

INTRODUCTION

P 02

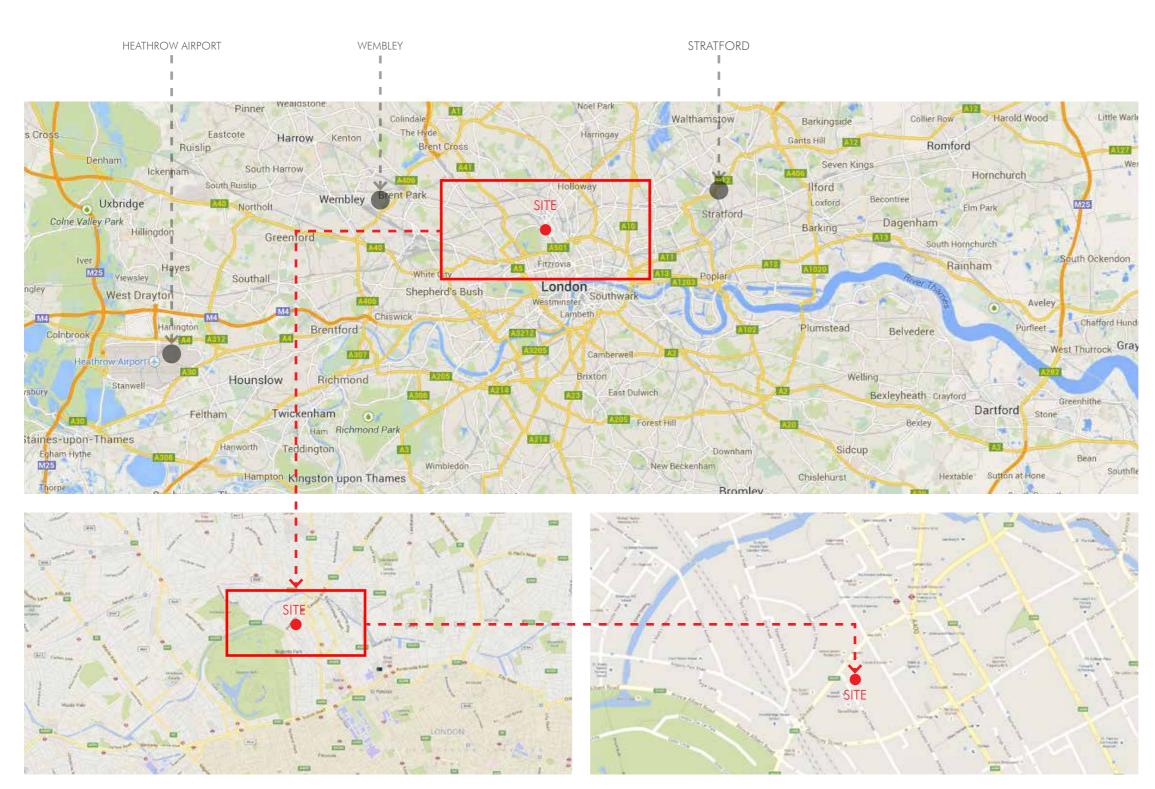
This document is submitted in support of the proposal for the refurbishment and extension of the existing offices at Ort House 120-126 Albert Street, London NW1 7NE.

The design includes new services installation, new plant and technical spaces located in the lower ground floor and the third floor. The proposal provides a new arrangement of the entrance providing an internal double height reception space and the creation of a lightwell at the lower ground floor to create usable office accommodation to replace the redundant plant areas.

The existing amenity space will be maintained and reinforced with supplementary landscaping as well as cycle storage, refuse and recycling area with direct access off Arlington Road.

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Located in Camden Town in the London Borough of Camden approximately 2.8 miles North of Central London, the existing building is the Ort House. The 0.53 acre (0.21 ha) site is situated between Albert Street and Arlington Road.

Being well served by public transport, the property is in a sustainable location. Camden Town Tube station is found 0.23 miles - under 10 minutes walk - to the north east (circa 14 minutes to London Bridge and London Blackfriars; circa 10 minutes to Charing Cross station).

Additionally, numerous bus routes serve the area.

