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4 January 2012

Our ref: NFD/J10003

Your ref: 2011/4932/P

Dear Ms Whelan

**Hawley Wharf – Land bounded by Chalk Farm Road, Castlehaven Road,
Substitutions to the 30 September 2011 proposal
Planning Application reference 2011/4932/P, 2011/4933/C, 2011/4934/L, 2011/4936/P**

Following discussions with Camden Council officers, the Hawley Wharf Working Group and consideration of all representations made by third parties during the consultation process, the 30 September 2011 proposal has been reviewed and the design has been developed further. Accordingly, on behalf of Stanley Sidings Limited, this letter represents the formal substitution of plans and updated reports as necessary. The proposed amendments to the scheme are outlined below. Appendix 1 provides a formal list of plan substitutions.

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations, 2011 (S.I1824), an Environmental Impact Assessment (EIA) was undertaken to assess the likely significant environmental effects of the Development. As such, all design amendments have been reviewed and their implications considered for the EIA within a letter entitled 'Camden Lock Village (Hawley Wharf) – Post Application Development Amendments – Implications for the Environmental Impact Assessment' prepared by Waterman Energy, Environment & Design (Waterman EED) provided within the substitution pack. This letter, its appendices and the September 2011 ES, now form the ES for the purposes of the hybrid planning application, as amended.

The substitution pack

Accordingly, please find enclosed herewith four copies of the following documentation:

- Substituted plans, accommodation schedule and drawing schedule prepared by Make and AHMM
- Design and Access Statement Addendum prepared by Make, AHMM and Fabrik Landscape Architects
- Substituted Landscaping drawings reference, D1807.L.201 revision B, D1807.L.202 revision A, D1807.L.210 revision A, D1807.L.800 revision A, D1807.L.801 revision A, D1807 L.101 Rev A prepared by Fabrik

- Camden Lock Village (Hawley Wharf) – Post Application Development Amendments – Implications for the Environmental Impact Assessment letter prepared by Waterman EED with the following Appendices:
 - Appendix A - Replacement ES Volume 3: Townscape and Visual Assessment January 2012
 - Appendix B - Replacement ES Chapter 17: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare and Technical Appendices 17.1 to 17.8
 - Appendix C - Replacement ES Chapter 20: Summary of Residual Effects
 - Appendix D - Replacement Non-Technical Summary

With regard to the Planning Statement prepared as part of the 30 September 2011 planning application, it is considered that there have been no fundamental changes to the scheme which require reconsideration of planning policies at national, regional or local level. As a result of the design amendments, minimal daylight/sunlight and verified view changes have occurred. Further information is contained within the Waterman EED Post Application Development Amendments – Implications for the Environmental Impact Assessment letter Appendix A Replacement ES Volume 3: Townscape and Visual Assessment January 2012 prepared by Cityscape and Peter Stewart; and Appendix B - Replacement ES Chapter 17: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare and Technical Appendices 17.1 to 17.8 prepared by GIA.

In summary, the scheme involves the following amendments on an Area by Area/building by building basis:

Area A 1-8 Chalk Farm Road Buildings

Concerns were raised by English Heritage regarding the proposed contemporary design for 7-8 Chalk Farm Road. The proposal has been amended to provide a traditional building in keeping with the rest of the terrace. Furthermore, Units 6-8 Chalk Farm Road have also been set back in line with 1-5 Chalk Farm Road to facilitate pedestrian movement. Traditional shopfronts are also proposed for this retail terrace.

Area A New Market Retail Building

Following the consultation and responses received, a number of design amendments have been made to this building. The central staircase between the two buildings has been amended to provide one staircase and this staircase has been flipped to the rear of the building at roof level to provide a setback between the two buildings.

The proposed solid brick arch structures for the new retail building have been increased in height and the market buildings are clearly separated from the tow path by the level differences between the circulation serving the retail and the existing Tow Path levels. This separation is further emphasised by using brick retaining walls topped by black metal balustrades.

The pavilion roof has been reduced in height by a further 0.5 metres.

At ground level, the retail building has been cut back to provide additional open space. The proposed staircase which connects the existing Chalk Farm Road terrace to the new retail building has been moved forward to facilitate pedestrian movement in this area.

Area B – Residential Building

Following sunlight and daylight concerns raised by the Hawley Wharf Working Group, the applicant has reviewed the internal layouts of these residential units to improve the proposed daylighting levels. This results in the inclusion of larger windows on the south elevation and two extra windows on the north elevation.

Furthermore, minor alterations to the top of Building W have been made to improve the appearance of the building. These amendments include a rooftop parapet trim which has been amended from pressed metal to lapped tile softening the way the building meets the sky and a concrete spandrel has been included within the parapet to emphasise the rotation of the building mass.

Area B – Outline School Proposals

Following discussion with Camden officers, the parameter plans for the school have been amended to:

- Extend the zone into the street to include its own minimum and maximum height. This zone has been updated on drawing 4401;
- Create two outline elevation drawings. These illustrate maximum and minimum height of school buildings S1, S2 and the zone of protrusion; and
- As a result of the two elevations described above, drawing number 4402 is now obsolete and withdrawn.

