



ALTERATIONS TO CHIMNEYS AT THE HAWLEY ARMS PUB

Design and Access Statement

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Summary

This Design and Access Statement has been written in support of a planning application for the alteration of a shared chimney between the approved Hawley Wharf Masterplan development, application number 2012/4628/P, along Castlehaven Road and the property at 2 Castlehaven Rd, The Hawley Arms Pub.

Whilst the amendment to the chimney impacts upon the Hawley wharf Masterplan development, it falls outside of the site. Accordingly, it is dealt with as a stand alone application to which a separate red line relates.

Due to the new height of the adjacent block of the approved scheme, the existing chimney for The Hawley Arms Pub needs to be raised to a min. of 600mm higher than the adjacent parapet for the new scheme, to allow the chimney to conform with the building regulations approved documents.

There will be no alterations to any of the internal spaces in the pub, and no effects to the existing facade thereby no alterations to the existing access.

Please consider the contents of this report in conjunction with the full application and accompanying documents.

Party Wall

As the chimney sits along the boundary line between the two properties, both owners have been consulted and agreed the final proposal within the application.

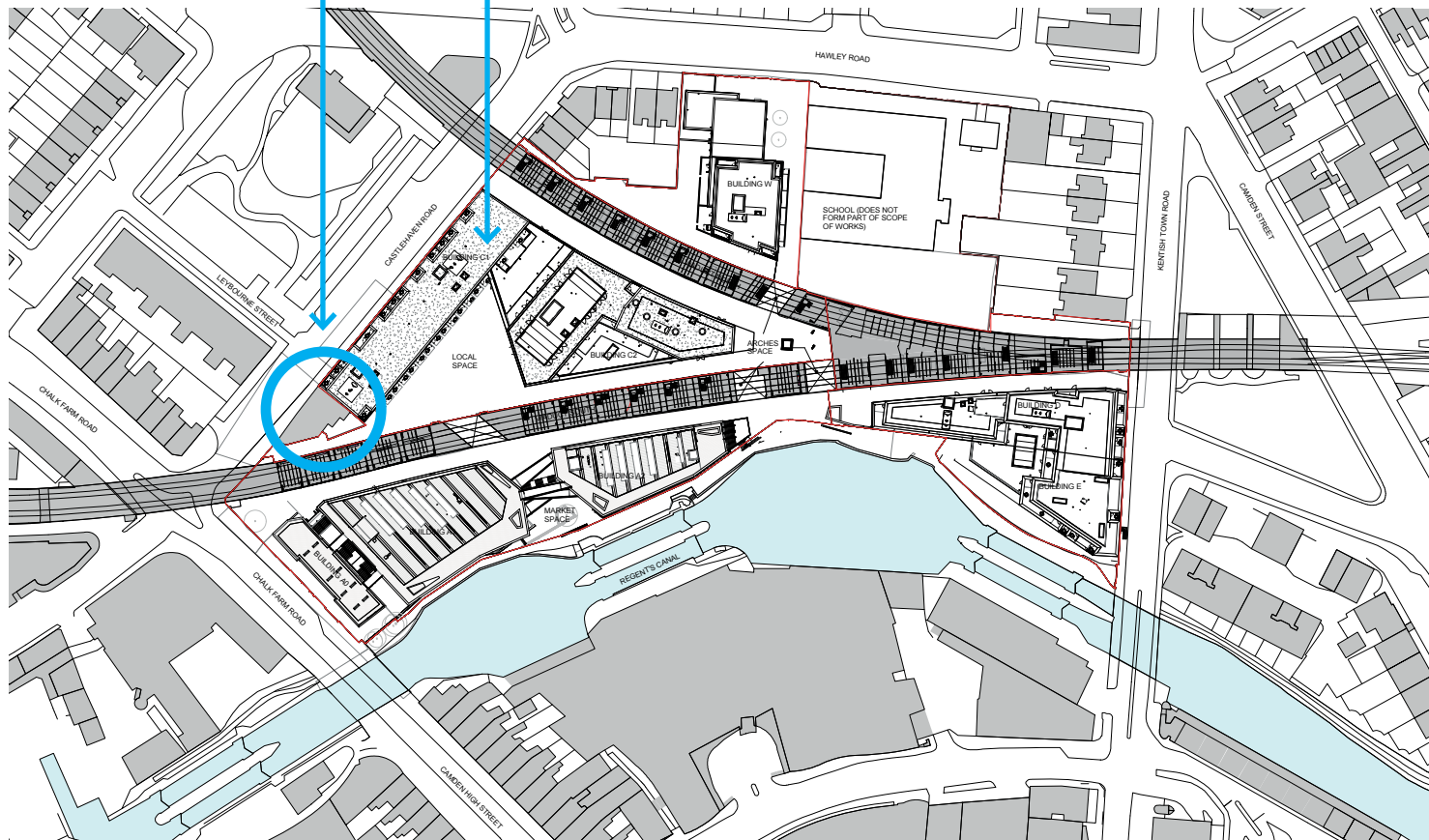
1.0 Context

Location

At the western end of the approved scheme along Castelhaven Road, the existing chimneys on the shared boundary line will need to be altered. The existing envelope and facade of The Hawley Arms Pub will remain as existing.

