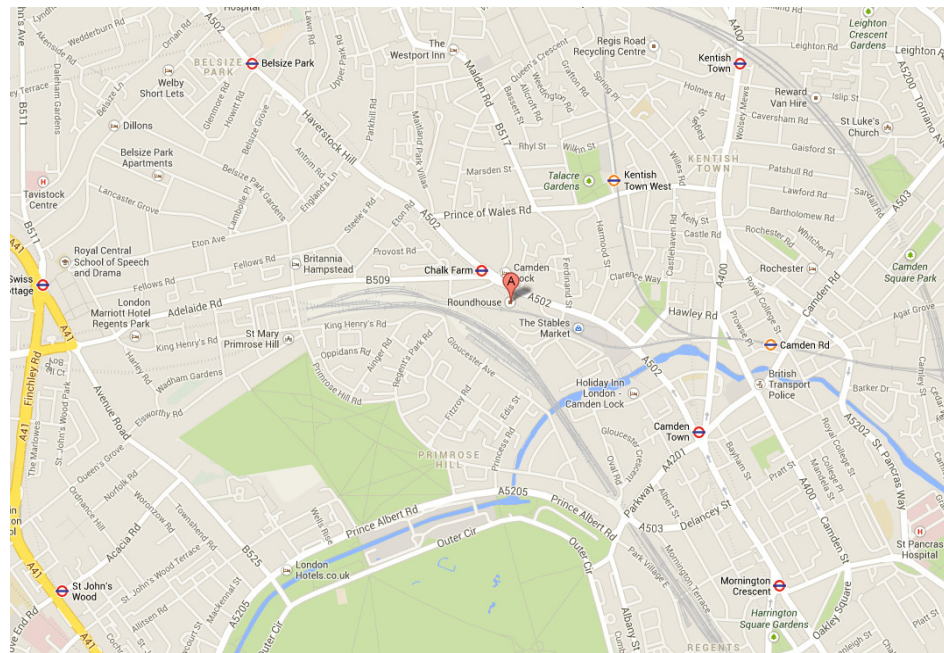
Funding

- 2.19 The Roundhouse Trust is a Registered Charity No. 1071487 and since the Roundhouse reopened in 2006, the Trust has had a strong relationship with Arts Council England receiving both revenue and capital grants and in 2011, becoming one of their National Portfolio Organizations.
- 2.20 The London Borough of Camden has also supported the Trust through a mixture of revenue and capital grants and rates relief. In 2013, Camden Council contributed £165,000 towards a new seating system for the Roundhouse designed to increase both the number of shows that can be staged and audience capacity.
- 2.21 The Trust has also enjoyed support from major trusts and foundations including: The Paul Hamlyn Foundation, the Esmée Fairbairn Foundation, the Wellcome Trust, the Garfield Weston Foundation and the Heritage Lottery Fund.
- 2.22 An application to help fund the proposed development has been made to Arts Council England.

3 SITE AND SURROUNDINGS

- 3.1 The Roundhouse is located northwest of central London within Camden Town Centre and is a major point of focus in architectural and townscape terms. It lies on the southwestern side of Chalk Farm Road east of the junction with Regents Park Road approximately 0.8 km. from Camden High Street.

Figure 1. Site location plan

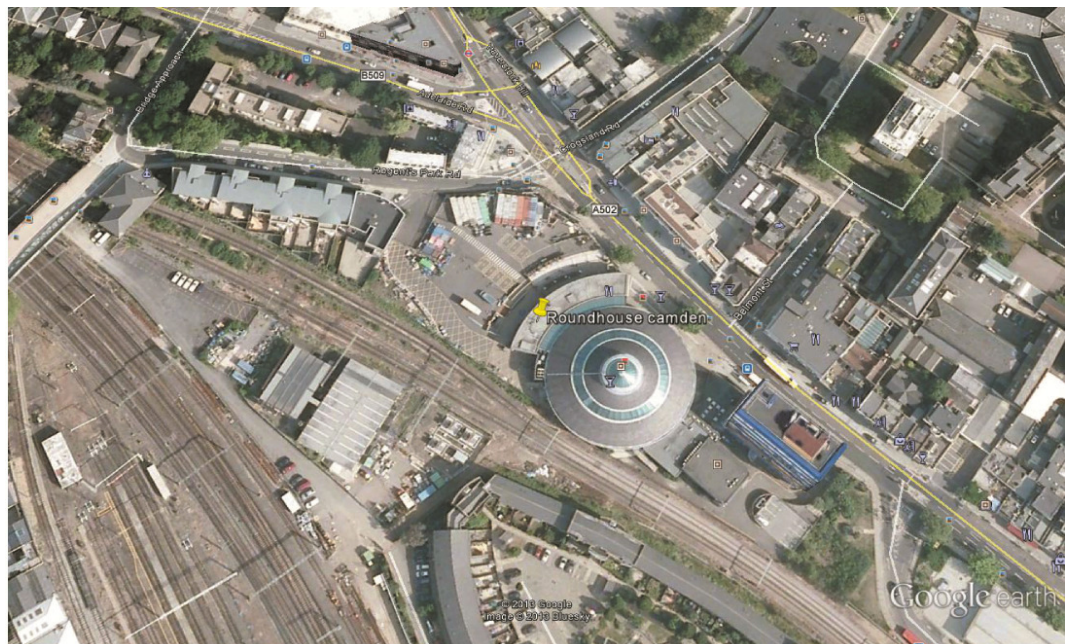


- 3.2 Camden Town is a vibrant centre and the borough's pre-eminent town centre. It is known worldwide for its markets, independent fashion and music and entertainment venues such as the Roundhouse and a range of smaller venues. It is also home to a range of businesses, small and large, notably in media and the cultural and creative sectors attracted by the area's unique atmosphere.
- 3.3 The Roundhouse is listed Grade II* and a Transport Heritage Site. It has a circular plan 48 m. in diameter and is constructed of white Suffolk brick with a low pitched conical slate roof with a central smoke louvre, now glazed, and bracketed eaves. The slate roof is carried internally on 24 cast-iron Doric columns on a framework of curved ribs.
- 3.4 A 2-storey foyer wing was attached to the northwestern side of the

building in 2005/06 housing a box office, a bar, cafe and a foyer / gallery. The foyer wing is of modern design, constructed with a concrete frame, clad in glass and steel with louvered aluminum rain screen panels. 'Made in Camden,' a single storey bar and dining room with a separate entrance was added to the foyer wing in 2010 alongside Chalk Farm Road.

- 3.5 The Roundhouse lies within and forms a northwestern boundary of the Regents Canal Conservation Area that stretches to the southeast along the length of Chalk Farm Road to the Regents Canal. The conservation area was originally designated by the London Borough of Camden in 1974 and subsequently extended. The Roundhouse service yard abuts the boundary of the conservation area with only the northeastern tip lying within the designated area.

Figure 2. Application site in context



- 3.6 The application site comprises open land measuring some 0.328 ha. within the curtilage of the Roundhouse that runs west to Regents Park Road. The Norman Trust has leased the land to the Roundhouse Trust. The land is used primarily as a service yard and currently houses 13 No. 40 ft. and 5 No. 20 ft. shipping containers used for storage by the Roundhouse including one workshop; there is also a refuse compactor.

The land is also used as a car park by service contractors, occasional VIPs, and most crucially, disabled visitors and audiences who require step-free access to the venue. There are seven Blue Badge parking spaces designated for disabled people and a designated pedestrian route for visitors across the car park / service yard to the Roundhouse.

- 3.7 The site boundary to Chalk Farm Road comprises a yellow London stock brick wall with stone dressings varying in height from approximately 2.75 m. to 3.5 m. the upper section having been partially lost. Although not mentioned in the Statutory List, the boundary wall has listed status being within the curtilage of the Roundhouse. On the corner of Regents Park Road, a 19th century granite, Grade II listed drinking fountain approximately 2 m. in height, presented by the Metropolitan Cattle Trough and Drinking Fountain Association, is attached to the wall. The boundary wall is surmounted by a timber fence, which, on the corner with Regents Park Road, supports a pair of 64 and 48 sheet commercial advertising displays operated by 'Primesite.' On Regents Park Road the perimeter wall exhibits street art before giving way to recent brickwork and concrete set behind a timber fence.
- 3.8 The ground level of the service yard along the Chalk Farm Road frontage, behind the retaining wall, is approximately 4 m. above road level. This reduces to some 1.5 m. above the level of Regents Park Road at the western end of the site due to the slope of the surrounding land that rises to the west.
- 3.9 There is a ramped 6 m. wide two-way vehicular access to the application site from Regents Park Road. The vehicular access is provided with 2 m. high steel palisade security fencing with matching gates. Regents Park Road carries one-way traffic west bound. The Regents Park Road railway bridge is pedestrianised and closed to vehicles with traffic routed via Bridge Approach to Adelaide Road that carries two-way traffic.
- 3.10 Immediately west of the vehicular entrance, No. 210 Regents Park Road is a modern 5-storey, flat roofed block of residential apartments, 'Circa,' with a basement car park. This building is clad in terracotta panels and provided with front windows overlooking Regents Park Road and rear

windows and balconies overlooking the railway line to St. Pancras station that bounds the application site to the south. The flank wall of the 'Circa' has no windows facing the application site. When the 'Circa' apartments were constructed, the design and planning arrangements anticipated a future development in the Roundhouse service yard. As such, the east-facing wall was conceived without windows.

