Camden Lock Village (Hawley Wharf) Stanley Sidings Limited

Design and Access Statement

September 2011

PERMIT

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Scope of report

This Design and Access Statement responds to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

This states that planning applications, with some exceptions, are to be accompanied by a Design and Access Statement that validation (March 2010) which gives details about what the explains the design principles that have been applied to the development and illustrates how issues of access have been dealt with.

A number of elements of the design, including particulars of the cladding, space planning, lighting, security and landscaping will be finalised at the detailed design stage and therefore will be either the subject of planning conditions to be agreed with the London Borough of Camden, or are not considered to be planning-related matters. Where these details are shown within the Design and Access Statement, they are included for illustrative purposes only and are clearly identified as such.

NOTE: Unless specifically noted, all images and sketches are for illustrative purposes and are not verified views.

This Design and Access Statement is submitted to accompany • the applications for planning permission, conservation area consent and listed building consent.

It describes the proposals for both the public realm and the individual buildings and should be read in conjunction with the application drawings.

Reference should also be made to more detailed supplementary information submitted as part of the application under separate cover, including the following:

- Environmental Impact Assessment
- PPS5 Heritage Assessment
- Transport Assessment
- Energy Statement
- Statement of Community Involvement
- Planning drawings

The structure of the Design and Access Statement is broadly based on the layout, content and sequence of information set out in the CABE document 'Design and Access' Statements: How to write, read and use them' (CABE 2006). As well as DCLG Guidance on information requirements and Design and Access Statement should address.

This states that the document should seek to:

- Provide a review of the site's immediate and wider context in terms of its physical, social and economic characteristics and relevant planning policy and guidance.
- Provide a rationale for the development's design based on the above.
- Explain and illustrate the design principles in terms of the development's layout, density, amount of floor space proposed, scale, landscape and visual appearance.
- Explain how consultation has influenced the design process.
- Explain how future users of the site, including disabled people and the emergency services, will be able to access the development from the existing transport network and why the main access points to the site and the layout of access routes have been chosen.
- Explain how the development will meet the local authority's planning and urban design objectives.

In addition the new 2010 Order specially states that the design principles need to be explained not just in terms of amount, layout, etc, but also demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account in relation to its proposed use.

Section 1 - Introduction

Section 2 - Context

Section 3 - Involvement Section 7 - Area B This section provides a summary of the process of community This section provides a detailed analysis on the design consultation and involvement. These meetings and workshops proposal of Area B. informed the design and the final proposal. Reference should also be made to the 'Statement of Community Involvement' Section 8 - Area C prepared by Four communications. This section provides a detailed analysis on the design

Section 4 - Masterplan evolution earlier work.

It focuses on the way the buildings, routes and open spaces are set out, including their interface with the buildings and spaces surrounding the site and in relation to the context.

the area.

and in relation to the context.

Section 5 - Proposed masterplan

This section explains where different uses will be located on the site, and how they work together in relation to the context. The Landscape Strategy is introduced with reference to the separate Landscape Strategy report.

This section provides a brief introduction to the project.

This section provides a review of the existing physical, social and economic characteristics and context of the site and its surroundings. In addition, this section provides an analysis of the form, character and visual aspects of the site.

This section illustrates how the design approach was informed Section 9 - Area D

It also describes the story of how the scheme has developed into the application proposals, and contains information on the form, height and massing of the proposals, and how this has been influenced by the existing character and context of

It explains the amount of development planned and how it integrates with its surroundings and in relation to the context. It should be noted that the potential significant environmental effects are assessed in the Environmental Impact Assessment.

Section 6 - Area A

This section provides a detailed analysis on the design proposal of Area A.

proposal of Area C.

through consultation, community involvement, studies and the This section provides a detailed analysis on the design proposal of Area D.

Section 10 - Security

This section focuses on the design and its aim to reduce the vulnerability to anti-social behaviour and crime.

Section 11 - Inclusive access

This section looks at how all members of society will be able to use the site and how this is reflected in the development proposals and in relation to the context.

Section 12 - Concluding summary

In addition, it explains the appearance of the buildings in their This section summarises the previous chapters and reviews detailed form, and shows how they relate to their surroundings the main characteristics of the proposed masterplan.

Project team

Client/Developer Architect Planning Consultant Structural Engineer Services and Sustainability Fire Engineer Transport Consultant Access Consultant Landscape Architect Visualisation Community Relations Daylight, Sunlight, Overshadowing and Glare Consultant Townscape Consultant Facade Access Consultant Cost Consultant EIA Coordinator Security and Management

Stanley Sidings Make/AHMM/Heritage Architecture Gerald Eve LLP Walsh Associates Grontmij Grontmij Arup Arup Fabrik Cityscape Four Communication GIA Peter Stewart Arup Davis Langdon Waterman Group Broadgate Estates



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Project vision

The proposals for this site reflect the Hawley Wharf Area Planning Framework 2009, which identifies the site as an opportunity area for redevelopment. The aspirations for Camden Town set out in the HWAPF Community Strategy are described below:

"The community's vision is of a Camden Town where drug dealing, especially visible dealing, is dramatically reduced and its unique character offers something for locals and visitors of Making walking and cycling more attractive as part of a all tastes and ages. Camden Town needs to have places where locals can shop for day-to-day needs and all types of people are attracted by high quality and wide-ranging shops. The night time economy should be something enjoyed by people in continue to be involved in shaping development in the area their forties and fifties alongside younger people. When people think about Camden Town they should think about places like the Roundhouse, not about street drug dealing and inclusive and that housing includes provision for wheelchair general seediness. Deprived communities should be sharing in the success of a thriving town centre through a range of job opportunities, particularly in the service sector."

