

Proposals for the Mixed Use Regeneration of
30A HIGHGATE ROAD
NW5 1NS

Design and Access Statement
October 2011



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10 Summary

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1.1 Introduction

This statement has been prepared by Chassay Studio Architects in support of a planning application for the redevelopment of the site.

It sets out the rationale for the design and addresses issues raised.

The planning application consists of the drawings, this statement and the following consultants reports:

Planning Policy

PAD Planning Architecture Design

Daylight and Sunlight

Brooke Vincent and Partners

Transport and Construction Management

TTP Consulting

Trees

ACS consulting

Archaeology

CgMs

Sustainability

Energy Solutions

Landscape

Space Hub

Conditions Survey

Stile Harold Williams

1.2 Sponsors Statement

The landlords and applicants are Wolfe Investments Ltd who have owned the properties for over 15 years.

Wolfe Investments are part of the London Buildings Group. London Buildings owns Highgate Studios which is a commercial complex of 230,000 square feet opposite the property in Highgate Road.

London Buildings are amongst the largest commercial landlords in Camden and have developed many buildings in the area for over 20 years. Our policy is to provide quality commercial space at affordable rent.

The property comprises several old buildings that are now at the end of their useful life. For some years we have had to expend considerable sums on maintenance. In particular there has been subsidence and roof problems. The properties now require major expenditure in terms of roof replacement and structural repairs. (Please see schedule of general condition attached).

This is clearly not viable and in addition the property suffers from poor servicing facilities and considerable energy loss. Invariably a single van blocking the entrance causes obstruction and regular pantehnicon piano deliveries can block the entire courtyard. Therefore any refurbishment would still result in substandard premises.

We now propose the provision of a new efficient office B1/ B1c building with appropriate services and loading facilities. The commercial space will benefit from the extensive amenities at Highgate Studios which throughout the current recession has been consistently 90-95% occupied.

In order to fund development we propose a small mews development of 9 two and three bed roomed dwellings. As experienced local landlords and developers since the 1970's we are well aware of the importance of providing attractive work spaces that are both "fit for purpose" and sustainable in the long term. We believe this new development will be particularly attractive to commercial tenants.

2. Site & Context

2.1 Site Location and Context



2.2 Aerial views

1.1 The site consists of a group of masonry buildings positioned on the edges of the site around a central courtyard.

Access is from Highgate Road.

Adjacent buildings are:

A: Fire Station

B: 41/2 storey Block of flats

C: Residential Rear Garden

D: Care Home



Easterly aerial view



Northerly aerial view



Southerly aerial view



Westerly aerial view

2.2 Aerial view and Photos

This collection of Buildings around a central courtyard seems to be contemporary with the terrace of houses that face onto Burghley Road but not those on Fortress Road.

The mid area of the block defined by Burghley Road, Junction Road and Highgate Road was historically occupied by the Fire Station.

The Fire station relocated towards Fortress Walk in the early 1900s and some of the areas were then used for industrial purposes.

Much of this industrial use has been converted to residential use in the last 30 years revealing a general pattern that even extends to the Fire station itself in the Camden UDP where it appears in Camden's 'Site Allocations' document (part of Camden's Local Development Framework). This demonstrates the general ambition for this particular area which enjoys huge infrastructure benefits and so is particularly fit for intensification of use.



View of site over gardens



View of site from Fire station yard



'Modern' flats next to site



View of site from adjoining flats property

2.2 Photos

The site is located just outside the main shopping and transport hub of Kentish Town. It is currently wholly commercial but substantially used for warehousing and sales and so does not support a great deal of employment. The fabric of the buildings have reach a point where they either need substantial repairs or redevelopment.



Frontage from Highgate Road



The central space is currently used for deliveries and parking.



Access to Highgate Road



Current use involves a number of vehicles parking on the property

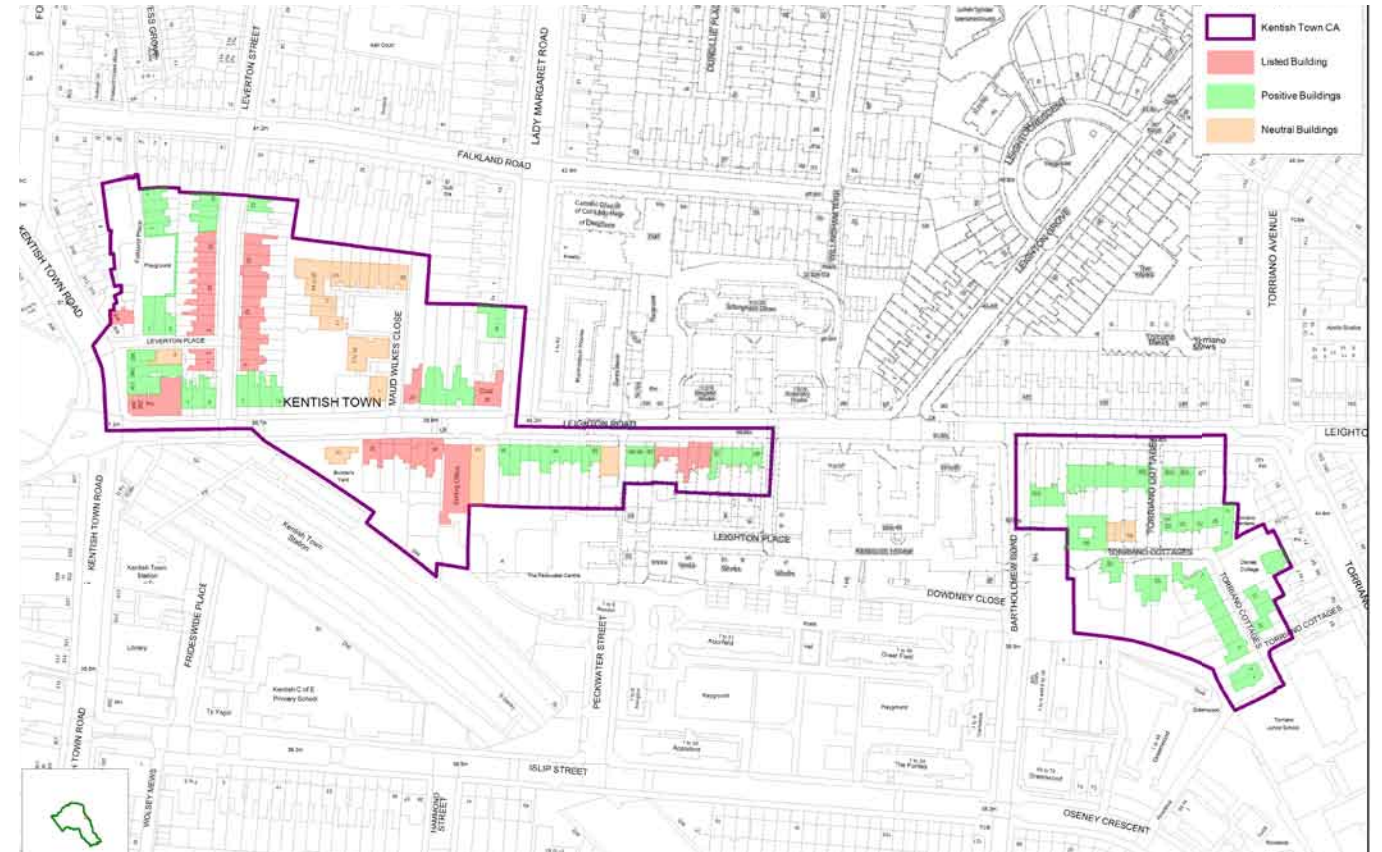
2.3 Urban grain



Urban 'grain' of the locality

The site lies outside Kentish Town and its Conservation Areas.

The existing scale and usage of the centre of the block bounded by Highgate Road, Burghley Road and Junction Road breaks the general pattern seen elsewhere. The scale of the Modern block of flats on the corner of Burghley Road and the Fire station highlighting the ad-hoc nature of this part of Camden.



