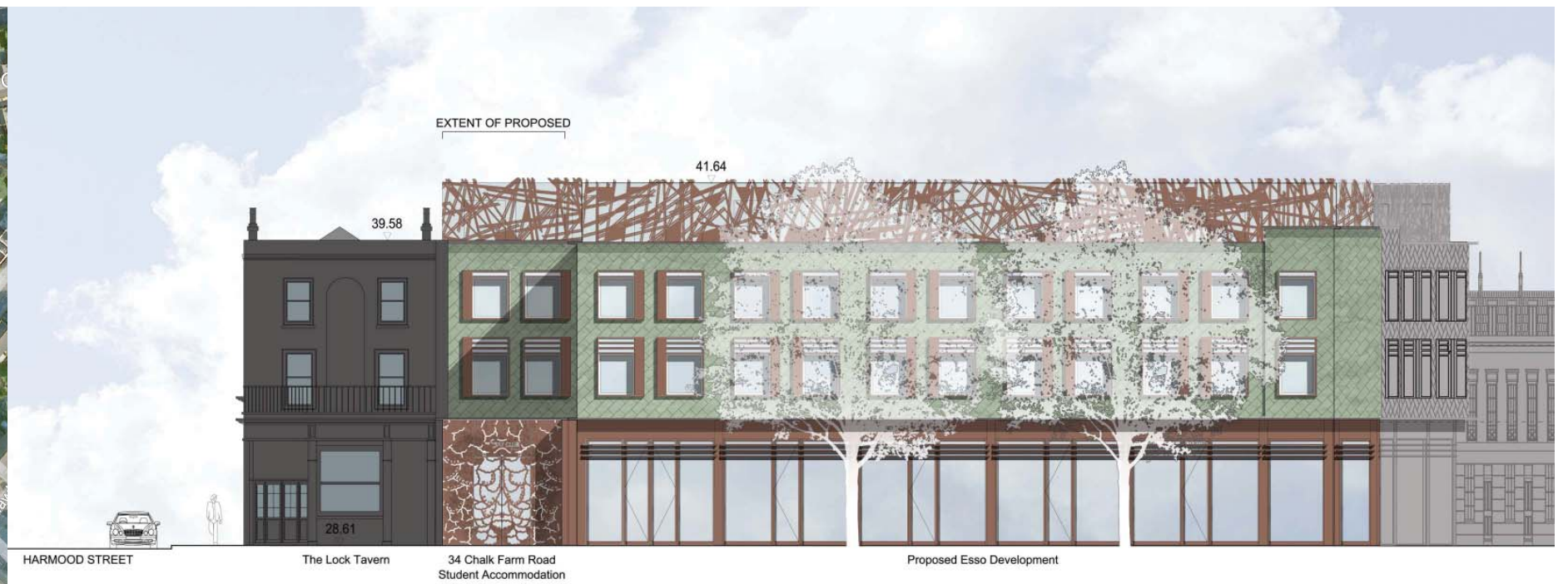
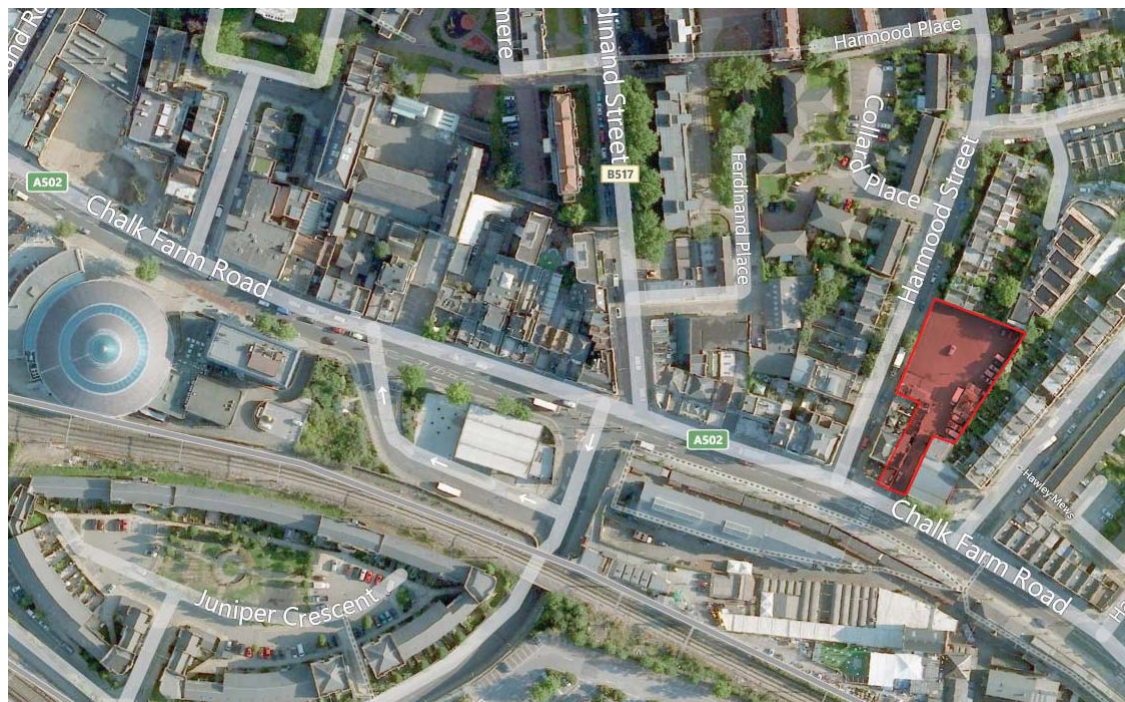


Design and Access Statement

Addition of 2 Single Occupancy Units and External Fire Escape Route to Roof of Existing Student Accommodation Building at 34 Chalk Farm Road



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Introduction

This document has been prepared by Contemporary Design Solutions for Risetall Ltd in support of a full planning application for an extension to the existing roof level of a four-storey plus two basement-storey student accommodation building to provide an additional 2no. single occupancy student accommodation units and an external fire escape route linking the existing building and the former Esso garage student development currently under construction.

