



**1-11 HAWLEY CRESCENT
ROOF EXTENSION**

**1-11 Hawley Crescent
Camden Town
NW1 8NP
LONDON**

Introduction to the project

1-11 Hawley Crescent was purchased by Market Tech Holdings in 2015. In early 2016 Castlehaven Row Limited as subsidiary of Market Tech Holdings and the applicant, appointed Chassay+Last Architects to prepare a planning application for the roof extension of the building providing additional residential accommodation.

The applicant aspires extending the residential accommodation on the third, fourth and adding a new fifth floor thus adding 9 additional private units. At the same time the applicant aims improving the layout and aspect of the 6 exiting units.

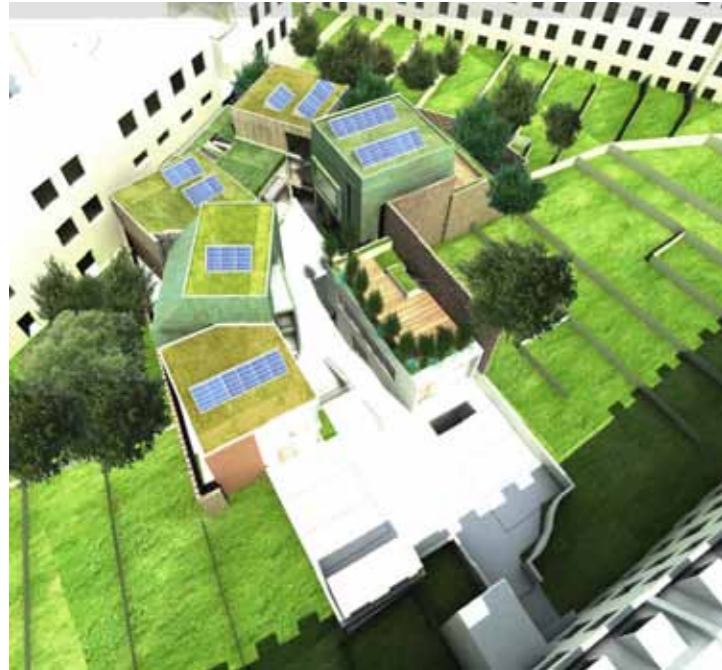
The Design Team

Architects
Planning Consultant
Structural Engineer
Sustainability and Energy
Access Statement
Environmental Noise Assessment
Transport
Mechanical Engineering
Sunlight and Daylight

Chassay+Last Architects
Gerald Eve
Simpson Associates
Price & Myers
Arup Accessible Environments
Acoustics Plus
Arup Transport
KUT Mechanical Engineering
Point 2 Surveyors

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Milkwood Studios, Delancey Street, Camden Town



83-85 Abbey Road, St Johns Wood



Smyrna Road, West Hampstead

Chassay+Last Projects in London

Chassay+Last were selected for this project by the Client because of:

- Their innovative design
- Their experience in Camden & London
- Their experience in mixed use schemes

The architects have completed a number of buildings in Camden, including the following:

- 158 Prince of Wales Road, Kentish Town
- 52 Prince of Wales Road, Kentish Town
- Wynchcombe Studios, Belsize Park
- Jazz Cafe Parkway, Camden Town
- Blackburn House, Hampstead
- Pond Street Houses, Hampstead
- 83-85 Abbey Road, St Johns Wood
- Milkwood Studios, Delancey Street, Camden Town
- Egton Mews, Chalk Farm



158 Prince of Wales Road, Kentish Town



52 Prince of Wales Road, Kentish Town



The Wallpaper Factory, Offord Road, Islington

Chassay+Last Projects in London

The architects have completed a number of buildings in adjacent areas, including the following:

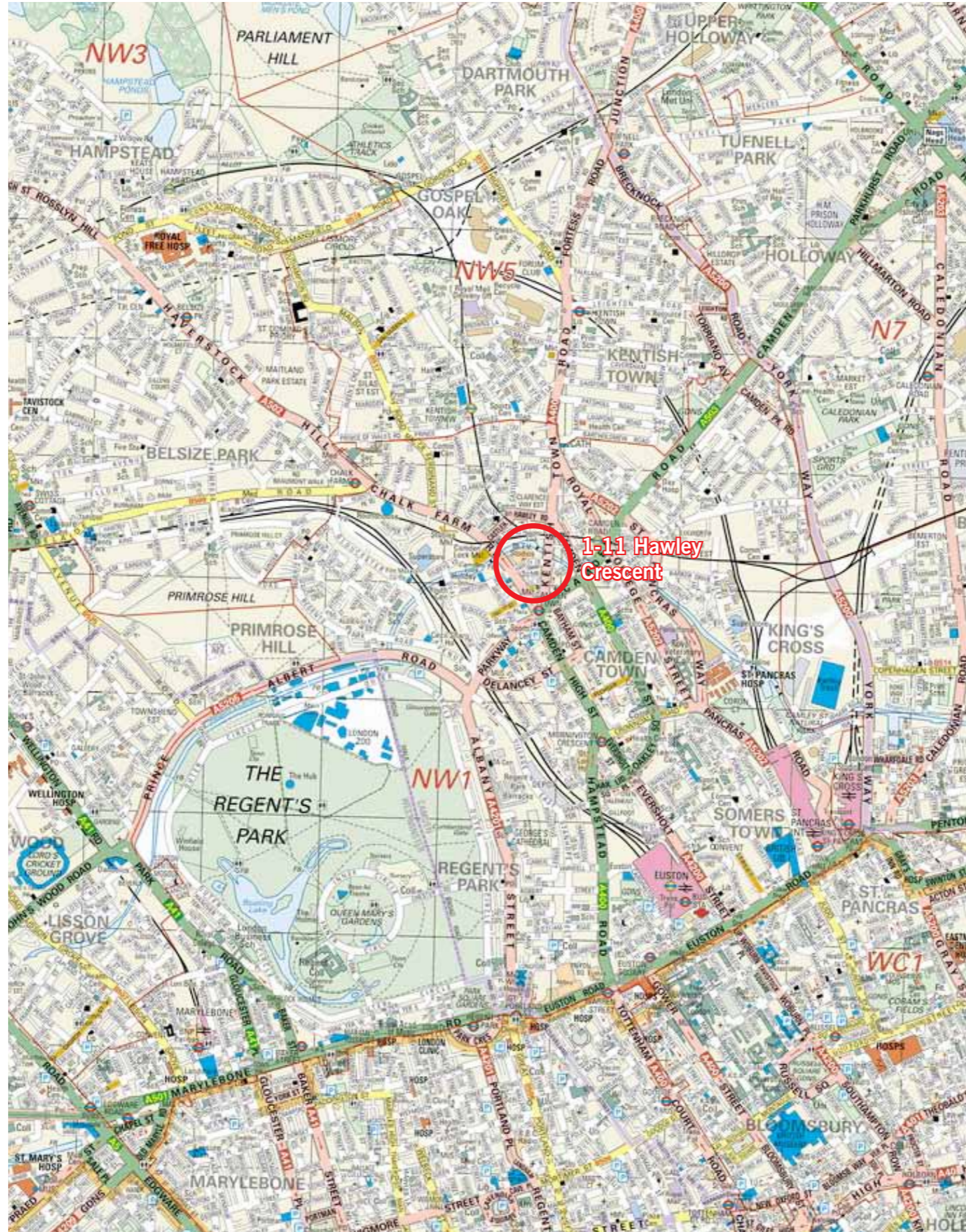
- Coutt's Crescent, Highgate
- Ice Wharf, Kings Cross
- The Fitzpatrick Building, Kings Cross
- York Way School, Kings Cross
- Angel Southside, Islington
- The Wallpaper Factory, Offord Road, Islington
- Brent Adult College, Stonebridge
- South Kilburn Demonstration Homes, Kilburn

