



10 JAMESTOWN ROAD

NW1

DESIGN AND ACCESS STATEMENT

14th April 2010

1.0	Introduction
1.1	Site Location
1.2	Surrounding Buildings
1.3	Urban Analysis
1.4	Historical Maps
2.0	Concept Development
2.1	Concept Development
2.2	Concept Development
2.3	Layout and Scale
2.4	Appearance
2.5	Use and Amount
3.0	Access Via Transport Infrastructure
3.1	Accessibility and Inclusive Design
3.2	Accessibility and Inclusive Design
3.3	Sustainability



This document forms the Design and Access statement for a full planning application by Anise Development Ltd for a) building on Jamestown Road, NW1. The Design and Access Statement has been written to meet the requirements of article 4c of the Town and Country Planning order 1995 (as amended).

There are 3 proposals for the building use: Retail A1/A3 to ground level, Office B1 to the first and second floor levels and Residential C3 to the third and fourth floor levels.

The following text is an extract from Pevsner's 'The Buildings of England' series describing Jamestown road's architectural character.

'Jamestown Road and its neighbouring streets contain a number of architectural landmarks that form the character of Camden, an area of North London. To the west of no. 10 Jamestown Road there are a number of buildings of 19th and 20th Century construction. On the corner, adjacent to Oval Road sits a Serge Chermayeff office building, built for Gilbey's wine merchants in 1937. Built from reinforced concrete, it has been described as remarkable for its time due to its modern construction methods and fine detailing.

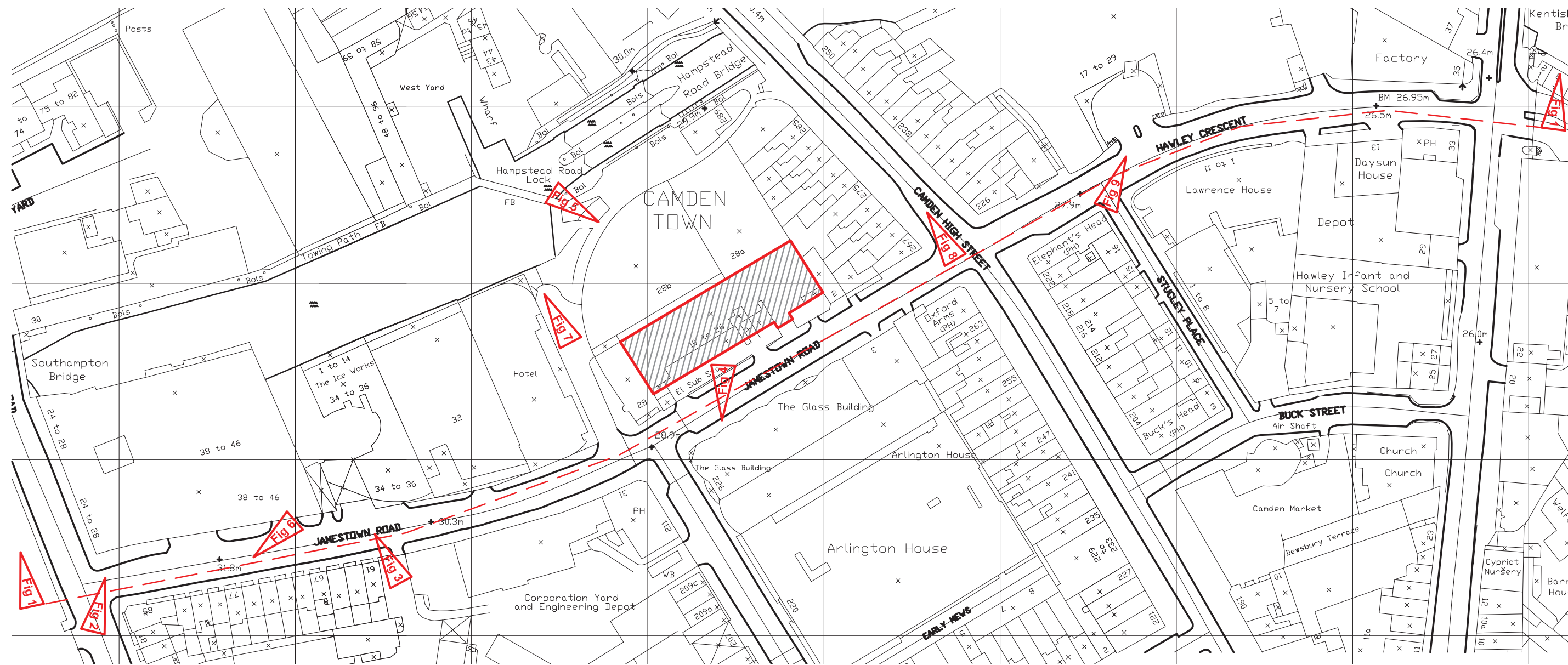
Adjoining the office building is the late 19th Century warehouse building with a white channelled stucco facade by William Hucks. This was also built for Gilbey's as the bottling works and was an early example of a reinforced concrete structure. To the east of the warehouse building a modern mixed use structure designed by Patirck Davis was built over the site of a preserved ice well in 2004. The icewell itself was constructed in 1839 by William Leftwich. The Leftwich company was the first ice sellers in London providing ice to the catering trade before the days of mechanical refrigeration. Measuring 30m deep and 12m in width it is the largest icewell in London and was last used in 1913.