Similarly, the site is well located to commercial, shopping, offices/ activities and leisure areas.







The PTAL map (Figures are based on TfL's strategic forecasting tools) sets the site in a 6a zone, one level below the max accessibility.

The adjacent maps show the public transport and the suggested cycle routes around the site.

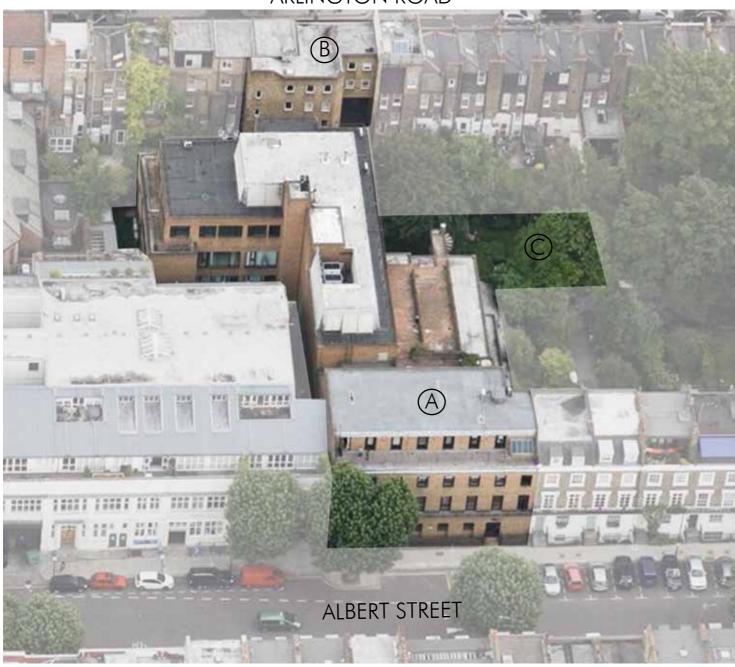
Parkway, located at the North of the site, is one of the main links between Regent Park and Camden Town and it's also an important commercial road.





MAP OF SUGGESTED CYCLE ROUTES

ARLINGTON ROAD



VIEW TO THE EAST



NORTH



SOUTH



WEST

Situated in the borough of Camden, Ort House is located at the north end of Albert Street. The building is part of a mixed use 1970's development (with a service entrance from Arlington Road). Ort house (A) is predominantly a brick clad building arranged over lower ground, ground, and three upper floors. There is residential accommodation at second and third floor levels of the front facade block onto Albert Street with commercial within the remainder of the building. The separate residential building (B), although not part of this application, was constructed at the same time and fronts Arlington Road.

The existing employment accommodation is arranged as a number of interconnected rooms with associated WC facilities. The accommodation includes a number of redundant facilities including a lecture theatre, the seminar rooms, the library and the catering functions with little external light that presently provides an inefficient and poor working environment.

The existing building is not listed although the site is situated within the Camden Town Conservation Area (01/11/1986.

The building was designed by Sheppard Robson architects in 1973-76.

The proposal is to create an efficient and high quality B1 office environment that will be suited to 21st century occupants.

There is an existing open car park at ground level with access from Arlington Road.







1946-65 - LONDON PLAN (Plan B)



Ordinance Survey - First Series, 1805-1869

The site is located on Albert Street with service access from Arlington Road.

The sequence of the historical maps reports the gradual process to reach the current morphology and streetscape.

The site is near to Regents Park (at west), the regents Canal (which flows to the north of the Conservation Area) and the Centre of Camden Town (North East).

Arlington Road and Albert Street, remained undeveloped building plots until the railways arrived in the 1830's and generated increased speculative development.

From this period on everything changed rapidly: Shops were built on the front gardens of the terraces fronting the High Street, new public houses and hotels opened. The area attracted transient residents and provided cheap lodgings, work, and entertainment.

