Proposed rear elevation

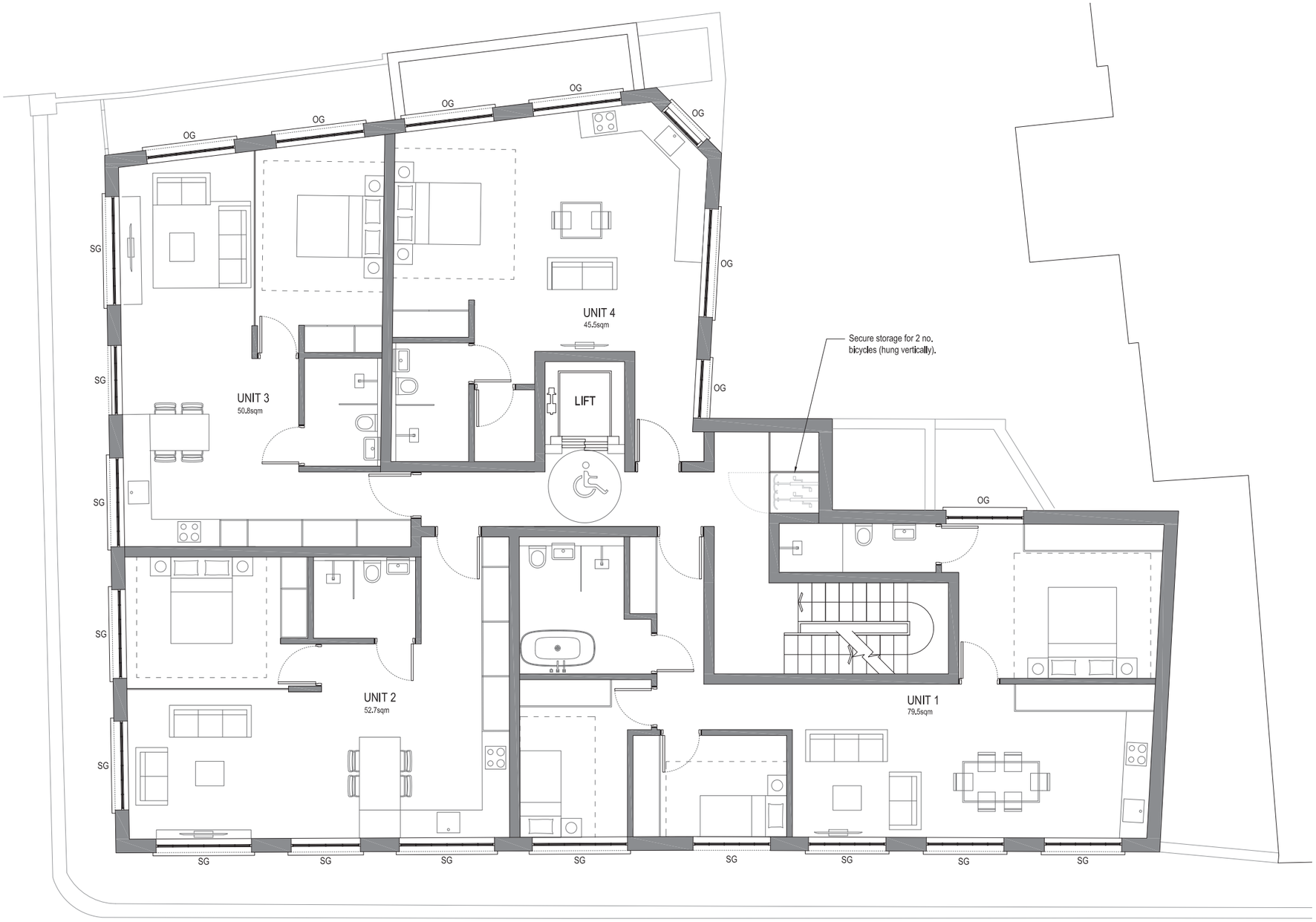
Proposed courtyard elevation (Section FF)

Area Schedule			
Unit No.	Type	Floor	GIA (sqm)
1	3b 4p	3	79.5
2	1b 2p	3	52.7
3	1b 2p	3	50.8
4	1b 1p	3	45.5
5	1b 2p	4	54.4
6	2b 4p	4	70.0
7	2b 4p	4-5	103.6
8	2b 4p	4-5	83.0
9	2b 4p	5	80.2
Total			619.7

National Space Standards:

Studio 1b1p:	37sqm (shower room)
Flat 1b2p:	50sqm
Flat 2b4p:	70sqm
Duplex 2b4p:	79sqm
Flat 3b4p:	74sqm

Note:
All built-in storage requirements have been met.

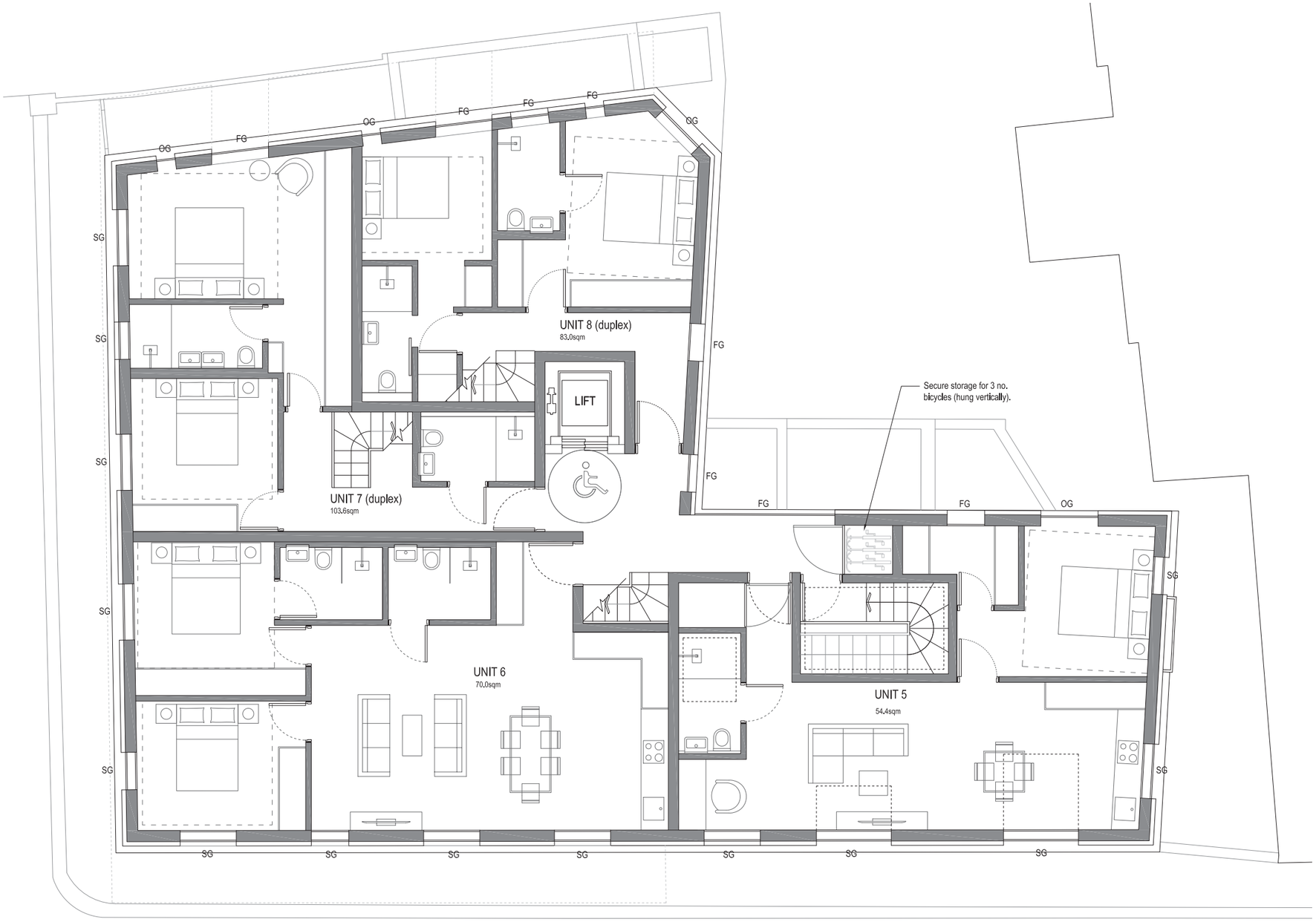


Proposed Third Floor Plan 1:100

Area Schedule			
Unit No.	Type	Floor	GIA (sqm)
1	3b 4p	3	79.5
2	1b 2p	3	52.7
3	1b 2p	3	50.8
4	1b 1p	3	45.5
5	1b 2p	4	54.4
6	2b 4p	4	70.0
7	2b 4p	4-5	103.6
8	2b 4p	4-5	83.0
9	2b 4p	5	80.2
Total			619.7

National Space Standards:
Studio 1b1p: 37sqm (shower room)
Flat 1b2p: 50sqm
Flat 2b4p: 70sqm
Duplex 2b4p: 79sqm
Flat 3b4p: 74sqm

Note:
All built-in storage requirements have been met.



