

Camden Lock Village Area E Design and Access Statement

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This Design and Access Statement responds to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

This states that planning applications, with some exceptions, are to be accompanied by a Design and Access Statement that explains the design principles that have been applied to the development and illustrates how issues of access have been dealt with.

A number of elements of the design, including particulars of the cladding, space planning, lighting, security and landscaping will be finalised at the detailed design stage and therefore will be either the subject of planning conditions to be agreed with the London Borough of Camden, or are not considered to be planning-related matters. Where these details are shown within the Design and Access Statement, they are included for illustrative purposes only and are clearly identified as such.

NOTE: Unless specifically noted, all images and sketches are for illustrative purposes and are not verified views.

It describes the proposals for both the public realm and the individual buildings and should be read in conjunction with the application drawings.

Reference should also be made to more detailed supplementary information submitted as part of the application under separate cover, including the following:

- Air quality Assessment
- Transport Assessment
- Energy Statement
- Statement of Community Involvement
- Planning drawings
- Planning Statement
- Access Statement

The structure of the Design and Access Statement is broadly based on the layout, content and sequence of information set out in the CABE document ‘Design and Access Statements: How to write, read and use them’ (CABE 2006). As well as DCLG Guidance on information requirements and validation (March 2010) which gives details about what the Design and Access Statement should address.

This states that the document should seek to:

- Provide a review of the site’s immediate and wider context in terms of its physical, social and economic characteristics and relevant planning policy and guidance.
- Provide a rationale for the development’s design based on the above.
- Explain and illustrate the design principles in terms of the development’s layout, density, amount of floor space proposed, scale, landscape and visual appearance.
- Explain how consultation has influenced the design process.
- Explain how future users of the site, including disabled people and the emergency services, will be able to access the development from the existing transport network and why the main access points to the site and the layout of access routes have been chosen.
- Explain how the development will meet the local authority’s planning and urban design objectives.

In addition the 2010 Order specially states that the design principles need to be explained not just in terms of amount, layout, etc, but also demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account in relation to its proposed use.

Section 1 - Introduction

This section provides a brief introduction to the project.

Section 2 - Context and Conservation

This section provides a review of the existing physical, social and economic characteristics and context of the site and its surroundings. In addition, this section provides an analysis of the form, character and visual aspects of the site.

It also includes an overview of Area E in the context of the Regent’s canal conservation area. To read the full heritage statement, please refer to appendix A.

Section 3 - Design Evolution

This section provides a summary of the process of community consultation and involvement. These meetings and workshops informed the design and the final proposal. Reference should also be made to the ‘Statement of Community Involvement’ prepared by London Communications Agency.

Section 4 - Design Detail

This section illustrates how the design approach was informed by the approved Hawley Wharf masterplan, how it relates to Building D and uses local context and materials to inform its elevation detail.

It explains the appearance of the building in its detailed form, and explains the internal circulation and movement of people around the building.

This section also gives an overview of the **transport and Refuse** collection measures which have been incorporated within Area E. Further detail is found in the Transport Statement by ARUP, which forms part of this application.

Also provided is an overview of the wheelchair **accessible units** in Area E. Further detail is found in the Access Statement by ARUP, which forms part of this application.

Section 5 - Landscape Proposals

This section explains the strategic approach to landscape that will evolve with the Hawley Wharf masterplan if approved.

The proposals are put into context of the key open spaces in the masterplan and improvements to the main access point to the towpath is explored in more depth.

Information in this section is dependent on ongoing discussions and technical coordination with external parties.

Further detail is found in the Landscape Statement which forms part of this application.

Section 6 - Crime Impact Statement

This section focuses on the design and its aim to reduce the vulnerability to anti-social behaviour and crime.

Section 7 - Sustainability Summary

This section gives an overview of the sustainability measures which have been incorporated in the design of Area E. Further detail is found in the Sustainability Assessment which forms part of this application.

Section 8 - Design Proposals

This section provides tables to explain the unit mix in context with the Hawley Wharf masterplan and GEA analysis. General Arrangements are also provided here, in addition to the separate drawing pack.

Section 9 - Concluding summary

This section summarises the previous chapters and reviews the main characteristics of the proposed design.

