# Design and Access Statement

Proposed Change from 8 no. to 3 no.
Luxury Residential Units plus Additional Floor

10A Belmont Street
London NW1

# Contents

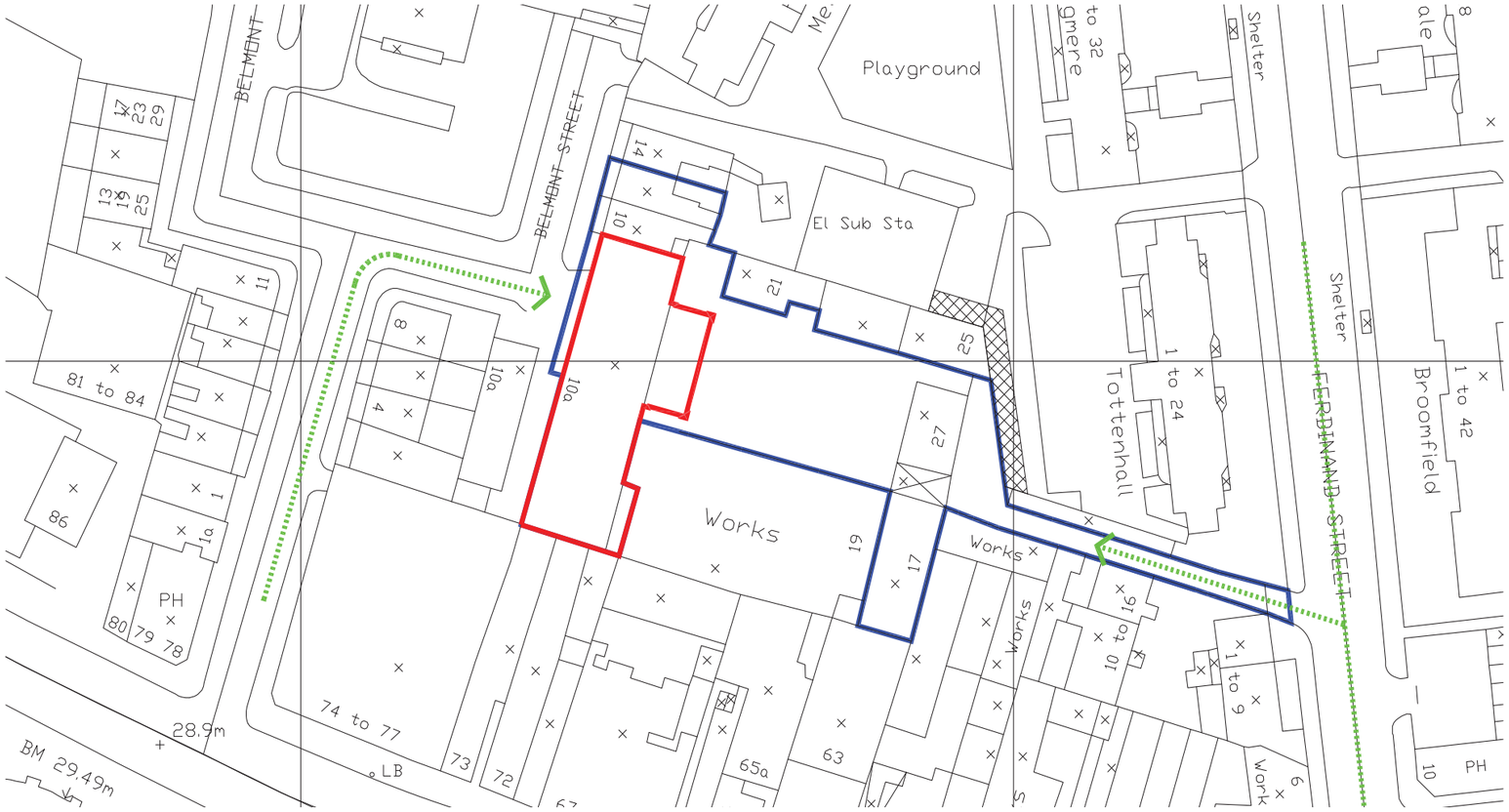
Aerial Photograph Showing Site Location

**Introduction**

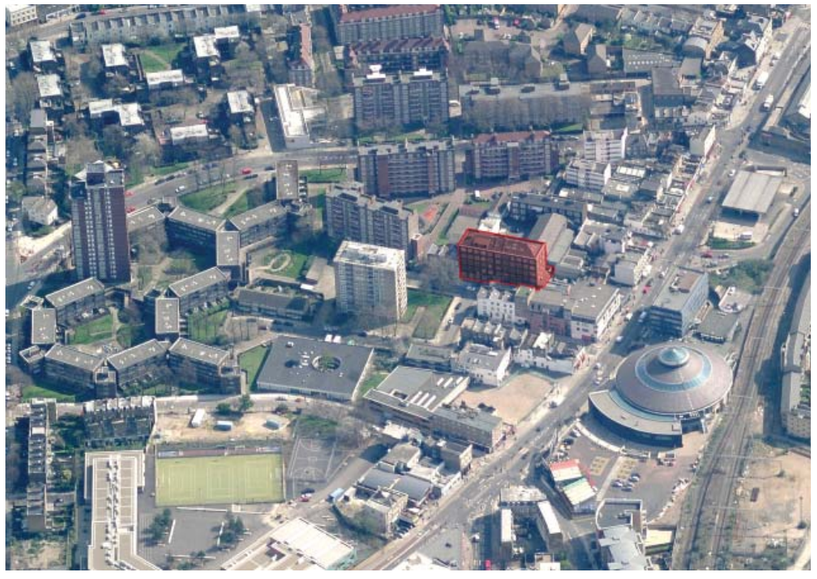
This Design and Access Statement has been prepared by Contemporary Design Solutions LLP for Risetall Ltd in support of a full planning application for an additional setback storey to add to an approved seven-storey mixed-use development containing existing B1a office space and upper floor C3 residential units at 10A Belmont Street, London NW1 8HH, which is currently under construction. The development site is located within the London Borough of Camden.

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 development and the proposed additional set-back storey plus the changes in the number of residential units from 8 no. to 3 no. luxury larger ones, as well as to explain how the design and access principles of the scheme have been formulated and dealt with under this planning application.

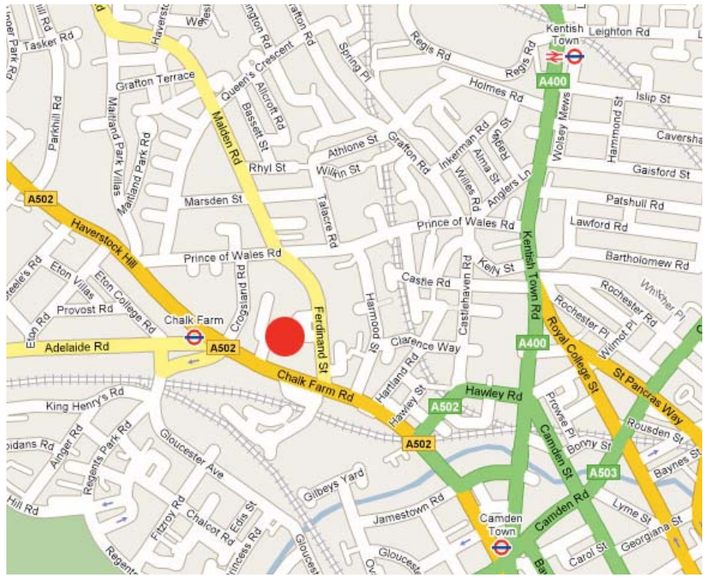
This document should be read in conjunction with the drawings prepared by Contemporary Design Solutions LLP that form part of this application along with a Planning Statement, Lifetime Homes, Sustainability/Energy and Sunlight/Daylight reports.




Site Plan



Site Aerial Photo




Location Plan

**Site Location**

Building Type:

B1 Office Use + C3 Residential

The Application Site:

The extent of the building site of the proposed additional set-back storey is identified in red on the site location plan (left), with the land owned by the applicant outlined in blue. The site fronts onto Belmont Street with a yard to its rear served by a vehicular access from Ferdinand Street. This access is constrained due to the build over the access. The site extends to 0.203 hectares.

The existing development at 10a Belmont Street currently under construction is a 7-storey mixed-use building containing B1a office space and 8 no C3 residential units based on planning consent received in 2011. The existing development contains 2,225.7m2 of gross internal commercial area and 947.2m2 of gross external residential development area. Further details as to the layout of the existing building are provided elsewhere in the application documentation.

Prior to the planning consent for redevelopment in 2011, the building was formerly a 5-storey piano factory dating from the 1860s and contained 2,144m2 of gross internal office use.

The site is generally levelled with service and fire escape accesses from both the Belmont Street buildings and the two rear flanking blocks from Ferdinand Street to the east.

The site is located in Haverstock, an area and electoral ward in the centre of the London Borough of Camden. More specifically, the site is situated with Haverstock Hill to the west and Chalk Farm Road to the south, and is a couple of minutes' walk from the Grade II* listed Roundhouse. It also lies within a short walk from the vibrant Camden Town Market, with the Regent's Canal to the south-east and Primrose Hill to the south-west.

The site falls outside the boundaries of both the Conservation Area and the Special Policy Area for Camden. The area is primarily a residential part of Camden with a mixture of 3-storey Victorian houses, post-war 8 to 22-storey housing blocks, garages and warehouses.