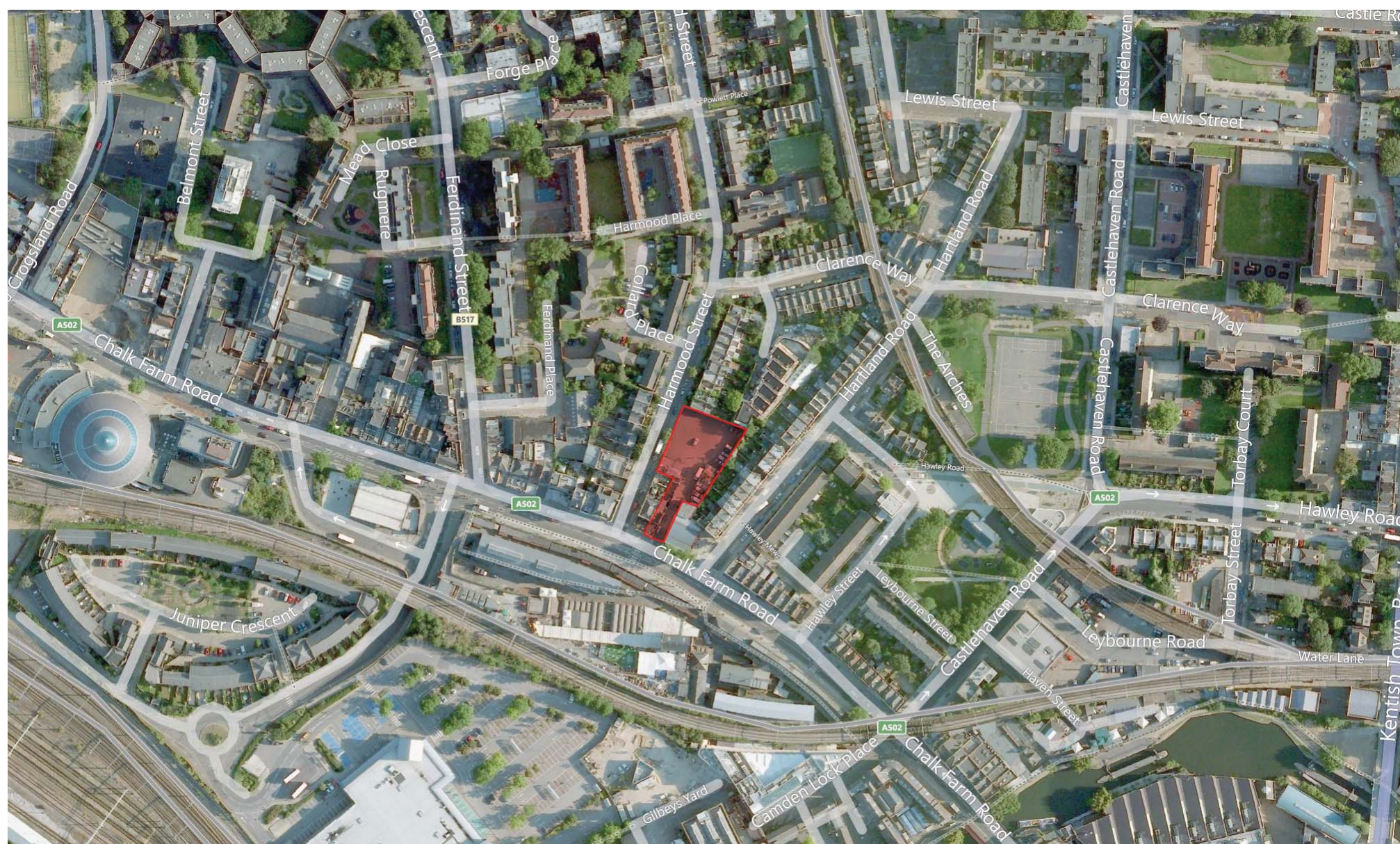
The existing building is the September 2008 planning approved design (application ref. 2008/2981/P) comprising of 192no. self-contained student accommodation rooms with ancillary facilities. The former Esso garage student development, currently under construction, is the October 2012 planning approved design (application ref. 2012/0974/P) comprising of 66no. self-contained student accommodation rooms with ground floor retail/commercial (A1/A3 Class) units.

The existing development site is located within the London Borough of Camden.

This application follows a previous application submission and comments from LB Camden for an extension to the existing roof level to provide for an additional 5no. single occupancy student accommodation units (application ref. 2012/5639/P), refused in December 2012. Therefore, this application has been redesigned following the professional advice to address Officers' comments of the LPA in the refused scheme.

In conjunction with advice from the Client's retained specialist advisors, this Design and Access Statement has been prepared to provide a written description of the existing building and proposal and to explain how the design and access principles of the scheme have been formulated and dealt with under this planning application.

This document should be read in conjunction with the drawings prepared by Contemporary Design Solutions that form part of this application along with the planning statement, sunlight daylight report, sustainability and energy statement.



Aerial Photograph Showing Site Location

2.1 Building Type

Existing Building Type: Student Accommodation (Sui Generis)

The Application Site: The extent of the application site is identified in red.

2.2 Site Location

The application site is located off Chalk Farm Road and Harwood Street. The site area extends to some 0.16 hectares. The site previously consisted of a level development plot used as a casual car park as well as for various storage uses. The existing student accommodation building was recently completed whilst the adjoining former Esso garage development is currently under construction. The former Esso garage development will form a four-storey building comprising of an extension to the existing student accommodation with ground floor retail/commercial units. Therefore, the existing building is currently partially enclosed by construction hoardings where the two developments link.

