

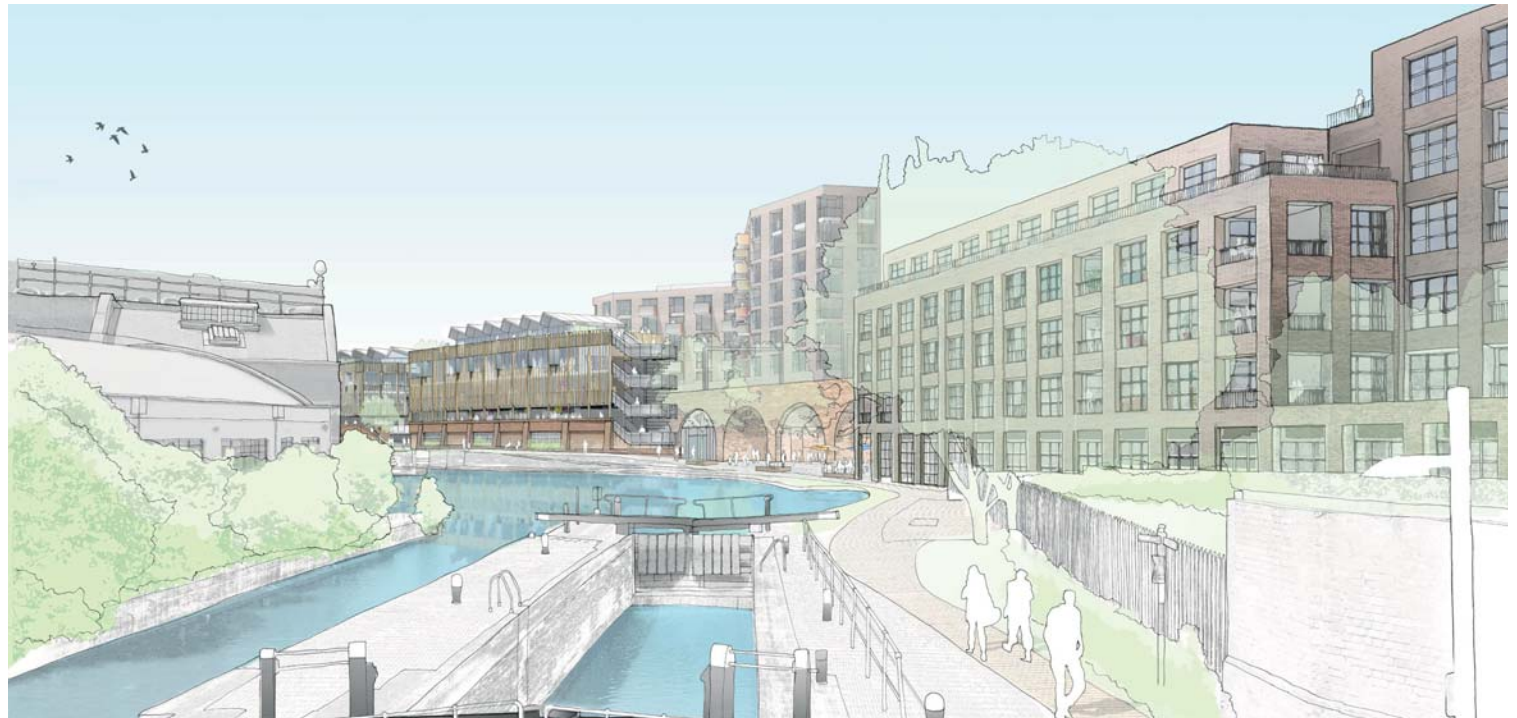
# Camden Lock Village / Hawley Wharf

## Masterplan

March 2015

R016 - Area D Non Material Amendment Application

**ALLFORD  
HALL  
MONAGHAN  
MORRIS**



March 2015

## Contents

1.0	Executive Summary	3
2.0	Building D	4

### Document Control

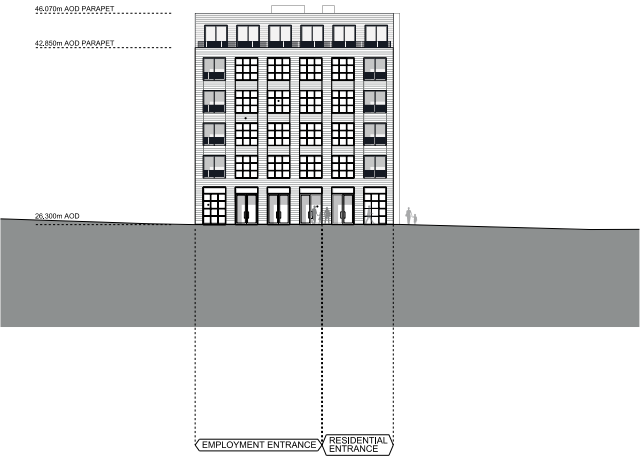
Job Title:	Camden Lock Village
Job number:	14045
Report title:	Building D Non-material amendment application
Report number:	R008
Revision:	00
Date of issue:	17th November, 2014
Purpose of issue:	Planning Report
Compiled by:	Keval Patel- AHMM Architects
Reviewed by:	Henry Mace - AHMM Architects
Date reviewed:	20th March, 2015
File name/ location	I:\AHMM Images 2014\14045 Camden Lock Masterplan- Build\5.0 Reports\150323_R016_ NMA Report - Building D

## 1.0 Executive Summary

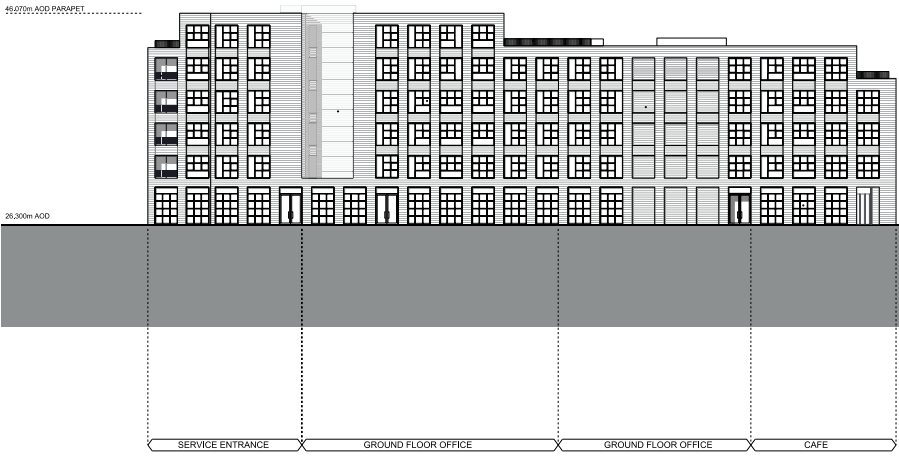
- ① This document has been prepared following two planning meetings with the Camden London Borough Council in November 2014 and February 2015 to discuss Non Material Amendments to all areas of the masterplan permitted under planning application reference 2012/4628/P (granted 23/1/2013).
- ② This Non Material Amendment relates to Area D and has been submitted at the same time as a stand alone planning application at 39-45 Kentish Town Road (Area E). This application should be read in conjunction with this planning application.
- ③ Following a detailed design review of the approved scheme, it became apparent that a number of Non material design amendments were required to meet Fire, building regulations and M+E requirements.

