

Hawley Wharf

Area D

Non-material Amendments Application - R023

2 November 2016



**ALLFORD
HALL
MONAGHAN
MORRIS**

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 amendments
Report number:	R023
Revision:	00
Date of issue:	November 2016
Purpose of issue:	Planning - NMA Application
Compiled by:	Jazmin Rogers- AHMM Architects
Reviewed by:	Kevin Hong - AHMM Architects
Date reviewed:	October 2016
File name/ location	I:\AHMM Images 2014\14045 Camden Lock Masterplan - Build\5.0 Reports\DE\R023_ XXXXXX_D_Final NMA Report

1.0 Executive Summary

This document has been prepared following planning meetings with the Camden London Borough Council in November 2014, February 2015 and throughout 2016 to discuss Non Material Amendments to area D permitted under planning application reference 2012/4628/P (granted 23/1/2013).

The previous revision of this report was submitted as a Non Material Amendment relating to Area D at the same time as a stand alone planning application at 39-45 Kentish Town Road (Area E). This revised application should be read in conjunction with the consented area E scheme and subsequent NMA.

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 NMA Scheme



01 BUILDING D_EAST ELEVATION



02 BUILDING D_NORTH ELEVATION



03 BUILDING D_SOUTH ELEVATION

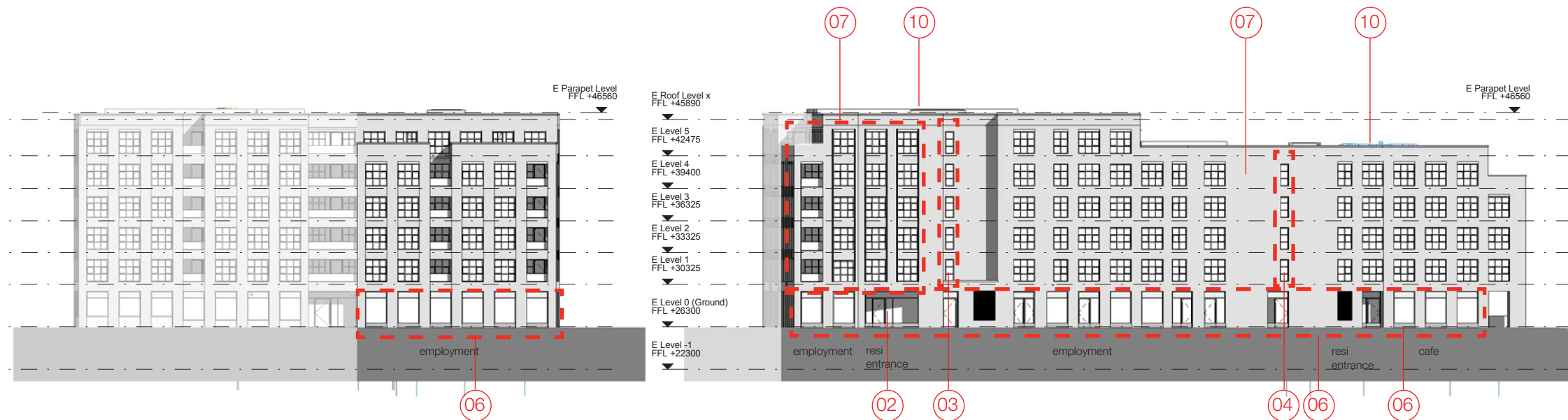


04 BUILDING D_WEST ELEVATION

ALLFORD HALL MONAGHAN MORRIS			
ARCHITECTS Ltd 5-23 OLD STREET, LONDON, EC1V 9HL TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK			
Job title CAMDEN LOCK VILLAGE			
drawing title / location BUILDING D PROPOSED GA ELEVATIONS			
drawn by DF	checked WL	scale 1 : 250 @ A1	status For Planning
project 12001	drawing no. D_(00)_200	revision P01	