HAVERSTOCK SCHOOL BUSINESS AND ENTERPRISE COLLEGE


THE ROUNDHOUSE


CHALK FARM  TUBE STATION

CAMDEN LOCK

**Local History**

Chalk Farm is an area of the Borough of Camden in north London, England. It lies directly to the north of Camden Town and its underground station (Chalk Farm station) is the closest tube station to the nearby, upmarket neighbourhood of Primrose Hill.

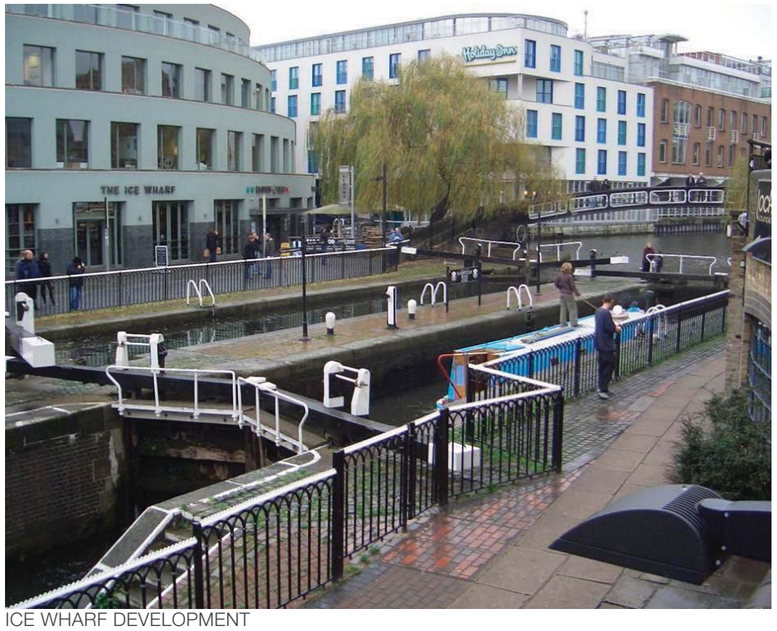
Chalk Farm is home to Haverstock School Business & Enterprise College (formerly Haverstock Comprehensive School).

For over 70 years some of Central London's busiest bus routes were operated from Chalk Farm Bus garage, which was located on Harmood Street.

Camden itself is well-known for its markets, liberal attitude and associations with popular culture. Since the 1960s the Roundhouse theatre and music venue has been a centre of alternative culture.

The Regent's Canal runs through the north end of Camden Town. Canal boat trips along the canal, from Camden Lock, are also a popular activity, particularly in the summer months. Many of the handrails by the bridges show deep marks worn by the tow ropes by which horses pulled canal barges until the 1950s, and it is still possible to see ramps on the canal bank designed to assist horses which fell in the canal after being startled by the noise of a train. The canal bridge known as Macclesfield Bridge or "Blow-up bridge" was the site of London's largest pre-war explosion, where a barge laden with gunpowder blew up in 1874.

Camden Lock is a regularly-used traditional manually-operated double canal lock. A large complex of weekend street markets operate around the Lock. The Roundhouse is a locomotive engine roundhouse constructed in 1847 for the London and Birmingham Railway. It later had various uses and eventually became derelict. It was converted to a music venue in the 1960s and subsequently refurbished and extended in 2006.



ICE WHARF DEVELOPMENT


CAMDEN PUNK

CAMDEN HIGH STREET

**Developing Camden**

With its wide mix of shops and bars, Camden is one of the liveliest places in the capital, especially at the weekend, making businesses and developers keen to profit on the lucrative footfall. In 2006 Camden Council approved the planning application to redevelop Stables Market as a four-storey shopping centre. The scheme preserves the beautiful Victorian 'coal' arches and the scheme safeguarded the traders. Space for stall holders was opened up beneath the Gilgamesh building – the first stage of the Stables redevelopment.

Rejuvenation of Camden has been necessary and the council has acknowledge this by approving vital schemes as mentioned above, but it is also essential that Camden doesn't lose its special appeal.

The overall vision is for Camden to be a borough of opportunity and the Council has developed a vision that has four themes:

- a sustainable Camden that adapts to a growing population
- a strong Camden economy that includes everyone
- a connected Camden community where people lead active, healthy lives
- a safe Camden that is a vibrant part of our world city

Camden is working in close partnership with local public sector organisations, voluntary and community groups, businesses and residents, to achieve the ambitious targets in the LAA. In particular focusing on targets around:

- encouraging active citizenship and promoting stronger communities, particularly ensuring that people from all backgrounds get on well together
- equipping migrants with the English language skills to engage with the wider community
- providing all people, children and adults with the opportunity to improve their health and lead active and independent lives
- providing people with a safe environment so that they can lead their lives to the full
- providing opportunities for Camden's young people and adults to improve their skills so that they can access jobs and be part of our strong local economy
- improving the life chances of our children and young people and ensuring that they have the best support and opportunities from their parents and schools and become active citizens
- providing opportunities for people to have a choice about where they live and the space in which they live in
- providing opportunities for new and existing businesses to be part of our strong local economy

VIEW 1.

VIEW 2.

VIEW 3.

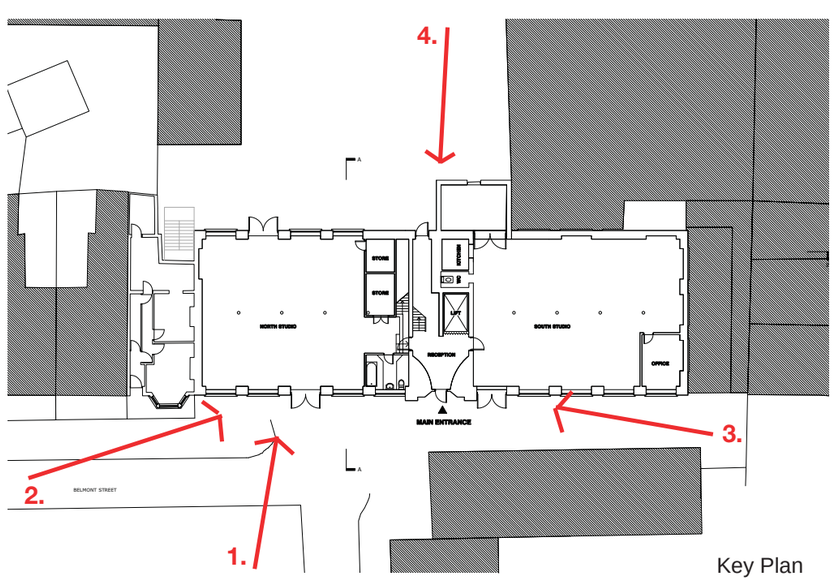
VIEW 4.

**Existing Building Description**

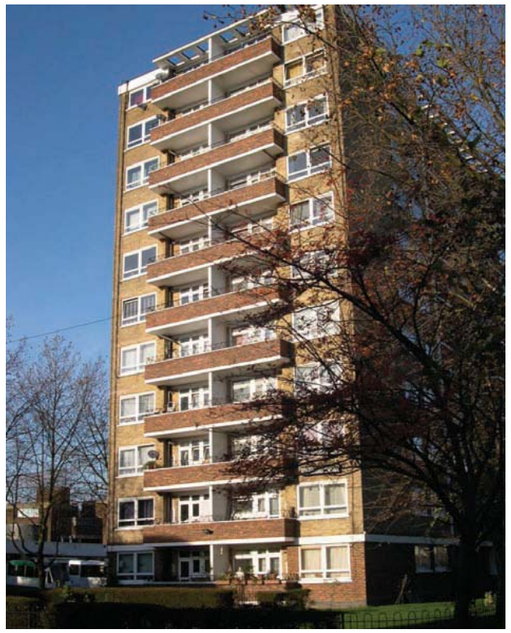
The building at 10A Belmont Street was originally 5-storey piano factory (light industrial use), which dates back to the 1860s. It was utilised as offices after permission was granted for a D2 use in 2005. In 2011, the applicant received planning consent to redevelop the building into a 7-storey mixed-use building with B1a office space and 8no. upper floor C3 residential units, which is currently under construction.

The building is of a rectangular shape and retained the industrial Victorian architecture of its predecessor with matching brickwork and timber framed casement windows. The fenestration style of the front elevation of the building is of a uniform pattern, which is in keeping with the general style of the area. The building is a steel (or iron) framed structure with London stock brick cladding.

The top floor is distinctly contemporary in appearance with the use of full height curtain wall glazing, which created a lightweight modern extension; it is recessed from the main building form, reducing its visual impact overall.




Key Plan



11-STOREY HARDINGTON HOUSE

8-STOREY 1930s TENEMENT BLOCKS

GEORGIAN TERRACES

22-STOREY DENTON TOWER

REGENCY HOUSING


LOOKING UP BELMONT STREET

**Surrounding Context / Site Photos**

Although only a stone's throw from Chalk Farm Road and the Roundhouse, Belmont Street is considerably different from that we normally associate with the vibrant Camden and Chalk Farm.

Whilst Camden has a total of 39 conservation areas covering 11km2 (approximately 50% of the borough), Belmont Street is not located within a conservation area and lies between the Conservation Areas of Parkhill, Eton, Primrose Hill, Regents Canal, Harmood Street and West Kentish Town. Buildings are of different eras, style, design, as well as scale and massing.

