

Design and Access Statement

Part Refurbishment and Part New Build
Residential Development
17 and 25-27 Ferdinand Street
London NW1 8EU



17 and 25-27 Ferdinand Street, London, NW1 8EU - January 2015

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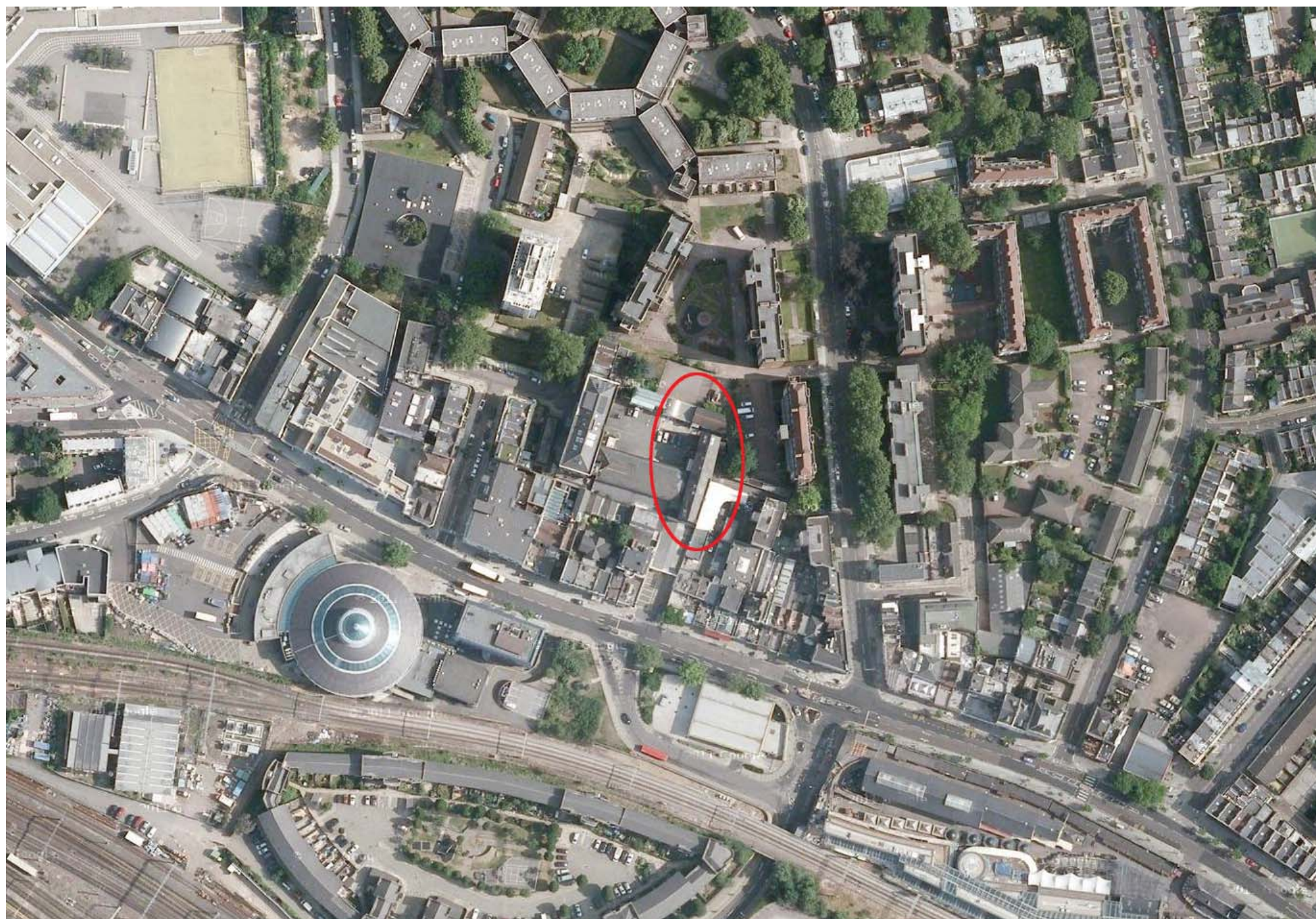
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Introduction

