

Centric Close

Design and Access Statement



**ALLFORD
HALL
MONAGHAN
MORRIS**

December 2016

Fairview[®]
NEW HOMES Ltd.

Document Control

Job Title:	Centric Close
Job number:	16041
Report title:	Design and Access Statement
Report number:	001
Revision:	P01
Date of issue:	14th December 2016
Purpose of issue:	Planning
Compiled by:	JR – AHMM
Reviewed by:	MW - AHMM
Date reviewed:	07.12.2016
File name/location	I:\AHMM Images 2016\16041 Centric Close\5.0 Reports\16XXXX_DAS

Contact details

Marc Williams
mwilliams@ahmm.co.uk

Morelands
5-23 Old Street
London
EC1V 9HL

T: 020 7251 5261
F: 020 7251 5123
www.ahmm.co.uk

Contents

1.0 Introduction

- 1.1 Introduction
- 1.2 Summary
- 1.3 The Project Team and Applicant
- 1.4 The Architects
- 1.5 The Design Brief

2.0 Site Context and Analysis

- 2.1 Site Location
- 2.2 Public Transport Accessibility
- 2.3 Cycle Route Accessibility
- 2.4 Site History and Heritage Context
- 2.5 Wider Context
- 2.6 Yards and Mews
- 2.7 Local Context
- 2.8 Existing Site Plan
- 2.9 Existing Site
- 2.10 Constraints
- 2.11 Constraints railway
- 2.12 Opportunities

3.0 Planning Context

- 3.1 Planning Policy
- 3.2 Relevant Planning History
- 3.3 Conservation Area and Listed Building Context
- 3.4 Land Use
- 3.5 Surrounding Building Heights

4.0 Process of Design

- 4.1 Introduction
- 4.2 Designing Out Crime

5.0 Design Proposal

- 5.1 Introduction
- 5.2 Design Development
- 5.3 Scale and Massing
- 5.4 Layout
- 5.5 Appearance
- 5.6 Access Statement
- 5.7 Servicing

6.0 Landscape

- 6.1 Constraints and Opportunities
- 6.2 Concept Development
- 6.3 Strategic Diagrams
- 6.4 Landscape Masterplan
- 6.5 Centric Courtyard
- 6.6 Centric Mews
- 6.7 Roof Top play
- 6.8 Communal Roof Terrace
- 6.9 Play Strategy
- 6.10 Planting Strategy
- 6.11 Material Palette
- 6.12 Lighting Strategy

1.0 Introduction

- 1.1 Introduction
- 1.2 Summary
- 1.3 The Project Team and Applicant
- 1.4 The Architects
- 1.5 The Design Brief

1.0 Introduction

1.1 Introduction

The site area is 0.35 hectares and is located approximately 400m due West of Camden Town Underground station. The site is currently occupied by 6 steel framed and sheet metal clad light industrial, and warehouse buildings.

The proposal has been developed through a consultation process with the local planning authority and its Design Review Panel, other statutory consultees and through various consultation engagements, and members of the public during an exhibition held in November 2016.

The development of the scheme has evolved in response to the opinions expressed through the consultation process.

The submitted application seeks full planning permission for the following;

“The proposed development comprises the demolition of existing buildings and the erection of 76 residential units and 1,219 sqm of commercial floorspace (Use Class B1) over 4, 5, 6 and 7 storeys providing a mix of 1, 2 and 3 bed apartments. The development includes a landscaped courtyard and communal amenity areas.

The redevelopment of the site will make a positive enhancement to the visual appearance of the area, providing much needed homes for the local area, including commercial floorspace to reflect the Council's aspirations for the area”.



Aerial view of the Site (outlined in red) looking South West

1.0 Introduction

1.2 Summary

This *Design and Access Statement* has been prepared with regard to the guidance on Design and Access Statements contained within the Planning Practice Guidance published by DCLG (see: http://planningguidance.planningportal.gov.uk/blog/guidance/making-an-application-validation-requirements/national-information-requirements/#paragraph_029).

This statement also draws upon the Commission for Architecture and the Built Environment (CABE) document ‘Design and Access Statements; How to write, read and use them, 2006’ and the Urban Design Group document ‘Design and Access documents explained’. Paragraph 56 of the National Planning Policy Framework states that good design is indivisible from good planning.

This *Design and Access Statement* provides an explanation of the design development of the scheme, how it meets the requirements for good design and how arrangements for inclusive access have been considered.

Chapter 2.0 *Site Context and Analysis* describes the site and its context. It seeks to identify what aspects of the physical environment are important and how they have informed the design of the scheme and analyses the specific site features, opportunities and constraints.

