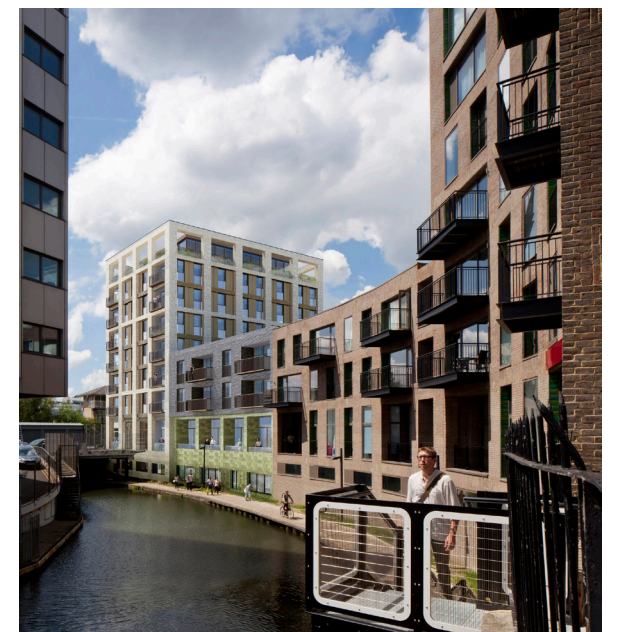


Proposals for Mixed Use Regeneration

140-146 CAMDEN STREET LONDON NW1 9PF



Planning Application

Secured by Design

Prepared by:

CHASSAY
+ LAST ARCHITECTS

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INTRODUCTION

Secured by Design

As part of the pre-application process consultation was made with the metropolitan police in order to understand the security measures required for a scheme of this nature in a location such as Camden Town. The proposal aims to achieve Secured by Design certification and therefore has to consider the “Seven Attributes of Safer Places”

Existing Site

The existing site is completely occupied by a 1950’s commercial building on the corner of Camden Street and Bonny Street, with entrances on both streets. The site lies within the Regent’s Canal Conservation Area. The total site area is approximately 1500 sqm.

Proposed Construction Works

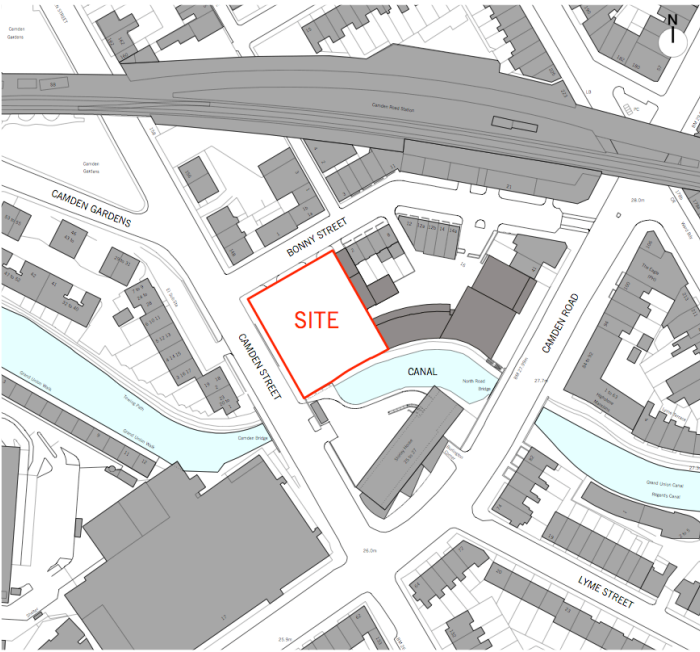
Demolition of all existing buildings and the mixed use re-development of the site at 140 -146 Camden Street NW1 comprising 53 new build residential apartments (41 private market and 12 Affordable Housing units), new B1 use office units (part fit out) and associated external works.

Surrounding Area

The development site is bounded by Bonny Street to the north, Camden Street to the west ,Regent’s Canal to the south and existing adjacent buildings Pulse House and Regent Canalside to the east.Bonny Street formed of three storey terrace housing runs between Camden Street to the west and Camden Road to the east which is a pedestrian route but with a dead end for vehicles.