Appendix A - Heritage Statement

Carried out by Heritage Architecture.

Project Team

Document Control

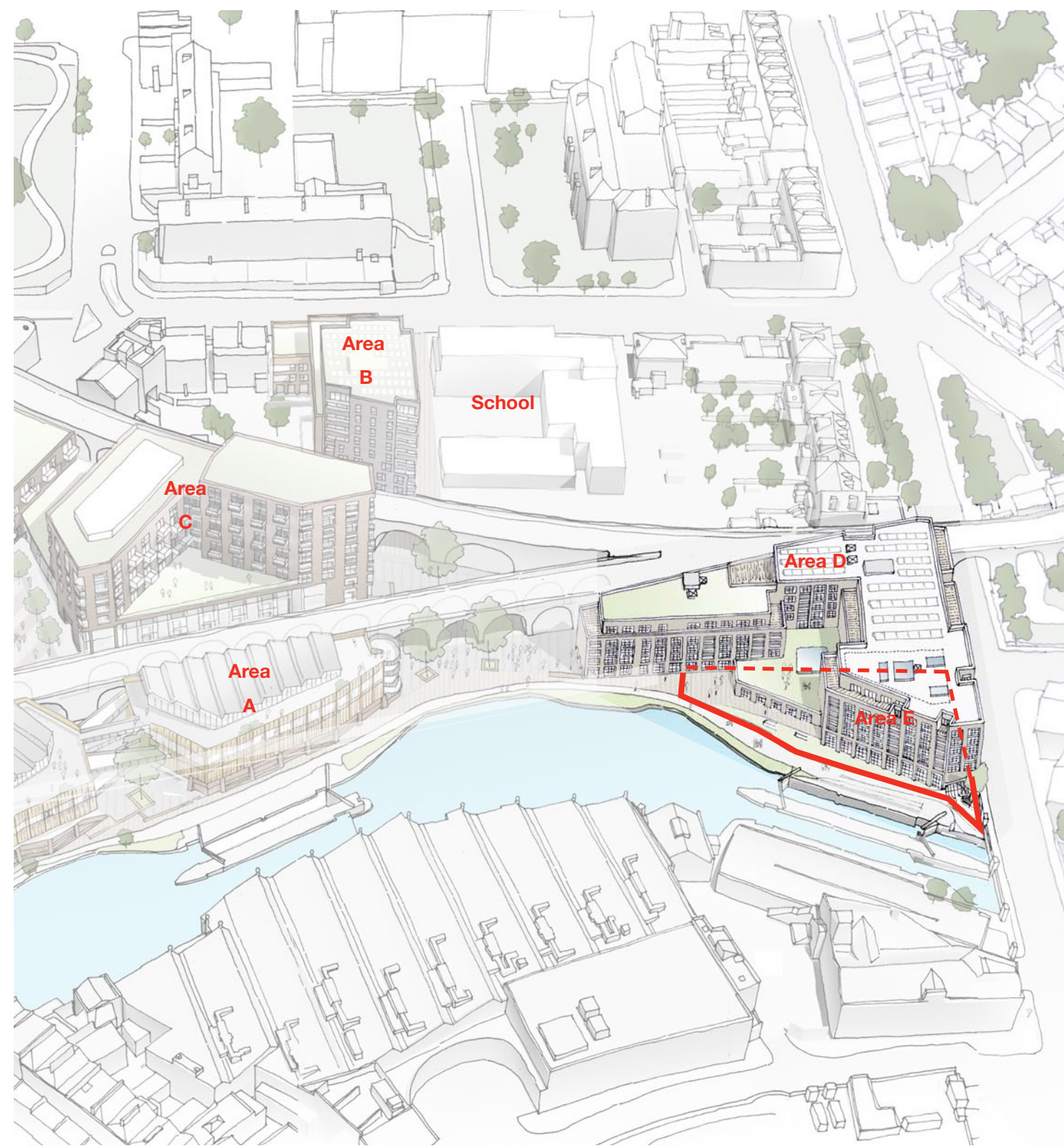
