



**PARKER TOWER
43-49 PARKER ST
LONDON. WC2B 5PS**

Section 73 Application
for submission to
The London Borough of Camden
for

**Proposed minor amendments to
the layouts of the commercial areas
at basement, ground and first floor
levels and associated elevation
revisions.**

MAY 2017

Previous planning references -
2014/0176/P
2015/2988/P
2015/7249/P
2016/6606/P

N.B. THIS DESIGN AND ACCESS STATEMENT TO BE
READ IN CONJUNCTION WITH ALL OTHER APPLICATION
DOCUMENTS AND DRAWINGS AND VICE VERSA:

PREPARED BY
MOXLEY ARCHITECTS LTD.
ON BEHALF OF
BNP PARIBAS



MOXLEY
ARCHITECTS

47 Clapham High St
T+44 (0)20 7720 8968
www.moxley.co.uk

London SW4 7TL
F+44 (0)20 7627 2533
info@moxley.co.uk

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1.00 Executive Summary and Introduction:



1.00 Executive Summary and Introduction:

- 1.01 Moxley Architects Ltd have been commissioned by BNP Paribas to submit a Section 73 planning application, on behalf of Parker Tower Limited, to the London Borough of Camden for proposed minor alterations to the approved plan layouts of the commercial areas within the tower block at basement, ground and first floor levels.
- 1.02 The proposed changes to the plans have been generated by further discussion with fire consultants and the company that is taking the commercial space.
- 1.03 There have also been some very minor revisions to the ground floor residential area layout, primarily to the staff wc facilities. There are no changes proposed to the adjacent affordable housing block.
- 1.04 The amendments to the plans have also resulted in minor revisions to the elevations at ground and first floor levels only. These elevational amendments also pick up detailing amendments that have come to light during the working drawing programme. For example obscured glazing spandrels where floor slabs abut the face of the building.
- 1.05 There is one change proposed to the elevations that was not brought about by internal layout revisions. This is to the first floor north west elevation where an element of glazing has been introduced to provide natural light to the office space. The mullion spacing of this proposal follows the lines of the residential clear glazing directly above.
- 1.06 The living green wall remains in place on the north east elevation where the opaque glass slot windows have been turned through 90 degrees to run vertically so as to provide more internal diffuse light, provide a better and more consistent growing area for the green wall and to line the windows up with the fenestration elements with those on the tower above.
- 1.07 The basement plan and all the elevations were the subject of a recent application (reference 2016/6606/P) submitted by Moxley Architects in December 2016 for revisions to the unit numbers and mix. That application has been approved subject to a Section 106 agreement.
- 1.08 This application is primarily made up of the Moxley Architects drawings that formed part of the December 2016 application, other than the ground and first floor plans that were prepared by A&Q and were approved under S73 planning reference 2015/7249/P.
- 1.09 Elevational changes in application reference 2016/6606/P were limited to the changes proposed at the upper levels (6th, 7th, 11th, 12th and 13th floor levels). This application regularises the elevation proposals for the ground and first floor levels.
- 1.10 A full list of the approved and the proposed drawings for substitution is attached at Section 2.00.
- 1.11 The details of the proposed changes to the plans and elevations are given in Sections 3.00 and 4.00 respectively.

2.00 Drawings for Substitution: (Tower block only).

- 2.01 The following drawings noted as approved are to be substituted with those listed as proposed.
- 2.02 Full details of the proposals for both the plans and the elevations are given in Sections 3.00 and 4.00 respectively.
- 2.03 The proposed amendments to the plans have been generated by further input from fire consultants and from the company that is taking the commercial space.
- 2.04 The elevational changes have been brought about by the internal plan changes as well as one proposed change to the glazing layout on the north west elevation and the proposal to turn the three opaque glazed slot windows on the north east elevation through 90 degrees.

