

DESIGN STATEMENT

DEVELOPMENT, 5/7 BUCK STREET, CAMDEN TOWN, LONDON NW1 8NJ

INTRODUCTION

This Full Planning Application is made on the basis of an adaptation of an existing Full Planning Permission granted by London Borough of Camden reference PEX 0300061 dated 28 January 2005.

The Approved Drawings attached to Full Planning Permission PEX 0300061 are not practical or implementable and may lead to unlawful construction, inter alia:

- Construction of basement areas below an unstable existing building.¹
- Illegal use of an adjacent loading yard not in the ownership of the Applicant.
- Proposals do not meet requirements of approved document M, Access to and Use of Buildings.
- Failure to satisfactorily address visual privacy and overlooking.
- Lack of gardens or amenity spaces for three and four bedroom units.

¹ Refer to Engineers Report upon Feasibility of Retention of Existing Structures prepared by Ellis & Moore, Consulting Engineers, attached to this Statement.

This current Application has been prepared on the basis of information and advice given by the Chief Planning Officer of Planning Services London Borough of Camden at a meeting with Turley Associates in May 2007 confirming likely acceptance in principle of new innovative building forms of up to eight storeys in height in the central Camden Area to compliment the proposed new Transport Exchange at Camden Town Tube Station.

A composite plan prepared by Calvert Kemp Project Management no 143.lpm / CP001 is attached to this Statement for key location and reference.²

USE CLASS

The site is situated in a Neighbourhood Renewal Area with a broad range of community facilities within four minutes walk of a Camden Town Tube Station and bus transport services and will be within two minutes walk of the proposed Cross River Tram Route.

The Applicant, as the previous Applicant, is making an application for inclusion of Planning Class Uses that currently exist in the area and for which the site is particularly suited by reason of its location. The Designers have included for separate access arrangements to the principal Class Uses located within the Development all confirmed as follows:

Lower Ground Floor:	A1 Shops or A3 Restaurants and cafes and D2 Assembly and Leisure or B1 Business
Ground Floor:	A1 Shops or A3 Restaurants and Cafes or B1 Business
First Floor:	A1 Shops or A3 Restaurants and Cafes or B1 Business
Second, Third, Fourth and Fifth Floor:	C3 one bedroom Residences
Sixth Floor:	C3 two bedroom Residences

FLOORSPACE

The gross floor space of the development of 2960.42 sq metres includes 50% for residential accommodation of 14 flats and a schedule of areas is attached to this Statement.³

London Borough of Camden Unitary Development Plan adopted June 2006 refers to provision of an appropriate mix of unit sizes and that the Council will consider the mix of sizes best suited to site conditions.

The Applicant submits that following market research and proven letting markets the current need of Professional Persons seeking accommodation in Camden, as at Lawrence House, 12 Hawley Crescent, owned by the Applicant, is for one and two bedroom units. In addition units of this size at second floor level and above are appropriate for accommodation in this heavily populated location where amenity space is not available. Larger units of three or more bedrooms would require access to Gardens [Camden Gardens] or Public Open Space [Camden Lock] involving travel distances of between 270 and 380 metres and crossing Distributor Roads, Camden High Street or Kentish Town Road and are not considered appropriate in this location.

The much-needed provision of one and two bedroom flats in a small tower block affords a unique opportunity for views over central London yet avoids visual intrusion and overlooking of adjacent properties.

PLAN LAYOUT

The site which is surrounded by buildings on three sides has obliged consideration and subsequent resolution of matters of planning that may have given rise to harm to the amenity of occupiers, neighbours and in this case a Nursery School. Designers have been especially sensitive in making provision for the needs of both occupants of the building and adjoining neighbours in planning and presenting the Development.

The Applicant has arranged to consult with, and invited comment from, The Open University, 1/11 Hawley Crescent and residents of flats in Lawrence House, 12 Hawley Crescent [north of the Development], Hawley Infants School, 1/3 Buck Street, [east of the Development] and residents of Studios in Stucley Place [west of the Development] and has issued a composite drawing to each for information.

The design of the Commercial Element includes for provision of accommodation at lower ground, ground and first floors for Planning Class Uses A1, A3, B1 or D2. Each function will have a separate main entrance at ground floor level on Buck Street and facilities for loading and unloading small vans at lower ground floor level accessed from an adjoining property, 1/11 Hawley Crescent, in the ownership of the Applicant. Major deliveries to and from the Development will be subject to requirements of an existing Section 106 Agreement including a Service Management and Access Plan between the Applicant and London Borough of Camden. Fire escape routes available to the Commercial Element are to Buck Street and to a rear yard in shared tenancy with the Open University.

