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## 2-6 Camden High Street

London  
NW1 0JH

### **DESIGN & ACCESS STATEMENT**

**The extension of an existing commercial and retail building**



## SUMMARY

### Instructions

Foundation Architecture Ltd (FAL) are instructed by Carebrook Ltd owners of the commercial and retail building at 2-6 Camden High Street to seek permission for the buildings extension to provide additional office space which is required by existing office tenants in the building.

This application is made following a pre application submission and analysis following the Council's response.

### Evaluation

FAL have completed initial feasibility studies including the assessment of the surroundings, neighbouring current and potential developments, looking at both redevelopment and extension options on the site. Following a Pre Application to the Council the design brief has been revised. A BRE compliant daylight and sunlight analysis has been carried out to determine the developable envelope and the proposed scheme then analysed against that envelope. An acoustic survey and analysis of the proposed servicing strategy has been carried out and forms part of this application.

The design has been developed in liaison with the adjoining owners of 8-12 Camden High Street who support the proposals.

### Design Development

This report summaries the studies that have been carried out and sets out the development of the design following the Pre Application submission.

### Scheme Design

The scheme proposed in this submission extends the existing building to the rear and replaces the existing roof top tank rooms to create useable space. The curved roof follows the surrounding vernacular and a set back, modern, dormer enables the roof to provide further office space. Careful modelling of the scheme has been undertaken to ensure that the proposals retain the views that the Council describe in their Pre Application response.

The principles of the revised design brief are

- 1 Maintain the established parapet line on Camden High Street
- 2 Ensure that views of the dome of the Koko building remain unobstructed
- 3 In developing the rear extension follow the historical footprint at the rear of the site and the profile of the adjoining Koko building
- 4 Follow the architectural vernacular of the adjoining permitted schemes
- 5 Maximise floor space to allow the existing tenants to remain the the location as their business expands
- 6 Maintain the ability for small business occupation

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## THE CLIENT

The proposed Applicant Company, Carebrook Ltd, was founded by Gerard Loughran in 1996 and remains wholly owned by him. He has operated in Camden for the last 21 years and currently has 6 shops in the area. He is now seeking to open a further unit on the ground floor of 2-4 Camden High Street which he has recently acquired and to improve the quality and availability of the commercial office floorspace meeting the needs of the existing tenants of the building.

Mr Loughran has noted that a consequence of the Town and Country Planning (Permitted Development) (England) Order 2015, has been a significant reduction in available B1 floorspace in this part of Camden, and in Central London generally, with changes of use of B1 offices to residential uses. A consequence of this has been an unwelcome reduction in the footfall which would otherwise have been expected in shopping streets including Camden High Street.

Carebrook is a quality trader on Camden High Street already, leading to a good footfall and a good quality of Client. In addition the very significant initial fit out costs provide local employment and an important contribution towards the local economy.

At the outset Mr Loughran commissioned daylight and sunlight specialists to establish what envelope of development should be acceptable in this location. The current proposals conform with their recommendations in this regard.

However he also recognised that the proximity of the grade II listed “Koko” building (formerly known as the Camden Theatre or Palace), and the Camden Town Conservation Area, are also very important considerations and therefore has taken appropriate advice from suitable qualified professionals in this regard. It was noted that the rear part of the Koko building is considered to be “very much the back of house” (see the Officer’s report re 2017/2739/P concerning 48-56 Bayham Place), that this part of this building is shortly to be redeveloped as part of a recent approval (2016/6959/P) and that there is a further application relating to the building which has yet to be determined.

Nonetheless the current proposals have been considered on their own merits and it has been concluded that neither the listed building, its setting or the conservation area will be harmed. Unlike 48-56 Bayham Place, where a significant increase in height by two storeys, including a fifth floor, has been permitted in an area not characterised by tall buildings, 2-6 Camden High Street, is, as it’s name suggests, a major shopping street where tall buildings are to be expected.