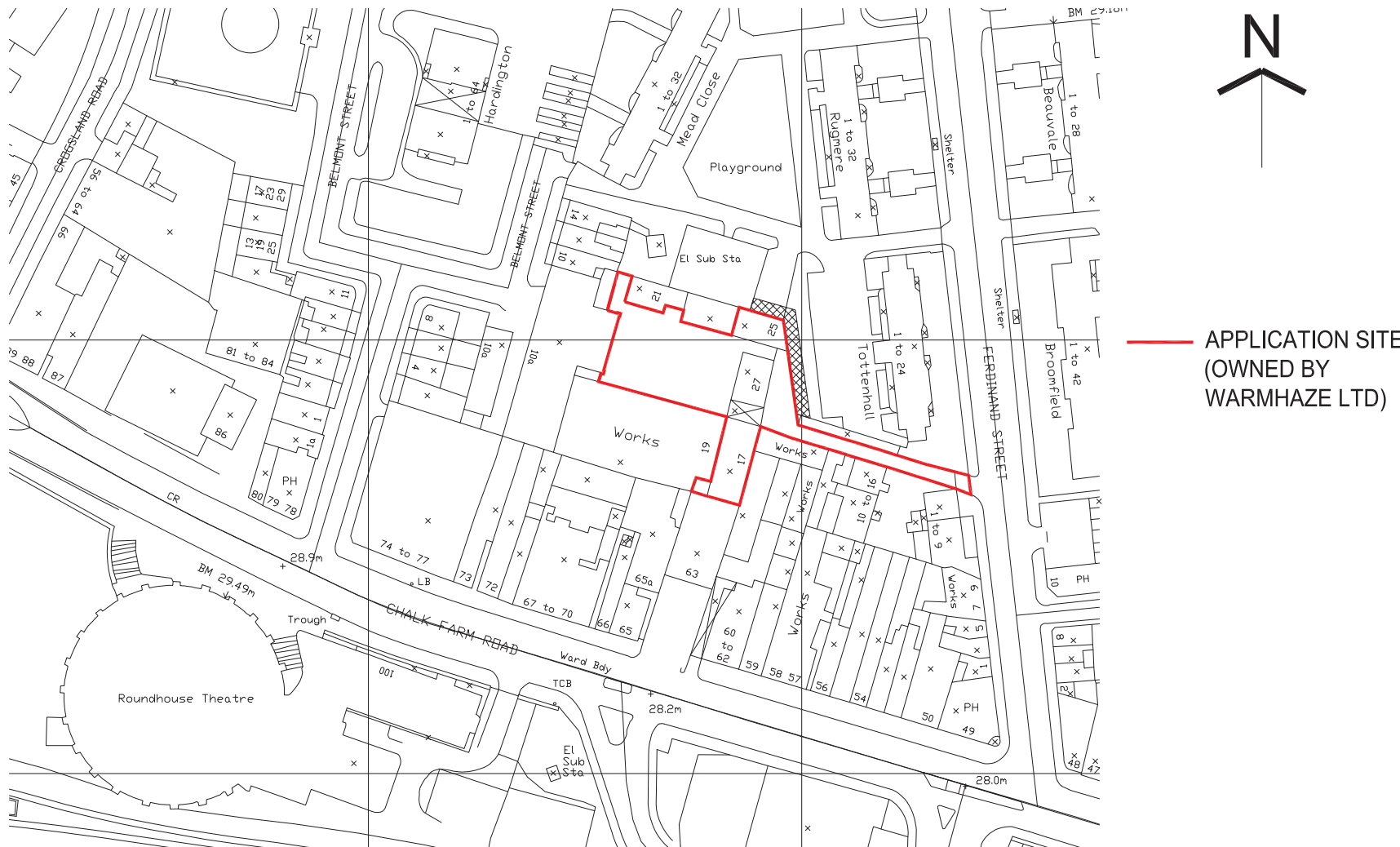
This Design and Access Statement has been prepared by Contemporary Design Solutions for Warmhaze Ltd in support of a full planning application for a part refurbishment/part new-build residential development containing 20 x C3 residential units at 17, 25 and 27 Ferdinand Street, London, NW1 8EU.