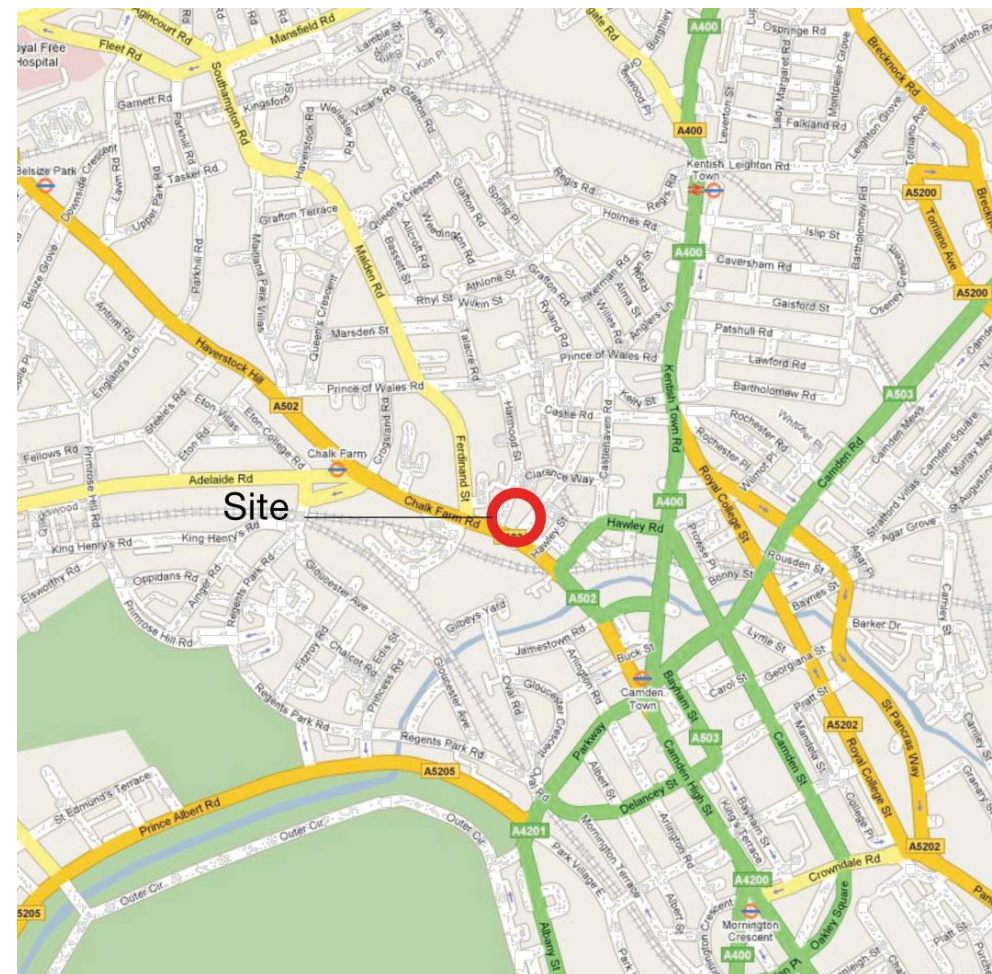
The existing building is bounded by Chalk Farm Road to the south, a busy arterial route between Camden Town and North London. The entrance to the building is bounded by the Lock Tavern public house and the former Esso garage development. Opposite the entrance lies the Stables and Camden Lock Markets.

To the north and east, the site is bounded by residential properties facing Harwood Street and Hartland Road respectively. These properties are between two and three storeys in height and domestic in scale. The site has no direct physical relationship with these adjoining properties due to the presence of a high boundary wall dividing the properties.

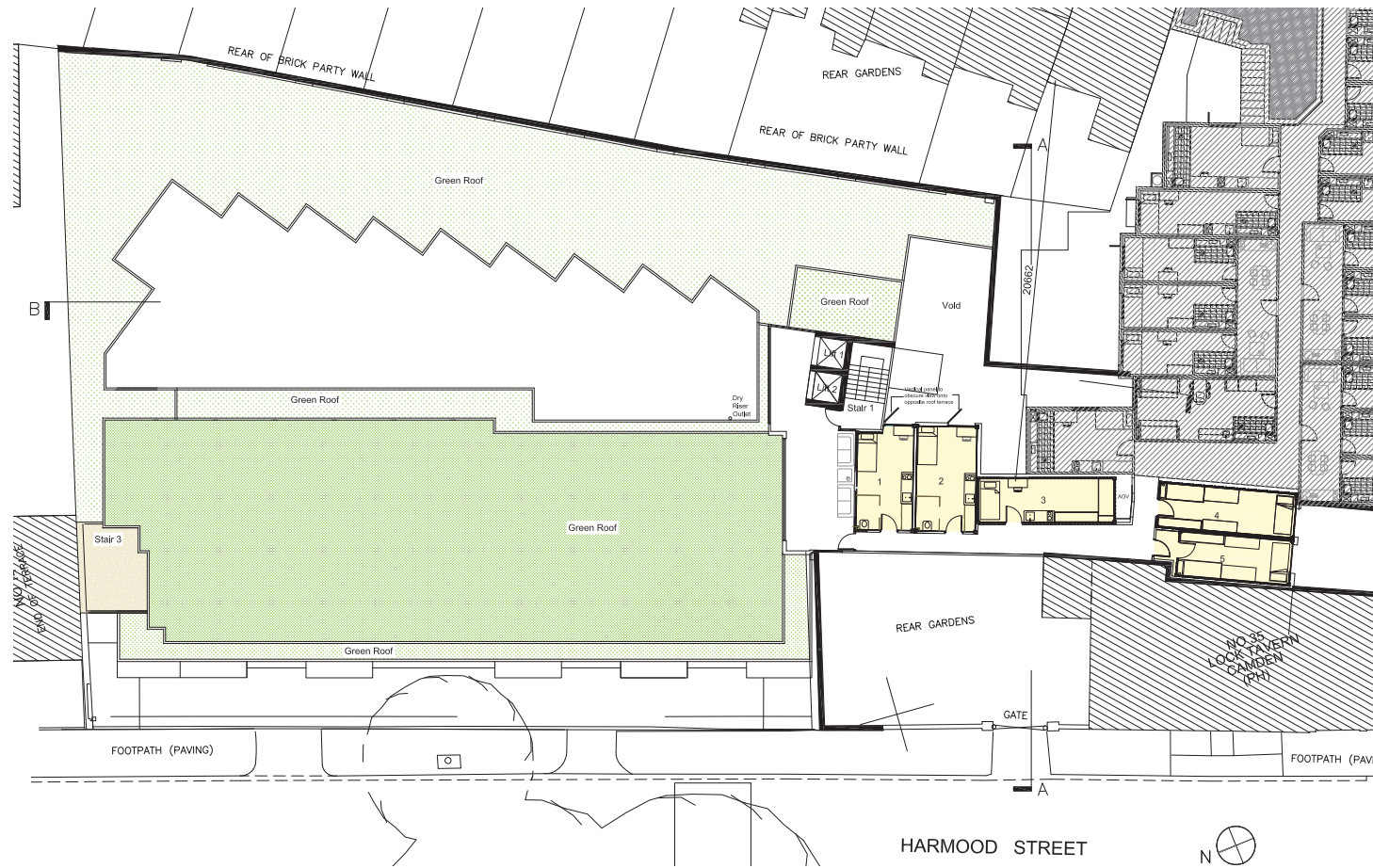
To the west, the site is bounded by Harwood Street and further residential and commercial properties beyond along Chalk Farm Road. These properties are between two and four storeys in height. Overall the surrounding area is mixed in character, appearance, materials and activity ranging from the residential streets of Harwood Street and Hartland Road to the commercial and lively Chalk Farm Road. There is no prevailing architectural style with each street offering its own distinct townscape.