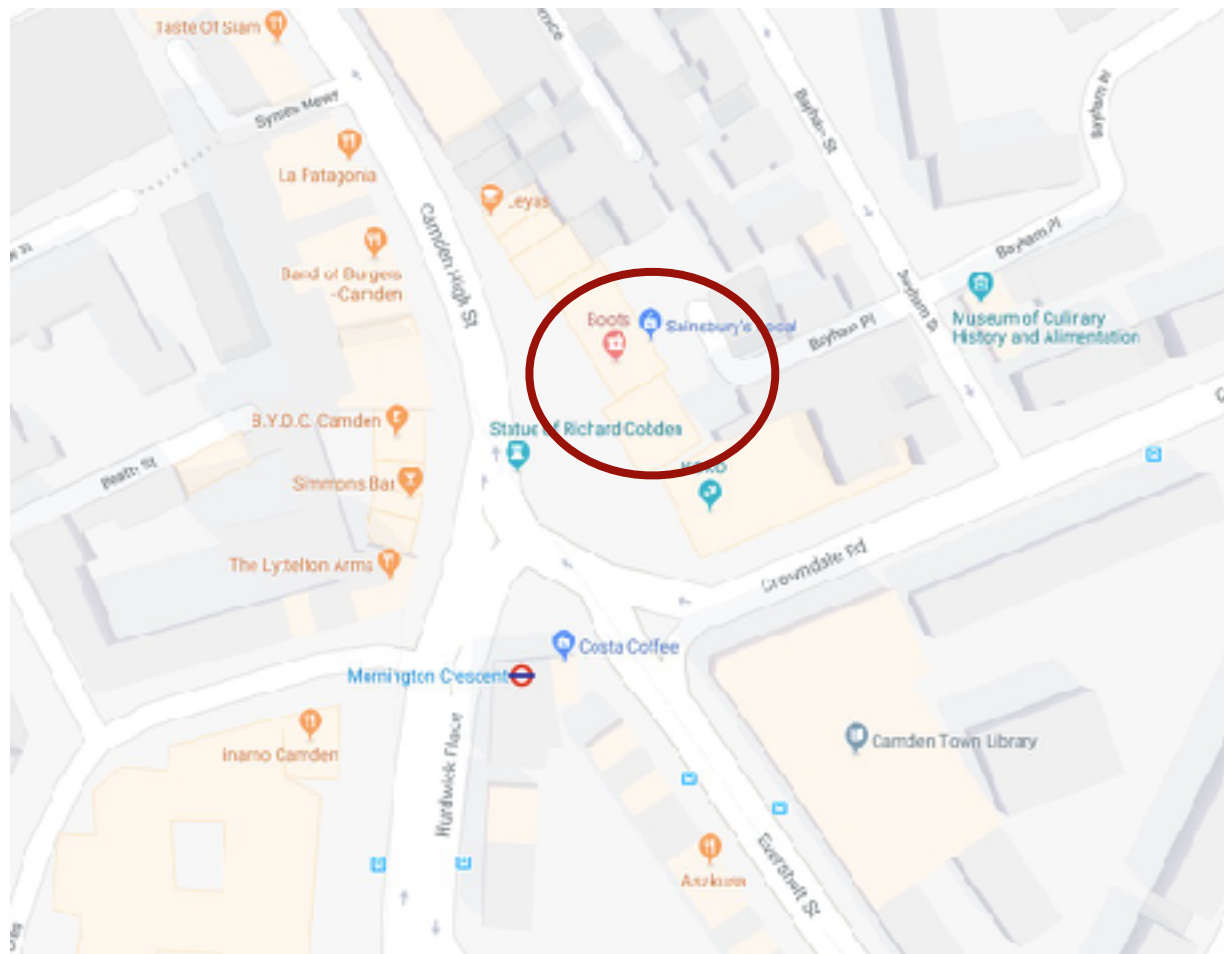
## THE SITE

### 2-6 Camden High Street

The site is located at the south end of Camden High Street at the junction of Eversholt Street and Crowndale Road. To the north is a recently extended, ground plus 5 floors, commercial building at numbers 8-12, to the south is the GII listed Koko, (previously the Camden Palace) and to the east 48-56 Bayham Place which is a commercial building currently undergoing a residential conversion and substantial modern extension.

### Transport

Numerous buses travel along Camden High Street. Camden Town and Mornington Crescent underground stations are within 5 minutes walking distance. Cycling is popular with the tenants of the building and cycle parking is provided on the pavement at the pedestrian area in front of the building. Private cycle parking is provided to the rear accessed from Bayham Place. The existing 6 car parking spaces are to be removed and a separate transport study forms part of this application. The main access for pedestrian visitors to the site is from Camden High Street.



## PLANNING

### Planning Policy Context

2-6 Camden High Street is a modern flat roofed building of little or no architectural merit and the proposals will seek to enhance its appearance and the contribution which it makes to the street scene. In 2003 a similar additional floor was permitted on appeal at the adjoining 8-12 Camden High Street. The Architect in that case was the same as in this case, as was the Planning Consultant. Refusal of the application which led to the appeal (Ref: PEX0200655) was defended at a public inquiry largely on the grounds that the building would be too tall, that the design was inappropriate and that the effect on the Camden Theatre (now the Koko building) would be unacceptable. The Inspector found the height to be acceptable (the building now proposed will be less high), that the design would “enhance the appearance of the building” (the design is similar to that now proposed) and that there would be no adverse effect on the Camden Theatre. Whilst 2-6 Camden High Street is, of course, closer to the theatre than Nos 8-12 the proposed additional floor would be lower and the conclusion reached by the Inspector that “I do not consider that it (the proposed extension to Nos 8-12) would block views of the copper dome on Camden Palace (or Theatre – now Koko) to any significant extent” must be equally appropriate.

There are, of course, numerous policies which need to be considered in the context of the current proposals. However, since the Camden Local Plan was adopted relatively recently, on 03 July 2017, it is not necessary to consider the NPPF or the London Plan in detail as their provisions are reflected in it. Suffice it so say that the NPPF emphasises the need for sustainable development and the Planning and Compulsory purchase Act 2004 requires applications to be determined in accordance with the development plan – in this case the Camden Local Plan. Some of its provisions are very briefly considered below. In each case it is apparent that what they seek to achieve will be achieved, at least in part, by the current proposals:

#### Policy G1 Delivery and location of growth

The Council seek to create the conditions for growth in the Borough. The policy sets ambitious targets to meet the assessed needs to 2013. Those relevant to the current proposals are:

695,000sqm of new office floorspace; and c30,000sqm of new retail floorspace.

#### Policy E2 Employment premises and sites

The provision of employment premises and sites is strongly encouraged as is the retention of existing businesses.

#### Policy TC2 Camden’s centres and other shopping areas

The proposals relate to a site within one of Camden’s designated Town Centres. The policy seeks to protect and enhance the unique character of each of Camden’s centres and to provide a range of shops.

#### Policy D2 Heritage

The Council will seek to preserve and, where appropriate, enhance diverse heritage assets and their settings.

#### Policy D1 Design

High quality design which respects local context and character is sought.

