

102 **Camley Street** **London N1C 4PF**

Design and Access Statement

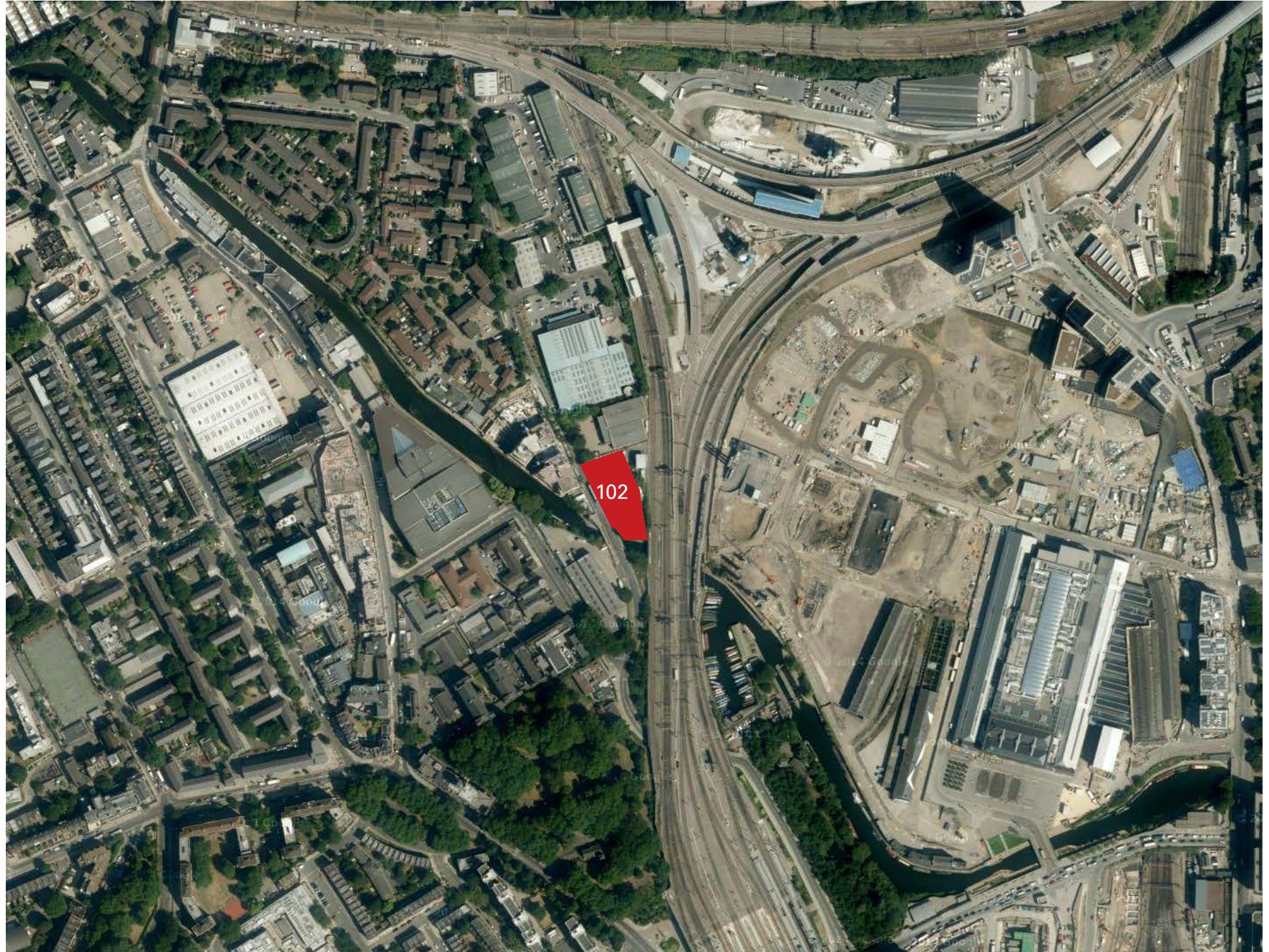
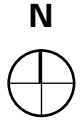
July 2014

REGENT RENEWAL LTD

GLENN HOWELLS ARCHITECTS

turkingtonmartin





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1.0 Introduction

1.1 Brief Outline of Proposal

The proposal is to demolish the current building, a storage warehouse previously occupied by Marigold Foods, and replace it with 154 new homes including on-site Affordable homes plus over 1,620 sqm GEA of flexible commercial space for small and medium sized businesses. The scheme will provide a high level of site permeability, public accessibility, enhanced links between the road and Regents Canal and high quality public realm including planting. It will form an integral part of the three Gateway sites designated by LB Camden in their masterplanning aspirations for Camley Street.

Regent is intent on providing within 102 Camley Street an extension of the public realm and accessibility improvements, providing the first cycle link between the towpath of the Regents Canal and Camley Street (and cycle network beyond) as well as a range of public realm benefits dealt with in detail in this report.

Importantly, Regent seeks to significantly increase the employment space at 102 Camley Street with the spaces focused on start-up enterprises emerging from the Incubator Regent has created at 103 Camley Street and small and medium local enterprises. The mixed use development proposals provide part of a mixed and sustainable community with tenure blind housing including onsite affordable housing above the new employment spaces and public realm.

The proposal will provide a new cycle ramp between Camley Street and the Regents Canal towpath plus new pedestrian links from the eastern side of Camley Street with the canal. The towpath will be more than doubled in width with a planted resting area provided overlooking the canal. The towpath and beneath adjacent bridges will be lit as part of the planned improvements to the urban realm to enhance links with King’s Cross and Camden Town.

1.2 Applicant

This document constitutes the Design and Access Statement to accompany a Full Planning Application for 102 Camley Street and associated public realm improvements. It has been prepared by Glenn Howells Architects on behalf of Regent Renewal Limited (the applicant) to describe the redevelopment and urban regeneration proposal for the site at 102 Camley Street, London N1C (the site).

Regent Renewal Limited

The applicant, Regent Renewal Limited (‘Regent’), is the same owner and applicant as 103 Camley Street where Regent has successfully delivered the first Gateway site scheme in conjunction with Urbanest. This scheme is due for Practical Completion in August 2014. Regent specialises in mixed use, mixed tenure developments that make a positive contribution to regeneration and sustainability in London and elsewhere.

103 Camley Street delivers amongst other benefits:

- (i) The first local shop in Camley Street. This will be used by residents, businesses and canal users alike.
- (ii) Publicly accessible open space for use by residents and businesses and in conjunction with the new wider canal steps will be a pleasant place for residents and the general public to enjoy and which sets the tone for the public realm and streetscape improvements for the other two Gateway sites at 101 and 102 Camley Street.
- (iii) Direct links between Camley Street and the Regents Canal through new steps and publicly accessible courtyard space.
- (iv) The first disabled access to this stretch of the Regents Canal.
- (v) High quality sustainable architecture.
- (vi) A 1500 sqm Incubator facility to be operated by University College (UCL) and Camden Town Unlimited (CTU) capable of creating, supporting and mentoring up to 350 new local enterprises each year.
- (vii) Increased employment space and increased employment numbers from 10 persons to over an estimated 350 persons working in new workspaces.

1.0 Introduction

1.3 Project Team

Glenn Howells Architects

This Design and Access Statement has been prepared by Glenn Howells Architects (GHA) on behalf of Regent Renewal Limited (the applicant) to describe the redevelopment and urban regeneration proposal for the site at 102 Camley Street, London N1C (the site).