Crossing the canal at Camden Street is Camden Bridge whose towpath undercoft area under is currently identified as a problem spot for anti - social behaviour. Regents Canal and it’s towpath run along the southern boundary. To the east is Regent Canalside a recently completed development of apartments overlooking the canal with forecourt and vehicular entrance walled off and gated from Bonny street. A large multi-storey office building overlooks the canal from the south side with a gated private car park area accessed off Camden Road between the building and towpath.

Pulse House on Bonny Street extends back along the east boundary and with its tall rear garden wall closing onto the terrace building of Regent Canalside which together form a secure barrier along the east boundary.



Location Plan

CRIME IMPACT STATEMENT

- 1
- The site is enclosed by new building frontages onto Bonny Street / Camden Street / Canal on all sides. The public and private realm therefore being clearly defined physically.
- 2
- The different uses, office and residential, are clearly separated and have separate access this avoiding any conflict The nature of the intended uses are compatible.
- 4
- All areas in and around the site will be under surveillance from CCTV and sufficient and uniform lighting will illuminate all access and enclosed areas.
- 5
- Passive surveillance of the canal towpath is provided by office frontage at lower ground and ground and overlooking from apartments above.
- 6
- All apartment front doors and communal entrance doors will meet the PAS 23/24 and BS3621 standards in order to meet Secured by Design requirements where a certificate will be required by the manufacturer. All windows to meet BS7950 in order to meet the Secured by Design requirements on lower ground, ground and first floor levels. Along the towpath windows at lower ground level to be fitted with laminated glass. They will also be enhanced with bars/grills or roller shutters to security enhanced standard.
- 7
- The block entrance doors will be accessed controlled with and audio visual intercom system linked to each apartment. Post will be left in post boxes in the lobbies of each block with a further BS PAS 24-2012 door fitted to provide a security barrier except for Block A comprising 5 apartments which will be through the wall delivery.
- 8
- The refuse and bicycle stores will have a self closing, self locking door and each resident will have a key. The bike store will have locked cages within the store containing no more than 20 bikes per cage.

OUTLINE SPECIFICATION

- 1 **General:**
Aiming for BREEAM Very Good for the offices and Code for Sustainable Homes - Code Level 4 for the apartments.
- 2 **Basement construction**
Contiguous piles, concrete lining and cavity drain with blockwork lining wall.
The new basement slab will bridge over the existing Fleet Sewer culvert that runs across the site beneath the existing building
Basement walls and slab to be waterproofed to achieve a watertight and dry environment.
- 3 **Frame**
Reinforced concrete frame comprising flat slab floor construction and columns where concealed in external / separating walls.
Lift shaft walls to be reinforced concrete for structure and sound insulation.
Transfer beams incorporated at first floor above commercial areas to allow greater flexibility and larger open space below. All to be designed by Structural Engineer.
- 4 **Roof and Roof Terraces**
Reinforced concrete slab to flat roof areas waterproofed using hot melt inverted warm roof system or similar approved.
Roof terraces to be overlaid with pre-cast paving. Bio diverse green roof to all flats roofs generally.
Block D (overlooking canal) provided with a communal roof garden with paving,extensive and bio-diverse planting.
External rainwater pipes to courtyard area only, to be powder coated aluminium where required to serving water butts to communal garden.
- 5 **External Walls**
Various façade cladding materials in brick, terracotta and faience to delineate the different residential cores and identify the commercial element.
Inner lining generally light weight metal stud system filled with mineral wool insulation with partial cavity PIR insulation and plasterboard drylining to achieve U value circa 0.15.
- 6 **Recessed Balconies**
Wall reveals to match facades with solid waterproofed ,drained and tiled floor.
1100mm structural glass and or vertical bar balustrade depending on location
- 7 **Windows & External Doors**
Aluminium/timber composite windows (Block A only) and thermally broken all aluminium window systems to other blocks to meet BS 7950 in order to meet SBD requirements where a certificate will berequired by the manufacturer and solid timber main entrance doors to meet PA 23/24 and BS3621.
All windows to apartments to be accessible for cleaning from inside or from terraces.
- 9 **Separating Walls**
Twin stud separating walls between apartments and common areas /apartments with two layers of plasterboard each side and with security mesh.
- 10 **Security**
To comply with Secured by Design scheme and achieve certification.
Apartment blocks A,B & C have separate access controlled main entrances
Controlled gated entrance at street end of passage leading to courtyard from Bonny Street leading to main entrance to Block D.