#### Camden Town Conservation Area Appraisal and Management Strategy

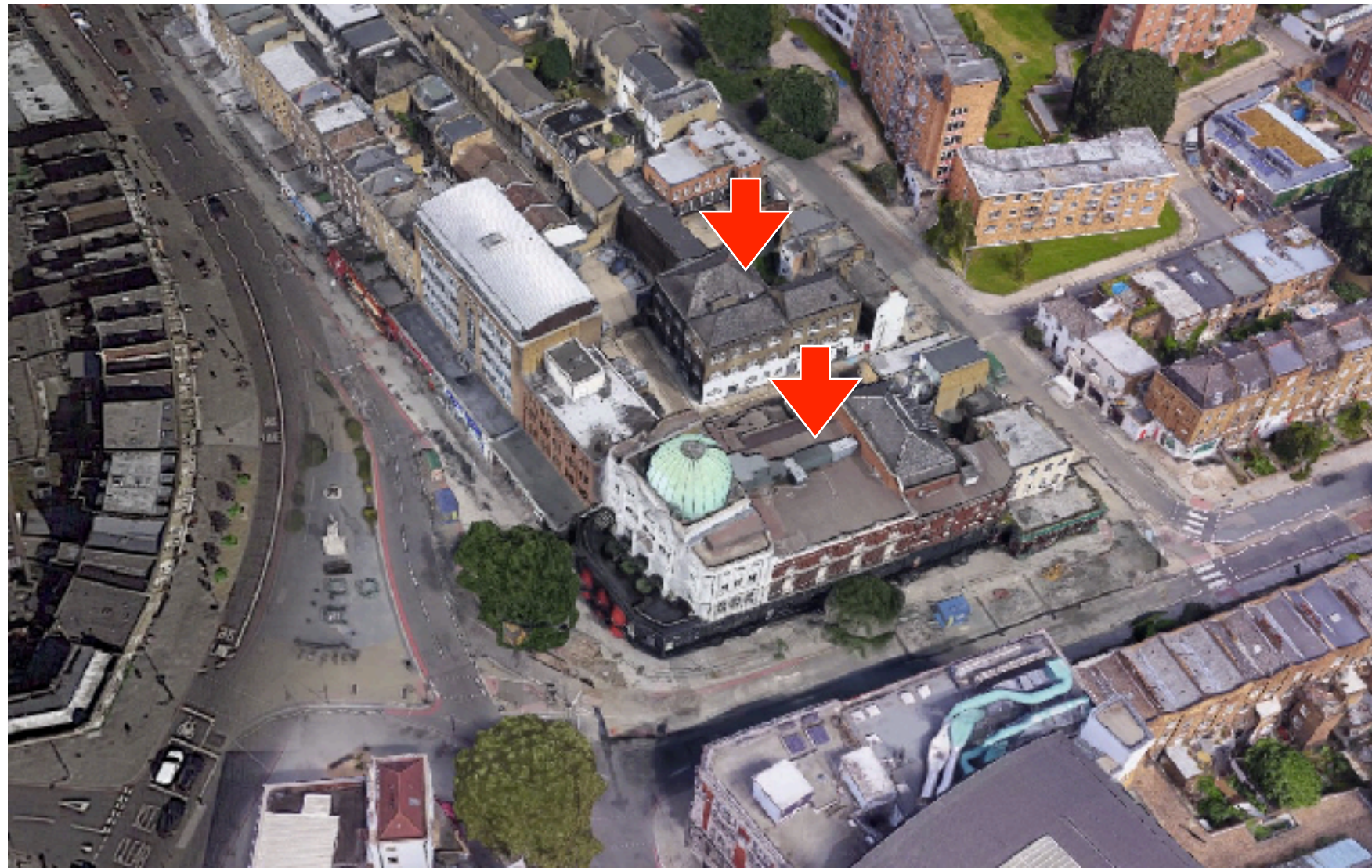
As well as the Local Plan policies the above Appraisal is relevant. It notes that “The businesses at the southern end of the High Street have seen some economic decline over the last 30 years or so ....” (pages and paragraphs not numbered). To the credit of the Council recent planning permissions in this area will make a significant contribution towards its revival when implemented, as will the current proposals in relation to 2-6 Camden High Street.”

Also see separate planing policy statement.

## TOWNSCAPE

### Context

The site is located in an area of rapid changing development. There are a number of schemes that are under construction at present that affect the application site. Namely the extension of Koko and the residential conversion and 3 storey addition to the Bayham Street “Anders” building to the rear of the site 2017/2739/P.



Immediate location showing current development sites of 48-56 Bayham Place and Koko where construction is underway.

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## 2-6 CAMDEN HIGH STREET

### Building Scale

The north side of Camden High Street comprises ground plus three storey facades with varying roof forms above. It is important to retain this hard line in the street scene and this is achieved by setting the upper floors and roof back from this cornice line.





## 2-6 CAMDEN HIGH STREET

### Building Scale

Surrounding townscape and building views

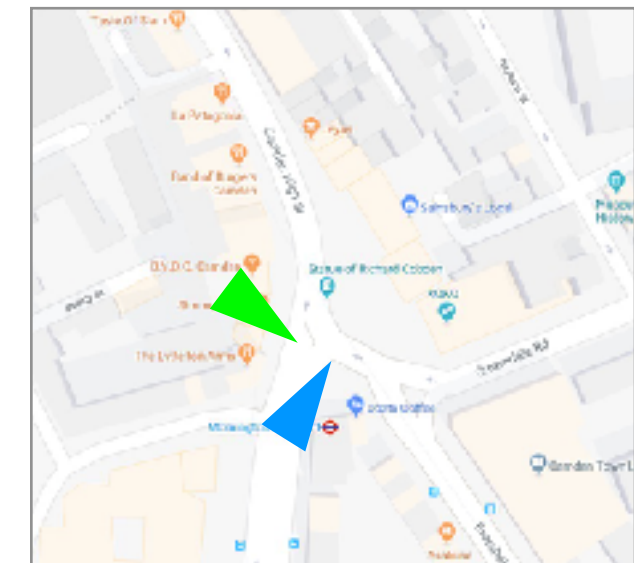


Protected view from Camden High Street west side



Site from Camden High Street south west side

**Protected Views** – Views south along Camden High Street from raised ground north of junction with Delancey Street, with views of Koko (former Camden Palace) and the Crowndale Centre, and upper storeys of Greater London House above roofline of Camden High Street