Site plan showing development application site



Site location map



October 2012 (application ref: 2012/5639/P): Proposed Fourth Floor Plan with 5 additional student accommodation units.



October 2012 (application ref: 2012/5639/P): Proposed Harmood Street Elevation

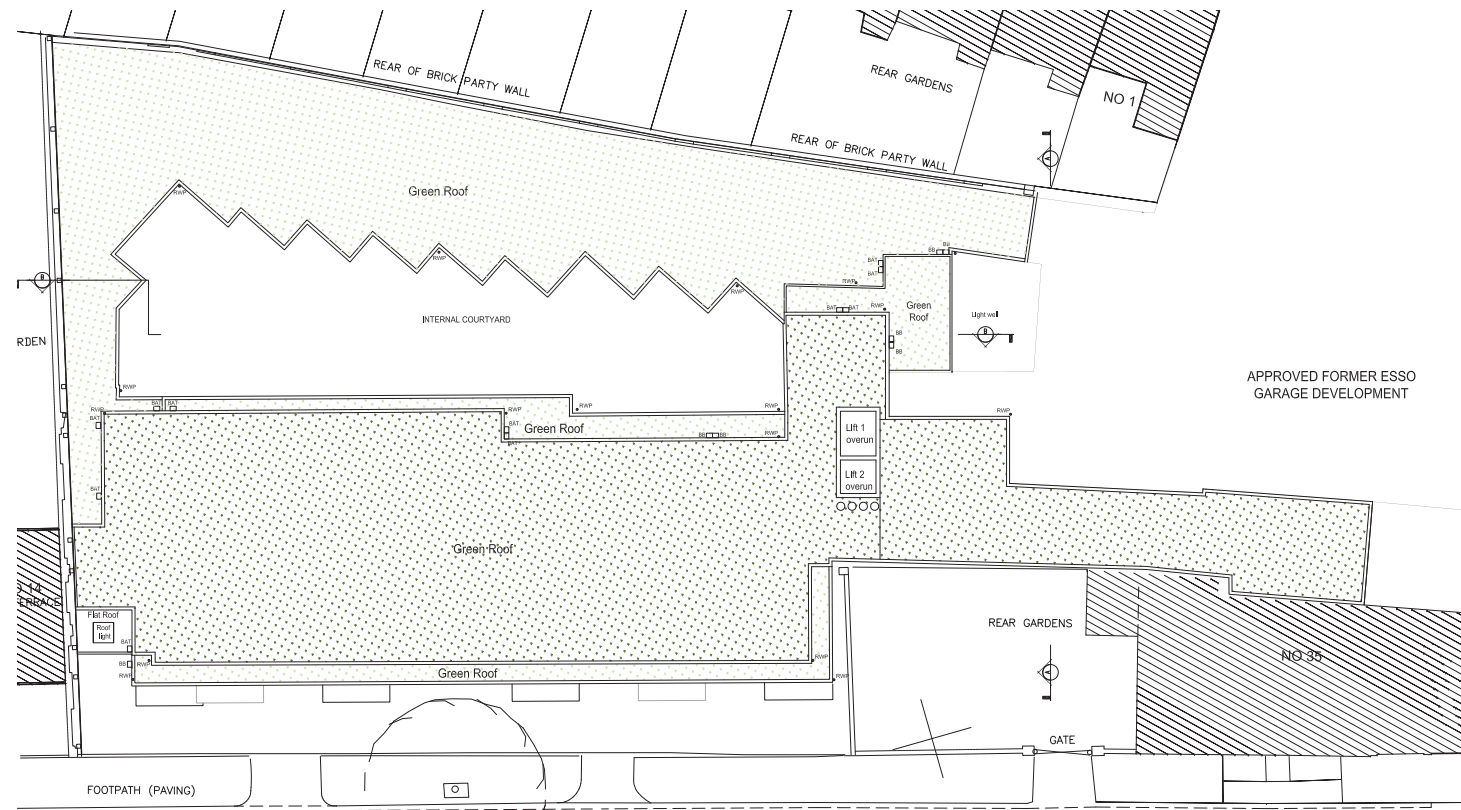
After a protracted period and a number of applications, Munkenbeck and Marshall designed a scheme that achieved a positive outcome. Planning permission was granted in September 2008 (application ref. 2008/2981/P) comprising of 192no. self-contained student accommodation rooms with ancillary facilities.