Chapter 3.0 *Planning Context* summarises planning policy, relevant planning history, conservation area and listed building context, land uses and surrounding building heights.

Chapter 4.0 *Process of Design* describes the consultation process that has taken place during the development of the project. It summarises who was consulted, key feedback and how this was addressed in the evolving scheme. This chapter should also be read in conjunction with the *Statement of Community Involvement* produced by Curtin and Co.

Chapter 5.0 *Design Proposal* describes the design development, massing, layout and design in detail for Centric Close, as well as the inclusive access principles adhered to within the development.

Chapter 6.0 *Landscape* describes the public realm and landscaping proposals.

The appendices include supporting information regarding the scheme, including the planning application drawing list, accommodation schedule, supplementary drawings and reports.

1.0 Introduction

1.3 Project Team and Applicant

Fairview New Homes Limited has compiled an exemplary professional team to realise the opportunity the development at Centric Close offers.

Fairview New Homes Limited are an experienced housing developer with a track record of successful developments in the South East and London. They specialise in developing high quality housing, and have appointed Allford Hall Monaghan Morris (AHMM) to design a proposal for Centric Close.

Through its wide range of projects and experience, AHMM is able to identify the opportunities in every site, budget and brief and pursue a pragmatic, analytical and collaborative working method to produce architecture that is responsive, intelligent and delightful.

AHMM in collaboration with the following team has developed the design and supporting material for this planning application:

Planning Consultant: Townscape:	Fairview New Homes Nathaniel Litchfield and Partners
Landscape Architects: Sustainability and Energy:	Exterior Architecture Low Energy Consultancy Limited
Services Engineer:	Fairview New Homes
Structural Engineer:	Fairview New Homes
Daylight Sunlight:	GIA
Transport Consultant:	Vectos
Public Consultation:	Curtin and Co
Arboriculturalist:	Ian Keen Limited

ALLFORD
HALL
MONAGHAN
MORRIS

nlp

Nathaniel Lichfield
& Partners
Planning. Design. Economics.

gia

IAN KEEN
LIMITED

Low Energy
Consultancy Ltd

A Briggs & Forrester Group Company

Fairview[®]
NEW HOMES Ltd.

EXTERIOR ARCHITECTURE

vectos

curtin&co

Centric Close Design and Access Statement

5

1.0 Introduction

1.4 The Architects

Fairview New Homes Limited selected Allford Hall Monaghan Morris Architects (AHMM) in June 2016. Together Fairview New Homes Limited and AHMM have sought a high standard of design which has been maintained throughout the design development and the preparation of the detailed planning application.

AHMM are an award winning practice working across a broad number of sectors both in the United Kingdom and internationally. AHMM strives to achieve the highest design quality, and has made the RIBA Stirling Prize shortlist for Westminster Academy, Kentish Town Health Centre and the Angel Building. They won the Stirling Prize in 2015 for Burntwood School.

AHMM, have considerable experience of working within Camden, as shown by the images shown opposite which outline a number of completed and under construction projects.



