

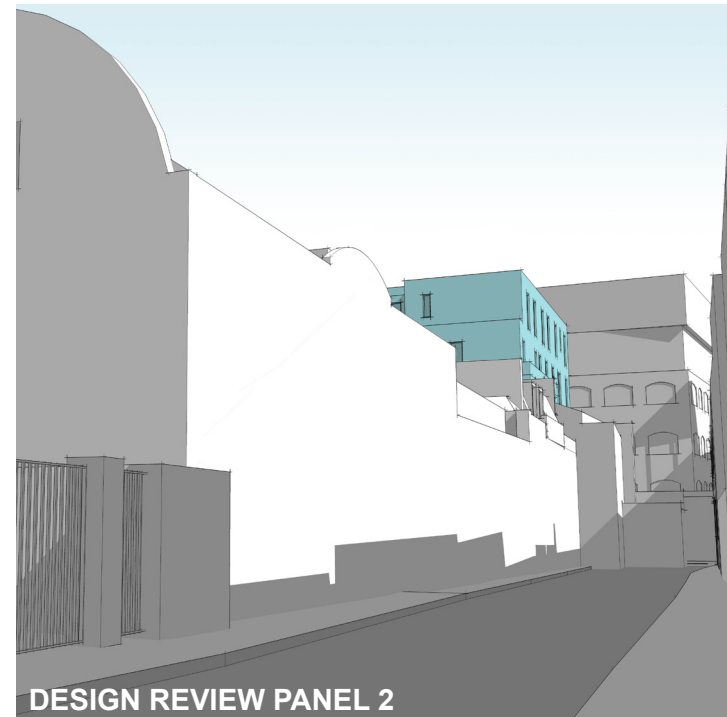
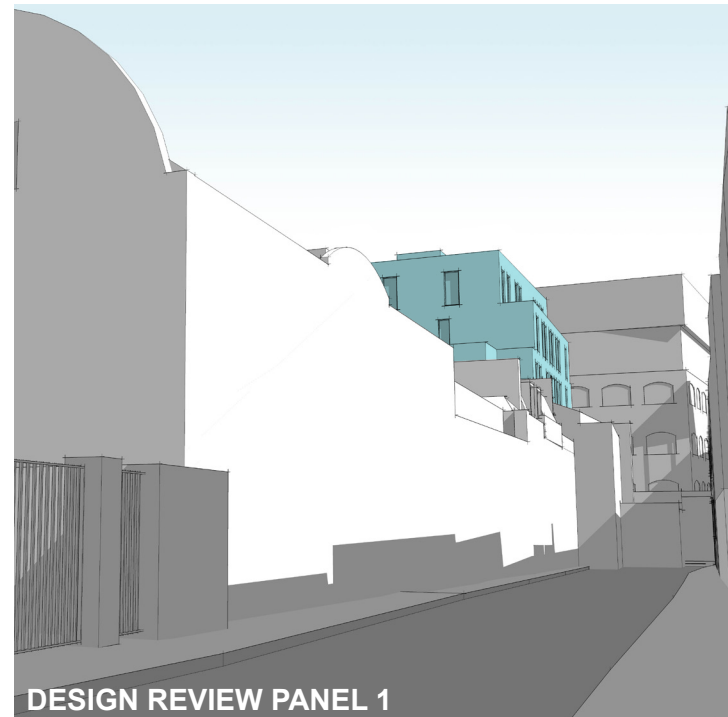
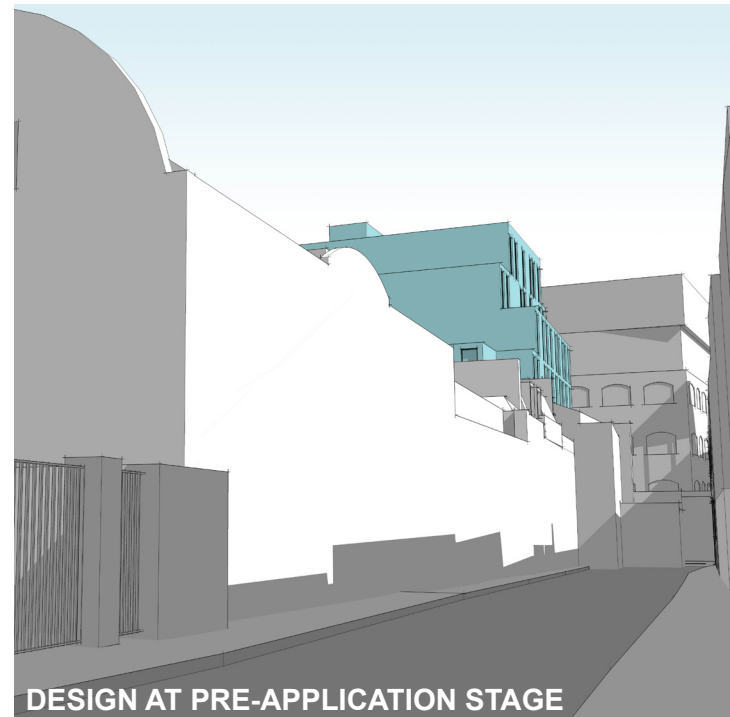