- 3.11 Opposite the application site, Nos. 151-153 Regents Park Road (the site of the former Adelaide Tavern) is a pastiche Victorian terrace used as six flats. The building is on 3-storeys plus a mansard roof with dormer windows. This development extends to Adelaide Road and includes No. 155 Regents Park Road (facing Chalk Farm Road) again 3-storey plus mansard roof used as offices and residential flats with a Class A5 (Hot food take-away) and a Class A3 (Restaurant) on the ground floor.
- 3.12 Chalk Farm Underground Station, on the northern corner of Chalk Farm Road and Adelaide Road, is listed Grade II.
- 3.13 Haverstock Hill, the A502, rises to the northwest from the junction of Adelaide Road towards Belsize Park and Hampstead.
- 3.14 On Chalk Farm Road, the surrounding area is characterised by a mix of commercial and residential buildings of varying heights. To the southeast, the Roundhouse abuts Nos. 100/100a Chalk Farm Road, a blue clad, 5 / 6-storey office building circa 1974, currently subject to an application for planning permission for a housing led mixed-use redevelopment by One Housing Group. The Roundhouse Trust occupies No. 100a Chalk Farm Road as offices and other ancillary accommodation. Southeast of No. 100 Chalk Farm Road an access road leads to a Wm Morrison petrol station and supermarket with the Stables Market beyond.
- 3.15 The application site has excellent public transport availability and is within a short walking distance of both Chalk Farm and Camden Town stations (0.1 km. and 0.8 km. respectively) on the Northern Line of the Underground railway. Kentish Town West station, located within a 700 m. walk of the site, provides access to London Overground. Adjacent to

the Roundhouse on Chalk Farm Road is the Roundhouse bus stop with bus routes 31 Chalk Farm to White City, 168 Old Kent Road to Hampstead, 393 Chalk Farm to Clapton Pond and night services N5 Trafalgar Square to Edgware, N28 Camden Town to Wandsworth and N31 Camden Town to Clapham Junction.

- 3.16 The site has a public transport accessibility level PTAL 6a (Excellent) – Source: Transport for London.
- 3.17 The site lies in a controlled parking zone that operates seven days a week Monday-Friday 8.30 am to 11.00 pm and Saturday & Sunday 9.30 am to 11.00 pm. Metered car parking is available on both Regent's Park Road and Chalk Farm Road.

4. PLANNING HISTORY

The Roundhouse

- 4.1 The Roundhouse has long and complex planning history. Planning decisions material to the current proposal are as follows:
- 4.2 On 1st September 2003, planning permission and listed building consent were **granted** (PEX0200484 & LEX0200491) for internal and external alterations to the Roundhouse plus the erection of a three storey side extension in connection with use of the undercroft (ground floor) as a '*Creative Centre*' with ancillary café, bar and corporate hospitality, private open space, 15 car parking spaces and the siting of six temporary storage containers (for a 4 year period). A section 106 agreement related to highway and transport matters and the removal of unauthorised advertisement hoardings.
- 4.3 In March 2004, details were **part approved / part refused** (2004/0220/P & 2004/0218/L) of hard landscaping, ventilation and fume extraction, bicycle storage, access and servicing areas, a study of previous uses and operations and a programme of ground investigation to identify potential site contamination and remediation measures together with refuse storage arrangements pursuant to conditions 4, 11, 17, 20, 25, 26 and 28 of the planning permission dated 1st September 2003 (PEX0200484).
- 4.4 In April 2004, amendments to planning permission (PEX0200484) and the associated listed building consent (LEX0200491) were **approved** (2003/2483/P & 2003/2484/L).
- 4.5 In July 2004, revised details (2004/1858/P) of hard and soft landscaping, means of enclosure, trees, ventilation and fume extraction to the new wing façade were **approved** pursuant to conditions 4, 7 and 11 of the planning permission dated 1st September 2003 (PEX0200484).
- 4.6 In September 2004, planning permission and listed building consent were **granted** (2004/3076/P and 2004/3280/L) for a further variation of

the planning permission for the extension to the Roundhouse granted on 1st September 2003 (PEX0200484).

- 4.7 On 19th July 2006, planning permission was **granted** (2006/1670/P) for alterations to the approved car park and landscaping scheme for a temporary period of 18 months to include reduced surface treatment, 15 car spaces (7 disabled and 8 non-disabled spaces), a modified landscaping scheme, retention of entranceway and single gate access and existing lighting poles. Condition 3 required the car park to revert back to the layout granted on 5th July 2004 Ref. 2004/1858/P after 18 months.

100 Chalk Farm Road

- 4.8 No. 100 Chalk Farm Road is currently subject to an application Ref. 2013/5403/P by One Housing Group for planning permission for redevelopment by a mixed use scheme comprising 63 residential units, 815 sq. m. of offices, 365 sq. m. of retail and a 286 sq. m. restaurant. If permitted, the development will involve the demolition of the Roundhouse Trust's offices at No. 100a Chalk Farm Road.
- 4.9 It is anticipated that Council's Development Control Committee will determine the application in late February / early March 2014.

5. PRE-APPLICATION CONSULTATION

- 5.1 To help inform the development, the Roundhouse Trust has carried out pre-application consultation with interested organizations and the local community. The methodology and outcome are detailed in the accompanying Statement of Community Involvement and may be summarized as follows:

The local planning authority

- 5.2 The Trust met with the local planning authority in October 2013 and twice in January 2014. Key advice given was:

Principle of Development

- 5.3 In land use terms the approach to the site was generally supported. The Trust was asked to explain its requirement for a permanent solution for its ancillary offices given the proposed demolition of Nos. 100/100a Chalk Farm Road that was not expected when the 2006 extension and refurbishment of the Roundhouse was permitted.

Design and Heritage

- 5.4 The design approach was supported although it was questioned whether the extent of glazing and inclusion of balconies suggested a conventional office block with the container concept insufficiently expressed. Architectural advice would be sought on this matter. The Trust was asked to make it explicit that whilst the nature of the construction method means the new office building could be dismantled at a later stage, the Trust was not applying to construct a temporary building – rather a permanent solution to its office needs especially given anticipated expansion and growth of activities at the Roundhouse.
- 5.5 The local planning authority noted the Trust's intention to repair the brick wall on Chalk Farm Road

Mixed-use policy

- 5.6 The Trust was requested to consider the Council's Development Plan mixed-use policy that, in appropriate cases, seeks to require new office development over 200 sq. m. to include a residential element. Advice was given that the proposed Roundhouse scheme may be exempt from the policy given the circumstances of the redevelopment proposals by One Housing Group at Nos. 100/100a Chalk Farm Road where the Roundhouse Trust currently occupies office accommodation.
- 5.7 The scheme at Nos. 100/100a Chalk Farm Road proposes a residential led mixed-use development that includes 63 residential units and will leave the Roundhouse Trust without office accommodation. Viewing the two schemes jointly, the advice given was that the mixed-use policy might either not apply, or be offset and met, by the overall arrangements proposed on the two sites, although the need to include lettable offices in the Roundhouse development should be explained.

The Norman Trust

- 5.8 The Norman Trust, the site freeholder, has given the Roundhouse Trust agreement in principle for the proposed development.

Additional consultation and community involvement

- 5.9 The Trust's community involvement exercise included consultation with:

Occupiers: No. 210 Regents Park Road (the '*Circa*'), Nos. 151-153 Regents Park Road, No. 155 Regents Park Road and Stockholm Apartments No. 86 Chalk Farm Road.

Camden Ward Councillors

English Heritage

The Regents Canal Conservation Area Society

North Camden Town Neighbourhood Forum

Network Rail

High Speed 2

Metropolitan Police

- 5.10 The proposed development has been well received and supported including by English Heritage. The sole concern expressed was impact on natural light reaching Nos. 151 – 153 Regents Park Road. The accompanying Sunlight and Daylight Report by Keeping Blue Limited confirms these concerns are unfounded and that good conditions for an inner urban environment will ensue.
- 5.11 The Roundhouse met with the Metropolitan Police in January 2014 as part of on-going liaison about security at the Roundhouse. The Police advised there was no need to discuss the proposal for the new administration building in advance of the application being submitted to the borough and the Police would respond to consultation by the local planning authority in the normal manner.
- 5.12 An exhibition presenting the proposed development will be mounted in a publically accessible area of the Roundhouse when the planning application is submitted. Opportunities to give the Roundhouse Trust feedback on the scheme will be available in person, online or via comment cards that will be available inside the venue.
- 5.13 A new Roundhouse website, due for launch in early February 2014, will feature a section dedicated to the proposed scheme. This will include regular updates for the public to keep up-to-date with the development and offer a platform for questions, feedback and contact.

6. THE DEVELOPMENT PROPOSAL

- 6.1 Application is made by the Roundhouse Trust for full planning permission for the construction of 2,142 sq. m. of ancillary offices and storage facilities on the Roundhouse service yard.
- 6.2 Ground Level of the new building will be used for reception and storage purposes and to provide a gatehouse. Levels 1 and 2 comprising 672 sq. m. will be used initially for Class B1 (Business) lettings for ideally small creative and / or community enterprises. These are essential to help to fund the development and contribute to the financial sustainability of the Roundhouse charity. The Roundhouse Trust will use levels 3 and 4 as its administrative offices.
- 6.3 The scheme comprises a modular development of customized shipping containers 5-storeys high arranged in two sections. An elevated double stacked element will span the vehicular entrance adjacent to the 'Circa' apartment building No. 210 Regents Park Road. This 2-storey wing will join a 5-storey element erected on the western part of the service yard.
- 6.4 Existing containers in the service yard, currently providing 227 sq. m. of storage space, will be consolidated in the ground floor of the new building or grouped into a separate cluster of five containers comprising 140 sq. m. resulting in an overall reduction of 67 sq. m. The existing refuse compactor will be repositioned.
- 6.5 The structure and external skin of the development will be 'Corten' steel painted with silver marine paint. Fenestration and glazed entrance doors will be provided with powder coated dark grey aluminum frames. The balconies will comprise galvanized steel with glazed balustrades. The roof will be a proprietary single ply membrane on tapered insulation.
- 6.6 The completed assembly will appear as a metal and glass cubic form evidently constructed from shipping containers in keeping with the industrial history, aesthetic and setting of the Roundhouse and the Chalk Farm Road retaining wall. There will be step-free level entry to the new building and wheelchair accessible lift access to all floors.