It should also be noted that the Design Principles have been amended to reflect the zone of protrusion heights.

Area C – Building C1

Following concerns raised regarding the appearance of Building C1, the elevation fronting Castlehaven Road has been amended to create the appearance of a terraced building.

As a result of this change, the internal layouts of this building have been amended resulting in a slight change in the mix of units proposed.

Area C – Community space

In response to feedback provided by the Hawley Wharf Working Group, the community space in Area C has been increased by 40 sqm through the removal of the single storey cinema entrance.

Area C –Building C2

In response to concern regarding the mass of Building C2, the applicant has amended Building C2 by reducing in plan by 2 bays from level 3 to roof level. At 'podium' level a single storey 2 bay brick frame remains which follows the language of the building design. It is considered that this amendment reduces the mass of this building when viewed from Castlehaven Road Gardens.

This amendment results in the loss of one unit.

As a result of the amendment described above, an additional frame has been included between the commercial and residential land uses within this building.

At the ground floor and mezzanine level and in response to comments raised by the Hawley Wharf Working Group, the 786 sqm of Class B1 space has been amended to create a flexible Class A1/B1 space which could be used as a café area.

Area D

In response to comments raised, the western corner of Block D has been cut back and two oblique windows are introduced along the viaduct elevation to create greater overlooking and visual animation along the route

In total, these amendments result in a nominal change to the overall mix and tenure of accommodation. Table 1 provides a summary of the proposed amendments:

Table 1: Summary of proposed changes

	September 2011 submission	January 2012 submission	Difference
Total number of units	184	183	-1
Total GEA sq m	49,785	48,876	-913
Total residential floorspace GEA sqm	22,038	21,531	-507
Total number of habitable rooms	548	546	-2
One bedroom units	61	57	+4
Two bedroom units	103	109	+6
Three bedroom units	20	17	-3

Further information relating to the design amendments is contained within the Make and AHMM Design and Access Statement Addendum.

In light of the above amendments, we trust that you will be able to confirm acceptance of these changes in order that this application can be heard at the Planning Committee on 23 February 2012. If you have any queries, please contact Natalie Davies at this office.

Yours sincerely



Gerald Eve LLP

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Appendix 1
Substituted drawing schedule



55 Whitfield Street
London W1T 4HE

ISSUE SHEET

PROJECT NAME **Camden** PROJECT REF **00180**
ISSUE NO **009** AI No
PURPOSE **Planning** PACKAGE NO
DATE **21 December 2011** PACKAGE NAME
COMMENT **Substitution drawings issued by Charley Lacey**
AUTHOR **Allford Hall Monaghan Morris**
PROJECT ROLE

NO	TITLE	STATUS	SCALE	SIZE
09175_S_B4000- rev C	Proposed Ground Floor Plan	Information	1:200	A1
09175_S_B4001- rev C	Proposed First Floor Plan	Information	1:200	A1
09175_S_B4002- rev C	Proposed Second Floor Plan	Information	1:200	A1
09175_S_B4003- rev C	Proposed Third Floor Plan	Information	1:200	A1
09175_S_B4004- rev C	Proposed Fourth Floor Plan	Information	1:200	A1
09175_S_B4005- rev C	Proposed Fifth Floor Plan	Information	1:200	A1
09175_S_B4009- rev C	Proposed Roof Plan	Information	1:200	A1
09175_S_B4100- rev B	Proposed Elevations North and South	Information	1:200	A1
09175_S_B4101- rev A	Proposed Elevations East and West	Information	1:200	A1
09175_S_B4401- rev B	Building Size and Layout Outline School Application	Information	1:200	A1
09175_S_B4410- rev /	Building Heights - Elevations Outline School Application	Information	1:200	A1
09175_S_B4411- rev /	Building Heights - Elevations Outline School Application	Information	1:200	A1
Hawley Rd Design Principles- rev /	Design Principles	Information		

AUTHOR **Make**

PROJECT ROLE **Architects**

NO	TITLE	STATUS	SCALE	SIZE
P2100- rev A	Proposed Site Elevations: Regents Canal Kentish Town Road	Planning	1:500	A1
P2101- rev A	Site Elevations Chalk Farm Road Castlehaven Road	Planning	1:500	A1
P2102- rev A	Site Elevations Hawley Road	Planning	1:500	A1
P2103- rev A	Site Elevations Viaduct Elevations	Planning	1:200	A1
P2104- rev A	Site Elevations Viaduct Elevations	Planning	1:200	A1
P2105- rev A	Proposed Site Elevations: Viaduct elevations	Planning	1:200	A1
P2200- rev A	Site Sections Proposed Section AA Proposed Section BB	Planning	1:500	A1
P2201- rev A	Site Sections Proposed Section CC	Planning	1:500	A1
P2499- rev A	Proposed Detailed Masterplan Level: Area Boundarys	Planning	1:250	A0
P2500- rev A	Proposed Detailed Masterplan Level 00	Planning	1:250	A0
P2501- rev A	Proposed Detailed Masterplan Level 03	Planning	1:250	A0
P2502- rev A	Proposed Detailed Masterplan Level: Roof Plan	Planning	1:250	A0
P2999- rev A	Area A Level 01	Planning	1:200	A1
P3000- rev A	Area A Level 00	Planning	1:200	A1
P3001- rev A	Area A Level 01	Planning	1:200	A1
P3002- rev A	Area A Level 02	Planning	1:200	A1
P3003- rev A	Area A Level 03	Planning	1:200	A1
P3004- rev A	Area A Level 04	Planning	1:200	A1