The proposed development site is located within the London Borough of Camden and the submission of this application follows a pre-application submission to LB Camden in September 2011. The proposed development has been re-designed following professional advice to address Officers comments of the LPA in the pre-application scheme.

In conjunction with advice from the Client's retained specialist advisors, this Design and Access Statement has been prepared to provide a written description of the existing site and proposal and to explain how the design and access principles of the scheme have been formulated and dealt with under this planning application.

This document should be read in conjunction with the drawings prepared by Contemporary Design Solutions that form part of this application along with a planning statement, life-time homes, acoustic, sunlight/daylight, sustainability/energy, heritage statement and transport consultant reports.

2.0 Site Context and Analysis



Site Location

Building Type:

C3 Residential

The Application Site:

The extent of the proposed application site is identified in red on the site location plan with the land owned by the applicant outlined in blue. The site fronts onto Ferdinand Street with yard to its rear served by a vehicular access from Ferdinand Street. This access is constrained due to the build over the access. The site extends to 0.05 hectares.

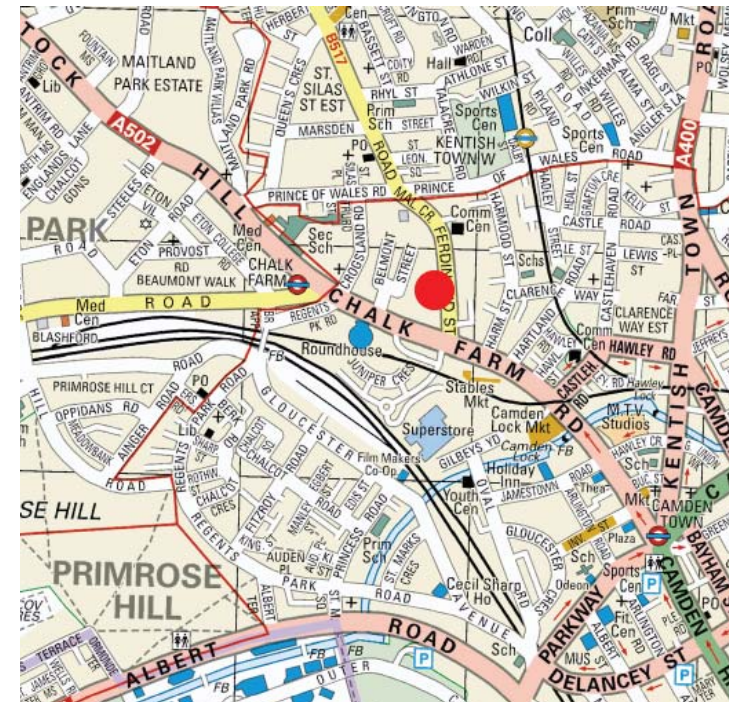
The existing building at 17 Ferdinand Street is a three storey brick building with pitched roof and attic space. The building contains 618 sqm of gross internal converted residential flats. The existing building at 25 Ferdinand Street is a two-storey brick building with 2 studio units on the Ground Floor and a larger studio on the First Floor, each floor having a gross floor area of 70 sqm. Further detail as to the layout of the existing buildings is provided elsewhere in the application documentation.

The site is generally level with service and fire escape access from the front of 17 Ferdinand Street and from the internal yard. There are a number of Right of Way agreements in place with the adjoining freehold and leasehold units that share the service yard and entrance access route from Ferdinand Street.

Site Plan



Site Aerial Photo



Location Plan

The site is located in the north-west part of Camden Town, north of Chalk Farm Road and near to the Grade II listed Roundhouse.