1. Location

1.1 Site Location

The site is located in Camden Town Centre within the urban block defined by Hawley Crescent, Kentish Town Road, Stucley Place and Buck Street. It is accessible directly off Hawley Crescent.

Camden Town became an important location during the early development of the railways, which reinforced its position on the London canal network. The area's industrial economic base has been replaced by service industries such as retail, tourism and entertainment. The area now hosts street markets and music venues which are strongly associated with alternative culture.



Site location within Camden Town



Aerial map showing site location

1.2 Aerial View of the Site



Aerial view showing the application site

1.3 Local Character and Distinctiveness

Camden Town is a vibrant centre and the borough's pre-eminent town centre. It is well known for its markets, independent fashion and its music and entertainment venues. It is also home to a range of businesses, small and large, notably in media and the cultural and creative sectors attracted by the area's unique atmosphere. Importantly Camden Town also has many residents in its own right and serves a number of local communities with its town centre amenities as well as community facilities including schools, health centres, and community and leisure facilities in the wider area.

Camden has its own very distinctive character that is a product of the colour and materials used in the buildings, and the activities that are synonymous with the area.



Camden High Street



Grand Union Walk Housing



Sainsbury's Building. Nicholas Grimshaw & Partners 1988/89



MTV's Building 2013



1.4 Local Regeneration



Belmont Street warehouse conversion



The Henson Building



Stables Market Refurbishment

Recent years have seen a significant amount of regeneration and new development in the local area. Camden Town is an ever changing context.

Along the Regent's Canal and the opposite of Camden Lock Market, Mace are currently delivering the first phase of Hawley Wharf development for Market Tech Holdings. The scheme will see the delivery of over 190 new private and affordable homes, a new single entry primary school and nursery, retail and market spaces, and employment space.

In 2016 planning permission was granted for proposals to sensitively refurbish and improve Camden Lock Market. A scheme has been formulated to improve the existing historic buildings, to provide vibrant new market spaces and to improve the access and routes through the market.

Behind the iconic Gilgamesh bar & Restaurant, near Camden Lock Market and Stables Market, office buildings have recently been refurbished to accommodate co-working spaces for small companies.

The Roundhouse Theatre next to Chalk Farm Tube Station is now a heavyweight venue hosting renowned events such as The Electric Proms.

Other redevelopments along Chalk Farm Road and Haverstock Hill include residential buildings with residential apartments above ground floor retail and restaurant units as well as the Haverstock Hill School with its distinctive metal mesh façade. The London regional scheme is also being developed next to the Holiday Inn hotel on Jamestown Road.



Hawley Wharf Development Model



Hawley Wharf Development



Camden Lock Market Refurbishment

1.5 Transport and accessibility

The building is located in an area of good public transport service provision with a Public Transport Accessibility Level (PTAL) rating of 6a-6b (with 1a being the lowest accessibility and 6b being the highest). The PTAL rating of 6b equates to an 'excellent' level of public transport accessibility. The excellent accessibility of the site can be attributed to the location of numerous bus stops within walking distance of the site and Camden Town London Underground (LU) station which is located 320m to the south of the site.

Public Transport. Camden Town LU station, serviced by the Northern line, is the nearest LU station and Camden Road Overground station is located approximately 480m (5 minutes' walk) to the east of the site.

The bus stops closest to the site are Camden Gardens (Stop C), located on Camden Gardens approximately 160m to the north-east of the site and Camden Road Kentish Town Road (Stop L), approximately 160m to the south-east of the site. An additional frequent (every 30 minute) night-time only bus service (N20) is provided at Stop L.

Walking & Cycling. The local pedestrian network provides excellent access to different land uses in the local area.

The site is well located with regards to cycling provision. Transport for London (TfL) identifies Jamestown Road, Arlington Road, Hawley Crescent, Castlehaven Road, Hawley Road and Kentish Town Road as routes recommended for cyclists.

Local Highway Network. The proposed development is located outside the central London Congestion Charging Zone (CCZ) and in an area subject to a 20mph speed limit.

Taxis. The TfL appointed taxi rank closest to the site is on Hawley Crescent, approximately 70m to the west of the site entrance (outside The Elephants Head). The taxi rank provides three taxi bays and operates Saturdays and Sundays only.