SITE ANALYSIS

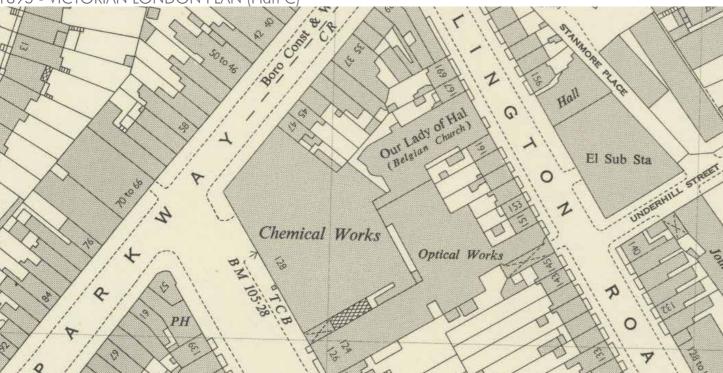
(Block between Arlington Road Parkway, Albert Street and Mornington Street to the south).

Albert Street, Arlington Road and Mornington Street are mainly residential, with terraces houses.

Most of the original 19th terraced houses remain to the south of the site, with the best-preserved terraces in Mornington Street, between Arlington Road and Albert Street where the absence of roof extensions has retained original building heights. On Parkway the original houses survive but alterations and extensions destroyed a lot of the original design.

2nd World war bomb damage allowed new infill industrial developments including the application site to be constructed.









ALBERT STREET FROM PARK WAY



TERRACED HOUSES IN ALBERT STREET

These historical photos and detailed maps show the process to reach the final morphology of the site.

The development of this area started at the beginning of the 19th

The area is part of Pratt's first development for Camden.

The terraced houses in Arlington Road are part of this original phase.

In Albert Street the sequence of terraced houses is part of the Southampton Estate development (1844-1848).

In Albert Street and Arlington Road, at the junction with Parkway, there is a different scale of buildings.

Notably the Church of Our Lady of Hal in 1933 (Arlington Road), and the industrial units, named 'chemical works' and 'optical works' in Albert Street (Refer to plan D).

1946-65 - LONDON PLAN (Plan D)

STREETSCAPE ANALYSIS



ALBERT STREET

Albert Street generally has a high-quality streetscape and a large number of the original terraced houses remain. The proposed streetscape for the refurbishment and amendment of the 1970's -elevation follows the principal alignments of the terraced houses built between 1844-1848.

On the corner of Parkway and Albert Street is a large white painted two storey building dating from the 1920s but largely refurbished in the late 1990s.

STREETSCAPE - ALBERT STREET

SITE PHOTOGRAPHS







ALBERT STREET (View 2)



ALBERT STREET ENTRANCE FROM PARKWAY (View 3)

ALBERT STREET FROM SOUTH (View 4)

The existing building on the site was completed around 1975.

It's a brick-clad 4 storey commercial / residential building with blocks between 3 and 4 storey. To the North is a 1930s industrial building included a late 1990s residential extensions.



EXISTING SITE







THE EXISTING BUILDING CONSTRUCTION STAGE, 1975





VIEW 3 - EXISTING ALBERT STREET FACADE

SITE ANALYSIS

The existing brick clad building is part of a 1975 development designed by Sheppard Robson & Partners and specifically built as the headquarters for and still occupied by the Ort charity organization.

The main entrance is off Albert Street with services and car parking access off Arlington Road.

The existing building has landscaped/amenity space including mature trees and planting that will be reinforced in the proposal refurbishment.

The recent planning history for the site has indicated several minor applications mainly for the maintenance of the trees in the landscaped garden.

PLANNING POLICY CONTEXT

The Statutory Development Plan for the site comprises the London Plan (2015), Camden Core Strategy (2010) and the saved policies of Camden's Unitary Development Plan (2006).

Further to development plan documents, proposals in Camden should have regard to the Camden Local Plan (2017), relevant Supplementary Planning Guidance (SPD's) and the National Planning Policy Framework (NPPF).

The proposals have been thoroughly assessed against the aforementioned key policy guidance, a full list of references is included below.