Further east, sits the contemporary Pathology Laboratory building by Hutchinson and Partners, built between 1989-91. It has a blue glazed facade with a recessed ground floor. It is accompanied by a series of contemporary buildings by CZWG. Built in the late 1990's, the mixed use development consists of a hotel, retail and commercial units and residential apartments.

Jamestown Road ends at the junction of Camden High Street to the east of the site. It is a busy street for both vehicular and pedestrian traffic. The High Street is lined with crowded shops that spill onto the pavement at Ground Floor. The upper storeys show that these are early 19th Century terrace buildings.

Further east and past Camden High Street, the road becomes Hawley Crescent. The TVam television studio building dominates the north of the street. Designed by Terry Farrell and built in 1981-82, it is of post modernist characteristics. Today it is occupied by another television company. Hawley Crescent ends at Kentish Town Road. On the opposite side of the road sits a supermarket and housing building by Nicholas Grimshaw, built in 1988.'

Page 386-387 *The Buildings of England, London 4: North*
Bridget Cherry and Nikolaus Pevsner, 1998



Site Location
Scale 1:500



Fig 2 - West of Site - Office Building by Serge Cheraeff



Fig 3 - West of Site - The Iceworks Building by Patrick Davis



Fig 4 - Directly Opposite: The Glass Building



Fig 5 - North of Site: Mixed Use Building overlooking the canal



Fig 6 - Opposite to the West: 19th Century Terrace Buildings



Fig 7 - North of Site: Canal bridge with 19th Century warehouse buildings in the background