4.0 Area D

4.1 Permitted Planning Scheme



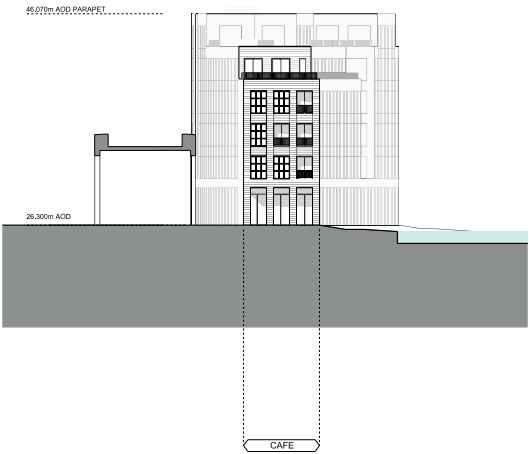
01 BUILDING D\_ EAST ELEVATION



02 BUILDING D\_ NORTH ELEVATION



03 BUILDING D\_ SOUTH ELEVATION  
Stanley Sidings / AHMM / 14045 / R016 / Camden Lock Village Buildings Masterplan / March 2015



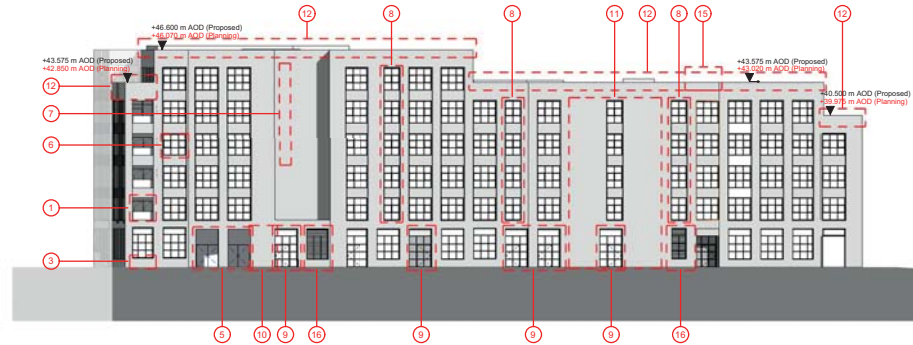
04 BUILDING D\_ WEST ELEVATION

## 4.0 Area D

### 4.2 Proposed Scheme



01 BUILDING D, EAST ELEVATION



02 BUILDING D, NORTH ELEVATION



03 BUILDING D, SOUTH ELEVATION



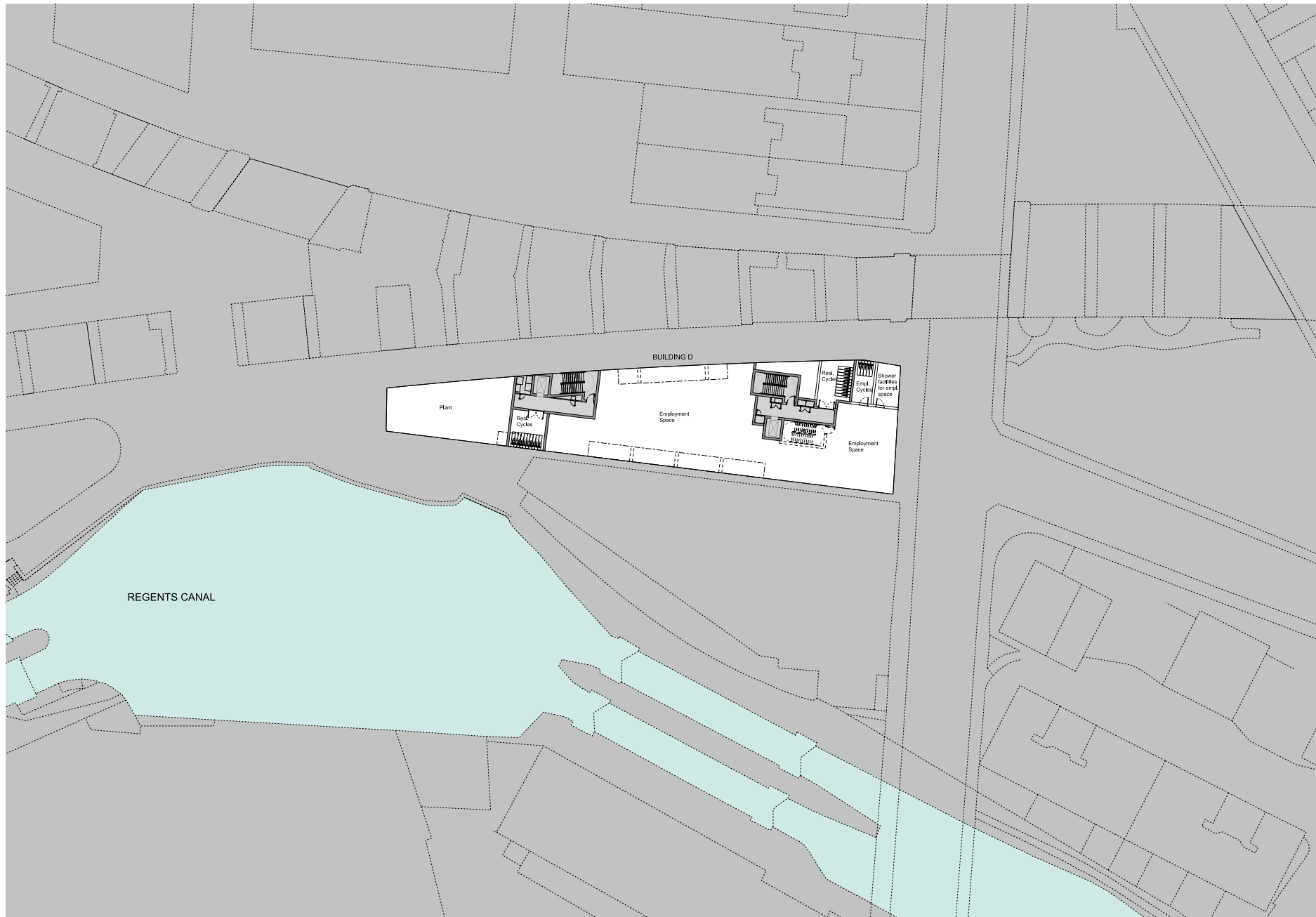
04 BUILDING D, WEST ELEVATION

#### Revisions

- 1 Metal railings replaced with glazed balustrades
- 2 Doors changed to fixed glazing due to revised internal layouts
- 3 Brick infills added under windows to provide protection at ground floor level
- 4 Cut back balcony introduced to break up massing
- 5 Residential entrance relocated from Kentish Town Road to Water Lane
- 6 Textured panels replaced with glazing
- 7 Windows removed from stairwell
- 8 Window size reduced to suit layouts
- 9 New doors added for escape from employment spaces in line with fire strategy
- 10 Door filled in with brickwork as no longer required
- 11 Brick infills removed and window added to staircore
- 12 Parapet heights increased to align with building E heights (see elevations for height changes)
- 13 Balcony replaced with window to allow balconies to stack
- 14 Balcony and window mirrored to align with internal layout
- 15 New flue for cafe kitchen extract
- 16 Louvres incorporated for M+E plant requirements