2.05 Substitution drawing schedule:

FLOOR PLAN:	APPROVED: (A&Q Partnership or Moxley Architects)	PROPOSED: (Moxley Architects)
Basement	768.1-1.001 (app. ref 2016/6606/P)	768.1-1.001 A
Ground Floor	15125Ax00P1000A (app. ref 2015/7249/P)	PAR.MOX.2000
First Floor	15125Ax01P1001A (app. ref 2015/7249/P)	PAR.MOX.2001

ELEVATIONS: (N.B. all approved drawings are under app. ref 2016/6606/P)

South	768.1-4.001	768.1-4.001 A
South west	768.1-4.002	768.1-4.002 A
North west	768.1-4.003	768.1-4.003 A
North	768.1-4.004	768.1-4.004 A
North east	768.1-4.005	768.1-4.005 A
South east	768.1-4.006	768.1-4.006 A

3.00 Tower - Approved and Proposed Plans:

3.00 General.

- a. The following notes detail the proposed amendments to the approved plans for which we are seeking substitution and approval via Section 73 of the Town and Country Planning Act.
- b. The notes are given to assist officers in assessing the proposals.
- c. There are no proposed amendments to the layouts of the affordable housing block.

3.01 Basement.

- a. The corridor route through the approved storage spaces to the south west (bottom left) corner of the basement is amended to allow access to the space originally allocated for mechanical plant at the extreme bottom left. As the area is no longer required for plant this space is proposed to become residential storage space or potentially be allocated to the commercial areas for their additional storage, bike racks, shower and wc facilities.
- b. There are no amendments proposed to the sub-basement area.

3.02 Ground Floor.

- a. Ventilated lobby shown to the escape route on the north side of the building as required by the fire consultant.
- b. Commercial stair reconfigured to maximise space at ground floor level.
- c. The three windows on the north east elevation turned through 90 degrees to make them vertical. These windows will still be glazed with opaque glass. The change is made to -
 - i. Bring more natural light to the work surface level.
 - ii. Provide a more consistent growing area for the green wall.
 - iii. To line up the windows with the fenestration elements with those on the tower above so as to provide a visual connection.
- d. Commercial refuse storage, shower and disabled wc facilities added.