- 6.7 Renewable energy will be provided to the new building by a roof mounted 214.5 sq. m. solar PV array.
- 6.8 Following advice from the Metropolitan Police, and an assessment of site security in 2012, the development will significantly improve perimeter security by re-positioning the vehicle gate and providing new gatehouse and security desk positions alongside the site entrance.
- 6.9 Existing arrangements for servicing and deliveries from Regents Park Road to the Roundhouse will be unaltered. To allow high vehicles to enter the site, the headroom above the vehicular entrance at the top of the ramp will be 6.93 m.
- 6.10 Seven existing parking spaces designated for use by Blue Badge holders will be retained. Secure storage for 28 cycles using Sheffield stands will be provided for users of the new building.
- 6.11 The supporting timber fence will be retained and repaired. Due to the difference in levels between the service yard and Chalk Farm Road, the fence is required for safety reasons and also to conceal the 140 sq. m. container cluster. The proposed arrangements will improve visual amenity and the setting of both the Grade II* Roundhouse and the new administration building.
- 6.12 The Trust is also committed to refurbish the boundary wall to Chalk Farm Road during 2014. The works include tying the listed drinking fountain back to the structure as it is pulling away from the wall. These works are not part of the application for planning permission. The Trust is unable to bring the fountain back into service, as it cannot be responsible for the provision of drinking water on the public highway.

7. THE NEED FOR THE DEVELOPMENT

- 7.1 Since re-opening in 2006, the Roundhouse has made a significant impact. It has expanded rapidly and is set to keep growing. The Trust has utilized all available space for staff accommodation in both the venue and the rented offices at 100a Chalk Farm Road. Many staff are distant from their colleagues in the venue, in cramped and poorly lit offices and in spaces not originally designed as permanent offices. Associate artists and companies have no space on site, project teams cannot be accommodated in one location and access to meeting space is encroaching on space required for public programmes.
- 7.2 The Trust's ability to offer opportunities for young people as part of its traineeships and apprenticeships programme, and develop the creative community locally and further afield, is being stifled with creative activities compromised by having to use prime public space in the Roundhouse itself for the Trust's private office areas. This currently amounts to approximately 119 sq. m. with pressure on space intensifying.
- 7.3 The Roundhouse Trust occupies 508 sq. m. of offices at No. 100a Chalk Farm Road where a large proportion of the staff is currently housed. All current Roundhouse offices are over-capacity, no longer fit for purpose and the Trust is predicting continued growth. Further, the offices are not inclusively accessible.
- 7.4 Nos. 100/100a Chalk Farm are to be demolished and an application for planning permission for a residential led mixed-use redevelopment has been made to the London Borough of Camden by One Housing Group. If permitted, redevelopment could start towards the end of 2014, at which point, the Roundhouse Trust will have to vacate the building.
- 7.5 The demolition of Nos. 100/100a Chalk Farm Road was not expected at the time of the 2006 alterations to the Roundhouse following grants of permission and listed building consent in 2004 for refurbishment and the construction of a 3-storey side extension.

- 7.6 The Trust currently employs some 115 Full Time Equivalent staff on a permanent basis, engages a further 200 casual workers on a variable basis and provides voluntary work for a further 150 people. All staff and workers are based at the Roundhouse or No. 100a Chalk Farm Road. Whilst the latter two of these groups are not permanently desk based, the figures give an indication of the scale of the Trust's operation. Further, the Trust wishes to extend the number of work placements, work experience and internship places offered to young people to help them get on the career ladder. Currently there are some 10-15 people on such schemes but it is hoped this will more than double in the coming years.
- 7.7 The Trust therefore seeks to consolidate its existing offices on the service yard site and increase the amount of Roundhouse office accommodation in the new building as set out in Table 1.

Table 1. Roundhouse Trust. Existing and proposed accommodation (sq. m.)

Existing		Proposed	
Existing offices in 100a Chalk Farm Road	508	Roundhouse Trust offices	1,103
Existing offices in the Roundhouse	119	Lettable B1 (Business)	672
Total existing offices	627	Total proposed offices	1,775
		Ancillary storage	227
		Total new building	2,002
Existing storage	434	Ancillary storage cluster	140
Total existing	1,688	Total proposed	2,142

- 7.8 Alternative offices in the local area are scarce and prohibitively expensive, putting the Trust in a business-critical situation. An off-site solution would also be impracticable, as it would result in further separation of staff from the venue, reduced communication and team effectiveness.
- 7.1 It is of paramount importance to the Trust, and its continuing successful use of the historic Roundhouse, that it is able to construct the new

administration and ancillary storage building as requested.

- 7.2 Levels 1 and 2 comprising 672 sq. m. within the development will be used initially for Class B1 (Business) lettings. This is required to help fund the development and contribute to the financial sustainability of the Roundhouse charity. The Trust is seeking tenants working in the creative industries to support and enhance Camden Town's unique offer and potentially to extend apprenticeships and employment from the Roundhouse's 11-25 programme and collaborative working with the Roundhouse's creative programme. The building has been designed to enable the Trust to eventually grow into Levels 1 and 2 as its activities and need for ancillary offices expand.

8. PLANNING POLICY CONTEXT AND COMPLIANCE

Overview

8.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan for the area unless material considerations indicate otherwise. For the purposes of section 38 the Development Plan for the London Borough of Camden comprises:

The Development Plan

- The London Plan 2011
- Revised Early Minor Alterations to the London Plan October 2013
- Camden Core Strategy 2010-2025
- Camden Development Policies 2010-2025
- The Camden Site Allocations Local Development Document adopted 8th September 2013

Other material considerations

- The Regent's Canal Conservation Area Appraisal and Management Strategy adopted 11th September 2008
- Building in Context: New Development in Historic Areas. CABE and English Heritage 2001
- PPS5: Planning for the Historic Environment Practice Guide. English Heritage March 2010
- Camden Supplementary Planning Documents 2011 and 2013:
 - CPG 1 - Design
 - CGP 3 - Sustainability
 - CGP 5 - Town Centres, Retail and Employment
 - CGP 7 - Transport
 - CPG 6 - Amenity
- Sustainable Design and Construction Draft Supplementary Planning Guidance. Greater London Authority July 2013

- 8.2 Local planning authorities must also have regard to the NPPF that sets out the Government's national objectives for planning and development management.
- 8.3 This section of this Planning and Heritage Statement sets out national, regional and local planning policy together with supplementary guidance applicable to the proposed Roundhouse development and assesses the scheme against the following policy issues:
1. Principle of development;
 2. Land use – Offices and Arts, culture and entertainment (ACE);
 3. Heritage assets and design;
 4. Transport and servicing;
 5. Sustainability and energy.
- 8.4 A Policy Compliance Checklist is provided at Annex 1.

1. Principle of development

NPPF

- 8.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable means ensuring that better lives for ourselves does not mean worse lives for future generations. Development means growth, which we must accommodate in new ways earning our living in a competitive world.
- 8.6 Paragraph 7 explains that there are three dimensions to sustainable development: economic, social and environmental. The proposed Roundhouse administration building meets all three roles:
- An economic role – contributing to a strong, responsive and competitive economy;
 - A social role – supporting a strong, vibrant and healthy community in Camden providing skills training for 11-25 year olds with social and cultural well-being for all age groups;

- An environmental role – contributing to protecting and enhancing the built and historic environment, the structure and setting of the Grade II* Roundhouse and the character and appearance of the adjoining Regents Canal Conservation Area, whilst using natural resources prudently with recycled shipping containers employed for construction on brownfield previously developed land.

8.7 The proposal also meets the following Core Planning Principles that the Framework says should be achieved (Paragraph 17):

- Enhancing and improving the places in which people live their lives;
- Supporting sustainable economic development to deliver business units and thriving local places that the country needs;
- Securing high quality design and a good standard of amenity;
- Promoting the vitality of our main urban areas;
- Reusing brownfield land that has been previously developed;
- Conserving heritage assets;
- Managing growth to make the fullest possible use of public transport, walking and cycling, and focusing significant development in locations which are or can be made sustainable; and,
- Improving social and cultural wellbeing for all, and delivering community and cultural facilities to help meet local needs.

8.8 The Roundhouse service yard lies within the designated Camden Town Centre boundary and the NPPF (Paragraph 23) sets out measures to ensure the vitality of town centres. These include requiring local authorities to allocate suitable sites to meet the scale and type of land uses needed in town centres. NPPF Annex 2 defines main town centre uses as including leisure, entertainment facilities, offices, arts, culture and tourism development including theatres, museums, galleries and concert halls. This is all as proposed. The Framework says that it is important that these needs are met in full and are not compromised by limited site availability.

The London Plan 2011

8.9 The key London Plan policy applicable to the principle of the proposed Roundhouse development is:

2.15 – ‘*Town Centres*’ supported by Table A2.1 (Annex 2)

8.10 London Plan Chapter 2 deals with ‘*London’s Places*’ and adopts a sub regional structure that divides London into five sub regions. Camden Town lies in ‘*inner London*’ where the strategic policy is that the Mayor, boroughs and other stakeholders, will work to realise the potential of inner London in ways that sustain and enhance economic growth while improving its distinct environment. This is as proposed.

8.11 Policy 2.15 refers to ‘*Town Centres*’ which sub-policy 2.15A says should provide the main foci beyond the Central Activities Zone for commercial development and intensification. Again, this is as proposed.

8.12 Table A2.1 (Annex 2) provides strategic guidance on the broad future direction for London’s town centres. Three categories of growth potential are identified – High, Medium and Low. Camden Town Centre is classified as a “*Major Centre*” where the policy direction is “*Medium*” defined at Paragraph A2.6 as:

“town centres with moderate levels of demand for retail, leisure or office floor space and with physical and public transport capacity to accommodate it.” (Emphasis added)

The Camden Local Development Framework (LDF)

8.13 The Camden LDF consists of three documents – the Camden Core Strategy 2010-2025, Camden Development Policies 2010-2025 and a Site Allocations Local Development Document adopted on 8th September 2013. On the LDF Proposals Map the application site is designated:

- A Town Centre
- Adjoining the Regents Canal Conservation Area

- 8.14 A Designated View - Landmark Viewing Corridor Parliament Hill to the Palace of Westminster lies to the east of No. 100 Chalk Farm Road. The Roundhouse and the adjoining service yard lie within the Wider Strategic Viewing Corridor but are not within the corridor itself.