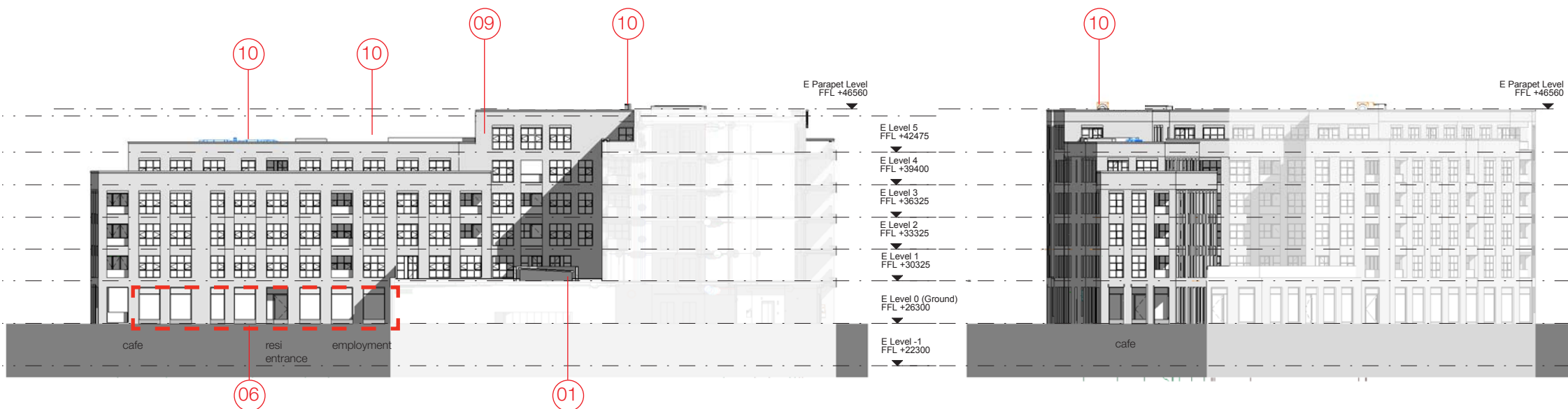
4.0 Area D

4.2 Revised Scheme



01 BUILDING D_EAST ELEVATION

02 BUILDING D_NORTH ELEVATION



03 BUILDING D_SOUTH ELEVATION

04 BUILDING D_WEST ELEVATION

Revisions

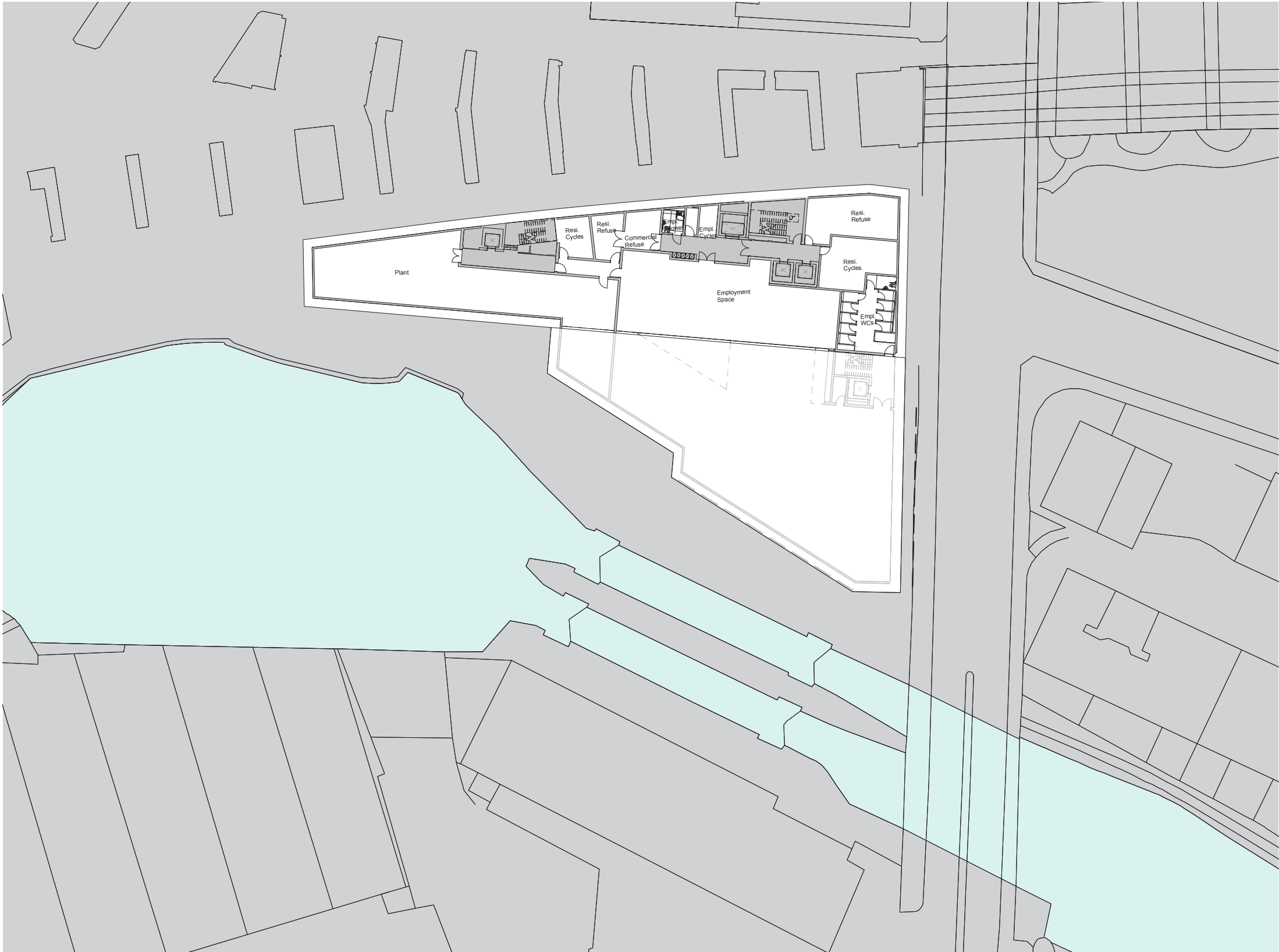
- 1 Central rooflight raised to form 1100mm perimeter fall protection & delineate roof terraces.
- 2 Recessed residential entrance opening enlarged - central pier removed
- 3 Windows added back into stairwell as per the original permitted planning approval.
- 4 Windows to stairwell reduced in width to match stairwell further along Water Lane.
- 6 Ground floor windows adjusted to large format single pane units with cills raised to 400mm above internal finished level.
- 7 Brick detail simplification - Water Lane
 - Infills omitted except first 4no bays from Kentish Town Rd.
 - Bullnose brick to entire opening to all windows from stair core onwards
- 9 Brick detail simplification - Courtyard
 - Omit infills
 - Staggered brick detail applied to complete elevation
- 10 NEW Smoke vent./extract plant on roof.