The site falls outside the boundaries of both the Conservation Area and the Special Policy Area for Camden Town. It lies within a short walk from the vibrant Camden Town Market and the Regent's Canal to the south-east and Primrose Hill to the south-west. The area is primarily a residential part of Camden Town with a mixture of 3 storey Victorian houses, post-war 8 - 22 storey housing blocks, garages and warehouses.

Generally, the site is set back from Ferdinand Street and views are restricted by the housing blocks of Kent House and Tottenham and Rugmere house. The main public view is along Chalk Farm Road where the gable end is visible above the Majestic wine warehouse. Refer to page 7 for site context photos.



HVERSTOCK SCHOOL BUSINESS AND ENTERPRISE COLLEGE



THE ROUNDHOUSE



CHALK FARM TUBE STATION



CAMDEN LOCK

Local History

Chalk Farm is an area of the Borough of Camden in north London, England. It lies directly to the north of Camden Town and its underground station is the closest tube station to the nearby, upmarket neighbourhood of Primrose Hill.

Chalk Farm is home to Haverstock School Business & Enterprise College (formerly Haverstock Comprehensive School).

For over 70 years some of Central London's busiest bus routes were operated from Chalk Farm Bus garage, which was located in Harmond Street.

Camden Town itself is well-known for its markets, liberal attitude and associations with popular culture. Since the 1960s the Roundhouse theatre and music venue has been a centre of alternative culture.

The Regent's Canal runs through the north end of Camden Town. Canalboat trips along the canal, from Camden Lock, are also a popular activity, particularly in the summer months. Many of the handrails by the bridges show deep marks worn by the tow ropes by which horses pulled canal barges until the 1950s, and it is still possible to see ramps on the canal bank designed to assist horses which fell in the canal after being startled by the noise of a train. The canal bridge known as Macclesfield Bridge or "Blow-up bridge" was the site of London's largest pre-war explosion, where a barge laden with gunpowder blew up in 1874.

Camden Lock is a regularly-used traditional manually-operated double canal lock. A large complex of weekend street markets operate around the Lock. The Roundhouse is a locomotive engine roundhouse constructed in 1847 for the London and Birmingham Railway. It later had various uses and eventually became derelict. It was converted to a music venue in the 1960s and subsequently refurbished and extended in 2006.



ICE WHARF DEVELOPMENT



Developing Camden

With its wide mix of shops and bars, Camden is one of the liveliest places in the capital, especially at the weekend, making businesses and developers keen to profit on the lucrative footfall. In 2006 Camden Council approved the planning application to redevelop Stables Market as a four-storey shopping centre. The scheme preserves the beautiful Victorian 'coal' arches and the scheme safeguarded the traders. Space for stall holders was opened up beneath the Gilgamesh building – the first stage of the Stables redevelopment.

Rejuvenation of Camden has been necessary and the council has acknowledged this by approving vital schemes as mentioned above, but it is also essential that Camden doesn't lose its special appeal.

The overall vision is for Camden to be a borough of opportunity and the Council has developed a vision that has four themes:

- a sustainable Camden that adapts to a growing population
- a strong Camden economy that includes everyone
- a connected Camden community where people lead active, healthy lives
- a safe Camden that is a vibrant part of our world city



CAMDEN PUNK



CAMDEN HIGH STREET

Camden is working in close partnership with local public sector organisations, voluntary and community groups, businesses and residents, to achieve the ambitious targets in the LAA. In particular focusing on targets around:

- encouraging active citizenship and promoting stronger communities, particularly ensuring that people from all backgrounds get on well together
- equipping migrants with the English language skills to engage with the wider community
- providing all people, children and adults with the opportunity to improve their health and lead active and independent lives
- providing people with a safe environment so that they can lead their lives to the full
- providing opportunities for Camden's young people and adults to improve their skills so that they can access jobs and be part of our strong local economy
- improving the life chances of our children and young people and ensuring that they have the best support and opportunities from their parents and schools and become active citizens
- providing opportunities for people to have a choice about where they live and the space in which they live in
- providing opportunities for new and existing businesses to be part of our strong local economy