## 4.0 Area D

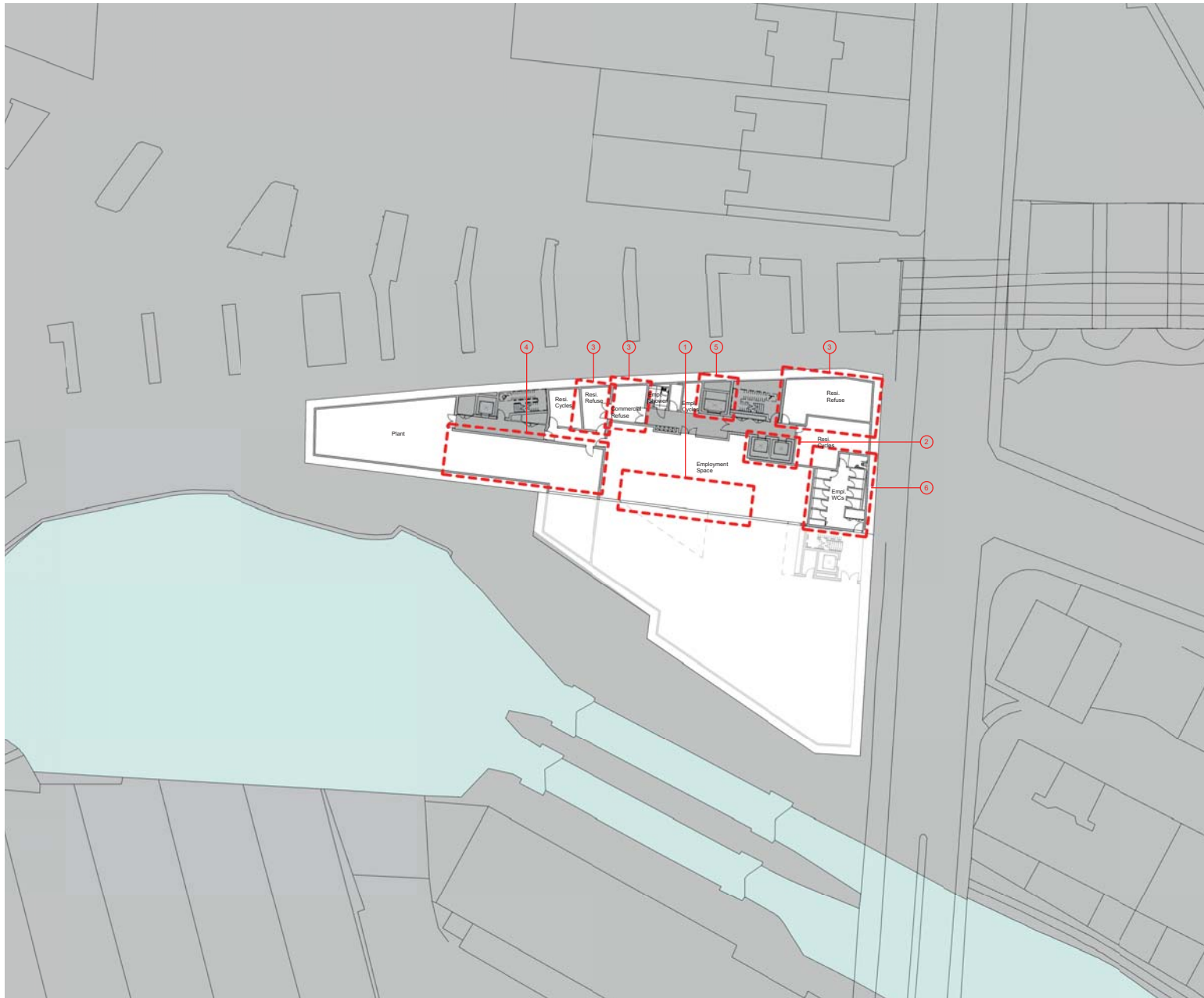
### 4.3 Permitted Planning Scheme - Basement Plan



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## 4.0 Area D

### 4.4 Proposed Scheme - Basement Plan



#### Revisions

- ① Void in floor slab relocated to Area E
- ② Liftcore increased to accommodate Area E
- ③ Refuse space relocated to basement to free up ground floor accommodation
- ④ Plant space increased in line with M+E requirements
- ⑤ Goods lift added in line with waste disposal strategy
- ⑥ WCs added