In October 2010, as part of the Section 106 agreement, changes to the floor plans were made to accommodate revised disabled rooms that are located nearer to the circulation core. These changes were subsequently approved and included in the S106 Deed of Variation in November 2010.

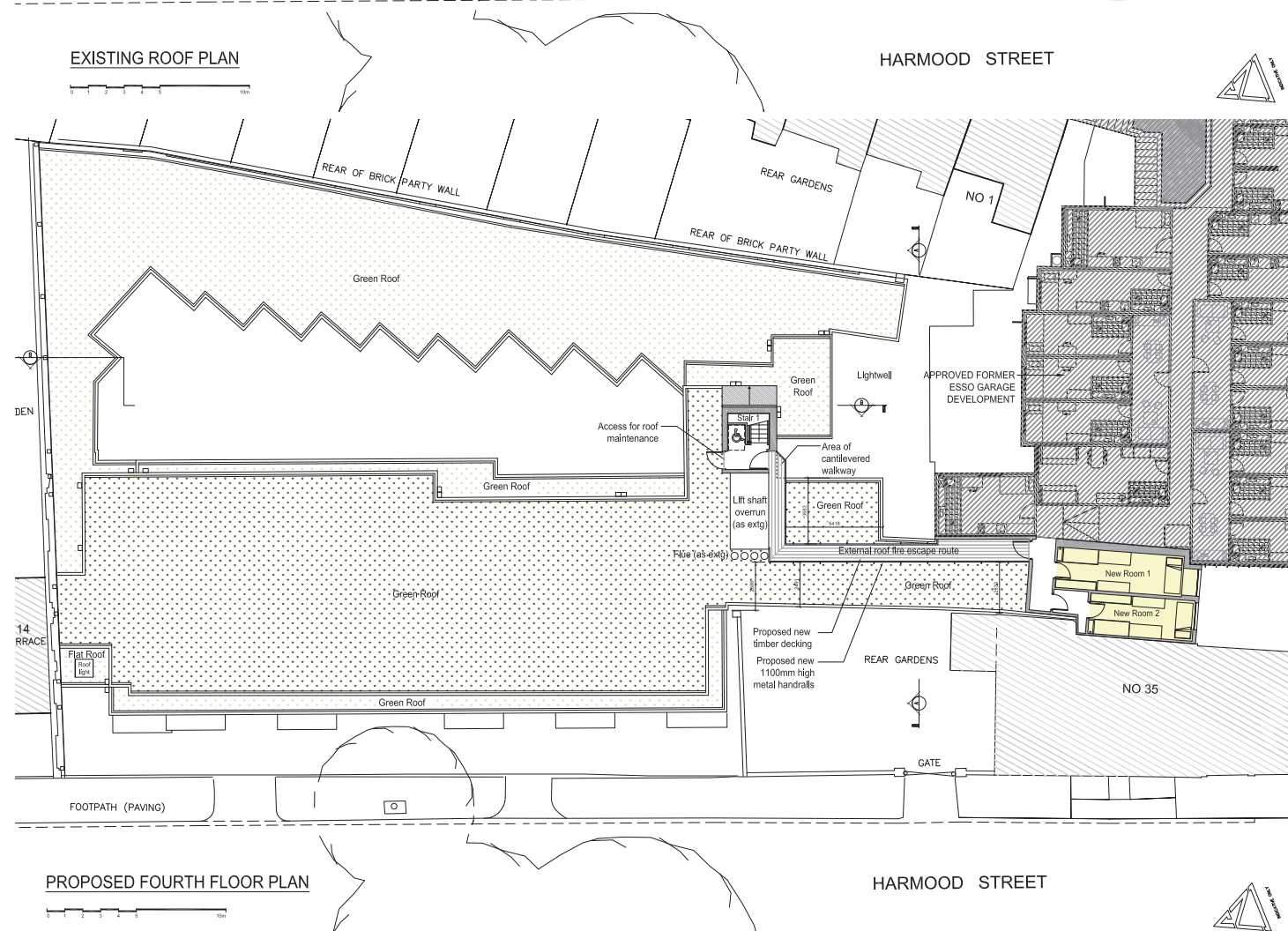
In October 2012, an application was made for a roof extension to provide an additional 5no. single occupancy student accommodation units to the existing building (application ref. 2012/5639/P). Comments for refusal were received in December 2012 from Camden Planning Officer.

The comments included:

- The proposed roof extension, by reason of its bulk, siting and height would be detrimental to the character and appearance of the host building, the Harmood Street elevation and the adjoining Harmood Street Conservation Area.
- The proposed roof extension would cause harm to the amenity of the occupiers of existing adjacent dwellings along Hartland Road in terms of a loss of daylight to habitable rooms.
- The proposed development has failed to provide three secure cycle parking spaces for the new units and therefore fails to encourage a healthy and more sustainable alternative to the use of the private car.
- The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area.
- The proposed development, in the absence of a legal agreement for securing contributions for public open space, would be likely to contribute to pressure and demand on the existing open space in this area.
- The proposed development, in the absence of a legal agreement securing an Energy Statement and a BREEAM design stage and post construction review, would fail to be sustainable in its use of resources and energy use.



Existing Fourth Floor / Roof Plan



Proposed Fourth Floor Plan with 2no. units and external fire escape route

4.1 Design Approach

The objective of the extension is to provide an additional 2no. single occupancy student accommodation units on the roof level of the existing building and an external fire escape route linking the former Esso garage development to the existing building, whilst responding to the character and appearance of both developments and the surrounding context.

4.2 Project Details and Layout

The proposed roof extension has two distinct functions:

Additional 2no. single occupancy student accommodation units: There is a total of 2no. single occupancy units proposed on the existing roof level linking back to the approved former Esso garage development. Main access to the proposed additional units is via the staircase and platform lift of the former Esso garage development.

External fire escape route: The proposed extension introduces an external fire escape route with 1100mm high metal handrails and timber decking which will serve the top floor of the former Esso garage development to comply with current fire regulation requirements for means of escape. Stair 1 of the existing building will be extended to accommodate the new fourth floor level and external fire escape route.