Conservation Area

2.4 History of the area



1894 map showing established development



1914 map showing established development

2.5 Transportation links

The site is well served by public transport. It has a PTAL rating of 6a.

Many buses within walking distance serve the site:

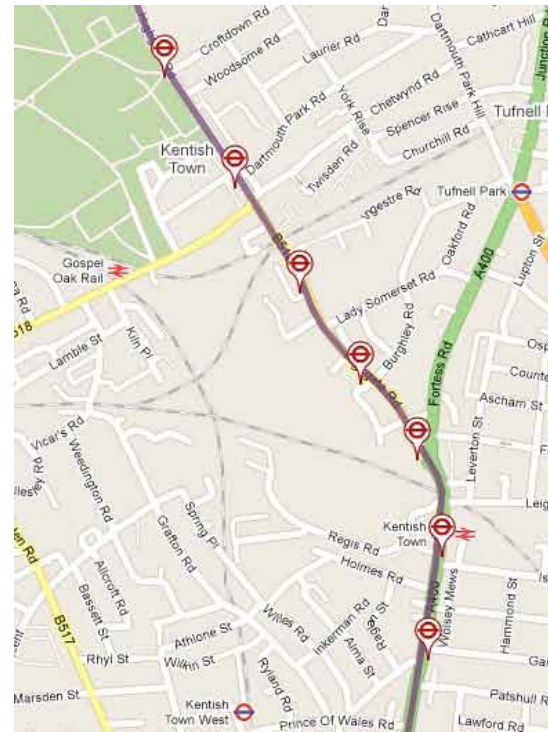
FORTRESS WALK
134

HIGHGATE ROAD
214
C2

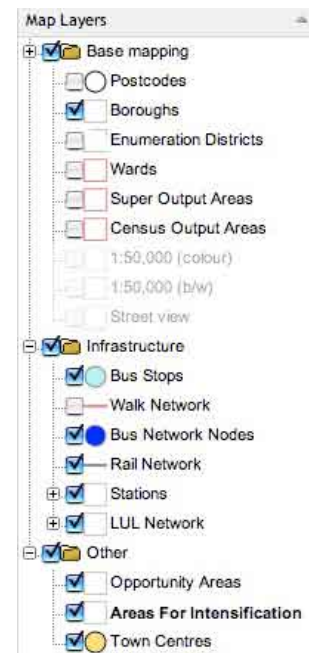
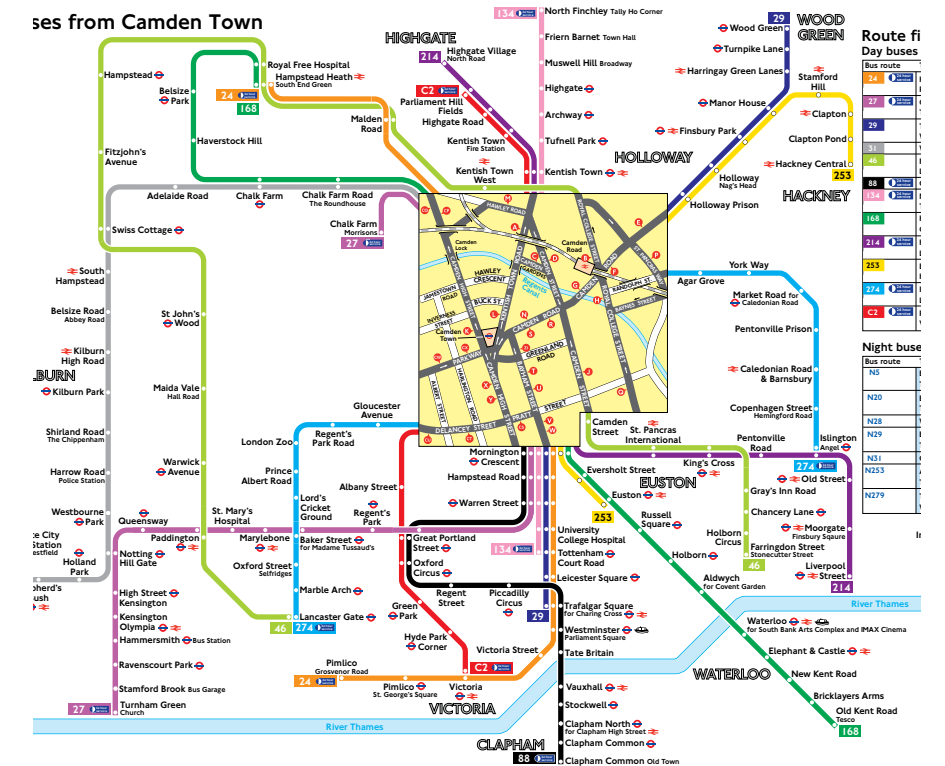
KENTISH TOWN STATION
393

TUFNELL PARK STATION
390

See also TTP Consulting report



Transport links



2.6 Survey of existing buildings

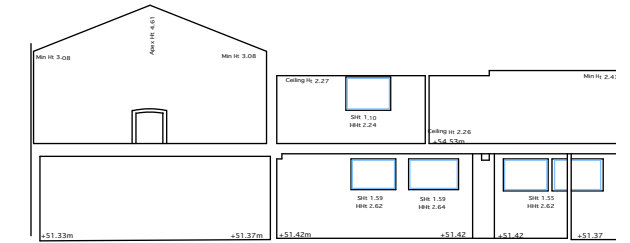
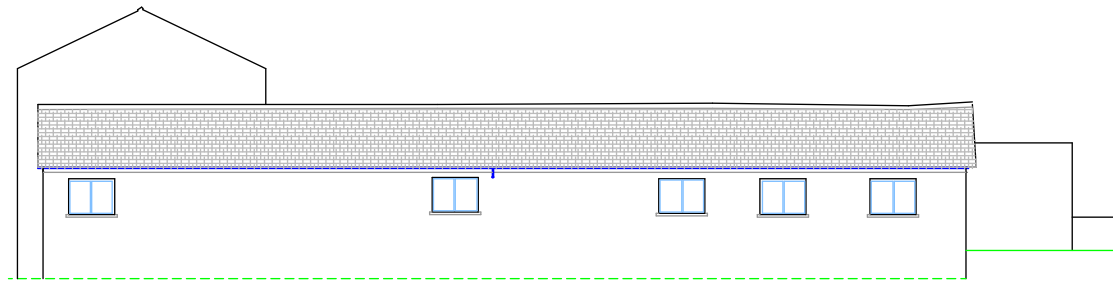
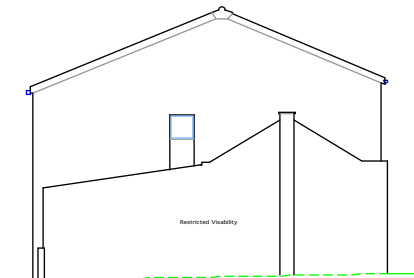
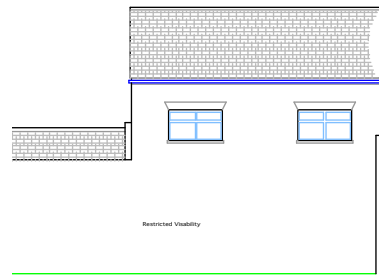


Existing plans
Scale 1:250

2.6 Survey of existing buildings

2.7 Conditions Survey

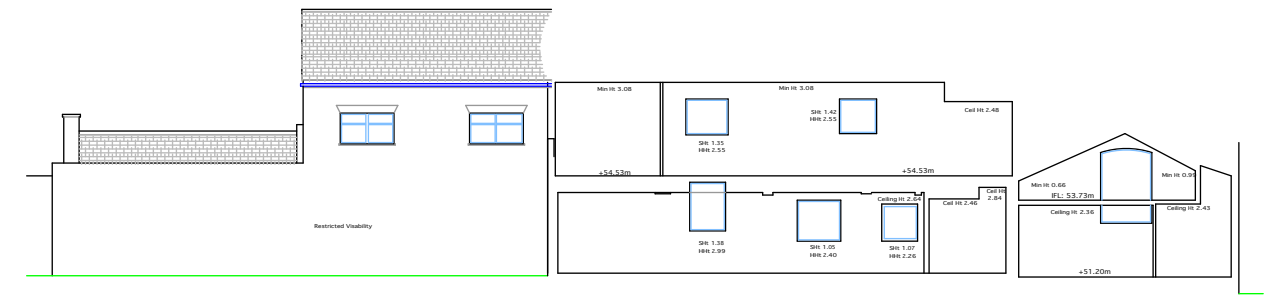
A conditions survey of the existing buildings has been carried out by Stile Harold Williams. Their report is attached