HERITAGE AND CONSERVATION

REFERENCES:

London Plan:

Policy 7.4 - Local Character

Policy 7.6 - Architecture

Policy 7.8 - Heritage Assets and Archaeology

National Guidance:

National Planning Policy Framework

Local Guidance:

Camden Local Plan 2017

Camden Core Strategy 2010

Camden Development Policies 2010-2025

Supplementary Planning Documents:

Camden Planning Guidance 2016

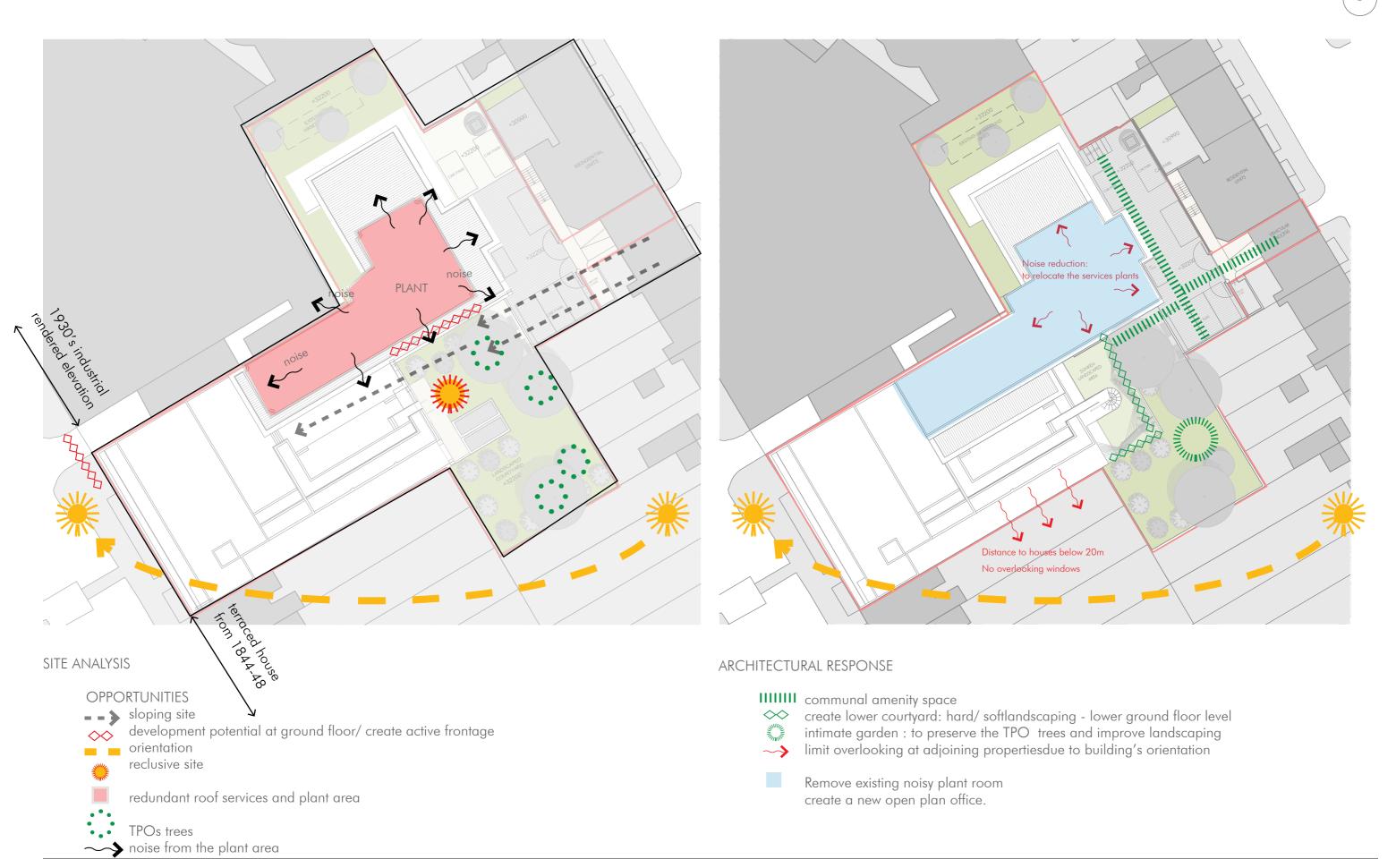
Camden Planning Frameworks and briefs 2016