The Hawley Arms Pub

Approved Scheme

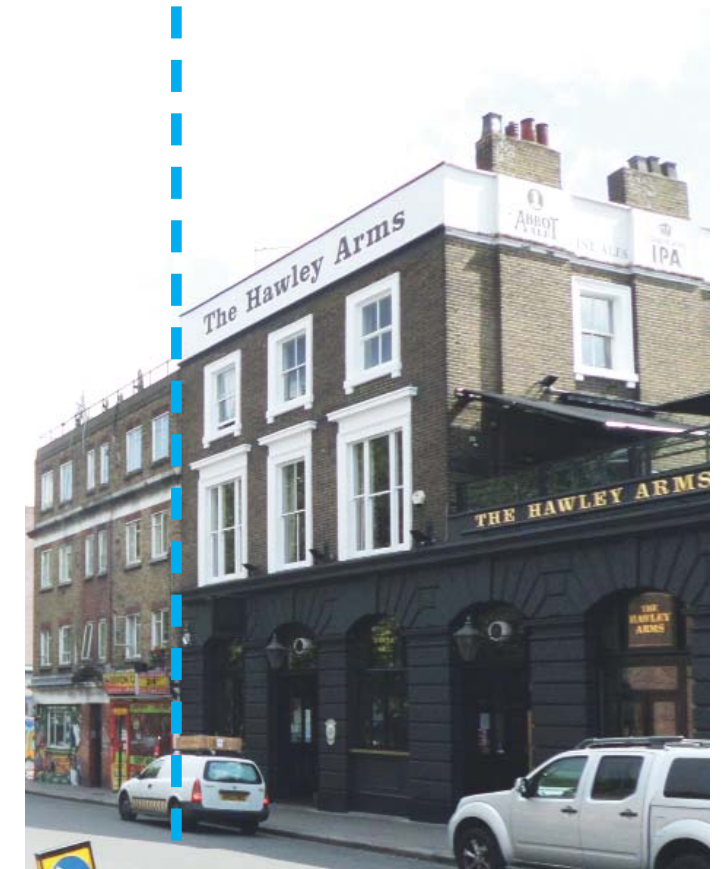


The Hawley Arms Pub

Approved Scheme



Shared Boundary line



2.0 Design Options

Options

To reason to alter the chimneys were to first satisfy the requirement for the termination height of the chimney to be a min. 600mm higher than the adjacent parapet. Another reason for the adjustment was consideration of how the new building abuts the chimneys along with how the chimneys will be viewed from the street.

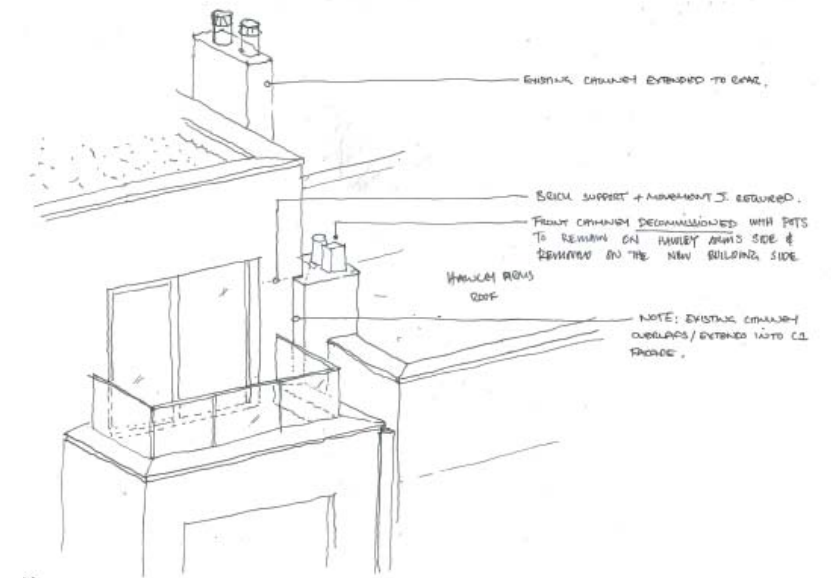
Options were reviewed and considered under these factors. Both property owners agreed to progress with Option 1.