Elevation 2.
Datum Level: 45.00m

Elevation 7.
Datum Level: 45.00m

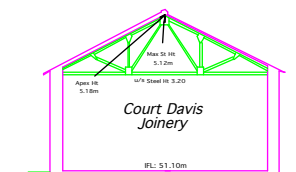
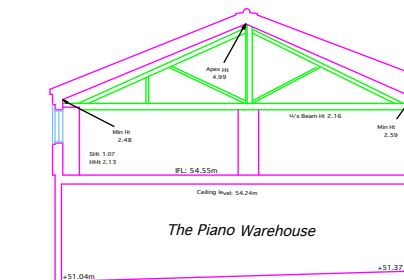
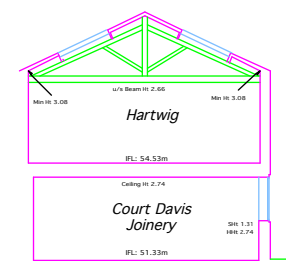
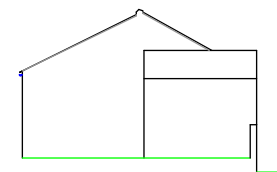
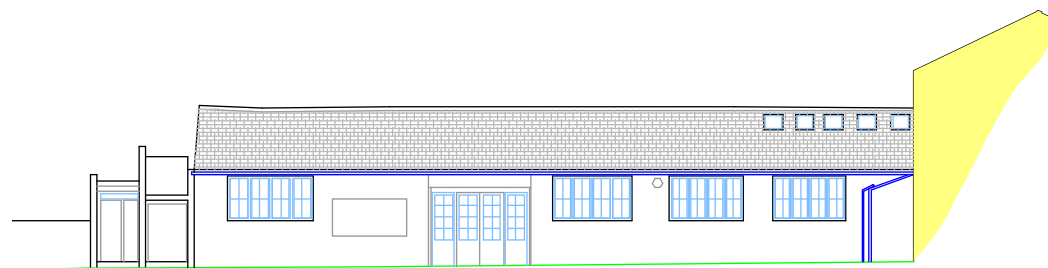
Int. Elevation 1.
Datum Level: 45.00m



5.00m

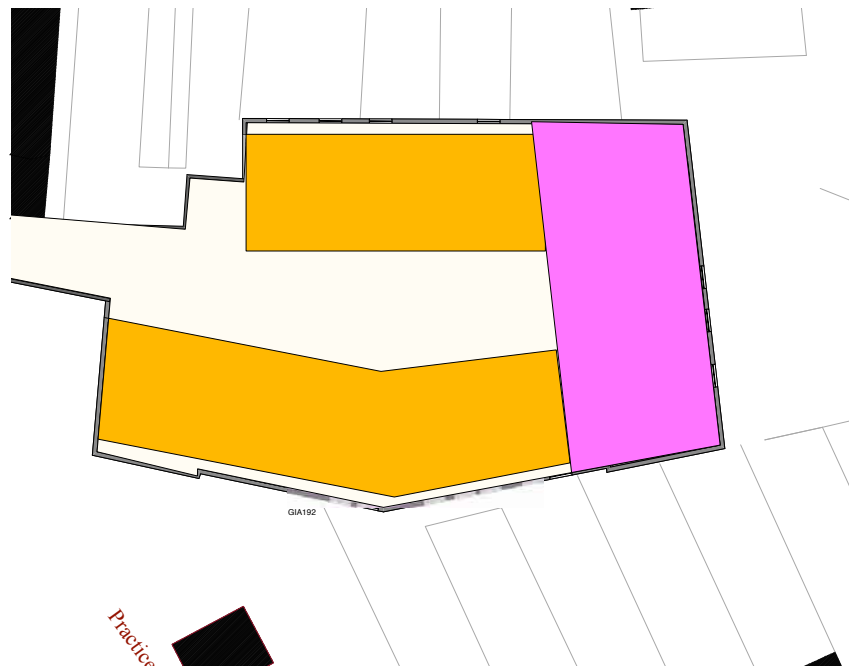
Elevation 4.
Datum Level: 45.00m

Datum Level: 45.00m



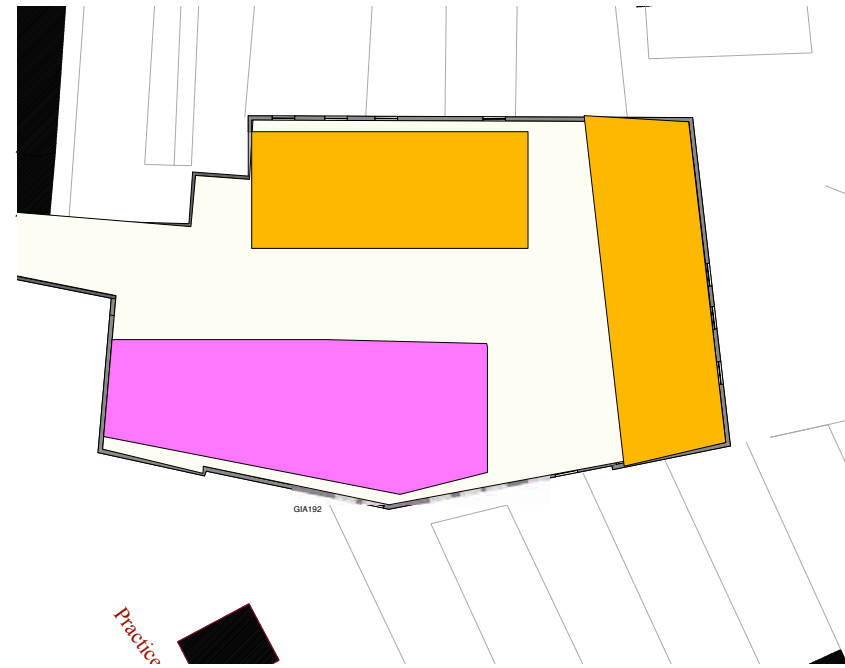
3 Concept Development

3.1 Design evolution



Scheme 1
Commercial to the rear and residential flanking the sides of the site

The commercial areas at the rear to shorten the mews and best make use of the deep floor plate



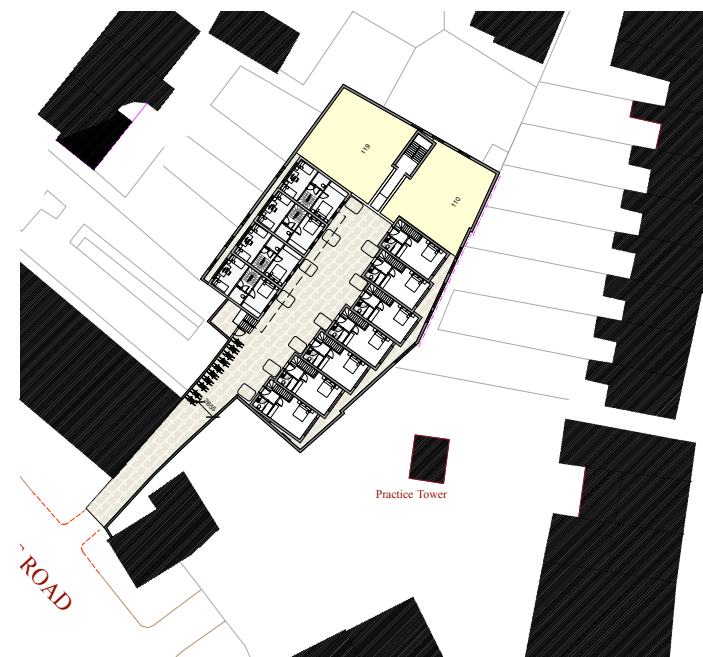
Scheme 2
Separate the blocks and create a turning head for delivery vehicles and brings commercial block to the front



Scheme 3
Commercial at front with covered turning head and residential at the rear of the site to make a pedestrian only courtyard.

