

CAMDEN WHARF
LONDON, NW1

DESIGN AND ACCESS STATEMENT

TERRACE WORKS

APRIL 2017

Revision C

PREPARED FOR

Castlehaven Row Ltd

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PROJECT TEAM

BARR GAZETAS



GERALDEVE

1.0 INTRODUCTION

The Camden Wharf building at 28 Jamestown Road was purchased by Market Tech Holdings in 2015. In 2016 Castlehaven Row Ltd as subsidiary of Market Tech Holdings and the Applicant appointed Barr Gazetas to prepare a planning application for the items outlined in the brief below.

1.1 PROJECT BRIEF

- New terrace and balustrade at second floor to match the existing one at third floor.
- New level threshold access to terrace to be created, which will be for B1 office users only.



Photograph of the existing building from Chalk Farm Road on Hampstead Bridge

1.0 INTRODUCTION

1.2 LOCATION

The Camden Wharf site, formally a waste recycling center now relocated, is located to the south side of Camden Lock and overlooks Regent's Canal and Camden Lock Market. It is surrounded by mixed use buildings, the Holiday Inn Hotel and the Grade II listed Lock Keepers Cottage and the listed Roving Footbridge crossing the canal.

The central location of the building and its proximity to Camden Town underground station, several bus routes on Camden High Street and Chalk Farm Road, and the Camden Lock Market gives this building great accessibility and therefore the opportunity to accommodate high quality tenants and retailers.

This application relates solely to the second and third floor of the building, outlined on the site location plan.

2.0 CONSERVATION AND EXISTING LAND USE

2.1 CAMDEN CONSERVATION AREAS

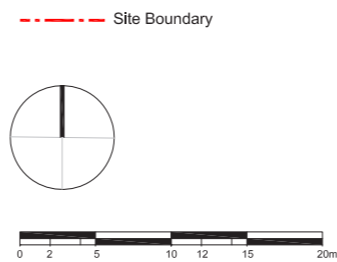
The building is not listed but it is located within the Regent's Canal conservation area as highlighted on the conservation area map (on the opposite site of this page). The Grade II listed Lock Keepers Cottage which currently houses a Starbucks Coffee Shop sits in front of the Camden Wharf building on the canal side.

Camden Wharf is a multi-functional building forming the center from which the busy Camden High Street and conserved Regents Canal encircle. Therefore it is important that any proposed changes to the design are in keeping with the existing character of the site.

The language of the current building presents a horizontal layering of volumes in a greyish tone, possessing a larger space at the ground floor and reducing to smaller, less coherent volumes forming the plant on the roof.

2.2 LAND-USE FOR EXISTING BUILDING

Ground floor:	A1 / A3
First floor:	B1
Second Floor:	B1
Third Floor:	B1



Location Plan



Conservation Area Map Showing the Extent of The Regent's Canal

Key to Map:

- Camden Wharf
- Regent's Canal Conservation Area
- Camden Town Conservation Area
- Primrose Hill Conservation Area



Regent's Canal

3.0 SITE CONTEXT AND EXISTING BUILDING

3.1 EXISTING BUILDING

The Camden Wharf building is a concrete frame building with rendered elevations. Its original planning permission was granted in 1999 and the building was built in the early 2000s.

The building currently accommodates a combination of retail and restaurant units on the ground floor, with the upper floors providing office space. The existing retail and restaurant units are accessed from the canal side and Camden High Street and the offices are entered from Jamestown Road.



View from Chalk Farm Road



View of existing service yard entrance



View from Jamestown Road



View from Private Road



View from Camden High Street



Photograph of the existing building from the other side of Regents Canal

4.0 DESIGN PROPOSAL

As illustrated in the planning drawings, we are seeking consent to add a new terrace on the second floor. The new terrace balustrade and finishes will match the existing one at third floor. Two of the existing windows to the second floor will need to be removed and substituted with full height glazed doors to access the terrace, as shown in the elevations.

The new doors will be made to fit within the existing structural openings so as to retain the proportions of the openings.

5.0 ACCESSIBILITY

As it exists, there is level access from the street to second floor. In order to maintain accessibility throughout the space, a level threshold is proposed to access the terrace. The existing window cill will be dropped and the windows substituted with glazed doors.

6.0 LAND USE

The proposed terrace will be for B1 office users only. The existing areas of the building will remain the same. The area of the existing third floor terrace is 138 sqm and the proposed one at second floor is 166 sqm.

7.0 CONCLUSION

With the introduction of a terrace to the second floor, this application seeks to enhance the quality of the existing office space and provide users with access to external amenity for enjoyment of light, air and views within the conservation area. By maintaining on grade access, the new terrace remains within DDA compliance guidance.

3.0 SITE CONTEXT AND EXISTING BUILDING

3.2 LOCAL REGENERATION

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 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.

Planning permission was granted in July 2016 for proposals to sensitively refurbish and improve the famous 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



Camden Lock Market Refurbishment



Stables Market Refurbishment



Building C, Co-working, Camden Lock Market



The Roundhouse Refurbishment



Haverstock Hill School



The Henson Building, Camden Town



Belmont Street warehouse conversion and roof extension



Princess Park extension

2.0 CONSERVATION AND EXISTING LAND USE

2.2 EXISTING LAND USE - GROUND FLOOR

KEY:

-  Town Centre Boundary
-  A1 Retail
-  A2 Financial Services
-  A3 Restaurants and Cafés
-  A1 Drinking Establishments
-  A5 Hot food / takeaway
-  B1 Business
-  C1 Hotel
-  C2 Residential Institutions
-  C3 Residential
-  D1 Institutions
-  D2 Leisure
-  Site Under Application



Map Showing Existing Land Uses Around the Site