COMMERCIAL AREAS GENERALLY

- 1 The works shall comprise the construction of a safe, water and weathertight accommodation at basement and ground floor, mezzanine as depicted on the drawings. The offices are to have a landlords fit out comprising fully fitted common parts, with office areas left unfitted except for balustrade to mezzanine and general lighting sufficient for marketing purposes.
- 2 The exact future use/s of the commercial areas has not yet been confirmed but will need to be compatible with the high quality residential above.

The commercial parts are to be separated generally from the residential apartments.

Planning permission pending for Use Class B1 Business would relate to the street level , mezzanine and basement areas.
- 3 Access and Facilities for Disabled People:
In addition to Part M Building Regulations, the scheme specification is to be in accordance with The Equalities Act 2010.

Summary

The scheme has been designed to ensure quality residential accommodation with secure legible access, communal spaces to encourage neighbourly interaction, and active street frontages. This along with the concierge and management, should help to foster a sense of community. The commercial space will have a tall glazed curtain wall to activate the frontage at street level.

Pre-application discussions were held with the Metropolitan Police regarding the scheme's approach to crime prevention. Having incorporated many of the measures suggested during the discussions as well as responding to the 'Seven Attributes of Safer Places' the proposal is considered to have the potential to achieve Secured by Design status.

Canal Access from Camden
As part of the Applicant's pre-application consultations Canal & River Trust were invited to assess the site and the scheme. It was made clear that Canal & River Trust actively supported the scheme's desire to allow greater use to be made of the canal tow path through the introduction of commercial and residential frontages overlooking the path. Increased pedestrian flow was considered to be particularly advantageous as it provided better connectivity in this part of Camden as well as passive surveillance of the towpath assisting in discouraging anti-social behaviour

A Crime Prevention Assessment has been prepared and various security measures have been incorporated into the design of the scheme:

Residential Access:

- Security barriers at all site accesses made passable with security fobs to be issued to residents
- CCTV
- Sufficient and uniform lighting of accesses and enclosed areas to BS 5489 standard.
- Entrance doors will be access controlled with an audio visual intercom system with audio and video. No trade buttons to be fitted.
- Additional lockable internal doors to create secure entrance lobby to accommodate letter boxes
- Lifts controlled by fob
- Concierge facility to welcome visitors and manage site for private residential part
- All external doors and apartment front doors will meet the BS PAS 24-2012 and BS 3621 standards
- All windows will meet BS PAS 24-2012 and BS 7980

Commercial Access:

- Main commercial entrance with reception desk to welcome visitors and manage access
- Back entrance (loading area) and emergency exits will have a self closing and self locking doors.
- CCTV

- Sufficient and uniform lighting of accesses and enclosed areas to BS 5489 standard
- Lifts controlled by fob
- Light well only accessible from inside the premise and no external stairs
- All external doors and front doors will meet the BS PAS 24-2012 and BS 3621 standards
- All windows will meet BS PAS 24-2012 and BS 7980