Belmont Street was heavily bombed during the war and the original composition of Belmont Street has been largely lost. A small number of original terraces remain, the overall composition is a mismatch of periods and styles.

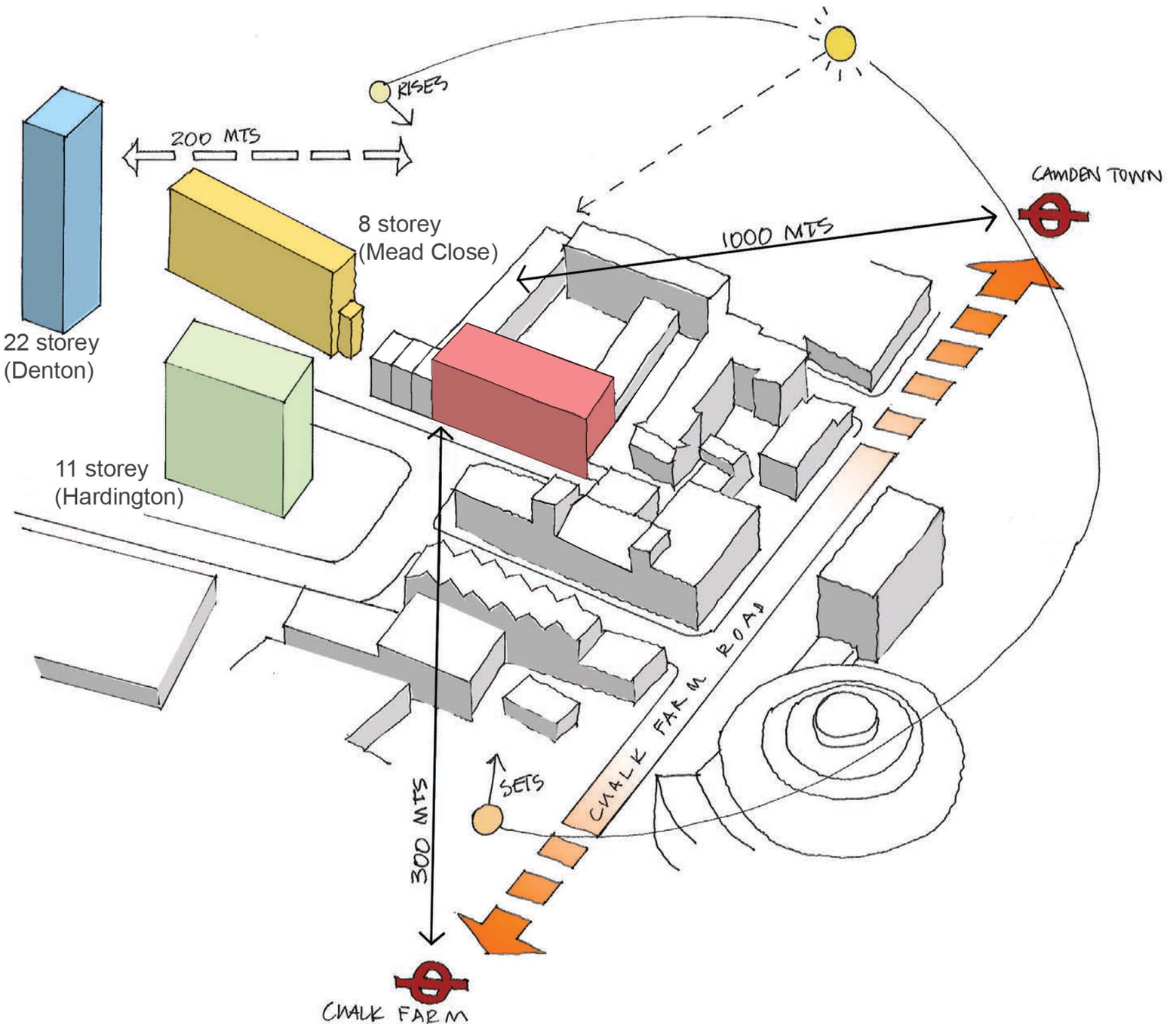
Houses on Belmont Street are Georgian, Victorian as well as Regency. There are a number of modern housing blocks ranging in scale from 2-storey 1960s terraced housing to 8-storey 1930s blocks and 11-storey 1960s Hardington Tower. Denton Tower is located approximately 200m to the north of the site and is 22 storeys tall. Directly North of Belmont Street is Mead Close, which is a 1930s mansion block.

**Surrounding Context / Site Photos**

VIEW FROM BELMONT STREET LOOKING EAST

VIEW LOOKING WEST INTO SERVICE YARD

VIEW FROM BELMONT STREET LOOKING SOUTH




**Site Analysis**

The site has a 45 metre frontage onto Belmont Street with the northern half of this facing open space looking west.

It was important to protect the amenities of neighbouring properties and these constraints were identified and addressed through the design.

The site is situated within easy walking distance from two tube stations and main bus routes along Chalk Farm Road. The site lies within an area where traffic growth restraint is encouraged.

Preliminary studies were undertaken prior to the beginning of consented design work to ascertain the physical, environmental, contextual and social conditions of the site. These studies included site visits with the client, computer modelled sun path studies and topographical surveys as well as liaisons with the Crime Prevention Design Advisor (Camden Police) regarding the socio economic conditions of the location.

It is apparent that there is a wide range of building scales in the local area primarily dominated by multi-storey social housing blocks identified in adjacent site analysis sketch. Hardington and Denton are taller tower-like blocks, whilst Mead Close at eight storeys has a more horizontal proportion in terms of massing.

The result of the above studies have influenced the design of the application scheme especially in terms of scale and massing.










Fig. 22 Map showing transport links (adapted from www.tfl.gov.uk)

**Vehicular Transport Links**

The site has very good access to public transport and is located in close proximity to:
- Chalk Farm Underground Station (300meters, 3 min walk)
- Kentish Town West Overground Station (600meters, 7 min walk)
- Chalk Farm Road northbound bus stop (100 metres)
- Chalk Farm Road southbound bus stop (200m)
- Ferdinand Street northbound and Southbound bus stop (400m)

Very good access is reflected in a Public Transport Accessibility Level (PTAL) of 5, based on a scale 1-6, with 6 being the highest.

Both the residential and employment elements of the development is Car Free. The site's proximity to Chalk Farm Road and Camden High Street means that an array of facilities and amenities are just a short walk away. There are a limited number of parking spaces in the service yard which are reserved for deliveries and visitor parking.

Secure cycle storage provision is included in the proposed design. In total, there are 6 secure cycle stands incorporated in the development for residential use and a further 20 cycle spaces at the front of the development for commercial use.

There are a number of established Car Clubs available for use in the area.

Refuse provision is compatible with LB Camden and Environmental Agency's guidelines. Refuse collection take place off the main highway. Management of the service area at the rear of the development mean that the majority of deliveries and servicing take place off the main highway.

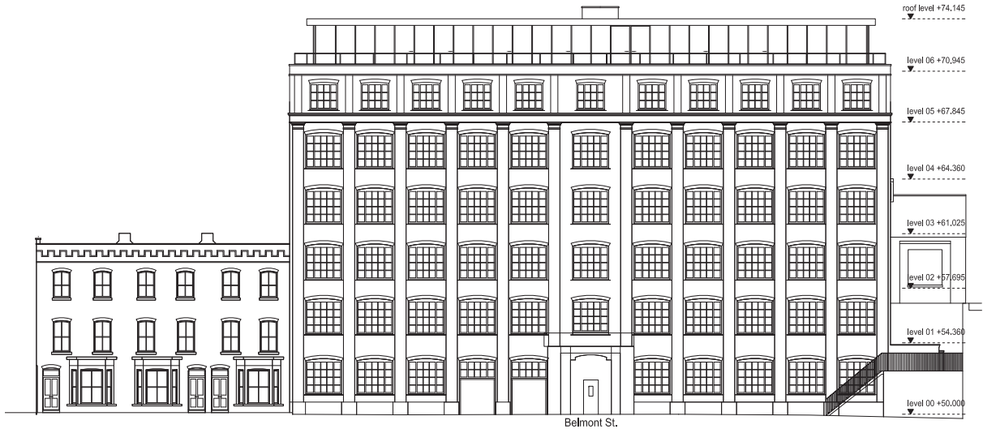
A Student Travel Plan and a Workplace Travel Plan have been formulated to encourage sustainable transport choices amongst student residents and employees respectively.

**Planning History**

This application follows a planning approved 7-storey mixed-use development, with two distinct functions:

**Employment/Office Space (B1 Class)**
The total gross internal area of B1 space within the consented development is 2,225.7m².

**Residential Accommodation (C3 Class)**
There are 8 no. residential accommodation on the two upper floors with a mix of dwelling sizes, comprising of 3 no. 1-bedroom, 4 no. 2-bedroom and 1 no. 3-bedroom apartments. The total gross external residential development area is 947.2m².