The delivery vans have turning space and a parking / loading bay next to a lift.

Residential units have more daylight as they are adjacent to open gardens rather than the high wall of the Fire Station.



3.2 Pre-Applicaton meeting

Scheme 3 together with an earlier version of this book was shown at a pre-application meeting on 12 April

Attendance:

For Camden Council:
Charles Thuare John Duffy and
Emma Finton

For the applicant,
Tchaik Chassay and Mark
Pender Planning and Colin
Serlin

General support was expressed for the proposals. Nevertheless, a few areas were identified where it was considered either further investigation was required to support a subsequent application and/or revisions were required. The following is a list of those areas:

B1 floor space should be adaptable so it could be used as B1c (light industry) as well as B1a (offices).

Service vehicle tracking should be checked.

Headroom for service vehicles should be of a sufficient height (under the B1 building).

Further justification required for electric cars.

Carefully consider implications of 3 storeys on the west side and 3 storeys plus roof terrace at the rear.

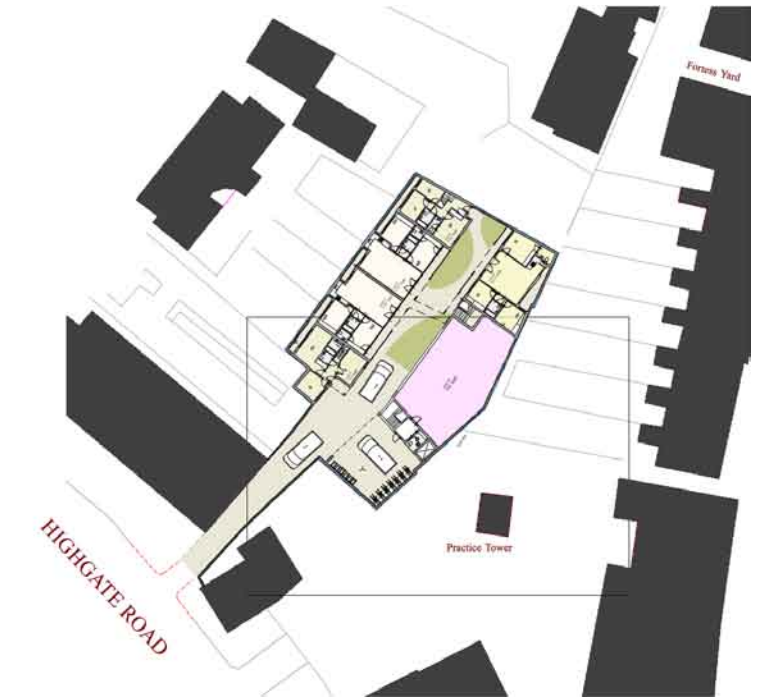
Investigate the access officer's comments.

In response to the points raised at the meeting and as a consequence of further design considerations, the scheme was further developed. Previous proposal was for, 9 houses and 680m² of B1 floor space accommodated in a 3 storey 'U' shaped building along with the provision of 4 electric cars for use by the residents and service vehicle parking spaces. The proposal also included a full roof terrace on the rear part of building.

The new iteration comprised 2 houses, 7 apartments and 593m² of B1 floor space accommodated in two separate buildings of 2 and 3 storeys linked by a walkway at first floor level. The scheme was car free apart from the service vehicles (long based transit sized). There are 2 small roof terraces on the 2 storey building although these are positioned away from the site boundary in order to avoid overlooking.

As can be seen from the diagram opposite the profile of the proposed scheme has been significantly lowered. The currently proposed section being only slightly higher than the existing buildings.

Thus the impact on the surround houses will be minimal. Furthermore the garden to the north east boundary will gain additional light and views between the proposed buildings.

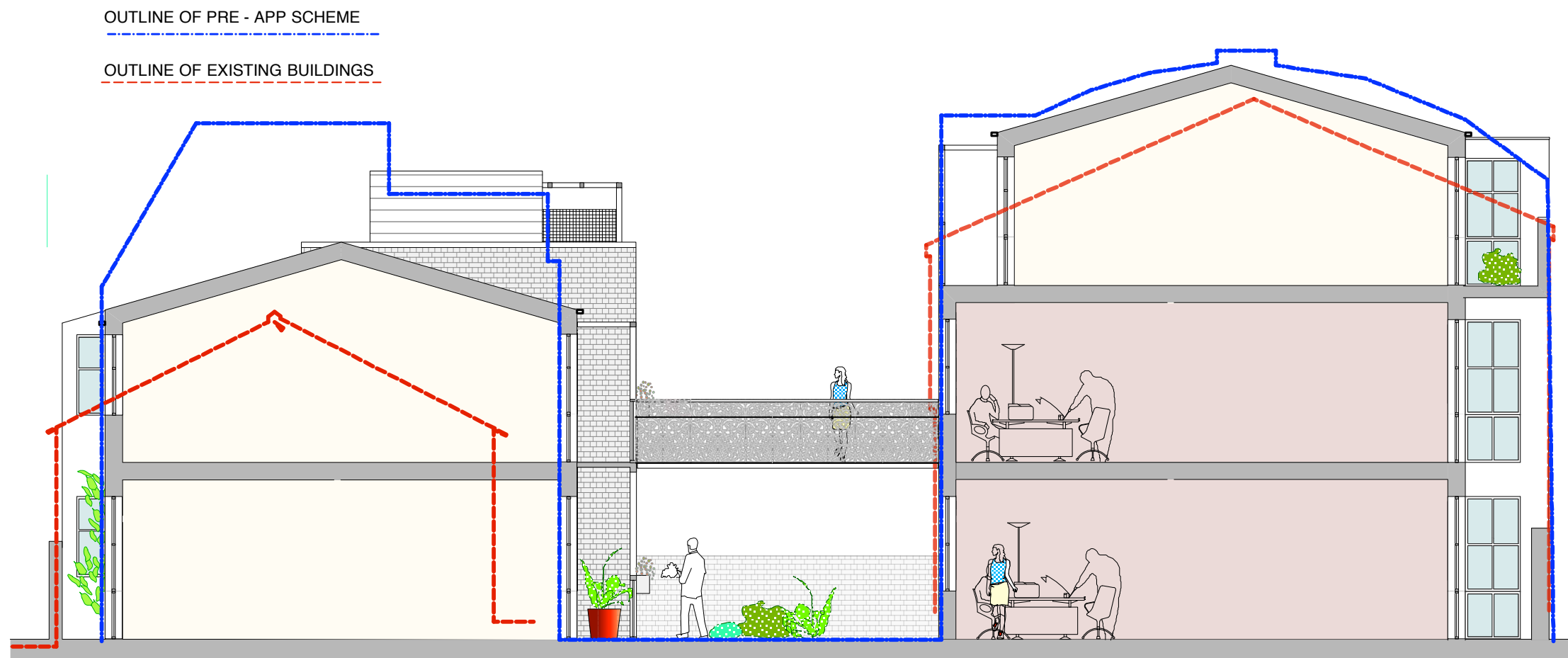


First post pre-app iteration is shown above. In the final scheme the flats in the SE block are placed on the second floor above the B1 accommodation.