## 2-6 CAMDEN HIGH STREET

### Building Scale

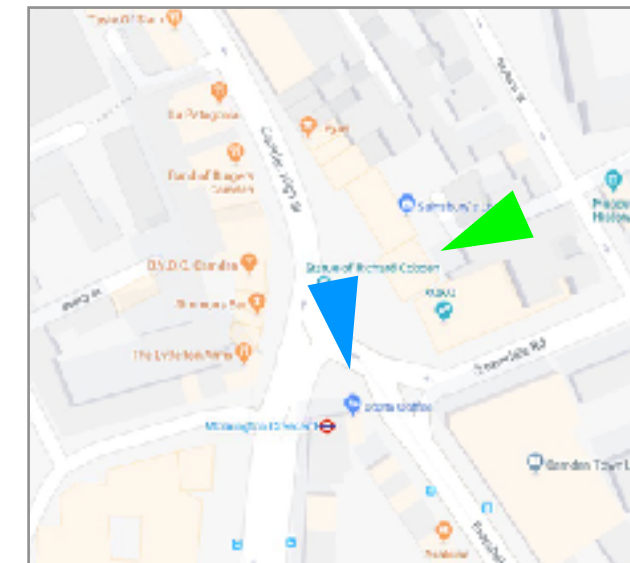
Surrounding Buildings



Entrance to Bayham Place showing extension to "Anders" building 48-56 Bayham Place



Mornington Crescent Tube Station



Surrounding Buildings

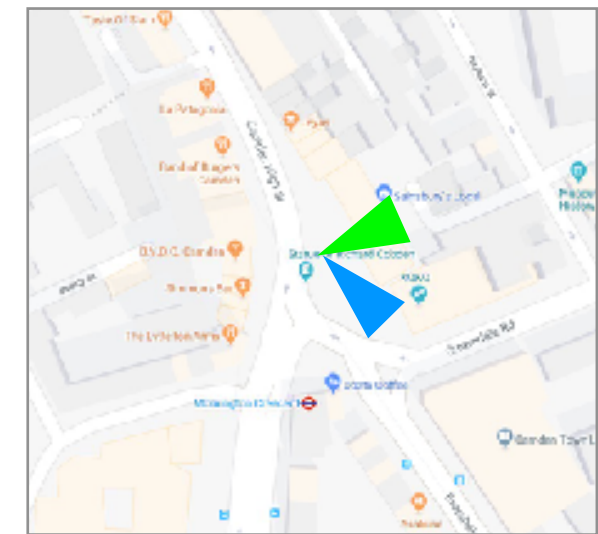


Koko side elevation from Bayham Place with proposed profile in yellow



Construction pre dating the existing building extended to the rear of the site with a flat roofed warehouse backing onto a terrace onto Camden High Street.

Noting that Bayham Place was Gloucester Street previously on the 1876 OS plan



## LISTED BUILDINGS

### Koko

Theatre, now a night-club. 1900-1. By WGR Sprague. Some late C20 alterations. Decoration by Waring & Gillow. Stucco front (ground floor painted) and 1 bay of return; red brick return. Symmetrical facade in Baroque pastiche style. EXTERIOR: 4 main storeys. 5 bays. Single storey entrance foyer with pilasters supporting entablature and blocking course. Round-arched openings (outer bays blocked) with pilasters supporting architraved heads with keystones. Part-glazed double doors. Centre bays of upper floors with tetrastyle in antis Ionic screen rising through 2nd and 3rd floors to support entablature with paired ogee pediments and parapet. Behind this, a large copper dome. Flanking bays pilastered with bowed angles. 1st floor round-arched windows, 2nd square-headed, 3rd keyed oculi; this treatment repeated on 1st return bay. Ground floor return with 2 doorways having Ionic pilasters supporting entablatures with pediments; panelled double wooden doors. INTERIOR: symmetrically planned with elaborate foyer behind main entrance with Ionic pilasters and moulded ceilings. Overmantel with bronze bas relief plaque of Ellen Terry. Cantilevered dress circle and balcony, now without seats and with steps to ground floor. Lightly modelled plaster work by Waring & Gillow in a mixture of baroque and rococo ornament. Marble proscenium arch surmounted by segmental pediment with recumbent figures and, within the tympanum, a mask surrounded by rays. 4 bays on either side of proscenium with marble Corinthian columns. Within 3 of the bays, 6 boxes in 2 tiers, the upper boxes with canopies; lower boxes supported by columns carried on caryatids. Balcony fronts with rococo motifs. Ceiling supported on brackets within the cove above entablature and with a large oval centrepiece having a shallow dome. HISTORICAL NOTE: formally opened by the actress Ellen Terry in December 1900 as the Royal Camden Theatre to show a wide range of productions from Shakespeare to pantomime and opera to musical comedy. Later used as a cinema and a BBC recording studio. Originally with sculptured statues on parapets.

*from statutory list*



Proposed Koko refurbishment - Archer Humphries

## EXISTING BUILDING

### The Existing Building

Constructed in the 1970's the building is concrete framed with brick cladding. It is four storeys high with a ground retail unit and three upper floors of office space let to Vision Direct who require more floorspace for their business.

The office floors are served by a single, small lift and at the flat roof level there is a substantial lift over run and plant room, equating to another storey height.

The facades are of facing brick clearly chosen and detailed taking inspiration from the original rearmost facades of the adjoining Koko building.

In plan form the front facade sits in line with No 8-12 Camden High Street. Koko is set back slightly from this line and it's separation from the "building line" is achieved through the use of a curved corner on plan.

The rear of the building is constructed from a facing brick cladding similar to that of the front. At the rear the ground level the retail is slightly extended and finished in a blank brick facade.



Existing building showing 3 storey addition to 48-56 Bayham Place under construction

## SURROUNDINGS

### The Existing Building



3 storey addition underway to 48-56 Bayham Place utilising brick lacework and zinc cladding to the upper storeys.



