

One Bedford Avenue

With reference to Application No. 2014/6843/P

Discharge of Planning Condition 20

September 2015



Bennetts Associates
Architects

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EXECUTIVE SUMMARY

The One Bedford Avenue development originally received Planning Permission on 20th December 2013 with the Application Reference 2013/3880/P. Subsequently the following further applications have been consented:

- NMA 2014/5568/P 15th October 2014
- MMA 2014/6843/P 6th May 2015
- NMA 2015/3363/P 14th August 2015

This report summarises the proposed discharge of Planning Condition 20 in relation to the shop front recesses.

Condition 20

Notwithstanding the approved drawings further details of the shop front recesses shall be submitted and approved in writing before the relevant part of the development commences.

Reason

To provide an environment that could allow people to sit within the public realm in compliance with policy CS7 of the London Borough of Camden Local Development Framework Core Strategy.

Submission

Plans, elevations and details of all the shop recesses have been submitted for approval.

The design of the recessed seating takes direct influence from the precast cladding columns, echoing the philosophy of the stacked concrete fins that are visible on the Bedford Avenue elevation. Similarly, the proposed material is precast concrete with a dark pigmentation, the intention being that the seats relate more to the colour of the curtain walling between the portals to avoid competing with the more prominent anodised bronze shopfronts. To further add quality and longevity, the raised fins elements of the seats are polished to create a smooth surface with character, and the top surface of the seat is angled for perching and preventing the accumulation of rubbish.