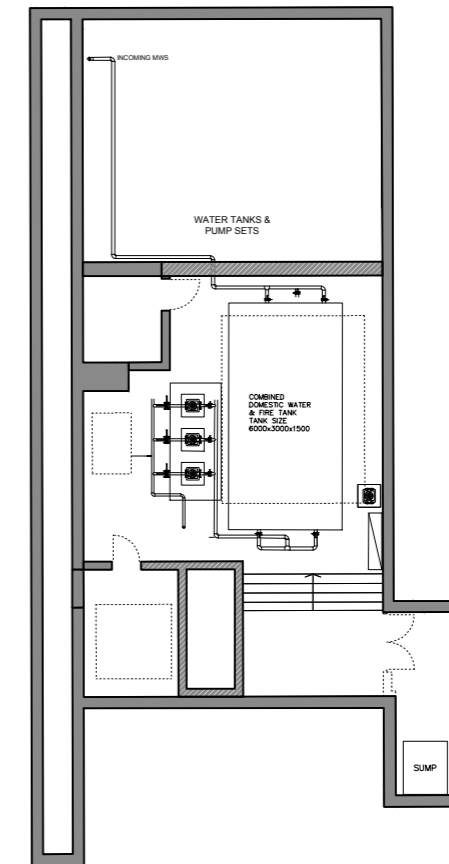
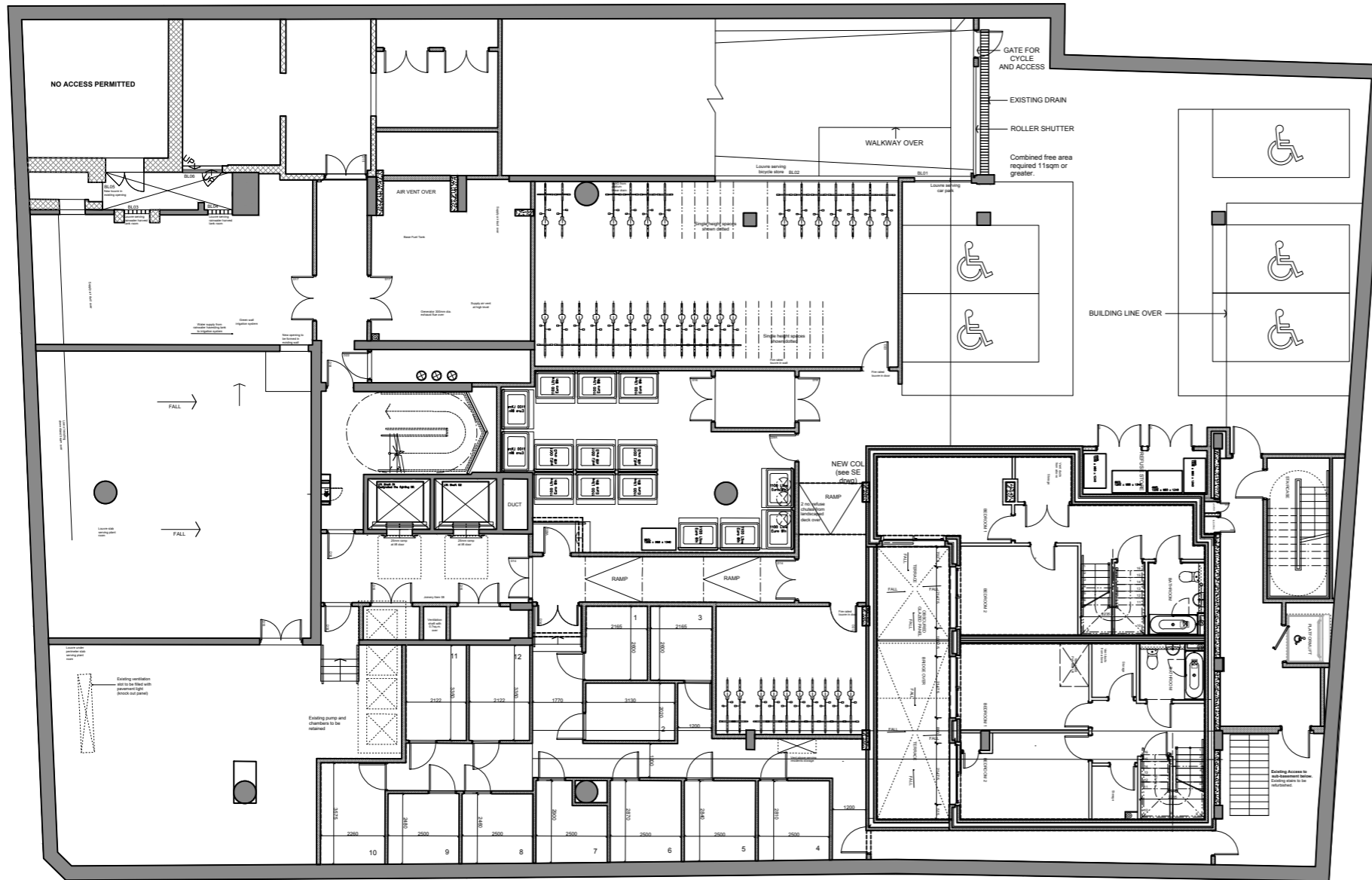
3.03 First Floor.

- a. Ventilated lobby shown to the escape route into the central staircase as required by the fire consultant.
- b. The glazed wall at the top of the stair has been moved back to the column line to give clarity of usable space within the office area and to enhance the spatial quality of the void over the commercial entrance space.
- c. The three windows on the north east elevation turned through 90 degrees to make them vertical. (Also refer notes at 3.02 c above).
- d. An element of glazing has been introduced to provide natural light to the office space on the north west elevation. The mullion spacing of this proposal follows the lines of the residential clear glazing directly above.

Approved Section 73 Basement Level Plan:

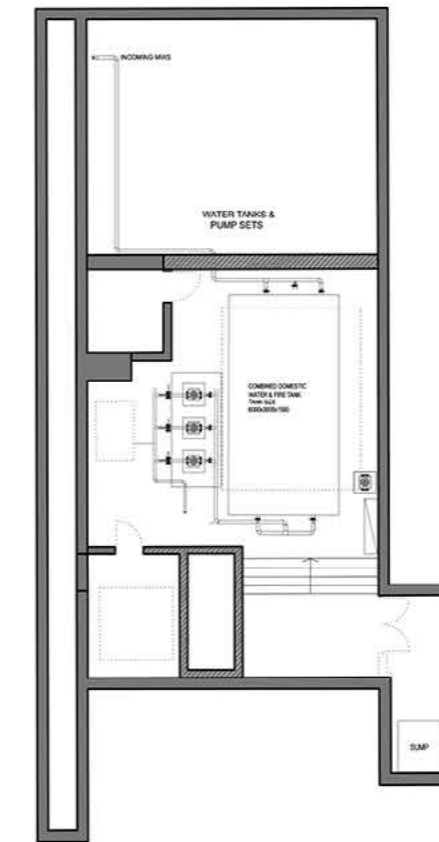
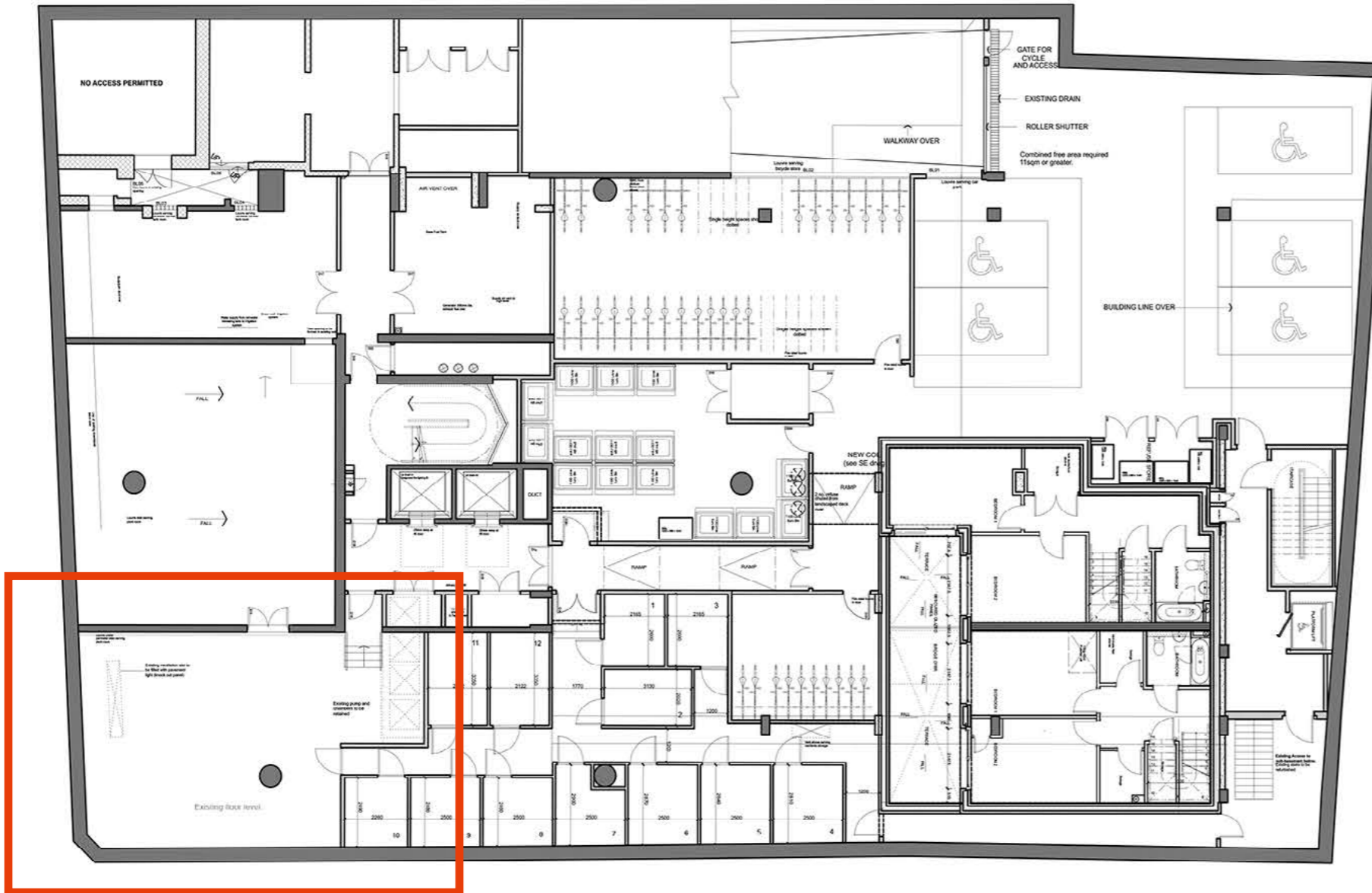
DO NOT SCALE OFF THIS DRAWING
 REPORT ALL ERRORS AND DISCREPANCIES
 TO THE ARCHITECT PROMPTLY.
 © Moxley Architects Ltd 2001.