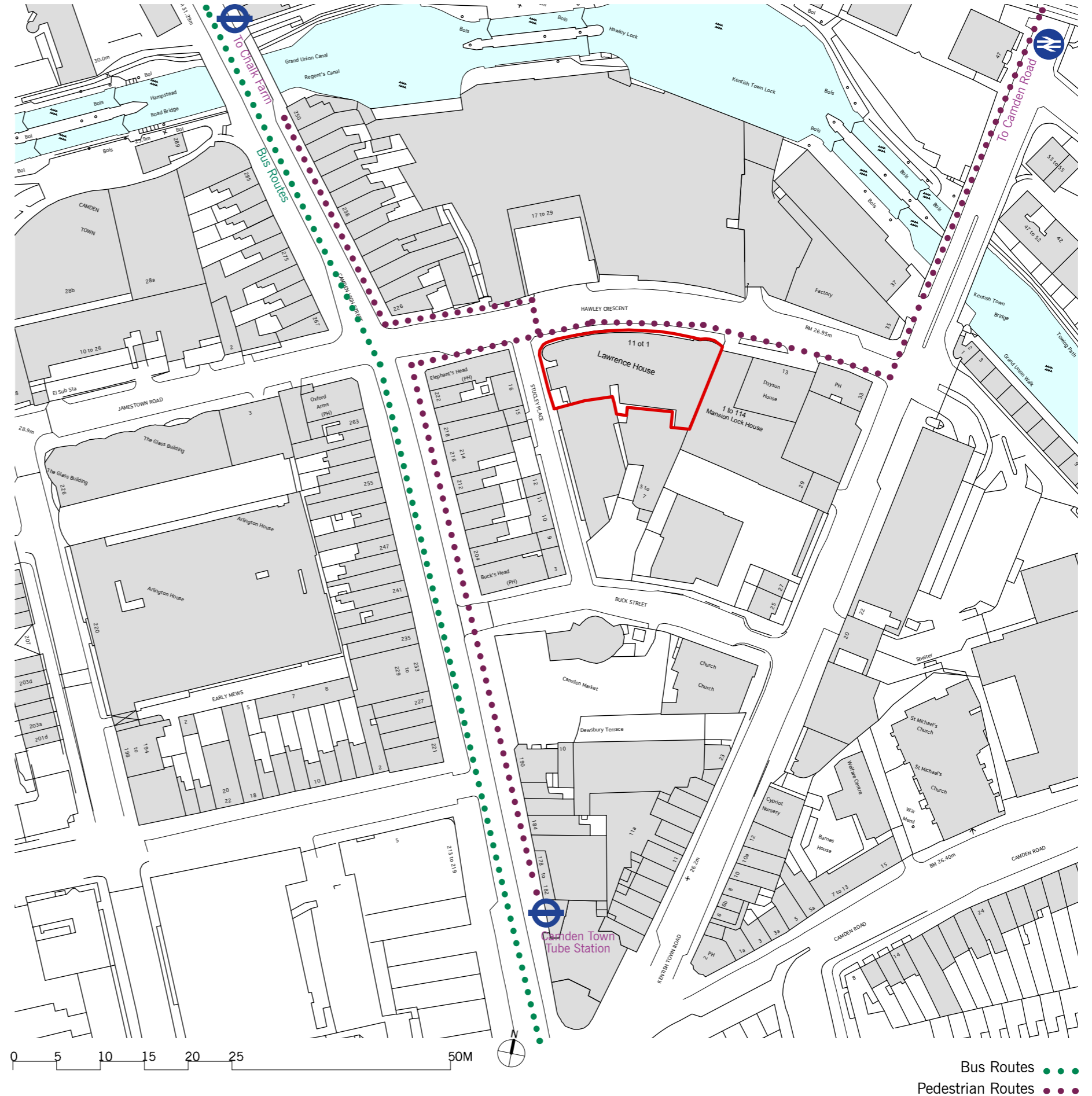
Disabled Parking. The nearest disabled parking bay is located just outside 1-11 Hawley Crescent. Additional disabled car parking spaces are located on Buck Street.

Car and Motorcycle Parking. The nearest on-street car and motorcycle parking spaces are located on both sides of Hawley Crescent.

The nearest off-street car park is located on Partt Street approximately 640m to the south of the site. The car park provides 100 spaces.

Two car clubs operate locally; Zipcar and City Car Club. The nearest cars are parked on Castlehaven Road, approximately 320m (four minutes' walk) to the north of the site.

For more compressive report please refer to the Transport Assessment prepared by Arup Transport.



1.6 Immediate Site Context - Neighbours



MTV Building



MTV Building



Mansion House



Mansion House



MTV Building



4 Stucley Place

	CANAL		OFFICE
	RETAIL		OFFICE
	RESIDENTIAL		RESIDENTIAL ON UPPER FLOORS
	INDUSTRIAL		
	STUDENT HOUSING		

Hawley Crescent is predominantly made up of office and commercial space with some residential on upper floors and student housing.

1. MTV Building. No.17-29 Hawley Crescent, planning permission has been granted to in-fill the existing courtyard space taking this up to ground plus four floors. In addition, a new plant equipment is proposed on the roof which will be pulled back from the Hawley Crescent.

2. Mansion House. No.13 Hawley Crescent is a six storey student residential building

3. No.4 Stucley Place. No.4 Stucley Place is a fully commercial three storey building

2. Conservation and Existing Land Use

2.1 Heritage and Conservation

The Regent's Canal Conservation Area and Camden Town Conservation Areas skirts the North and South side of 1-11 Hawley Crescent. The proposed extension onto 1-11 of Hawley Crescent is not within a conservation area.