Camden Core Strategy 2010-2025

- 8.15 The key Camden Core Strategy policies applicable to the principle of the Roundhouse development are:

CS1 – *'Distribution of growth'*

CS3 – *'Other highly accessible areas'*

CS7 – *'Promoting Camden's centres and shops'*

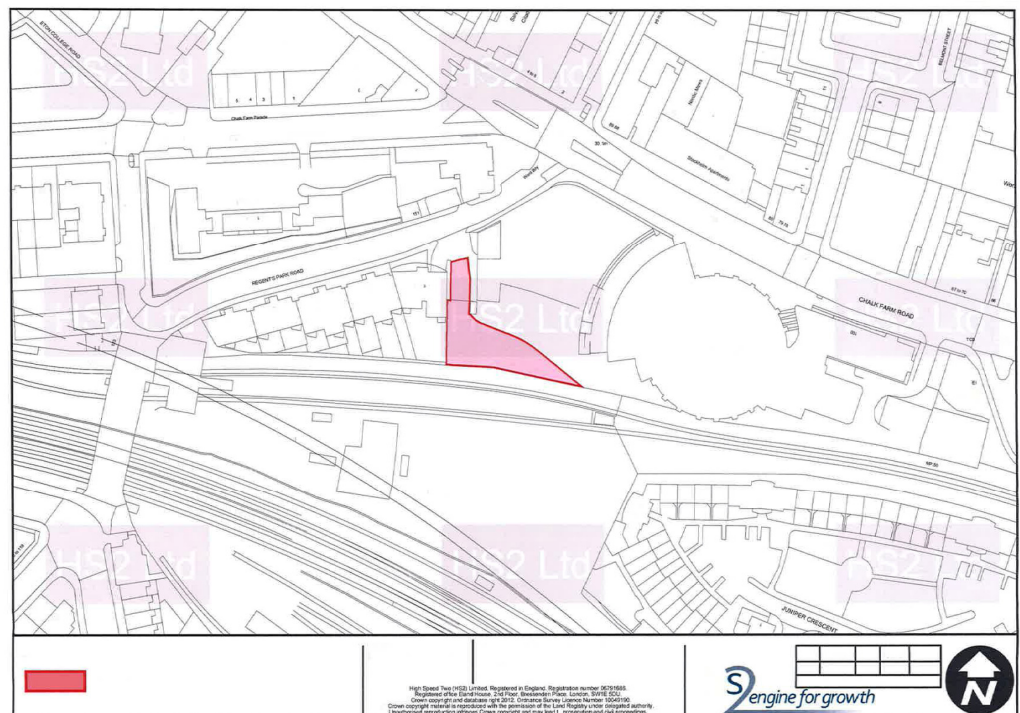
- 8.16 Policy CS1 provides the overall approach to growth and development in the borough. It says the Council will focus Camden's growth in the most suitable locations. Camden Town Centre is identified as a highly accessible location for appropriate development. Map 1: Key Diagram shows Camden Town as a *'Highly Accessible Area.'*
- 8.17 Outside the main growth areas (King's Cross, Euston, Tottenham Court Road, Holborn and West Hampstead), Policy CS3 provides the strategy for other highly accessible locations and again identifies Camden Town Centre as a location where the Council will promote appropriate development. Policy CS7 seeks successful and vibrant centres throughout the borough to serve the needs of residents, workers and visitors. The proposed Roundhouse development will clearly help achieve these objectives.

High Speed 2

- 8.18 On 9th July 2013, the Secretary of State for Transport issued Safeguarding Directions for the proposed High Speed 2 rail line. The effect of the Directions is that all planning applications within the zones designated on HS2 safeguarding plans (save for certain limited classes of exempt applications) must be referred to HS2 Limited.

- 8.19 The Council’s Site Allocations Local Development Document September 2013 advises that the railway to the south of the application site forms part of the proposals for potential High Speed 1 (Channel Tunnel Rail Link) and High Speed 2 integration. The southern part of the Roundhouse service yard is included in consultation safeguarding provisions for HS2.
- 8.20 The HS2 Phase One hybrid Bill was deposited in Parliament on 25th November 2013. By letter dated 25th November 2012, Parliamentary Agents notified the Roundhouse Trust that if the Bill passes into law it will confer rights of compulsory acquisition or use over land controlled by the Roundhouse Trust namely the “Accessway to car park (west of Roundhouse Theatre, Chalk Farm Road).” The area subject to the notification is delineated in red on an accompanying map that is reproduced below:

Figure 3. HS2 Area of interest “Accessway to car park”



- 8.21 The delineated area only affects the siting of the elevated element of the proposed development. The Roundhouse Trust has consulted and met with HS2 and been advised that should the new railway proceed, whilst vehicular access to the Trust’s land may be required on occasion to facilitate construction, there is no intention to compulsory acquire, or build

on the safeguarded land, and the proposed Roundhouse development will provide adequate headroom to enable any necessary HS2 vehicles, plant and equipment to gain access beneath the new building to the safeguarded land.

Summary

- 8.22 The principle of development on part of the Roundhouse service yard is highly sustainable and strongly supported by national, regional and local planning policy provided by the NPPF, the London Plan and Camden's Local Plan. Should the HS2 Bill pass into law, the proposed development will allow access to HS2 safeguarded land and will not prejudice the construction of the new railway.

2. Land use: Offices and Arts, Culture and Entertainment (ACE)

NPPF

- 8.23 The Government is committed to securing economic growth in order to create jobs and prosperity (Paragraph 18). It is also committed to ensuring that the planning system does everything it can to support sustainable economic growth. The Government advises that planning should operate to encourage sustainable growth and significant weight should be placed on the need to support economic growth through the planning system (Paragraph 19).
- 8.24 In drawing up their Local Plans authorities are asked to set a framework for economic activity. The proposed Roundhouse ancillary development accords with the following parameters that the local planning authority has been asked to establish (Paragraph 21):
- Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;
 - Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
 - Support existing business sectors;

- Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven or creative industries.

8.25 As mentioned, NPPF Annex 2 defines main town centre uses as including leisure, entertainment facilities, offices, arts, culture, and tourism development including theatres, museums, galleries and concert halls. This is as proposed.

The London Plan 2011

8.26 The key London Plan policies applicable to the provision of new offices and ACE uses are:

4.1 – *‘Developing London’s economy’*

4.2a – *‘Offices’*

4.6 – *‘Support for and enhancement of arts, culture, sport and entertainment provision’*

4.7 – *‘Retail and town centre development’*

8.27 Chapter 4 of the London Plan *‘London’s Economy’* promotes the continued development of a strong and sustainable economy. This is to be achieved by ensuring the availability of sufficient and suitable workspaces in terms of type, size and cost (Policy 4.1). Policy 4.2a *‘Offices’* seeks to enhance London’s varied attractions for businesses of different types and sizes including small and medium sized enterprises. This applies both to the Roundhouse Trust and organizations that will initially occupy the two small lettable business units.

8.28 Policy 4.6 provides support for, and enhancement of, arts, culture and entertainment provision. The strategy is that the Mayor will, and boroughs should, support the continued success of London’s diverse range of ACE enterprises and the cultural, social and economic benefits that they offer to its residents, workers and visitors. This is as proposed.

8.29 Policy 4.7 refers to *‘Retail and town centre development’*. Sub-policy 4.7B provides principles that should be applied to making planning decisions on town centre development in locations such as Camden

Town. These are:

- “a the scale of retail, commercial, culture and leisure development should be related to the size, role and function of a town centre and its catchment;*
- b retail, commercial, culture and leisure development should be focused on sites within town centres.”*

8.30 The Roundhouse is an important cultural venue attracting some 500,000 visitors each year. The site lies within a defined town centre and the provision and scale of the proposed ancillary accommodation is appropriate to the size, role and function of both the Roundhouse, Camden Town Centre and their catchments. The development therefore accords with the principles for town centre development provided by London Plan Policy 4.7.

Camden Core Strategy 2010-2025

8.31 The Council's Core Strategy provides a “*Vision*” that includes the following statement:

“We will reinforce Camden’s valuable contribution to London, in terms of business, employment, research, retail, culture, entertainment, tourism, education and medicine.”

8.32 The key Core Strategy policies applicable to the provision of offices and ACE support facilities are:

CS1 – ‘*Distribution of growth*’

CS3 – ‘*Other highly accessible areas*’

CS5 – ‘*Managing impact of growth and development*’

CS7 – ‘*Promoting Camden’s centres and shops*’

CS8 – ‘*Promoting a successful and inclusive Camden economy*’

8.33 Policy CS1 introduces a mixed use strategy at Criterion h) expecting:

“the provision of a mix of uses in suitable schemes, in particular in the most accessible parts of the borough, including an element of housing where possible.”

8.34 The applicability of Policy CS1 to the proposed Roundhouse development is addressed below in respect of Camden Development Policy DP1 that details the implementation of the policy.

8.35 Policy CS3 promotes development in highly accessible locations with Camden Town said to be appropriate for offices.

8.36 Policy CS7 seeks to protect and enhance Camden's centres and provides centre specific planning objectives. The Council's approach includes:

“supporting and promoting the creative industries sector in Camden Town”:we will seek to enable the growth of this sector by: supporting the provision of new, high quality offices, studios, workshops and other premises, and working in partnership with Camden Town Unlimited, to actively support, promote and attract creative industries to the area.”

And,

“identifying development opportunities. Camden Site Allocations will set out the Council's approach to major development sites in the borough to help deliver the objectives of the Core Strategy and will include sites within Camden Town.”

8.37 The Council's Site Allocations Local Development Document was adopted on 8th September 2013 and identifies: *“Site 33: 202-212 Chalk Farm Road (the Roundhouse Car Park)”* as:

“suitable for mixed-use development to provide a range of arts, entertainment and cultural uses alongside studios, workshop space and housing.”

8.38 Policy CS5 says the Council will give particular consideration to providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role. The Roundhouse fulfills both roles.

8.39 The supporting text to Policy CS8 (Paragraph 8.2) confirms Camden has a strong and diverse economy that makes an important contribution to the economy of London but says that non-residents take 80% of jobs in the borough, as many local residents do not have the necessary skills or

qualifications. The Roundhouse Trust endeavors to help overcome this, specifically targeting local young people teaching vital employability and life skills.