Proposed Fourth Floor Plan 1:100

Area Schedule			
Unit No.	Type	Floor	GIA (sqm)
1	3b 4p	3	79.5
2	1b 2p	3	52.7
3	1b 2p	3	50.8
4	1b 1p	3	45.5
5	1b 2p	4	54.4
6	2b 4p	4	70.0
7	2b 4p	4-5	103.6
8	2b 4p	4-5	83.0
9	2b 4p	5	80.2
Total			619.7

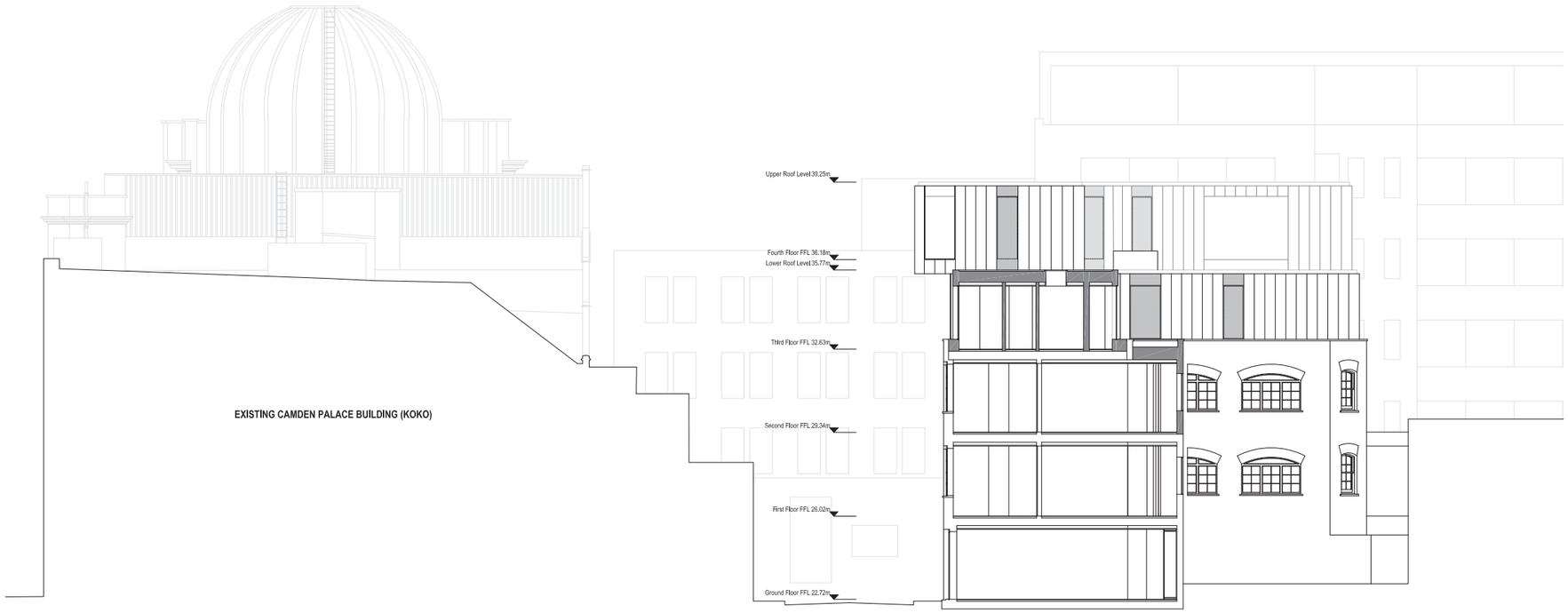
National Space Standards:

Studio 1b1p:	37sqm (shower room)
Flat 1b2p:	50sqm
Flat 2b4p:	70sqm
Duplex 2b4p:	79sqm
Flat 3b4p:	74sqm

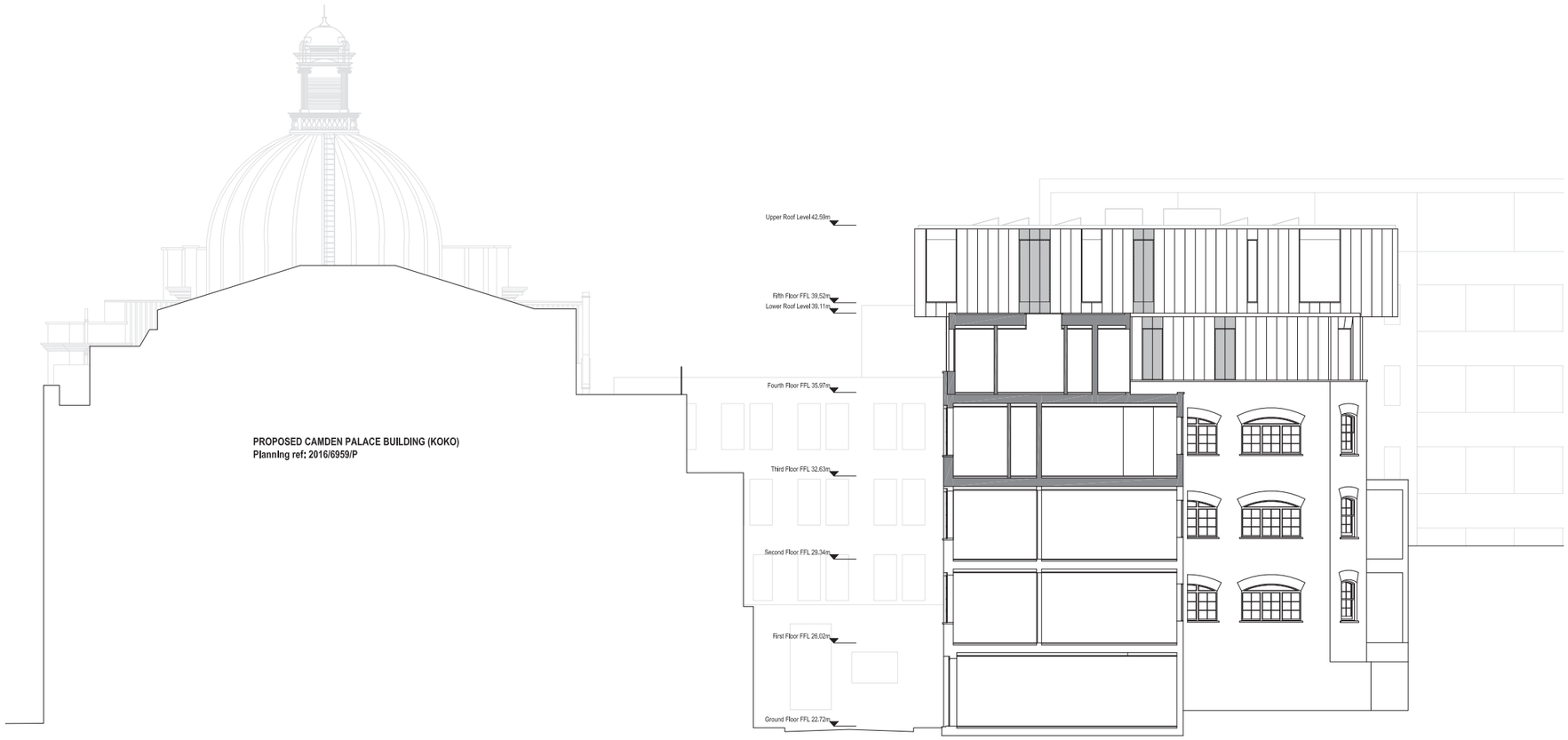
Note:
All built-in storage requirements have been met.

Proposed Fifth Floor Plan 1:100

Before and After



Consented scheme with existing Koko massing



Proposed scheme with massing of new Koko development

This planning application is a revision to the previous application 2016/4116/P, which was granted planning permission on 4th October 2016.

Since that date, there has been a shift in the property's immediate vicinity. This has seen an increase in height in the surrounding context, namely the following two properties:

3.5.7 Bayham Street
The row of three terraced houses at 3,5,7 Bayham Street have been granted planning permission to extend upwards with a mansard roof, which is currently under construction.

Camden Palace (Koko)
A planning application is currently in for a significant development to the urban block behind Koko nightclub, consisting primarily of a 32 bedroom hotel and rooftop bar/ restaurant.

The revised application for 48-56 Bayham Place seeks to lift the consented two-storey volume up by one level, and introducing an additional level beneath it to match the existing brick-clad lower floors.

The sections opposite illustrate the relationship between 48-56 Bayham Place and the Koko building.

The top section shows the consented two-storey extension for 48-56 Bayham Place against the existing Koko massing.

The lower section shows the proposed three storey extension in relation to the proposed extended development to the Koko building.

The difference between the volumes of both buildings remains similar in both instances.

Evidence of historical hoistway on existing building's facade.

Example of industrial hoist

FACADE IMPROVEMENTS

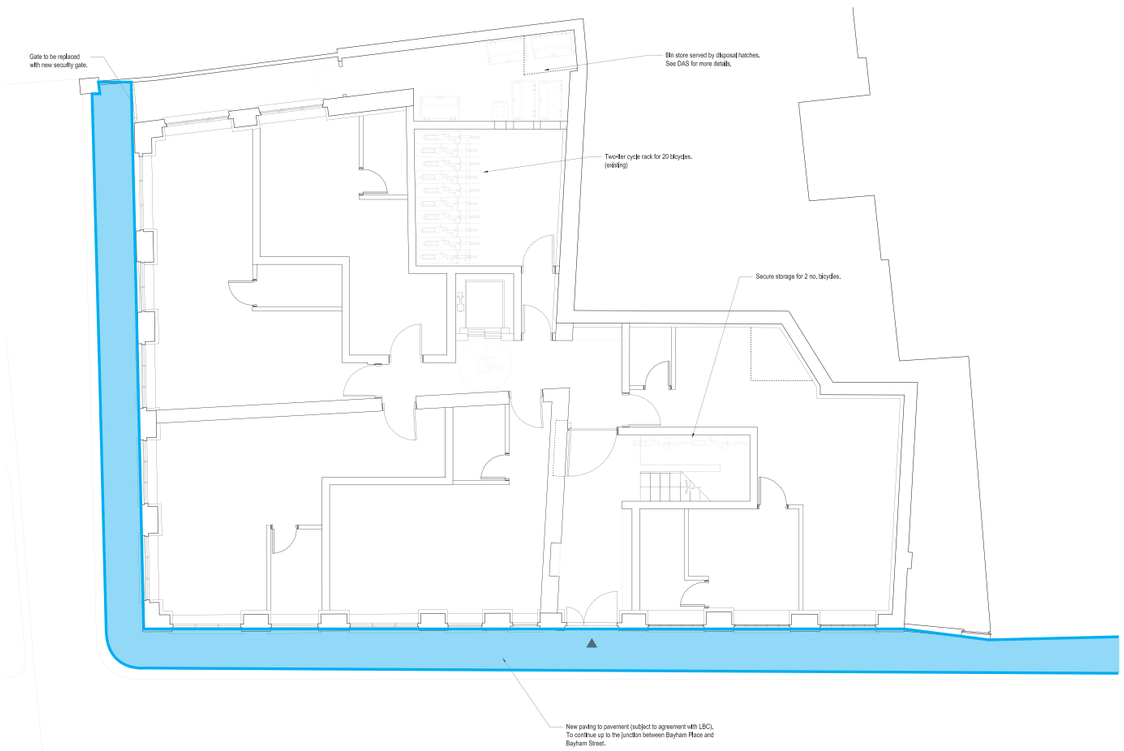
An analysis of the existing building's facade reveals evidence of historic hoistways from its past as a piano factory, that have since been filled in with brickwork.