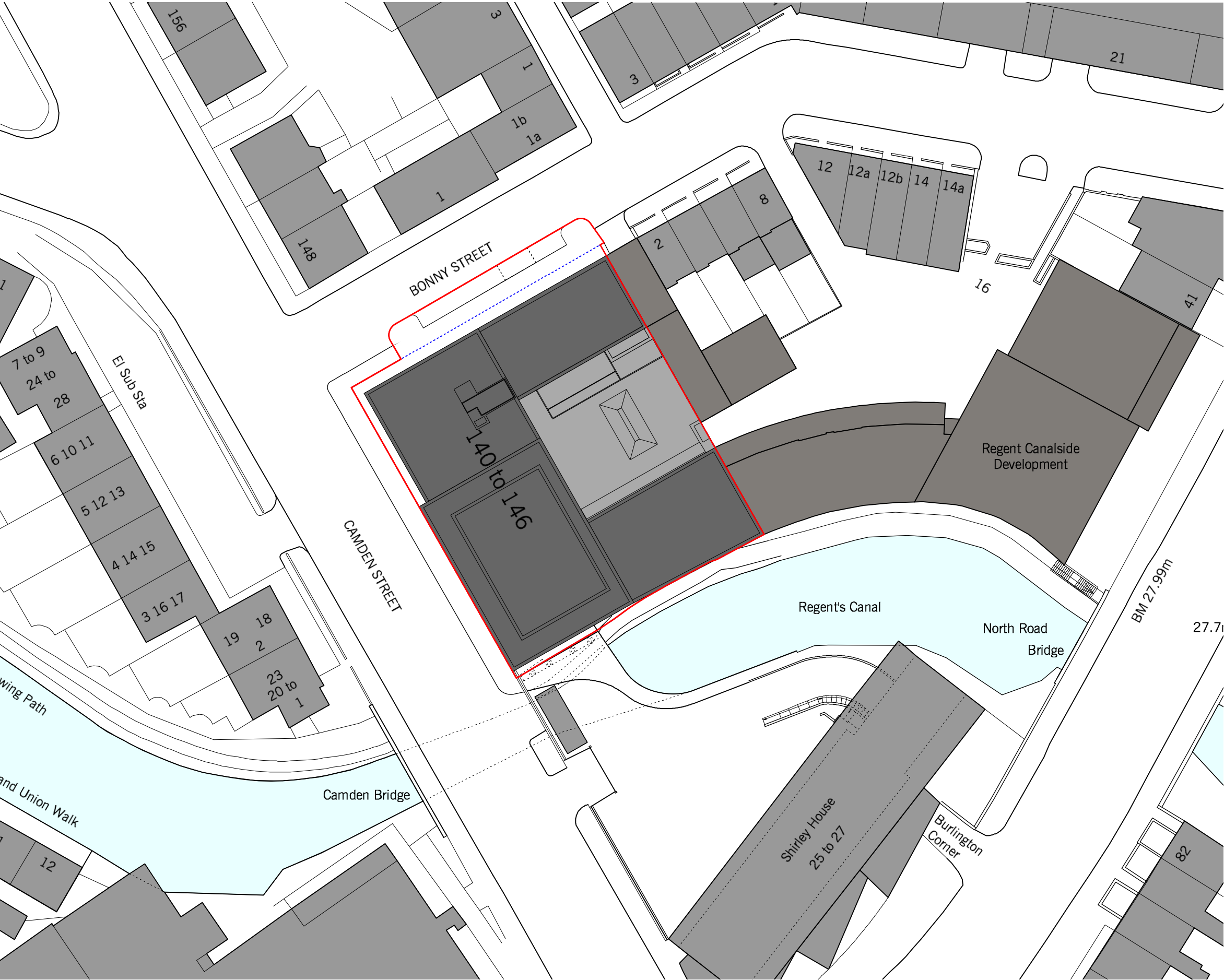
Cycle and refuse stores:

- Refuse and bicycle stores will have a self closing and self locking doors.
- Bicycles will be stored in locked cages within the store containing no more than 20 bicycles per cage.
- Sufficient and uniform lighting of accesses and enclosed areas.
- All external doors and apartment front doors will meet the PAS23/24 and BS 3621 standards
- All windows will meet BS 7980

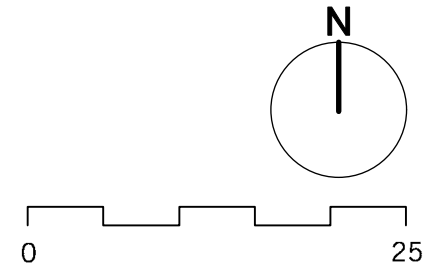
Canal Towpath:

- Natural surveillance of towpath assisting in discouraging anti-social behaviour by an activated frontages of offices and apartments facing onto the Canal.
- Sufficient and uniform lighting of canal towpath to deter loitering.
- Additional door for assistance (no access or emergency exit)