1. The Elephant House



2. St Michael's Church



3. Hamstead Road Lock



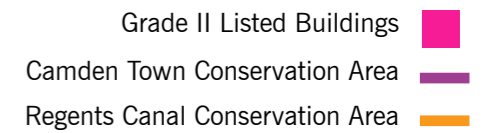
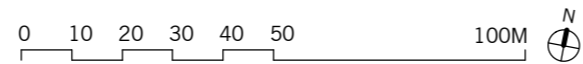
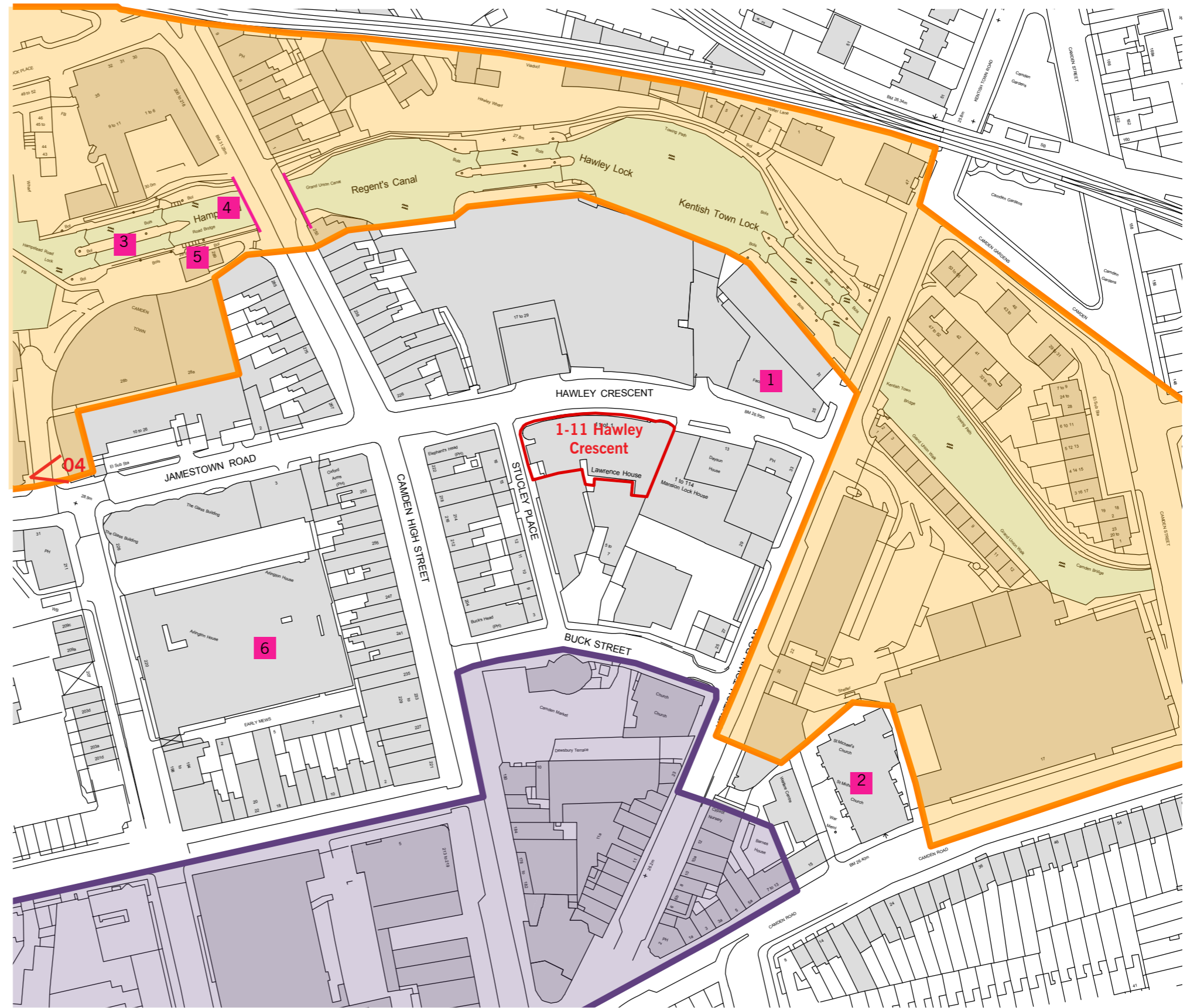
4. Hamstead Road Bridge