Part of the proposed works is to reinstate these hoistways as a homage to the building's industrial heritage.

The old will be tied together with the new through the use of similar materials in the hoistways and the facade of the proposed roof extension.

UPGRADE OF PAVING

Part of the proposal is also to upgrade the paving surrounding the building, as indicated in blue in the drawing opposite. The suggested paving material is grey granite.



Ground floor plan indicating proposed area of paving to be upgraded

Example of grey granite paving

Window Types

The facades of the proposed roof extension are further articulated with the introduction of a variety of fenestration designs.

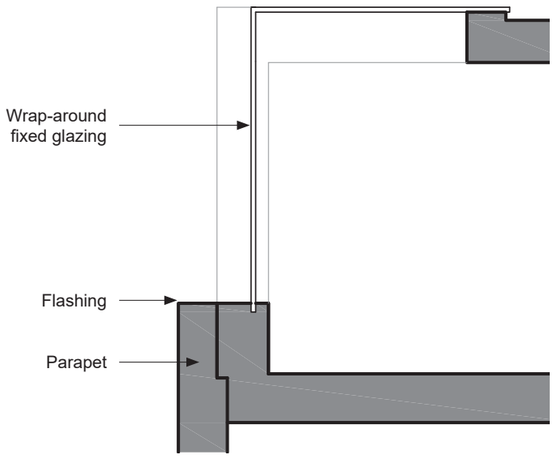
Type A windows are designed to allow plentiful natural light to penetrate into the living spaces of the apartments. They consist of a specialist glazing unit that spans from floor to ceiling (or from parapet to ceiling at 4th floor) and wraps around horizontally to form a roof light.

Type B windows are full height glazing (or to parapet height on the fourth floor). Above and below the glazing, where possible, the facade panels are chamfered in towards the glass. This has the effect of removing the profile of the floor and roof slab from the exterior elevation, instead seeming like a full break in the facade, and letting in more light.

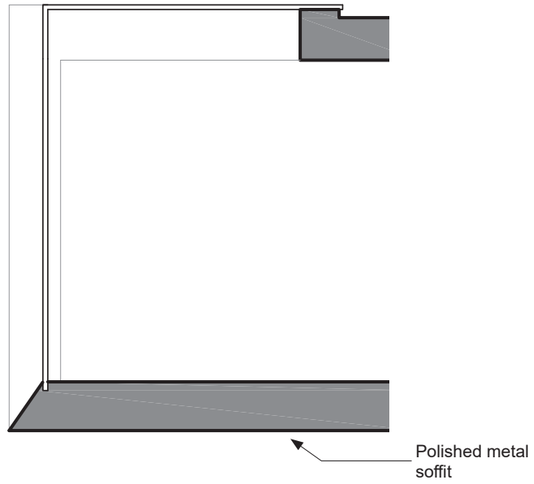
Type C windows have a semi-transparent quality, and are located in front of rooms that require a degree of privacy, such as bathrooms. Full height glazing sits behind perforated aluminium panels of approximately 50% open area. The effect of this is that the facade is not broken when viewed from the exterior, but light is still admitted into the building. At night, these areas of the building will appear to glow when occupied, whilst still articulated as a solid portion of the facade.

Type D windows span across two storeys. This design feature breaks up the volume of the two uppermost floors by visually linking them together. The area of glass in front of floor slabs will be back-painted glass. Some of these windows (type D2) return horizontally at the top, similar to the Type A windows.

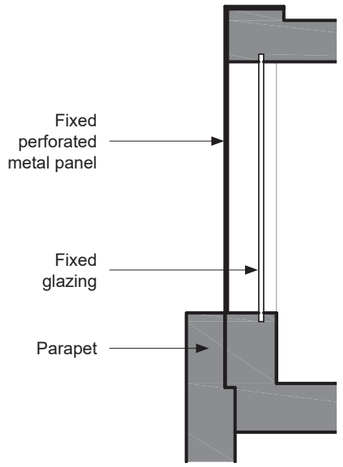
Many of the windows also feature secondary glazing. This is to mitigate against noise pollution emitting from the Camden Palace building. For more information regarding noise attenuation measures, please see the floor plans and the acoustic report by Sandy Brown Associates.



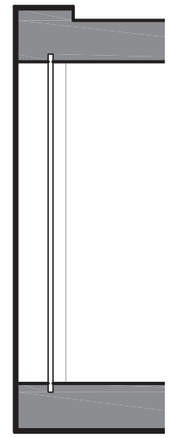
Type A1



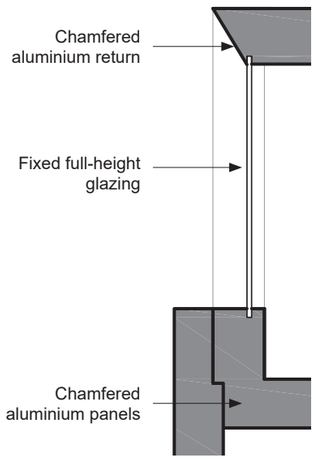
Type A2



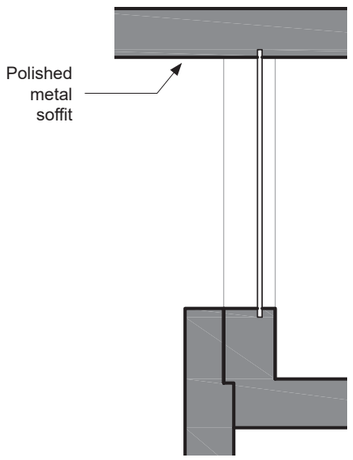
Type C1



Type C2



Type B1



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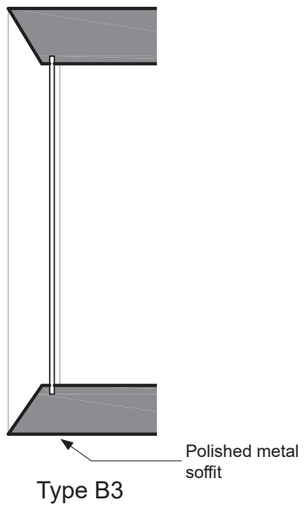

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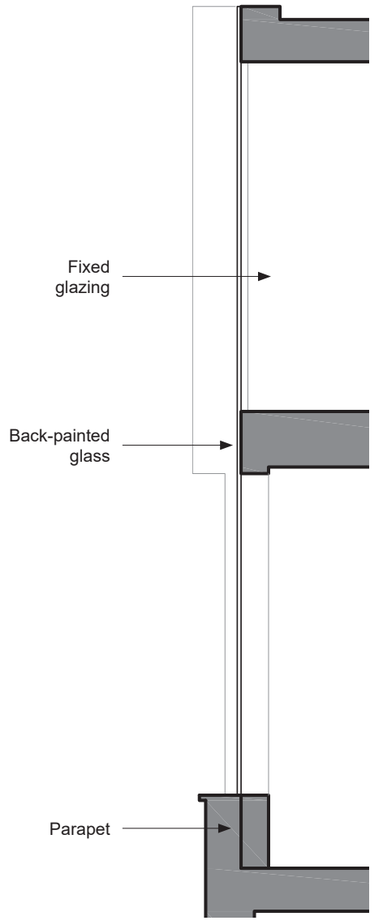
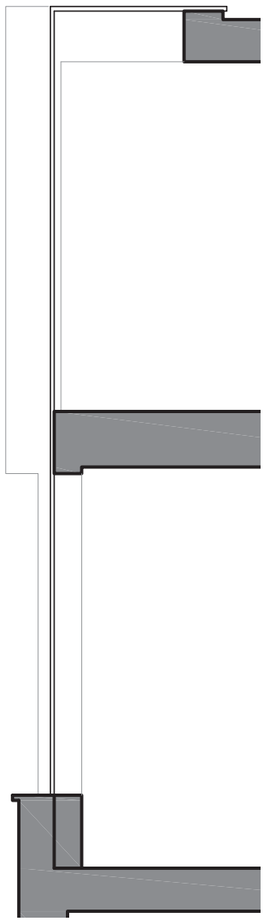


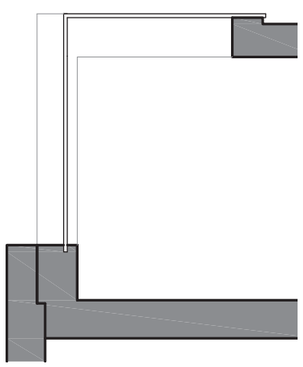
Type D1



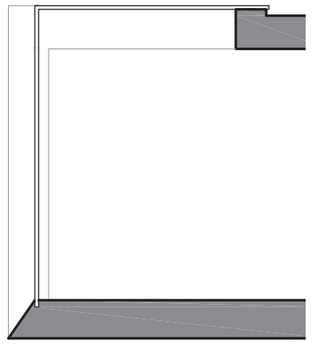
Type D2

Note: these details are to demonstrate design intention, full technical details will be developed once approved