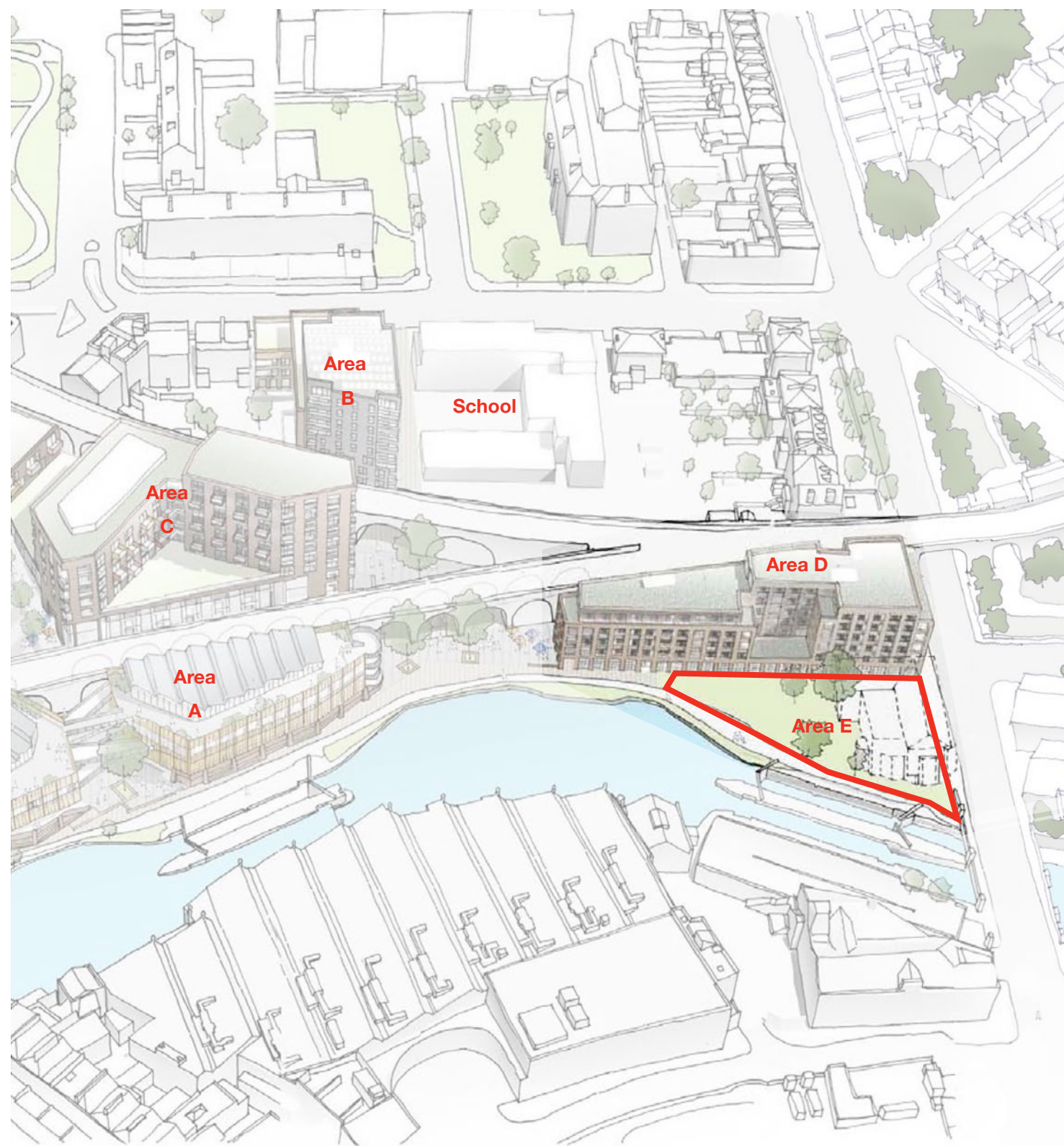
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Section 1