The keys objectives are as follows:

Making the best use of development opportunities to significantly enhance the attractiveness and contribution of the area to Camden Town as a whole

Building on town centre strengths and unique qualities

Fostering a mix of appropriate town centre uses including retail, market retail, leisure uses, new homes (and affordable housing), access to work and training opportunities and creating new business space

High quality design which understands, values and responds positively to local character, heritage and the canal

Ensuring new development meets the highest attainable standards of sustainable design and construction

Integrating activities and neighbourhoods and ensuring that new development delivers benefits to the local community by providing improves amenities that are accessible to local residents as well as visitors and tourists

Creating safe attractive streets, public spaces and new public realm

sustainable transport and movement pattern

Ensuring that local residents and community groups can

Ensuring new development is designed to be accessible and users and is built to Lifetime Homes standards



The masterplan site

Project summary

Camden Lock Village is an exciting mixed use development which will reinforce and enhance the area's strong identity, creating a vibrant new destination for the benefit of the local community and visitors alike. Regeneration of this key development site will help to reintegrate one of London's most popular and unique areas with its surroundings.

The proposal provides a wide variety of new, generous public open spaces to benefit residents, workers and visitors, as well as improved permeability and connectivity across the site with the addition of several new pedestrian routes and a widened canal tow path.

The needs of the local community will be met with new residential provision, including affordable housing and associated amenity. A new primary school and nursery will be provided as part of the mixed use development. Buildings in the Conservation Area along Chalk Farm Road will be renovated and restored, and the incorporation of a range of new employment uses will generate local jobs, revitalising the local economy and breathing new life into the area.

An extremely high standard of sustainability is targeted in all aspects of the development, with the implementation of innovative energy saving systems to reduce environmental impact and fully support sustainable working and living.

From the outset the layout and design of the development has been informed by inclusivity and accessibility for all potential occupiers and visitors. Gentle gradient walkways gradually flow down to the canal spaces and then spiral upwards, supported by stairs and lifts. These walkways spiral around the new canal side structures, producing a dynamic and varied backdrop to the canal and offering changing views, ultimately leading to generous public garden roof spaces.

The masterplan is defined by new routes which reconnect the site with its neighbourhood and form of a series of distinctive spaces which are characterised by their surrounding uses and relationships.



The masterplan comprises four distinct areas

The railway viaducts that are positioned in the middle of the existing Victorian style. site divide it into four distinct areas, each with its own individual character but in keeping with the overall setting. The The community space located in Area C is served by a series of viaducts' arches define the differentiation between the canalside market to the south of the site and the local uses to the north. They are also the inspiration for the materials and textures as well as the architectural forms for the proposals. to be located here.

Area A is located in the town centre and comprises a new canal-side retail market building and arches, and two new open floor and basement and private residential accommodation on spaces. The Canal Space is defined by the tow path, at the crossing with the historic Metropolitan Walk in the heart of the completes the new east-west connections and improves retail space. The main vertical access, balconies and terraces flank the area, creating the feel of a 'performance' space. The Road overground station. Arch Space is located at the natural bend of the canal and flows under the historic railway arches, creating a quiet, contemplative area. A widened tow path enhances the relationship with Regent's Canal. Area A is within the Regent's Canal Conservation Area and Make's design offers a contextual but contemporary response to the surrounding architecture, in particular referencing the brick arches of the Victorian viaducts. No's. 1-6 Chalk Farm Road are retained and enhanced, with widened pavements improving the public realm and easing pedestrian movement along this busy road. A new building at 7-8 Chalk Farm Road completes the existing terrace and creates a public gateway space, enhanced by generous public rooftop gardens and gradient walkways.

Area B houses the new primary school as well as residential uses. The proposals, designed by AHMM, accommodate a wide range of housing units. Area B also includes refurbished arches for employment uses, with vehicular access from Kentish Town Road.

Area C is a new mixed use quarter comprising residential, local employment and local retail uses. This part of the site provides a transition from Camden's busy town centre in the south to the residential areas in the north.

The employment spaces offered include workshops, light industrial uses and offices, thus creating a range of job opportunities. The new buildings and refurbished arches will be of the highest architectural quality and complement the

entrances and neighbourhood amenities, creating a lively and inviting public realm and a strong sense of place. There is an opportunity for a weekend/bank holiday local farmers' market

Area D is a new building comprising workshops on the ground the floors above. The final link to Kentish Town Road access to the under-used public transport options at Camden