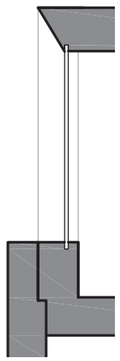
Window types



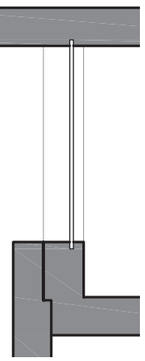
Type A1



Type A2



Type B1



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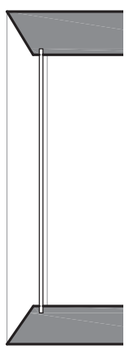
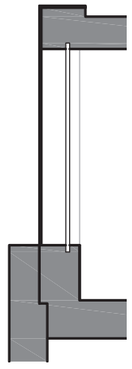
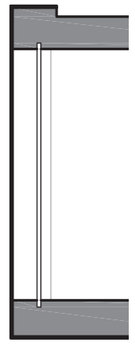


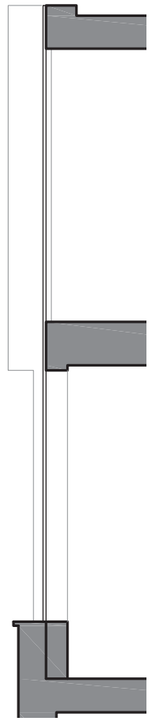
Type B3



Type C1



Type C2



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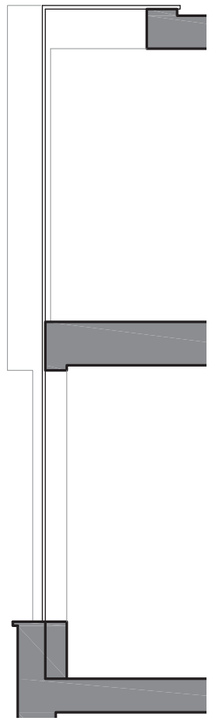

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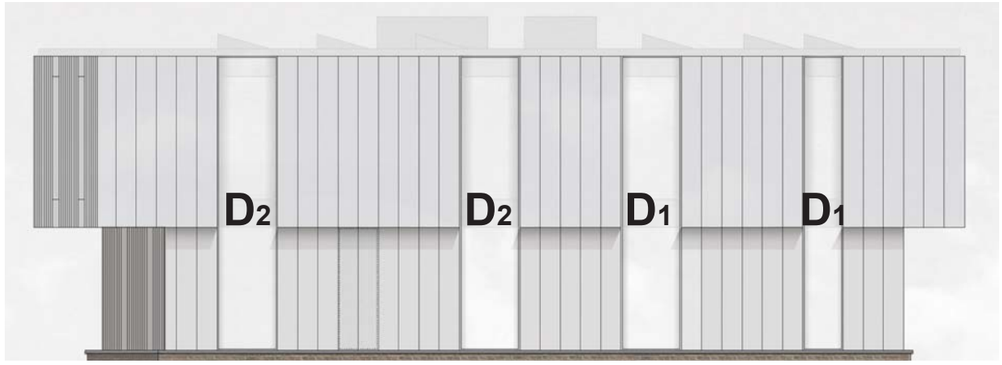
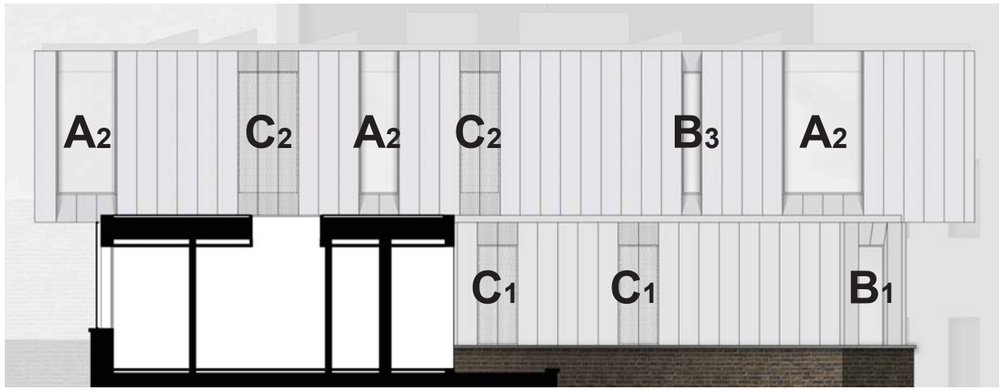
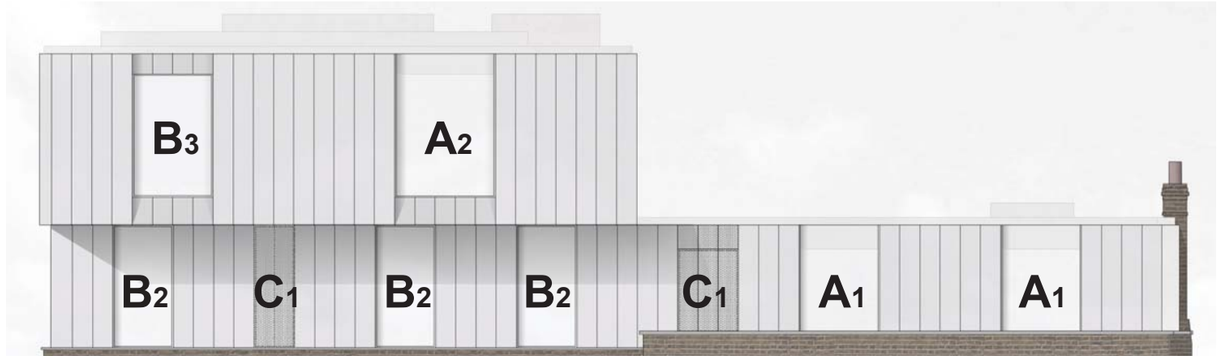


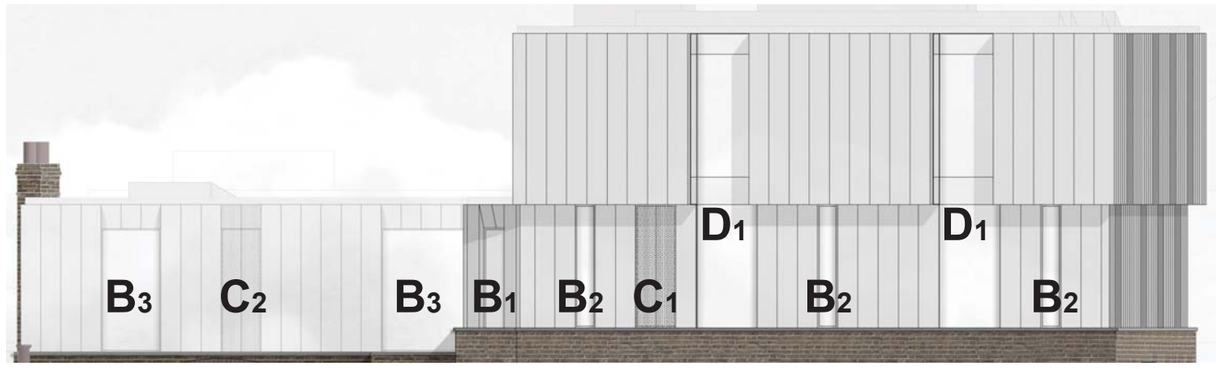
Side Elevation



Section FF

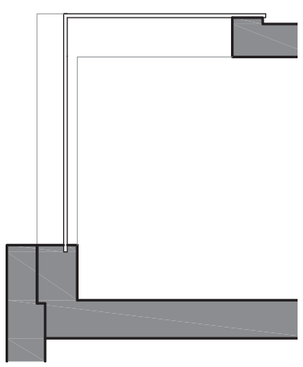


Front Elevation

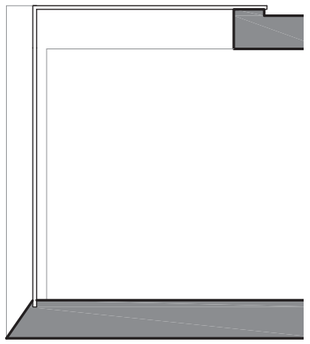


Rear Elevation

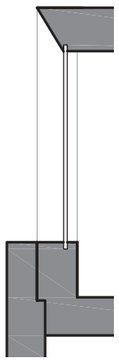
Window types



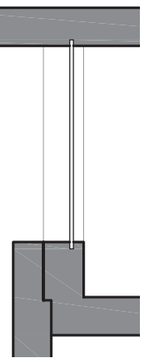
Type A1



Type A2



Type B1



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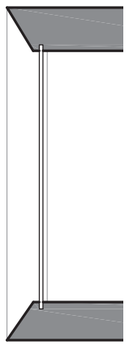
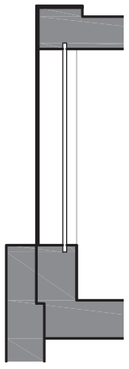
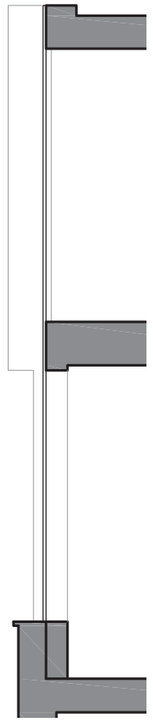