For brick simplification - refer to addendum 14045_DE_RP005_brick development_01 for clarification across combined building DE.

ALLFORD HALL MONAGHAN MORRIS			
ARCHITECTS Ltd 5-23 OLD STREET, LONDON, EC1V 9HL TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK			
job title CAMDEN LOCK VILLAGE			
drawing title / location BUILDING D PROPOSED GA ELEVATIONS			
drawn by JR	checked KH	scale 1 : 250 @ A1:500 @ A3	status Planning
project 12001	drawing no. DP_(00)_ 200	revision P02	

4.0 Area D

4.3 Permitted NMA Scheme - Basement Plan



INTERNAL LAYOUTS
ARE INDICATIVE ONLY

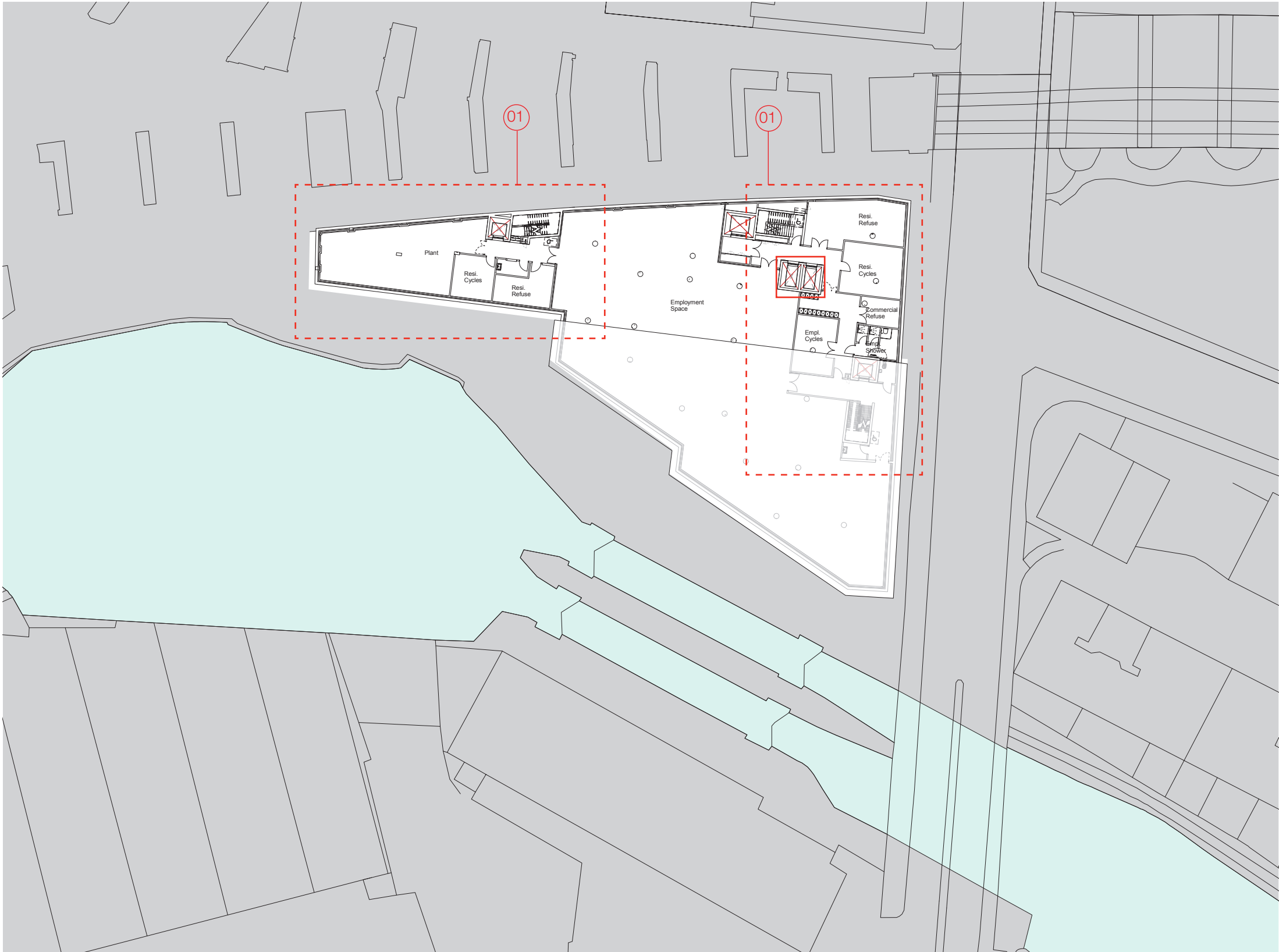
ALLFORD HALL MONAGHAN MORRIS				
ARCHITECTS Ltd 5-23 OLD STREET, LONDON, EC1V 9HL TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK				
Job title CAMDEN LOCK VILLAGE				
drawing title / location BUILDING D PROPOSED BASEMENT PLAN				
drawn by DF	checked WL	scale 1 : 250 @ A1	status For Planning	
project 12001	drawing no. D_(00)_099		revision P01	

4.0 Area D

4.4 Revised Scheme - Basement Plan

- Revisions
- 1

General layout changes.