Furthermore, a green roof is proposed and is in keeping with the roof finishes of the existing building and former Esso garage development.



Street view showing comparison of height between No.36 Chalk Farm Road (Victorian building, left) and the Lock Tavern (black building, right)

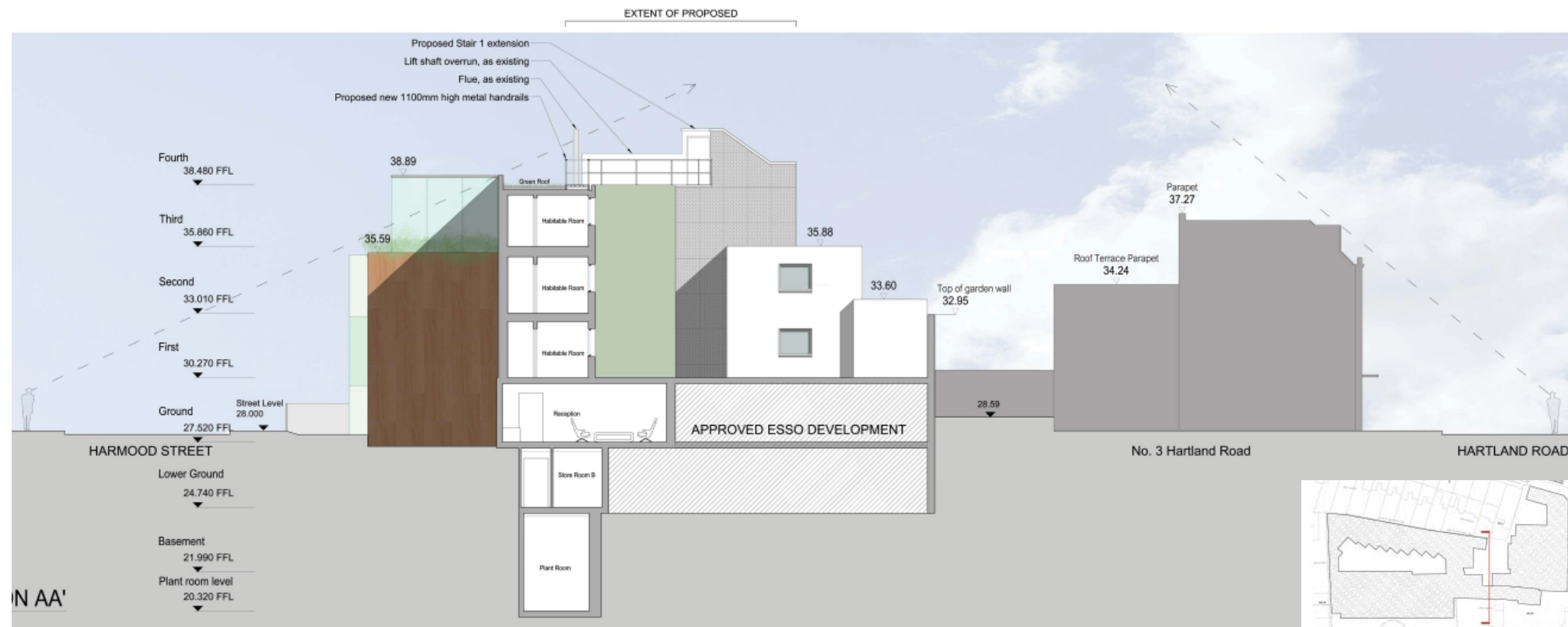
4.3 Design - Scale and Massing

The proposed extension is 2no. single occupancy student accommodation units fronting onto and set back from Chalk Farm Road. With overall roof level which reflects the adjacent former Esso garage development, it should be noted that when viewed from street level of Chalk Farm Road, the proposed extension is smaller in scale and mass than the approved adjoining student accommodation development.

Such a Design Response was anticipated by Officers when determining to refuse the earlier application, when they wrote:
"Given the approval at the former Esso site on the adjacent site some form of roof addition on the Chalk Farm elevation could be acceptable. The overall sense of height and bulk in the street frontage would be derived from the Esso site rather than the existing pub and building at 34 Chalk Farm Road. Such an extension should project back no further than the main rear building line of number 35 and to avoid the bulk of an enclosure from the stair and lift core could be accessed from the Esso development once it is constructed."

In relation to its urban context, the proposed extension is in keeping with the scale of the surrounding buildings. No.36 Chalk Farm Road (see image left) is a prominent and tall four-storey Victorian corner building that is taller than the existing Lock Tavern, the former Esso garage development and the proposed extension. The Stables Market commercial development opposite the site on Chalk Farm Road is also four storeys.

Additionally, the proposed fire escape route is set back from the building façade and will not be visible when directly viewed from street level on either Harmond Street or Hartland Road. Only the extension of Stair 1 of the existing building will be visible to adjacent residential dwellings along Hartland Road, preventing any loss of daylight to habitable rooms on the existing development and neighbouring dwellings. See proposed Section AA' (bottom left) showing the proposed extension in relation to Harmond Street and Hartland Road.



Proposed Section AA'



Existing Chalk Farm Road Elevation

4.4 Design - Materials

To achieve a visually harmonious façade, the proposed extension will be composed of glass cladding with corten steel panels to follow the bird's nest pattern as per the approved top floor elevation treatment of the former Esso garage development at 29-31 Chalk Farm Road. On the Chalk Farm Road elevation, this would be read as a continuous band that extends between both developments and the gate design altered to suit the overall design of the combined building.

As part of the concept of creating a single homogenous building, a S73 application for minor material amendment has been made for the external cladding of the first and second floors of the existing building fronting Chalk Farm Road to match the glazed ceramic tiled elevation of the former Esso garage development. The S73 application is currently still pending. Combined with the top floor extension and the adjacent former Esso garage development, a unified façade fronting Chalk Farm Road is formed.