The **7abc** HOTEL
OFFICE

Planning Objection
Responses

ambigram architects

The scheme proposals for 7abc have been conceived over a lengthy design development process starting over a year ago. During this period the design team have taken advice from a range of consultants and sought pre-application advice from Camden Borough Council as well as two Design Review Panels before presenting scheme proposals to the public prior to planning submission. This iterative process has led to a carefully considered scheme which responds to the local context with massing consistently reduced, particularly against the northern site boundary, ensuring the best possible relationship with Kings Terrace.

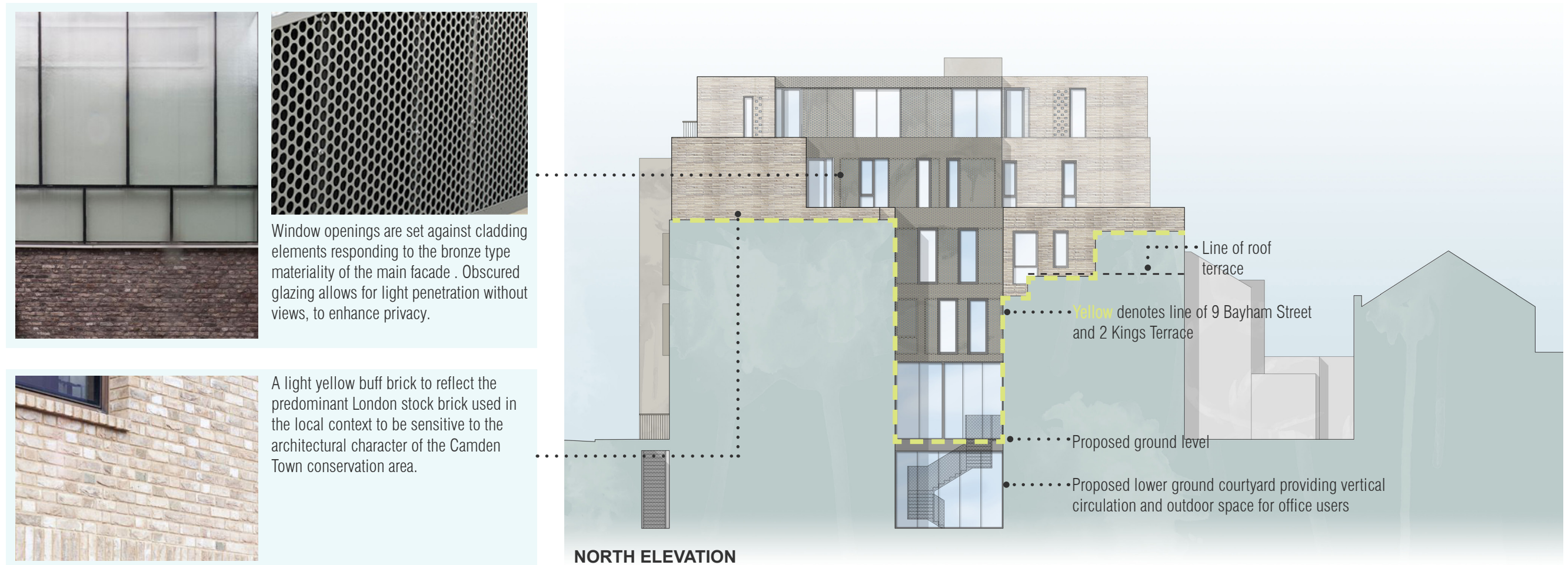