View 1



View 2

Existing Building Description

The building at 17 and 27 Ferdinand Street is a three storey building of rectangular shape. It features a pitched roof with three lanterns and several roof lights. There is a mezzanine level in the existing roof loft space. The fenestration style is of a uniform pattern featuring timber sash windows with multiple glazing bars. There is a definite mixture of window head details with arch heads on the courtyard facing west elevation and straight horizontal head to windows on the east elevation. The building is a steel (or iron) frame structure with London stock brick external walls. There is an external metal fire escape stair with canopy at the top floor. External air-conditioning units are located below the metal staircase. With no allocated refuse store, two large refuse bins are sited in and around the bottom of the fire escape staircase.

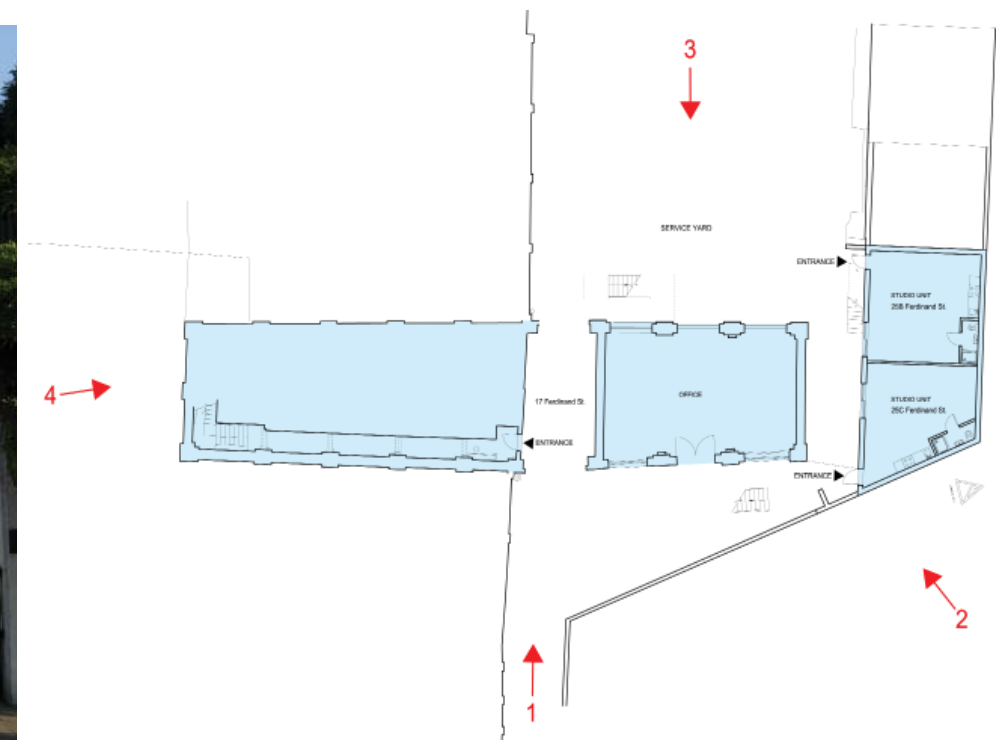
The building at 25 Ferdinand Street is a two storey brick building also of irregular rectangular shape with a low pitch roof. The fenestration features timber casement windows on the First Floor and u-PVC sliding doors on the Ground Floor.



View 3



View 4



Key Plan



View of Kent House.



View of the 1930s Tottenham and Rugmere tenement blocks on Ferdinand Street.

Surrounding Context / Site Photos

Although only a stone's throw from Chalk Farm Road and the Roundhouse, Ferdinand Street is considerably different from what is normally associated with the vibrant Camden and Chalk Farm area with a mixture of large multi-storey social and private housing blocks set in landscaped open grounds. This contrasts with the tighter urban grain and low-rise housing closer to Camden centre.

Whilst there are 36 conservation areas in Camden, Ferdinand Street is not included and lies between West Kentish Town, Harmond Street and Regent's Canal Conservation Areas. Buildings are of different eras, style, design, as well as scale and massing.