Type B3

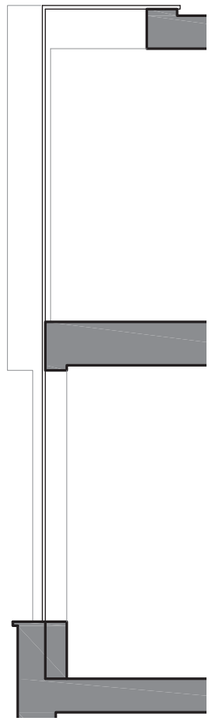


Type C1

Type C2



Type D1



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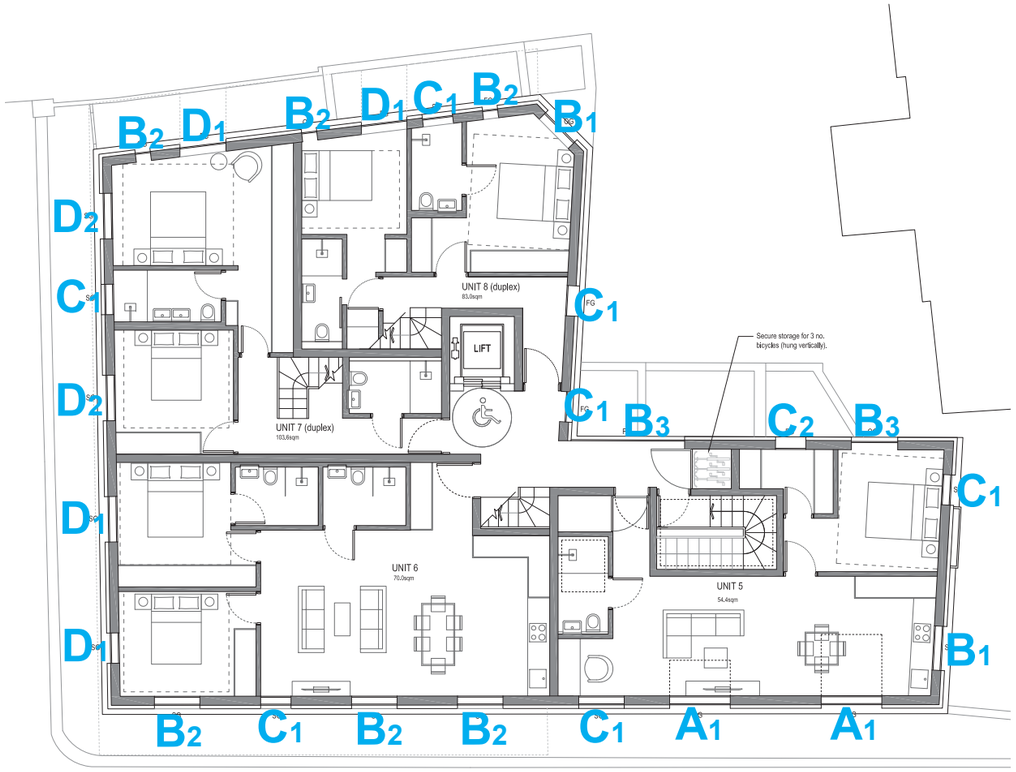
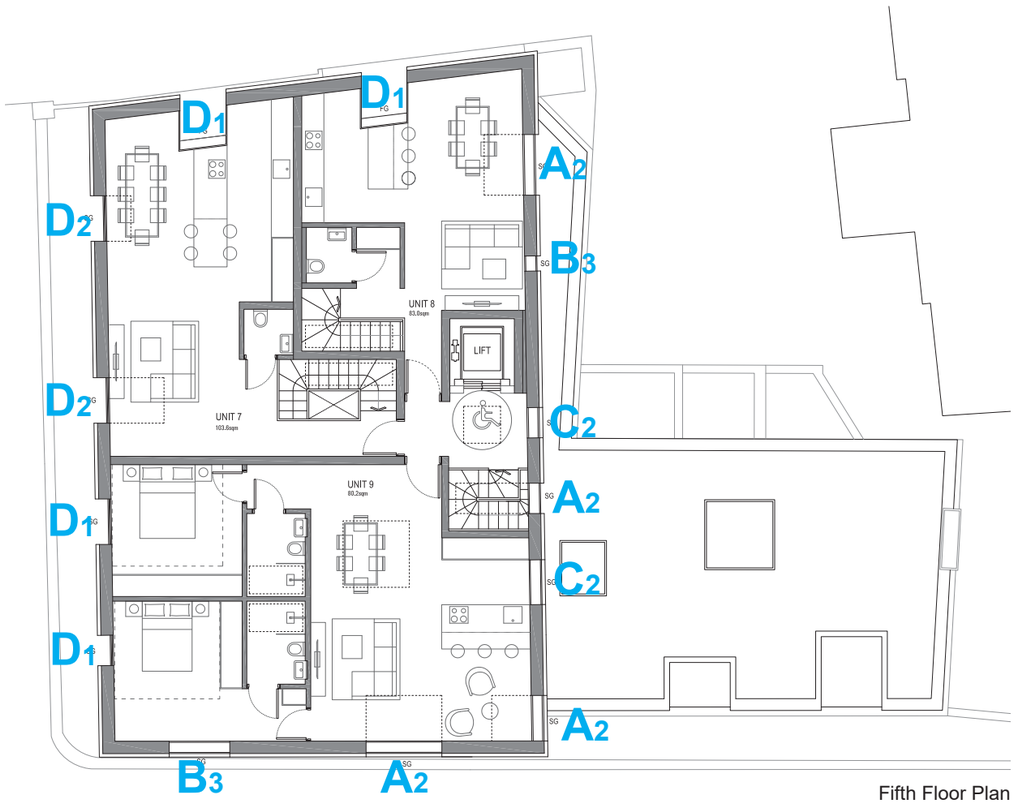


Fourth Floor Plan



Fifth Floor Plan

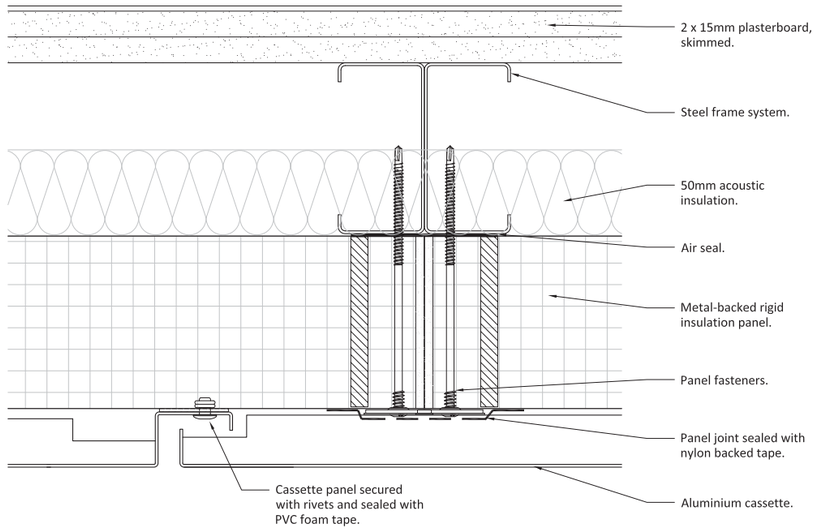
N

Facade panel design

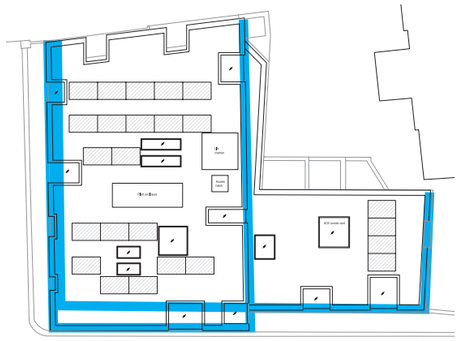
The construction of the facade is a metal panel system fixed onto a rigid insulated substrate. The system allows for minimal installation time, and is very thermally efficient. Some walls will be acoustically enhanced to mitigate against local noise pollution. See the acoustic report by Sandy Brown Associates for more information regarding the facade's acoustic properties.

The dimensions of the panels have been carefully developed to sit with the proportions of the existing building and to break up the volume.

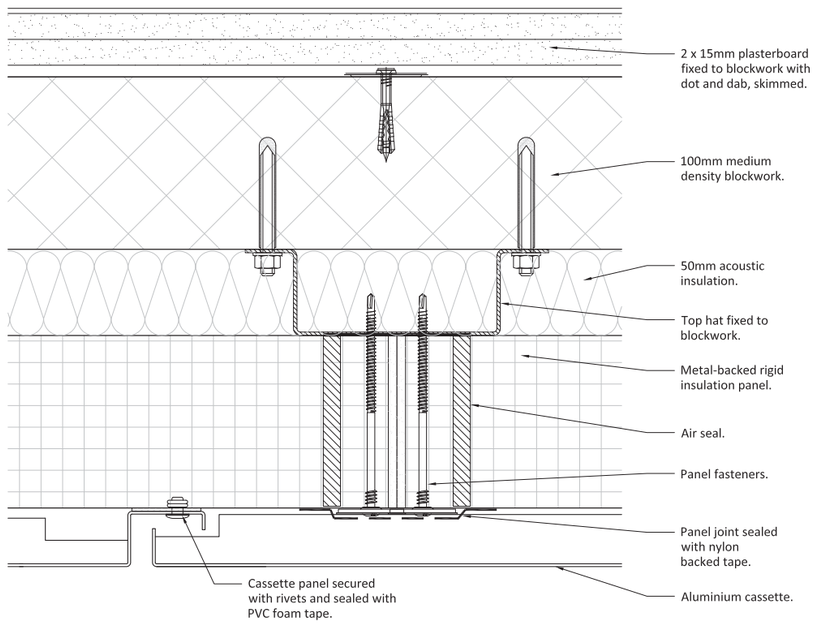
Some panels sit in front of a window. These will be perforated to allow light to pass through, but giving an element of privacy. The perforations are in a regular grid and will cover around 50% of the surface area of each panel.