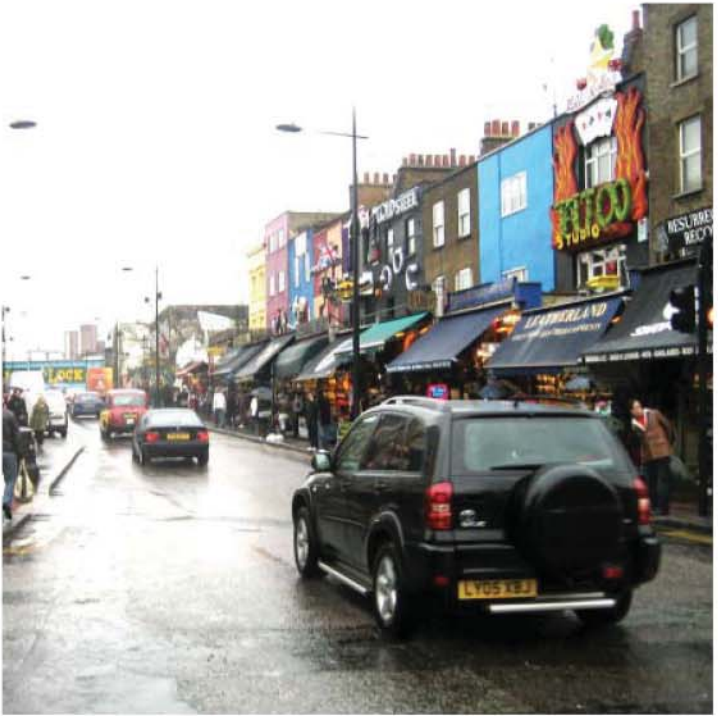
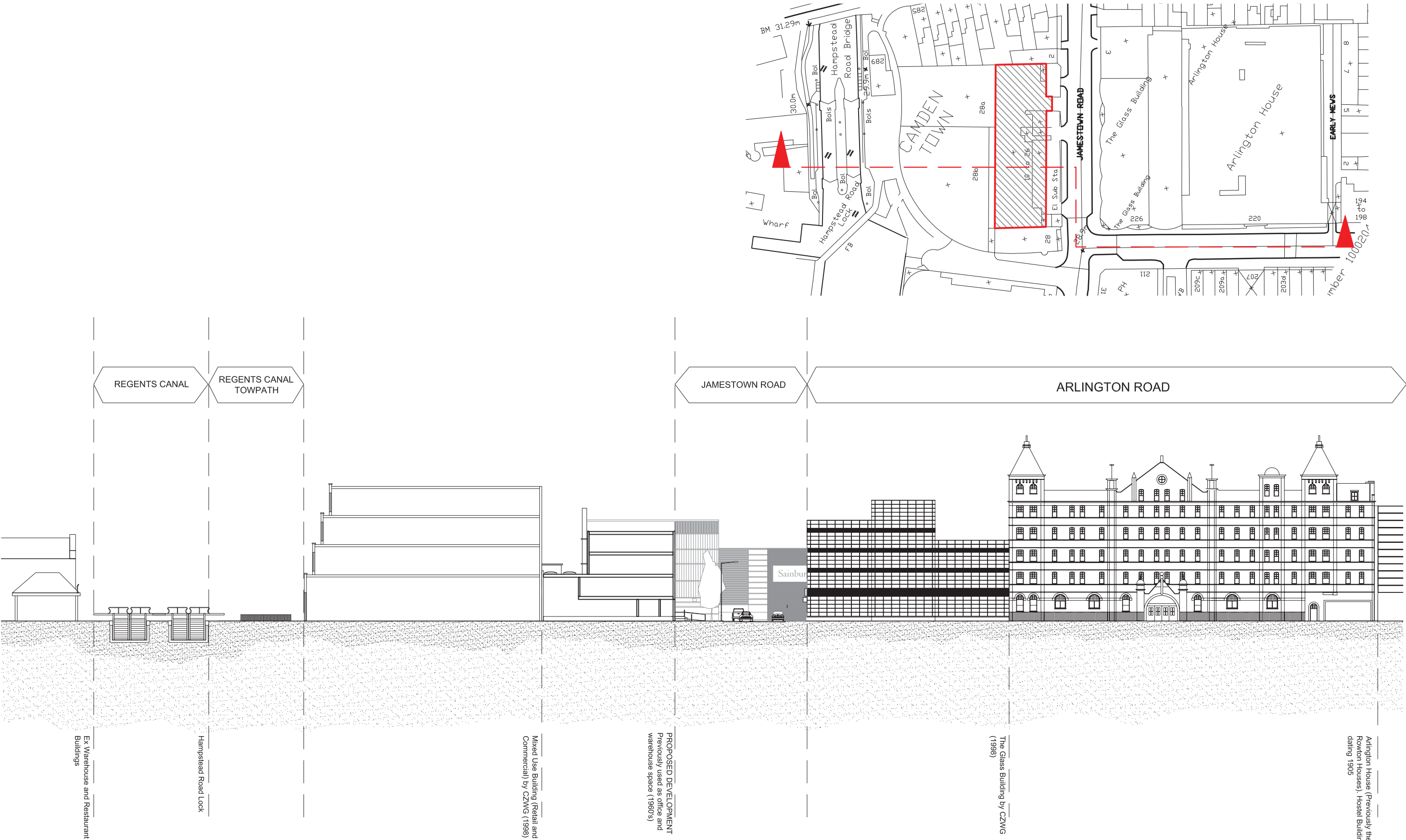