Existing condition of Chimneys

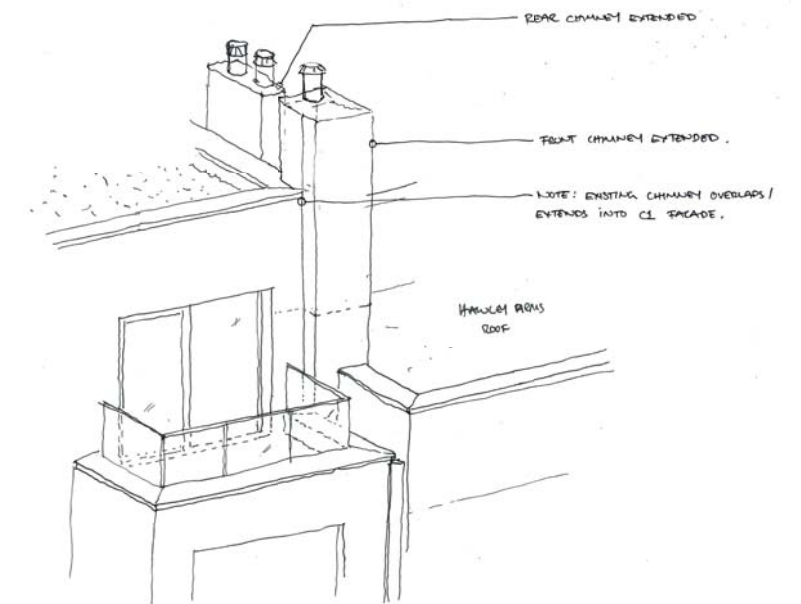
Option 1

- front chimney is decommissioned and remains as existing
- rear chimney is extended



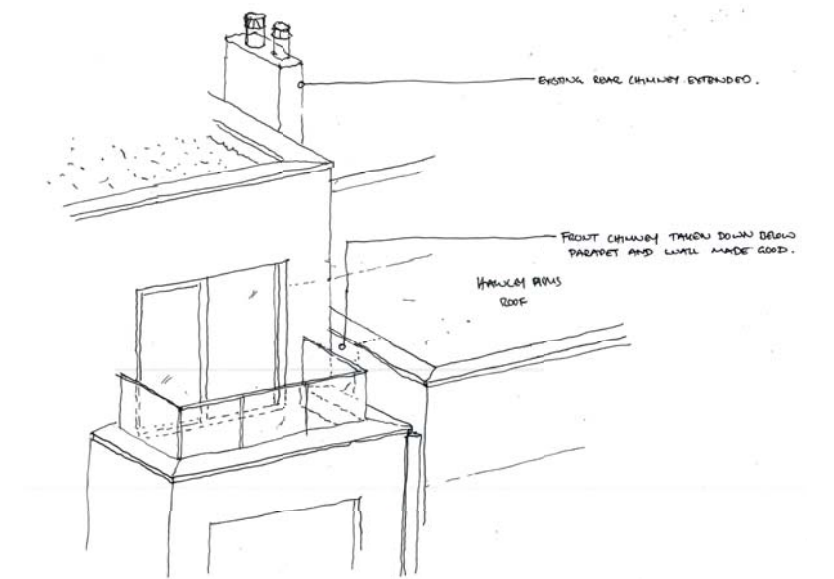
Option 2

- front chimney is extended
- rear chimney is extended



Option 3

- front chimney is decommissioned and existing chimney is removed
- rear chimney is extended