The diagram above represents the scheme at four key stages of its development as viewed from the north along Kings Terrace when viewed directly from the western foot way. The view has been accentuated to demonstrate how massing has consistently reduced to the north over the design process to create a better architectural response while improving on outlook, sunlight and daylight issues.

The following pages look more into detail at individual issues raised with the objectors points quoted in **red**.

Ground Floor:

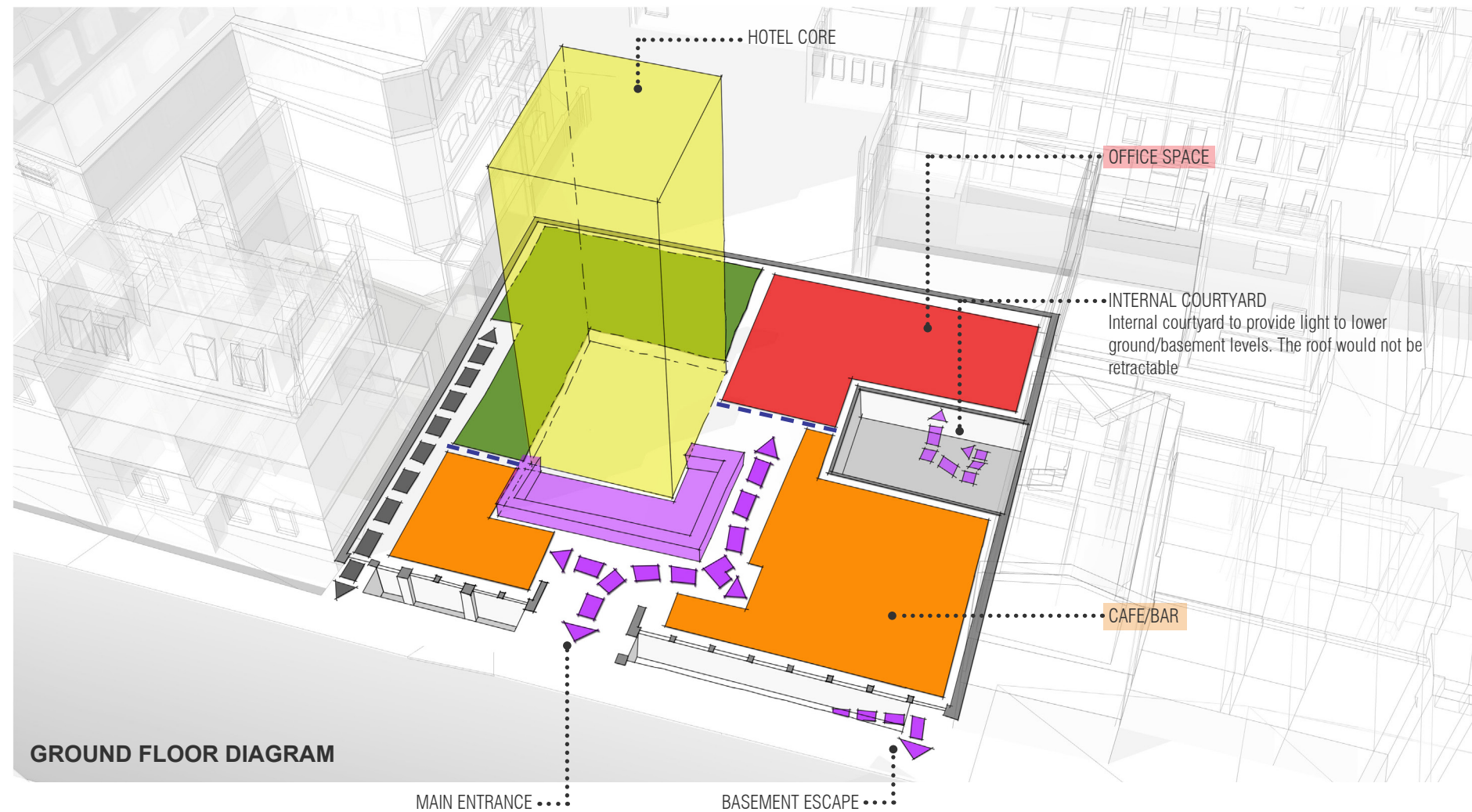
- The applicant states that the proposed courtyard is designed to bring light and ventilation deeper into the proposed development through its direct alignment with Kings Terrace, but it is not clear what the northern elevation treatment is. This is critical to understanding the potential impacts upon our amenity and quality of life.