Long view of rear of site from Bayham Place



Long view of rear of site from Bayham Place

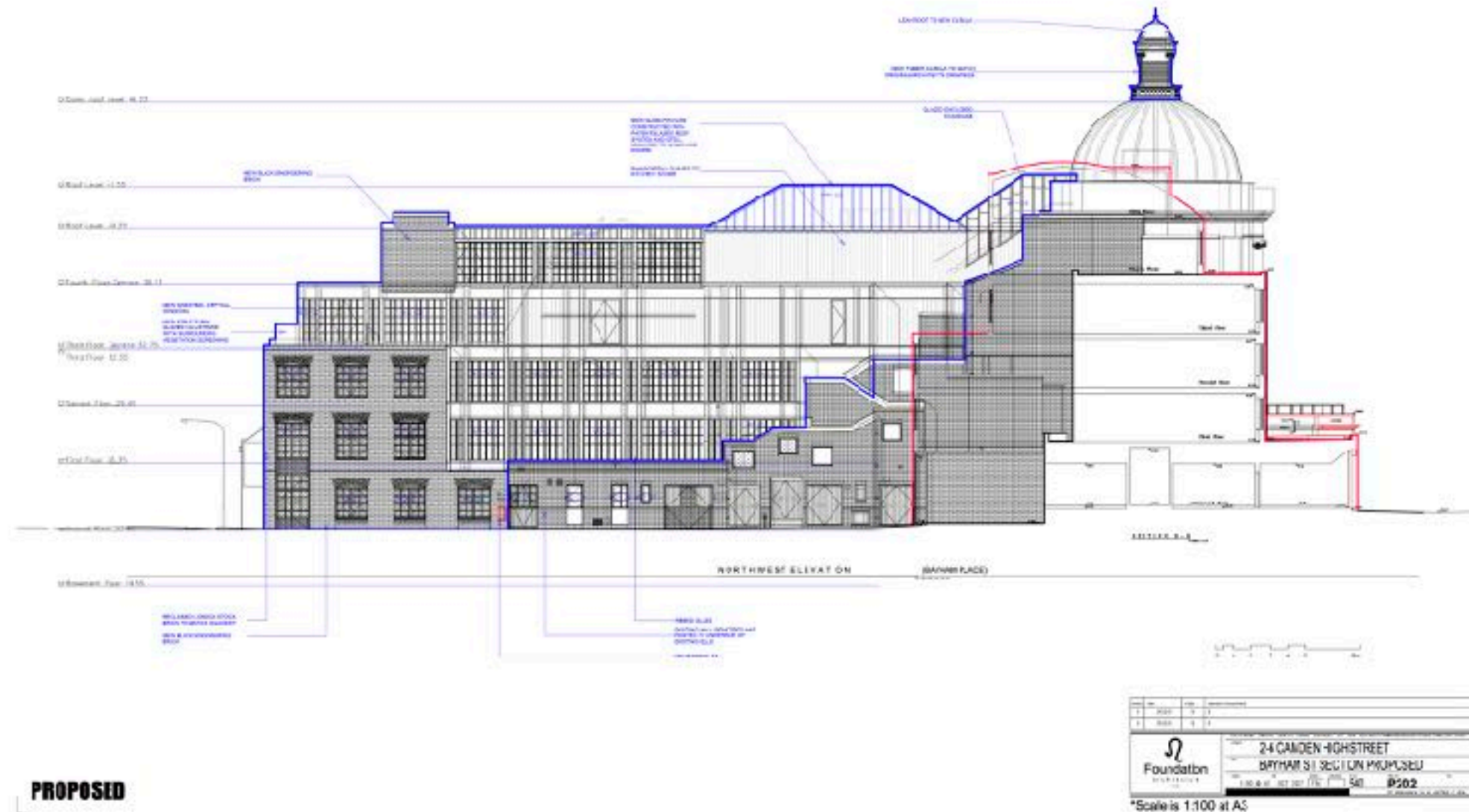
## DESIGN DEVELOPMENT

### Proposals

The opportunity to extend the building has been explored and structurally it is possible to retain and extend the existing as opposed to re-build resulting in a more environmentally efficient scheme. The proposals will re configure the internal core and add a secondary means of escape together with DDA lift and stair access to all floors. Something which is a problem with the current building.

Following the Pre application advice the scheme has reduced the proposed scale of the upper floors to the rear resulting in a stepped form following the flank wall to the Koko building. The Camden High Street elevation plant room level is set back to the line of the existing and the roof a curved form with a vertical dormer section to the centre. the roof form is designed to retain all of the public views of the Koko dome and follow the surrounding curved roofs of number 8-12, the Crowndale building and, of course, Koko.