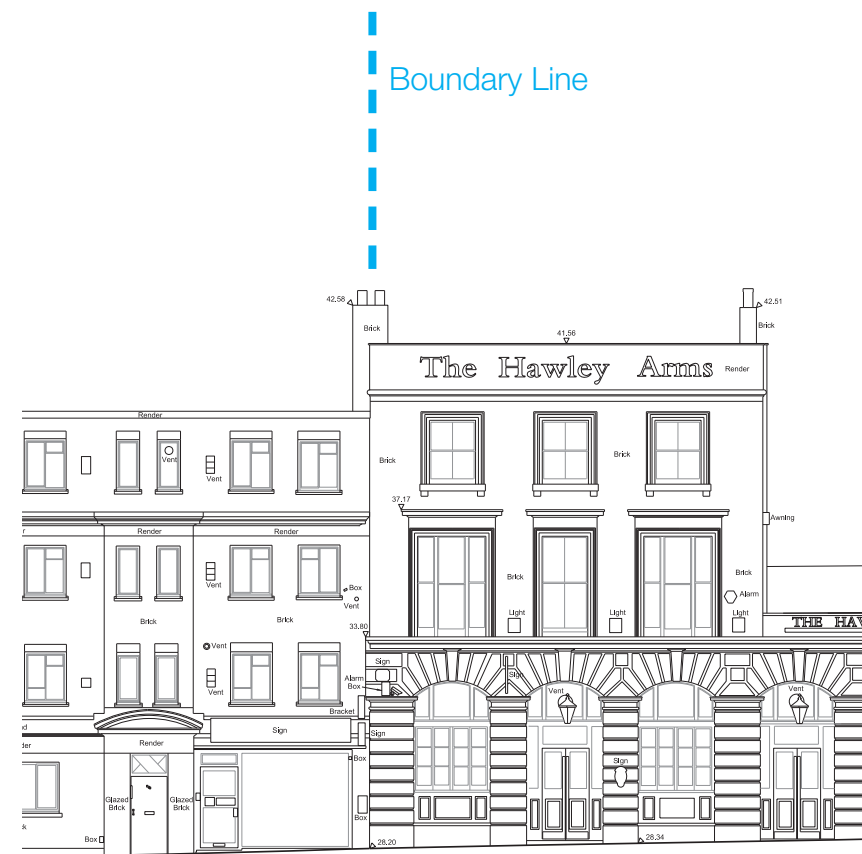


3.0 Proposed: Stages of Development

Stages of Development

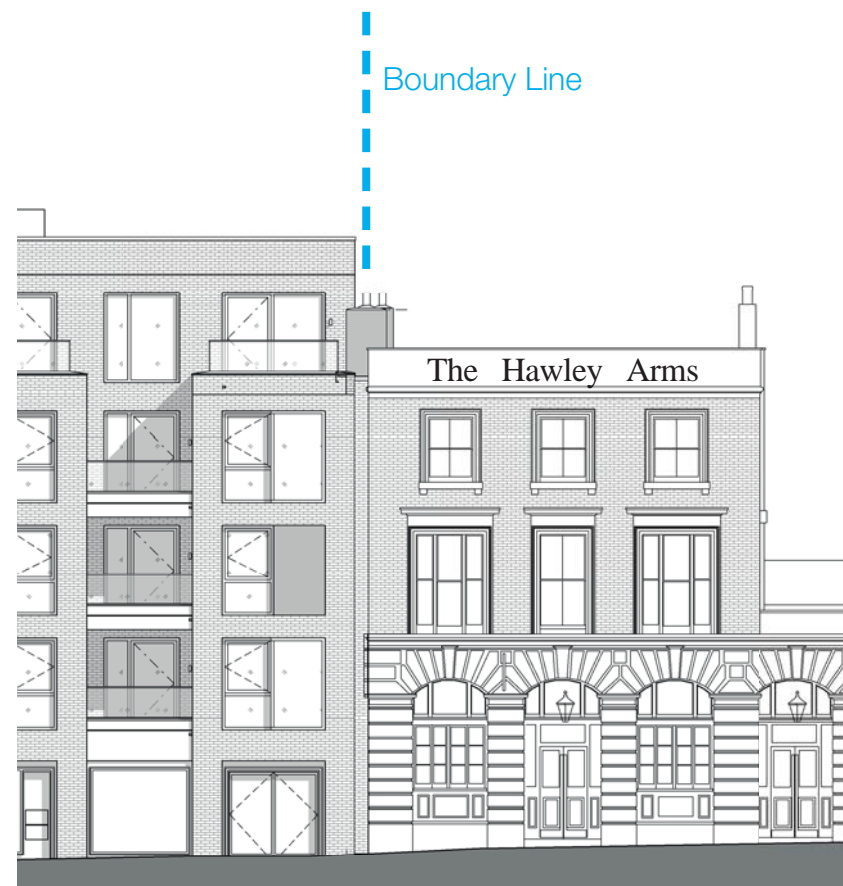
The below shows the shared boundary wall at 3 stages:

01. Existing i.e. current position prior