The buildings on Ferdinand Street are in majority modern housing blocks ranging in scale from 4-storey (most being 8-storey 1930s blocks) to the 22-storey 1960s Denton Tower on Malden Crescent. The most relevant building on the street is the listed Kent House which features two blocks of early twentieth century modern flats with roof terraces. Flats 1 to 9 in the street block, and 10 - 16 in the rear block facing 17 Ferdinand Street. Kent House was designed by Connell, Ward and Lucas and was completed in 1936.



View of 25 Ferdinand St and Hardington Tower in the background.



View of Hardington Tower on the left and Denton Tower on the right in the background.



View of the existing access to 17 Ferdinand St with Kent House on the left.

Surrounding Context / Site Photos



View of the site from children's playground on Ferdinand Street.



View of 17-27 Ferdinand St with Kent House and Tottenham house in the background.



View of 17 Ferdinand Street looking South towards Chalk Farm Road.



View of 17 & 19 Ferdinand St.

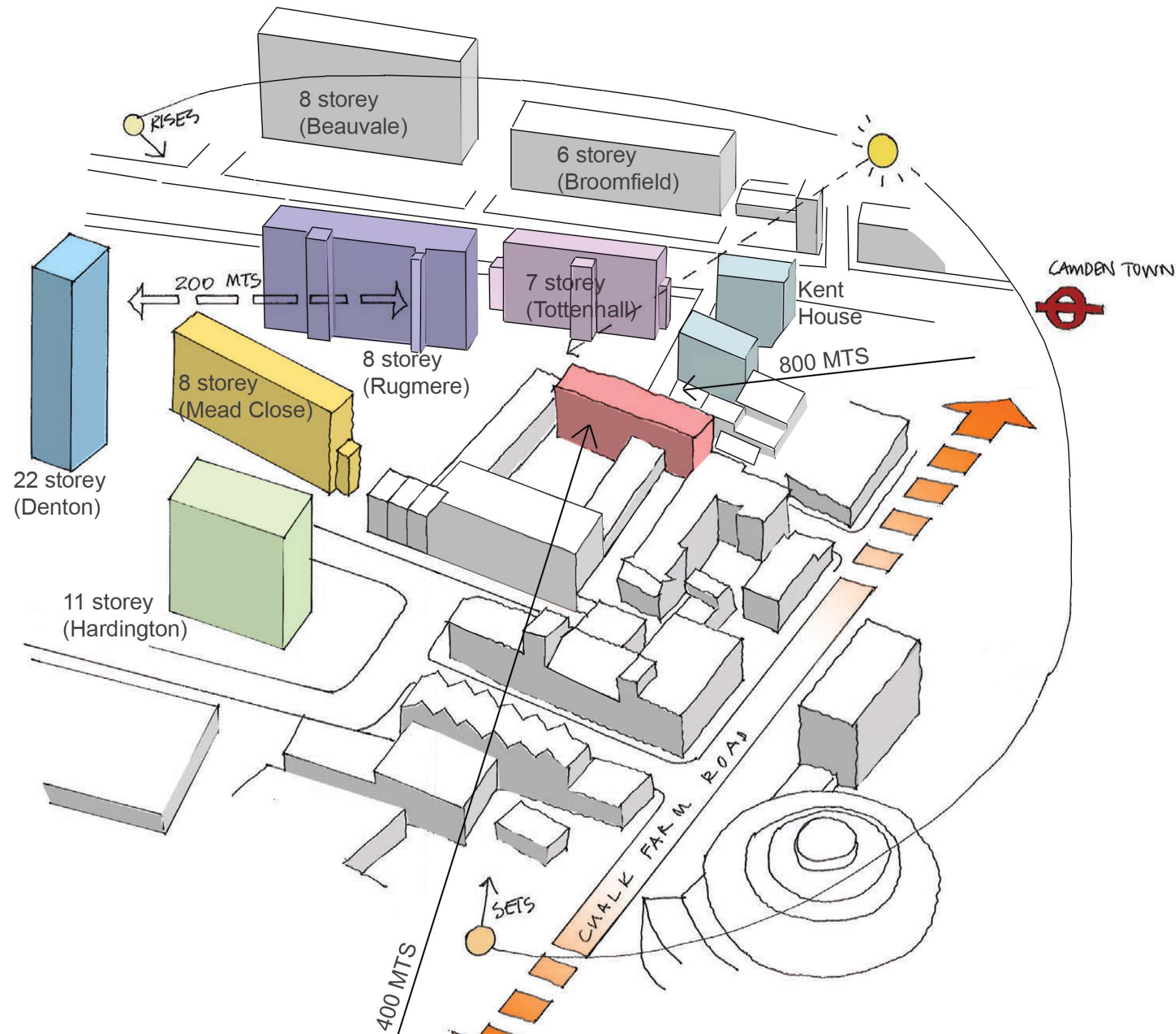
Site Analysis

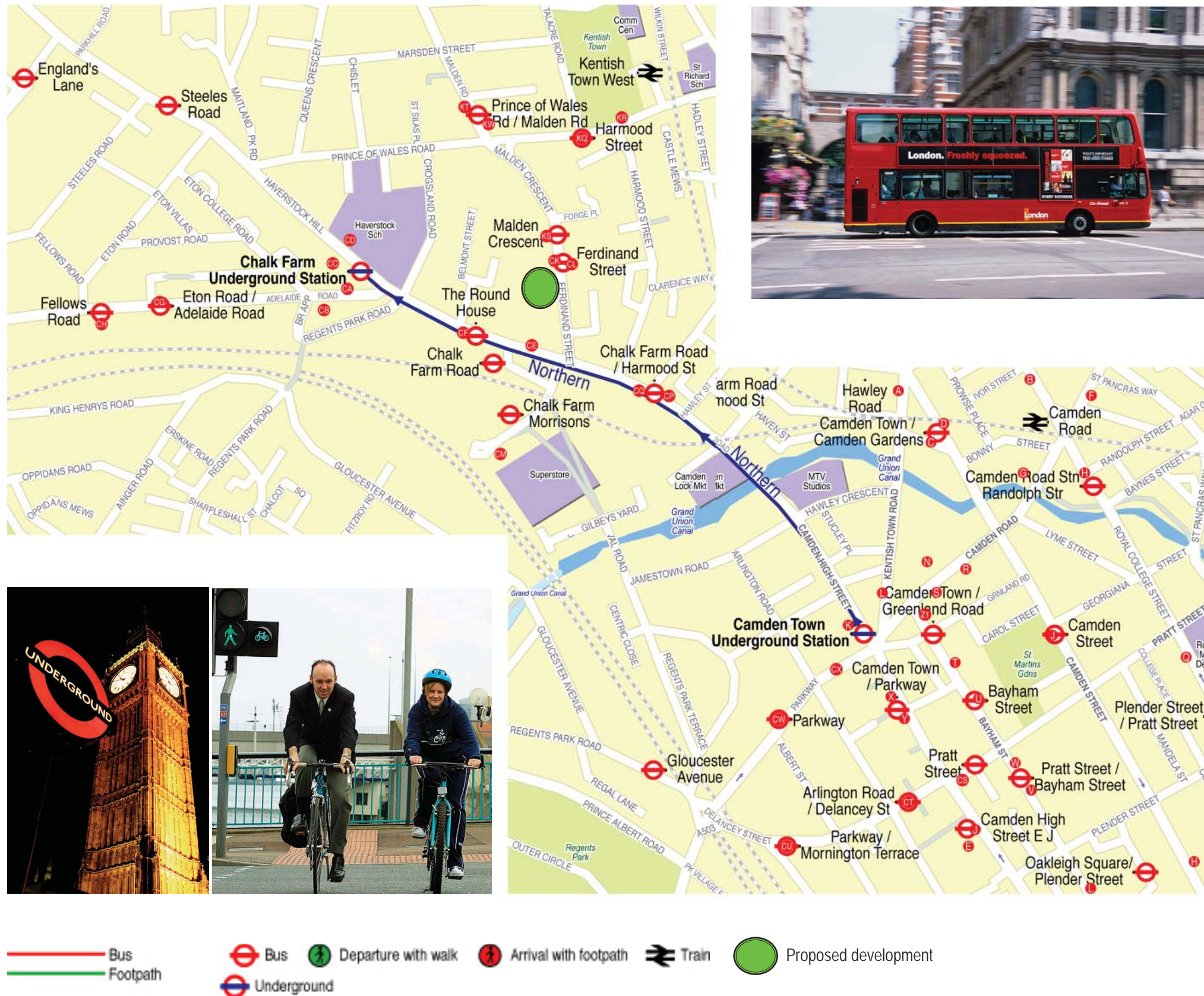
The site frontage runs approximately North-South parallel to Ferdinand Street.