Plan as
 approved
 under
 Camden
 reference
 2016/6606/P



Client: BNP Paribas		
Job: PARKER TOWER 43-49 Parker St London WC2B 5PS		
Drawing Title: Proposed Basement		
Issue Date: Nov 2016	Scale: Scale 1:200 @A3	Drawn:

MOXLEY ARCHITECTS LTD 47 Clapham High St, London SW4 7TL Tel: 020-7720-8968 Fax: 020-7627-2533 info@moxley.co.uk	
Drwg No.:	768.1-1.001
File Ref.:	769 / Planning



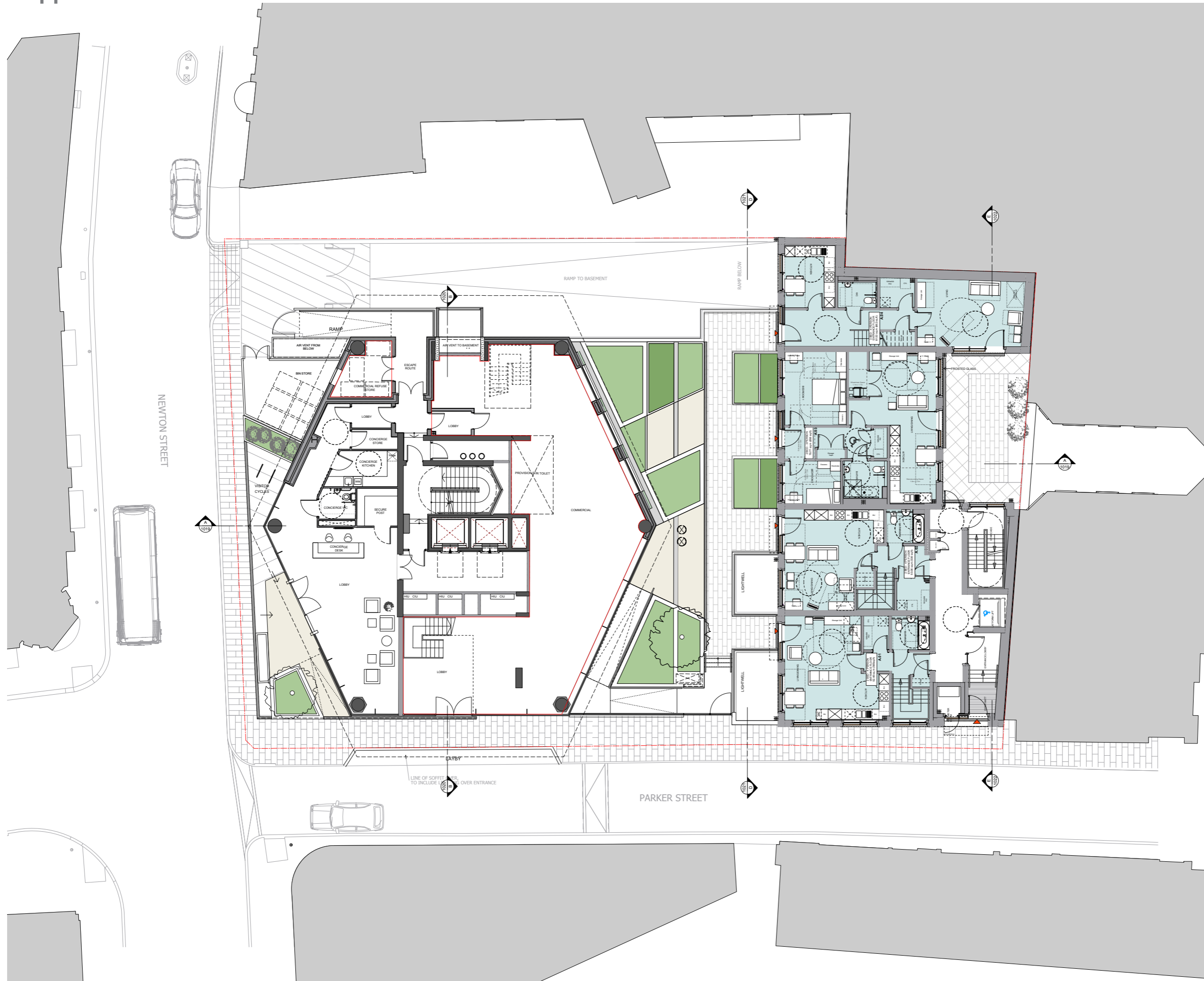
Sub-basement unaltered.