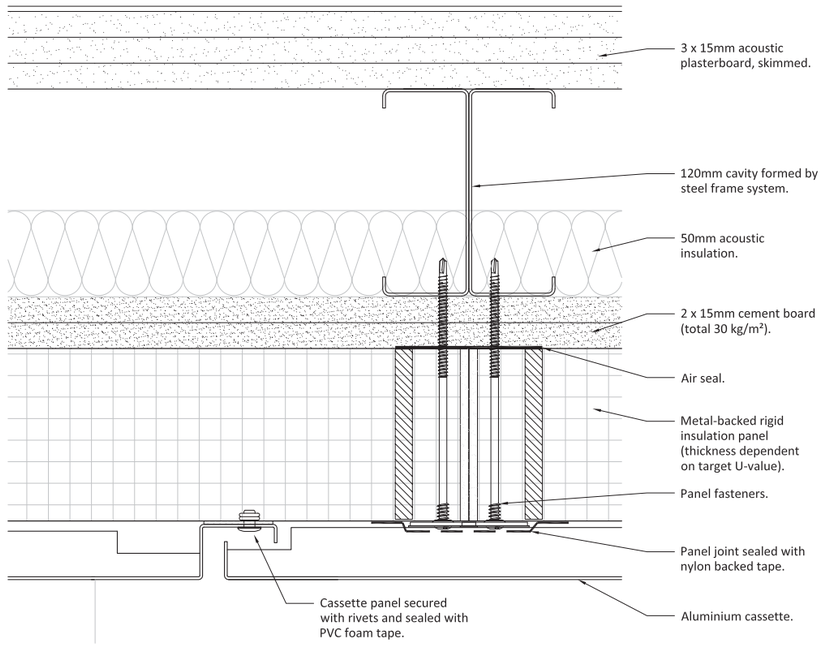
Horizontal section through facade - typical build-up



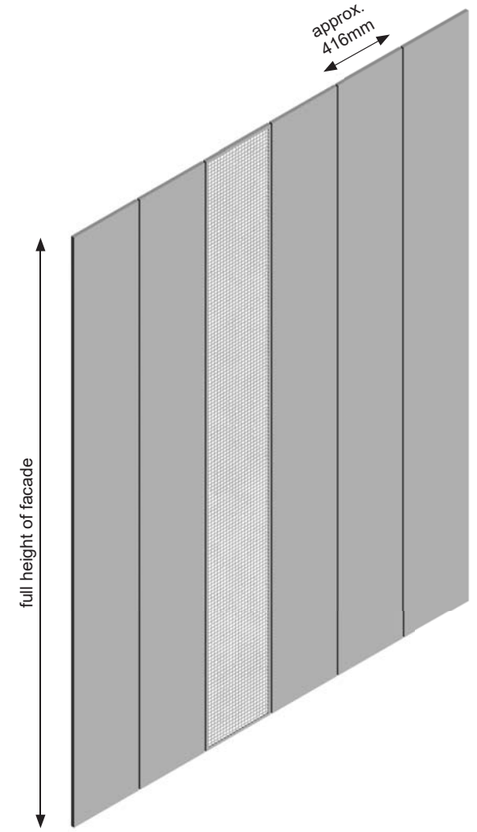
Location of acoustically enhanced facades
(for full details refer to the acoustic report)



Horizontal section through facade - acoustically enhanced build-up - Type 1



Horizontal section through facade - acoustically enhanced build-up - Type 2

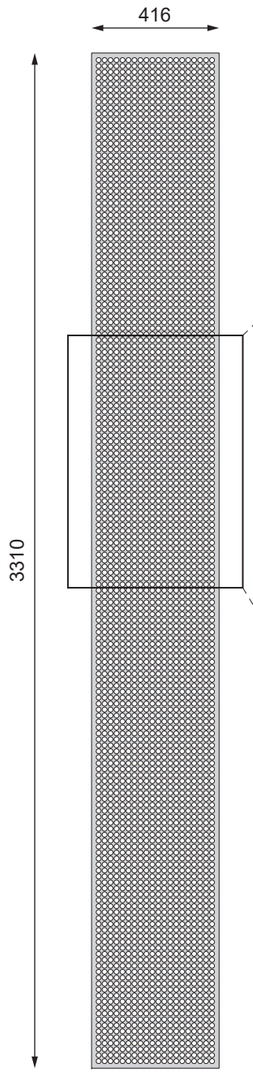


Axonometric of a typical facade panel section

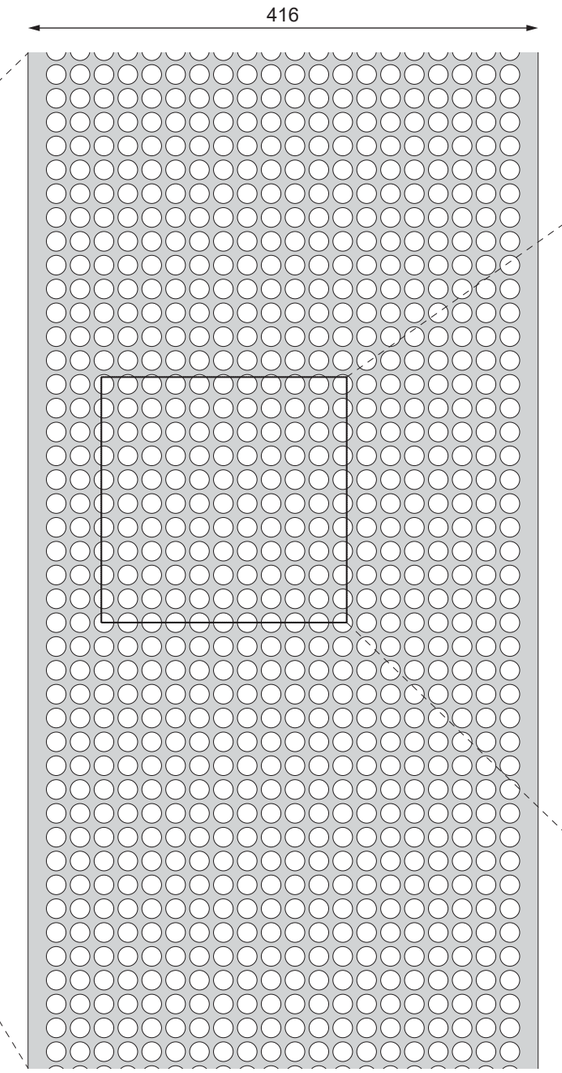
Note: These details are to demonstrate design intention, full technical details will be developed once approved

Facade panel design

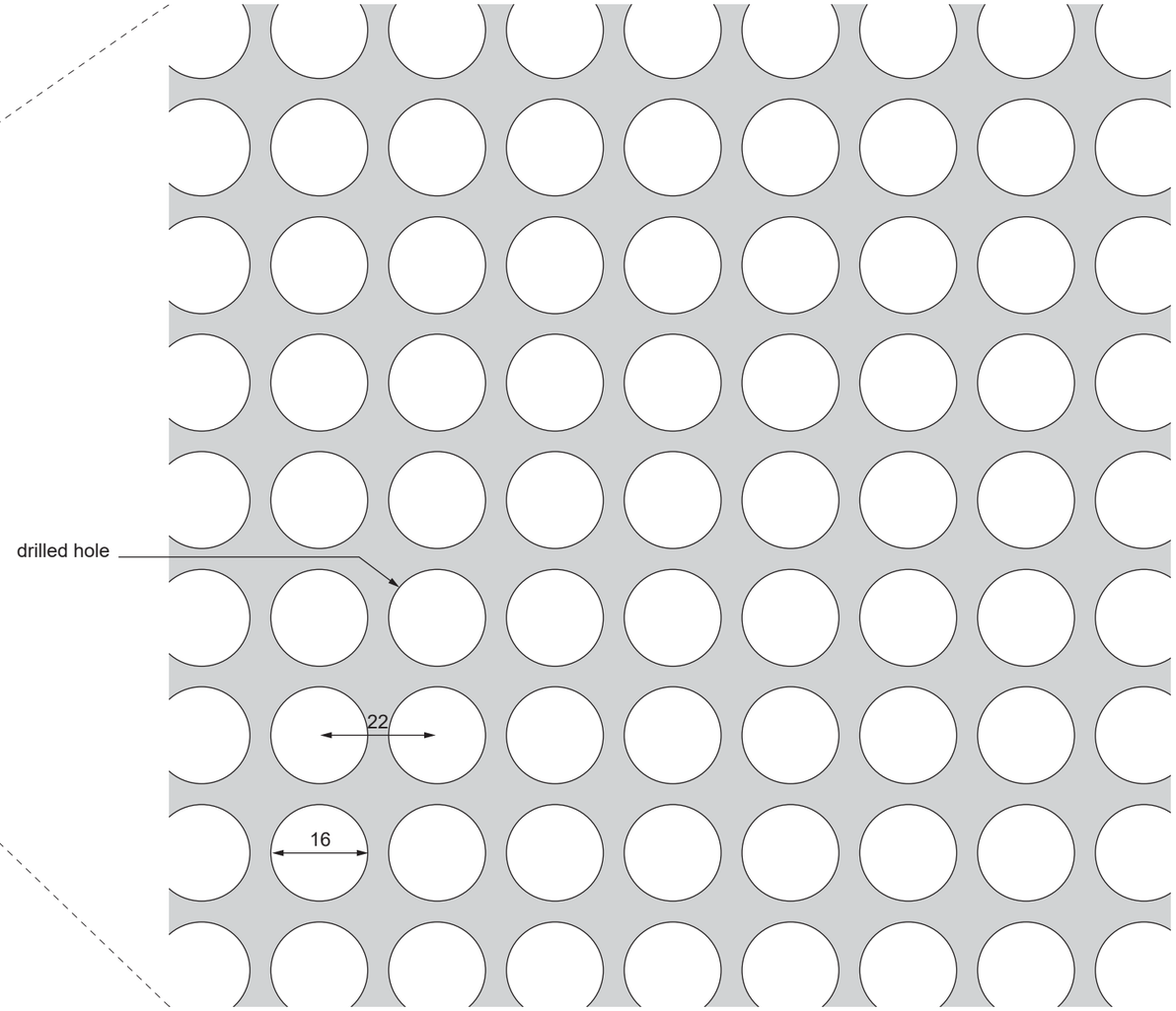
These drawings show the level of transparency in the perforated panels, to provide a level of privacy to rooms such as bathrooms.