5. Grade II listed Lock Keeper's Cottage (Regent's Canal Information Centre)



6. Arlington House

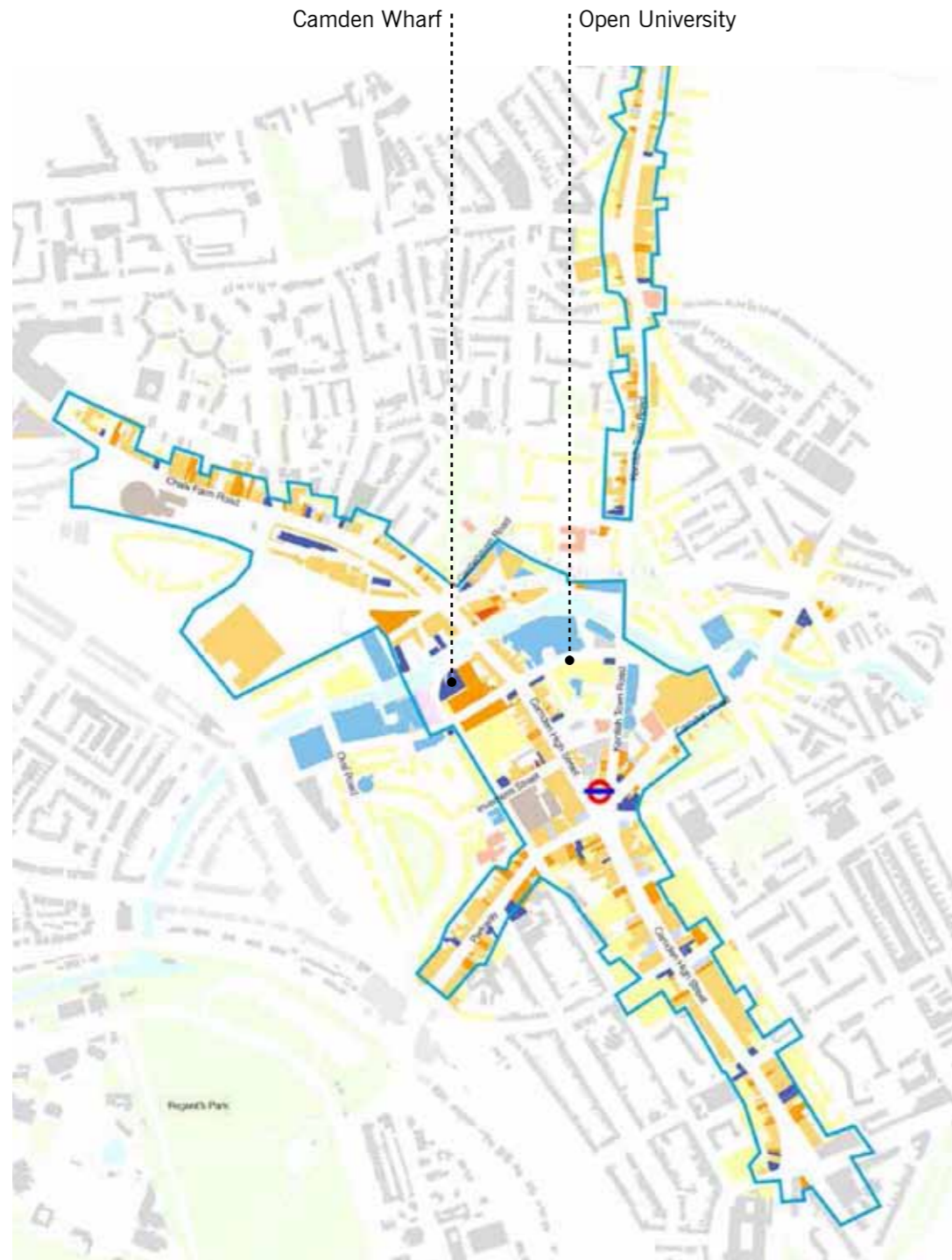


2.2 Existing Land Use

Hawley Crescent is predominantly commercial space occupied by MTV on the north side and the Open University on the south side of the road with some residential on upper floors and student housing. Adjacent to the Open University building is a recently built residential accommodation over commercial space.

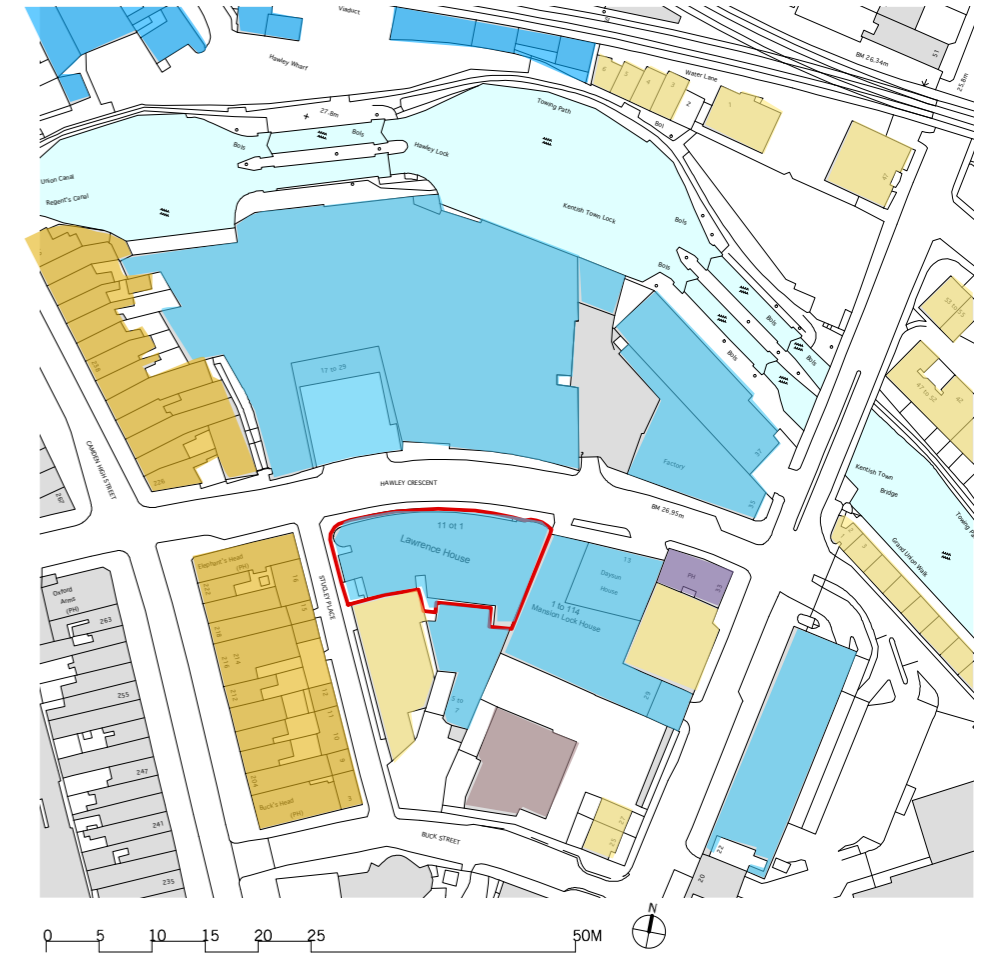
The centre of Camden is dominated by the High Street, which connects Camden Underground Station to the Camden Lock Market and Stables Market and is the retail focus for the area.

Retail does not significantly penetrate the side streets, but gives way to commercial and office uses in these areas.