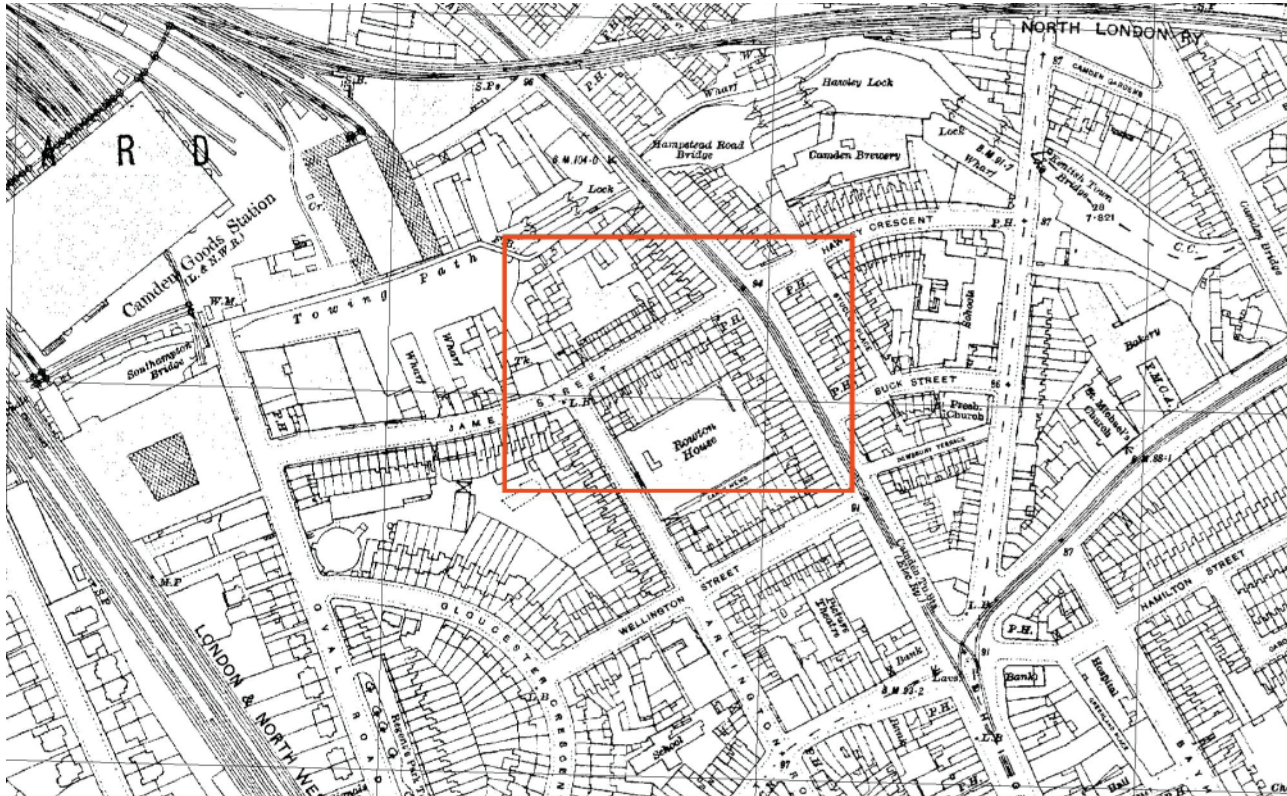
Fig 8 - 19th Century Terraces within Camden High Street



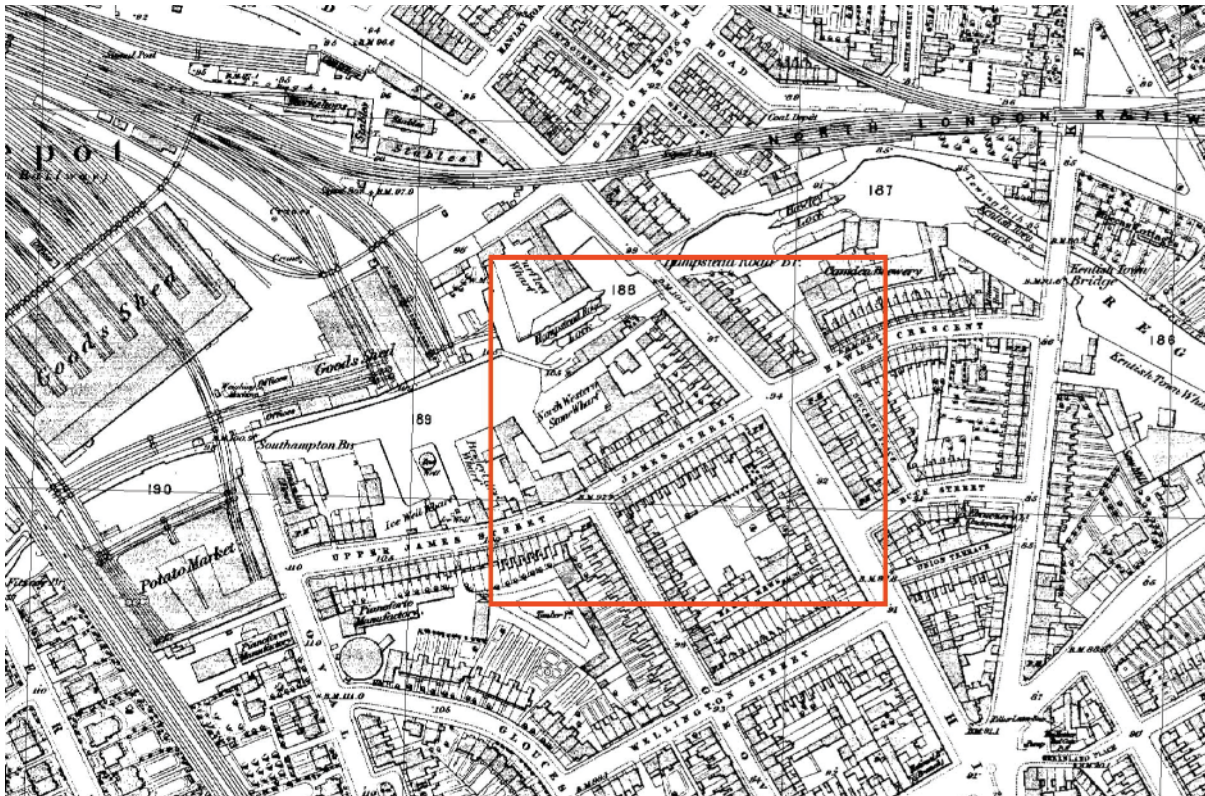
Fig 9 - The TVam building by Terry Farrell



