

BenAdamsArchitects

32 Jamestown Road – April 2015

Design & Access Statement



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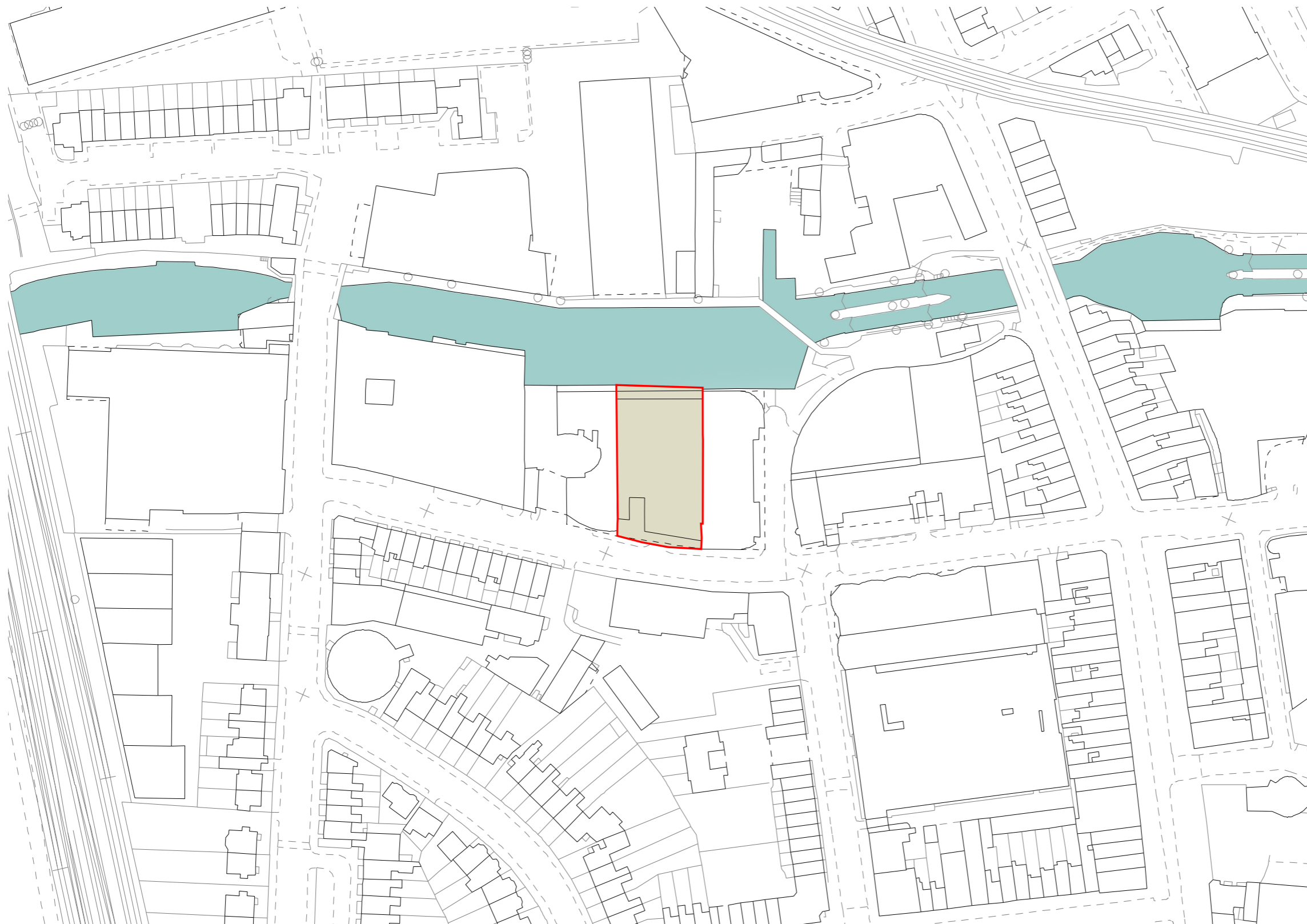
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1.0 Project Particulars