3.3 Profile Comparison

Below is a section through the current scheme

The existing buildings are outlined in red and the earlier scheme in blue



4 Proposals

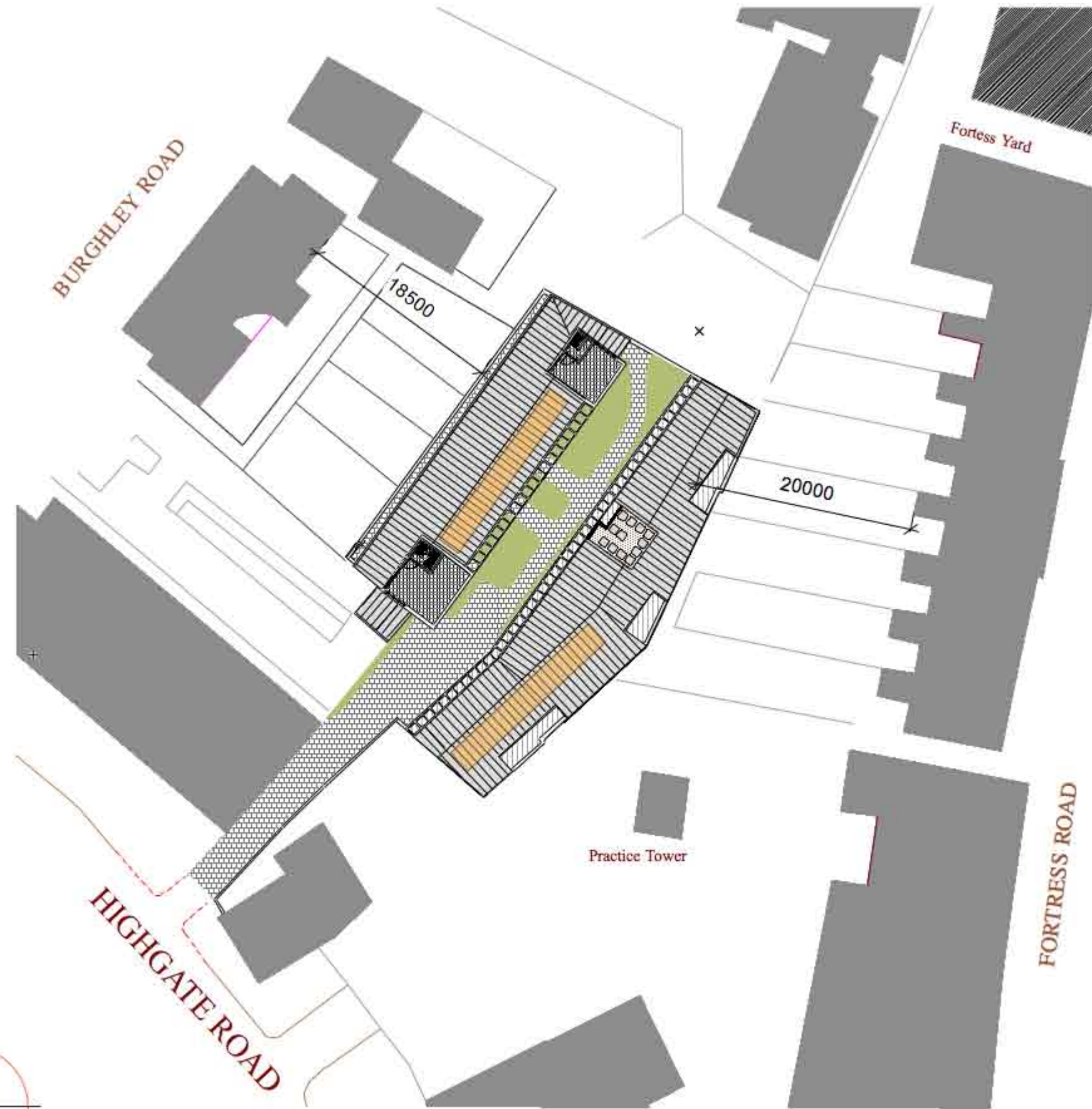
4.1 Site plan

The Proposal

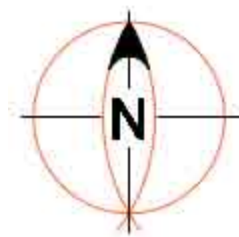
The scheme comprises 2 houses, 7 apartments and 593 SqM of B1 floor space accommodated in two separate buildings of 2 and 3 storeys linked by a walkway at first floor level.

The scheme is car free apart from the service vehicles (long based transit sized).

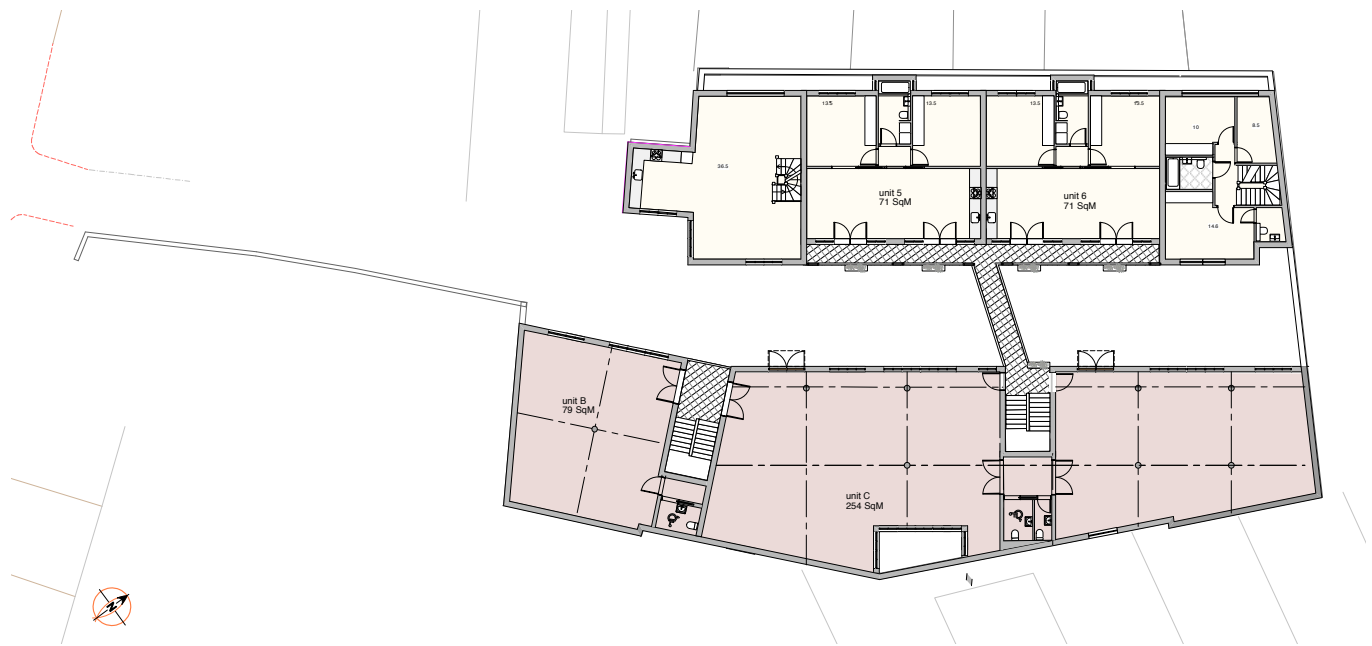
There are 2 small roof terraces on the 2 storey building although these are positioned away from the site boundary in order to avoid overlooking.