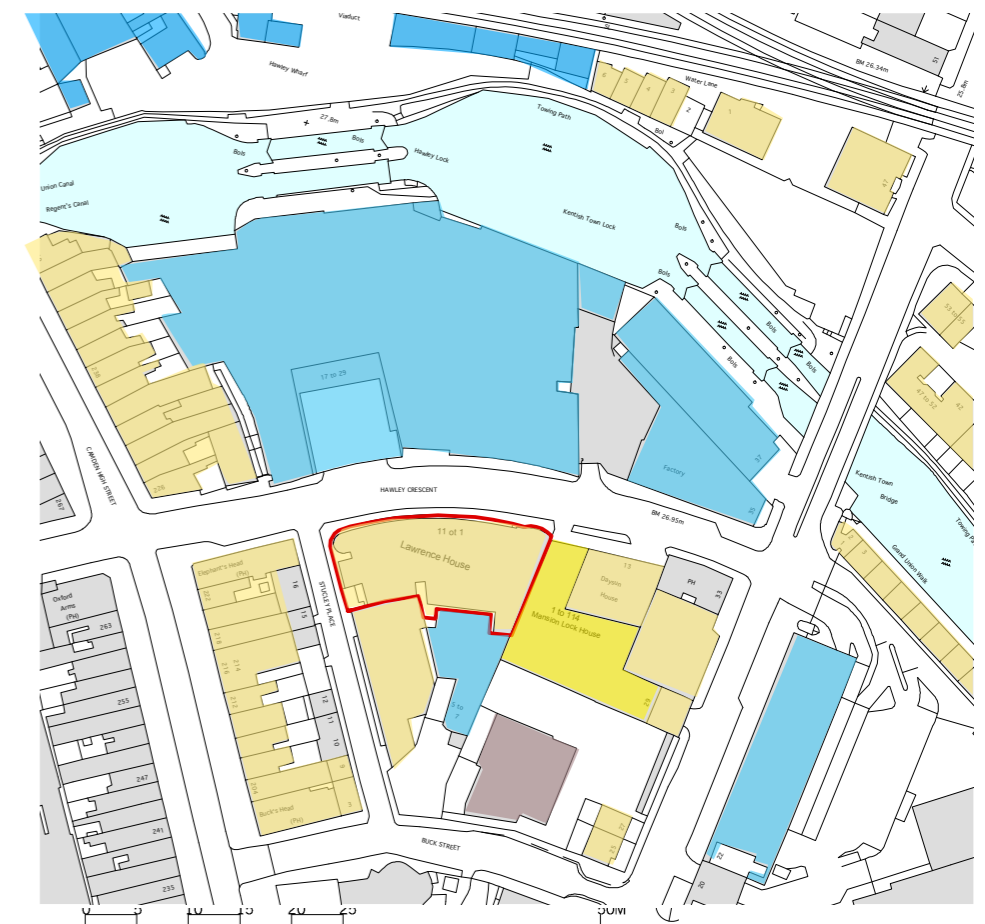
Ground Floor Uses

- Site Under Application —
- Retail A1 ●
- Financial Services A2 ●
- Restaurants and Cafes A3 ●
- Drinking Establishments A4 ●
- Hot Food / Take Away A5 ●
- Business B1 ●
- Hotel C1 ●
- Restaurant Institutions C2 ●
- Residential C3 ●
- Institutions D1 ●
- Leisure D2 ●
- Sui Generis ●



Upper Floor Uses

- Site Under Application —
- Retail A1 ●
- Financial Services A2 ●
- Restaurants and Cafes A3 ●
- Drinking Establishments A4 ●
- Hot Food / Take Away A5 ●
- Business B1 ●
- Hotel C1 ●
- Restaurant Institutions C2 ●
- Residential C3 ●
- Institutions D1 ●
- Leisure D2 ●
- Sui Generis ●



2.3 Existing Building

The existing building is mixed use and is currently 5 storeys (ground + 4 storeys) with basement car parking. The ground, first and second floors are commercial let to the Open University as office floorspace “use class B1”. There are 6 residential units at third and fourth floors/levels.

The building was built in 1997 and designed by Avanti Architects in a modernist style. It has glass on ground floor level, brick at first and second, render at third and fourth floor and a zinc roof.

The existing building provides 10 car parking spaces including one disabled space and 10 cycle parking spaces at basement level including shower and toilet facilities.



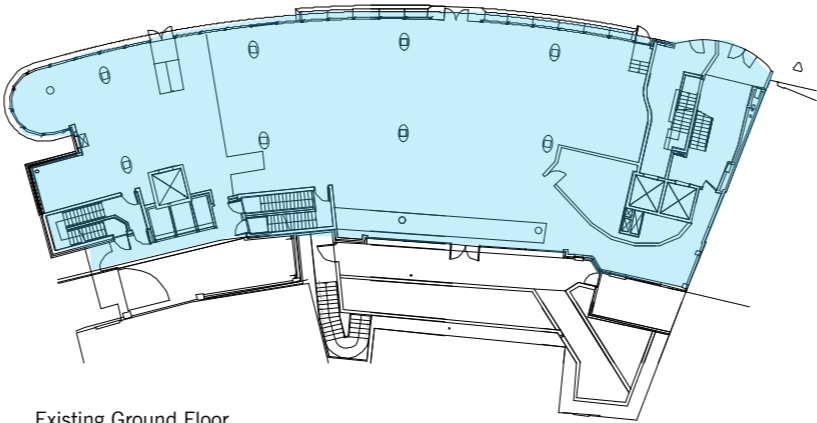
View from Camden High Street to towards 1 to 11 Hawley Crescent



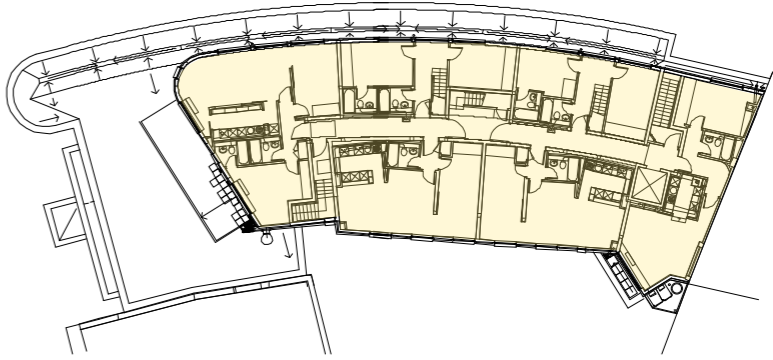
Main facade at 1 to 11 Hawley Crescent



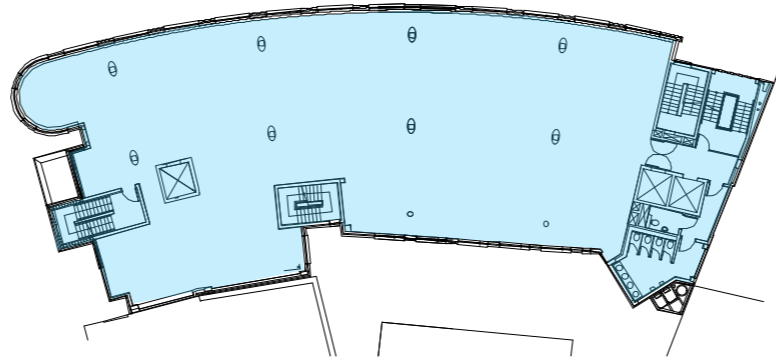
View from Stucley Place towards the building