8.40 The proposed development will comply with all relevant criteria of Policy CS8 which says the Council will:

- “c) expect a mix of employment facilities and types, including the provision of facilities suitable for small and medium sized enterprises, such as managed, affordable workspace;*
- d) support local enterprise development, employment and training schemes for Camden residents;*
- e) recognise and encourage the concentrations of creative and cultural businesses in the borough as well as supporting the development of Camden’s tourism sector.”*

8.41 The supporting text to Policy CS8 (Paragraph 8.7) says some provision for smaller scale office development will occur in Camden Town - as proposed.

8.42 Referring to ‘Creative industries’ the Core Strategy (Paragraph 8.16) says that Camden is home to a large proportion of creative and cultural businesses, particularly in the visual and performing arts, music, and video, film and photography sectors. The Council’s Creative and Cultural Industries Research Report and Action Plan 2009 found that these types of businesses create around 40,000 jobs and have an annual gross turnover of about £1 billion in Camden. The report identifies concentrations of creative and cultural businesses across the borough, with the largest in Camden Town.

8.43 The Council’s Economic Impact Assessment 2009 for Camden Town however identified barriers to the growth of the important creative industries cluster. The key finding was a lack of depth and quality of the business offer. The Roundhouse development, including business premises totaling 672 sq. m. for rent initially to creative and / or community-based industries, will assist in addressing this barrier.

Camden Development Policies 2010-2025

- 8.44 The key Camden Development Policy applicable to the provision of employment and ACE facilities, and whether housing should be provided on the Roundhouse service yard is:

DP1 - *'Mixed use development'*

- 8.45 Policy DP1 explains the implementation of Core Strategy Policy CS1 Criterion h) and says the Council will require a mix of uses in development where appropriate in all parts of the borough, including a contribution towards the supply of housing. In town centres such as Camden Town, where more than 200 sq. m. additional floor space is provided, up to 50% of all additional floor space will be required to be housing. The Roundhouse development exceeds the 200 sq. m. threshold.

- 8.46 In considering whether a mix of uses should be sought, whether it can practically be achieved on the site, the most appropriate mix of uses, and the scale and nature of any contribution to the supply of housing and other secondary uses, Policy DP1 says the Council will take into account:

- a) *the character of the development, the site and the area;*
- b) *site size, the extent of the additional floor space, and constraints on including a mix of uses;*
- c) *the need for an active street frontage and natural surveillance;*
- d) *the economics and financial viability of the development including any particular costs associated with it;*
- e) *whether the sole or primary use proposed is housing;*
- g) *whether secondary uses would be incompatible with the character of the primary use;*
- f) *whether an extension to the gross floor space is needed for an existing user;*
- h) *whether the development is publicly funded;*
- i) *any other planning objectives considered to be a priority for the site."*

- 8.47 Paragraph 1.23 of the Camden Development Policies document provides *"specific situations when mixed-use development may not be required"* saying:

"In addition to the general considerations that may limit the potential or scale for the development of a mix of uses or a contribution to

secondary uses, there are a number specific types of development and circumstances that could render the inclusion of secondary uses inappropriate.”

- 8.48 Among the examples of exceptions to Policy DP1 where secondary uses would be inappropriate Paragraph 1.23 adds:

"the Council will not seek housing or other secondary uses where they are not compatible with the primary use, for example where noise levels from an industrial use would compromise residential amenity, or where the incorporation of secondary uses would be precluded by the operational requirements of a specialised use, such as a hospital or healthcare facility, or an academic, research or educational institution". (Emphasis added)

- 8.49 The Roundhouse Trust considers secondary uses, including housing, would be inappropriate within the Roundhouse service yard; and that Policy DP1 does not apply to the proposed development for the following reasons:

- It would be impracticable for any development to take up further footprint within the Roundhouse service yard given the Trust's activities that involve the operation of a very busy performing arts venue with loading of production equipment, Outside Broadcast vehicles, storage facilities and parking for disabled people. Seven years of operation demonstrates that the Trust cannot reduce the amount of space in the service yard for these essential operations. (Policy DP 1 exception Criteria a), b) and g) and Paragraph 1.23 exception).
- The site is not suitable for residential use. It is a busy loading yard with heavy production traffic constantly moving from 8 am to 11 pm on most days. (Policy DP 1 exception Criterion g) and Paragraph 1.23 exception).
- A larger building footprint would preclude other temporary activities and community access programmes on the site for the public to attend and enjoy, such as 'Camden Beach' when over 5 weeks in summer 2013 some 40,000 members of the community enjoyed free access the site. (Policy DP 1 exception Criterion j) and

Paragraph 1.23 exception).

- As advised by the Metropolitan Police in 2012, the Trust needs to be able to control access within the service yard and to and from the Roundhouse venue. (Policy DP 1 exception Criteria a), b) and g) and Paragraph 1.23 exception).
- Essential ancillary floor space for the Roundhouse is proposed due to the imminent loss of the Roundhouse Trust's offices at No. 100a Chalk Farm Road and it would be inappropriate to provide residential accommodation within the development. (Policy DP 1 exception Criteria a), b), g), f) and i).
- The Roundhouse Trust is a publically funded arts charity and application to help essential funding of the proposed development has been made to Arts Council England. The Trust is not a housing provider and the economics and financial viability of the development preclude the provision of a housing element. Providing such would distract the Roundhouse Trust from its core purpose for which it is renowned locally, nationally and internationally. (Policy DP 1 exception Criteria d) and h).

8.50 Pre-application advice from the Council was that whilst recognizing they are separate schemes, the proposed ancillary Roundhouse development might be considered in conjunction with the redevelopment of Nos. 100/100a Chalk Farm Road that proposes a residential led mixed-use development including 63 residential units. This development by One Housing Group will leave the Roundhouse Trust without office accommodation. Viewing the two schemes jointly, in addition to the matters outlined above, the Roundhouse Trust considers Policy DP1 does not apply as the provision of housing will be satisfied and offset by the overall arrangements proposed on the two sites.

8.51 That the proposed development is exempt from Policy DP1 is confirmed by the Camden Site Allocations Local Development Document that was adopted on 8th September 2013 which, specifically referring to the Roundhouse car park, says (Page 144):

“Residential uses are identified as a priority in the borough and should form part of a mix of uses on site in accordance with policy (DP1) unless exceptional circumstances prevail such as whether development is essential for the needs of an existing user or the extent to which a project would be purely publicly funded. Residential accommodation will not be required where exceptional circumstances prevail such as whether development is essential for the needs of an existing user.” (Emphasis added)

Camden Planning Guidance

CPG 5 Town Centres, Retail and Employment

- 8.52 CPG 5 Paragraph 3.4 confirms that the Council wants to build on Camden Town’s success and strong identity in order to develop a unique, vibrant, safe and diverse centre, offering something for everyone throughout the day and evening, whilst also creating an environment providing a high standard of amenity for residents.
- 8.53 Map 1 page 14 shows the Roundhouse and the application site located in a ‘*Secondary Frontage*’ with a varied character and a range of uses. These areas are said to have a relatively limited number of residential properties and are generally well served by public transport. The proposed development will be appropriate within such an area providing suitable uses that will maintain residential amenity.

Summary

- 8.54 The provision of essential ancillary offices and storage for the Roundhouse arts venue, and employment floor space initially for small creative firms and/or community-based enterprises, is strongly supported by national, regional and local planning policy provided by the NPPF, the London Plan, Camden’s LDF and the borough’s supplementary planning guidance.
- 8.55 The scheme is considered exempt from Camden’s Mixed Use Policies CS1 and DP1 due to the operational needs and the circumstances of the Roundhouse Trust with the policies objective of securing additional housing satisfied by the provision of 63 residential units at Nos.

100/100a Chalk Farm Road where the Trust's existing office accommodation will be lost.

3. Heritage assets and design

Overview

- 8.56 There is an overall design objective for development proposals to achieve high quality, inclusive design that functions well and adds to the overall quality of an area. This section sets out applicable legislation, development plan policies and supplementary planning guidance and concludes by assessing the proposed development for compliance.
- 8.57 Section 66 of Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development, which affects the setting of a listed building, the local planning authority shall have special regard to the desirability of preserving the setting of the building. "*Setting*" is defined as "*the surroundings in which a heritage is experienced*".
- 8.58 Section 72 of the Act provides a general duty in the exercise of planning functions that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. This includes development adjoining designated conservation areas.
- 8.59 The designated heritage assets relevant to assessing the affect of the proposed development are the Grade II* listed Roundhouse, the listed Chalk Farm Road boundary wall and the adjoining Regent's Canal Conservation Area.

NPPF

- 8.60 NPPF Paragraph 57 says it is important to plan positively for the achievement of high quality and inclusive design for all development.
- 8.61 Paragraph 128 says that in determining applications, local planning

authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 8.62 The history of the Roundhouse and its physical characteristics are described above. Listed Grade II* and a designated Transport Heritage Site, the building and the boundary wall on Chalk Farm Road, are significant heritage assets with the Roundhouse a particularly important building of more than special interest. The significance of the Roundhouse is attributable to its highly characteristic design and appearance, its shape, massing and urban presence, its unique plan layout and from its history and associations. The Council's Regent's Canal Conservation Area Appraisal and Management Strategy 2008 says:

"The Roundhouse is a major point of focus in architectural and townscape terms, and can also be seen from outside the conservation area on Regent's Park Road and Haverstock Hill."

- 8.63 The Roundhouse and the application site lie in Sub Area One of the conservation area. The Conservation Area Appraisal and Management Strategy summarizes the special interest of the designated area as deriving from the canal and railway heritage as part of the broader industrial heritage context.

- 8.64 Paragraph 131 of the NPPF says:

"In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness."*

- 8.65 Paragraph 132 advises local planning authorities:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.”

8.66 Paragraph 133 adds:

“Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.”

8.67 Where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent (Paragraph 133). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (Paragraph 134).