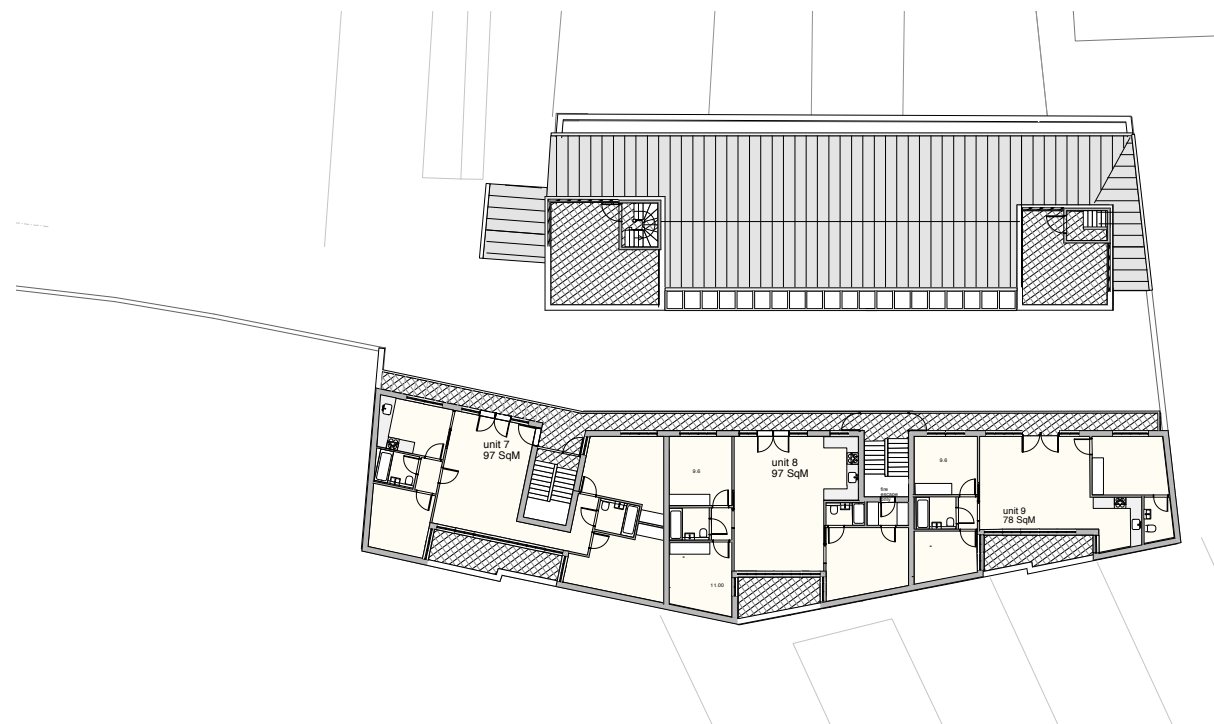
Site Plan Proposed at 1 : 500



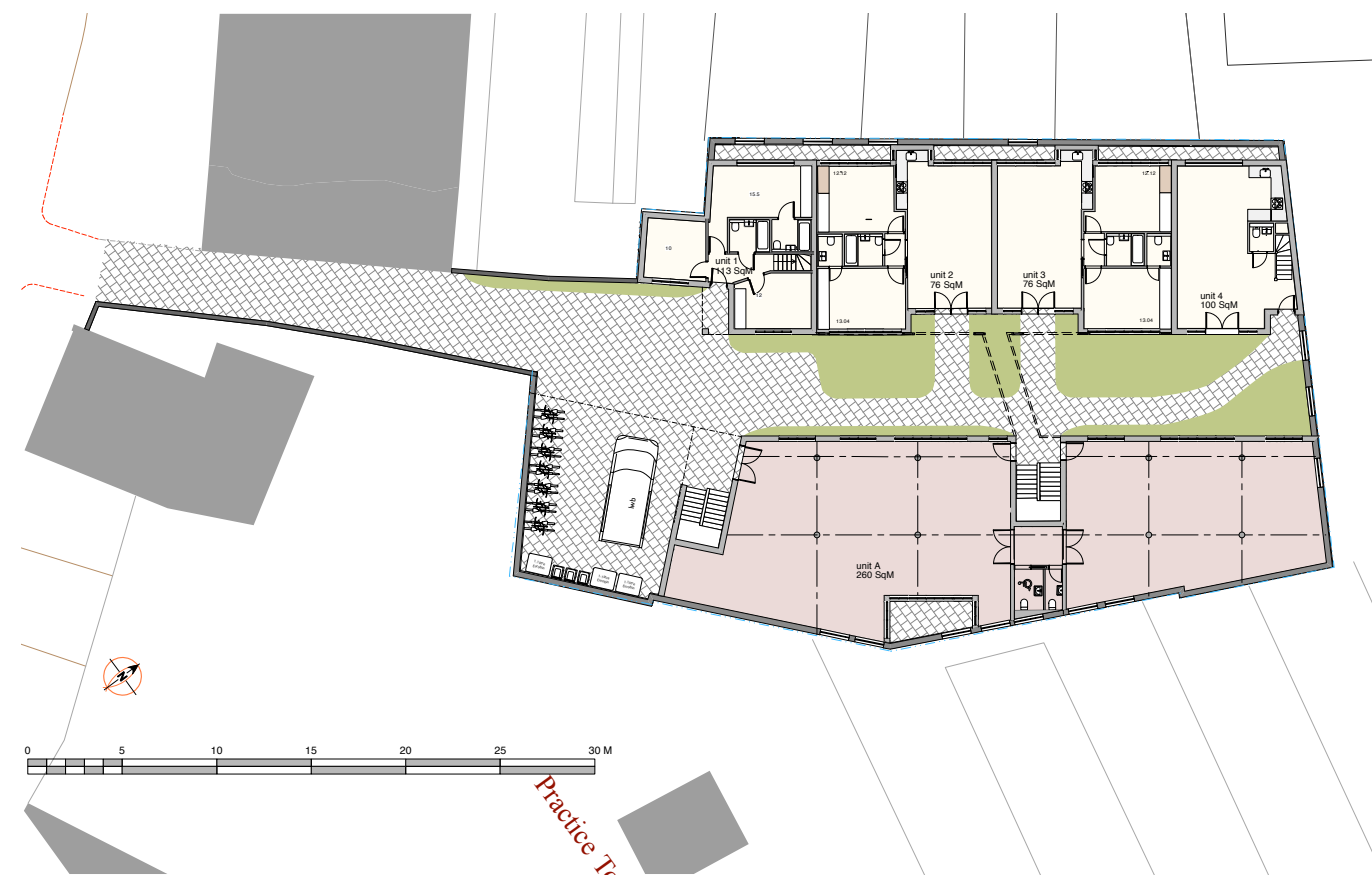
4.2 Proposal Floor Plans



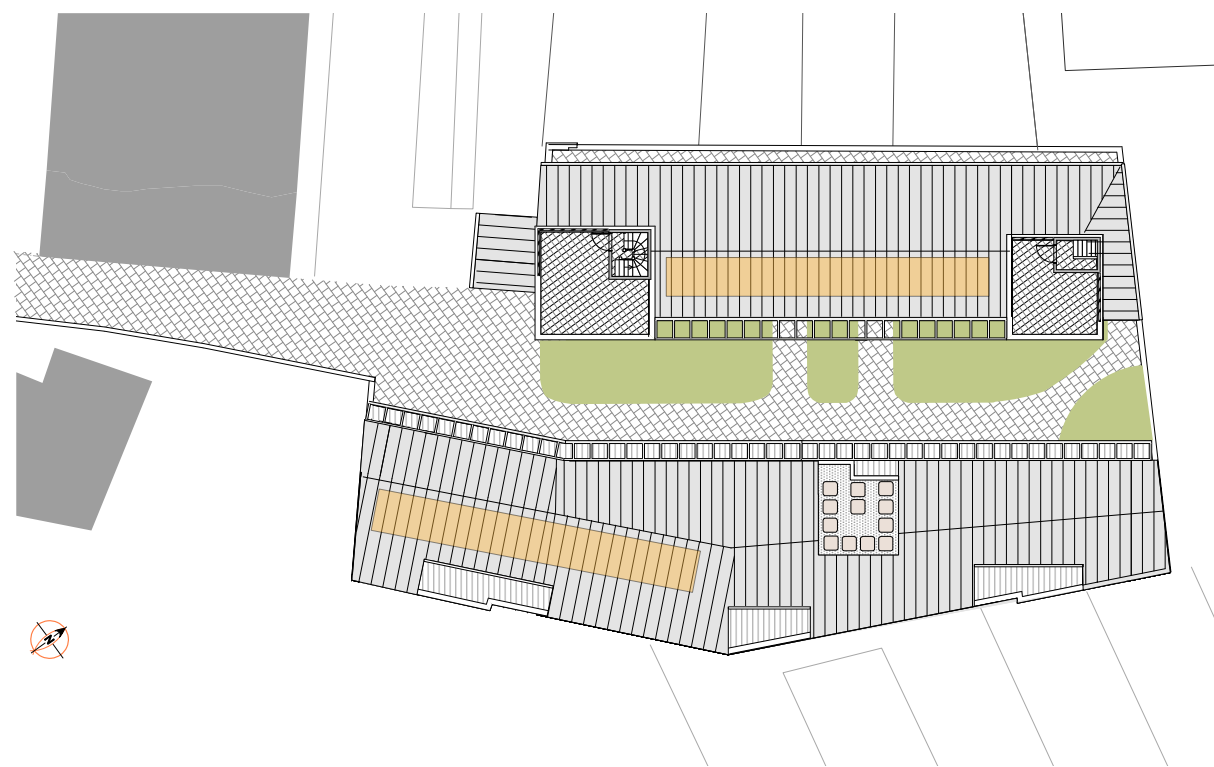
First floor plan



Second floor plan



Ground floor plan



Roof plan

4.3 Landscaped Courtyard



Berkeley Grove, Primrose Hill, Camden

Distance across courtyard = 4m

White painted brick



Primrose Mews, Primrose Hill, Camden

Distance across courtyard = 6m down to 2.2m

Brick

6.6m across courtyard

The residences and work spaces are gathered around a shared landscaped courtyard; a semi private space as an extension to the public realm. Luscious planting will be used to enhance the cloistered experience.

Landscape proposals by SPACE HUB



Materials and Exterior Treatment

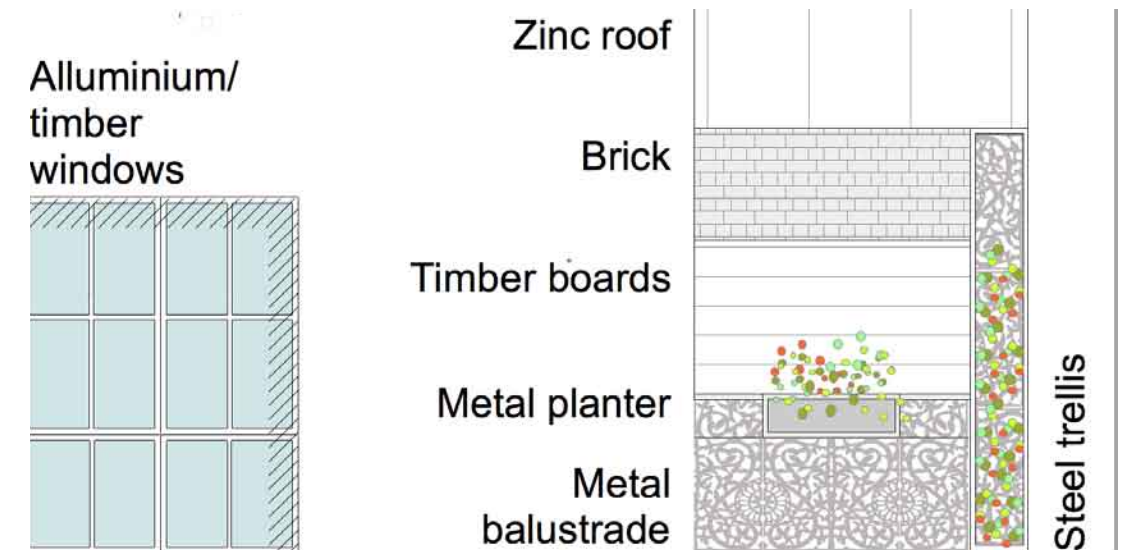