Proposed Amendment To Section 73 Basement Level Plan (outlined in red).
Corridor route through the approved storage spaces continued through to the area originally allocated for plant space. As the area is no longer required for plant, this space is proposed to become residential storage space or potentially be allocated to the commercial areas for their additional storage, bike racks, shower and wc facilities.

Client: BNP Paribas		MOXLEY ARCHITECTS LTD 47 Clapham High St, London SW4 7TL Tel: 020-7720-8968 Fax: 020-7627-2533 info@moxley.co.uk	
Job: PARKER TOWER 43-49 Parker St London WC2B 5PS			
Drawing Title: Proposed Basement		Drwg No.: 768.1-1.001 A	
Issue Date: April 2017	Scale: Scale 1:200 @A3	Drawn:	File Ref.: 769 / Planning

Approved Section 73 Ground Floor Plan:



DIMENSION AT ORIGINAL SHEET SIZE
 Contractors must check all dimensions on site. Only figured dimensions are to be worked from.
 Discrepancies must be reported to the Architect before proceeding. © This drawing is Copyright

Plan as approved under Camden reference 2015/7249/P

PLANNING

REVISION	DRN	CHKD	DATE
Issue for planning	K/C	KC	12/08/15
Rev A - Updated planning issue	MP	AQP	11/12/15