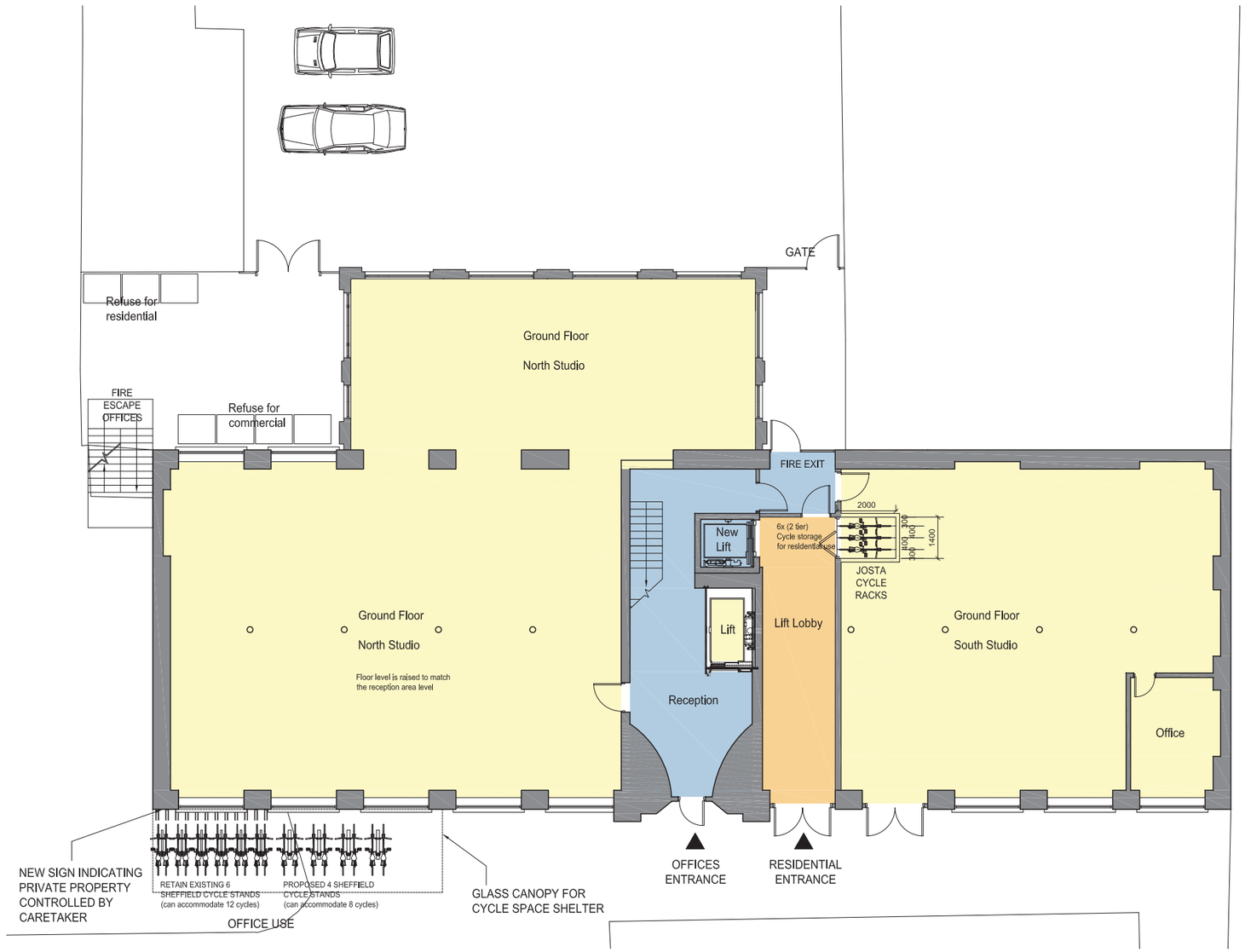


**Project Details & Proposed Layouts**

The proposed design would include an additional set-back floor to add to the existing and approved C3 residential accommodation. All residential unit layouts have been redesigned to provide larger, luxury apartments; thus updating the consented 8no. apartment to 3 no. apartments.

The proposed additional floor is in keeping with the consented scheme and designed with greater set-back to minimise visual impact from street level.

Vertical circulation areas on all floors have been redesigned to take into account the existing commercial space and the proposed residential accommodation.




Proposed Ground Floor Plan

**Project Details & Layouts - Ground Floor**

**Office:**

The ground floor B1a commercial office use is retained from the consented development. Location of the commercial office entrance, stair core, lift and refuse space for commercial use will be as per existing approved layout.

The floor level of the proposed north studio will be raised to match the reception area, improving accessibility to the ground floor commercial office spaces.

The overall internal floor area of the proposed rear extension on the east end of the building will be larger than the existing as a result of the removal of residential facilities (i.e. refuse room, cycle storage and a stair core) from that prime space.

Additional four Sheffield cycle stands for commercial office tenants and visitors are installed next to the existing cycle parking at the front of the building. The cycle parking space will be sheltered with a glass canopy, with a sign for commercial office tenants only. There is a total of 20 cycle parking spaces provided for commercial use.

**Residential Accommodation:**

As per the existing development, a small area of the ground floor will be taken up by an independent residential entrance, lift core and cycle storage, providing dedicated vertical circulation for residents.

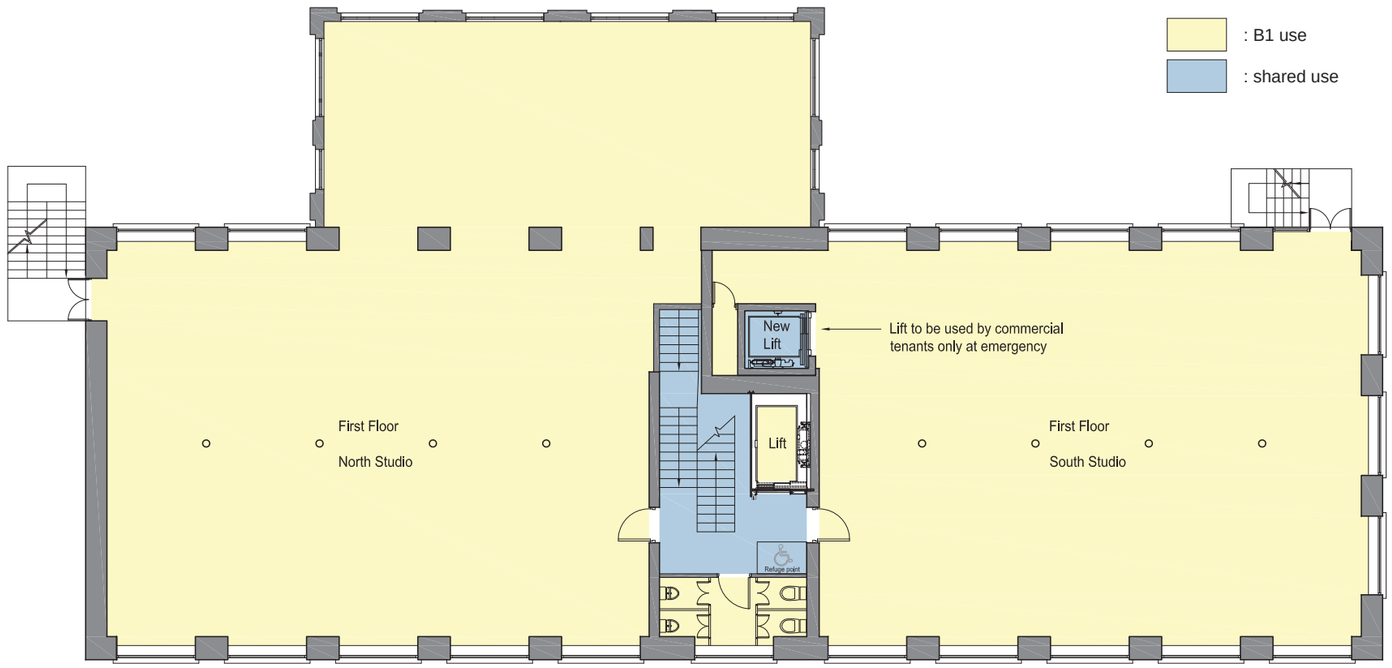
The location of the proposed residential entrance will be to the right side of the office entrance. The refuse area for the residents has now been moved in the courtyard at the rear of the building. Three JOSTA 2-tier cycle racks providing 6 cycle parking spaces for the residents are now located at the opposite of the proposed residential lift. There are 6 secured cycle spaces provided for residents of the proposed 3no. apartments.