GHA has built a strong reputation over the last 24 years for delivering design excellence and high quality, award-winning projects. They have won a number of design competitions and in addition to being short listed for the RIBA Stirling Prize in 2007 and winning the British Council for Offices' Best of the Best Award in 2010, Glenn Howells have received over 80 national awards. GHA's diverse range of national and international projects includes offices, sustainable housing communities, theatres, visitor centres, aparthotels, education buildings and mixed-used schemes for both private and public clients.

Fundamental to the way GHA design buildings is firstly understanding what their clients need from the project. They then work at small and large scales simultaneously to develop a design where larger site wide factors and the detail of construction come together to create a building that is seamless in thinking and execution.

The projects GHA work on bring a long lasting benefit to the environment and communities they affect. They have always taken this responsibility seriously. For more than 20 years, GHA have been designing buildings where they strive to achieve integrated low energy solutions. This is where, as in natural structures, many elements of the construction come together to create comfortable and enjoyable environments.

GHA strive to provide projects that are responsible and take a long-term view of minimising energy use and carbon emissions. This approach involves appraising the prevailing beneficial environmental conditions and the client's requirements at a very early stage to incorporate intelligent, environmental control and resilience as an organic part of the design.

Turkington Martin Landscape Architects

Turkington Martin are landscape architects and urban designers located in King's Cross, providing creative design consultancy at all scales of planning and development.

Turkington Martin Landscape Architects are committed to the creation of sustainable places. We believe that a high quality public realm brings economic and social benefits, in supporting the viability of towns and cities, promoting health and wellbeing, by encouraging active use of streets and open spaces and reinforcing and celebrating local identity.

TMLA develop clear, compelling ideas for landscape projects with a strong design narrative which acts as a touchstone as they progress from design ideas to realisation on the ground.

TMLA create beautiful, enduring and sustainable places, informed by an understanding of the way in which people use space, local environmental conditions, how buildings and their functions interact with the external environment and the patterns of urban movement.

Collaboration is central to the philosophy and TMLA work collectively with developers, architects, artists, planning consultants, engineers and local people.



GHA: Parkside Place, Cambridge



GHA: St Andrews, Bromley-By-Bow



TMLA: Love Lane, Woolwich



TMLA: Gillett Square, Dalston

2.0 Site

2.1 Location Plan

The overall site of approximately 0.25 hectares is situated on Camley Street to the east of the Oblique Bridge and immediately north of the Regents Canal. It is located to the north-west of King's Cross and north of St Pancras Stations and just outside the eastern boundary of King's Cross designated growth area (Source: Shaping Camden, Camden's Local Development Framework, Site Allocations Preferred Approach Consultation Document).

North-north east of the site, four-storey apartment buildings at the edge of Elm Park Village around Crofters Way and Barker Drive face onto the west side of Camley Street. Storage, warehouse and cash and carry units line the east side of Camley street. To the east the site is bounded by several railway lines forming the CTRL and Network Rail services into St Pancras International. Around 70m to the east is the King's Cross Central Regeneration Area, with various large buildings up to 26 storeys, many already completed and the rest under construction. The King's Cross masterplan includes enhanced access to the canal towpath and improvement to the Regents Canal towpath from York Way to the Constitution Bridge at St Pancras Way.

There is a Network Rail substation which lies outside the northeast corner of the site and is served by a right of access across the northern part of the site. To the west is 103 Camley Street, which is a mixed use 12-storey student housing and residential development including the Incubator, local retail and a cafe facing the Regents canal, due to complete in August 2014.

102 Camley Street forms part of the Gateway sites at 101, 102 and 103 Camley Street forming a cluster at the entry to the Camley Street railway where Camley Street crosses the Regents Canal.

The character of the site is therefore mixed, with four very distinct conditions at each side, ranging from the idyllic canal towpath set between major railway lines and the road bridge to Camley Street, to new developments either side at 103 Camley Street and T1/T2 and King's Cross.

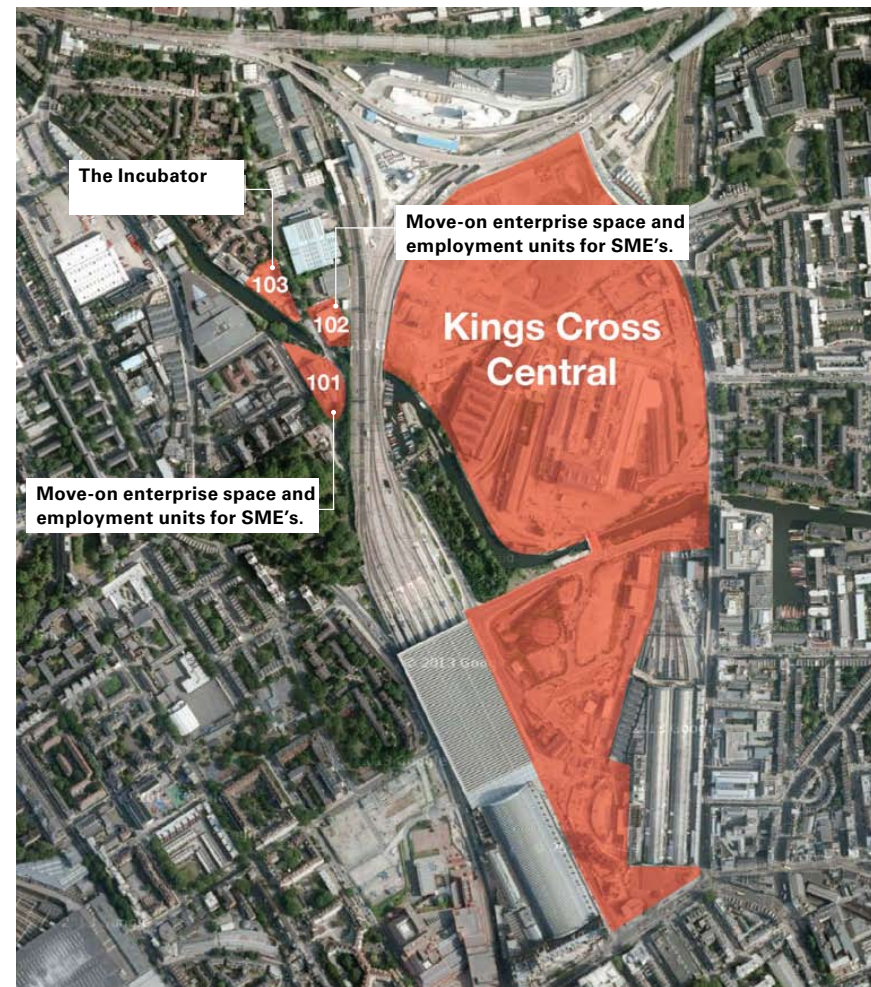
102 Camley Street is an underutilised brownfield site.



Aerial view of site



King's Cross Masterplan: view from North showing site (bottom right hand corner)



King's Cross Masterplan and the Camley Street Gateway sites (101, 102 & 103)



King's Cross Masterplan

2.0 Site

2.2 Local Context

The site benefits from exceptional links to national and international transport hubs being located within a 10 minute-walk of St Pancras and King's Cross stations (see more information on access provided in the 'Transport Assessment' produced by TTP Consulting and submitted as part of this application).