The Tea Building



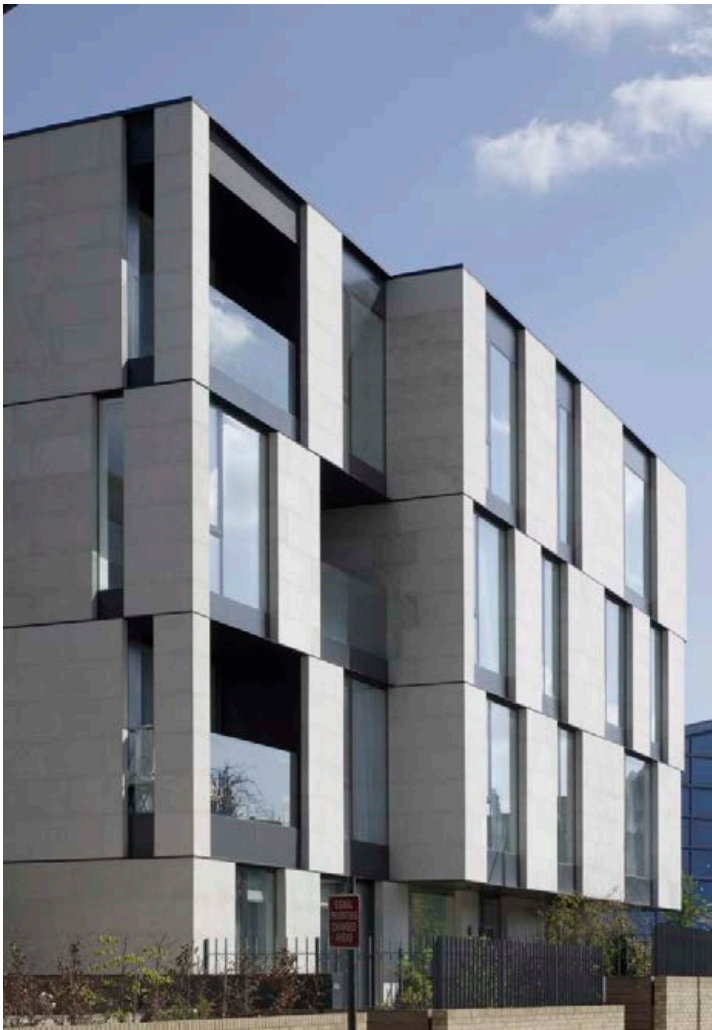
Hawley Wharf School



Burntwood School



Kentish Town Health Centre



Latitude House



Camley Street



Clearwater Yard



Angel Building

1.0 Introduction

1.5 The Design Brief

The brief has been to create a high quality and coherent redevelopment of the site at Centric Close.

The proposal is for the redevelopment of the site to provide a mix of uses that make a positive contribution to the Regents Canal and Primrose Hill Conservation Areas whilst actively bringing life and animation to this currently backland site.

Comprehensive development proposals have been put together. Key elements are to;

Provide high quality contemporary architecture and landscape design of a new exterior realm with a holistic redevelopment of the site

Be sensitive to the surrounding townscape and the surrounding historic context, including neighbouring listed buildings, and to the wider context including the Primrose Hill and Regents Canal Conservation Areas.

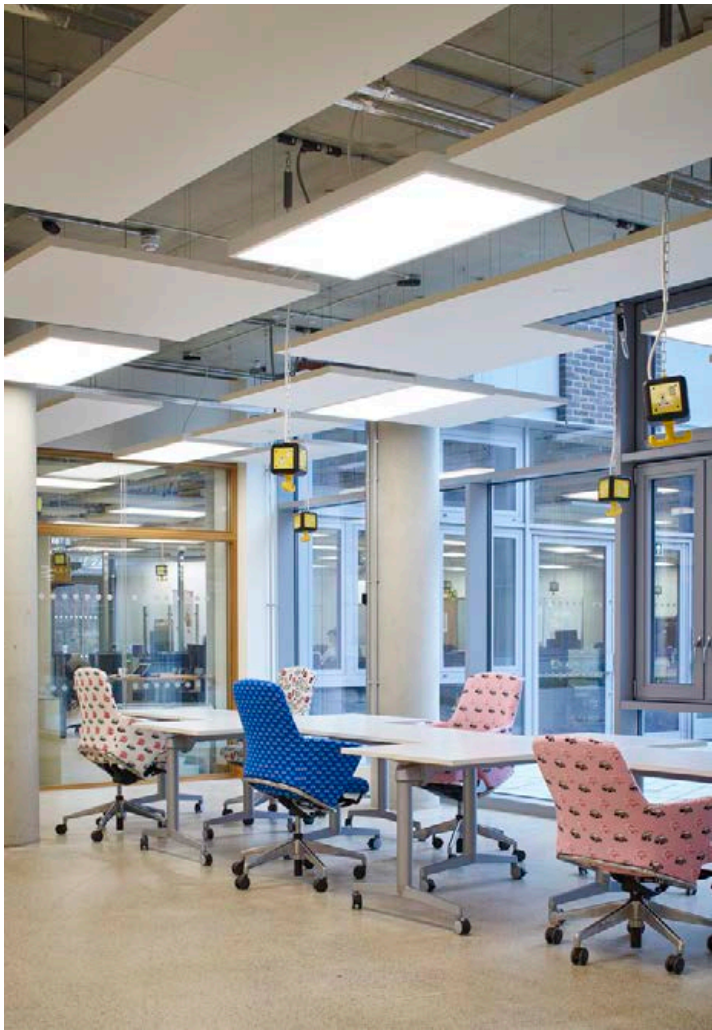
Provide quality workspace for the local area with a range of commercial floorspace.

Provide an BREEAM 2014 ‘Excellent’ development, including a 35% improvement in CO2 emissions over Part L2A 2013 building regulations

A significant positive enhancement to the ecology and biodiversity of the site as part of a holistic approach to the landscaping, creating new habitats to support local wildlife, including growing spaces for residents.



AHMM Blossom Street courtyard view



AHMM Camley Street workspaces



AHMM Latitude House residential