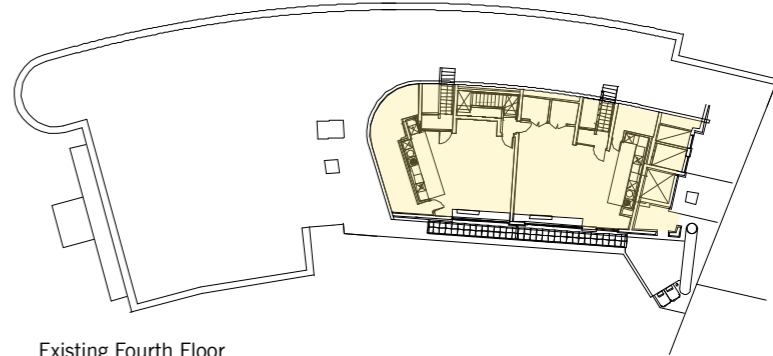
Existing Ground Floor



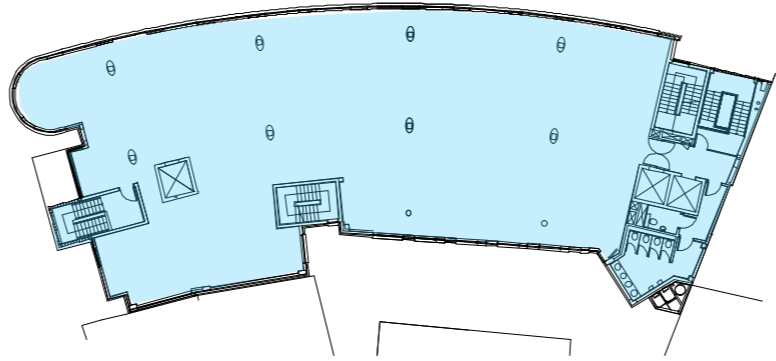
Existing Third Floor



Existing First Floor

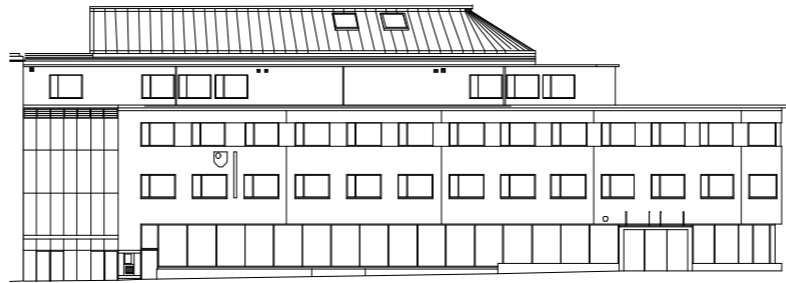


Existing Fourth Floor

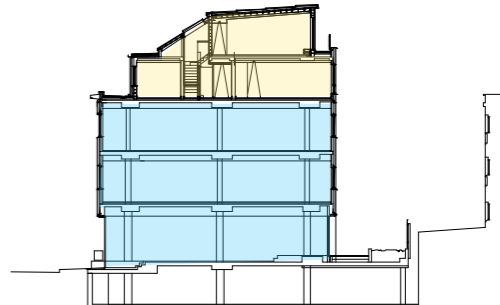


Existing Second Floor

- Key**
- Business B1 ●
 - Residential C3 ●



Existing 1-11 Hawley Crescent Elevation



Existing Cross Section

3. Project Brief

3.1 Project Brief

The client brief was to retain the existing building including the residential at third and fourth floors and to extend the building to provide additional residential units.

The additional residential units will fulfil the offsite residential requirement triggered by the proposed increase in commercial floorspace at the nearby Camden Wharf site.