The proposal is an opportunity to enhance the link between King's Cross to the east and Camden Town to the west. The site will be the first building visible to the west from the CTRL railway lines emerging from St Pancras International.

Located alongside and to the north of St Pancras railway lines, the site has potential for exceptional views south towards the City and east / south-east towards the emerging King's Cross development.

The site has also a southerly aspect towards the Regent's Canal.



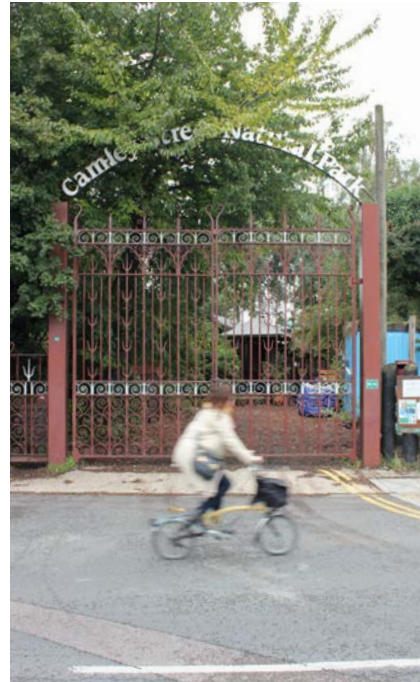
Views of existing site and building



Granary Square at King's Cross



T6 (student accommodation), King's Cross, GHA



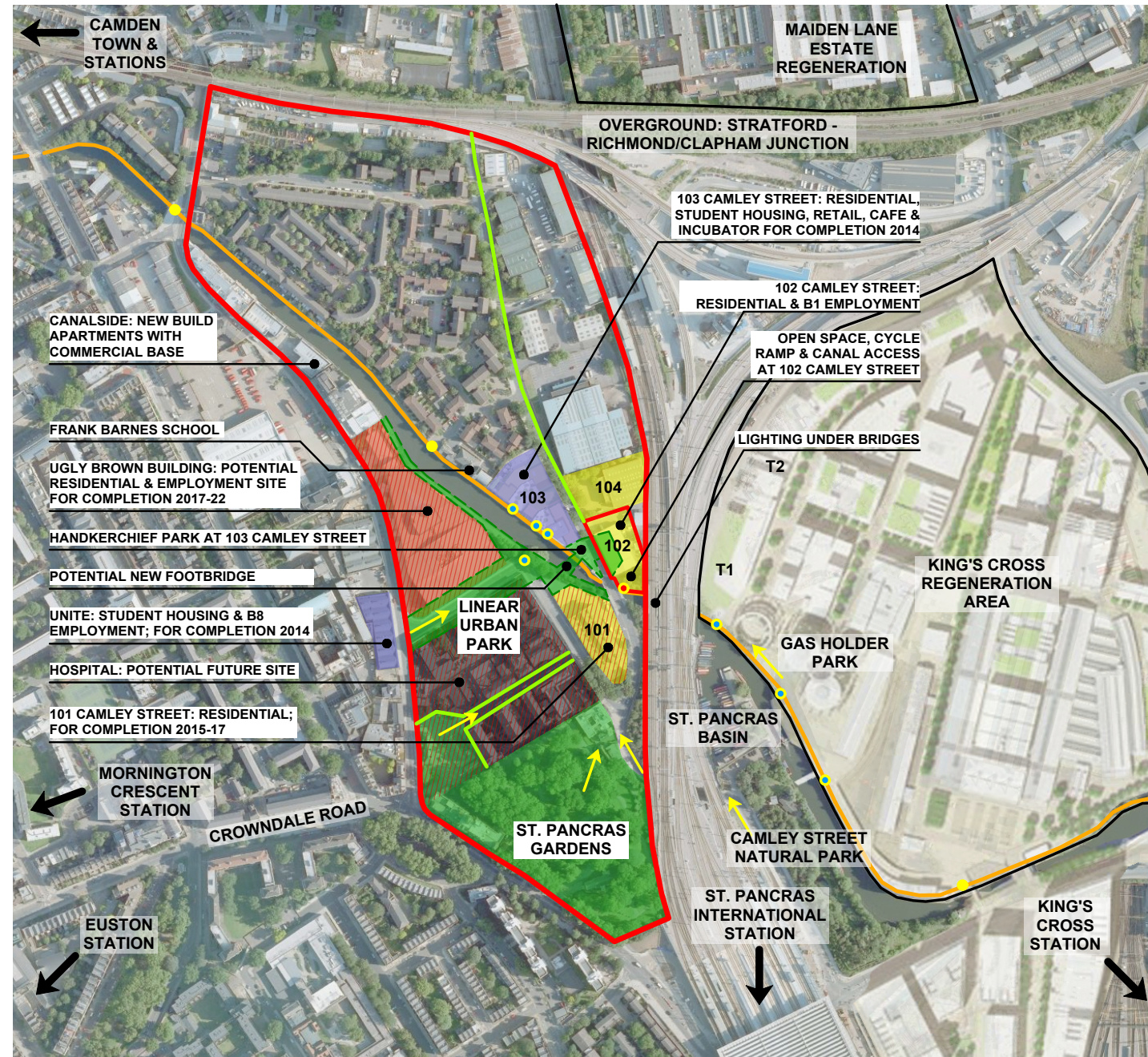
Camley Street Natural Park Entrance



Consented Google scheme at King's Cross



Grand Union Canal



Area context plan showing current and future developments

2.0 Site

2.3 King's Cross Opportunity Area

King's Cross is identified as an Opportunity Area in the London Plan (2012) which has an indicative employment capacity of 25,000 and is allocated to deliver a minimum of 1,900 new homes. The site at 102 Camley Street falls outside of the King's Cross Opportunity Area, however the scale of the development proposed indicates the rapid change which is undergoing within this area.

King's Cross is identified as a growth area by the London Borough of Camden. Significant investments in the area has brought major transport improvements and will continue to bring further improvements in particular through the provision of improved public spaces and community facilities, additional housing, hotels and retail, which will also bring job opportunities.

The Gateway sites at Camley Street will extend the positive regenerative benefits of King's Cross west towards Camden Town. These, in addition, to the University of the Arts campus that opened in 2011, and a Construction Training Centre also already open, will include within the Regeneration Area:

- a recruitment and skills centre to provide employability training for local people – planned for 2013;
- a new energy centre
- a new medical research facility (The Francis Crick Institute)
- leisure facilities including swimming pool and library to be provided as part of the new Council offices as well as a new customer centre
- community enterprise
- the first purpose building Incubator at 103 Camley Street
- small business space, local business support, local purchasing strategy and business volunteering