#### General Notes:

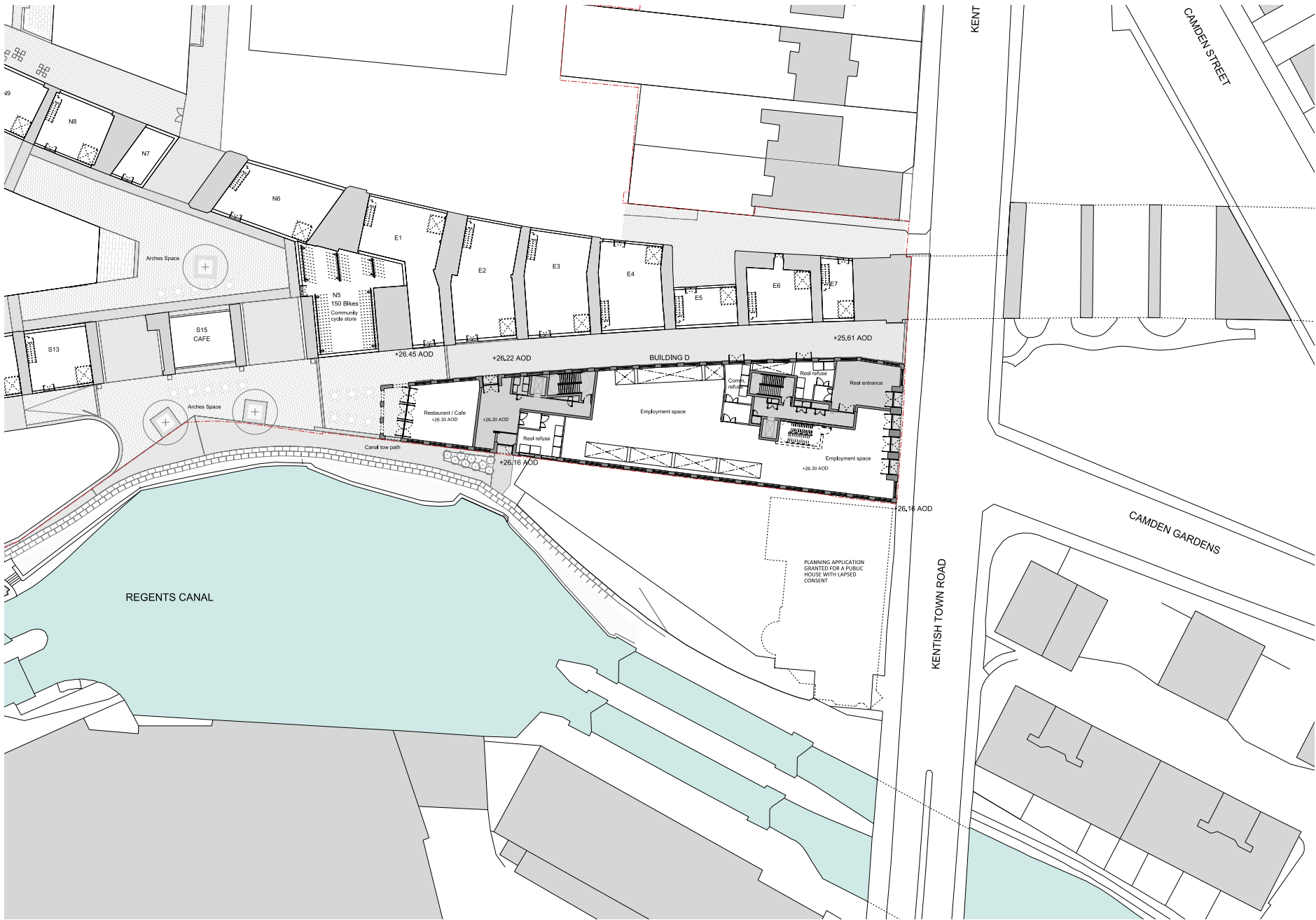
- Structure added to plans

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4.0 Area D

4.5 Permitted Planning Scheme -Ground Floor Plan

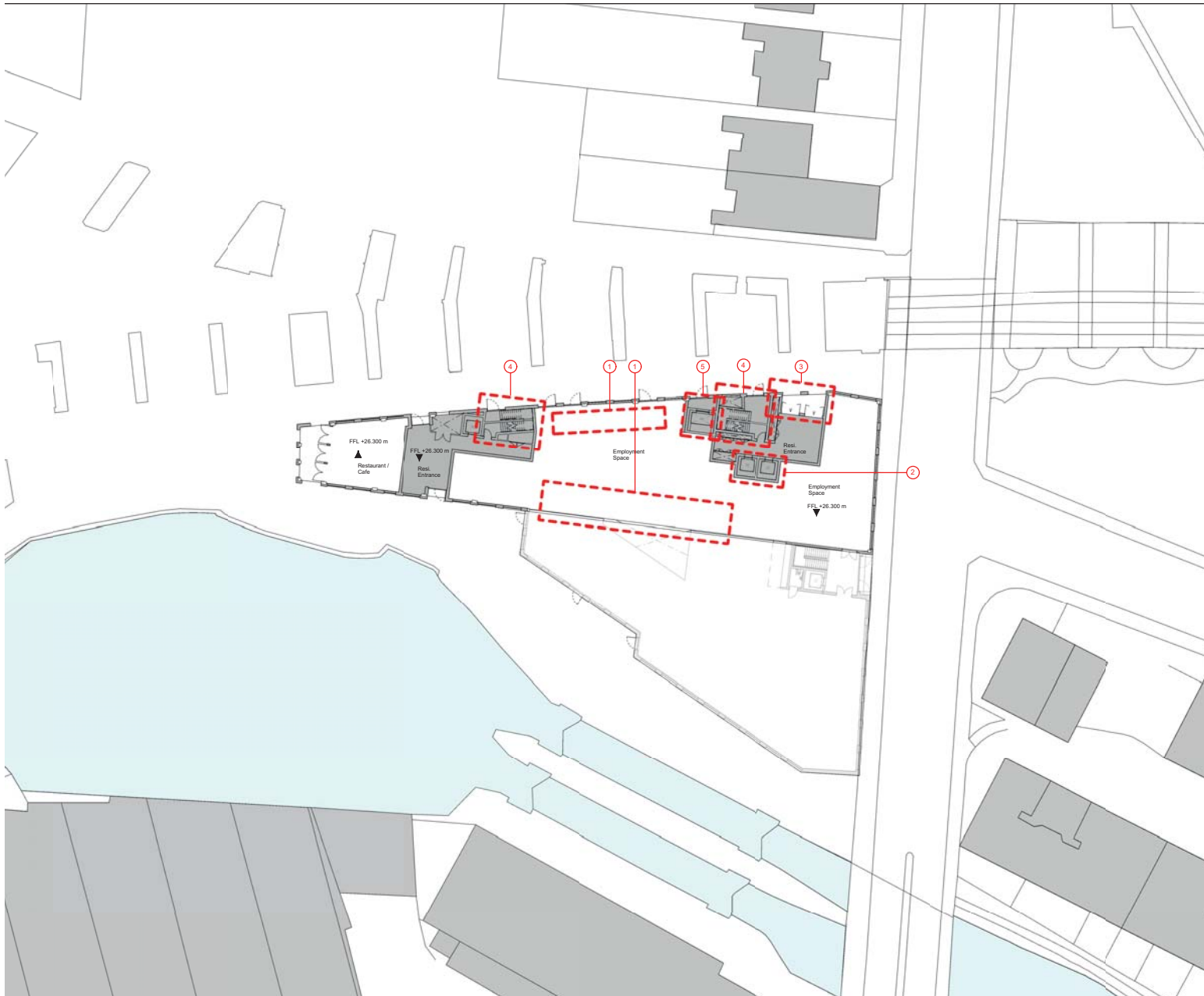


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## 4.0 Area D

### 4.6 Proposed Scheme - Ground Floor Plan



#### Revisions

- ① Void in floor slab relocated to Area E
- ② Liftcore increased to accommodate Area E
- ③ Residential entrance relocated from Kentish Town Road
- ④ Stair reconfigured to meet fire strategy
- ⑤ Goods lift added in line with waste disposal strategy