**Circulation:**

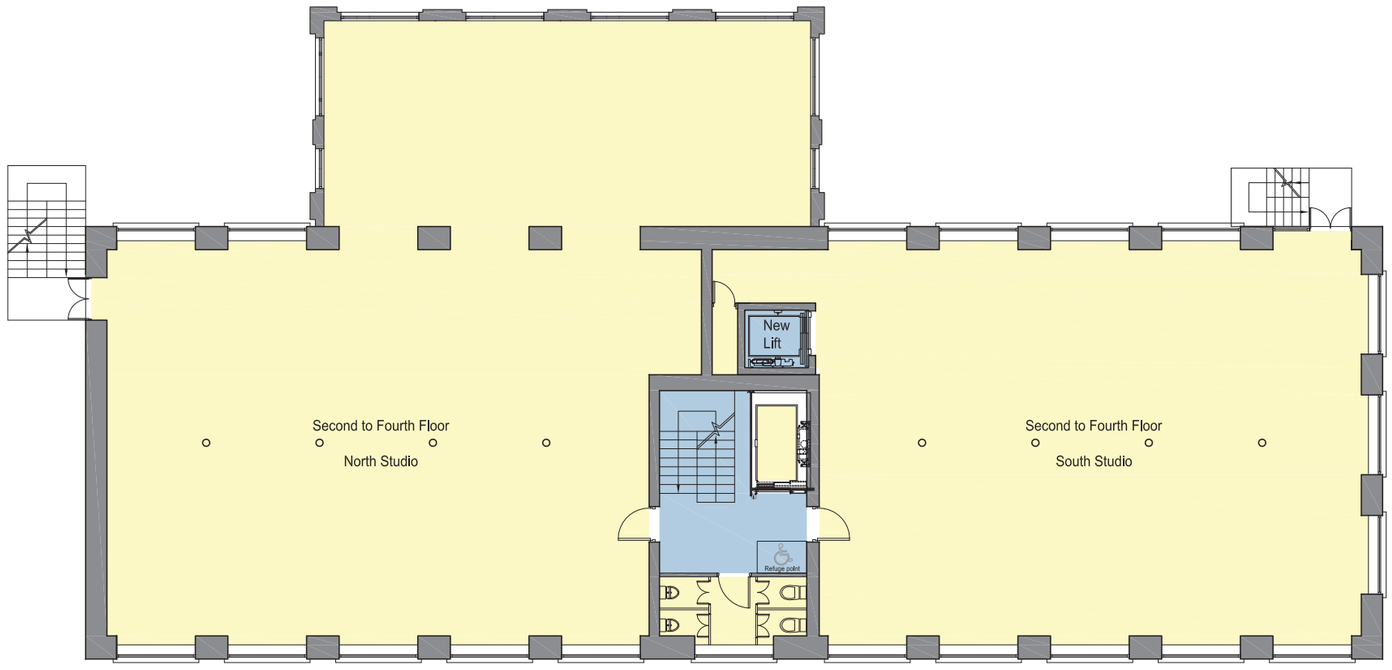
The proposal will retain the separate, private lifts for commercial office and residential tenants, however the residential lift will be shared with commercial tenants during emergency situations only. There will be one shared main staircase for all building tenants as this would primarily be used by some of the commercial tentants and only for emergency by the residents on the top floors.

**Service Yard:**

The rear service yard is maintained to accommodate for deliveries and servicing, disabled parking and visitor parking as per the existing arrangement.




**Proposed First Floor Plan**




Proposed Second to Fourth Floor Plan

**Project Details & Layouts - First to Fourth Floors**

**Office:**

The existing commercial office spaces, along with the two external fire escape stairs will be retained. Only the main vertical circulation and lobby areas have been redesigned to accommodate the new proposed shared main staircase.


Proposed Fifth Floor Plan

## Project Details & Layouts - Fifth Floor

**Residential:**

The existing 3 no. 1-bedroom, 1 no. 2-bedroom and 1 no. 3-bedroom apartments on the fifth floor will be replaced with 2 no. 4-bedroom apartments.

As per the existing, each apartment will have good visual outlook through large windows that match the character and proportion of the existing windows of the floors below.

Both units 1 and 2 will have access to the external terrace located on the roof of the rear extension facing east towards central London.

All apartments will have two fire escape routes – the main shared staircase and an external fire escape stair.

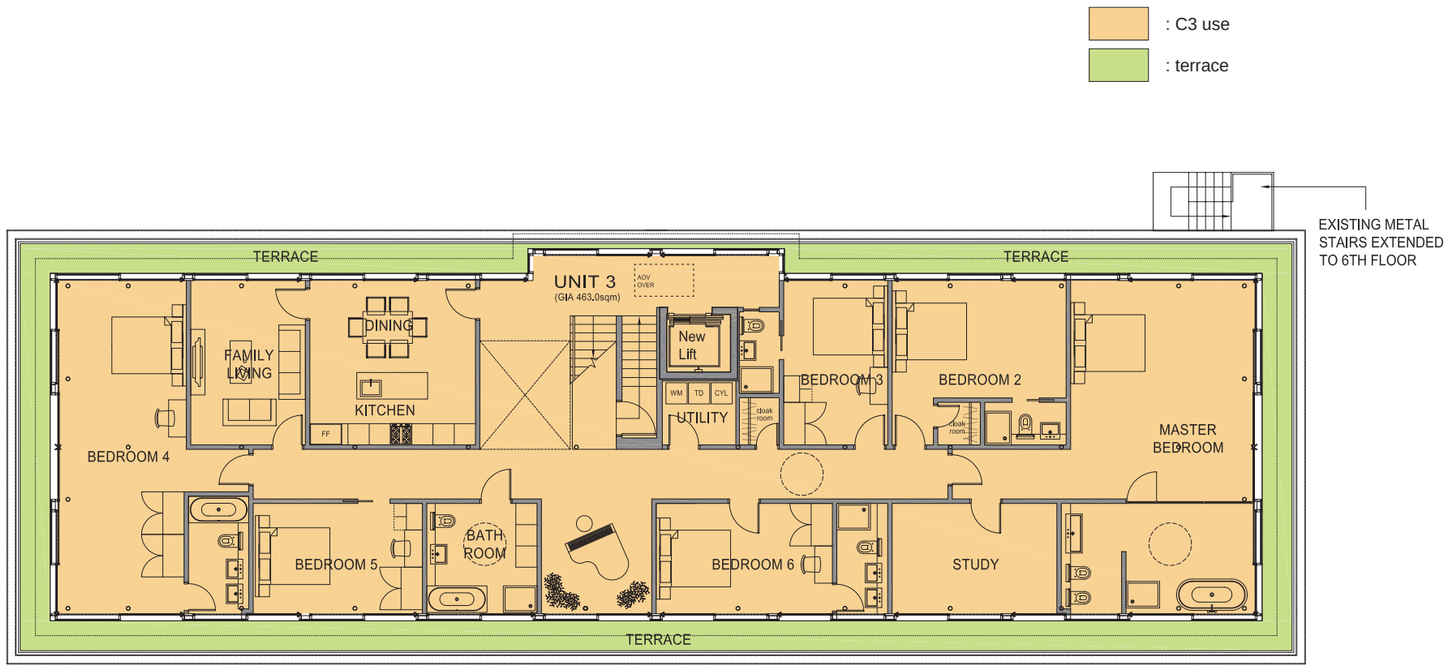
**Amenity:**

All apartments have large glazed windows allowing for high level views across London. Both apartments have been provided with an external amenity area.

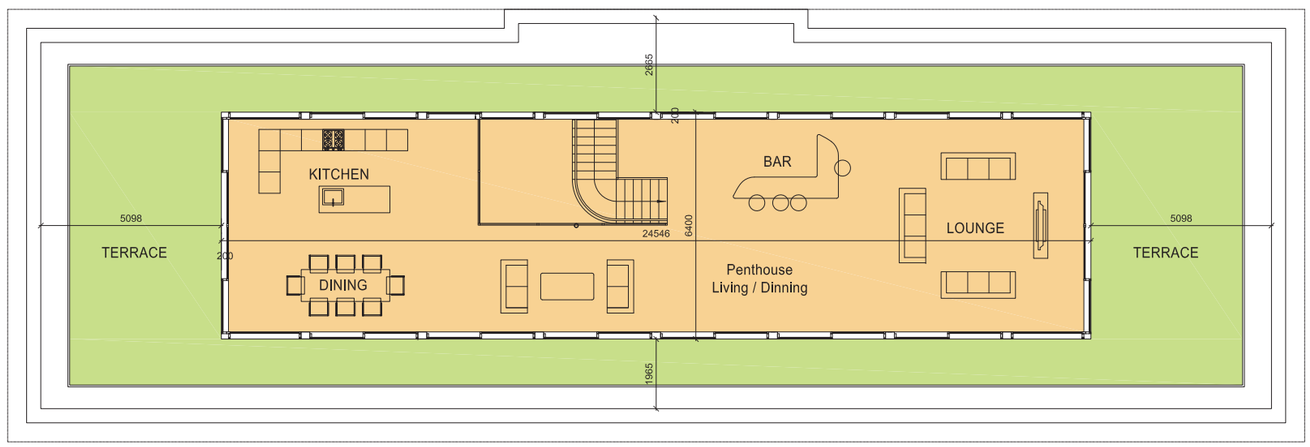
**Residential area schedule:**

Unit 1: 4-bedroom apartment – 183.2 sqm

Unit 2: 4-bedroom apartment – 199.6 sqm




Proposed Sixth Floor Plan




Proposed Seventh Floor Plan

## Project Details & Layouts - Sixth to Seventh Floors

**Residential:**

On the proposed 6th and 7th Floors is 6-bedroom duplex penthouse, which replaces the existing 3 no. 2-bedroom apartments on the 6th Floor. The 7th Floor is a proposed new additional floor within this planning application.

Both floors are recessed from the main industrial Victorian building form on the lower floors. The 6th Floor is as per existing, whereby it sets back on an average of 1.0m from the perimeter of the lower floors. The proposed additional floor will set back considerably from the 6th Floor, i.e. a setback of 5.1m on the north and south sides; 2.0m on the west side; 2.7m on the east side. Therefore, this allows for the formation of a terraced perimeter on both floors respectively, creating amenity spaces as well as forming a reduction in mass on the upper levels of the main elevation – refer to next section.

**Amenity:**

The duplex penthouse have large glazed windows allowing for high level views across London. External amenity areas have been provided in generous proportions, with an internal double-floor height atrium designed within the central space of the penthouse.