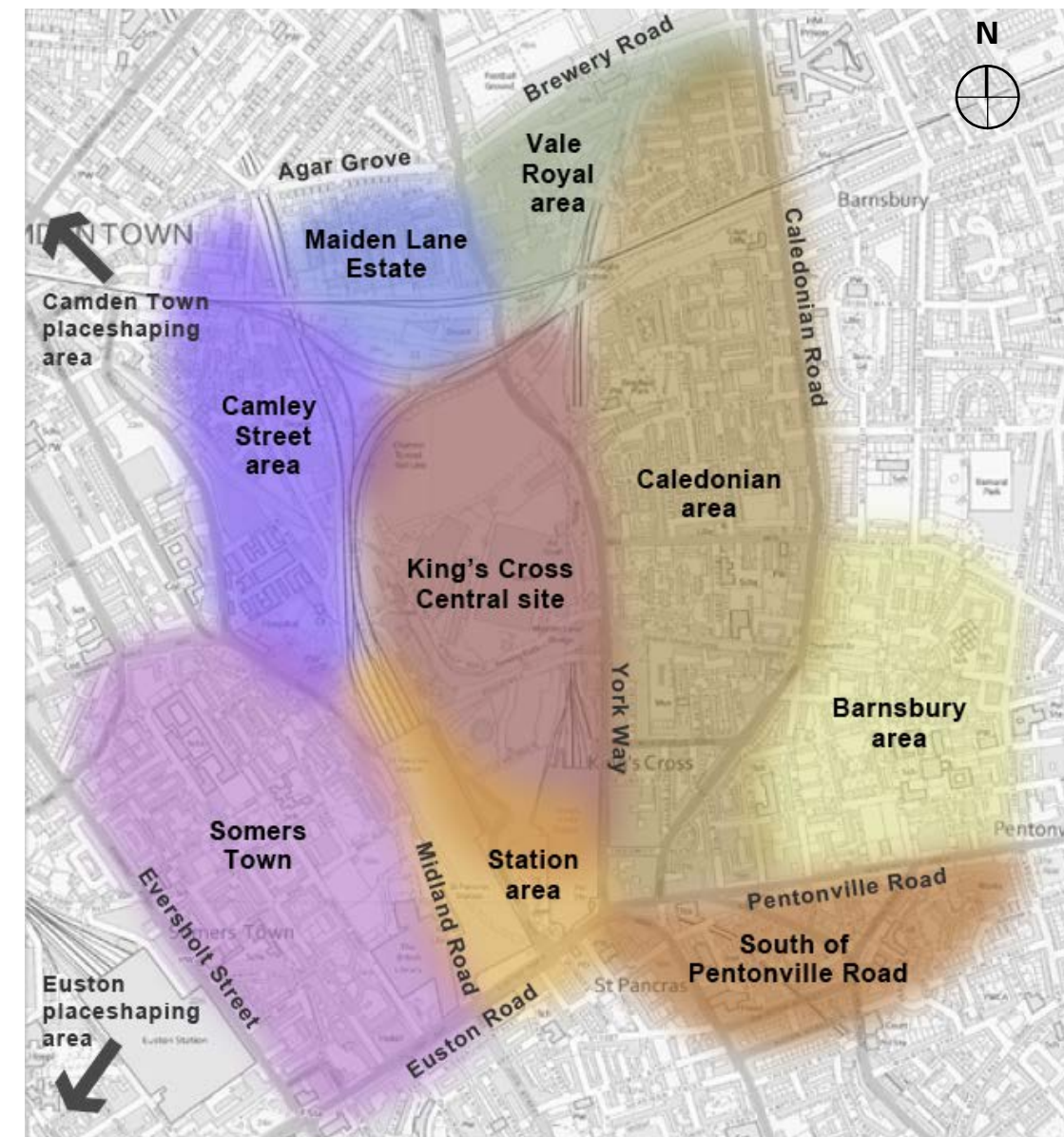
- a social and community fund
- community meeting facilities
- community safety improvements
- school and children's centre and supporting local schools
- new public spaces

A new primary school which will become a permanent home for the Frank Barnes School, currently a few minute-walk away from Camley Street, will also be provided at King's Cross Central.

"King's Cross Place Plan"

Camden and Islington Council's prepared a joint place plan for King's Cross (King's Cross: Shaping the Future, A plan for the wider King's Cross area) in July 2012. The document is not a statutory planning document and does not form part of the development plan. However the document provides a strategic vision for the King's Cross area and beyond. The document identifies that the Camley Street currently provides a range of employment and storage space, but the area is currently underused and poorly connected with the wider area, limiting opportunities for residents in Elm Village to access facilities and services.

One of the key visions of the place plan is to improve the connectivity of the Camley Street area, particularly walking routes. The place plan identifies that the Council is exploring how the Camley Street area is suitable for development and renewal and could provide new housing, employment and facilities.



Camley Street as part of the wider King's Cross area (Source: Camden and Islington, 'King's Cross: shaping the future, A plan for the wider King's Cross area', Council, approved July 2012, p. 9)

2.0 Site

2.4 Planning Context

Planning history

There is little antecedent in terms of planning history for Camley Street as a whole and none at 102 (since 1924). There are also no listed buildings in proximity of the site.

Planning Policies

At national level, the National Planning Policy Framework (NPPF) effective from 27 March 2012 sets out the Government's economic, environmental and social planning policies for England. At the heart of the NPPF is a presumption in favour of sustainable development in particular in the context of housing provision. It sets out as key to sustainable development the requirement for good design that is intrinsic to good planning and contributes positively to making places better, safer and accessible for people of all groups. The NPPF requires that local planning policies ensure that new developments optimise the potential sites for development; provide quality to the local area and be visually attractive; and respond to local character and history whilst creating or reinforcing a strong sense of place.

The Mayor of London's London Plan (2011) forms the basis for planning policy at the regional level. The need for additional homes is a key priority for the London Plan and its policies seeks to achieve and exceed the target for additional homes in London (policy 3.3).

The redevelopment proposals for the Site will be specifically guided by planning policies, guidance and standards set at national, regional and local levels. This Design and Access Statement has been prepared with regards, *inter alia*, to the following policy and guidance documents:

Employment floorspace and mixed use development

- Camden Core Strategy and Development Management Policies (Local Development Framework) (2010)

Housing needs

- National Planning Policy Framework 2012 Section 6
- London Plan July 2011 Policies 3.3, 3.11
- Camden Core Strategy and Development Management Policies (Local Development Framework) (2010)
- Camden Planning Guidance 2 Housing

Housing standards

- London Housing Design Guide Interim Edition August 2010
- London Housing Draft Supplementary Planning Guidance December 2011
- LifeTime Homes Revised edition July 2010
- Camden Wheelchair Housing Design Brief 2013
- Metropolitan Police Secured by Design New Homes 2010
- Code for Sustainable Homes Level 4
- Camden Planning Guidance 2 Housing

Sustainable development

- National Planning Policy Framework (NPPF) 2012 Sections 4, 6 and 8
- London Plan July 2011 Policies 5.2, 6.9 and 6.3
- Camden Core Strategy and Development Management Policies (Local Development Framework) (2010)
- Camden Planning Guidance 3 Sustainability 2013
- Camden Planning Guidance 6 Amenity
- Camden Planning Guidance 7 Transport
- Camden Biodiversity Action Plan 2013 - 2018

Energy Efficiency

- London Plan July 2011 Policies 5.1, 5.2, 5.6, 5.7 and 5.8
- Camden Core Strategy and Development Management Policies (Local Development Framework) (2010)
- Camden Planning Guidance 3 Sustainability 2013
- Code for Sustainable Homes Level 4

Accessibility

- London Plan July 2011 Policy 7.2
- Camden Wheelchair Design Brief Final April 2013
- Code for Sustainable Homes Level 4
- LifeTime Homes Revised edition July 2010

Safety and Security

- National Planning Policy Framework 2012 Sections 7 and 8
- London Plan July 2011 Policy 7.13

Refuse

- City of Westminster Recycling and Waste Storage Requirements
- Camden Planning Guidance 1 Design