#### General Notes:

- Structure added to plans

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4.0 Area D

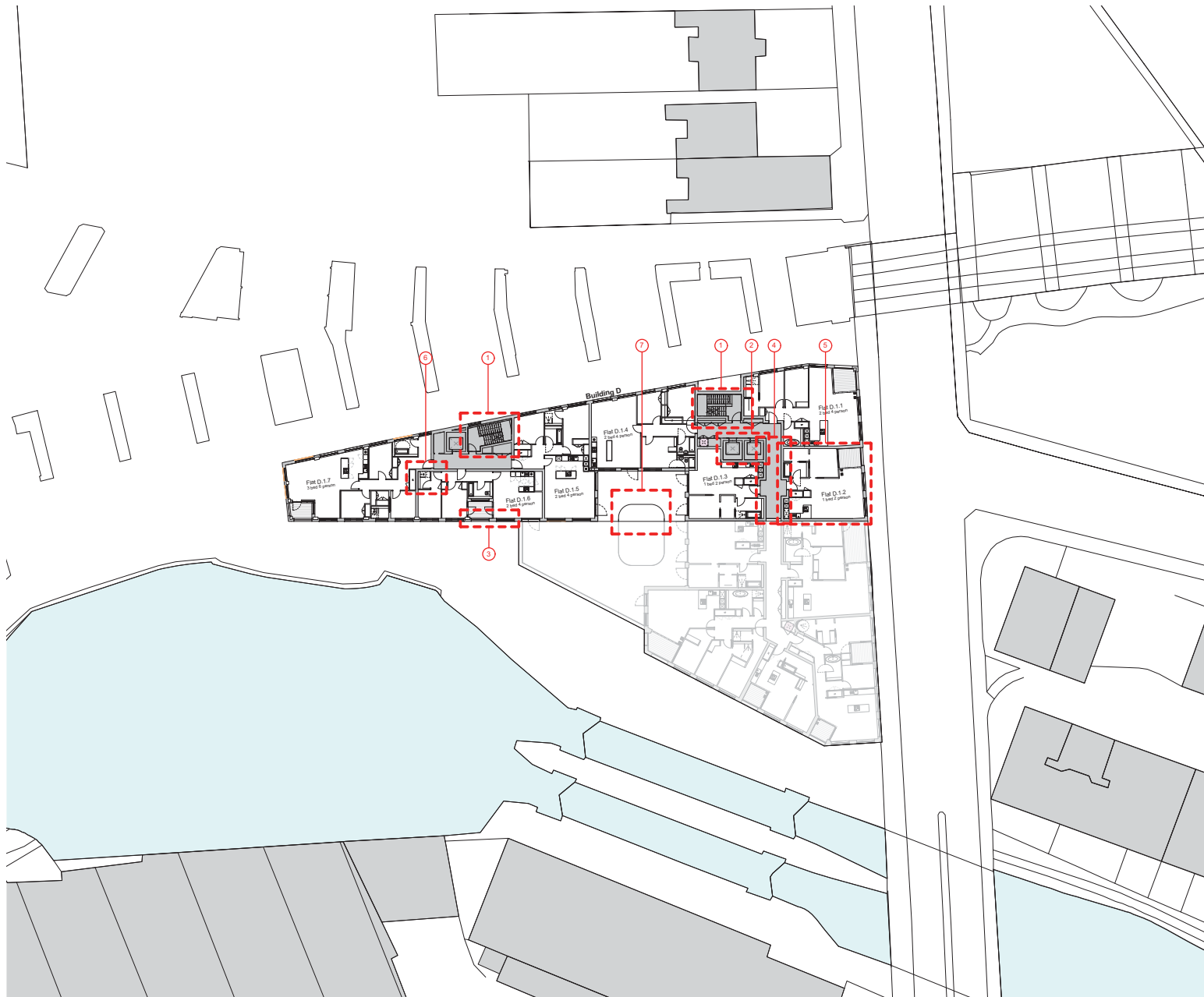
4.7 Permitted Planning Scheme - First Floor Plan



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## 4.0 Area D

### 4.8 Proposed Scheme - First Floor Plan



#### Revisions

- ① Core revised and stair flipped to provide space for risers as per MEP service strategy
- ② Liftcore increased to accommodate Area E
- ③ Balcony and window mirrored to align with internal layout
- ④ Common corridor extended to accommodate Area E
- ⑤ Flat D.1.2 changed from 2 bed 4 person to a 1 bed 2 person apartment
- ⑥ New riser for cafe kitchen extract
- ⑦ Rooflight added to allow natural light to employment space (shape and size to be confirmed)

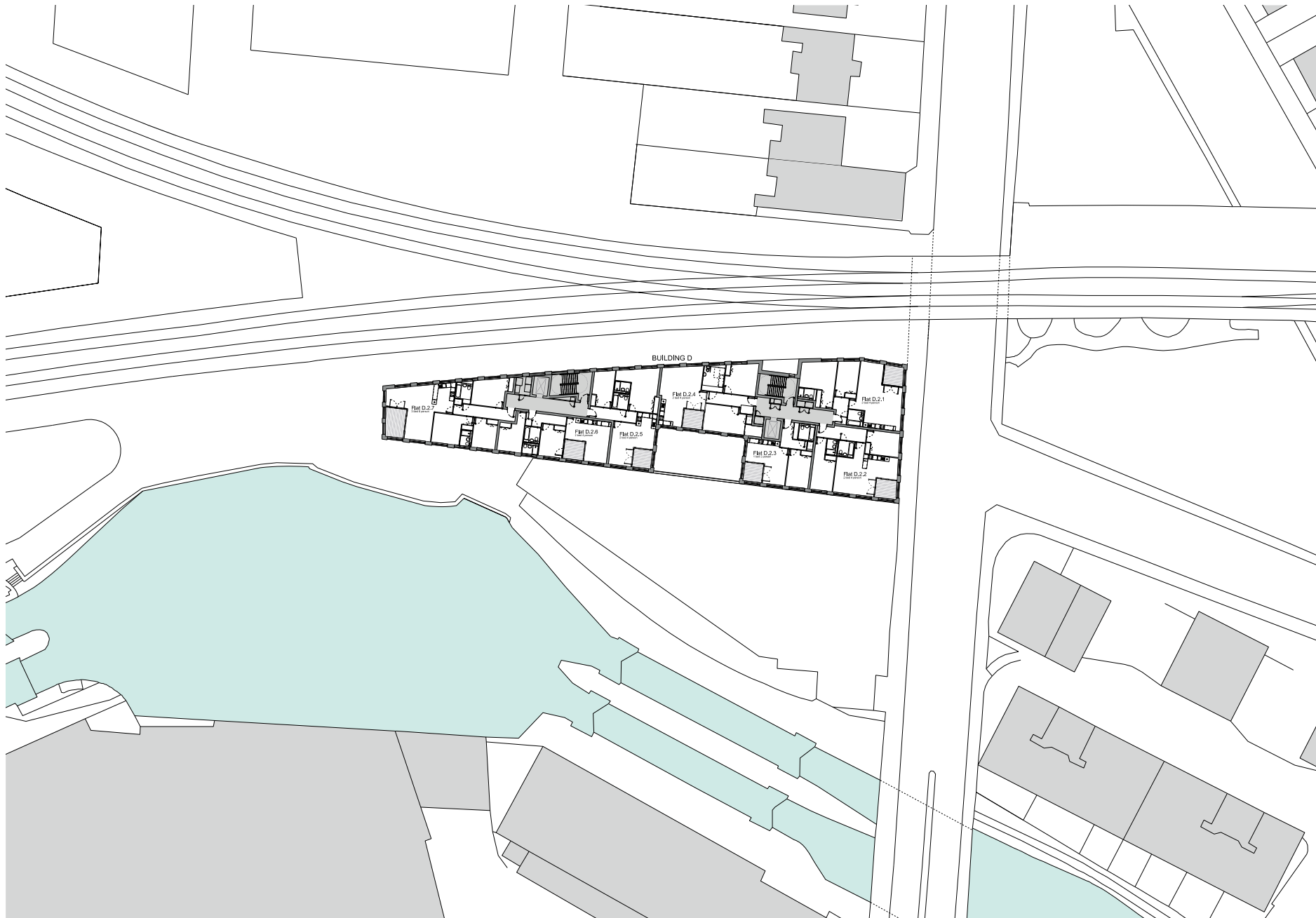
#### General Notes:

- Structure added to plans
- Utility cupboards added to all flats as per updated MEP strategy

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## 4.0 Area D

### 4.9 Permitted Planning Scheme - Second Floor Plan



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## 4.0

## Area D

### 4.10

### Proposed Scheme - Second Floor Plan



#### Revisions

- ① Core revised and stair flipped to provide space for risers as per MEP service strategy
- ② Liftcore increased to accommodate Area E
- ③ Balcony and window mirrored to align with internal layout
- ④ Common corridor extended to accommodate Area E
- ⑤ Flat D.2.2 changed from 2 bed 4 person to a 1 bed 2 person apartment
- ⑥ New riser for cafe kitchen extract
- ⑦ Balcony repositioned to allow balconies to stack

#### General Notes:

- Structure added to plans
- Utility cupboards added to all flats as per updated MEP strategy

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## 4.0 Area D

### 4.11 Permitted Planning Scheme - Third Floor Plan



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## 4.0 Area D

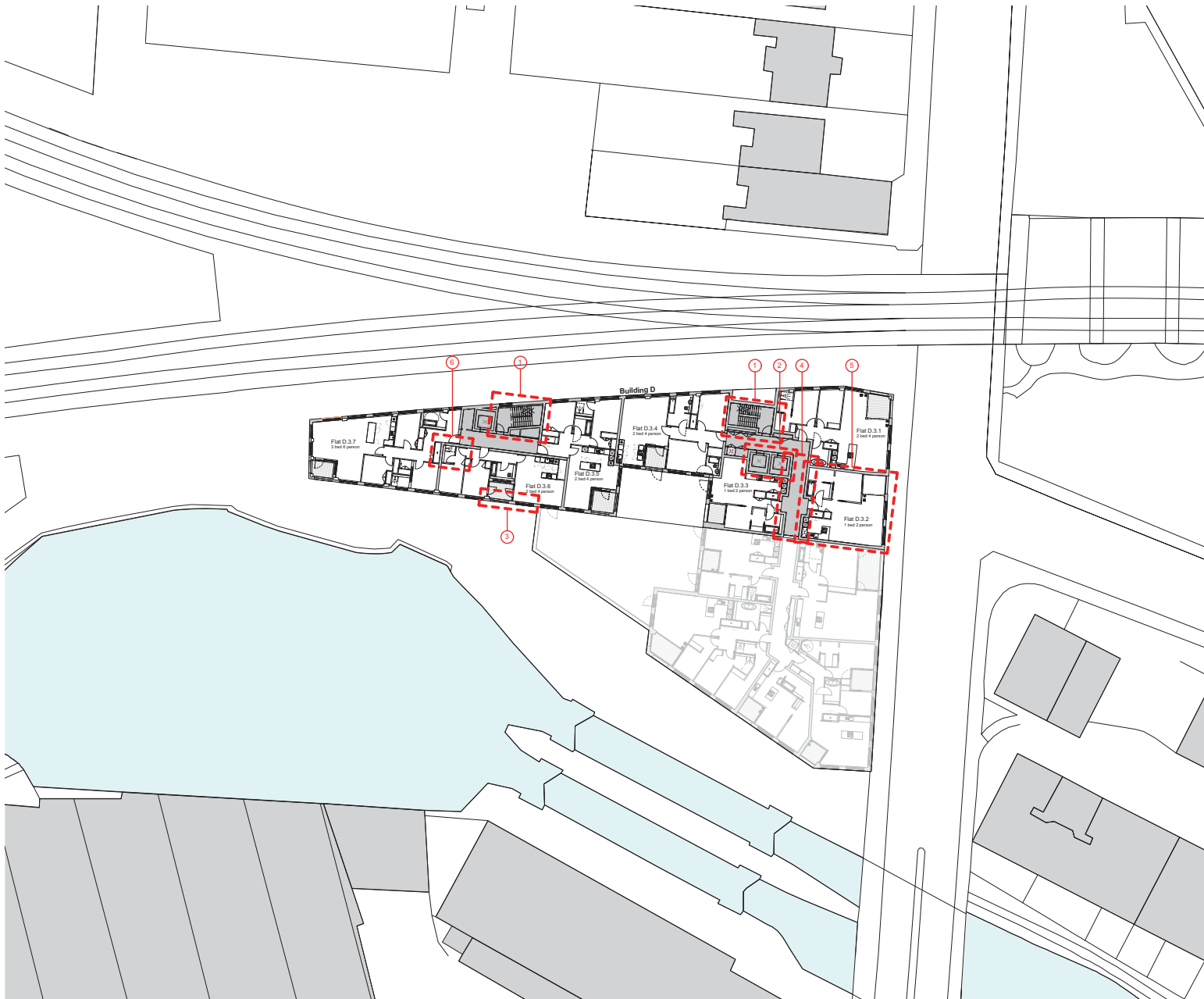
### 4.12 Proposed Scheme - Third Floor Plan

#### Revisions

- ① Core revised and stair flipped to provide space for risers as per MEP service strategy
- ② Liftcore increased to accommodate Area E
- ③ Balcony and window mirrored to align with internal layout
- ④ Common corridor extended to accommodate Area E
- ⑤ Flat D.3.2 changed from 2 bed 4 person to a 1 bed 2 person apartment
- ⑥ New riser for cafe kitchen extract

#### General Notes:

- Structure added to plans
- Utility cupboards added to all flats as per updated MEP strategy