- The facade design will be contemporary with a sensitive approach to the Camden Town conservation area.
- Fully glazed facade up to first floor to allow maximum natural light to building interior, with existing boundary wall retained to eliminate overlooking.
- Brick type to relate to existing London stock yellow.
- Large windows with translucent glazed elements to maintain privacy.
- Perforated metal cladding to allow light penetration.

Ground Floor:

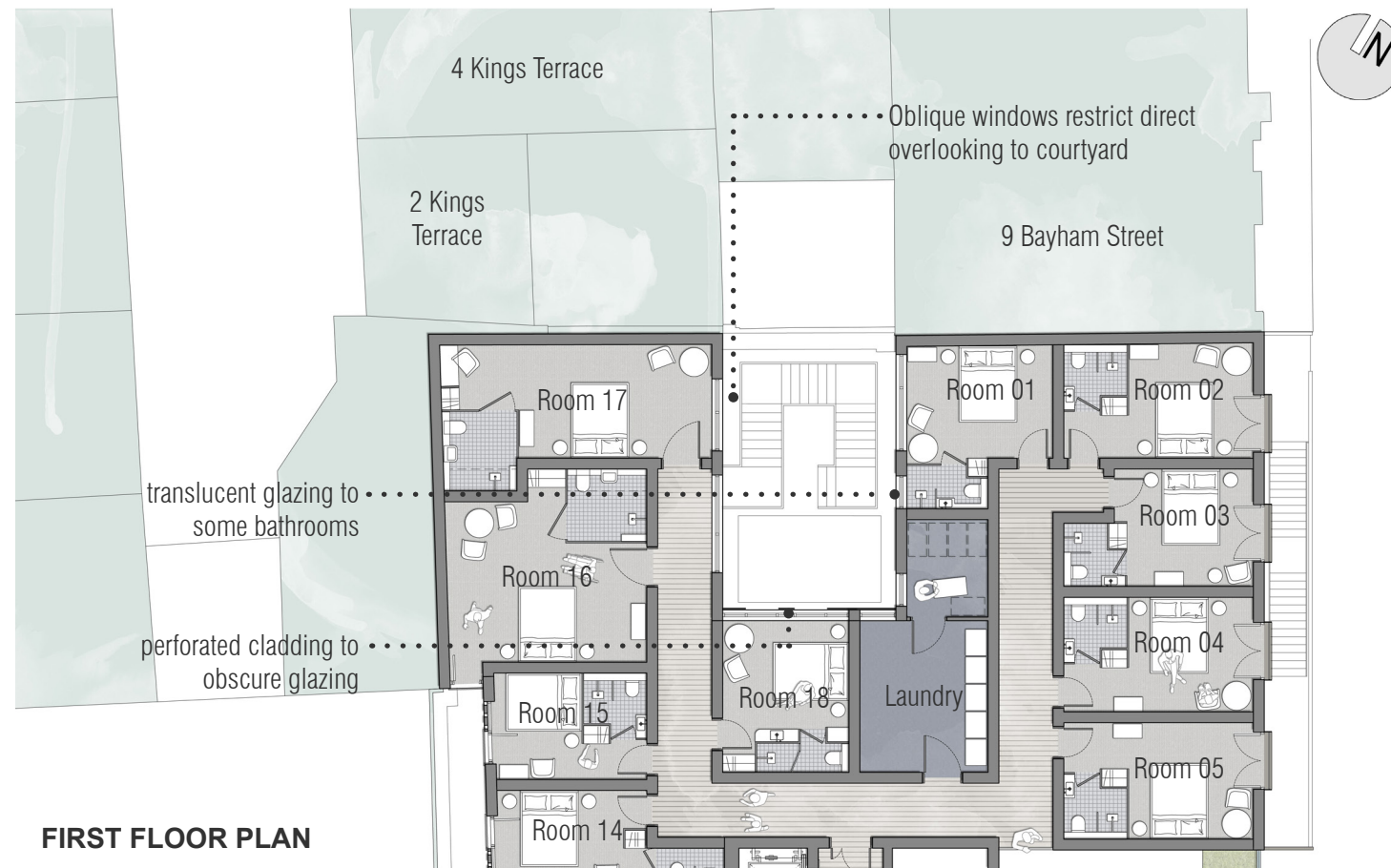
- The applicant continues by describing how the courtyard immediately adjacent to our homes would become a visual centrepiece to the publicly accessible bar and cafe. This element is to form the atrium at the core of the hotel complex, with the proposed glass roof perpetuating significant noise leakage into Kings Terrace from the publicly accessible bar and café operating immediately adjacent to this open-air element. What is most striking is that the applicant has chosen the most sensitive and least appropriate area of the building footprint to locate this proposed bar / café.