Introduction



This Design & Access Statement has been written in support of a planning application for a mixed use development at 39-45 Kentish Town Road. Throughout this document, the site is referred to as 'Area E'.

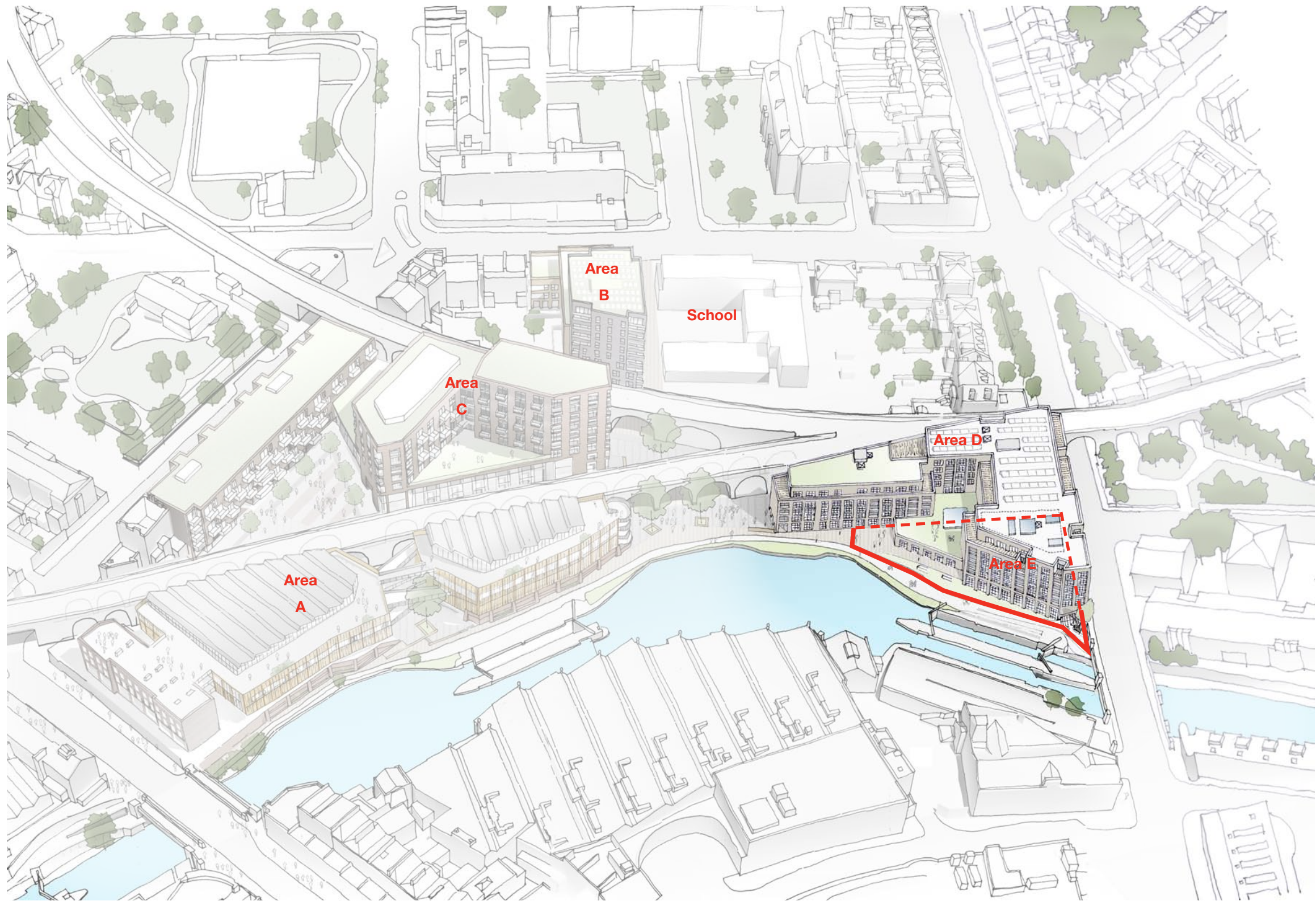
The client brief was to submit a stand alone planning application for Area E which would annex Area D of the approved masterplan. A non material amendment application in respect of Area D has been submitted. This planning application needs to be read in conjunction with the non material amendment application.