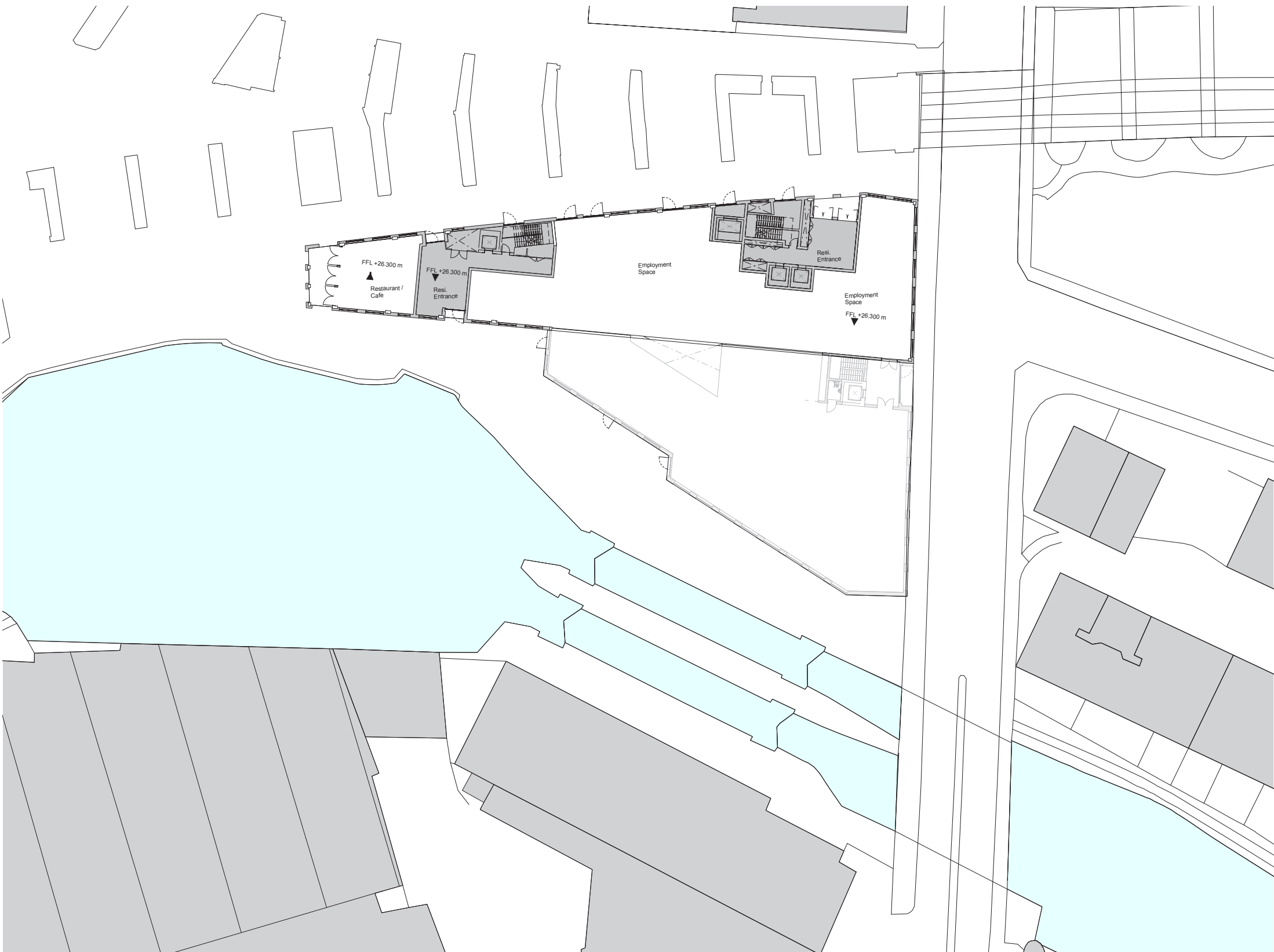


INTERNAL LAYOUTS
ARE INDICATIVE ONLY

ALLFORD HALL MONAGHAN MORRIS				
ARCHITECTS Ltd 5-23 OLD STREET, LONDON, EC1V 9HL TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK				
job title CAMDEN LOCK VILLAGE				
drawing title / location BUILDING D PROPOSED BASEMENT PLAN				
drawn by JR	checked KH	scale 1 : 250 @ A1	status Planning	
project 12001	drawing no. D_(00)_099		revision P02	