The Commercial Element is windowless other than on the Buck Street frontage to maintain the visual privacy of adjoining properties and any external louvres to internal equipment will include provision for sound attenuation to reduce noise and vibration pollution. All plant, flues, vents, and pipes will be located within the building envelope and all plant at roof level screened from view.

The main entrance to the Residential Element is through a gallery on the western side of the Development, shared with the Commercial Element, leading to an enclosed staircase and lifts for the exclusive use of residents. A secondary entrance is available from a rear yard shared with the Open University and includes provisions for storage of cycles and motor cycles.

Three, one-bedroom residences share common lobbies to lifts and a staircase at second, third, fourth and fifth floor levels. Two, two-bedroom residences share similar facilities at sixth floor level. The orientation of each residence is designed to take advantage of morning or early evening sun and each projecting bay permits views parallel to the facades of the building to maintain the privacy of both occupant and adjoining neighbours and prevent overlooking. All other window openings are at high level and all residences are naturally lit and ventilated throughout.

SCALE

Drawings submitted with the application show the relationship between existing buildings. The site lies in the centre of a group of buildings varying between three and six storeys in height with the exception of the Nursery School. The design of the Commercial Element includes for a height reduction adjacent to the School and its parapet height is some 4.50 metres below the parapet height of the existing building to be demolished which currently overlooks the School playground.

It is considered appropriate for the residential tower, the highest part of this Development, to be centred within the triangular complex of buildings that will have no effect upon sunlight entering the nursery school playground and minimum effect upon adjacent offices and residences.

LANDSCAPING

There is little opportunity to include extensive landscaping in this inner city development but the roof to the Commercial Element includes an intensive roof garden including plantings of small and medium sized shrubs, solar panels and photovoltaic modules in association with storm water run-off management systems.

APPEARANCE

In 2002 the Applicant completed construction of a prestige, high quality Development at 1/12 Hawley Crescent, London NW1, occupied by the Open University since 2003.

The Applicant will use and engage, as on the previous project, high quality materials and workmanship but on this occasion wishes to create a new landmark building by distinctly separating the Commercial and Residential Elements, emphasising the verticality of the Residential Element and cladding the two in pre-patinated copper with raised seams and shingle joints. All corners of the Residential Element are rounded and the cheeks of the projecting bay windows are purposefully curved to soften the whole effect of the composition and provide joyful interplay of light and shade. Windows, doors and louvres are matching coloured synthapulvin coated milled aluminium and glazing will be tinted on all facades of the building.

143.1pm/Design Statement/001

DESIGN STATEMENT PREPARED BY CALVERT KEMP PROJECT MANAGEMENT



17.12.07

Michael D Calvert, Partner

Date

ACCESS STATEMENT

DEVELOPMENT, 5/7 BUCK STREET, CAMDEN TOWN, LONDON NW1 8NJ

COMMITMENT

The Applicant is committed to embedding disability equality in all relevant practices and ensuring that disability issues are routinely considered in all decisions regarding the design and construction of the Development. The overall aim is to achieve independent access for most disabled people, without assistance. Consideration of signs, tactile displays, lighting systems, sound systems and decorative schemes will provide a welcoming and friendly environment and be supportive of all employees and visitors with disabilities.

PHYSICAL ACCESS

An desktop access audit of plans and drawings will be undertaken in association with consultation groups involving disabled people to ensure that accessibility of both the Commercial and Residential Elements is prioritised and continuously improved in accordance with good practice guidance.

PARKING and TRANSPORTATION

An accessible parking bay is available in a rear yard shared with the Open University. The Applicant will consult with the London Borough of Camden to provide parking spaces for blue badge holders on Buck Street or Stucley Place.

AUXILIARY AIDS and SERVICES

An induction loop system or infra red sound enhancement will be fitted in all reception areas.

A lift suitable for use by disabled persons will be provided in both the Commercial and Residential Elements.

Disabled toilet facilities will be available on each floor of the Commercial Element and each room in the Residential Element will be wheelchair accessible.

The Fire Policy for the Development will include emergency evacuation arrangements for disabled people and Personal Evacuation Plans will be prepared for those with special needs to identify personal requirements.