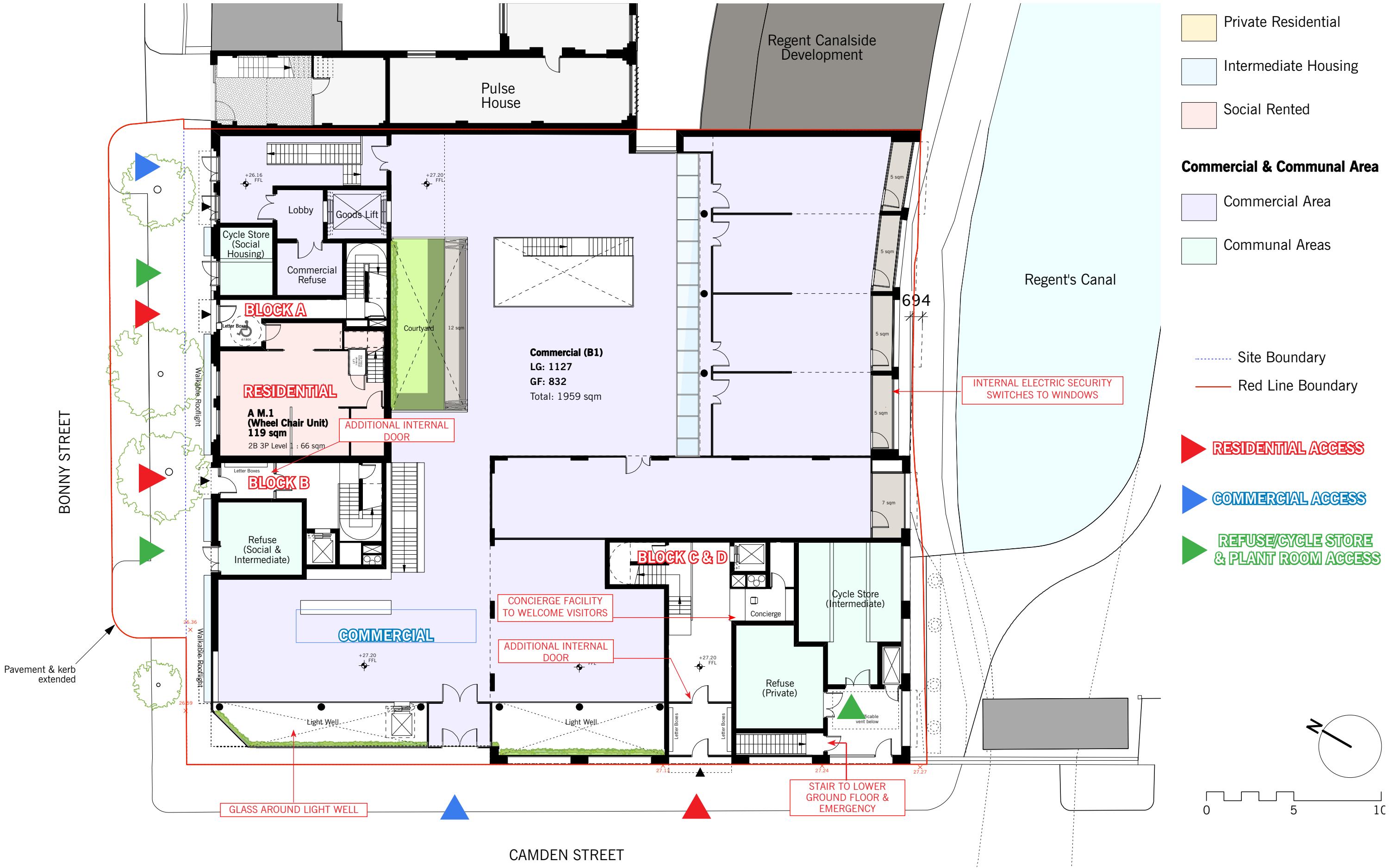
Site Plan



Site Boundary
Red Line Boundary



Ground Floor Plan



Lower Ground Floor Plan