8.68 Paragraph 137 advises local planning authorities to:

“look for opportunities for new development within Conservation Areas... and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”

8.69 The NPPF carries over much of the advice previously within PPS5 ‘*Planning for the Historic Environment*’. PPS5 was accompanied by a ‘*Planning for the Historic Environment Practice Guide*’, published by English Heritage which remains current practice (English Heritage Revision Note June 2012). At Paragraphs 76 to 78, the English Heritage Guide provides guidance on ‘*weighing-up*’ proposals and Paragraph 79 sets out potential heritage benefits that could weigh in favour of a proposed development. These are that:

1. *“It sustains or enhances the significance of a heritage asset and the contribution of its setting;*
2. *It reduces or removes risks to a heritage asset;*
3. *It secures the optimum viable use of a heritage asset in support of its long term conservation;*
4. *It makes a positive contribution to economic vitality and*

- sustainable communities;*
5. *It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment;*
 6. *It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place."*

8.70 Paragraph 80 of the English Heritage Guide then refers to "*New development: design in context*" and requires attention to be given to the extent to which the design of new development contributes positively to the character, distinctiveness and significance of the historic environment. A successful scheme will be one whose design has taken account of the following characteristics of the surroundings where appropriate:

1. *"The significance of nearby assets and the contribution of their setting.*
2. *The general character and distinctiveness of the local buildings, spaces, public realm and the landscape.*
3. *Landmarks and other features that are key to a sense of place.*
4. *The diversity or uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces.*
5. *The topography.*
6. *Views into and from the site and its surroundings.*
7. *Green landscaping.*
8. *The current and historic uses in the area and the urban grain."*

The London Plan 2011

8.71 London Plan Chapter 7 deals with '*London's Living Places and Spaces*' providing policies for urban design and the treatment of the historic environment and heritage assets.

8.72 The key London Plan policies applicable to heritage and design matters arising from the proposed development are:

- 7.2 – '*An inclusive environment*'
- 7.4 – '*Local Character*'
- 7.6 – '*Architecture*'
- 7.8 – '*Heritage Assets*'

8.73 Policy 7.2 requires all new development in London to achieve the highest standards of accessible and inclusive design. Design and access statements submitted with development proposals should explain how the principles of inclusive design have been integrated into the proposed development.

8.74 Policy 7.4 requires development to have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. Buildings should provide a high quality design response that:

- *“Has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass.*
- *Contributes to a positive relationship between the urban structure and natural landscape features,*
- *Are human in scale and create a positive relationship with street level activity so people feel comfortable with their surroundings.*
- *Allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area*
- *Is informed by the surrounding historic environment.”*

8.75 Policy 7.6 says ‘Architecture’ should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context. Buildings should:

- a be of the highest architectural quality*
- b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm*
- c comprise details and materials that complement, not necessarily replicate, the local architectural character*
- d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate*
- e incorporate best practice in resource management and climate change mitigation and adaptation*
- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces*
- g be adaptable to different activities and land uses, particularly at ground level*
- h meet the principles of inclusive design*
- i optimise the potential of sites.”*

- 8.76 Policy 7.8 deals with ‘*Heritage Assets*’ including listed buildings and conservation areas. Development affecting heritage assets, such as the Roundhouse setting, the Chalk Farm Road perimeter wall and the adjoining Regent’s Canal Conservation Area, should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

Camden Core Strategy 2010-2025

- 8.77 The key Camden Core Strategy policies applicable to heritage assets and design matters are:

CS5 – ‘*Managing the impact of growth and development*’

CS14 – ‘*Promoting high quality places and conserving our heritage*’

- 8.78 Policy CS5 says the Council will give particular consideration to providing sustainable buildings and protecting and enhancing the environment and heritage.

- 8.79 Policy CS14 says the Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:

- “a) *requiring development of the highest standard of design that respects local context and character;*
- b) *preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas;*
- d) *seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible.”*

Camden Development Policies 2010-2025

- 8.80 The key Camden Development Policies applicable to heritage assets and design matters are:

DP24 – ‘*Securing high quality design*’

DP25 – ‘*Conserving Camden’s heritage*’

DP26 – ‘*Managing the impact of development on occupiers and*

neighbours

DP29 – *‘Improving access’*

8.81 Policy DP24 says the Council will require all developments to be of the highest standard of design and will expect developments to consider:

- “a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.”*

8.82 Policy DP25 says:

“Conservation areas

In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area.*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area;*

Listed buildings

To preserve or enhance the borough’s listed buildings, the Council will (inter alia):

- g) not permit development that it considers would cause harm to the setting of a listed building.”*

8.83 The Written Statement adds at Paragraph 25.15:

“The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the

setting of a listed building may be limited to its immediate surroundings, it often can extend some distance from it. The value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its appearance or its harmonious relationship with its surroundings.”

- 8.84 Policy DP29 expects all buildings and places meet the highest practicable standards of access and inclusion.

Regent’s Canal Conservation Area Appraisal and Management Strategy 2008

- 8.85 In respect of ‘New development,’ the Appraisal and Management Strategy says:

‘New design should respect the scale of the particular location. Appropriate design for the conservation area should complement the appearance, character and setting of the existing buildings and structures, the canal, and the environment as a whole. Building heights should not interfere with views to local landmarks. Developments should respect and where possible enhance central London panoramas and other views from within and outside the conservation area.’

Camden Planning Guidance

CPG 1 Design

- 8.86 In order to achieve high quality design, the borough requires applicants to consider buildings in terms of context, height, accessibility, orientation, siting, detailing and materials. Detailed advice is provided on:

- Context
- Building design
- Land use
- Materials
- Heritage

Assessment of compliance with heritage and design policy and guidance

- 8.87 The proposed development is illustrated in the accompanying drawings, the CGI Photomontage and described in the Design & Access Statement by Urban Space Management.

- 8.88 The scheme comprises a modular development of customized shipping containers 5-storeys high arranged in two sections. An elevated double stacked element will span the vehicular entrance adjacent to the 'Circa' apartment building No. 210 Regents Park Road. This 2-storey element will join with a 5-storey wing erected on part of the service yard of the Roundhouse. The height of combined assembly (excluding photovoltaics) will be 13.4 m. above the level of the service yard. Existing storage containers on the service yard will be consolidated in the new building or grouped into a separate single storey cluster of five containers. The remaining containers will be removed.
- 8.89 At national and regional levels there is a policy imperative to ensure that conflicts do not arise between development proposals and heritage assets. Proposals should be sympathetic in form and scale, protect and where possible enhance the significance of heritage assets.
- 8.90 Local policy seeks to ensure that new buildings are attractive, preserving and enhancing the borough's rich and diverse heritage assets and their settings. Development will be resisted where harm would be caused to the setting of a listed building. The amenity of the occupiers of adjoining buildings should also be respected.
- 8.91 Taking into account the context of the site and the proximity of the associated heritage assets, the Roundhouse Trust and Urban Space Management have given careful consideration to how the proposal will relate to the setting of the Roundhouse, the Chalk Farm Road boundary wall, the adjoining Regents Canal Conservation Area and the wider surroundings. The scheme has been designed and positioned to respond to its site and the heritage assets in the vicinity in a sensitive and contextual way.
- 8.92 The new administration building will be sited at the western extremity of the Roundhouse service yard. The roof of the building (excluding the photovoltaics) will be 10. m. below the top of the Roundhouse's conical roof (not including the antenna). Measured from the Roundhouse drum (excluding the buttresses) perpendicular to the side of the proposed

building (not allowing for the high level balcony) the buildings will be separated by 48.5 m. The proposed height and separation distance will ensure that the scheme is subservient and deferential to the Roundhouse. Viewed from Chalk Farm Road this means that the development will not impinge on views of the Roundhouse nor affect its setting that will be preserved.

- 8.93 Important views of the Roundhouse are available from the northwest on Haverstock Hill. The proposed siting of the development will ensure that these views are uninterrupted with the scheme entirely obscured behind No. 155 Regents Park Road. Glimpses of the Roundhouse are available above the balustrade of the pedestrianised Regents Park Road railway bridge but the new development will only be seen in oblique views with no adverse effect on any significant view of the Grade II * listed building.
- 8.94 There will be some loss of view of the Roundhouse for approximately 48 m. on the northern footway of Regents Park Road. West of that, and along the southern footway, views are already unavailable due to the location of the 'Circa' apartment building and adjoining residential development permitted in recent years. As advised by the NPPF (Paragraph 134) this minor degree of harm to views of the heritage asset should be balanced against the public benefits of the proposal. These include helping to continue the optimum viable use of the building as an arts venue, its social and educational roles, and improvements to the layout of the service yard that will enhance the building's setting. Uninterrupted views of the Roundhouse will remain along some 12 m. of the eastern end of Regents Park Road.
- 8.95 Viewed from the surrounding public highways, it is intended that the single storey storage cluster and re-sited refuse compactor will be concealed behind the timber fence atop of the brick boundary wall. This, and the location of the storage cluster away from the Roundhouse, will again preserve the setting of the Grade II* listed building.
- 8.96 The character of the adjoining Regents Canal Conservation Area running east from the Roundhouse along Chalk Farm Road derives at this location largely from its railway heritage. The use of a customized

container-based system for the construction of the new building will be appropriate within this context. The assembly will appear as a metal and glass cubic form but with the container modules clearly evident. This will be in keeping with the industrial history, aesthetic, scale and setting of the Roundhouse and the retaining wall on Chalk Farm Road. The result will be a distinctive, contemporary building that will bring visual interest adjacent to the designated area, albeit contrasting with the mostly 19th century surroundings. The use of containers in the construction will ensure that the building will not appear as a conventional office block.