4.0 Area D

4.5 Permitted NMA Scheme -Ground Floor Plan

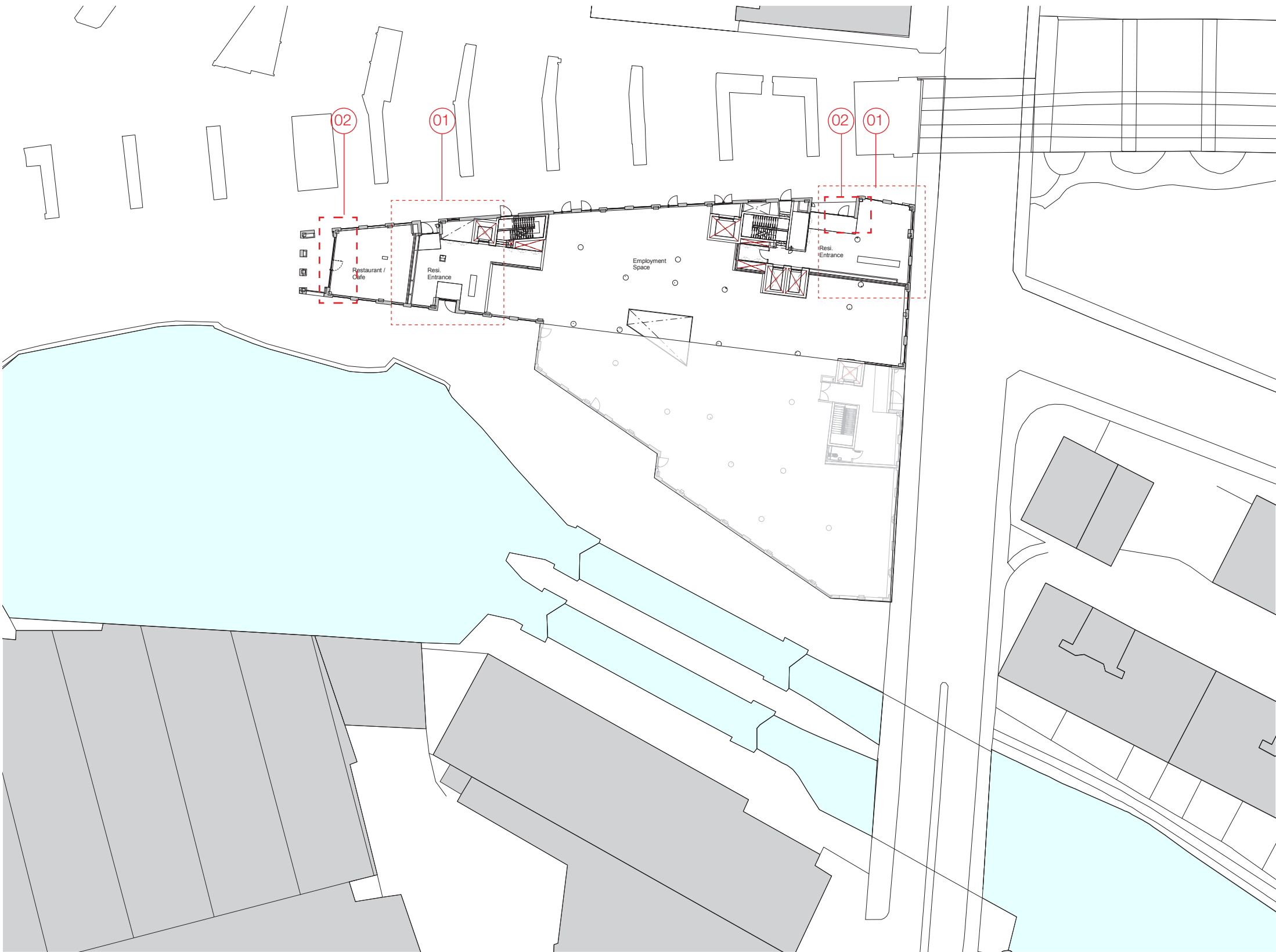


INTERNAL LAYOUTS
ARE INDICATIVE ONLY

ALLFORD HALL MONAGHAN MORRIS			
ARCHITECTS Ltd 5-23 OLD STREET, LONDON, EC1V 9HL TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK			
Job title CAMDEN LOCK VILLAGE			
drawing title / location BUILDING D PROPOSED GROUND FLOOR PLAN			
drawn by	checked	scale 1 : 250 @ A1	status For Planning
project	drawing no. D_(00)_100		revision P01

4.0 Area D

4.6 Revised Scheme - Ground Floor Plan



- Revisions
- 1

Residential entrances enlarged.
- 2

Doors simplified for clarity of entrance.

