

100 chalk farm road
london NW1 8EH

100



design & access statement
tm architects

august 2013

 one housing group

100 Chalk Farm Road, London NW1 8EH

Design & Access Statement

Contents

1.00	Introduction	
1.01	Purpose of this document	Page 4
1.02	The applicant	Page 4
1.03	Site location	Page 5
2.00	Site Analysis	
2.01	Planning Policy Context	Page 6
2.02	Site History	Page 8
2.03	Heritage	Page 9
2.04	Existing Context & Streetscene	Page 12
2.05	The Site & Existing Buildings	Page 15
2.06	Constraints & Opportunities	Page 18
3.00	Preliminary Proposals	
3.01	Approach	Page 20
3.02	Design Evolution	Page 21
3.03	Layout	Page 24
3.04	Scale & Massing	Page 26
3.05	Use & Amount	Page 30
3.06	Appearance	Page 31
3.07	Landscape	Page 37
3.08	Crime Prevention	Page 42
3.09	Refuse	Page 42
4.00	Access Statement	
4.01	Public Transport	Page 43
4.02	Local Facilities	Page 43
4.03	Vehicle & Bicycle Access	Page 43
4.04	Inclusive Access	Page 44
5.00	Appendices	
5.01	Detailed schedule of accommodation (residential)	Page 46
5.02	Examples of previous work by TM Architects	Page 47
5.03	Set of A3 drawings	Page 51

1.00 Introduction

1.01 Purpose of this document

This Design & Access Statement sets out proposals for the redevelopment of the site at 100 Chalk Farm Road, London NW1 8EH. The site includes nos 100a and 100b Chalk Farm Road.

This Statement provides background information on the site's history and context, the design rationale behind the scheme, design evolution and the way that pre-application advice has been incorporated into the final scheme design.

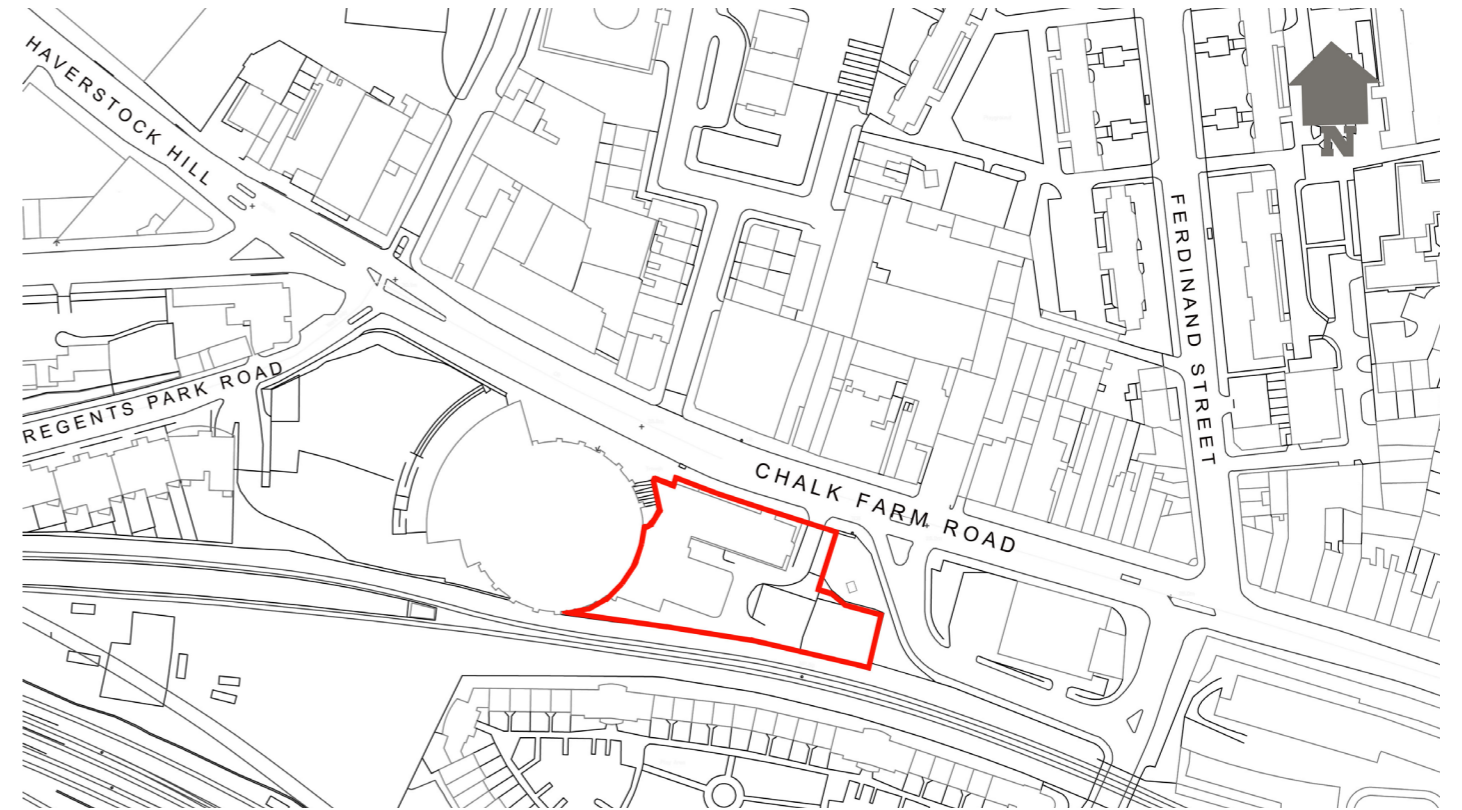
This document has been prepared on behalf of the One Housing Group who have appointed TM Architects to produce proposals for the redevelopment of the site for mixed use.

1.02 The applicant

One Housing Group (OHG) is a leading provider of housing across London and the South East managing over 14,000 London homes in 26 boroughs and surrounding counties and providing care and support to over 5,000 customers. OHG is well-known in LB Camden where it is based, and has a strong track record of working closely with the Council to provide high quality social housing, mixed tenure and mixed use schemes.



Above: 2 examples of schemes by OHG in LB Camden - Left: Kings Cross development Building R4 (PRP Architects) - Right: Grays Inn Buildings (Jestico + Whiles Architects) Winner Camden Design Awards 2008



Above: OS plan with site shown outlined in red

Below: aerial photo with the site shown in red