to approved scheme being constructed.
02. The approved scheme with the existing chimneys in place.
03. The approved scheme with the proposed chimneys in place.



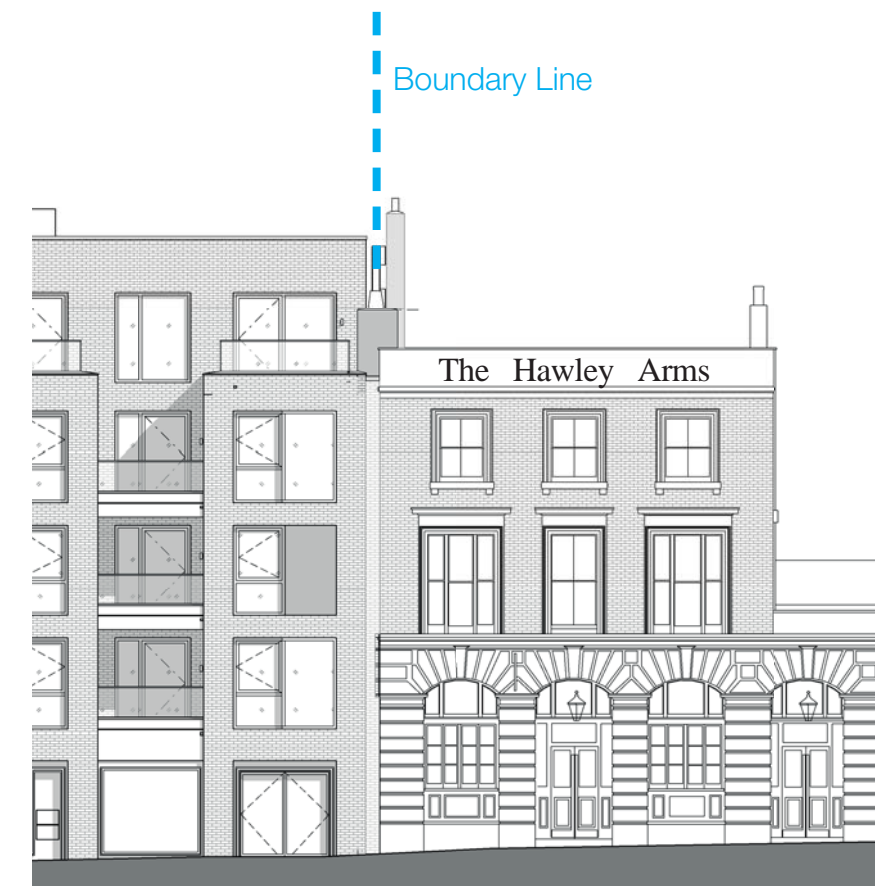
Elevation along Castlehaven Rd.