Site Plan 32 Jamestown Road (not to scale)

KEY

	Regent's Canal		32 Jamestown Road
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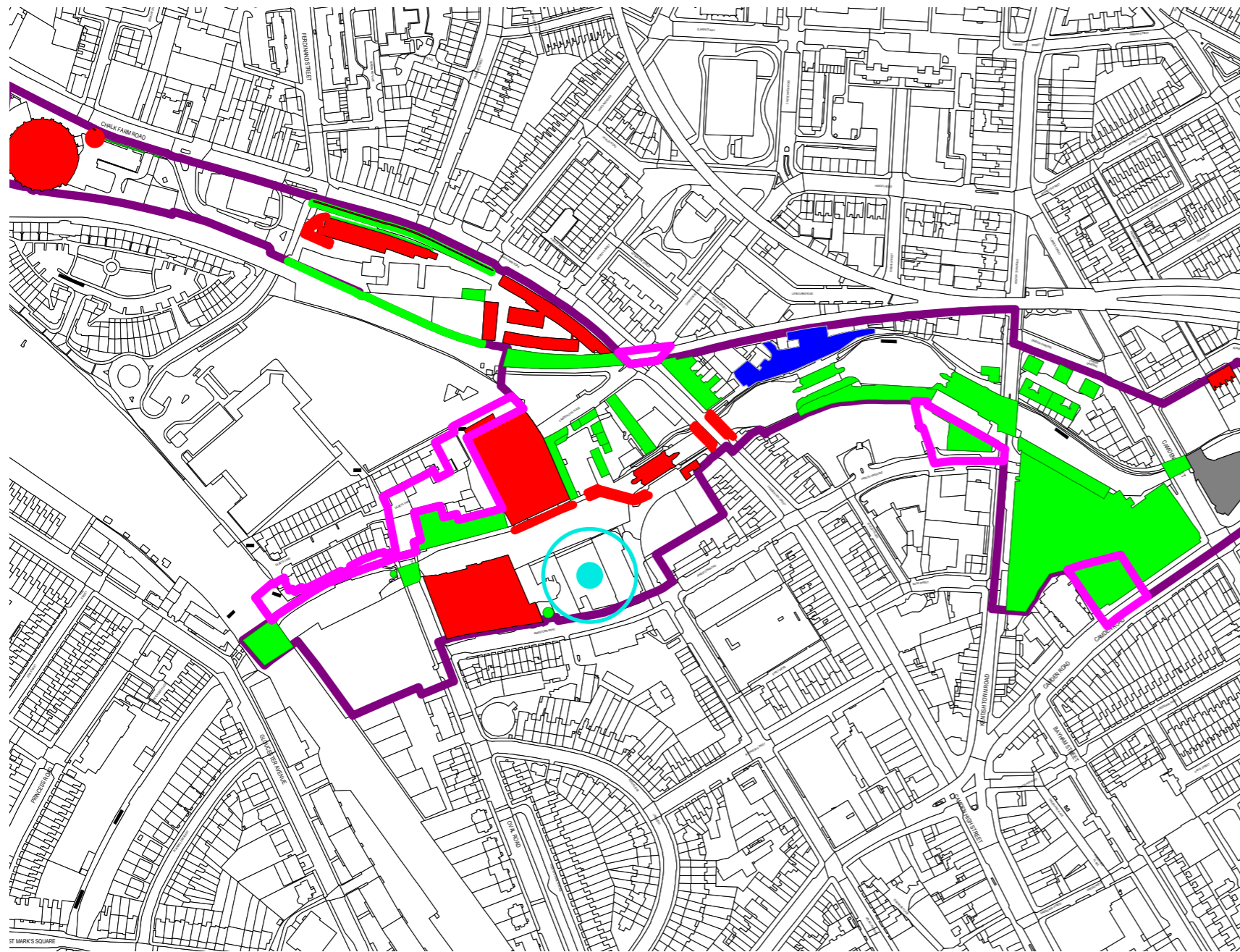
1.1 Introduction

The following document describes proposals for the remodelling and extension of Bewlay House located at 32 Jamestown Road, Camden.