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## 4.0 Area D

### 4.13 Permitted Planning Scheme - Fourth Floor Plan



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## 4.0

## Area D

### 4.14

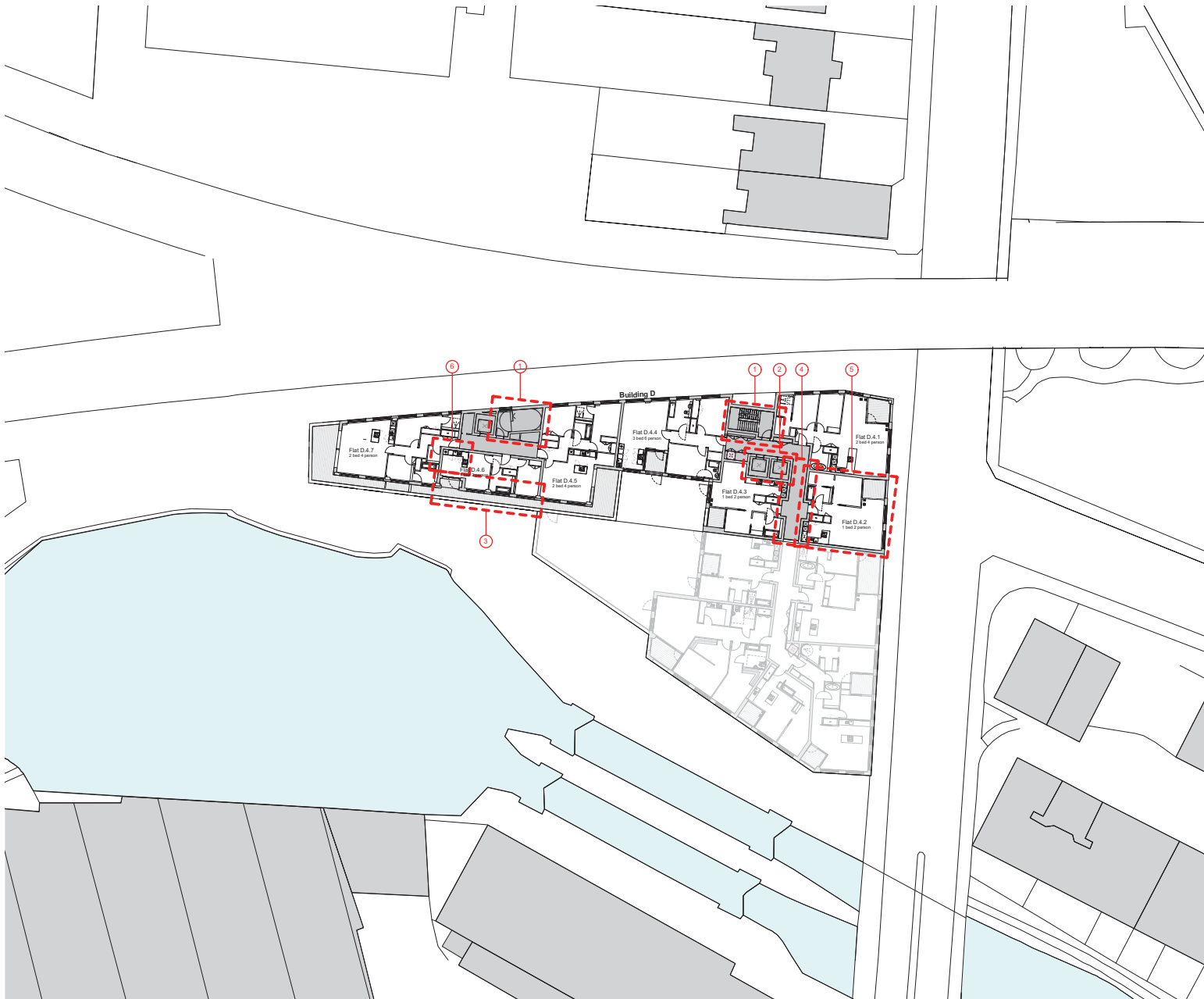
### Proposed Scheme - Fourth Floor Plan

#### Revisions

- ① Core revised and stair flipped to provide space for risers as per MEP service strategy
- ② Liftcore increased to accommodate Area E
- ③ Balcony and window mirrored to align with internal layout
- ④ Common corridor extended to accommodate Area E
- ⑤ Flat D.4.2 changed from 2 bed 4 person to a 1 bed 2 person apartment
- ⑥ New riser for cafe kitchen extract

#### General Notes:

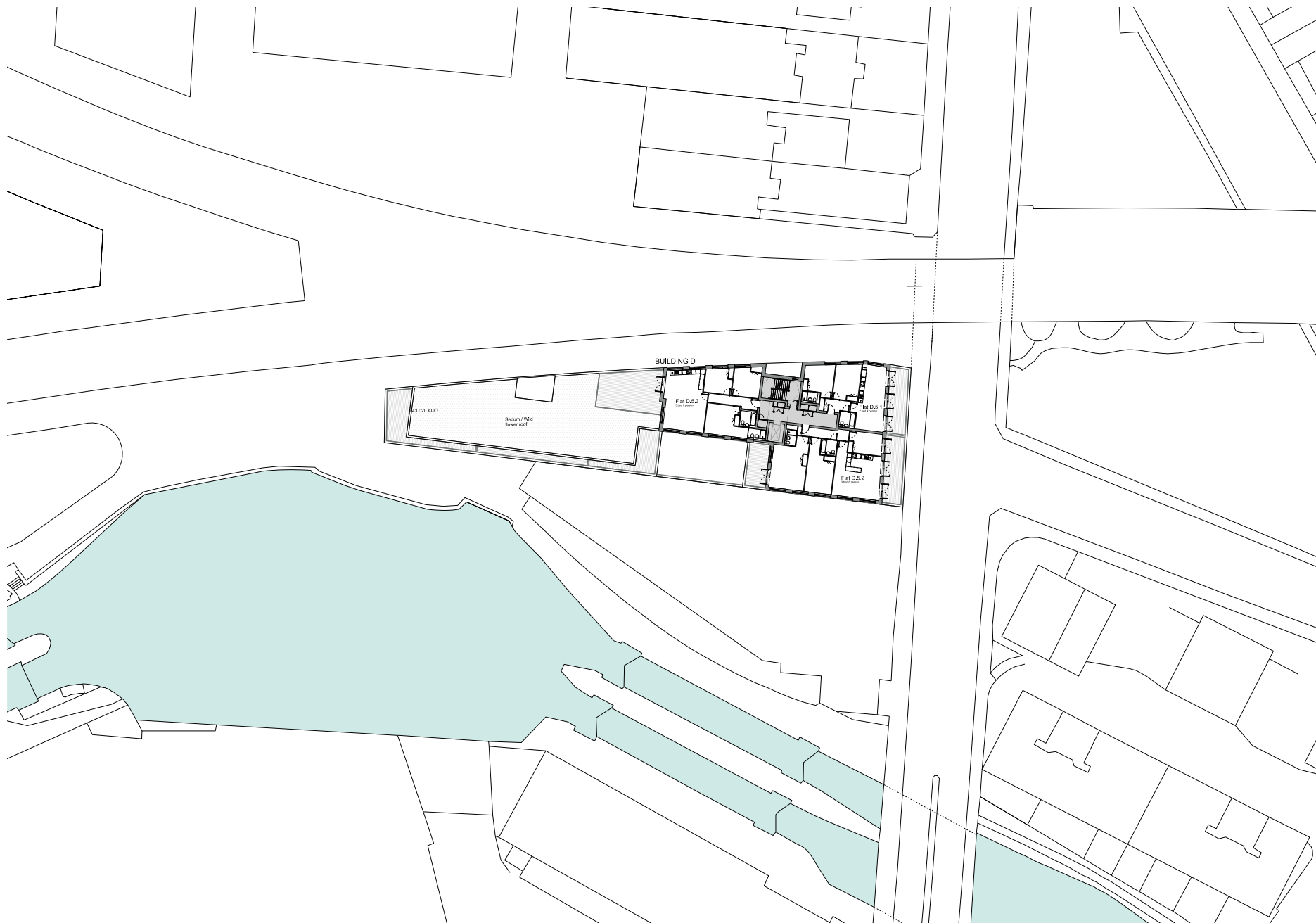
- Structure added to plans
- Utility cupboards added to all flats as per updated MEP strategy