Before the approved scheme



Elevation along Castlehaven Rd.

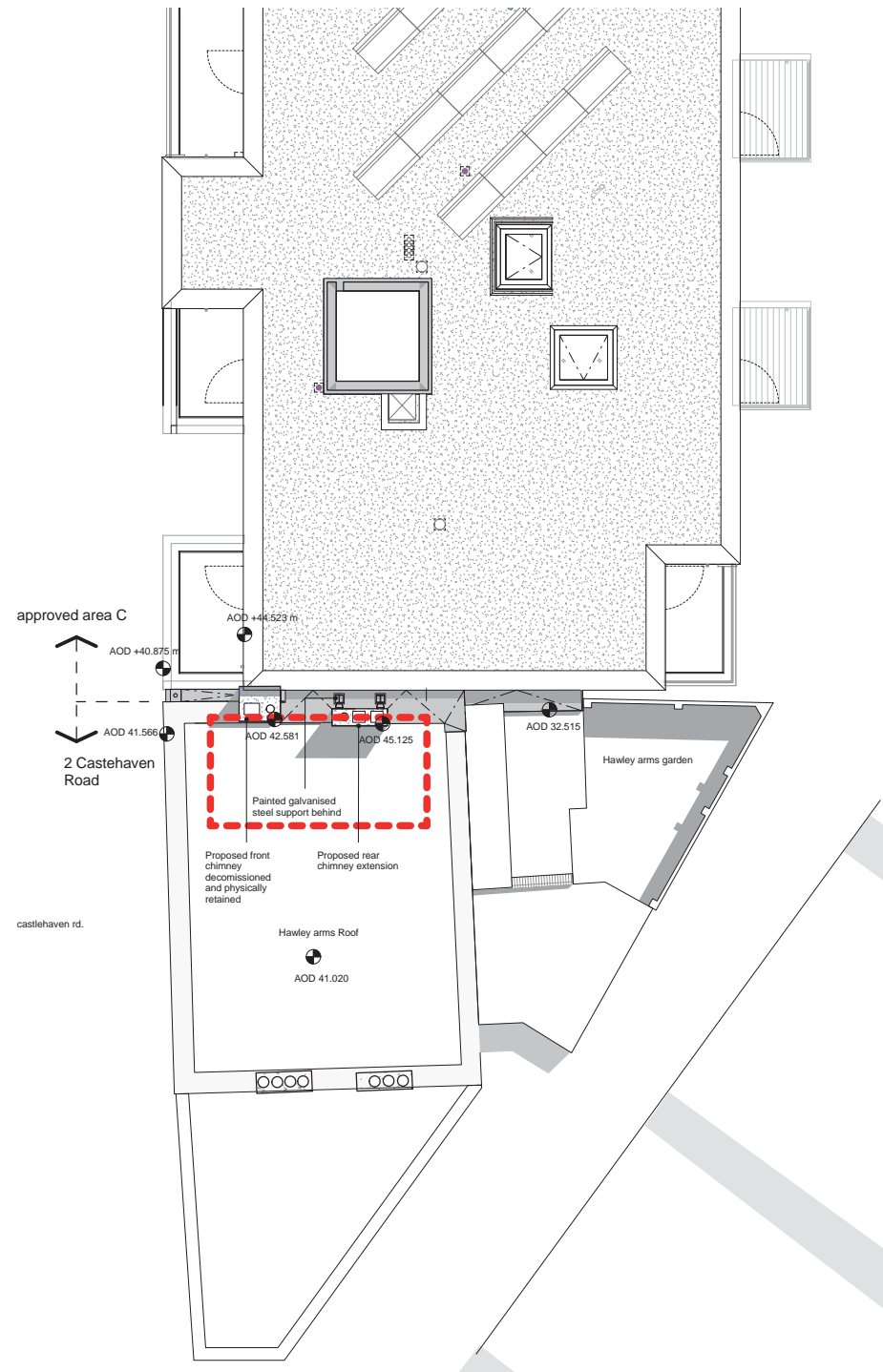
Approved scheme with existing chimneys



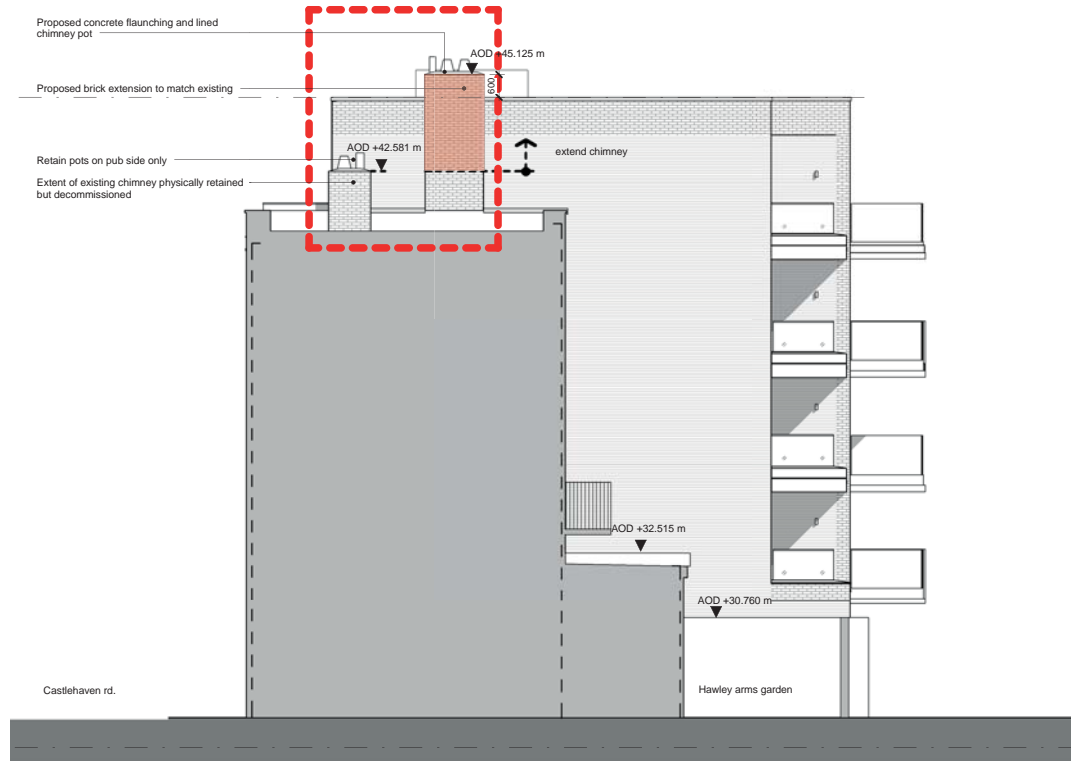
Elevation along Castlehaven Rd.