4.5 Use

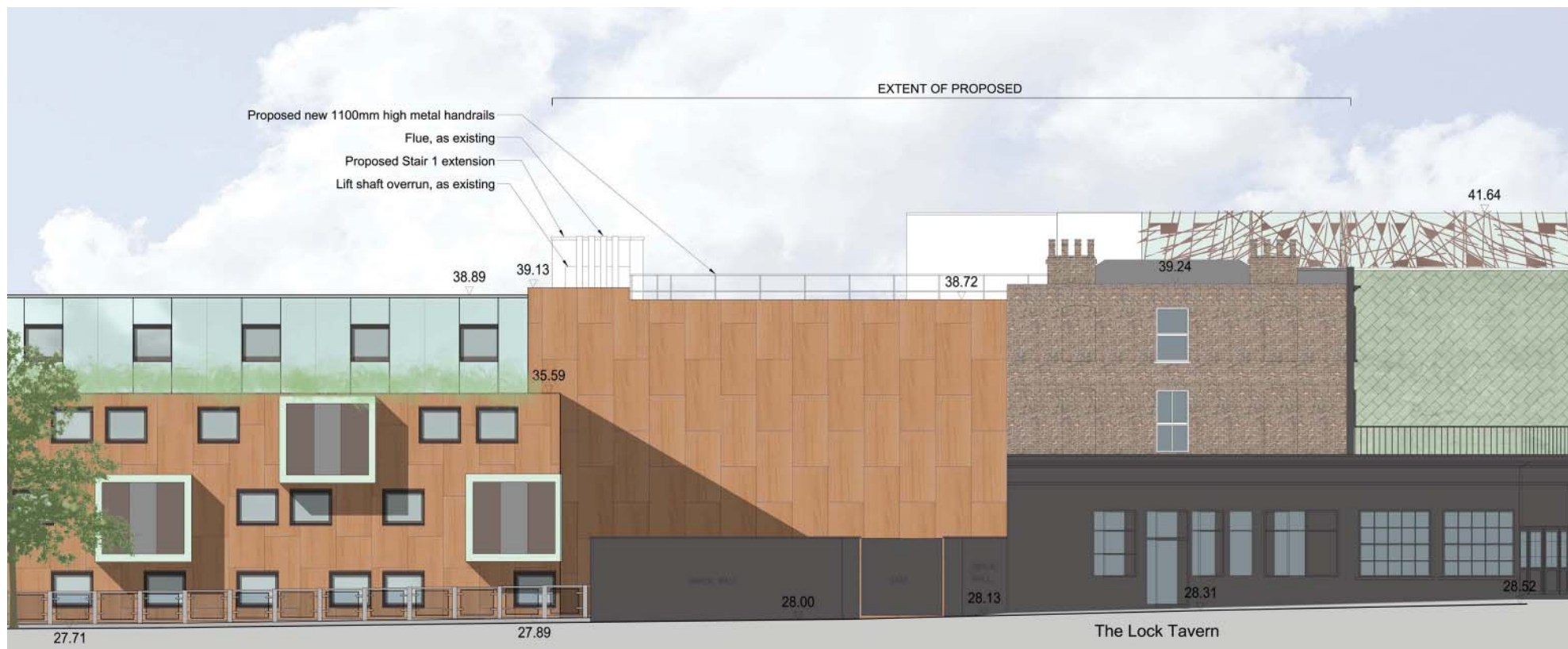
There is no change of use associated with this application.