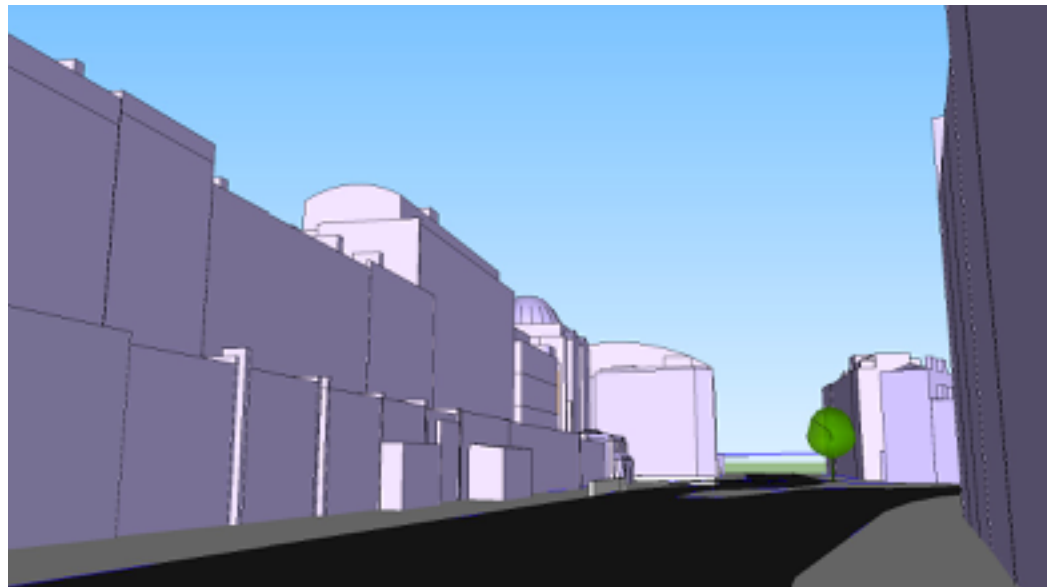
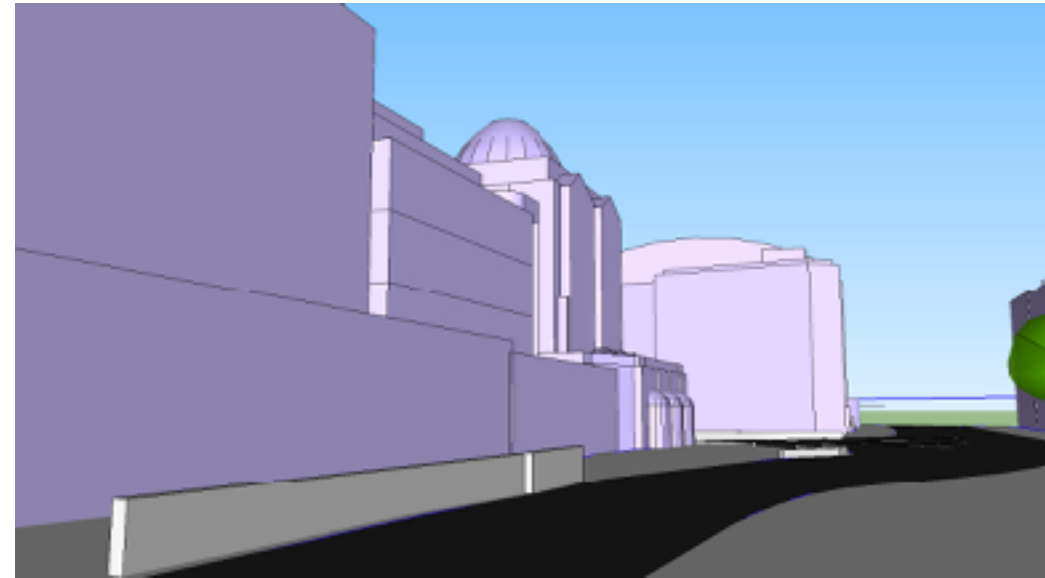
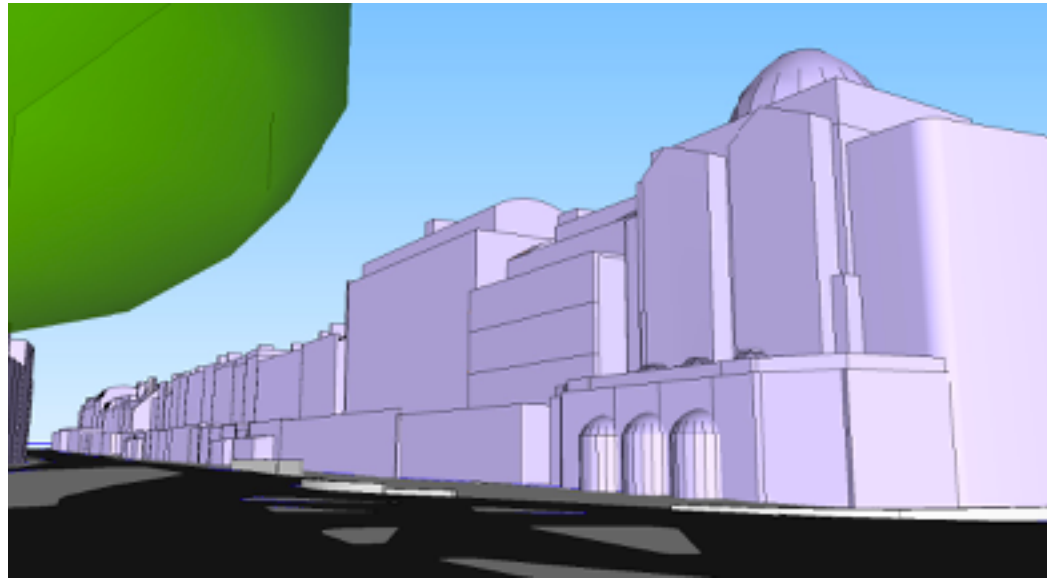
The section below shows the proposed profile against the approved elevation of the Koko scheme



## DESIGN DEVELOPMENT

### Townscape

The design proposals have been modelled to ensure that the views including the specified protected view of the Koko dome and the horizontal eaves line identified above are retained. This meets the Council's requirements, set out in the pre-application response, for the building to remain subservient to, and not obscure, the dome of the Koko building.



Initial building modelling



## DESIGN DEVELOPMENT

### Adjoining Proposals

Proposals for the substantial additions to 48-56 Bayham Place 2017/2739/P have been approved and are currently under construction. These proposals add two further floors in to the extended four storey warehouse building in a modern style contrasting the zinc clad addition with the existing brick warehouse.