- 8.97 Such a contrast between building types within and adjoining historic areas finds support in *'Building in Context: New Development in Historic Areas'* 2001 published by CABI and English Heritage. This echoes the view that there is no overriding reason to copy the architecture of existing buildings within historic areas.
- 8.98 It is considered that it would be wrong to try to emulate the architecture, or the period character, of the adjoining conservation area comprised in this location by the unique and distinctive Roundhouse. The proposed building will make a mark adjoining the conservation area but will sit comfortably within its context. The character and appearance of the conservation area will be preserved and enhanced by an adjoining building that, whilst contrasting with the predominantly 19th century character, will have its own distinctive but appropriate architectural language whilst not competing with the Roundhouse.
- 8.99 The new building will also sit comfortably alongside the modern *'Circa'* apartment building adjacent on Regents Park Road.
- 8.100 The consolidation and reduction in the number of existing free-standing shipping containers will result in an improvement in the visual appearance of the service yard, the space, the setting of the adjoining listed structures and also enhance the character and appearance of the Regents Canal Conservation Area.
- 8.101 With regard to English Heritage's advice on potential heritage benefits weighing in favour of a proposed scheme provided by its PPS5 *'Planning*

for the *Historic Environment Practice Guide* the following conclusions are made:

1. The development will sustain the significance of the Roundhouse and boundary wall and contribute to their setting;
2. The development will reduce or remove risk to the continued successful operation of the Roundhouse by providing essential ancillary accommodation;
3. The development will help secure the optimum viable ACE use of the Roundhouse in support of the building's long term conservation;
4. The development will make a positive contribution to economic vitality and sustainable communities;
5. The design is appropriate for its context and will make a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment;
6. The development will not damage the significance of the Roundhouse or the boundary wall on Chalk Farm Road.

8.102 For the reasons set out in this section, the proposed scheme in terms of siting and design complies with national, regional and local policy and supplementary guidance for the historic built environment, including that by English Heritage and CABE.

8.103 Class B1 offices by definition are appropriate within a residential area and the development will also respect the amenity of nearby residents including the occupiers of the 'Circa' apartment building No. 210 Regents Park Road. Excluding the photovoltaics, the new building will be 2. m. below the roof of the 'Circa'. The scheme has been designed to ensure that there will be no material overlooking of either windows or balconies on the 'Circa' and the layout will not result in any material loss of natural light to windows in the building's front or rear elevations.

8.104 The accompanying Daylight and Sunlight Report by Keeping Blue Limited confirms that the amount of natural light reaching the 'Circa' Apartments No. 210 Regents Park Road and Nos. 153-155 Regents Park Road, measured by the Building Research Establishment's basic trigonometric test and VSC levels, will be acceptable in this inner urban location as advised

by the BRE and the Greater London Authority. There is no necessity to examine British Standard ADF levels or other BRE measurements. There will be no impact on premises in Chalk Farm Road.

- 8.105 Camden Development Policy DP26 will therefore be met together with the advice in Camden's CPG 6 'Amenity'.
- 8.106 London Plan policy 7.2, Camden Core Strategy CS14 d) and Development Management Policy DP29 seek the highest standards of access and require schemes to be designed to be inclusive and accessible.
- 8.107 The accompanying Design and Access Statement by Urban Space Management explains that the development adopts the principles of inclusive design in terms of level step-free access to the building with each floor accessible by a lift that will meet wheelchair standards. The developments will be capable of being used safely, easily and with dignity by all regardless of disability with development plan policy met.

4. Transport and servicing

NPPF

- 8.108 NPPF Paragraph 30 says local planning authorities should support a pattern of development that facilitates the use of sustainable modes of transport. Paragraph 32 requires all developments generating significant amounts of movement to be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:
- *“the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
 - *safe and suitable access to the site can be achieved for all people.”*
- 8.109 Paragraph 34 advises that decisions should ensure developments that generate significant movement are located where the need to travel will

be minimized and the use of sustainable transport modes can be maximized.

The London Plan 2011

8.110 London Plan Chapter 6 deals with '*London's Transport.*' The key policies applicable to the development are:

6.1 – '*Strategic Approach*'

6.3 – '*Assessing effects of development on transport capacity*'

6.9 – '*Cycling*'

6.13 – '*Parking*'

8.111 Policy 6.1 provides the strategic approach to the integration of transport and development. The policy encourages patterns and nodes of development that reduce the need to travel, especially by car – boroughs should use the standards set out in Table 6.2 to set maximum car parking standards in their DPDs.

8.112 Policy 6.3 requires development proposals to ensure that impacts on transport capacity and the transport network, at both corridor and local level, are fully assessed.

8.113 Policy 6.9 requires development to provide secure, integrated and accessible cycle parking facilities in line with the minimum standards set out in Table 6.3 – 1 space per 250 sq. m. for Use Class B1 (Business). This is revised to 1 space per 150 sq. m. in the Revised Early Minor Alterations to the London Plan published on 11th October 2013. Policy 6.13 refers to maximum car parking standards set out at Table 6.2 – 1 space for between 600 - 1,000 sq. m. plus one space for each employee who is a disabled motorist.

Camden Core Strategy 2010-2025

8.114 The key Camden Core Strategy policy applicable to Transport and Servicing is:

CS11 – ‘Promoting sustainable and efficient travel’

- 8.115 As part of its approach to minimising congestion and addressing the environmental impacts of travel, Policy CS11 requires the minimum private parking in new developments.

Camden Development Policies 2010-2025

- 8.116 The key Camden Development Policies applicable to Transport and Servicing are:

DP16 – ‘The transport implications of development’

DP17 – ‘Walking, cycling and public transport’

DP18 – ‘Parking standards and limiting the availability of car parking’

- 8.117 Policy DP16 promotes walking, cycling and public transport use. Policy DP17 again seeks to ensure that developments provide the minimum necessary car parking provision and Policy DP18 requires compliance with the Council’s car and cycle parking standards set out in Appendix 2. These are – cycles minimum of 1 space per 250 sq. m. and car parking maximum of 1 space per 1,000 sq. m. and 1 space per disabled employee.
- 8.118 Appendix 1 of the Camden Development Policies document requires development of 2,500 sq. m. or more to be supported by a transport assessment. For development between 1,000 – 2,500 sq. m. (as proposed) a transport statement is required.

Camden Planning GuidanceCPG 7 Transport

- 8.119 CPG 7 also provides the Council’s thresholds for a transport assessment: more than 100 person trips during the morning or evening peaks (0700 - 1000 or 1600 - 1900 hours). The TRAVL Trip Projections at Table 1, Paragraph 4.6, of the supporting Transport Statement by Paul Mew Associates estimates the number of peak time trips generated by the development will be below the threshold necessitating a transport

assessment.

- 8.120 CPG 7 advises that where there is any material change to travel patterns, information will still need to be submitted as part of the development control process, indicating the amount of travel that will arise, and when and how it will be accommodated. The supporting Transport Statement by Paul Mew Associates has therefore been prepared as required by Appendix 1 of the Camden Development Policies document and CPG 7.
- 8.121 A Travel Plan prepared by the Roundhouse Trust also supports the application. This updates the Travel Plan supporting the 2004 planning permission for the refurbishment and extension of the Roundhouse and demonstrates that employees and visitors to the new development will primarily use public transport. The application site has a PTAL rating 6a (Excellent) with adequate public transport capacity to serve the proposed development.

Compliance with transport and servicing policy

- 8.122 The Transport Statement by Paul Mew Associates assesses the impact of the proposal on the transport network and concludes that the impact in terms of new person trips on the wider transport network is considered minimal and insignificant.
- 8.123 Paul Mew Associates finds the provision of no further staff / operational car parking spaces as part of the proposed development is satisfactory and in accordance with the Council's maximum parking standards. The site is within a highly sustainable town centre location where access to alternative modes of transport is readily available. There are currently seven designated parking spaces for disabled people within the Roundhouse car park that will be retained. The Roundhouse Trust is content that the existing Blue Badge parking provision will adequately meet any new demand generated by the proposed development. The provision of no new bays for parking by the disabled is therefore considered to be satisfactory.

- 8.124 Secure cycle parking comprising Sheffield stands will be provided within the site for 28 bicycles. This is double the requirement of the Greater London Authority (London Plan Table 6.3 updated by The Revised Early Alterations to the London Plan October 2013) that stipulates a minimum provision of 14 spaces.
- 8.125 Paul Mew Associates also find the servicing and vehicular access arrangements for the Roundhouse under the proposals to be satisfactory and are projected to result in no material change compared with the site's extant operations. Swept path analysis demonstrates there will be adequate space for maneuvering large vehicles.
- 8.126 HS2 Limited has confirmed to the Roundhouse Trust that, should the new railway proceed, the proposed Roundhouse development will provide adequate headroom to enable any necessary HS2 vehicles, plant and equipment to gain access beneath the new building to the HS2 safeguarded land.

5. Sustainability and energy

NPPF

- 8.127 NPPF Paragraphs 95 to 97 explain that the Government supports the move to a low carbon future.

The London Plan 2011

- 8.128 Chapter 5 of the London Plan provides policies addressing '*London's response to climate change.*' The key London Plan policies applicable to sustainability and energy are:

5.2 '*Minimising carbon dioxide emissions*'

5.3 '*Sustainable design and construction*'

- 8.129 Policy 5.2 requires development proposals to make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- 1 Be lean: use less energy
- 2 Be clean: supply energy efficiently
- 3 Be green: use renewable energy

8.130 The Mayor is working with boroughs and developers to ensure that major developments (defined in the Glossary as non-residential uses where, as proposed, the floor space will be 1,000 sq. m.) meet the following targets for carbon dioxide emissions reduction in buildings:

"Non-domestic buildings: Year Improvement on 2010 Building Regulations

<i>2010 – 2013</i>	<i>25 per cent</i>
<i>2013 – 2016</i>	<i>40 per cent</i>
<i>2016 – 2019</i>	<i>As per building regulations requirements"</i>

8.131 In July 2013, the Mayor published Draft Supplementary Planning Guidance *'Sustainable Design and Construction'* that calls for the 40% carbon dioxide emissions reduction to be achieved from 1st October 2013.

8.132 Major development proposals should include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction are to be met.

8.133 Policy 5.3 requires the highest standards of sustainable design and construction to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. Major development proposals should meet the minimum standards outlined in the Mayor's SPG and this should be demonstrated within a design and access statement.