Camden Town Conservation Area Appraisal and Management

Plan 2007

Camden Character study















EXISTING LOWER GROUND FLOOR PLAN

PROPOSED LOWER GROUND FLOOR PLAN

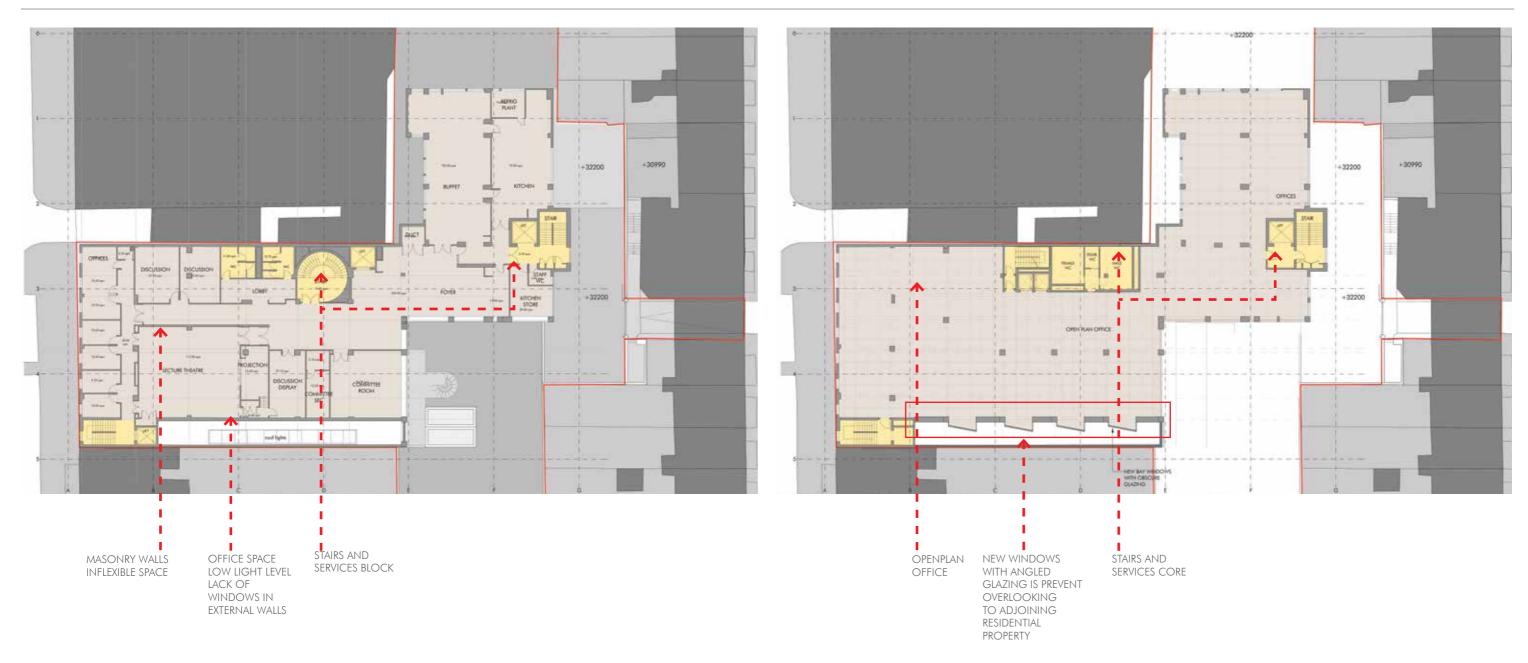




EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN





EXISTING FIRST FLOOR PLAN

PROPOSED FIRST FLOOR PLAN





EXISTING SECOND FLOOR PLAN

PROPOSED SECOND FLOOR PLAN





EXISTING THIRD FLOOR PLAN

PROPOSED THIRD FLOOR PLAN



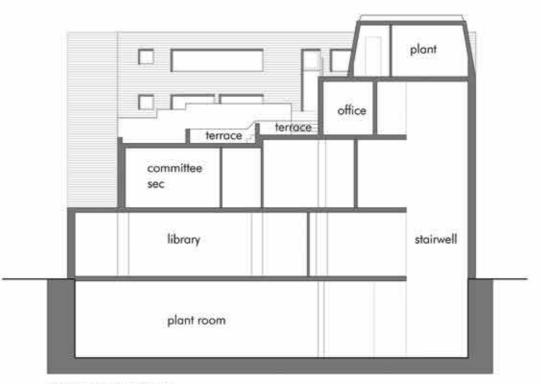




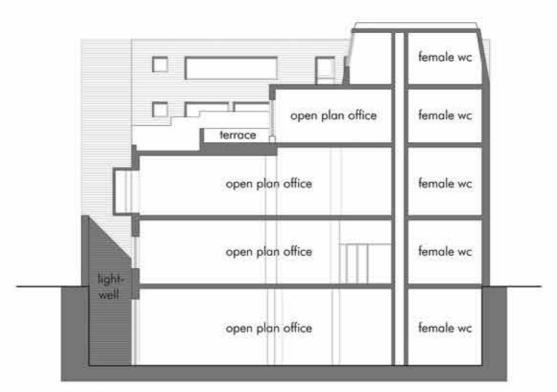






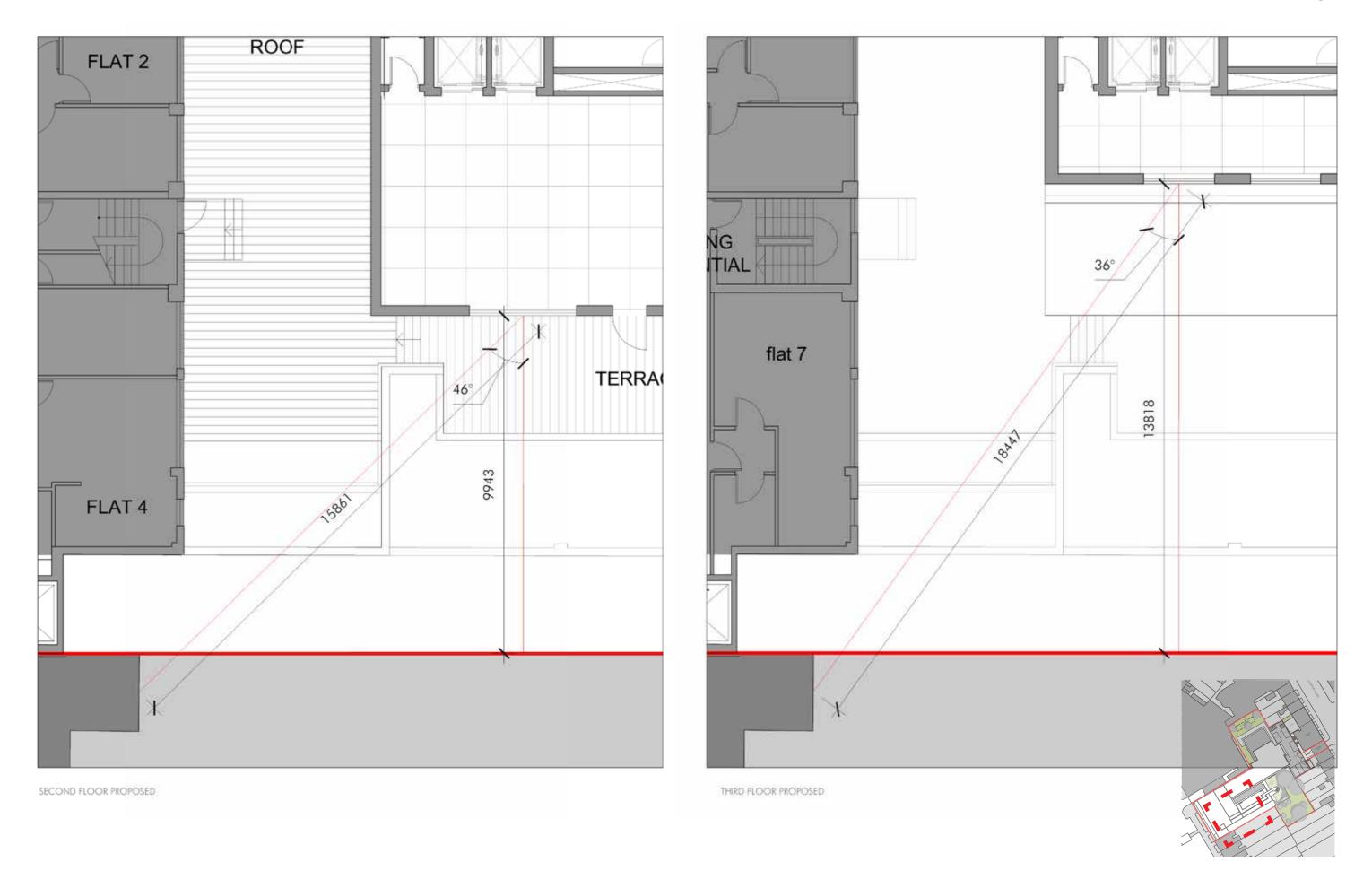


EXISTING SECTION BB



PROPOSED SECTION BB





Area schedule (GEA)

Rev A 181116

FLOOR	existing total	PROPOSED TOTAL	DIFFERENCE
BASEMENT	1106	1021	-85
GROUND FLOOR	1069	1045	-24
FIRST FLOOR	1060	1063	3
SECOND FLOOR	468	524	56
THIRD FLOOR	249	340	91
TOTAL	3952	3993	41
	3952	3993	41

Our intention is to renovate the existing out of date accommodation to provide a high quality, flexible office space for 21st century occupants. The existing communal amenity space will be renovated to maximize and to encourage social interaction.

The new layout of the office spaces reflects contemporary requirements: flexible and sustainable spaces for interaction and socialization, improvement and upgrading of the building services including a reduction of the existing plant spaces. The building services will be designed to the latest energy efficient standards.