Permitted scheme 48-56 Bayham Place

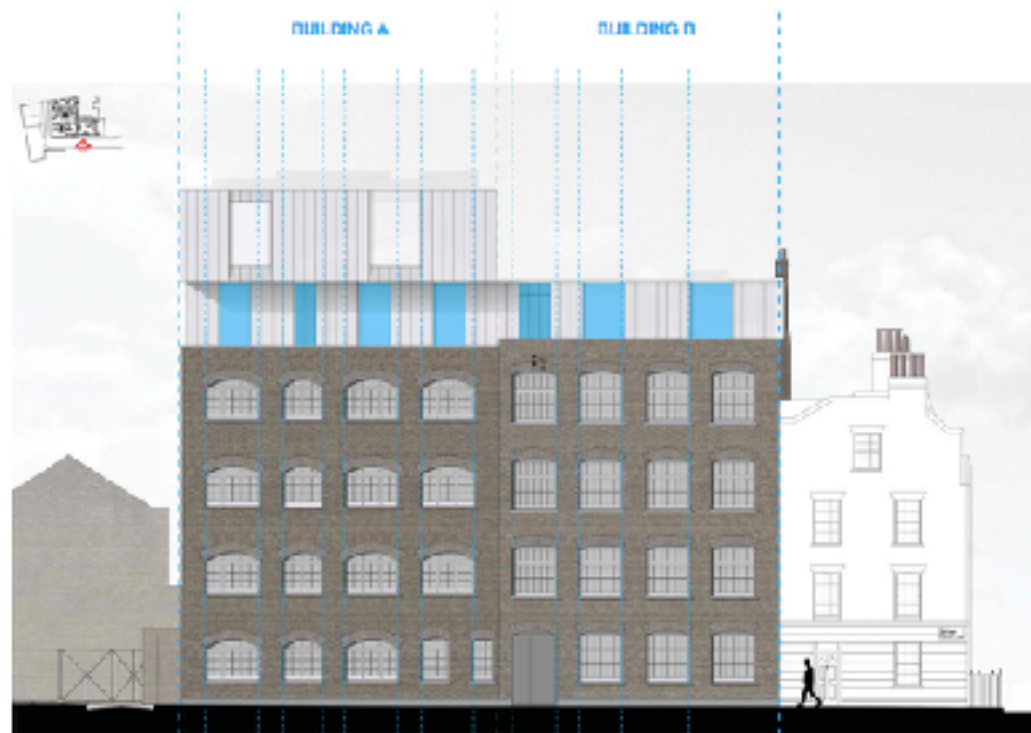


Permitted scheme 48-56 Bayham Place

## DESIGN DEVELOPMENT

### Adjoining Proposals

The proposal retains the warehouse brick facade to the lower levels and contrasts this with an overtly modern addition for the fifth and sixth floors. This approach is similar in principle to the scheme for the various extensions to Koko which set a more modern glazed panelled facade over lower levels of yellow facing brick.



Permitted scheme 48-56 Bayham Place



Permitted scheme Koko

## DESIGN DEVELOPMENT

### Proposal

From Camden High Street the proposal adds a roof element to the somewhat, architecturally, unfinished building completing the elevation. The curved form follows the local vernacular established by the roof elements of 8-12, Koko and the Crowndale Centre. The use of metal roofing materials, in this instance zinc will form a contrast to the weathered copper of Koko and the newer copper standing seam cladding to 8-12.



Proposed extension viewed from Camden High Street looking to the South.

## DESIGN DEVELOPMENT

### Proposal

From Camden High Street the proposal remains subservient to the adjoining Listed building to the south. The roof form is cut back with a curved element giving some form to the roof and respecting the already established curved roof forms.



Proposed extension viewed from Camden High Street to the North.

DESIGN DEVELOPMENT

Proposal



Proposed extension viewed from Bayham Mews showing Koko extension (currently under construction)



Existing view from Bayham Mews

## DAYLIGHT & SUNLIGHT

### BRE Analysis

Right of Light Consulting have been commissioned to undertake a daylight and sunlight study of the proposed development. Their report forms part of the submission and concludes that the proposed development has a low impact on the light receivable by its neighbouring properties and confirms that the development design satisfies all of the requirements set out in the BRE guide Layout Planning for Daylight and Sunlight.

### 1 EXECUTIVE SUMMARY

#### 1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Carebrook Ltd to undertake a daylight and sunlight study of the proposed development at 4 to 6 Camden High Street, London NW1 0JH.
- 1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1a, 3 to 5, 7 to 11, 8 to 12 and 13 Camden High Street and 48 to 56 Bayham Place. The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011.
- 1.1.3 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. The results confirm that all main habitable room windows pass the BRE diffuse daylight and direct sunlight tests.
- 1.1.4 In summary, the proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.



## PROPOSALS

### Scale

Two adjoining buildings have had substantial applications approved and the application proposals are made in the knowledge that the works to these are now under construction. 46-56 Bayham Place raises the building to a roof level of 42.59m and the Koko scheme to around 41m AOD on the section to the rear of the dome. The height of the addition is approximately one storey lower than 8-12. In comparison the highest part of the proposed roof at 2-6 Camden high Street is 42.35 AOD. The design seeks to ensure that the application site remains subservient to the Listed Koko building and that views of the the copper clad dome and proposed replacement cupola from the public domain are preserved.

### Form

The rear profile follows that of the flank wall to the Koko building with a warehouse aesthetic to the lower floors and an more modern metal clad upper parts which reflects the permitted addition to 46-56 Bayham Place and the re modelling and extension of Koko, which is now on site.

The front extension profile follows the existing building line of the fourth floor plant room and adds a set back dormer to a curved roof. A curved roof form was chosen to follow the characteristics of the buildings on either side. As the 3D models demonstrate the proposal “completes: the existing building giving it a “top” and remains, at the same time, subservient to its neighbour Koko.

### Materials

From Camden High Street the addition is clad in standing seam zinc panels giving a light weight appearance. To the rear the lower, full depth, element is built in face brickwork and the upper parts, which are set back on two levels are faced in a combination of zinc and facing brick panels.

### Impact

Through setting back the front and rear profiles views of the Koko dome are maintained whilst the proposed additions remain subservient and complementary to the adjoining Listed Building.