Camden Core Strategy 2010-2025

8.134 The key Camden Core Strategy policies applicable to sustainability and energy are:

CS5 – 'Managing the impact of growth and development'

CS13 – ‘Tackling climate change through promoting higher environmental standards.’

- 8.135 Policy CS5 says the Council will give particular attention to the provision of sustainable buildings. Policy CS13 requires all development to take measures to minimise the effects of, and adapt to, climate change and encourages all development to meet the highest feasible environmental standards that are financially viable during construction and occupation by measures that include ensuring developments use less energy.
- 8.136 Core Strategy Paragraph 13.11 states that developments will be expected to achieve a 20% reduction in carbon dioxide emissions from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible.

Camden Development Policies 2010-2025

- 8.137 The key Camden Development Policy applicable to sustainability and energy is:

DP22 - "Promoting sustainable design and construction"

- 8.138 Policy DP22 says the Council will promote and measure sustainable design and construction by:

“e) expecting non-domestic developments of 500 sq. m. of floorspace or above to achieve “Very Good” in BREEAM assessments and “Excellent” from 2016 and encouraging zero carbon from 2019.”

Camden Planning Guidance

CPG 3 Sustainability

- 8.139 This Guidance was updated on 4th September 2013 and provides information on ways to achieve carbon reductions and more sustainable developments. Non-residential development of more than 500 sq. m. floor space, such as the Roundhouse scheme, is required to submit an energy statement.

- 8.140 CPG 3 Paragraph. 3.20 reiterates the London Plan's overall carbon reduction targets (LP Policy 5.2) and also Camden's Core Strategy that seeks a 20% reduction in carbon dioxide emissions from on-site renewable energy generation where possible.

Compliance with sustainability and energy policies

- 8.141 The supporting Energy Statement by Keeping Blue Limited indicates the baseline energy demand and elaborates on the energy saving measures that will be implemented according to the London Plan's energy hierarchy. The Report demonstrates that the building will comply with applicable policies in the London Plan, the Mayor's Draft Supplementary Planning Guidance, Camden Core Strategy, Camden Development Policies and Camden Planning Guidance CPG 3.
- 8.142 Incorporating a 214.5 sq. m. solar PV array, carbon dioxide emissions will be reduced by 40% with 38% of the improvement resulting from on-site renewable generation. This complies with the Development Plan and exceeds the 20% improvement in emissions from renewable energy recommended by Camden's Core Strategy Paragraph 13.11 and CPG 3.
- 8.143 The supporting BREEAM Pre-Assessment by CarbonPlan Limited sets out the scores predicted during a BREEAM 2011 New Construction Pre-Assessment for the proposed new building.
- 8.144 The Pre-Assessment has found that the development can achieve a BREEAM 2011 rating: Indicative Building Score: 62.55% = Indicative BREEAM rating: "VERY GOOD."
- 8.145 The development will therefore be compliant with London Plan 2011 Policy 5., the Mayor's Draft SPG, Camden Core Strategy Policy CS13 – Camden Development Policy DP22 and the Council's CPG 3.
- 8.146 Urban Space Management will submit evidence for formal certifications at both the Design Stage and Post Construction Review Stage, conducted by a licensed BREEAM assessor.

9. PLANNING BENEFITS

9.1. The development will provide essential new, purpose built, ancillary offices and back of house storage facilities for the Roundhouse Trust when it is obliged to vacate No. 100a Chalk Farm Road. This will provide the following benefits to the Trust, the borough of Camden, its residents and local businesses:

- Safeguard the future of the Grade II* listed Roundhouse underpinning a sustainable financial model for the venue;
- Supporting growth at the Roundhouse including single-site working for the existing administration team and allowing for future expansion and new traineeships and apprenticeships offering meaningful work experience for local young people;
- Improve facilities the Trust's partners, associate artists and companies;
- Provide an appropriate working environment for a contemporary, creative and vibrant organisation bringing world-class music, circus and performing arts to Camden;
- Sustain and further develop Camden Town as a cultural hub;
- Offer employment opportunities for local residents;
- Help continuing support for local businesses by attracting up to 500,000 visitors each year to programmes at the Roundhouse;
- Improve site security and access as advised by the Metropolitan Police;
- Ensure compliance with the Equality Act 2010 by providing fully inclusive accessible offices enabling the Trust to ensure diversity in its workforce;
- Release space in the Roundhouse venue currently used as offices for public use and enjoyment;
- Realise the Trust's sustainability ambitions through the provision of environmentally sustainable and financially viable accommodation;
- Preserve and improve the setting of the Grade II* listed Roundhouse;
- Preserve and enhance the character and appearance of the adjoining Regents Canal Conservation Area;

- Promote heritage and conservation principles by restoring the retaining wall and drinking fountain on Chalk Farm Road;
- Not prejudice the possible construction of HS2.

9.2. Pending the Trust's future growth, the development will also initially provide 672 sq. m. of lettable business floor space. This will help secure the financial future of the Roundhouse and meet a need identified by the Council in its local plan to provide accommodation for small creative businesses in Camden Town.

10. CONCLUSION

- 10.1 The following conclusions are drawn in respect of the application proposals.
- 10.2 The development will provide essential ancillary facilities for the Roundhouse. This will help secure the future of this important Grade II* listed building and the function it serves in the local community and beyond.
- 10.3 The proposal will secure economic benefits by providing ancillary accommodation for the Roundhouse and business space initially for small creative and / or community-based enterprises, in Camden Town Centre, where such uses are directed by planning policy at national, regional and local levels.
- 10.4 In line with the NPPF, the application proposes development on brownfield previously developed land in an area with “*Excellent*” public transport. The development in terms of location is therefore highly sustainable.
- 10.5 The development complies with relevant advice set out in the NPPF and Development Plan policies applicable to Camden Town itemized in the Policy Compliance Checklist at Annex 1.
- 10.6 In particular, the scheme has been carefully positioned and designed to preserve the setting of the Grade II* listed Roundhouse and the adjoining listed boundary wall. There will be some loss of view of the Roundhouse on Regents Park Road but this will not amount to substantial harm and will be satisfactory when balanced against the public benefits of the proposal. The container-based development will also both preserve and enhance the character and appearance of the adjoining Regent’s Canal Conservation Area that in this location derives from its railway heritage. The development will be fully accessible. At 5-storey the scheme will integrate with neighbouring buildings in terms of scale, massing and height. Satisfactory amenity for the occupants of neighbouring buildings will be maintained, including natural light.

- 10.7 Given the highly accessible location, the proposal will have no detrimental impact on the local highway network or parking conditions on surrounding streets with both car and cycle parking standards met. There will be no material impact on public transport capacity that is capable of serving the development. The servicing arrangements for both the Roundhouse and the proposed new administration and storage building will also be satisfactory resulting in no material change compared with the site's extant operations. The development allows for possible access by HS2 and will not prejudice the construction of the new railway.
- 10.8 The scheme will meet policy requirements regarding energy and minimizing carbon dioxide emissions with BREEAM 'Very Good' standard achieved. The design, using recycled containers, is a highly sustainable means of construction.
- 10.9 The Roundhouse Trust has consulted interested organizations and undertaken an exercise in community involvement. The proposed development has been well received and supported, including by English Heritage. The sole concern expressed is impact on natural light reaching Nos. 151 – 153 Regents Park Road. The accompanying Sunlight and Daylight Report by Keeping Blue Limited confirms these concerns are unfounded and that good conditions for an inner urban environment will ensue.
- 10.10 The application is consistent with the NPPF and the Development Plan for the area and no material considerations suggest that planning permission should not be granted. Indeed, all material considerations reinforce the justification for planning permission. For these reasons, the Roundhouse Trust requests that planning permission is granted.

ANNEX 1**Policy Compliance Checklist**

NPPF	
Paragraph 7	Sustainable development
Paragraph 17	Core planning principles
Paragraph 18	Economic growth
Paragraph 19	Sustainable growth
Paragraph 21	Framework for economic activity
Paragraph 23	Town centres
Paragraph 30	Development and sustainable transport
Paragraph 32	Transport assessments and statements
Paragraph 34	Minimisation of travel
Paragraph 57	High quality and inclusive design
Paragraph 95	Low carbon future
Paragraph 96	Minimise energy consumption
Paragraph 97	Increase use and supply of renewable and low carbon energy
Paragraph 128	Heritage assets
Paragraph 131	Heritage assets and local character
Paragraph 132	Impact of development
Paragraph 133	Good design
Paragraph 137	Preservation of heritage assets
Annex 2	Main town centre uses
The London Plan 2011	
Policy 2.15	Town centres
Policy 4.1	Developing London's economy
Policy 4.2a	Offices
Policy 4.6	Support for ACE provision
Policy 4.7	Retail and Town Centre Development
Policy 5.2	Minimising CO2 emissions
Policy 5.3	Sustainable design and construction
Policy 6.1	Transport - Strategic approach
Policy 6.3	Development and transport capacity
Policy 6.9	Cycling

Policy 6.13	Parking
Policy 7.2	Inclusive environment
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets
Table 6.2	Car parking standards
Table 6.3	Cycle parking standards
Annex 2 Table A.21	Town centre growth potential
Camden Core Strategy 2010	
Policy CS1	Distribution of growth
Policy CS3	Other highly accessible areas
Policy CS5	Managing the impact of growth and development
Policy CS7	Promoting Camden's centres
Policy CS8	Promoting a successful and inclusive Camden economy
Policy CS11	Sustainable travel
Policy CS13	Tackling climate change
Policy CS14	Promoting high quality places and conserving our heritage
Camden Development Policies 2010	
Policy DP1	Mixed use development
Policy DP16	Transport implications of development
Policy DP17	Walking, cycling and public transport
Policy DP18	Parking standards
Policy DP22	Promoting sustainable design and construction
Policy DP24	Securing high quality design
Policy DP25	Conserving Camden's heritage
Policy DP26	Managing the impact of development on occupiers and neighbours
Policy DP29	Improving access
Appendix 1	Transport statements
Appendix 2	Car and cycle parking standards

Footnote. The Revised Early Alterations to the London Plan October 2013 make no alterations to any of the above London Plan 2011 policies except Table 6.3 – Cycle parking standards.