Approved scheme with proposed chimney alterations

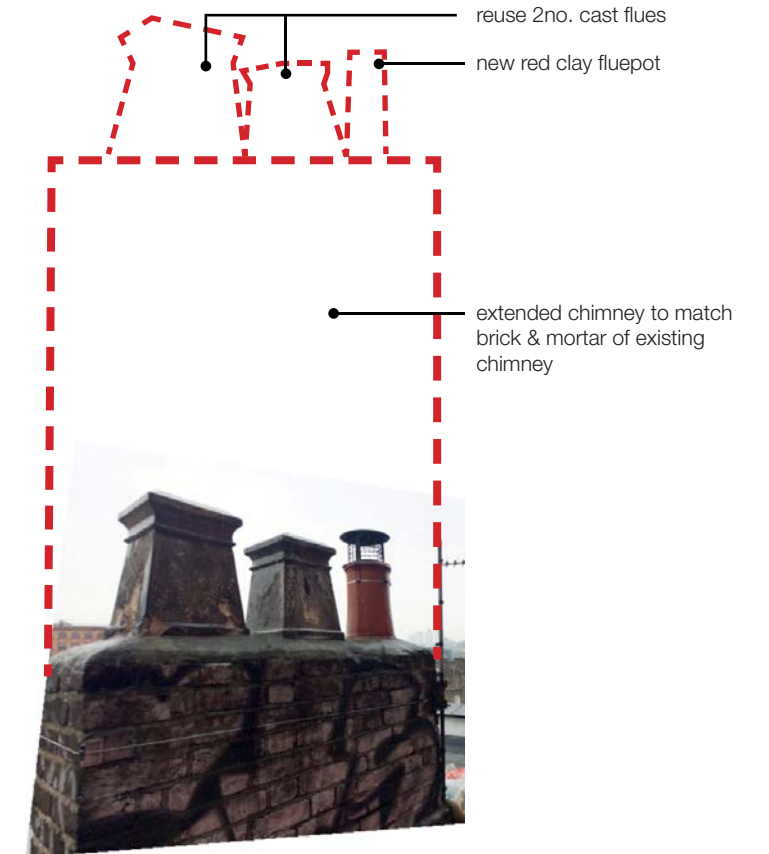
4.0 Proposed: Detail Design



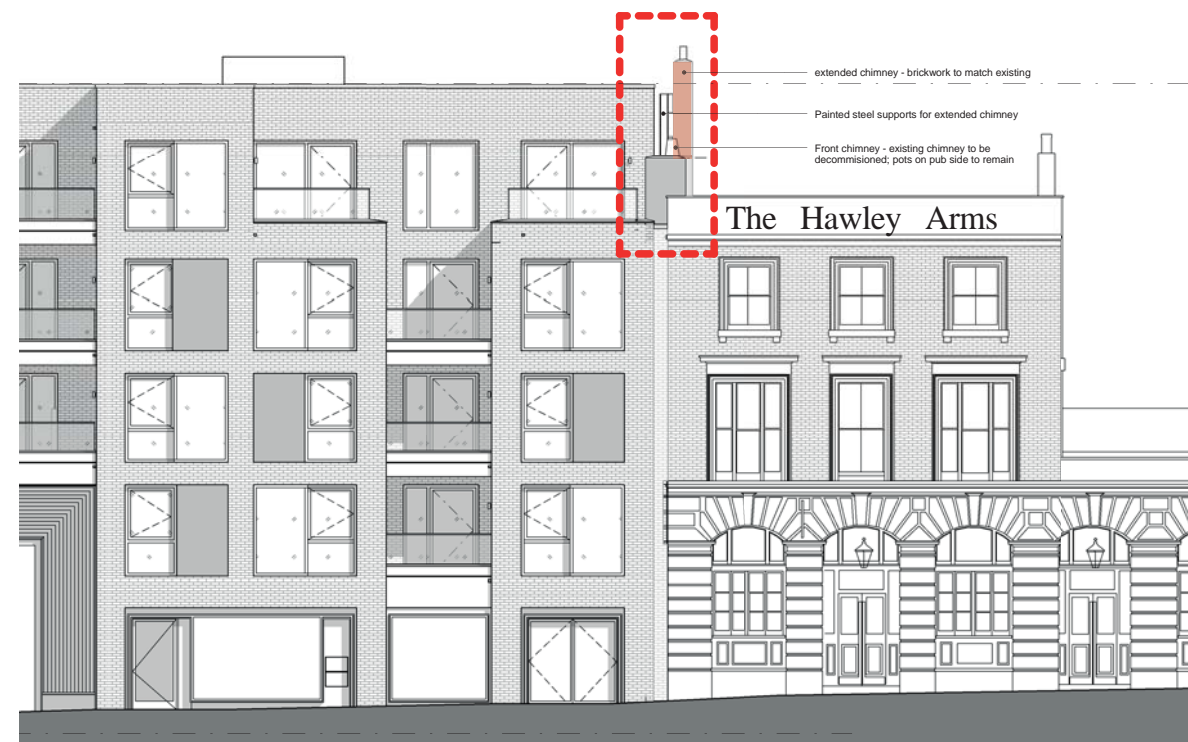
Plan of Chimney Alteration



Section through Hawley Arms