### Area

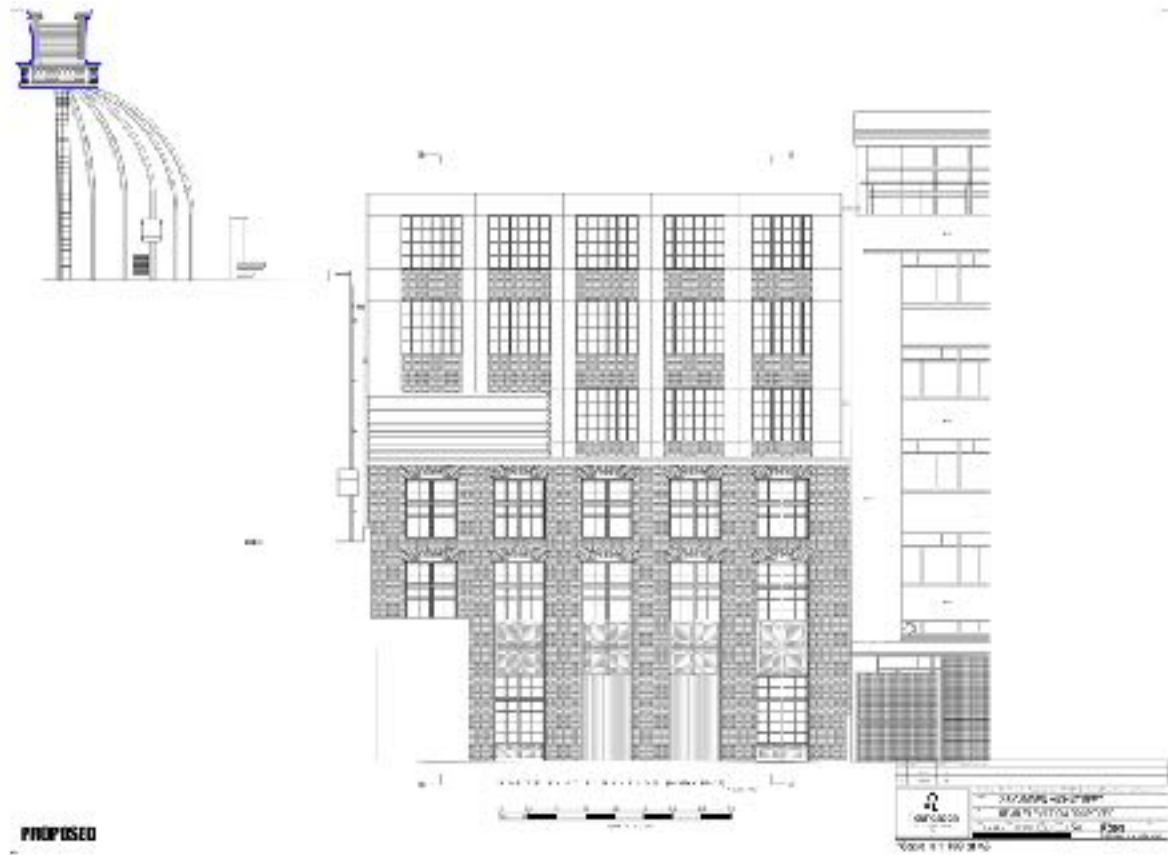
The proposals provide sufficient area for the expansion of the existing occupier who also currently rents additional space in the adjoining 8-12 Camden High Street building, which is not ideal for a high profile commercial occupier. The proposal adds 550 sq/m of net internal floorspace and could be constructed with the tenant in situ. The floor plates are suitable for floor by floor occupation and subdivision into smaller units in the future.

### Plant

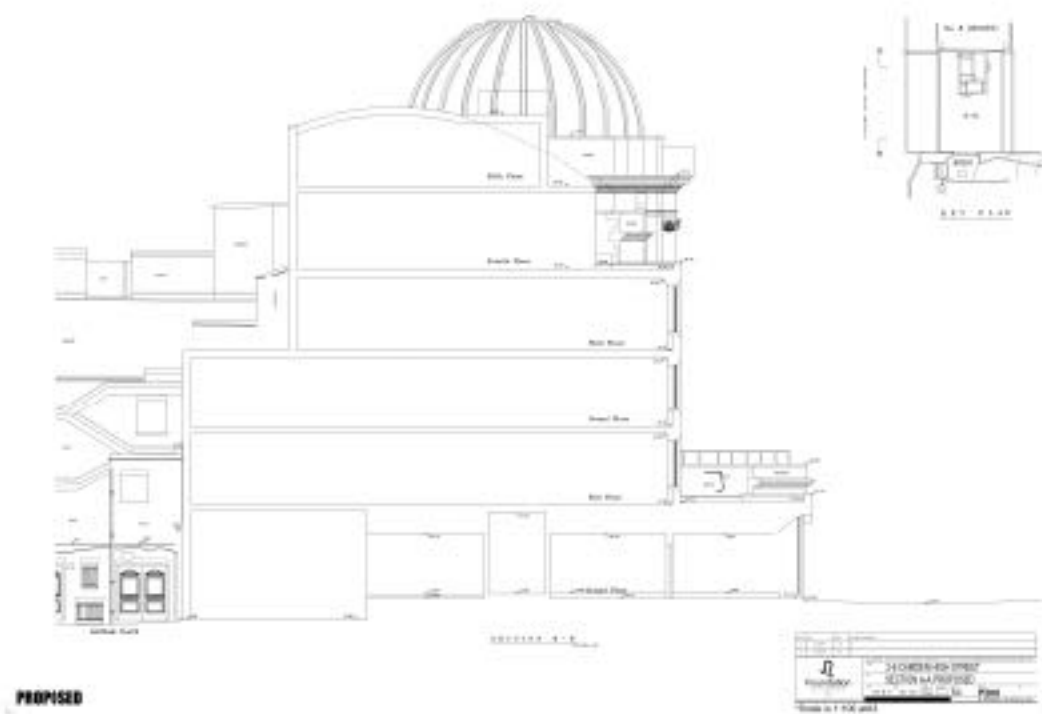
VRF plant is proposed to be located at the rear 2nd floor of level thus keeping the main roof clear of plant. The condensers are located within an acoustic screen in accordance with the scheme design and acoustic analysis that accompanies this application.

### Access

Access remains as existing with the commercial entrance from Camden High Street. The location of the existing core is retained and re constructed to give a DDA compatible access with a DDA lift and and ambulant DDA compliant staircase. To improve the fire safety a secondary staircase is incorporated discharging onto Bayham Place.



Proposed rear elevation



Proposed section



AREAS

FLOOR	EXISTING GROSS EXTERNAL	EXISTING NETT INTERNAL	PROPOSED GROSS EXTERNAL	PROPOSED NETT INTERNAL		
<b>BASEMENT</b>	0	0	0	0		
<b>GROUND</b>	290	retail 200	390	retail 200 commercial 80		
<b>FIRST</b>	178	130	317	230		
<b>SECOND</b>	178	130	317	230		
<b>THIRD</b>	178	130	246	170		
<b>FOURTH</b>	31		195	145		
<b>FIFTH</b>			163	94		
<b>SIXTH</b>						
<b>SEVENTH</b>						
<b>TOTAL B1</b>	<b>855</b>	<b>590</b>	<b>1628</b>	<b>1150</b>		