Quality of architectural design and urban design

- National Planning Policy Framework 2012 Section 7
- London Plan July 2011 Policies 3.5, 7.6
- Camden Core Strategy and Development Management Policies (Local Development Framework) (2010)
- Camden Planning Guidance 1 Design

Protection of the environment

- National Planning Policy Framework 2012 Sections 10 and 11
- London Plan July 2011 Policies 7.15
- Camden Biodiversity Action Plan 2013–2018

Air quality

- National Planning Policy Framework 2012 Section 10
- London Plan July 2011 Policies 7.14
- Camden Biodiversity Action Plan 2013 - 2018

Flood risk management

- National Planning Policy Framework 2012 Section 10
- London Plan July 2011 Policies 5.12 and 5.13
- Camden Biodiversity Action Plan 2013 - 2018

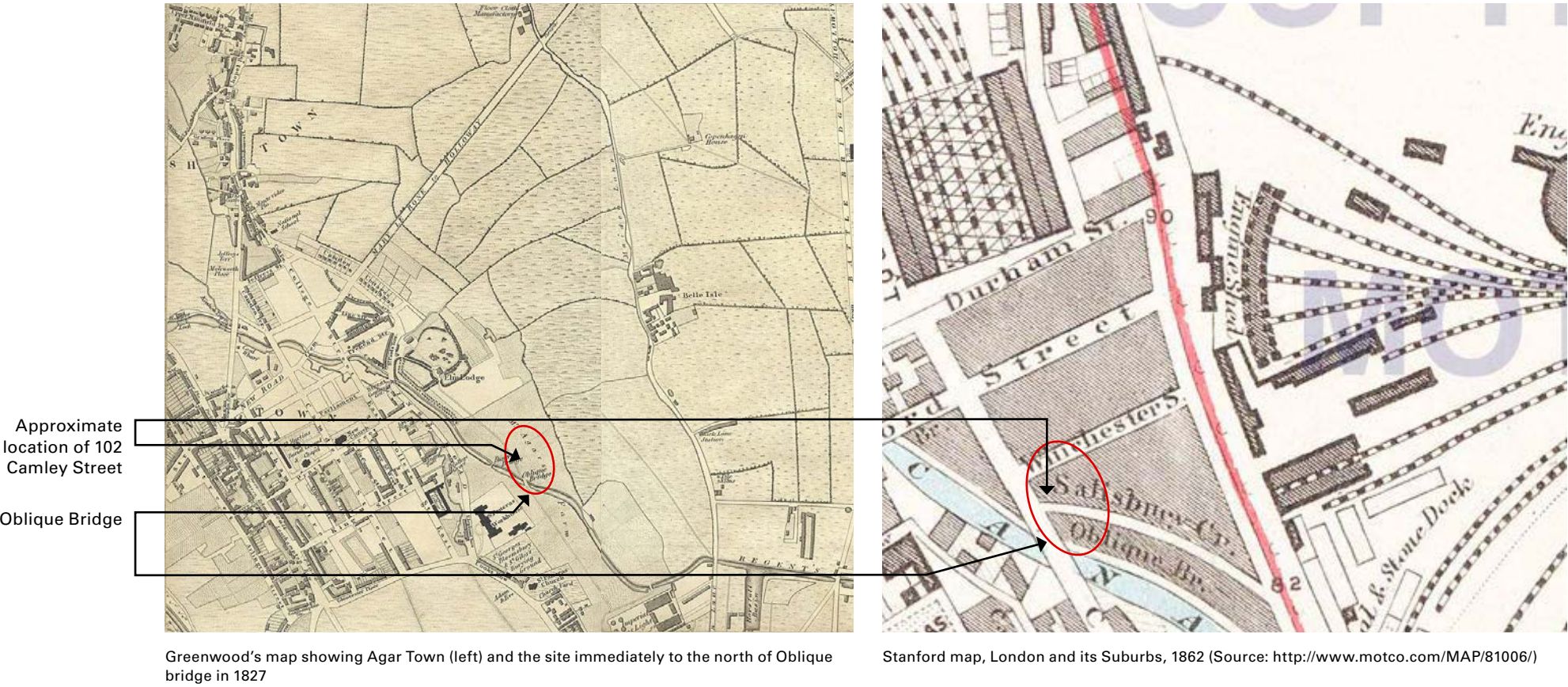
2.0 Site

2.5 Historical and Current Socio-demographic Context

A detailed description of the site history is provided in Section 2 of the Townscape, Heritage and Visual Impact Assessment, by KM Heritage.

Until at least the mid-19th century the site consisted of rural land ('Agar's farm', see Greenwood's map) and adjacent to 'Agar Town' an area of short-leased and dense but fairly low-quality housing to the west of Camley Street and located around today's Baker Drive. Likely to have grown due to the activities linked to the opening of Euston station, Agar Town was demolished by the Midland Railway Company in 1866 to allow for the development of St Pancras railway station (Source: Swensen, S.P., 'Mapping Poverty in Agar Town: Economic Conditions Prior to the Development of St Pancras Station in 1866', online at <http://eprints.lse.ac.uk/22539/1/0906Swensen.pdf>, accessed 11 Mar 2014 at 13:00).

The completion of the Regents' Canal in 1820 and the railway stations at King's Cross and St Pancras in the middle of the 19th Century transformed the area into a thriving network of industrial infrastructure. A mix of residential and industrial uses has since prevailed, and to the north along Camley Street the environment retains a relatively quiet, residential character.



Greenwood's map showing Agar Town (left) and the site immediately to the north of Oblique bridge in 1827