- Internal courtyard space will bring light and ventilation into lower levels
- Glazed roof to courtyard will not be retractable
- The courtyard will be located at lower ground floor level, enclosed on all sides by existing and proposed buildings.
- The courtyard will form part of the lower ground office space only.
- Cafe/Bar is internal to the building on ground floor level and accessible only from Bayham Street with no access to courtyard space. The courtyard will not form part of the bar/cafe area.
- Planning conditions can control operating hours of bar/cafe and usage types and music.

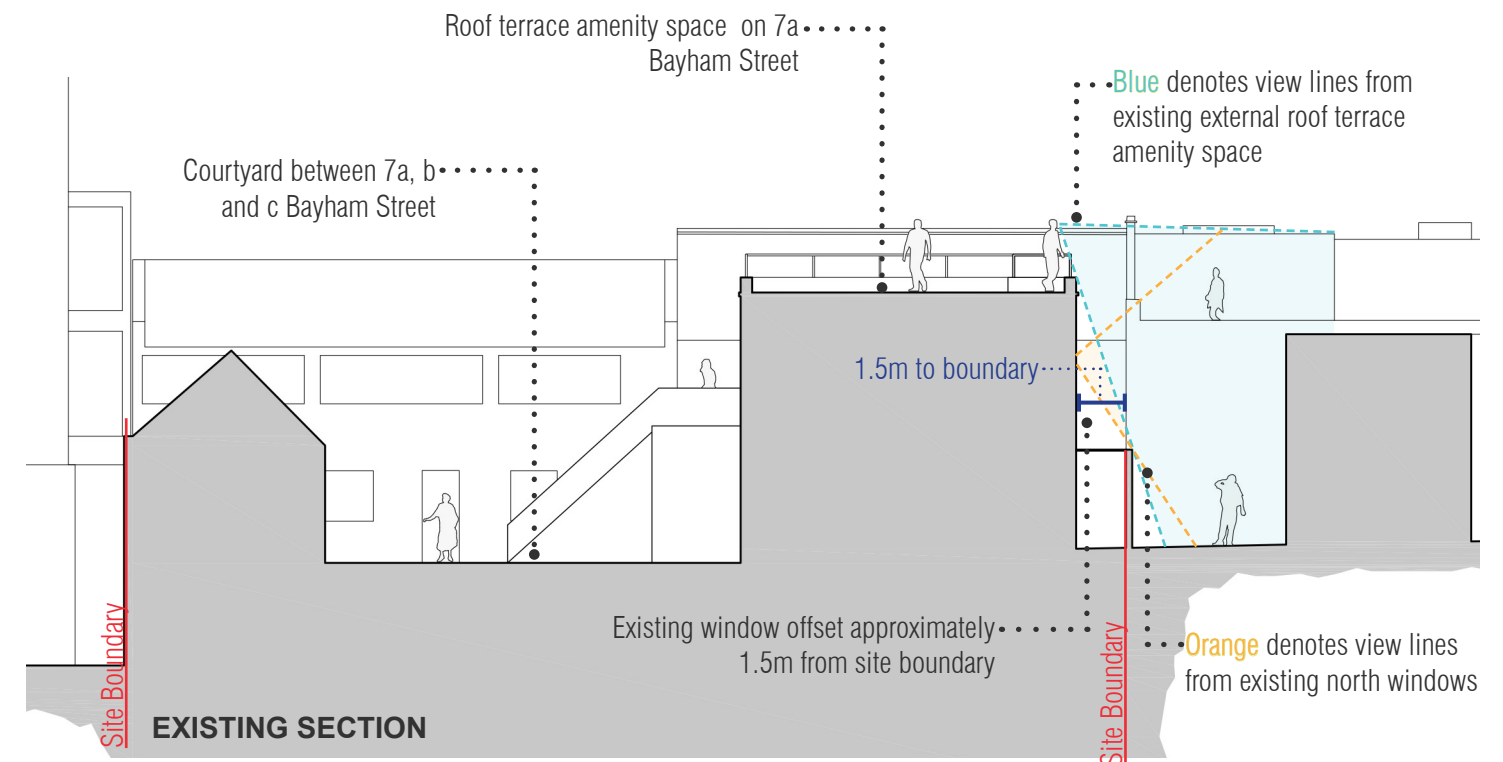