Balustrades and trellised are a dominant features in the courtyard, the design inspired by the decorative ironwork found in New Orleans and the Paddington district of Sydney

To maximise the amount of light in the courtyard pale colours will be used. The favoured materials being a light or white timber boarding and light grey brick and Zinc for the roofing. This will be hand applied with fine standing seems.

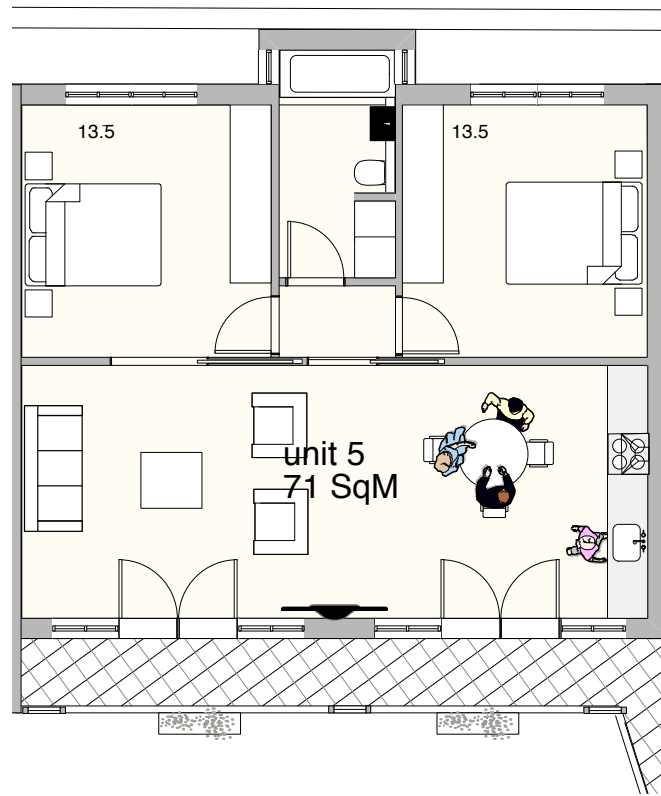
Windows will be of the large traditional studio type complete with fine mullions.

Each resident will have planter boxes to care for. There are examples in the borough of successful communal participation involving care of shared communal space.

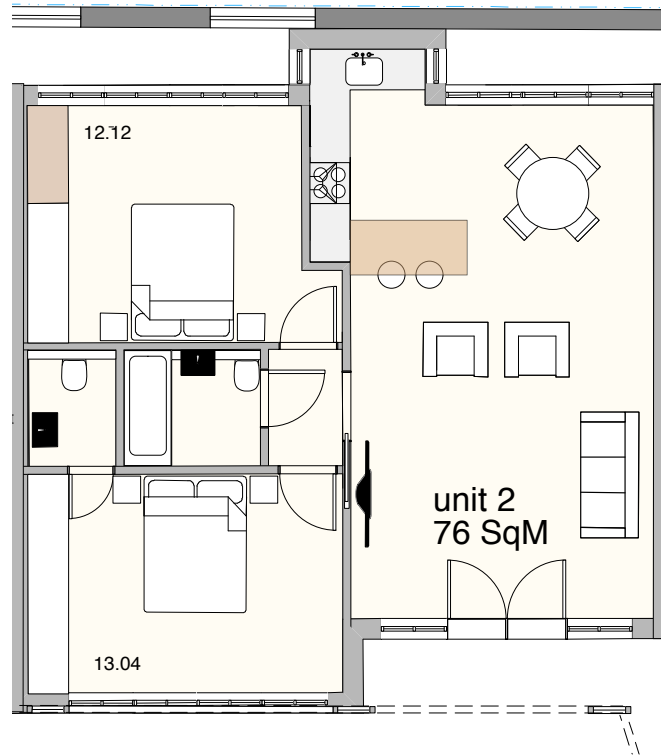
See report on Landscape and Lighting by Space Hub attached.