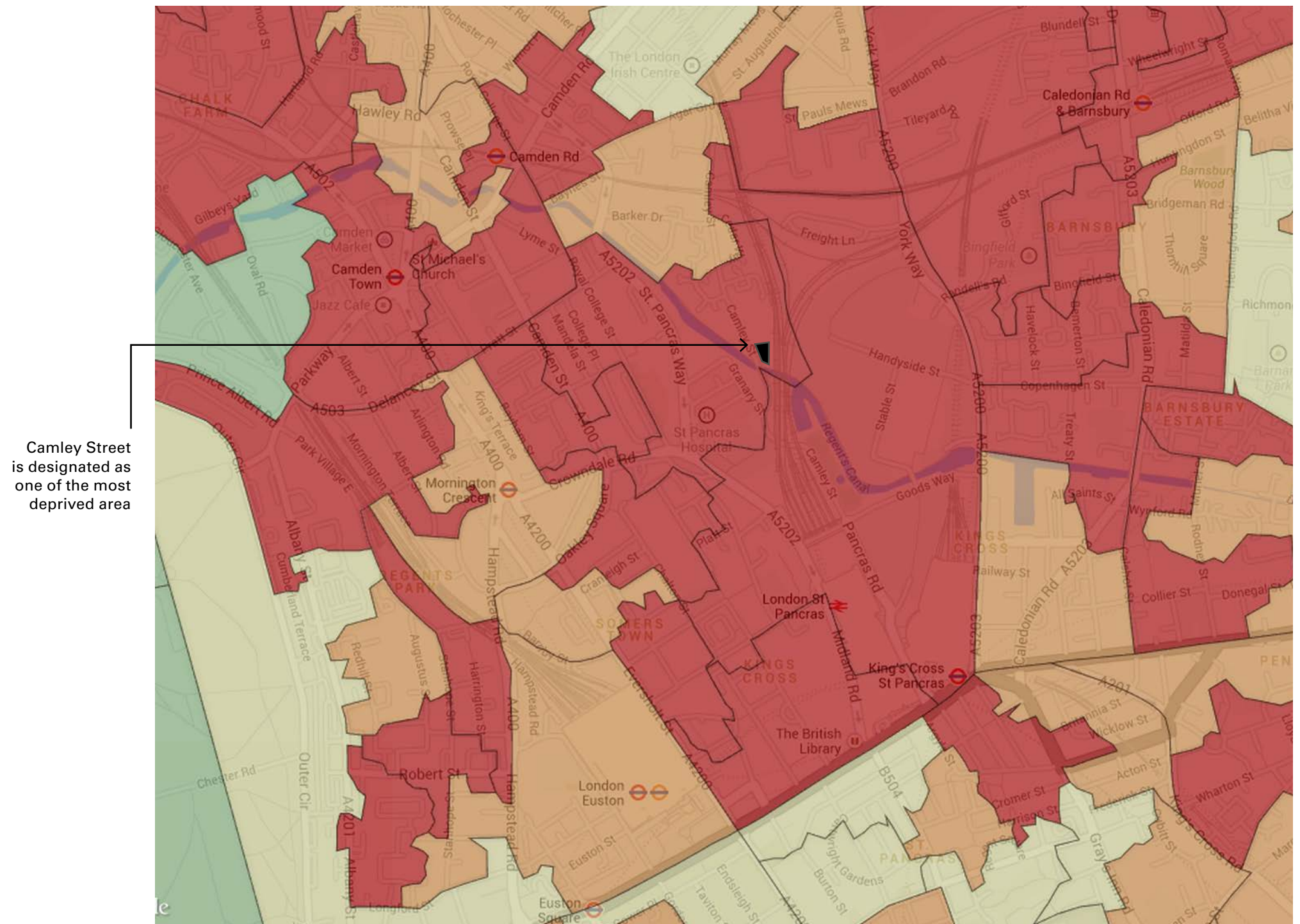
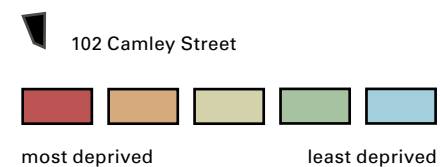
Stanford map, London and its Suburbs, 1862 (Source: <http://www.motco.com/MAP/81006/>)

2.0 Site

2.5 Historical and Current Socio-demographic Context

The site is within one of the most socially deprived areas in London (considered as part of the 30% most deprived area in England). This is reflected in the fact that social rent is the main housing tenure and at 38%, higher than the London average where 26% of all tenures is social rent (source: Hunt Dobson Stringer, 103 Camley Street, Camden NW1 Socioeconomic Context Report, September 2011).

Overcrowding is an issue in social rented accommodation (King's Cross: Shaping the future p.58). The council is thus looking for opportunities to increase its stock of affordable housing both within this area and Borough wide.



Source: Index of Multiple Deprivation, 2012 at <http://opendatacommunities.org/deprivation/map> (viewed 10 March 2014 at 16:00)

2.0 Site

2.6 Contours and Existing vegetation

The site experiences a dramatic change in level from the towpath to the south (+23.85m AOD) to Camley street the (+27.65m AOD) of approximately 3.5m.

There is no significant vegetation across the site. A survey conducted in May 2014 shows only limited trees of low grade quality and other green species immediately to the north, east and south were found to be 'poor' or 'indifferent'. Refer to Arboricultural Reports produced by Aspect Ecology, 'Tree Survey Schedule' and 'Tree Constraints Plan', and submitted as part of this application.

The London Plane Trees fronting Camley Street are all preferred and in the main good examples but there is no greenery of any significance at 102 Camley Street.

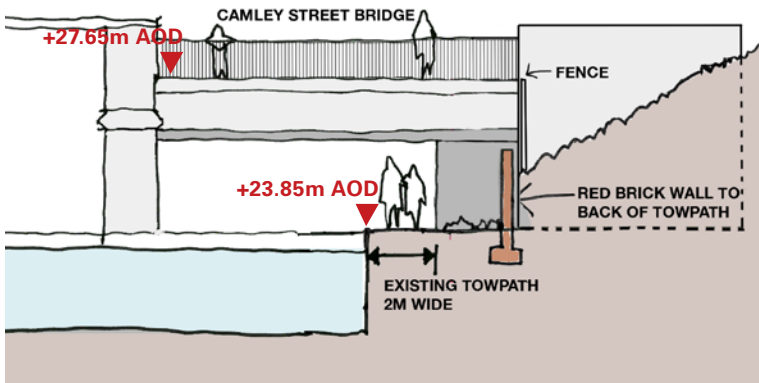
It is proposed that the development provides new trees of quality as part of the major improvements to the public realm and site specific amenity areas. Refer to Section 4.0 of this report.



View from Oblique Bridge onto canal and towpath looking west



View from Oblique Bridge to east down to towpath



Section showing level difference from towpath to Camley Street (Oblique Bridge)



Aerial view of site



View from Oblique Bridge on Camley Street looking north showing the limited vegetation at 102 Camley Street

2.0 Site

2.7 Regents Canal Conservation Area and Towpath

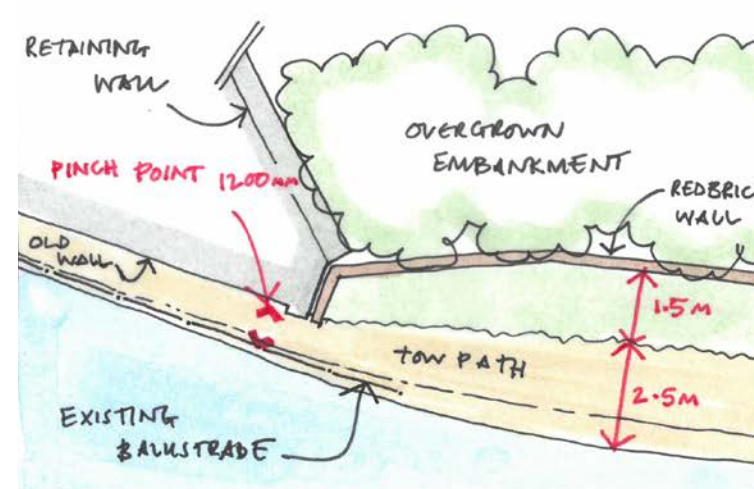
Immediately to the south 102 Camley Street faces the Regents Canal Conservation area on the outer face of an existing retaining brick wall to the canal towpath.

On this stretch of the canal, between Oblique Bridge and the CTRL railway bridges, the towpath is approximately 2–2.5m wide. The towpath narrows considerably under Oblique Bridge along the old bridge wall, resulting in a pinch point at about 1.2m wide. The towpath between the two bridges also contains a grass margin of approximately 1.5 m.