**Residential area schedule:**

Unit 3: 6-bedroom duplex penthouse – 463.0 sqm

**Scale and Massing**

The scale and massing of the proposed additional floor extension importantly sets back in order to reduce visual impact from street level and is in keeping with the architectural style of the consented development currently under construction.

The appearance of the proposed top floor is contemporary, and is designed as per the 6th Floor of the consented development, with the use of full height curtain wall glazing and sliding panels; hence creating a discrete, lightweight modern extension that is further recessed from the main industrial Victorian building form.

At eight storeys tall, the overall building form has significantly less impact than many of the taller buildings in the immediate area. In terms of massing, the proposed extension maintains the existing consented development's more horizontal proportion similar to the adjacent Mead Close 1930's mansion block, i.e. width is greater than height.

Main Belmont Street West Elevation Photomontage

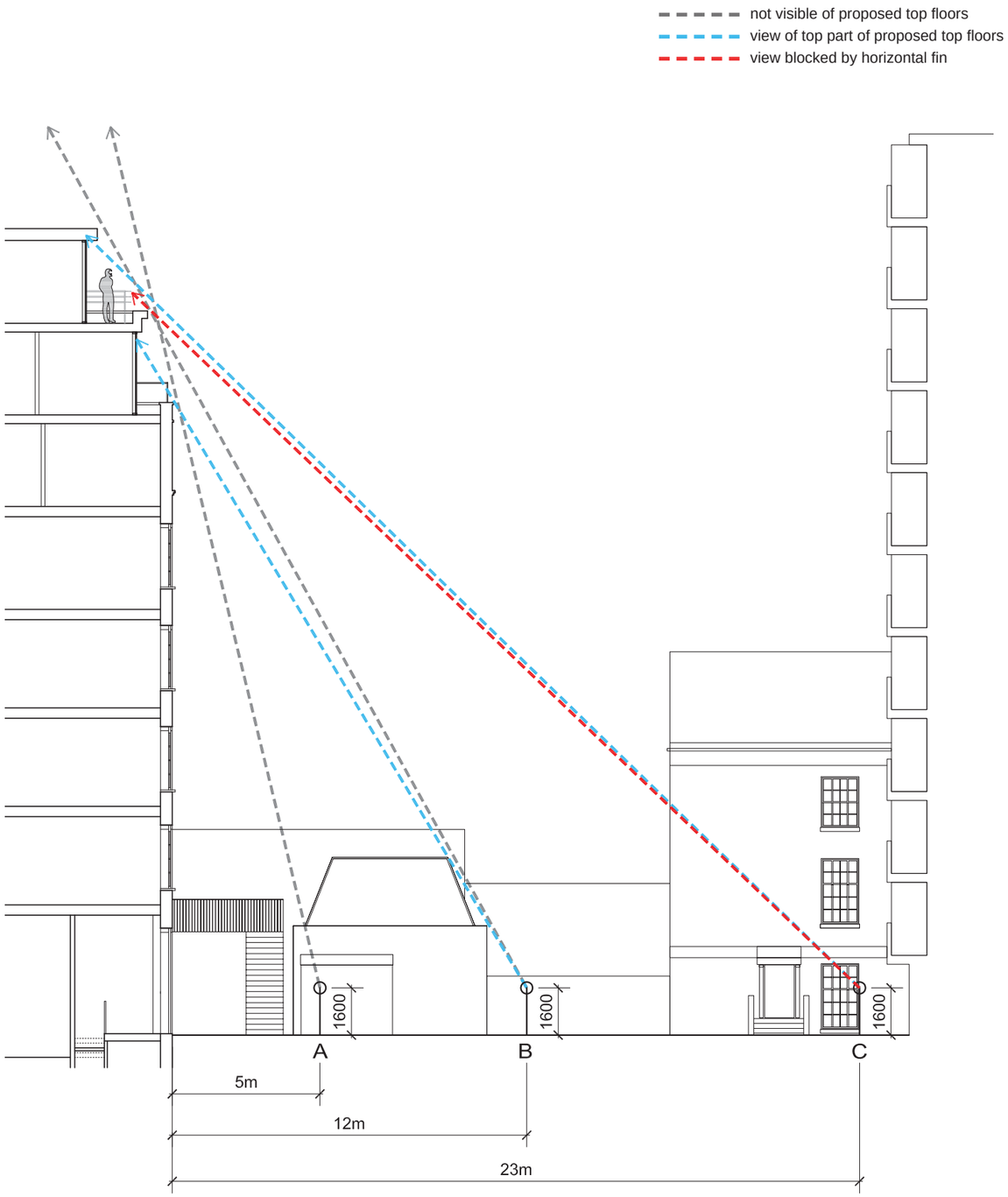



Diagram of visual impact from street level

**Appearance, Visual Impact**

The additional floor has been designed to minimise its visual impact on the surrounding square. It has a minimal, contemporary aesthetic, in keeping with the existing 6th Floor, which contrasts with the industrial piano factory façade. Greatly recessed on all sides and comprising of large glazed panels that reflect the external environment, the aim is to echo the lightweight and transparent appearance to this level, thus minimising the impact of the overall building elevation.

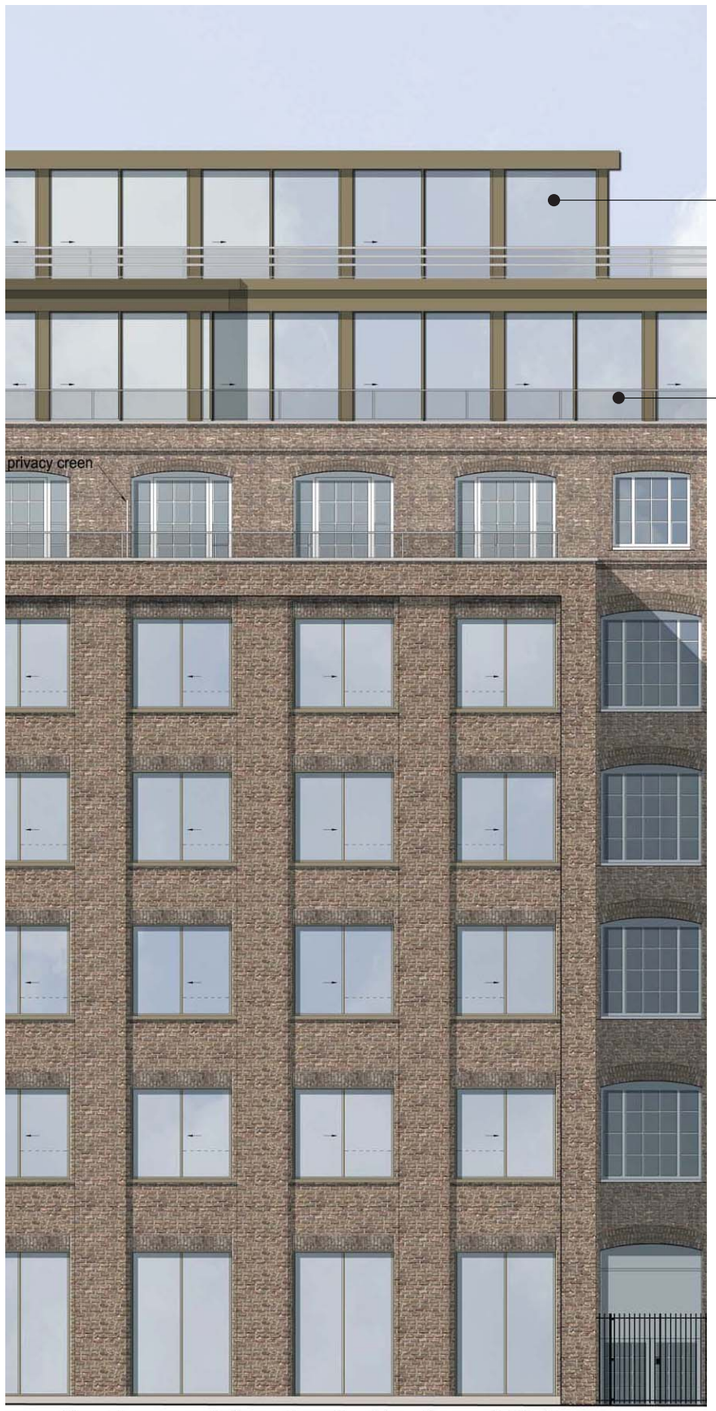
The proposed additional floor will have minimal eaves overhang in order to reduce the size of the proposed top floor extension, which therefore, along with the 6th floor will create a simple glass box structure that sits atop a more visually solid brick building.

Additionally, the proposed floor will have horizontal frosted glass members on the balustrade, which will further conceal the additional floor extension for and protect privacy of top floor unit as well as reduce the visual impact from street level.