INTERNAL LAYOUTS
ARE INDICATIVE ONLY

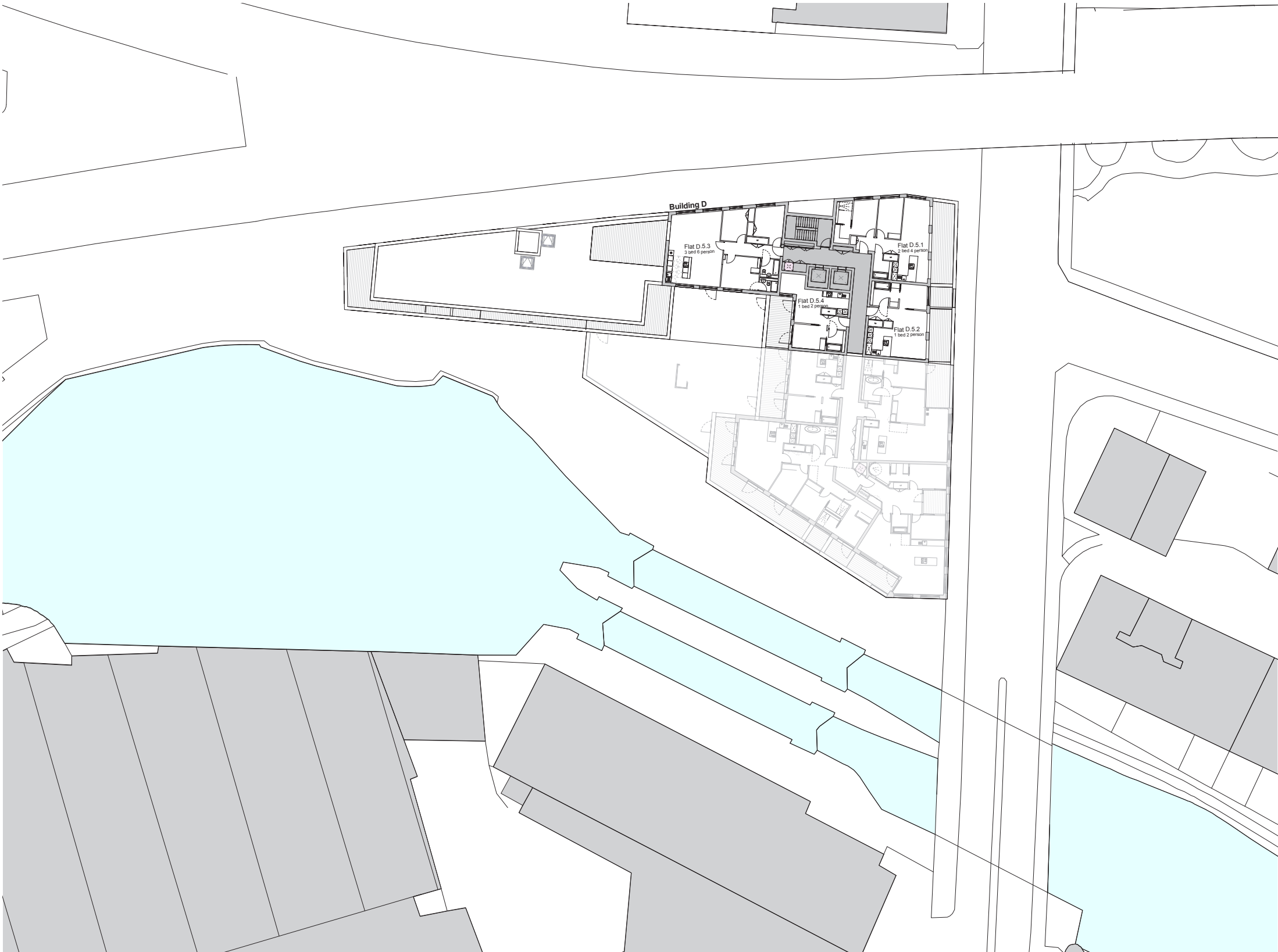
ALLFORD HALL MONAGHAN MORRIS				
ARCHITECTS Ltd 5-23 OLD STREET, LONDON, EC1V 9HL TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK				
job title CAMDEN LOCK VILLAGE				
drawing title / location BUILDING D PROPOSED GROUND FLOOR PLAN				
drawn by JR	checked KH	scale 1 : 250 @ A1	status Planning	
project 12001	drawing no. D_(00)_100		revision P02	

4.0

Area D

4.7

Permitted NMA Scheme - Fifth Floor Plan



ALLFORD HALL MONAGHAN MORRIS				
ARCHITECTS Ltd 5-23 OLD STREET, LONDON, EC1V 9HL TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK				
Job title CAMDEN LOCK VILLAGE				
drawing title / location BUILDING D PROPOSED FIFTH FLOOR PLAN				
drawn by DF	checked WL	scale 1 : 250 @ A1	status For Planning	
project 12001	drawing no. D_(00)_105		revision P01	