CLIENT
 BNP Paribas Real Estate

PROJECT
 Parker Tower
 Covent Garden, London

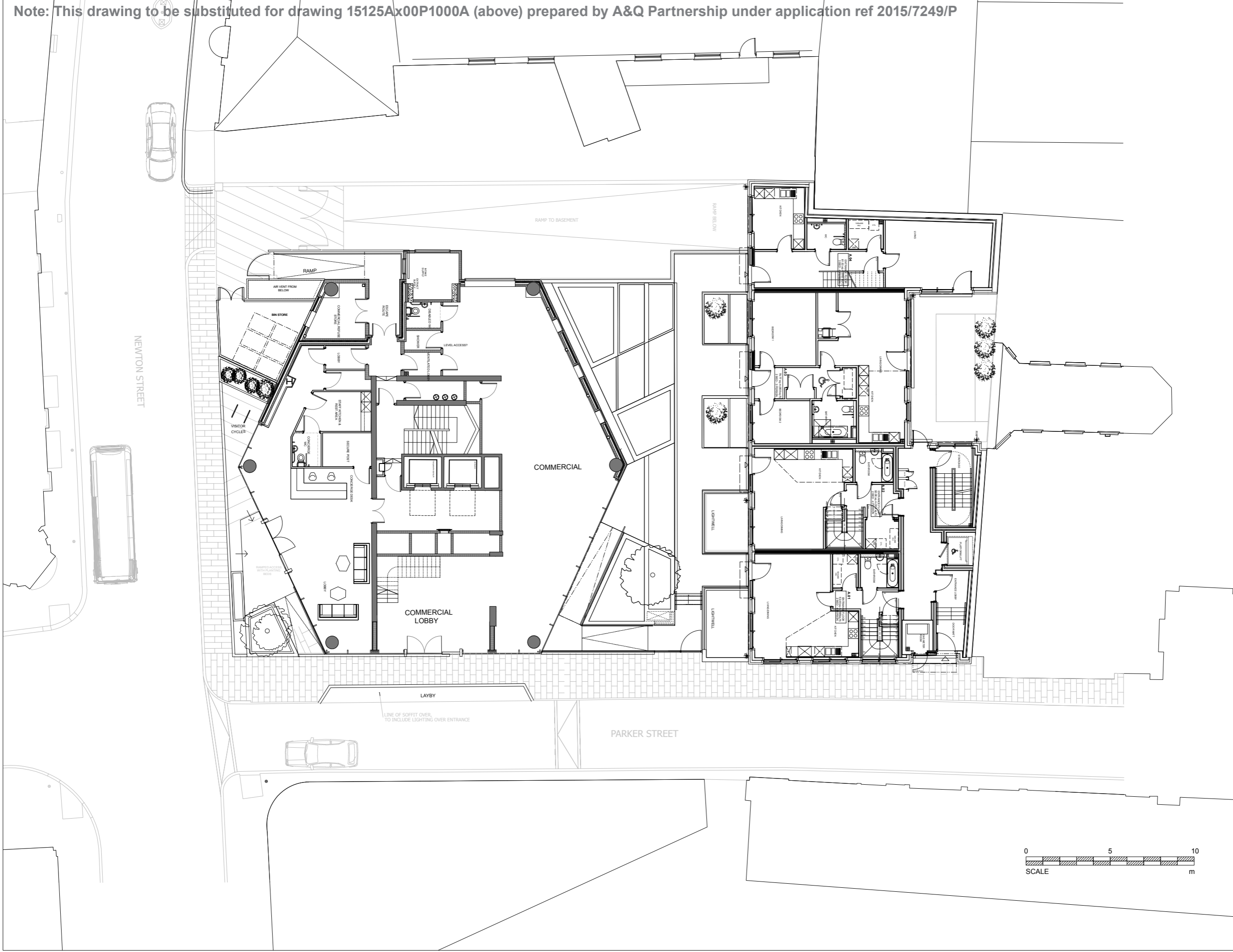
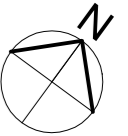
DRAWING
 Proposed Ground Floor Plan

SCALE 1:100 @ A1 DATE June 2015

DRAWING No. 15125Ax00P1000 DRAWN BY MP REVISION A

A&Q PARTNERSHIP (LONDON) LTD
 THE LUX BUILDING, 2-4 HOXTON SQUARE, LONDON N1 6 NU
 Tel: 020 7613 2244 Fax: 020 7613 2642 Email: london@aqp.co.uk
 ARCHITECTURE DESIGN MASTERPLANNING INTERIORS

Note: This drawing to be substituted for drawing 15125Ax00P1000A (above) prepared by A&Q Partnership under application ref 2015/7249/P



No	Date	By	Comments

Revision Notes
Status:

PLANNING

MOXLEY ARCHITECTS
 47 Clapham High St London SW4 7TL www.moxley.co.uk
 T +44 (0) 7720 8968 F +44 (0) 7627 2538 E info@moxley.co.uk