The design proposal includes a new arrangement for the entrance to the building with the construction of a contemporary designed entrance that will both improve the internal space and the external relationship with the adjoined buildings. The windows facing Albert Street are proposed to be enlarged (by raising the heads and merging four of the existing windows into two large bays). This retains the facade pattern but allows natural light to penetrate the deep ground floor plan.

The proposed external materials for the alterations within the site are brick and glass to match the existing palette of materials. In summary, we consider that the proposed refurbishment of 120-126 Albert Street will provide an opportunity to deliver a wide range of planning benefits:

- It will create highly efficient and sustainable office accommodation.
- It will maximise the delivery of new business spaces. The proposed offices will make an important contribution towards strategic borough-wide and local activities needs.
- The development will retain the car parking provision and will maximise bicycle parking; thereby promoting sustainable travel behaviour for the building occupants.
- The proposed design reflects a contemporary approach that integrates well within the existing context.

FOLLOWING RECIEPT OF THE PRE-APP WRITTEN RESPONSE BELOW ARE RESPONSES TO THE MOST PERTINENT POINTS RAISED

Items 6.1 & 6.2 Noted.

Item 6.3 The proposal seeks to extend the amount of B1 floorspace by approximately 30sqm. Whilst the proposal represents an uplift in the amount of usable floorspace, this is achieved by making a more efficient use of the existing building resulting in a relatively small uplift to the entire site.

Following Redesign the proposal now has an overall increase in GEA of 41sqm.

Items 6.4 to 6.7 Noted

Item 6.8 With regards to the detailed design, it is considered that a number of elements should be revisited. Currently, the proposal appears as an overly glazed addition to the building. It is considered that such a large amount of glazing at high level would sit uncomfortably in the context of both the host building and the wider conservation area. The applicant is therefore advised to amend the design to reflect the surrounding context and host building. As a starting point, it is considered that the amount of glazing should be significantly reduced to soften the appearance of the replacement extension.

The replacement roof/third floor construction has been designed to follow the existing roof profile with inset windows within an angled zinc clad roof structure. Glazing to the East and West Elevations has been entirely removed and glazing to the north and south elevations has been broken up into a more horizontal pattern to align with the host building fenestration. The horizontal pattern and angled construction help to soften the visual impact of the proposal.