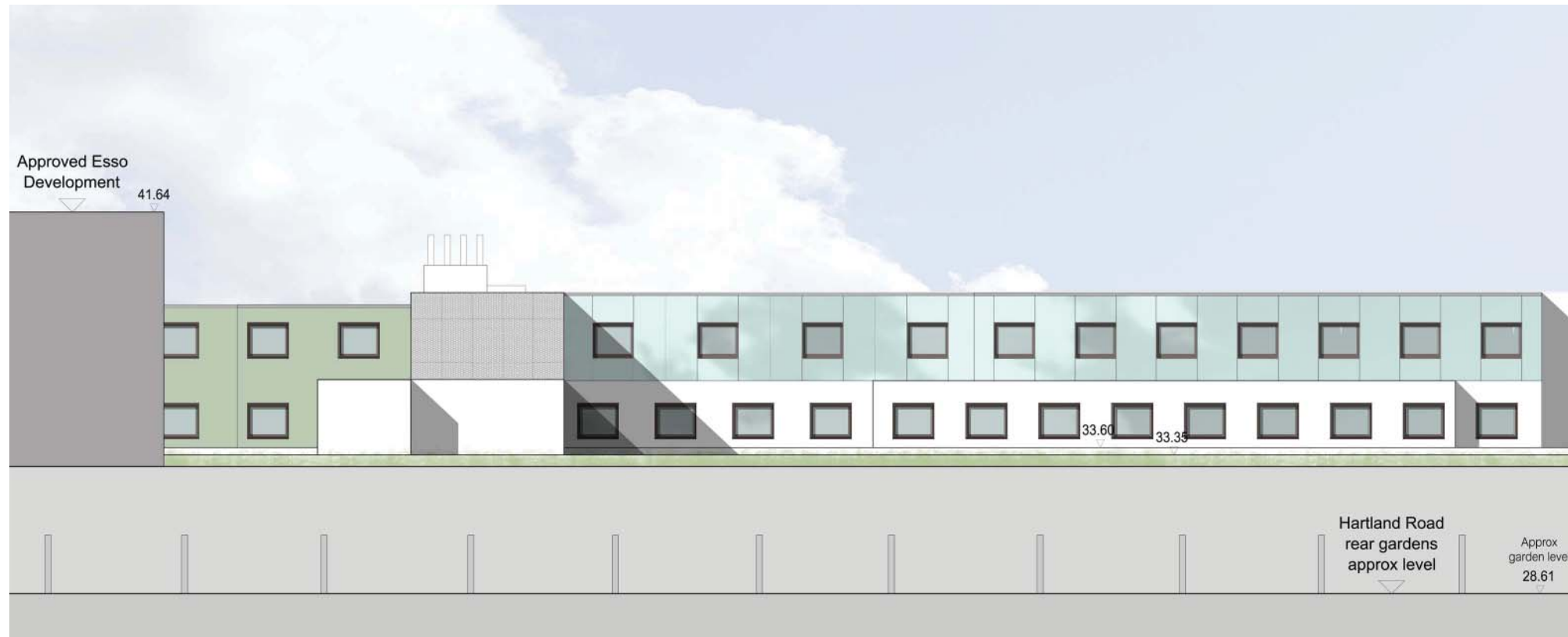
Proposed Harmood Street Elevation



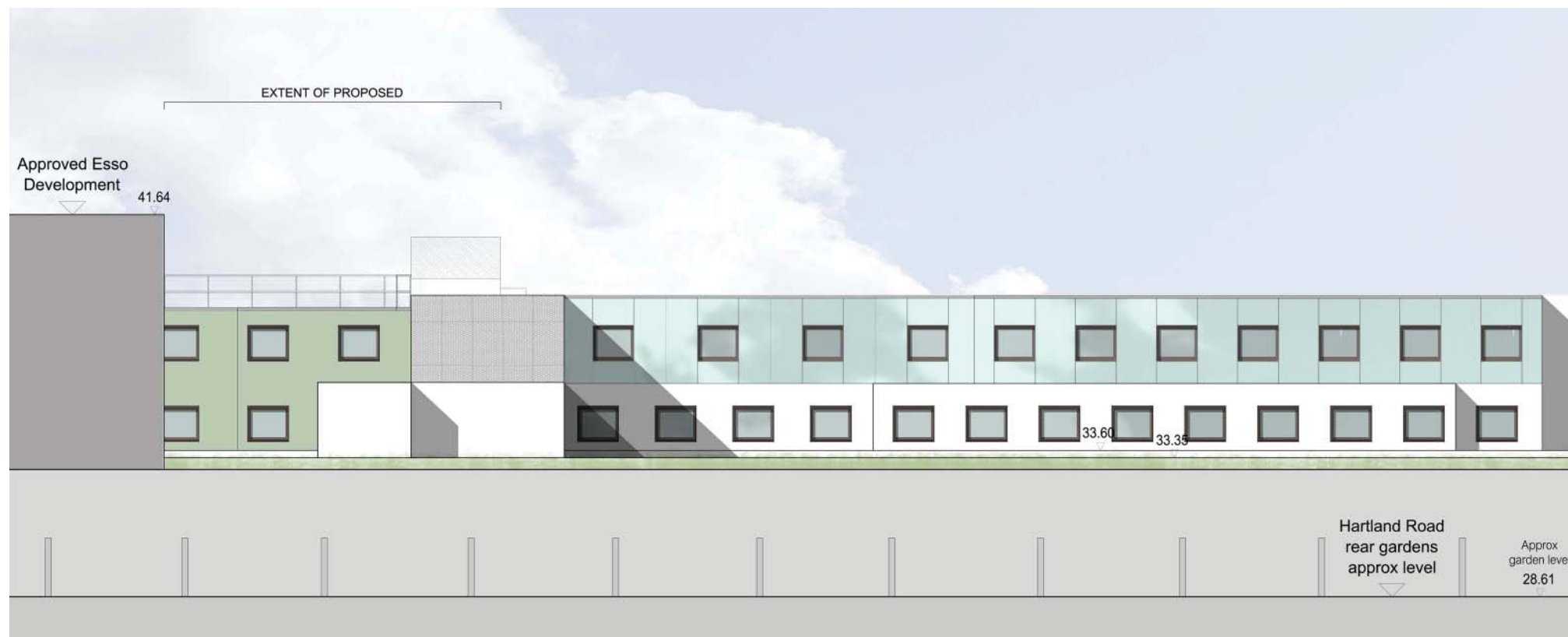
Existing Chalk Farm Road Elevation



Proposed Harmood Street Elevation



Existing Hartland Road Gardens Elevation



Proposed Hartland Road Gardens Elevation



5.1 Vehicular and Transport Links

This application has no impact on the current approved transport criteria for the development. This criteria remains as per the approved application.

5.2 Inclusive Access

The proposal does not seek to alter the access arrangement of the approved scheme. Students will use the main entrance off Chalk Farm Road as per the approved scheme. The proposed 2no. single occupancy units on the fourth floor will be accessed via the approved staircase and platform lift of the adjoining former Esso garage development.



Map showing transport links (adapted from www.tfl.gov.uk)

There is no impact of sunlight daylight onto the adjacent Hartland Road residential dwellings.

APPENDIX 1:

EXISTING PLANS, SECTIONS & ELEVATIONS

130701-A(SO)080 Existing Basement Floor Plan
130701-A(SO)090 Existing Lower Ground Floor Plan
130701-A(SO)100 Existing Ground Floor Plan
130701-A(SO)110 Existing First Floor Plan
130701-A(SO)120 Existing Second Floor Plan
130701-A(SO)130 Existing Third Floor Plan
130701-A(SO)140 Existing Roof Plan

130701-A(SO)300 Existing Section AA'
130701-A(SO)301 Existing Section BB'

130701-A(SO)400 Existing Harwood Street Elevation
130701-A(SO)401 Existing Chalk Farm Road Elevation
130701-A(SO)402 Existing Hartland Road Gardens Elevation
130701-A(SO)403 Existing North Elevation

APPENDIX 2:

PROPOSED PLANS, SECTIONS & ELEVATIONS

**130701-A(GA)140 Proposed Fourth Floor Plan
130701-A(GA)150 Proposed Roof Plan**

**130701-A(SO)300 Proposed Section AA'
130701-A(SO)301 Proposed Section BB'**

**130701-A(SO)400 Proposed Harmood Street Elevation
130701-A(SO)401 Proposed Chalk Farm Road Elevation
130701-A(SO)402 Proposed Hartland Road Gardens Elevation
130701-A(SO)403 Proposed North Elevation**