Diminishing vertical order in Surrounding Facades and in Proposed Elevation

Georgian townhouse top floor extension




East elevation

Glazed curtain wall

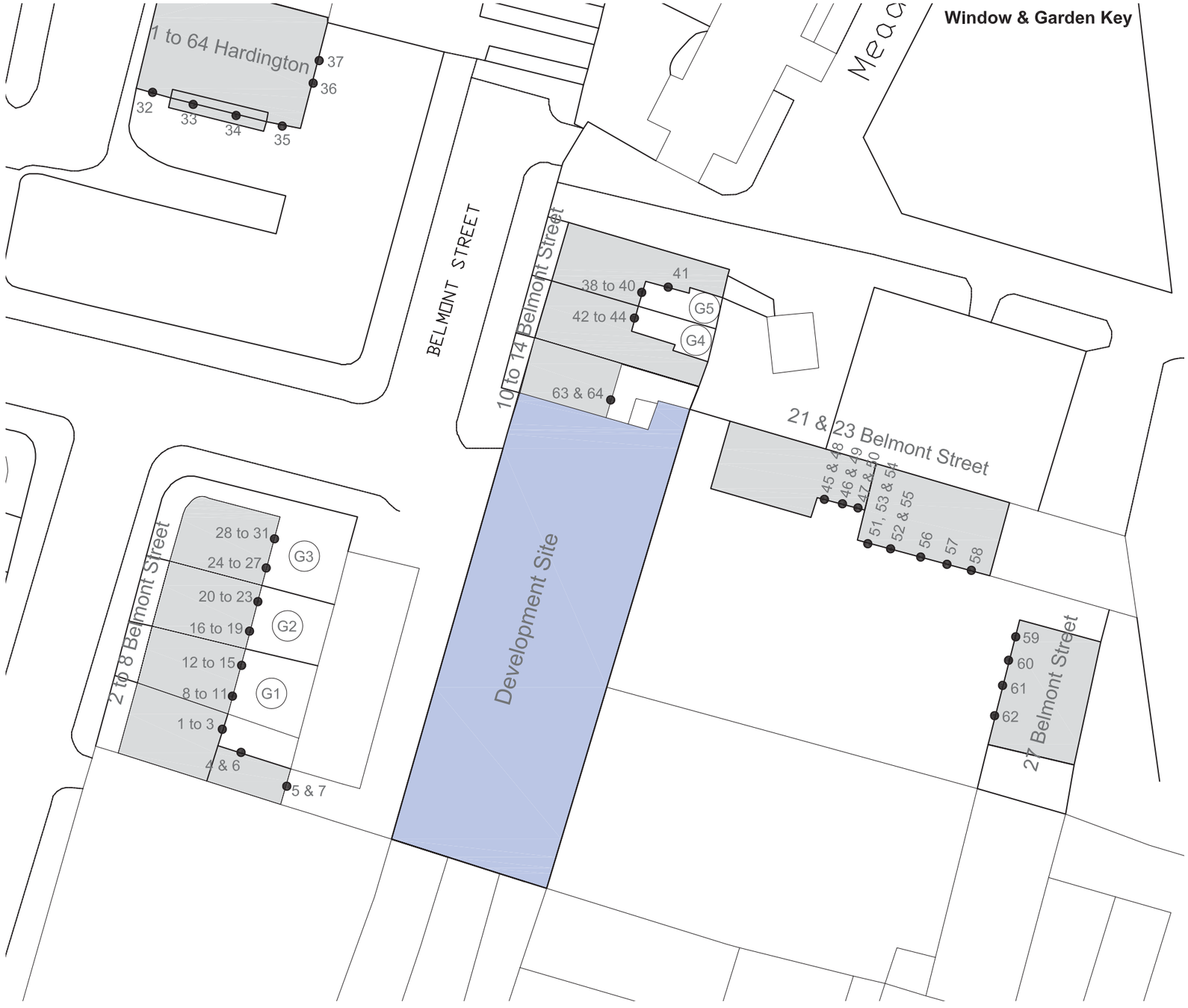
Glass and metal belustrade

**Materials**

The proposed additional floor extension will match the material palette used in the approved 7-storey mixed-use development currently under construction. To achieve the lightweight and transparent appearance, full-height glazed curtain wall system will define the external skin.

A metal and glass balustrade will be used to provide protection to the terrace areas. The balustrade will have lengths of horizontal frosted glass which is designed to visually conceal any possibly visible parts of the extension.

The aim is to achieve a high quality finish using precision manufactured building elements.




Site Plan Showing Window and Garden Key From Sunlight Daylight Report

**Sunlight Daylight Study**

A study has been commissioned to assess the proposed design to confirm that all parameters relating to the provision of daylight and sunlight had been successfully taken into account in the final scheme.

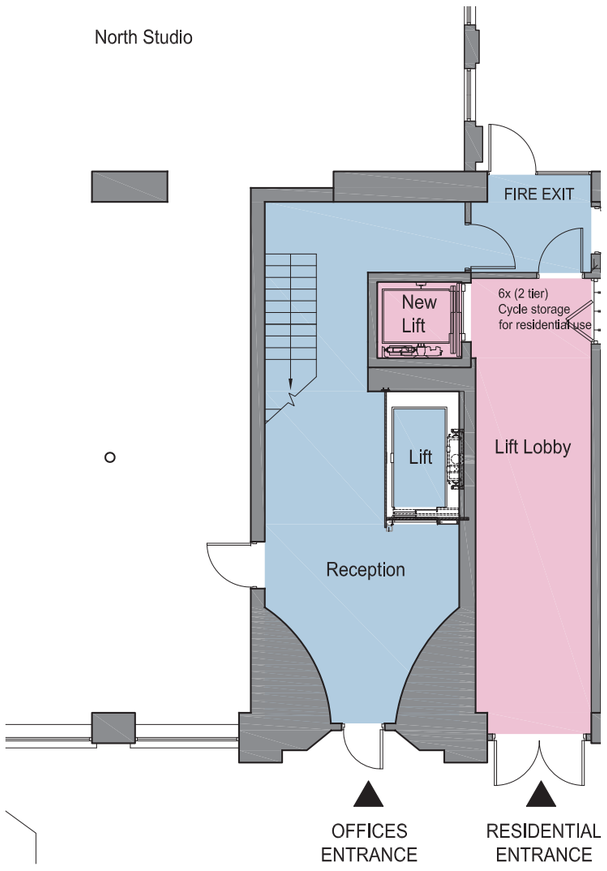
The findings of the report suggested:

*The development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in BRE guide 'Site Layout Planning for Daylight and Sunlight'.*

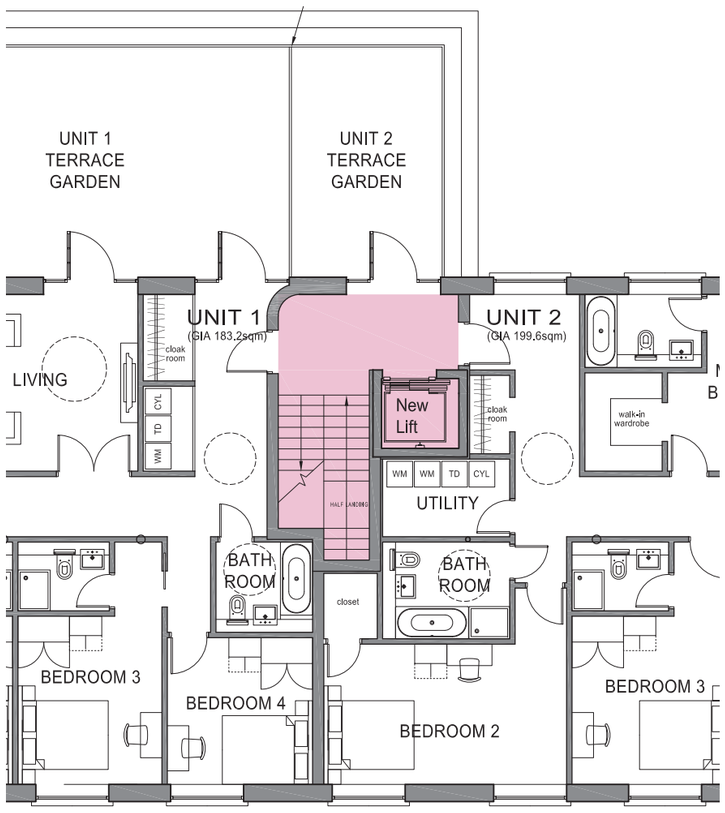
FOR FURTHER INFORMATION PLEASE SEE DAYLIGHT AND SUNLIGHT REPORT PREPARED BY RIGHT OF LIGHT CONSULTING