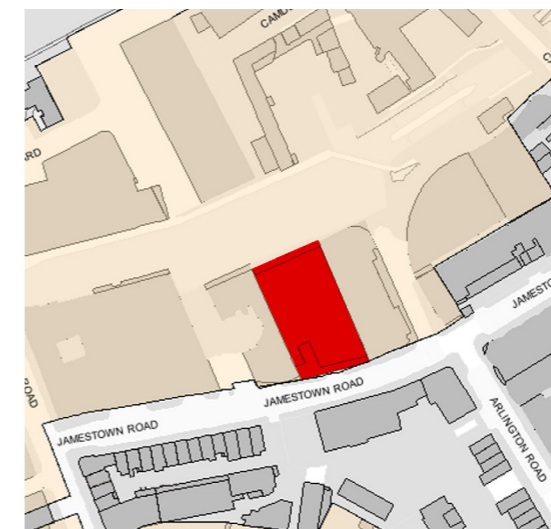
A nominal increase in area of 1448sqm GIA is proposed, of B1 office accommodation. This, in turn, results in a small vertical extension to the building of a 950mm, from 52.06m A.O.D. to 53.01m A.O.D. This increase in height and volume was the subject of planning application which was granted planning consent on 06 August 2014 for a mixed use office (B1) and residential (C3) scheme. This planning application seeks to maintain the previously consented height and volume to provide additional B1 office use in Camden in place of the residential approved, resulting in a number of minor elevational alterations to the previously consented scheme.

The proposals recycle the existing building structure as the basis of a contemporary development. New brick cladding expresses the building's existing structural frame and frames large glazed openings overlooking the Regent's canal, which are animated by projecting steel balconies. Inspiration for this approach has been drawn from the character of historic canalside buildings (both in the locality and from a wider milieu) and given a contemporary twist. This treatment is mirrored on the Jamestown Road elevation, giving aesthetic consistency to the proposals. A lightweight, stepped extension at roof level provides a foil to the masonry elevations below and contains new office accommodation served by generous terraces. The visual effect of this extension is mitigated, however, by its lightweight materials and the manner in which the extension is arranged. Currently, a large amount of plant - which occupies the building's upper floors - is pulled close to the Regent's Canal facade of the building. The proposed extension to the building will remove this unsightly plant and sit back significantly from the canal facade. Therefore, while a small increase in height is proposed to the building, its visual effect will in fact be less intrusive than the arrangement that exists at present.

2.0 Site Analysis



Segment of the Regent's Canal Conservation Area (site indicated at turquoise dot)



Detail of Conservation area (beige) with site in red

2.1 Historic Context

The site is located within the Regent's Canal Conservation Area.

It is not listed, but is located on the opposite side of the canal from a listed warehouse building, and there are a number of other listed and 'positive' buildings nearby. Any proposals will ensure that the setting of these buildings is enhanced rather than damaged.

KEY

- Listed Building
- Negative Building
- Positive Building
- Regent's Canal Conservation Area
- Proposed Conservation Area
- Opportunity Site



Interchange building



Balconies protruding over canal



Deep brick reveals



Heavy masonry piers of Gilbey House giving vertical character to canalside buildings

2.2 Context

The adjacent views show buildings of architectural merit in the nearby vicinity.

The listed Interchange Building opposite the site showcases the industrial brick warehouse aesthetic of the canal.

Gilbey House slightly further along the canal is also a listed building.

The proposal seeks to be sympathetic to the contextual relationships established by these buildings.