IT PROVISION

The Applicant will make available IT facilities with the provision of E-Access to all areas within the Commercial Element. Swipe card readers will have a tone to confirm successful operation by those with a visual disability and swipe cards will be modified for Braille users.

143.1pm/Access Statement/001

ACCESS STATEMENT PREPARED BY CALVERT KEMP PROJECT MANAGEMENT



Michael D Calvert, Partner

12.12.07

Date

WATER/ ENERGY and RESOURCES STATEMENT

DEVELOPMENT, 5/7 BUCK STREET, CAMDEN TOWN, LONDON NW1 8NJ

VISION STATEMENT

Energy and Ecology; Green Building

The Development will be a Green Building with an ecologically sustainable focus, designed, specified and constructed with energy and water efficiency in mind and minimising any adverse impact of the building on its inhabitants and the environment.

It is noted that on completion of the design development stage 90% of the buildings environmental impacts are locked in and therefore the Applicant is preparing Energy Management Assessments even at this early Planning Stage.

The criteria for a sustainable built environment is that natural resources and environment are integrated and function as a system from exploitation, production and consumption to recycling to take into account the whole process in an ecologically sound management manner.

The Applicants vision is to create a combination of market factors and policy tools which require, encourage and support the new Development and on site building operations to meet minimum performance standards and aspire to outstanding performances.

Sustainable Built Environment

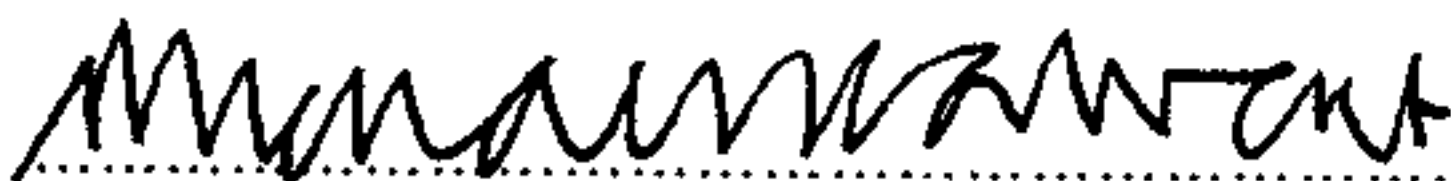
The Development will comprise multi-functional, flexible working and living spaces that may adapt to people's changing needs and aspiration, that are engaging, protecting and accessible, involve people for their design and advancement and combine low and high-tech solutions that close material loops and ensure resource efficiency.

The Commercial and Residential Elements will respond to the present and future needs of their users and requirements of their built and natural environment. The Development will make the best possible use of local resources, including re-use of materials and Construction and Management Teams will fulfil the highest sustainability criteria.

The Development, designed as a fully sustainable building and its construction works will fulfil performance requirements with minimum adverse environmental impacts, while encouraging improvements in social, cultural and economic conditions at a local level.

143.1pm/WER Statement/001

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BIODIVERSITY STATEMENT

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The Applicant is aware that the onus falls on him to provide enough information to enable the London Borough of Camden to assess the impact of the development on biodiversity and geological conservation. Some Local Authorities publish biodiversity checklists but in this instance the Applicant confirms his continuing commitment to biodiversity and confirms that he will arrange and conduct ecological and other surveys as required by Development Control.

The Applicant has already established a biodiversity garden to the rear of the Open University and will implement in due course a planning permission for an Atrium with a height of 10 metres to accommodate a wide range of plants, trees and shrubs affording further opportunities for bio diversification.

ECOLOGICAL SURVEYS

Any surveys where the Development will affect the known or potential value for wildlife:

- will be carried out by suitably qualified and experienced persons.
- will be carried out at an appropriate time and month of the year, in suitable weather conditions and use recognised surveying techniques.
- will be to an appropriate and recognised level of scope and detail.
- will include an assessment of the likely effect of the Development.
- identify measures to be taken to avoid impacting on the biodiversity of the site.

SURVEYS and EIA

The Applicant requests at an early stage advice and guidance from London Borough of Camden on matters that are subject to EIA Regulations.

SPECIES SURVEYS

The Applicant is aware that many individual wildlife species receive statutory protection under a range of legislative provisions and that licences may be needed when they are affected by the Development and does therefore request delivery of any advance survey information on the presence of protected species linked to any required mitigation or compensatory measures.

143.1pm/BioD Statement/001

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12.12.07

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