: B1 circulation

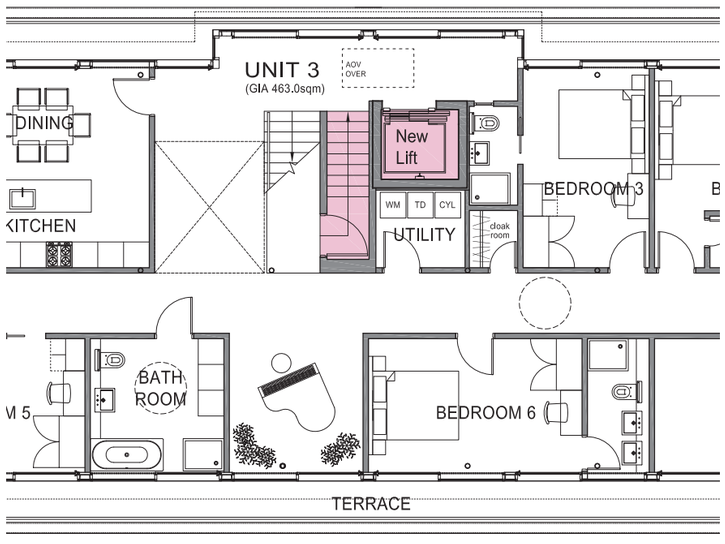
: C3 circulation




Ground floor entrances showing disabled accessibility




Fifth floor showing disabled accessibility




Sixth floor showing disabled accessibility

## Accessibility

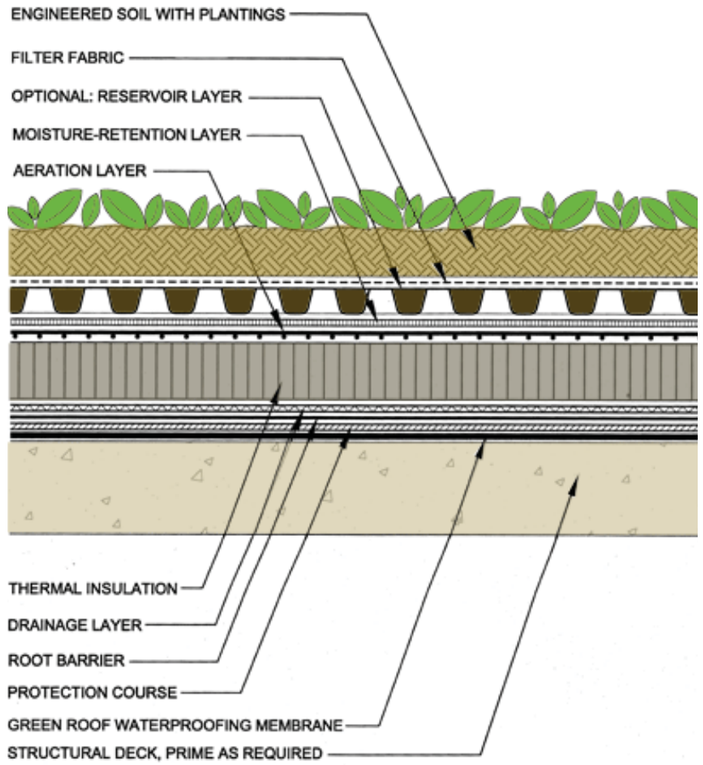
The scheme will be designed to ensure the building is fully accessible with reference to the requirements of the Camden UDP, Supplementary Planning Guidance, Part M of the Building Regulations and British Standards.

As per the approved 7-storey mixed-use development, the main entrances for both commercial and residential use will be taken directly off street level from Belmont Street. For the residential circulation, a separate lift will be built to provide access to the upper floors; a commercial lift will provide disabled access to the upper commercial floors.

On the Ground Floor, the floor level of the proposed north studio is raised to match the commercial reception area, improving accessibility to the office spaces.

Even though the proposed is an extension of a development that is formerly an industrial piano factory dating from the 1860s, as much as possible, all corridors, principal doors and stairwells will be designed to provide sufficient width and ease of circulation throughout.

Please refer to the accompanying Lifetime Homes Report for further accessibility information on the residential units.




**Green Roof Build-Up**

Green Roof to Top of Building

**Fig 8: How a green roof stores water**

1. The intensive/extensive substrate is highly porous, storing up to 3 litres/m² per 10mm depth of substrate.
2. Once the substrate is saturated, the excess water filters into the drainage layer and over into the moisture mat below.
3. The profiles of the drainage layer permits excess water to drain in any direction to the outlets.

Typically, green roofs will store between 50 and 90% of rainfall.

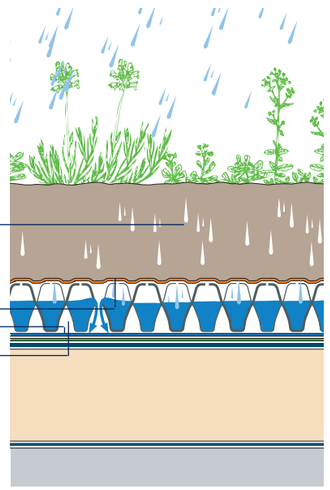
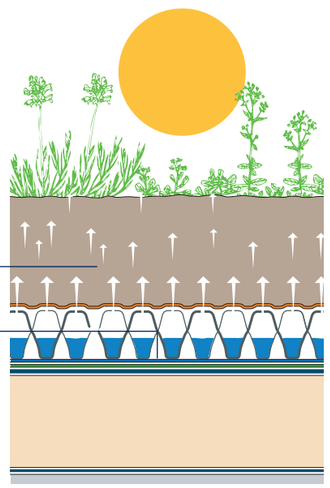


**Fig 9: How a green roof releases moisture**

1. As the substrate dries out through plant usage and evaporation the water stored in the drainage layer diffuses up into the substrate.
2. Once the drainage layer has run dry the moisture mat releases its moisture through diffusion up through holes in the top of the drainage layer.



Green Roof Reduces Surface Water Run-off

## Sustainability

Throughout the whole design process, the applicant and design team members have given careful consideration to the sustainability issues relating to the site, and how these can be enhanced in a marketable and feasible manner.

The redevelopment of this site into high quality residential accommodation (C3) and office space (B1) creates a real and tangible opportunity for the site, providing employment, vitality and diversification to the area, whilst working within the planning framework.

The residential units will aim to achieve Level 3 in the Code For Sustainable Homes.

Extensive green roof will be incorporated into the roof design.

Construction impacts on the local area will be eased through compliance with the Considerate Constructors Scheme. A detailed Site Waste Management Plan will also be followed to reduce waste to landfill during the construction stages.

Wheelchair access will be provided to ensure accessibility to all.

Residential units will be Lifetime Homes compliant.

Secure by Design to be achieved to provide a safe and secure environment for both the residents and office workers.

Sustainable transport means are to be promoted, with secure bicycle storage and stands, as well as close proximity to public transport links.

FOR FURTHER INFORMATION SEE SUSTAINABILITY ASSESSMENT AND ENERGY STRATEGY PREPARED BY RICHARD HODKINSON CONSULTANCY

## SCHEDULE OF AREAS OF EXISTING & PROPOSED DEVELOPMENT

### Proposed & Existing Commercial B1 Space

| FLOOR LEVEL | Proposed Gross Internal Commercial Area in sqm | Existing Gross Internal Commercial Area in sqm |
|---|---|---|
| Ground Floor | 401.8 | 422.5 |
| First Floor | 449.0 | 455.7 |
| Second floor | 449.0 | 455.7 |
| Third Floor | 449.0 | 455.7 |
| Fourth Floor | 450.9 | 436.1 |
| Fifth Floor | N/A | N/A |
| Sixth Floor | N/A | N/A |
| Seventh Floor | N/A | N/A |
| Total Gross in sqm | 2199.7 | 2225.7 |

### Proposed Residential C3 Space

| FLOOR LEVEL | Gross Internal Residential Development Area in sqm | Gross External Residential Development Area in sqm |
|---|---|---|
| Ground Floor | 24.0 | 29.9 |
| First Floor | 0.0 | 0.0 |
| Second floor | 0.0 | 0.0 |
| Third Floor | 0.0 | 0.0 |
| Fourth Floor | 0.0 | 0.0 |
| Fifth Floor | 408.2 | 446.6 |
| Sixth Floor | 318.1 | 329.1 |
| Seventh Floor | 144.9 | 157.0 |
| Total Gross in sqm | 895.2 | 962.6 |

### Schedule of Areas of Proposed Units

| Residential Units Gross Internal Areas in sqm | | Amenity area in sqm |
|---|---|---|
| Fifth Floor | | |
| Unit 1 (4 bed) | 183.2 | 50 |
| Unit 2 (4 bed) | 199.6 | 18.8 |
| Sixth & Seventh Floor | | |
| Unit 3 (6 bed) | 463.0 | 212 |

### Existing Residential C3 Space

| FLOOR LEVEL | Gross Internal Residential Development Area in sqm | Gross External Residential Development Area in sqm |
|---|---|---|
| Ground Floor | 54.4 | 62.0 |
| First Floor | 16.7 | 23.1 |
| Second floor | 16.7 | 23.1 |
| Third Floor | 16.7 | 23.1 |
| Fourth Floor | 35.0 | 40.2 |
| Fifth Floor | 408.2 | 446.6 |
| Sixth Floor | 318.1 | 329.1 |
| Total Gross in sqm | 865.8 | 947.2 |

### Schedule of Areas of Existing Units

| Residential Units Gross Internal Areas in sqm | | Amenity area in sqm |
|---|---|---|
| Fifth Floor | | |
| Unit 1 (3 bed) | 107.2 | 69.1 |
| Unit 2 (1 bed) | 50.0 | N/A |
| Unit 3 (1 bed) | 50.3 | N/A |
| Unit 4 (2 bed) | 87.2 | N/A |
| Unit 5 (1 bed) | 51.0 | N/A |
| Sixth Floor | | |
| Unit 6 (2 bed) | 94.3 | 36.4 |
| Unit 7 (2 bed) | 66.4 | 13.6 |
| Unit 8 (2 bed) | 110.3 | 41.6 |

### Proposed Shared Residential C3 Space

| FLOOR LEVEL | New Gross Internal Shared Area in sqm | New Gross External Shared Area in sqm |
|---|---|---|
| Ground Floor | 66.2 | 56.7 |
| First Floor | 22.3 | 35.1 |
| Second floor | 22.3 | 35.1 |
| Third Floor | 22.3 | 35.1 |
| Fourth Floor | 20.0 | 31.6 |
| Total Gross in sqm | 153.1 | 193.6 |