The site is situated within easy walking distance from two tube stations and main bus routes along Chalk Farm Road. The site lies within an area where traffic growth restraint is encouraged.

It is apparent that there is a wide range of building scales in the local area primarily dominated by multi-storey social housing blocks identified in adjacent site analysis sketch. Hardington and Denton are taller tower-like blocks, whilst Mead Close at eight storeys has a more horizontal proportion in terms of massing.

From previous consultations with the council when dealing with the successful application for a mixed use scheme on the adjoining site at 10A Belmont Street, the proposed mix-use design has undergone careful consideration in terms of scale and massing and protecting the amenities of neighbouring properties.





Vehicular Transport Links

The site has very good access to public transport and is located in close proximity to:

- Chalk Farm Underground Station (300meters, 3 min walk)
- Kentish Town West Overground Station (600meters, 7 min walk).
- Chalk Farm Road northbound bus stop (100 metres).
- Chalk Farm Road southbound bus stop (200m)
- Ferdinand Street northbound and Southbound bus stop (400m)

Very good access is reflected in a Public Transport Accessibility Level (PTAL) of 5, based on a scale 1-6, with 6 being the highest.

Both the residential and employment elements of the development will be Car Free. The site's proximity to Chalk Farm Road and Camden High Street means that an array of facilities and amenities are just a short walk away. There are a limited number of parking spaces in the service yard which are reserved for deliveries and visitor parking.

There are a number of established Car Clubs available for use in the area.

Refuse provision is compatible with LB Camden and Environmental Agency's guidelines. Refuse collection will take place off the main highway. Management of the service / courtyard area at the rear of the development will mean that the majority of deliveries and servicing will take place off the main highway.

A Student Travel Plan and a Workplace Travel Plan have been formulated to encourage sustainable transport choices amongst student residents and employees respectively.

Secure cycle storage provision is included in the proposed design. 18 spaces for residential use and 20 spaces for commercial.



Fig. 22 Map showing transport links (adapted from www.tfl.gov.uk)

Planning History

This application follows an existing consent planning Reference: 2012/4782/P dated 14th December 2012, for the erection of an additional 4th & 5th floor, erection of a 5 storey extension to the courtyard (West) elevation and erection of a single storey extension to (East) elevation, all at 17 and 27 Ferdinand street, and redevelopment of 25 Ferdinand street to create a five storey building, to provide 9 residential units (Class C3) (2x1 bedroom, 4x2 bedroom, 2x3 bedroom, 1x4 bedroom) and office space (Class B1), including an external terraced area at 5th floor level, creation of green roof and associated building alterations.

Both the 17 and 27 Ferdinand street and 25 Ferdinand street also benefit from certificate of law fullness (Proposed) prior approval granted.

The 17 and 27 Ferdinand street PD application Reference: 2013/5679/P dated 29th October 2013 for change of use from office (Class B1) to 2x studios, 2x1 bedroom, 1x2 bedroom and 1x3 bedroom flats (class C3).

The 25th Ferdinand street PD application Reference: 2013/5675/P dated 29th October 2013 for change of use from offices (Class B1) to 2x bedroom flats (Class C3).



EAST ELEVATION



WEST ELEVATION