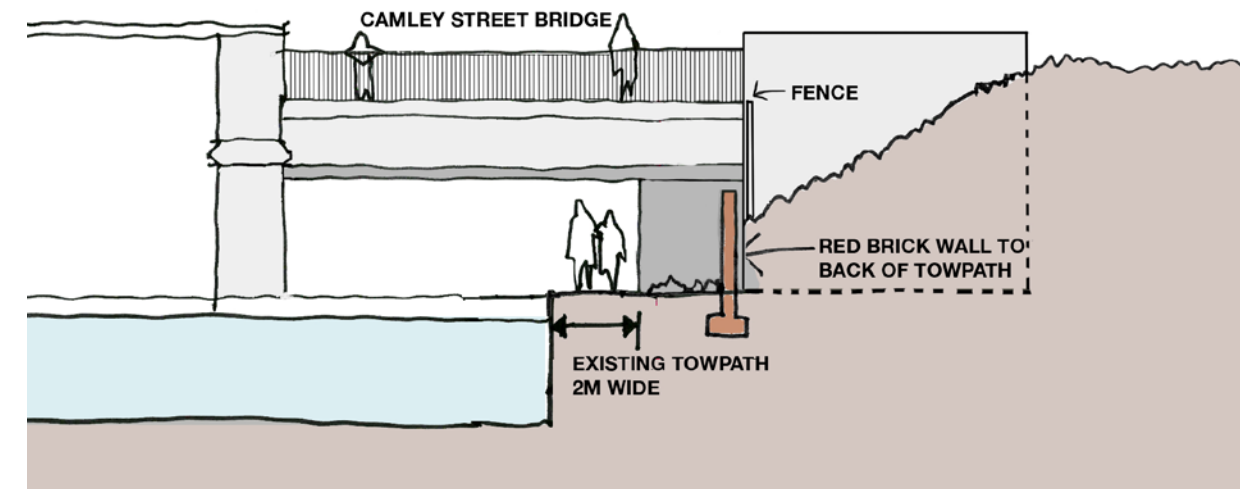
Regent's Canal Conservation Area Appraisal (2008) states that a negative feature of the conservation area is that there is a lack of access on to the canal and poor design of some of existing access points which detract from the appearance of the area and to some extent discourage use of the canal.

Disabled groups, residents and Ward Councillors, as well as the Canal and River Trust, are working productively with Regent and the Council to improve access, including disabled access, lighting and seating. New developments in the King's Cross area and beyond Oblique Bridge, at 103 Camley Street, have provided opportunities to address these issues.

For those sections of the canal that were not traditionally directly linked to canal activities, the council has stated that it will *'seek a mix of uses which complement the character and function of the canal, appropriate to the character of the particular section.'* Where appropriate, the council is also open to the introduction of restaurant/ retail and associated uses that would help animate and improved the sense of safety along the canal.