Panel Elevation
1:20



Panel Elevation
1:5



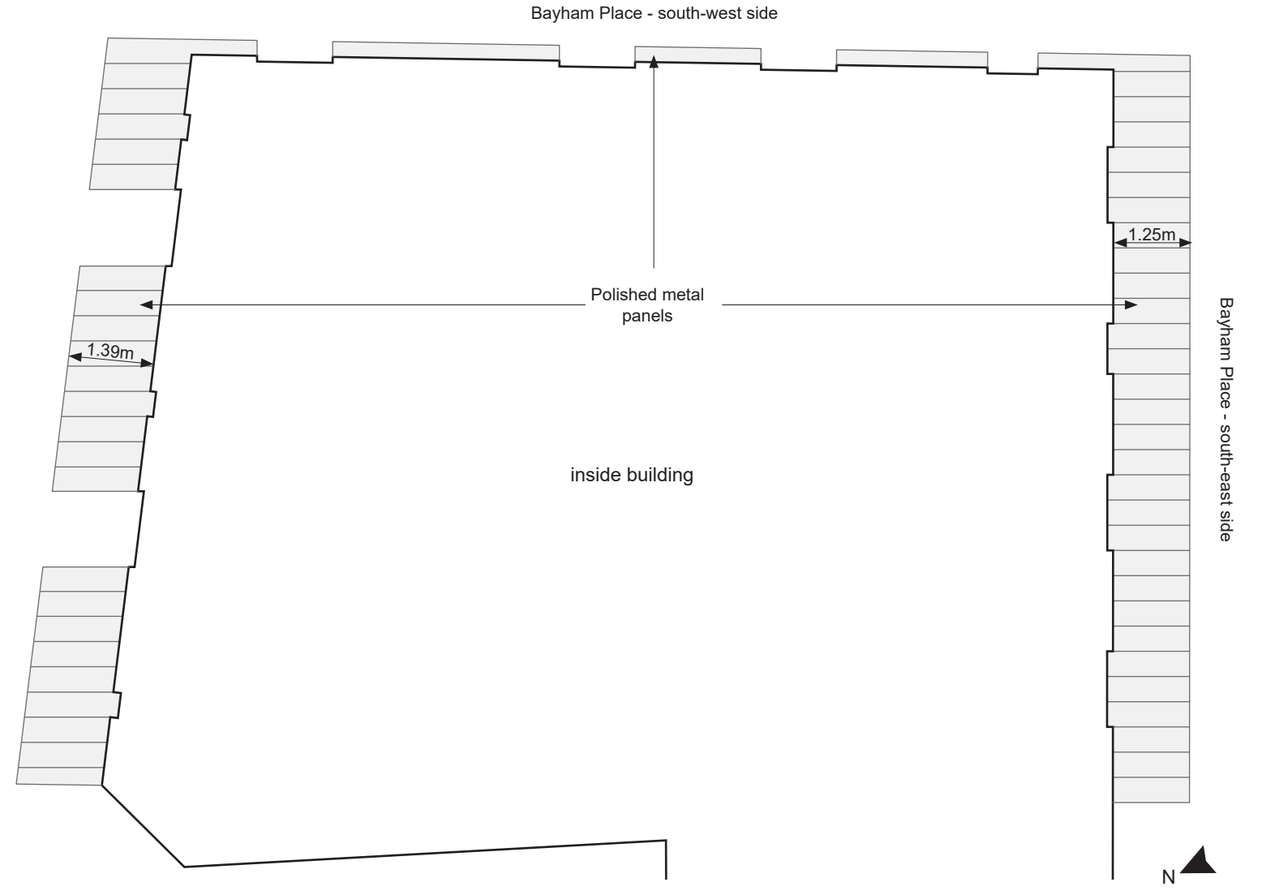
Panel Elevation
1:1

Note: Dimensions and details are approximate and illustrate design intention. Refinement will occur once approved.

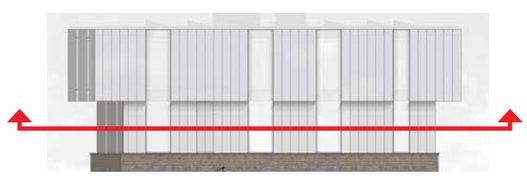
Soffit design

The soffit on the underside of the cantilevered section is proposed to be clad in highly polished metal, giving a mirrored appearance. The panels will be resemble the exterior wall panels in panel width and construction, however the finishing material will be different. The design intention is for the new roof extension to interact with the surrounding urban environment, creating a playful feature in this hidden part of Camden Town.

Reference project: NHow Hotel, Berlin



Proposed soffit elevation (looking up) 1:100



Key plan from side elevation

Access Statement

Introduction

The proposed apartments have been designed in accordance with the National Space Standards and building regulations Approved Document M4(2). An assessment of the relevant accessibility measures are outlined below:

SECTION 2A: APPROACH TO THE DWELLING

Approach routes
The approach to the entrance of the building is via a public pavement leading from Bayham Street to the entrance of 48-56 Bayham Place. This pavement almost flat, with an average slope of 1:140. All internal communal approach routes exceed 1200mm clear width (apart from communal stairs), and will be flat. A step-free approach is provided to all dwellings via the communal lift.

Car parking and drop-off
Parking requirements are not applicable as this is a car-free development with no parking provision, due to the site being within a Controlled Parking Zone.

Communal entrances
Bayham Place is served by existing street lamps that provide ample illumination to the main entrance door to the building. Level access is provided across the communal entrance to the building, and all thresholds are accessible thresholds.

The main entrance door will have a minimum clear opening width of 900mm. There is a minimum 300mm nib on the leading side of the door, which extends more than 1200mm beyond it, and the reveal is no more than 200mm.

The pavement immediately outside the main entrance is level (1:140), and the ground surface does not impede wheelchair movement. The door entry controls will be mounted 900-1000mm above finished ground level, and at least 300mm away from any projecting corner.

Communal Stairs and Lifts
The communal stairs will meet the requirements of Approved Document Part K.

A communal lift is provided with internal dimensions of 1400 x 1100mm, and the doors a clear opening width of minimum 800mm. Clear landings of 1500 x 1500mm are provided adjacent to the lift entrance at all levels. Lift controls will be at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall. The lift will have an initial dwell time of five seconds, and meets the requirements of BS EN 81-70:2003 for a type 2 lift.

SECTION 2B: PRIVATE ENTRANCES AND SPACES WITHIN THE DWELLING

Private entrances
The principal private entrance to each dwelling is located inside the building, accessed from the communal corridors, and have a clear opening width of 900mm. All entrance doors have a level external landing of at least 1200x1200mm. Lighting is provided by fully diffused luminaires that operate with a motion detector. Where possible there is a minimum 300mm nib on the pull side of all entrance doors, and the reveal is less than 200mm. All thresholds are accessible thresholds.

Circulation areas and internal doorways
All internal hallways and landings within dwellings do not fall below a clear width of 900mm, and are not reduced to less than 750mm by localised obstructions. All doorways within dwellings are over 750mm clear opening width, and have clear passageways that correspond with Table 2.1 from M4(2). Level step-free access is provided to all rooms on each storey.

All internal stairs have a minimum clear width of 850mm when measured 450mm above the pitch line of the treads, and meet the provisions of Part K for private stairs.

Habitable rooms
All proposed dwellings feature a permanent living space on their entrance level (note the duplex apartments have an entrance on each level.

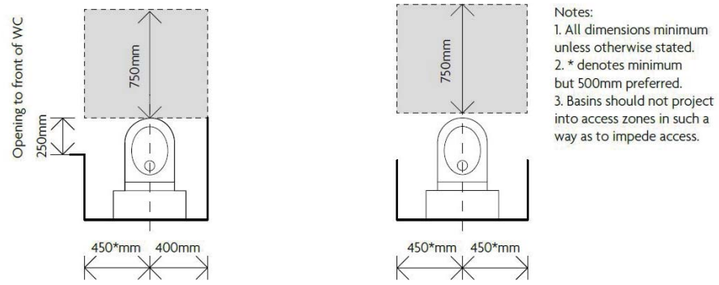
All kitchens have a clear width of 1200mm between kitchen unit fronts and any fixed obstruction opposite. All living/dining areas are capable of having a clear turning circle of 1500mm diameter. This is indicated on the plans in Figs.1, 2 and 3 with a dashed circle.

All glazing on the third and fourth floor starts a maximum of 850mm above floor level. All fifth floor glazing is floor-to-ceiling.

All principal bedrooms in all dwellings provide enough space to have 750mm clear space to both sides and the foot of a standard double bed. Other bedrooms provide at least 750mm clearance to at least two sides of the bed. Bed sizes referred to adhere to the furniture schedule in Appendix D of Approved Document M4(2). These clearances are indicated on the proposed floor plans with a dashed line.

Sanitary facilities
Walls in all bathrooms and WC compartments will be capable of firm fixing and support for adaptation such as grab rails, that could impose a load of up to 1.5kM/m^2.