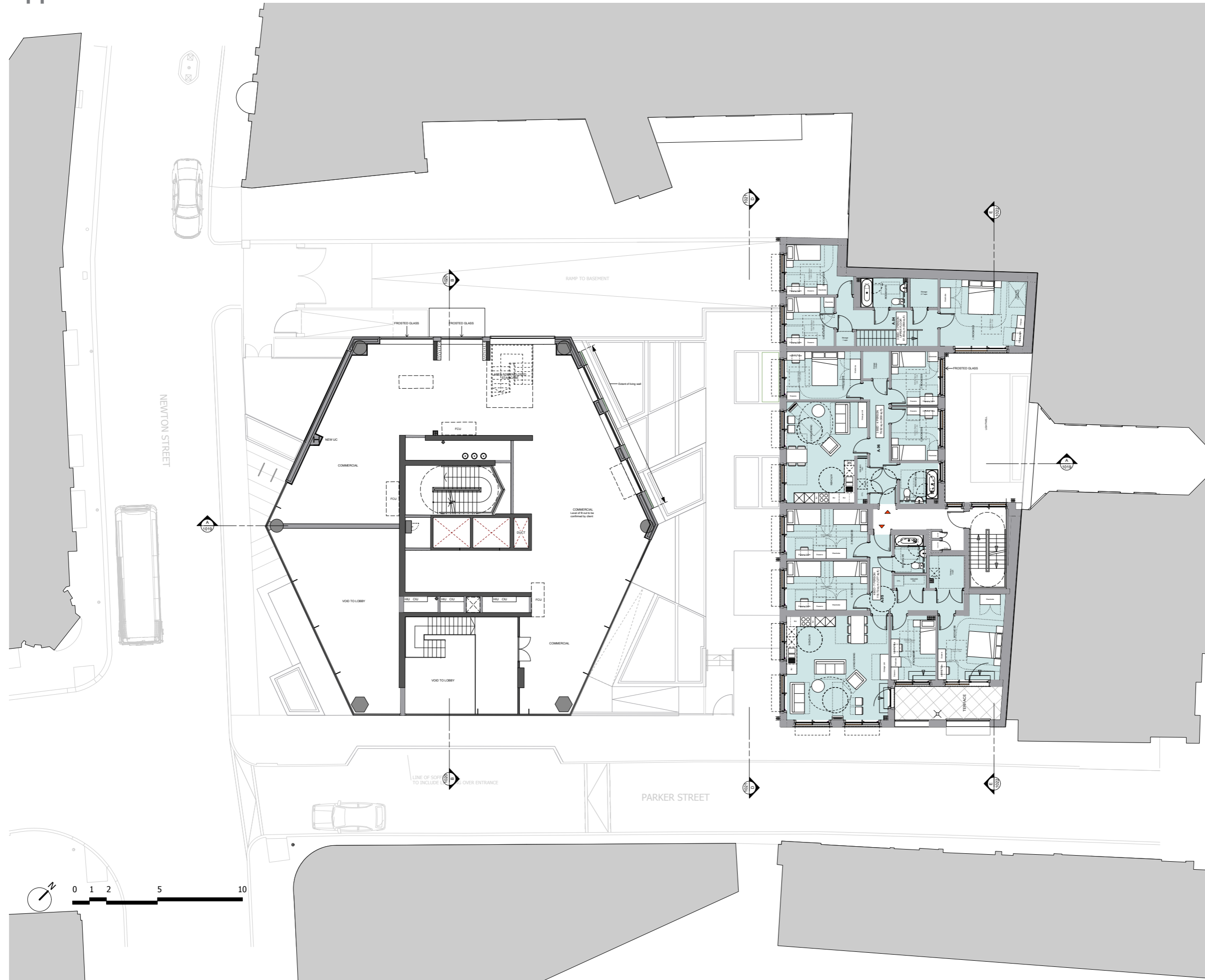
Client:
GROUPE LEGENDRE UK

Project:
PARKER TOWER
43-49 PARKER STREET
LONDON
WC2B 5PS

Drawing Title:
TOWER
PROPOSED GROUND FLOOR PLAN

Scale: 1:100 @ A1			
Date:	Drawn:	Chkd:	
Project:	Issuer:	Number:	Rev:
PARMOX2000			
MAL project file: 768 Parker Tower			

Approved Section 73 First Floor Plan:



DIMENSION AT ORIGINAL SHEET SIZE
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Plan as approved under Camden reference 2015/7249/P

PLANNING

REVISION	DRN	CHKD	DATE
Issue for planning	KrC	KC	12/08/15
Rev A - Updated planning issue	MP	AGP	11/12/15



CLIENT
 BNP Paribas Real Estate

PROJECT
 Parker Tower
 Covent Garden, London

DRAWING
 Proposed First Floor Plan

SCALE 1:100 @ A1 DATE June 2015

DRAWING No. 15125Ax01P1001 DRAWN BY REVISION A

A & Q PARTNERSHIP (LONDON) LTD
 THE LUX BUILDING, 2-4 HOXTON SQUARE, LONDON N1 6NU
 Tel: 020 7613 2244 Fax: 020 7613 2642 Email: london@aqp.co.uk
 ARCHITECTURE DESIGN MASTERPLANNING INTERIORS