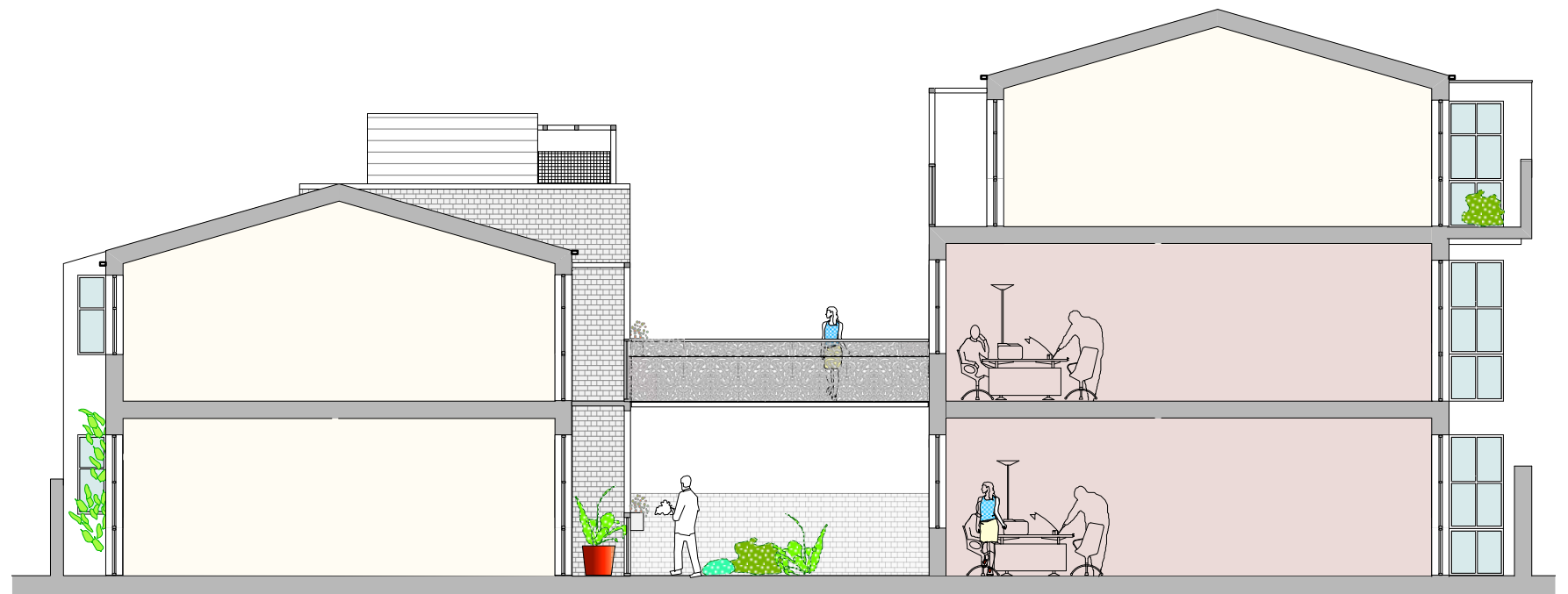
4.4 Residential Flats



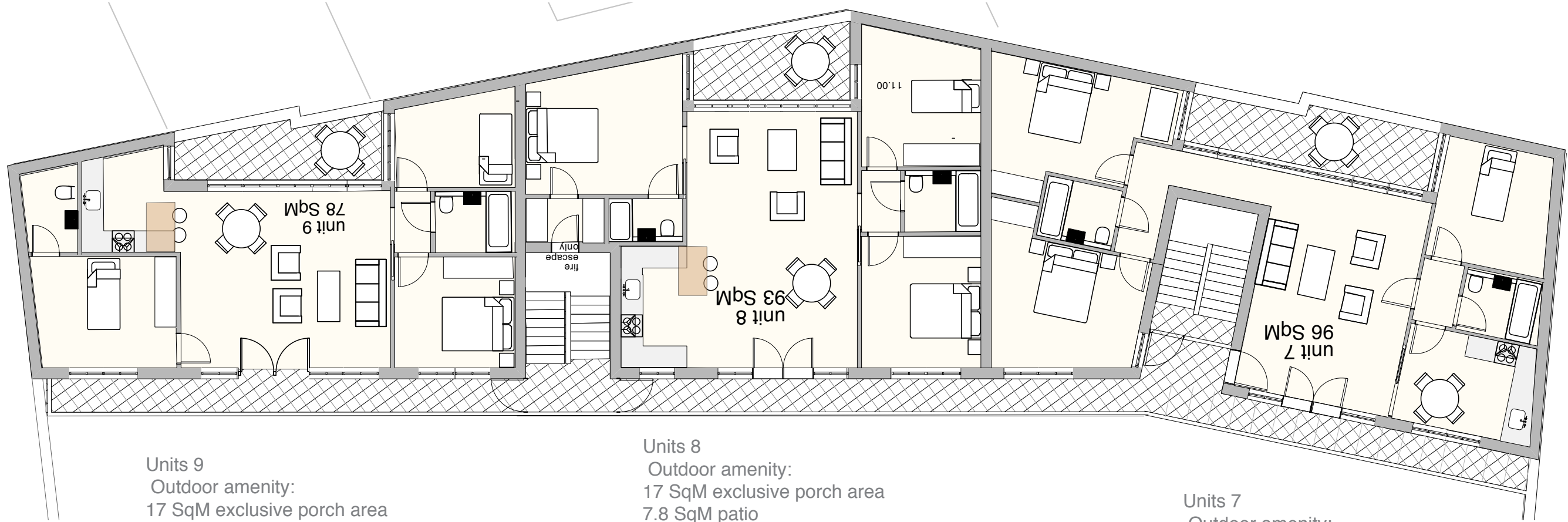
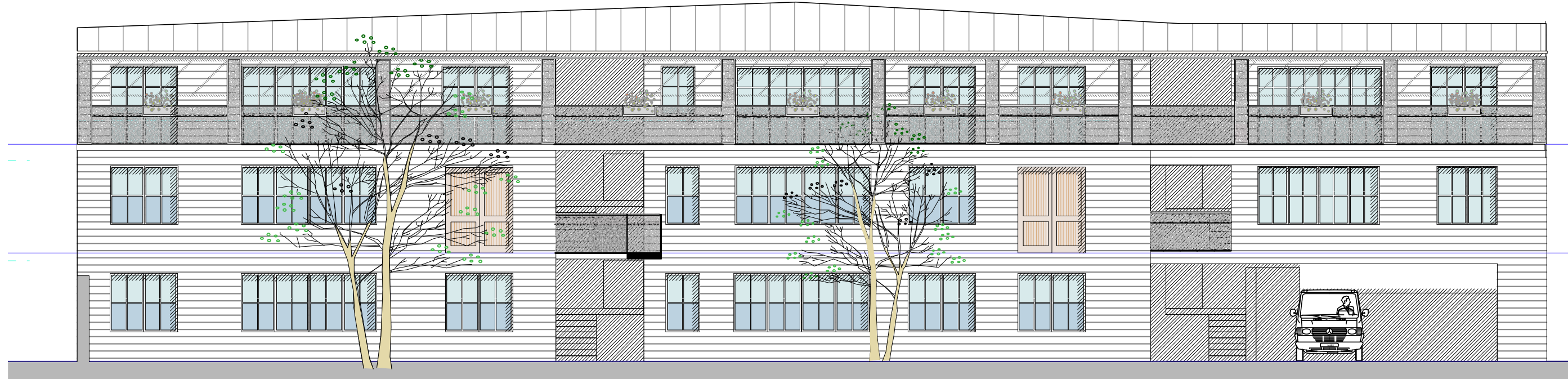
First Floor Flats
Units 5&6
Two bedrooms and
open plan living
room
Outdoor amenity:
9 SqM exclusive
porch area and
share of courtyard
(150 SqM)



Ground Floor Flats
Units 2&3
Two bedrooms and
open plan living
room
Outdoor amenity:
4 SqM exclusive
porch area, 7SqM
patio and share of
courtyard (150 SqM)



4.4 Residential Flats



Units 9
Outdoor amenity:
17 SqM exclusive porch area

Units 8
Outdoor amenity:
17 SqM exclusive porch area
7.8 SqM patio

Units 7
Outdoor amenity:
17 SqM exclusive porch area
10.5 SqM patio

Second Floor Flats have three bedrooms and open plan living room with patio on the south side