Section Through the Site
Scale 1:500



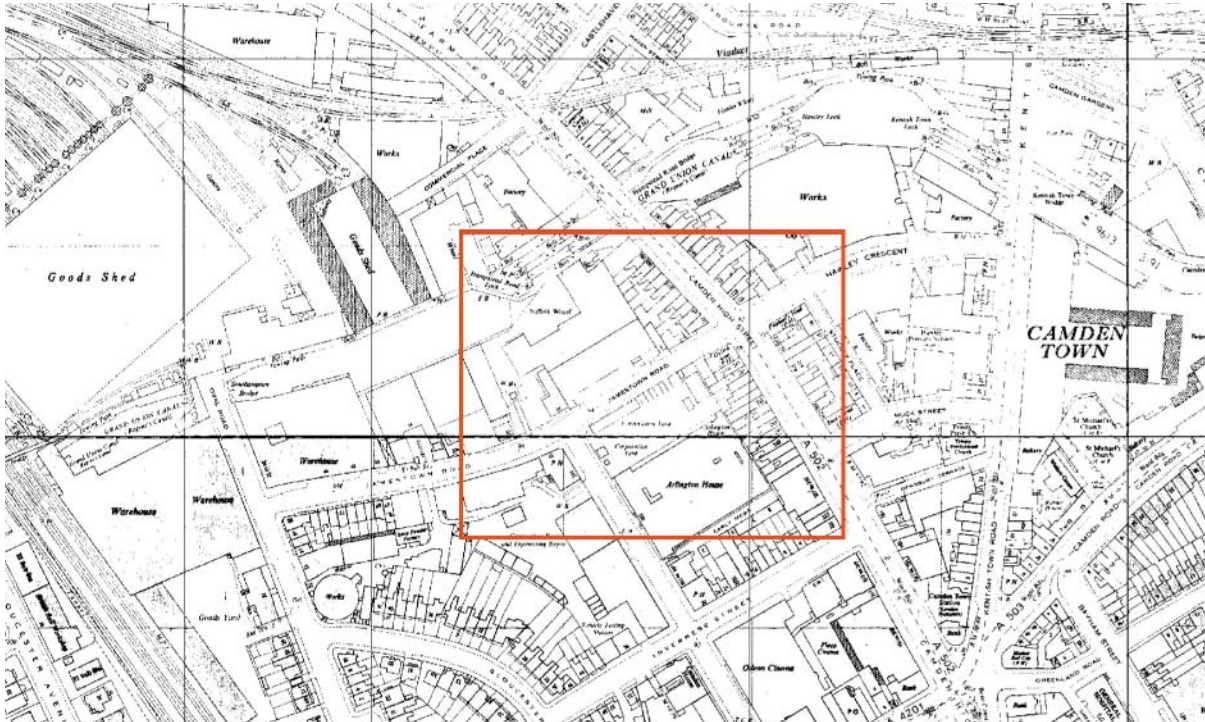
1916



1875



1953



1970