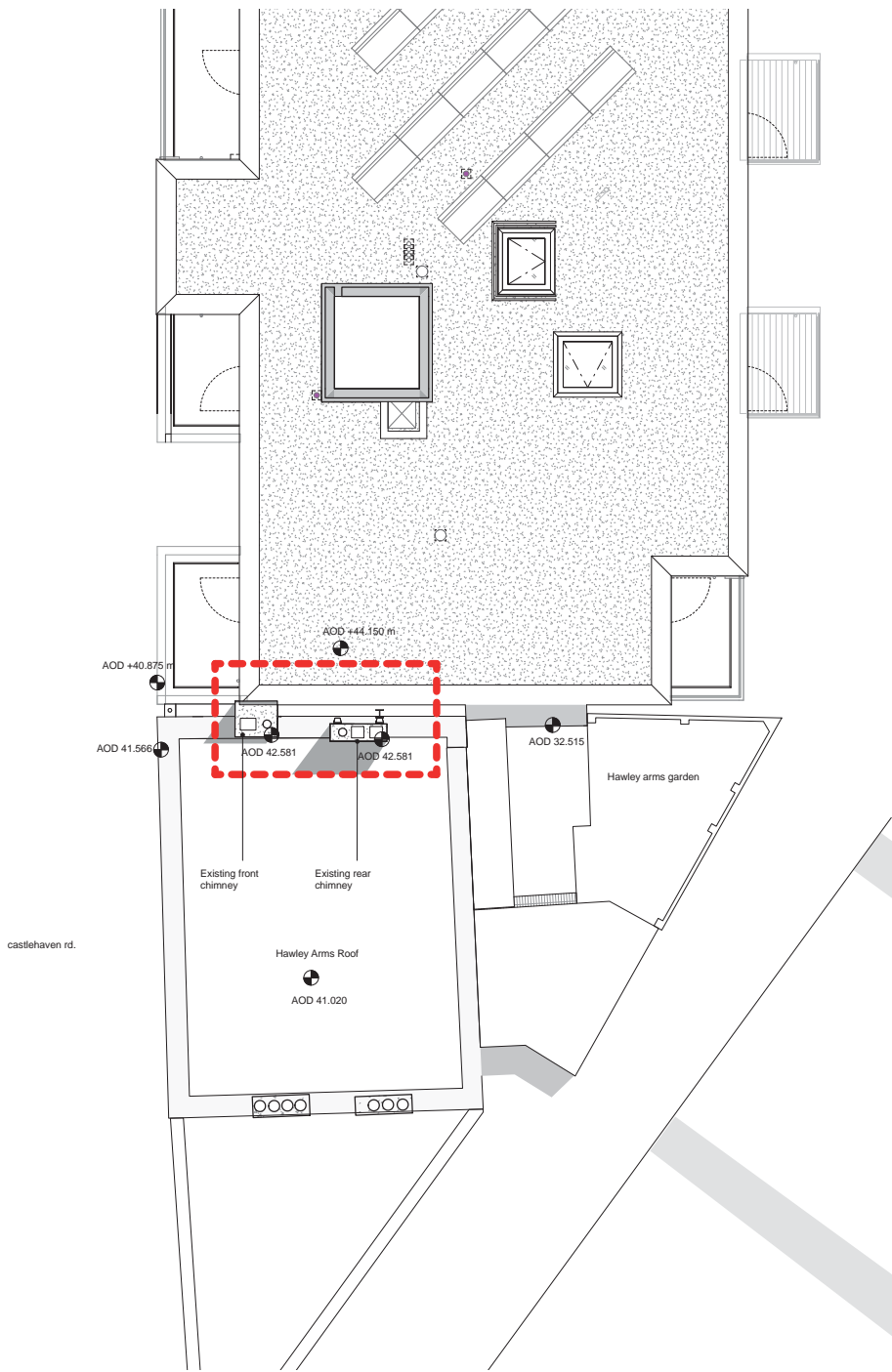


Materials

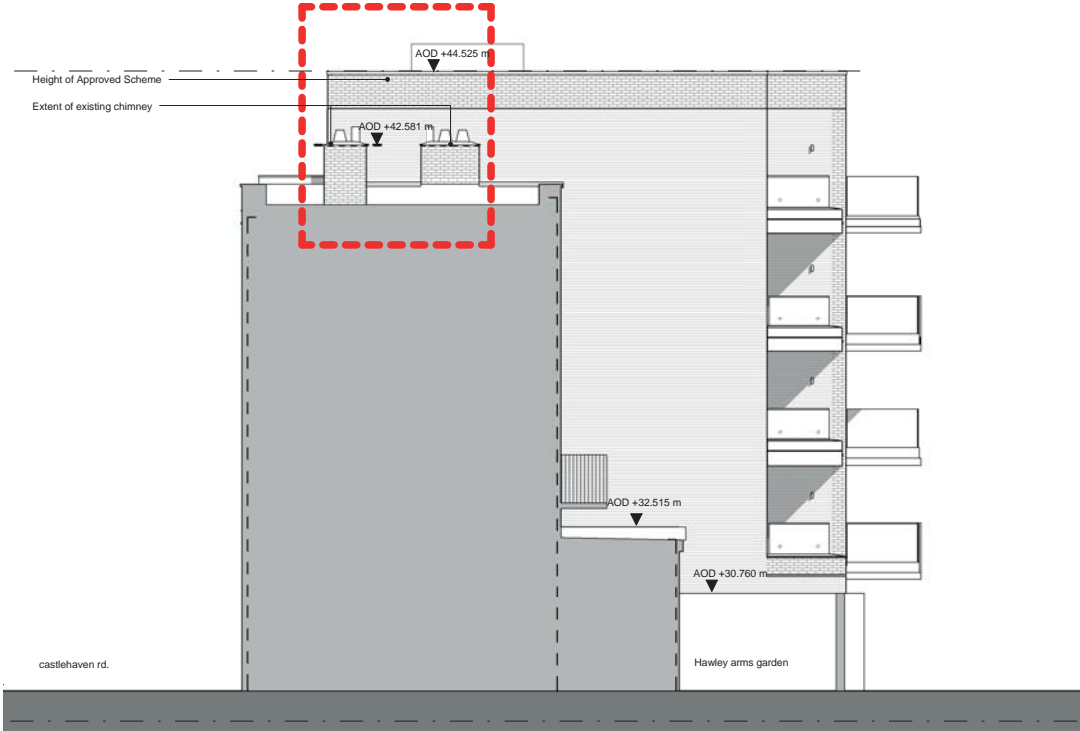


Elevation along Castlehaven Road

5.0 Existing Chimney



Existing Plan



Existing Section through Hawley Arms



Existing Elevation along Castlehaven Road