Plan and section detailing existing situation at towpath level



View of towpath looking east



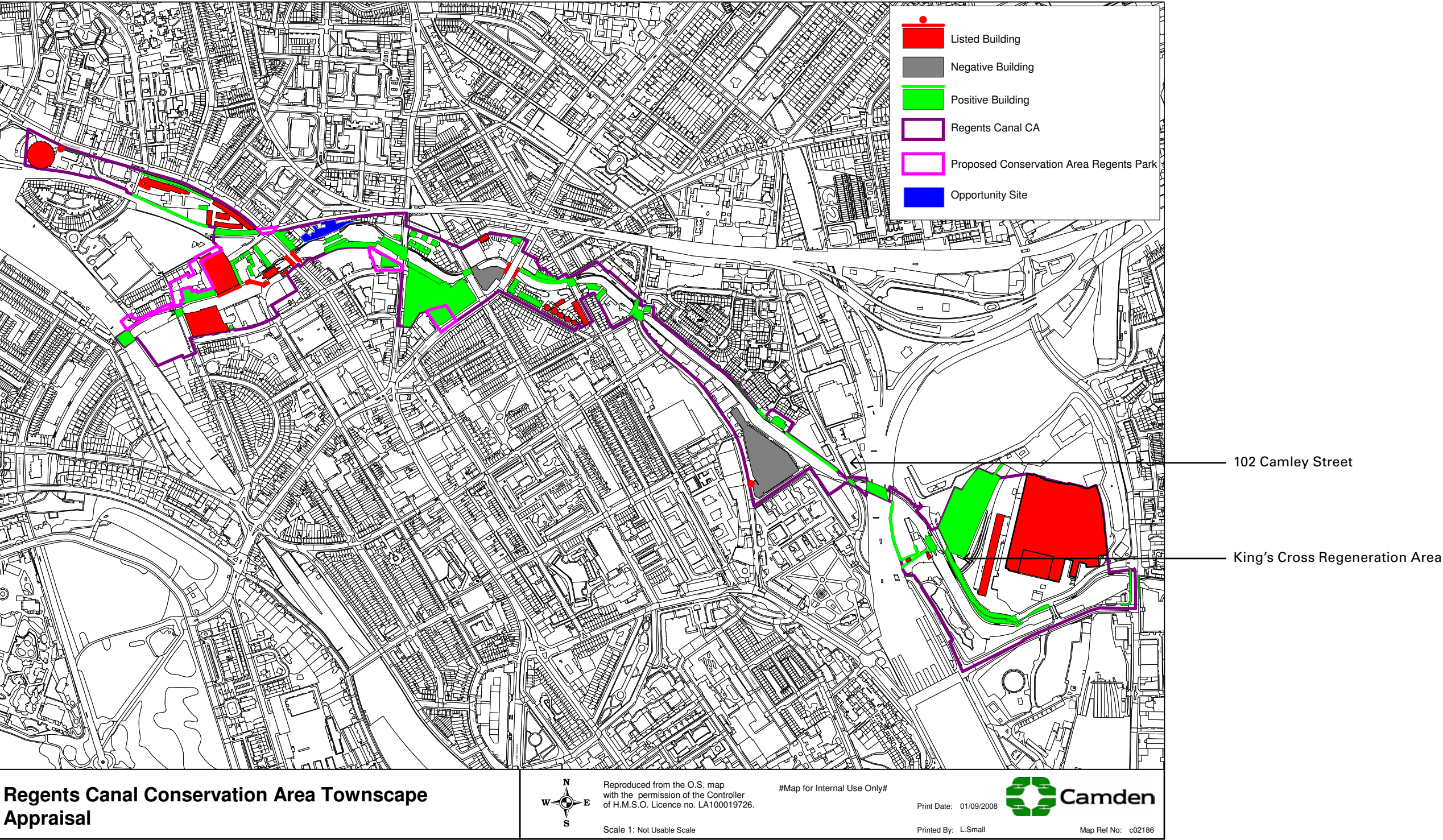
Towpath looking west



Existing brick wall beneath Oblique Bridge running immediately south of the site

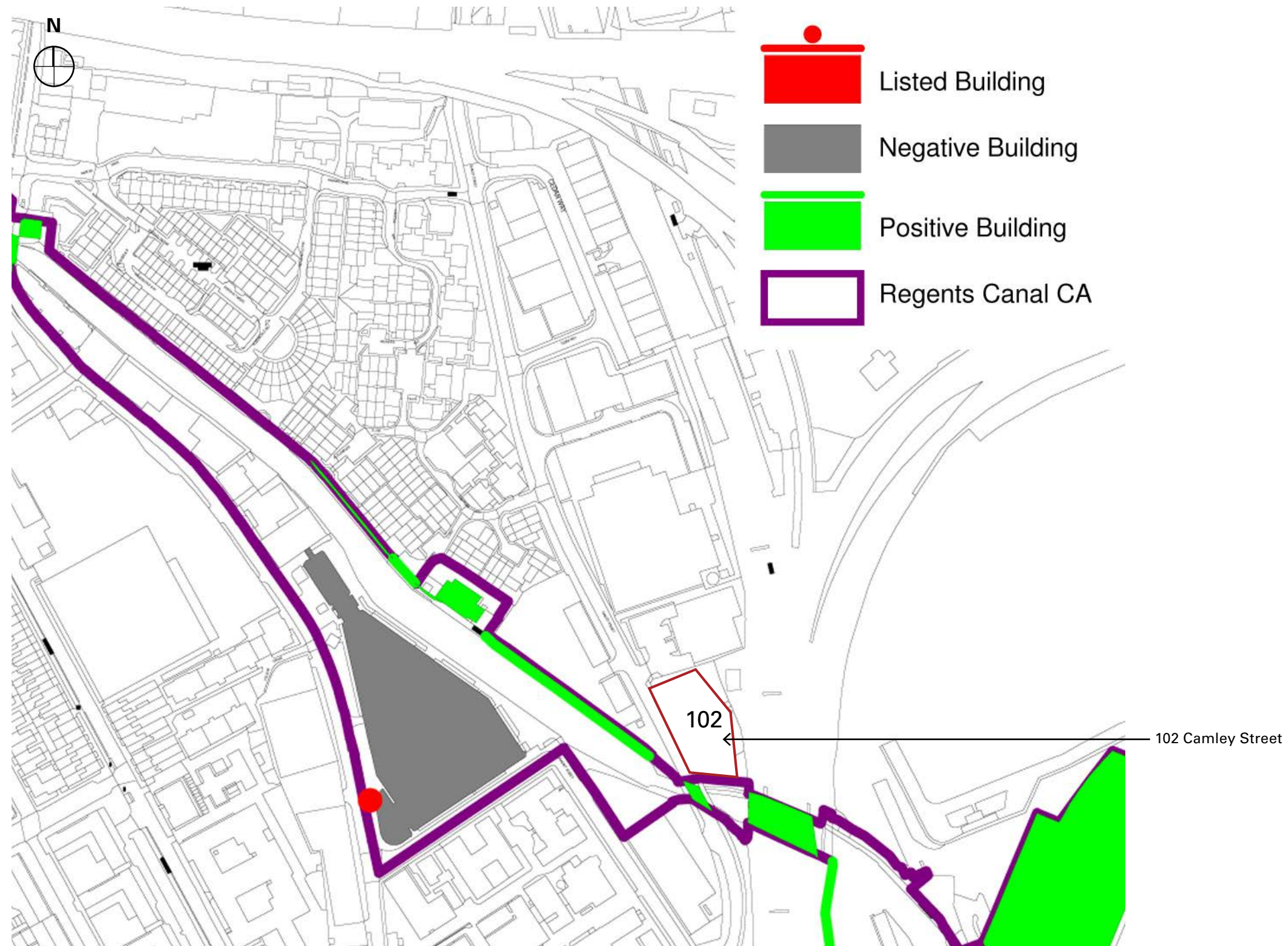
2.0 Site

2.7 Regents Canal Conservation Area and Towpath



2.0 Site

2.7 Regents Canal Conservation Area and Towpath



The site is immediately to the north of the Regents Canal conservation area (Source: Regents Canal Conservation Area Townscape Appraisal, LB Camden, October 2008)

2.0 Site

2.8 Land uses and Urban Analysis

The predominant existing land use in the area is residential, B1 and B8 use consisting of a number of medium scale light industrial and storage businesses. The majority of the freeholds for the commercial sites are owned by the Council. The employment spaces are occupied at fairly low density - with commercial units typically 2 storey-high. Residential buildings comprise small blocks ranging from 2 to 6 floors in height. The area is also not considered to be well integrated within the wider area.

103 Camley Street comprises a new built 12-storey mixed use development immediately adjacent to the site at 102 Camley Street. New buildings on the adjacent King's Cross Central are up to 20 storeys in height.

Camley Street is not well integrated into the west of Camden. Improvements proposed on the Gateway sites at 101, 102 and 103 Camley Street will significantly increase employment activity and connectivity to the west of Camden.

As sites come forward for developments the Council will promote a greater mix and density of uses to replicate and increase existing employment space and create mixed tenure.

The proposed land use is to replicate and increase existing employment space and create mixed tenure.



View of DPD parcel delivery, 101 Camley Street



View of DPD parcel delivery, 101 Camley Street



View of Marigold Foods, 102 Camley Street, looking north from Oblique Bridge



View of Booker Wholesale, 106 Camley Street, looking north



View of Elm Village on Camley Street



View of Elm Village on Camley Street, left and Alara wholefoods, 110-112 Camley Street, looking north

2.0 Site

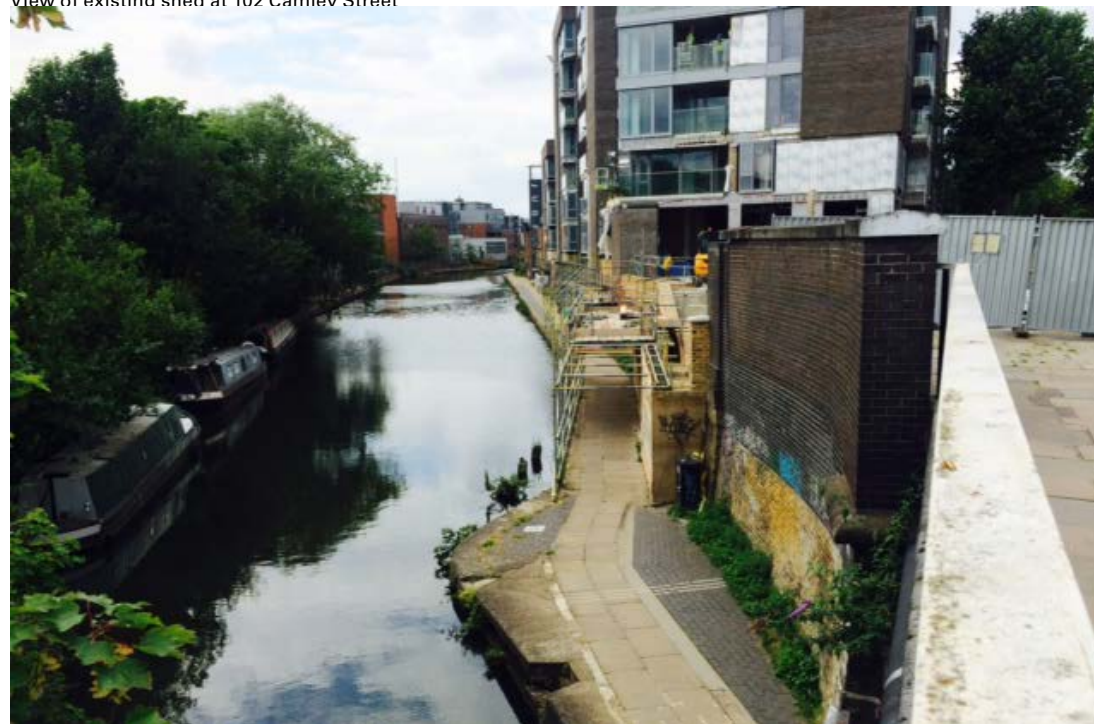
2.8 Land uses and Urban Analysis



View of existing shed at 102 Camley Street



View of entrance to Camley Street looking east towards King's Cross Central



View of canal and towpath looking west from Oblique bridge



View of towpath looking towards the Oblique Bridge