Camden Wharf



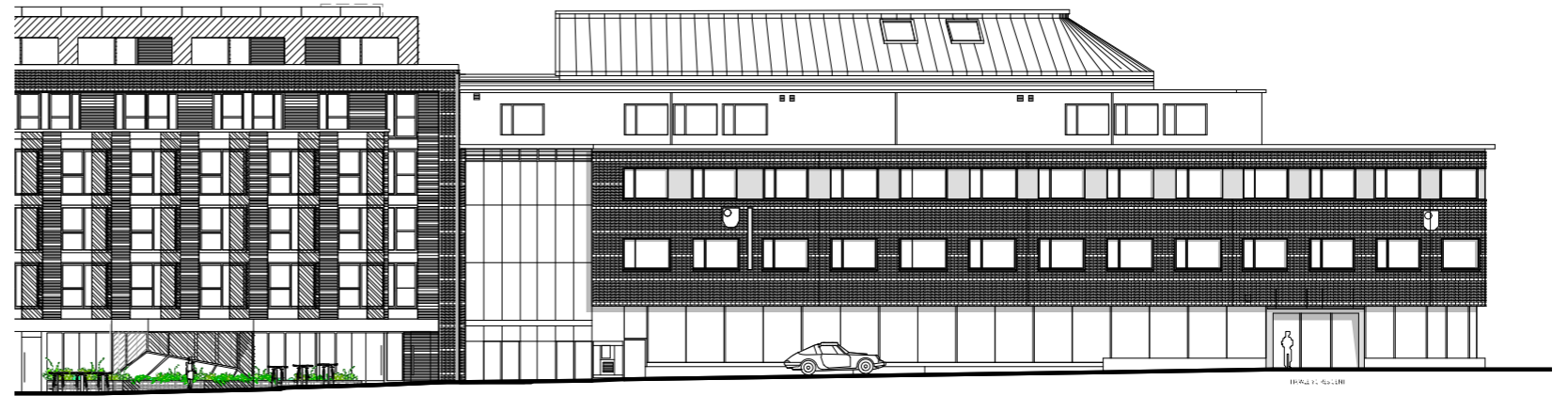
1 to 11 Hawley Crescent, NW1 8NP

3.2 Project Aspirations

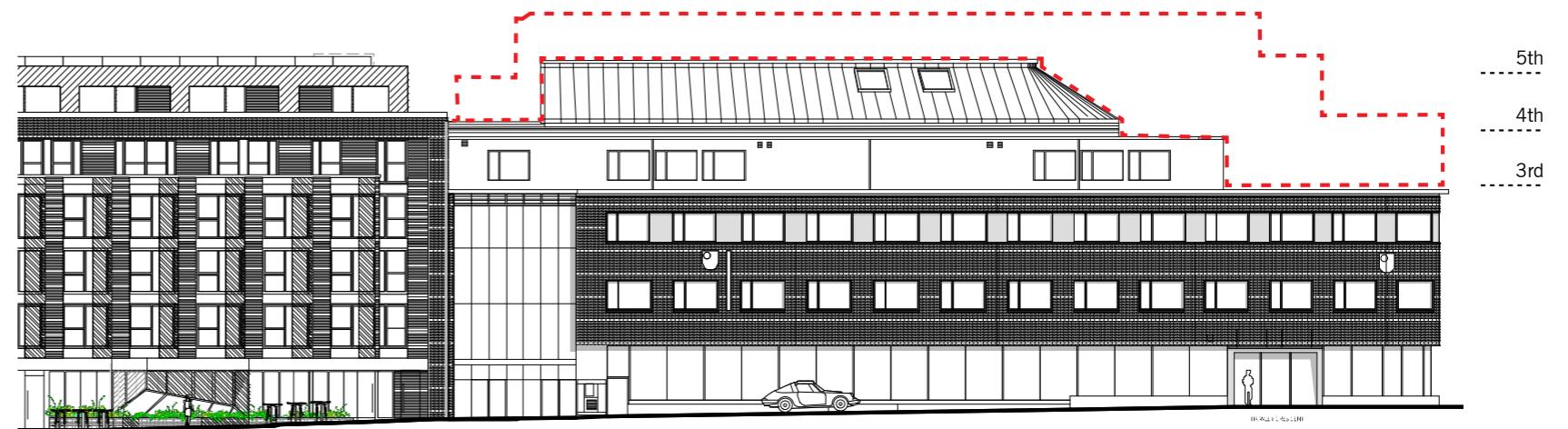
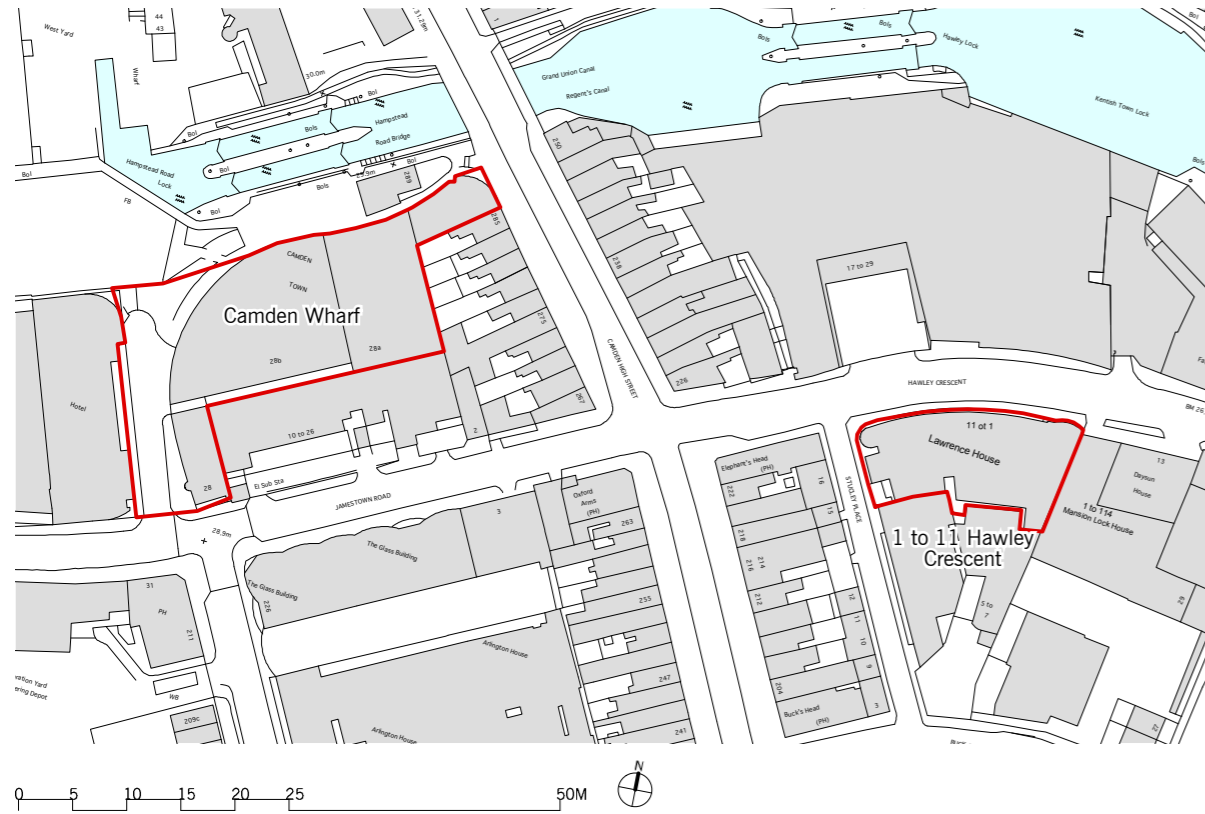
The building offers an important opportunity for securing high quality residential accommodation in Camden Town.

The proposal would:

1. Improve the existing residential offer on the third and fourth floor and provide additional high quality residential accommodation on the fifth floor.
2. Retain the existing commercial space on ground, first and second floors.
3. Retain the existing parking at basement level.
4. Improve the external appearance by providing a more contemporary look.
5. Improve the overall sustainability of the building including better insulation, air tightness and biodiverse enhancements, i.e. green roofs.



1-11 Hawley Crescent Existing Elevation



1-11 Hawley Crescent showing Existing and Proposed Massing - - -