The proposals for Area E continue the same principles of the Camden Lock Village / Hawley Wharf masterplan, which reflect the Hawley Wharf Area Planning Framework 2009. The vacant site provides an opportunity for redevelopment and could offer further employment and residential benefits that the approved masterplan delivers. The key objectives are as follows:

- Making the best use of development opportunities to significantly enhance the attractiveness and contribution of the area to Camden Town as a whole.
- Continuing and adding to the beneficial employment uses already established in Area D of the approved masterplan.
- High quality design, driven by the approved masterplan, which understands values and responds positively to local character, heritage and the canal.
- Ensuring new development meets the high standards of sustainable design and construction.
- Ensuring that new development delivers benefits to the local community by providing improved public and private open space that are accessible to local residents as well as visitors.
- Creating a safer, attractive entrance to the

towpath off Kentish Town road, public spaces and new public realm along the towpath.

- Making walking and cycling more attractive as part of a sustainable transport and movement pattern.
- Ensuring that local residents and community groups can continue to be involved in shaping development in the area.
- Ensuring the new development is designed to be accessible and inclusive and that housing includes provision for wheelchair users and is built to Lifetime Homes standards.



Approved Masterplan Relationship

Area E is bounded by the Regent’s Canal towpath, Kentish Town road and Area D of the approved planning permission 2012/4628/P (granted 23/1/2013). A previous planning application for Camden Lock Village was granted to Sam Smith’s brewery for a 4 storey public house and restaurant. This has previously lapsed and the site was acquired by Stanley Sidings Ltd in 2013. Since then the site proposals have been re-designed by AHMM Architects to a new brief which has focussed on a continuation of Area D in the approved masterplan.

The adjoining permitted Building D has informed both the design and services strategy of the proposed scheme. A Non Material Amendment Application has been submitted concurrently with the application for Area E, to capture the amendments to Area D required to join the two buildings together.

The building which has been designed as an annex to Area D comprises flexible employment space (B1a / B1c) /gym (D2) on the ground floor and basement and residential accommodation (C3) on the floors above.

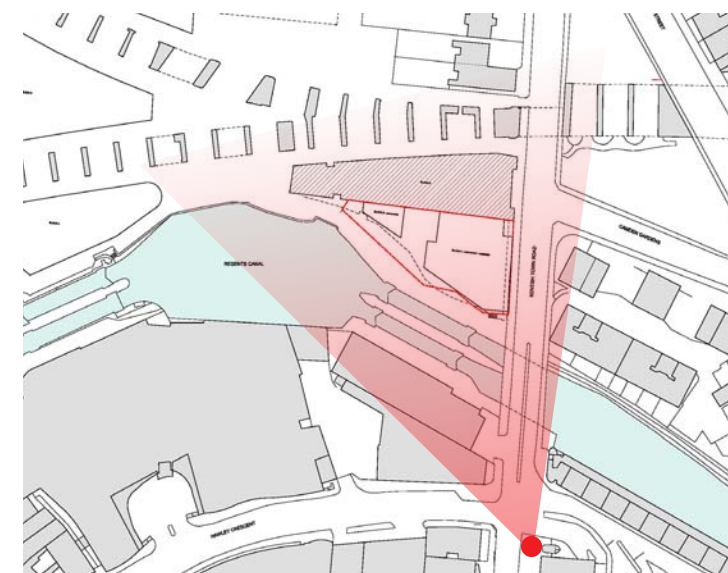
The area is highly accessible and has very good transport connections, with Camden Town underground station to the south, Camden road overground station to the east and Kentish Town underground and national rail station to the north. The site is located within the Regent’s Canal Conservation Area and Camden Town Archaeological Priority Area and is part of the designated Camden Town Centre.

Key Views

The view is taken across Kentish Town bridge looking north. At the intersection between Kentish Town Road and Regent's canal, building E emphasises and strengthens the corner of the site adding activity to the towpath edge. The building continues the warehouse aesthetic already established in Area D.



Approved Building D from the Hawley Wharf masterplan



Key plan

Key Views

The view from Camden Gardens looking west reveals Area E as an integrated part of the approved Area D design. It improves the frontage to Kentish Town road through activity from employment / gym spaces and increased passive surveillance from residences.



Approved Building D from the Hawley Wharf masterplan



Key plan



Key Views

The view from the Grand Union Canal towpath looking east shows added activity and surveillance over the towpath, creating a positive addition to the area.



Approved Building D from the Hawley Wharf masterplan



Key plan