4.0

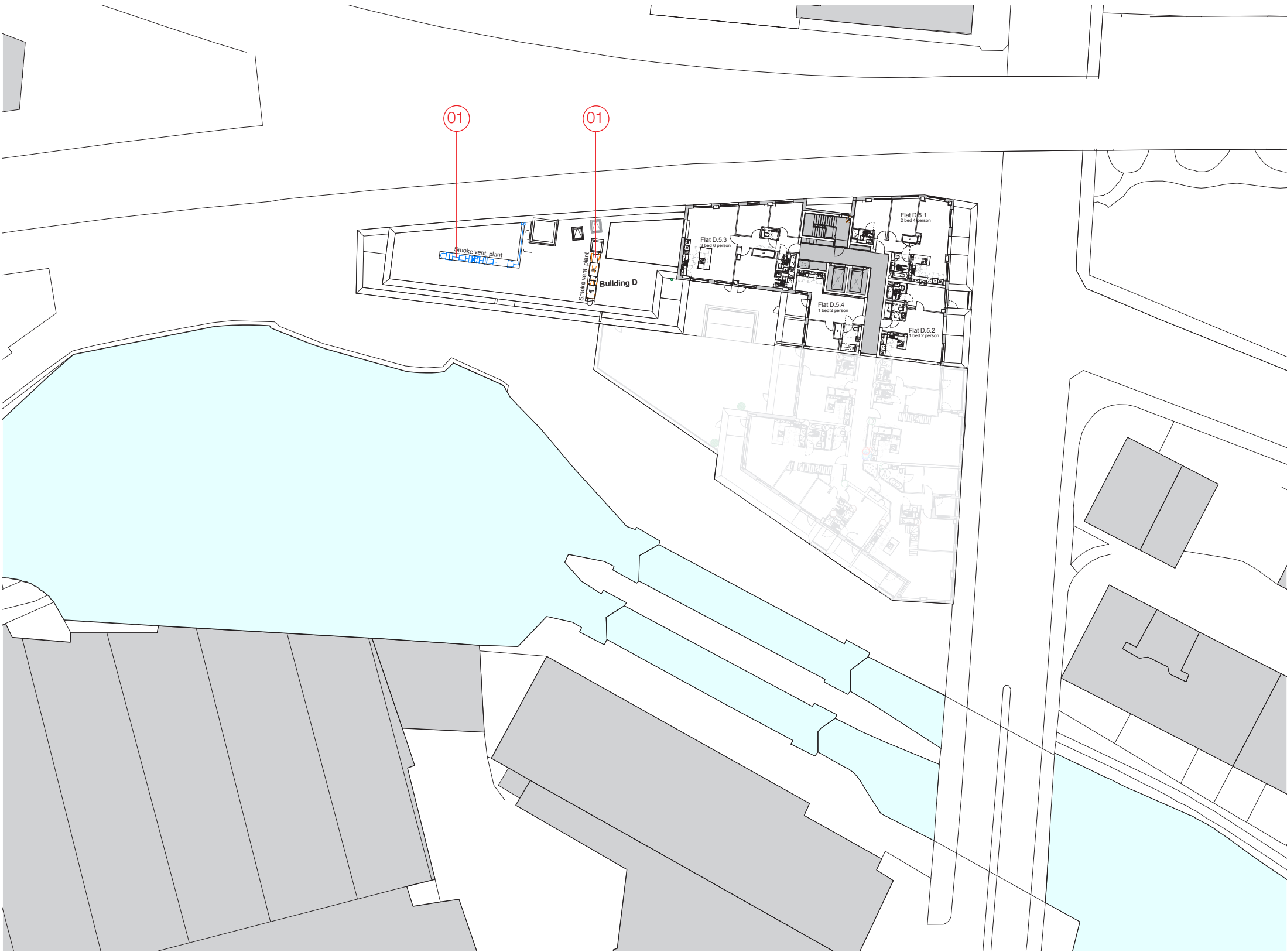
Area D

4.8

Revised Scheme - Fifth Floor Plan

Revisions

- 1
- New smoke vent./extract plant on roof.



INTERNAL LAYOUTS
ARE INDICATIVE ONLY

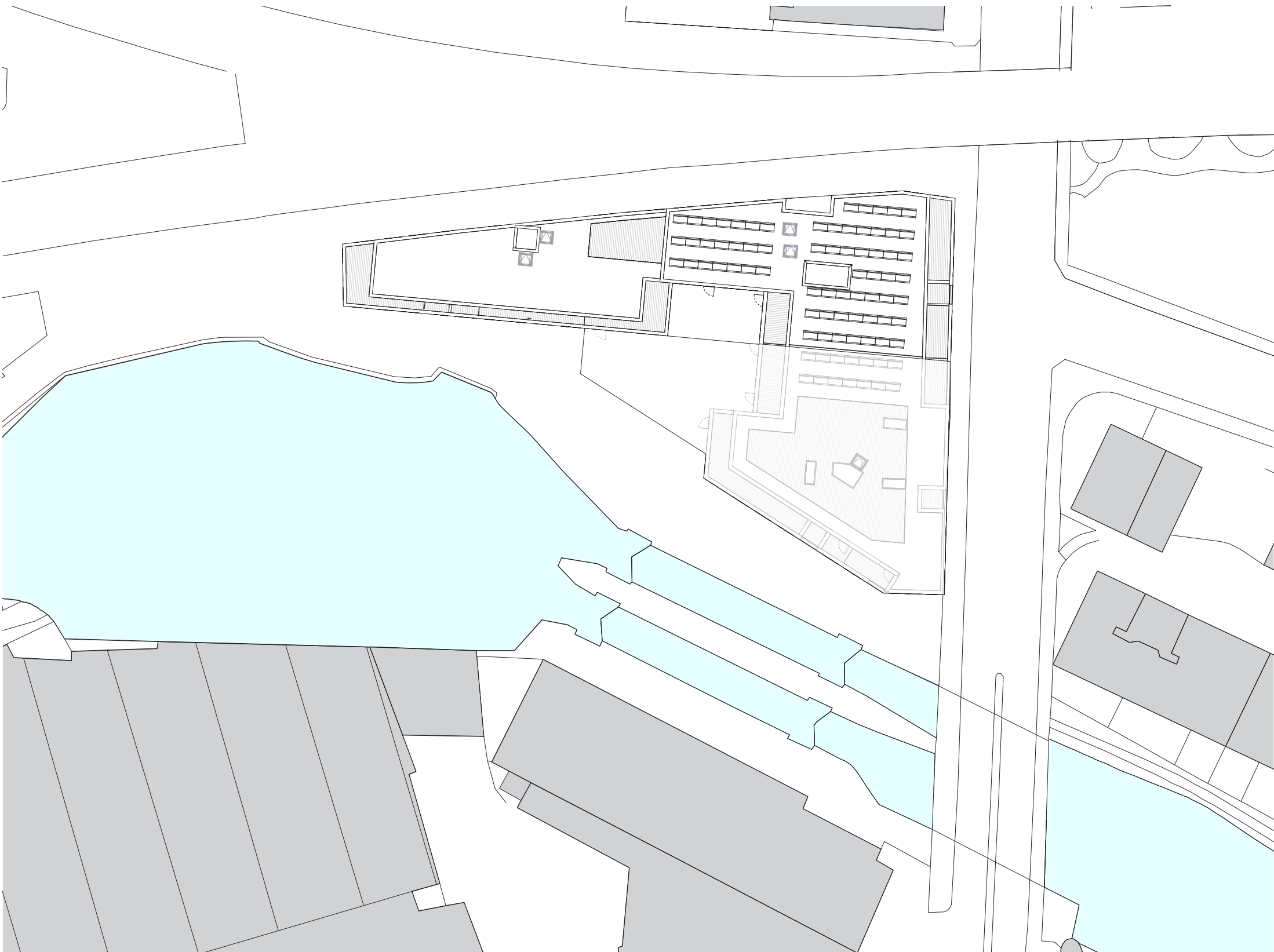
ALLFORD HALL MONAGHAN MORRIS				
ARCHITECTS Ltd 5-23 OLD STREET, LONDON, EC1V 9HL TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK				
job title CAMDEN LOCK VILLAGE				
drawing title / location BUILDING D PROPOSED FIFTH FLOOR PLAN				
drawn by JR	checked KH	scale 1 : 250 @ A1	status Planning	
project 12001	drawing no. D_(00)_105		revision P02	