Item 6.9 By way of some guidance, it is considered that a more horizontal emphasis could be fed into the design in order to make reference to the host building. This could be introduced in the form of an alternate fenestration design or a different choice of materials to help breakdown the appearance of the extension whilst offering a more visually aesthetic appearance. It is important, however, that the amount of glazing is reduced overall. And, in light of the amenity concerns raised below (para 6.16-6.23), the applicant is encouraged to consider a different use of materials to address the issue of overlooking.

See response to Item 6.8. Further to overlooking refer to response to Items 6.15 to 6.17.

Items 6.10 & 6.11 Noted.

Item 6.12 However, officers do not support the new double-height entrance. The existing building makes a concerted effort to mimic and reference the established character of the surrounding conservation area throughout the front elevation. Such features include the reducing scale of glazing moving up the building to mimic the Piano Nobile character of the listed buildings surrounding the site. The existing proportions also reflect and respect that of the surrounding built environment. It is considered that the introduction of a double-height glazed entrance would significantly disrupt this rhythm and context of the site and would not preserve the setting of the conservation area. It is considered that there may be scope for an altered entrance at ground level, with the height increasing to the height of the railings at first floor level, for instance, but the current proposal is not supported by officers for the reasons given above.

The double height entrance has been removed, the window and door heads are raised and four of the windows merged to form two. This is to align with the neighbouring buildings windows and to increase light penetration into the deep ground floor plan, whilst retaining the rhythm of the street elevation. Refer to p20 of this report.

Items 6.13 & 6.14 Noted.

Outlook

Item 6.15 It is noted that the replacement extension at third floor level will also extend to the northern most extremities of the footprint. It was apparent on site that this area is particularly close to the rear of the flats at No.128 Albert Street. It is considered that extending to this area of the building will create significant amenity implications for these units. As such, it is considered that the design should be revised to the extent of the existing footprint of this floor. This will maintain the level of outlook from these units.

The roof structure now follows the line of the existing plant room walls to the north and west elevations. The walls are also sloping to further reduce their impact.

Item 6.16 Noted.

6.17 In light of this, the eastern elevation of the new second floor extension and replacement third floor extension is also of concern. In taking the design comments into consideration, as set out above, the applicant is also advised to consider the overlooking potential of the proposal. Whilst, the eastern elevation of the building is significantly glazed already, the potential for overlooking at a higher level is increased. And, in light of the refusal in 2000, which was refused for the increased levels of overlooking, the applicant is encouraged to address this issue through a different treatment of the materials or different design altogether.

As stated the third floor structure has been angled to reduce it's overall impact and the facade is 11m further away than the first floor or 13.8m perpandicular from the boundary. The cills have also now been raised. The second floor extension is over 7m away from the first floor elevation or 9.9m from the boundary. As such overlooking is not considered to be an issue at these distances. Refer to Sections on p24 and sketches on p25.

6.18 The proposed terraces at third floor level are not supported by officers. These areas are currently used for maintenance only.

Terraces are no longer proposed at third floor level and will remain as maintenance access to roof areas only.

Artificial light levels

6.19 The replacement third storey extension could give rise additional artificial light levels. The applicant is therefore requested to submit details of the extent of the potential impact as well as how these impacts will be addressed to protect the amenities of adjacent occupiers.

A lighting Study will be submitted.

Daylight/Sunlight

6.20 It is noted that the northern elevation will feature an extended flank wall made from bricks and mortar which is particularly close to the rear of the properties along Arlington Road. It is considered that this could have daylight/sunlight implications to these areas. As such, the applicant will be required to submit details of the impact of this element via a Shadowing Study, for instance.

This is the East North East Elevation. The impact on daylight to the neighbours is therefore limited to late evening sun.

6.21 to 6.22 Noted.

6.23 The proposal will allow for 39 cycle spaces, based on 3000sqm of NIA B1 floor space.

6.24 to 8.3 Noted.

Conclusion

It is considered that with the proposal incorporates the comments given in the formal pre-application written response and that subject to the various reports and evidences required in the full application, the proposal would now be fully supported.