P3005- rev A	Area A Roof Plan	Planning	1:200	A1
P3100- rev A	Area A South Elevation North Elevation	Planning	1:200	A1
P3101- rev A	Area A West Elevations Chalk Farm Rd Front Chalk Farm Rd Back	Planning	1:200	A1
P3200- rev A	Area A Section AA, BB & CC	Planning	1:200	A1
P3300- rev A	Area A Typical Bay (South)	Planning	1:50	A0
P3304- rev A	Area A Bay Detail 4 Chalk Farm Road	Planning	1:50	A1
P3305- rev A	Area A Bay Detail Chalk Farm Road East	Planning	1:50	A1
P3306- rev A	Area A Bay Detail 6 Chalk Farm Road	Planning	1:50	A1
P4998- rev A	Area C Level 02	Planning	1:200	A1
P5000- rev A	Area C Building 1 Level 00	Planning	1:200	A1
P5001- rev A	Area C Building 1 Level 01	Planning	1:200	A1
P5002- rev A	Area C Building 1 Level 02	Planning	1:200	A1
P5003- rev A	Area c Building 1 Level 03	Planning	1:200	A1
P5004- rev A	Area C Building 1 Level 04	Planning	1:200	A1
P5005- rev A	Area C Building 1 Level 05	Planning	1:200	A1
P5006- rev A	Area C Building 1 Roof	Planning	1:200	A1
P5100- rev A	Building C1 North Elevation East Elevation	Planning	1:200	A1
P5101- rev A	Site C Building 1 South Elevation	Planning	1:200	A1
P5200- rev A	Area C Building 1 Proposed Section AA Proposed Section BB	Planning	1:200	A1
P5300- rev A	Detail 1 Area C Building 1 Castlehaven Road	Planning	1:50	A0
P5301- rev A	Detail 1 Building C1 Castlehaven Road	Planning	1:50	A0
P6000- rev A	Area C Building 2 Level 00	Planning	1:200	A1
P6001- rev A	Area C Building 2 Mezzanine Level	Planning	1:200	A1
P6002- rev A	Area C Building 2 Level 01	Planning	1:200	A1
P6003- rev A	Area C Building 2 Level 02	Planning	1:200	A1
P6004- rev A	Area C Building 2 Level 03	Planning	1:200	A1
P6005- rev A	Area C Building 2 Level 04	Planning	1:200	A1
P6006- rev A	Area C Building 2 Level 05	Planning	1:200	A1
P6007- rev A	Area C Building 2 Level 06	Planning	1:200	A1
P6008- rev A	Area C Building 2 Level 07	Planning	1:200	A1
P6009- rev A	Area C Building 2 Level 08	Planning	1:200	A1
P6010- rev A	Area C Building 2 Roof Plan	Planning	1:200	A1
P6100- rev A	Area C Building 2 West Elevation	Planning	1:200	A1
P6101- rev A	Area C Building 2 North Elevation South Elevation	Planning	1:200	A1
P6102- rev A	Area C Building 2 Internal Elevations	Planning	1:200	A1
P6200- rev A	Area C Building 2 Proposed Section AA Proposed Section BB	Planning	1:200	A1
P7000- rev A	Area D Level 00	Planning	1:200	A1
P7001- rev A	Area D Level 01	Planning	1:200	A1
P7002- rev A	Area D Level 02	Planning	1:200	A1
P7003- rev A	Area D Level 03	Planning	1:200	A1
P7004- rev A	Area D Level 04	Planning	1:200	A1
P7005- rev A	Area D Level 05	Planning	1:200	A1
P7006- rev A	Area D Roof	Planning	1:200	A1
P7100- rev A	Area D North Elevation	Planning	1:200	A1
P7101- rev A	Area D East Elevation South Elevation	Planning	1:200	A1
P8000- rev A	Demolition Drawing Level 00	Planning	1:50	A1
P8001- rev A	Demolition Drawing Level 01	Planning	1:200	A1
P8002- rev A	Demolition Drawing Level 02	Planning	1:200	A1
P8003- rev A	Demolition Drawing Roof Plan	Planning	1:200	A1
P8100- rev A	Demolition Drawings Chalk Farm Road Elevation	Planning	1:100	A1

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