All dwellings feature an entrance level WC in accordance with the WC and basin access requirements in Diagrams 1.3 or 2.5 of M4(2). The



Example 1.3A – Clear access for **oblique transfer** **Example 1.3A –** Clear access for **frontal transfer**

Diagram 1.3 from Approved Document Part M4(2)

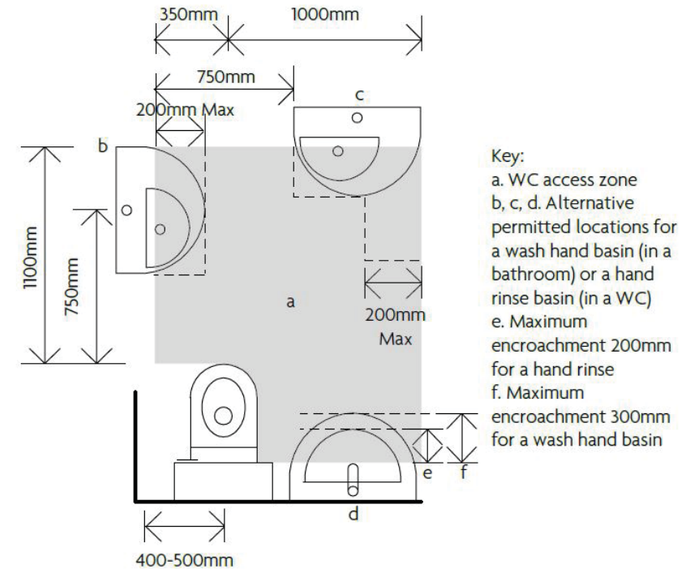


Diagram 2.5 from Approved Document Part M4(2)

access zone is indicated in Figs.1, 2 and 3 floor plans with a red dashed line and highlighted area. The doors of these bathrooms open out or are sliding doors. A bathroom of this type is located on the same floor as a double bedroom that satisfies paragraph 2.25b from M4(2). All of these bathrooms feature an accessible floor level shower.

Services and controls
Consumer units will be mounted with the switches between 1350mm and 1450mm above floor level. Switches, sockets, stopcocks and controls will be centred between 450mm and 1200mm above floor level and a horizontal distance of at least 300mm from an inside corner.

The handles/controls to all openable windows will be between 450mm and 1200mm above floor level.

All service controls for boilers and thermostats will be located in a height band of 900mm to 1200mm from the floor.

Access Statement

Fig. 1
Proposed 3rd Floor Plan with access requirements highlighted.

Access Statement

Fig. 2
Proposed 4th Floor Plan with access requirements highlighted.

Access Statement

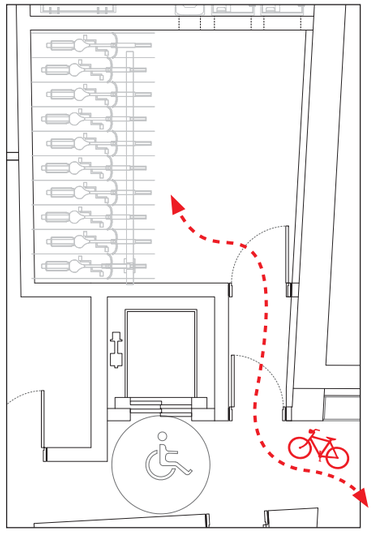
Fig. 3
Proposed 5th Floor Plan with access requirements highlighted.

Bicycle Storage

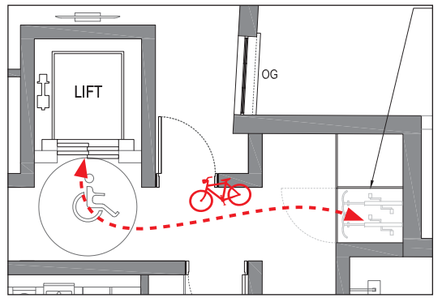
Example of two-tier storage

Example of vertical storage

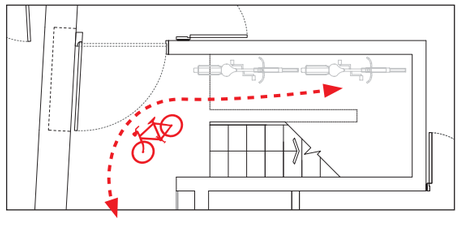
Example of wall anchor



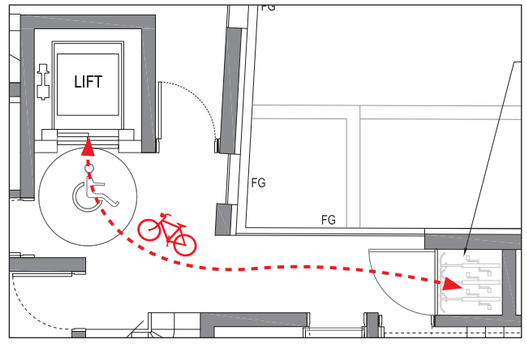
Ground floor cycle storage room 1:100
Capacity: 20 bikes



Third floor vertical cycle storage 1:100
Capacity: 2 bikes



Ground floor wall anchors 1:100
Capacity: 2 bikes



Fourth floor vertical cycle storage 1:100
Capacity: 3 bikes

The development is required to be a car-free development, so no car parking is required.

There is a requirement for the development to provide secure bicycle parking within the building.

London Plan, Policy 6.9,B,a, states:

Developments should:
a) provide secure, integrated, convenient and accessible cycle parking facilities in line with the minimum standards set out in Table 6.3 and the guidance set out in the London Cycle Design Standards (or subsequent revisions).

Table 6.3 is shown below.

The requirement of the existing residential building is to provide storage for 13 bicycles.

The proposed roof extension includes one 3-bed dwelling, four 2-bed dwellings and four 1-bed dwelling. Therefore the cycle storage requirement for the new dwellings is for 14 spaces.

This brings the cycle storage requirement for the whole development to 27 spaces.

The plans opposite demonstrate where and how this cycle storage is provided. A two-tier cycle rack for 20 bikes already exists at ground floor level and will be used as the main storage. Wall anchors will be provided under the main communal stair, and several vertically-mounted wall locks provided at third and fourth floor.

Table 6.3 Cycle Parking minimum standards

Land use		Long-stay	Short-stay
C3-C4	dwellings (all)	1 space per studio and 1 bed-room unit 2 spaces per all other dwellings	1 space per 40 units

Cycle storage requirements extract from The London Plan

Waste Strategy

Refuse bins will be stored in a designated bin store at the back of the property.

Adequate space has been designed into the building for the storage and collection of household waste. This has been determined through consultation with the environmental services department at Camden Council.

Residents dispose of their waste via hatches in the wall to the rear of the bike store. Separate hatches will feature for general waste, recycling, and food waste.

A service contract will be in place for the property to ensure the communal bins are taken out on collection days and brought back into the building as soon as they have been emptied. The maintenance team will also be responsible for monitoring the bin store and rotating bins from their hatch positions when they are full.

The waste storage and collection strategy is detailed in the adjacent drawing.

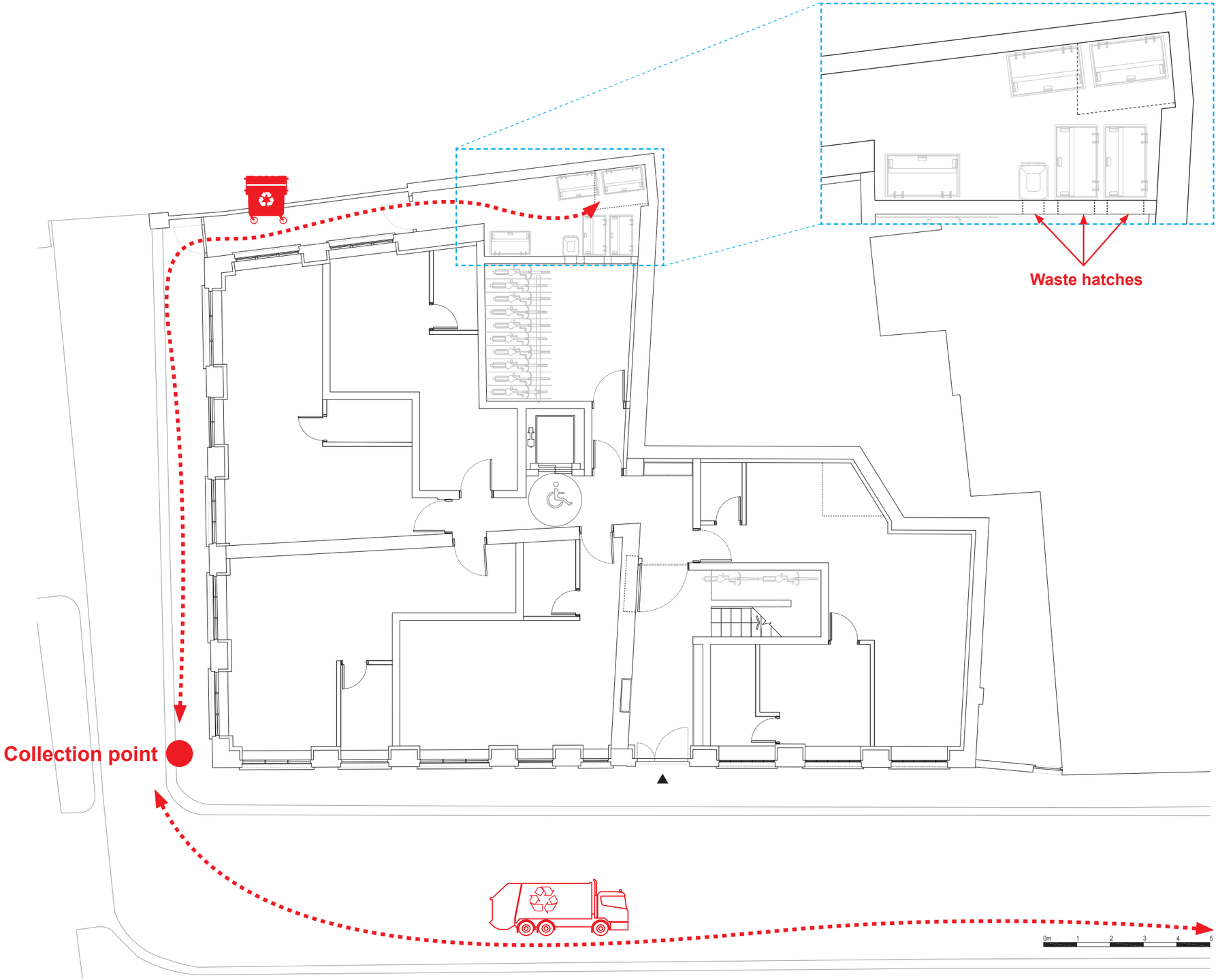


Diagram of refuse collection strategy

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