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## 4.0 Area D

### 4.15 Permitted Planning Scheme - Fifth Floor Plan



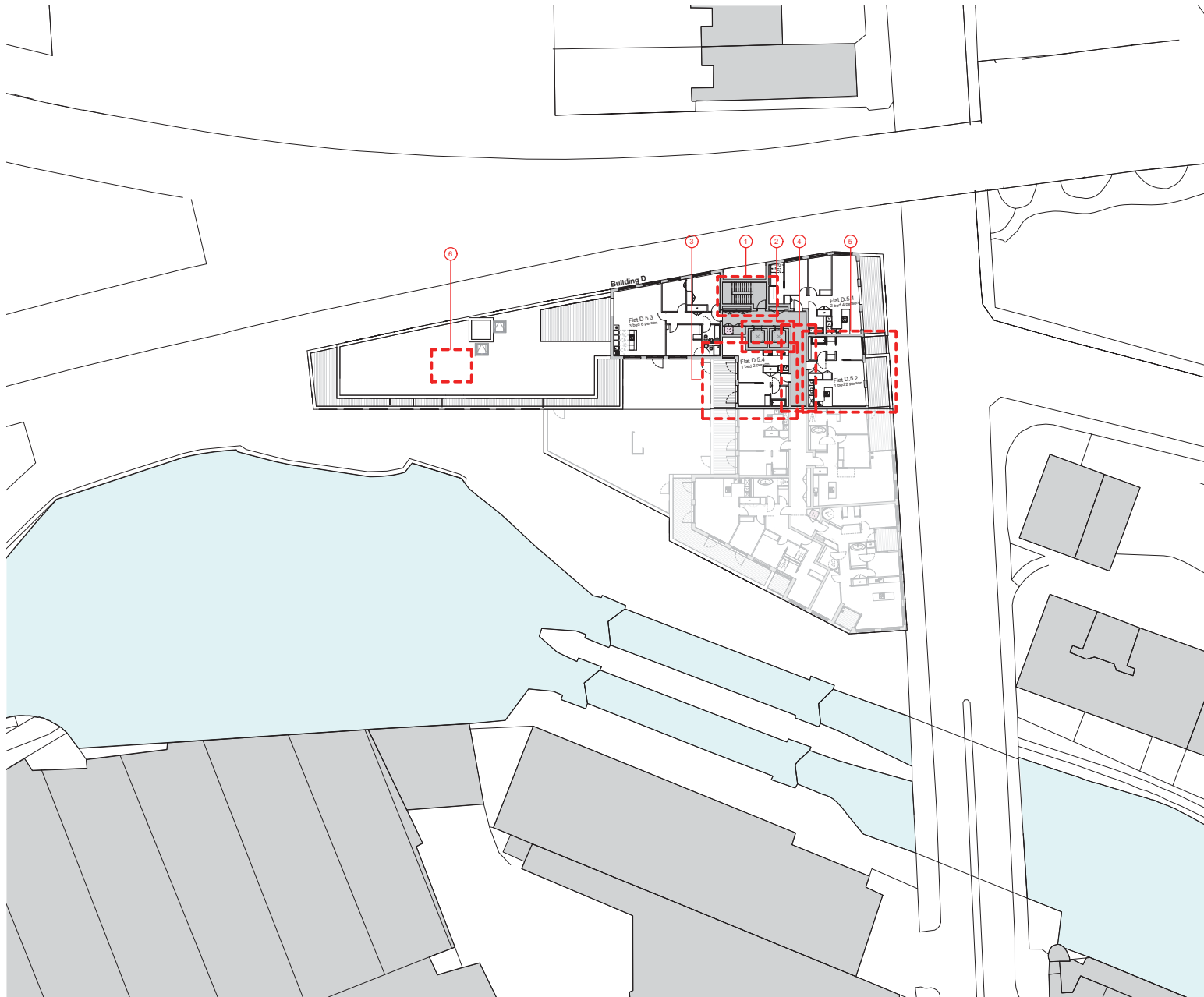
INTERNAL LAYOUTS  
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## 4.0

## Area D

### 4.16

### Proposed Scheme - Fifth Floor Plan



#### Revisions

- ① Core revised and stair flipped to provide space for risers as per MEP service strategy
- ② Liftcore increased to accommodate Area E
- ③ New 1 bed 2 person flat added
- ④ Common corridor extended to accommodate Area E
- ⑤ Flat D.4.2 changed from 3 bed 6 person to a 1 bed 2 person apartment
- ⑥ New flue for cafe kitchen extract

#### General Notes:

- Structure added to plans
- Utility cupboards added to all flats as per updated MEP strategy

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## 4.0 Area D

### 4.17 Permitted Planning Scheme - Roof Plan



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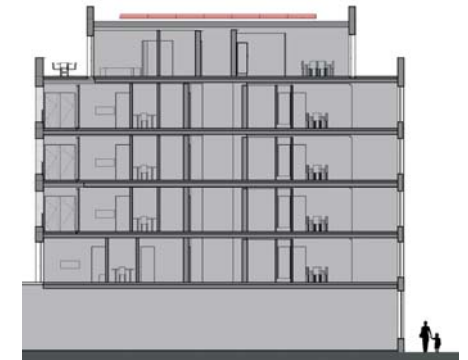
## 4.0 Area D

### 4.18 Proposed Scheme - Roof Plan

#### Revisions

- ① PVs have been added to the roof and lift overrun increased in accordance with site wide M+E strategy.

Please refer to section below, which illustrates that the PVs will not be visible from the surrounding area.



Section through Kentish Town Road  
- PV's highlighted in red

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