4.0

Area D

4.9

Permitted NMA Scheme - Roof Plan



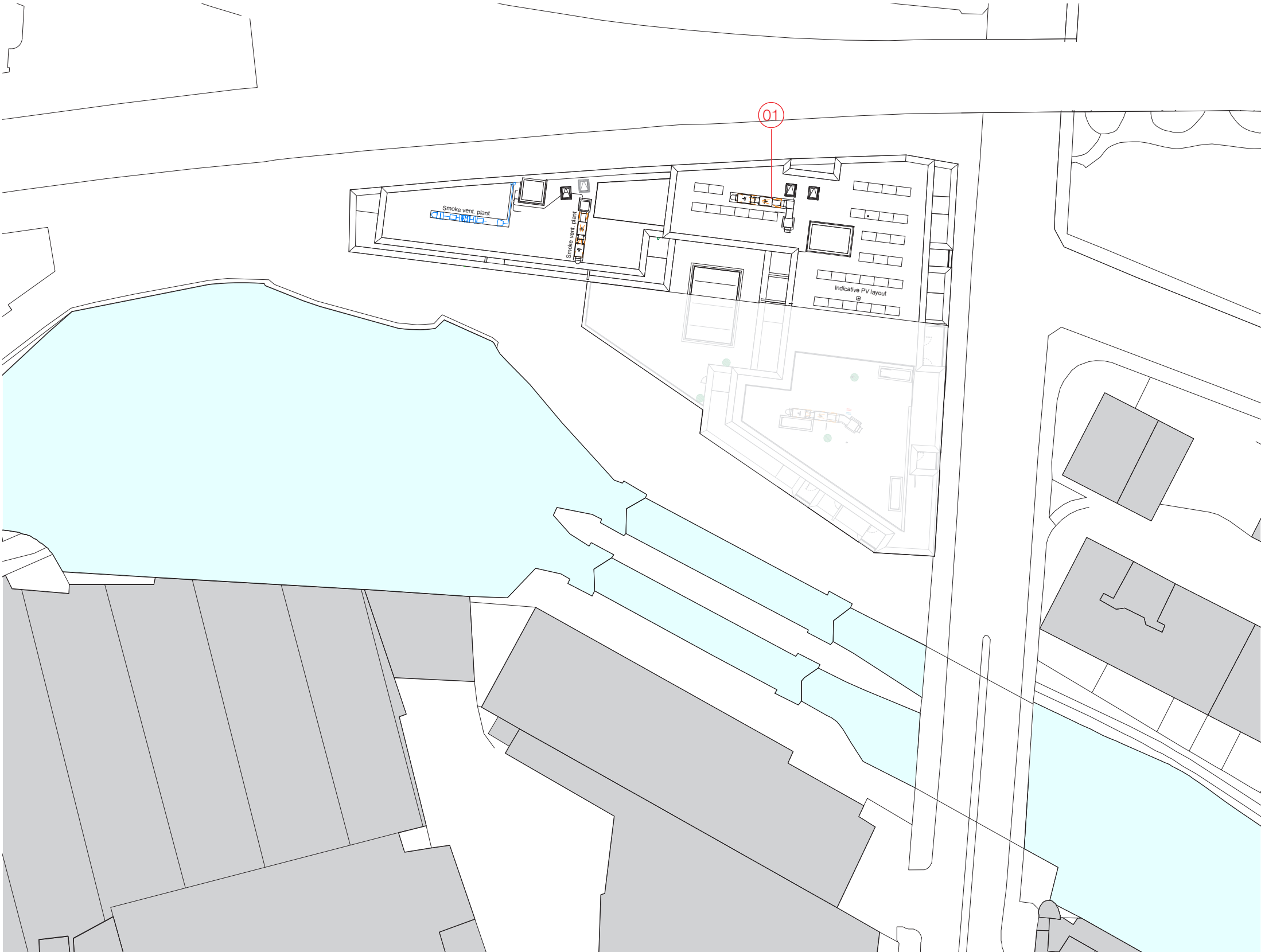
ALLFORD HALL MONAGHAN MORRIS				
ARCHITECTS Ltd 5-23 OLD STREET, LONDON, EC1V 9HL TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK				
Job title CAMDEN LOCK VILLAGE				
drawing title / location BUILDING D PROPOSED ROOF PLAN				
drawn by DF	checked WL	scale 1 : 250 @ A1	status For Planning	
project 12001	drawing no. D_(00)_106		revision P01	

4.0Area D

4.10Revised Scheme - Roof Plan

Revisions

- 1
- New smoke vent./extract plant on roof.



ALLFORD HALL MONAGHAN MORRIS				
ARCHITECTS Ltd 5-23 OLD STREET, LONDON, EC1V 9HL TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK				
job title CAMDEN LOCK VILLAGE				
drawing title / location BUILDING D PROPOSED ROOF PLAN				
drawn by JR	checked KH	scale 1 : 250 @ A1	status Planning	
project 12001	drawing no. D_(00)_106		revision P02	