First Floor:

- Whilst the north elevation drawing suggests an opaque northern boundary to the courtyard at lower ground and ground floor, this treatment is glazed at first floor, which gives rise to overlooking, loss of privacy and potential artificial light impacts directly into our properties at King's Terrace.



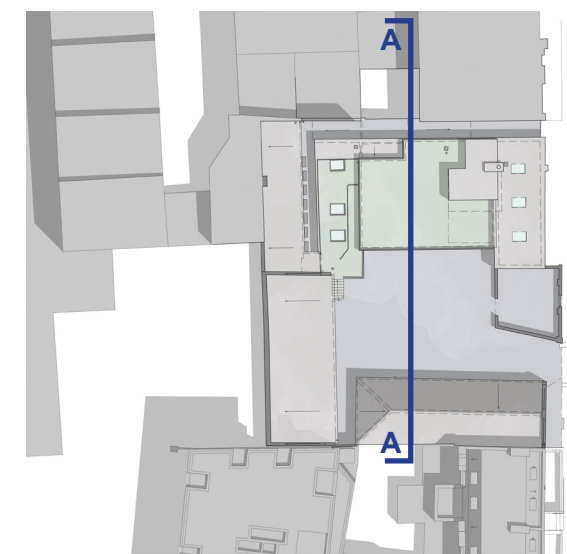
FIRST FLOOR PLAN

- Direct facing glazing (room 18 and laundry) will be partly obscured by perforated cladding with cut outs to allow opening windows for ventilation. Windows to all bathrooms, will have translucent glazing to maintain privacy.
- Side facing glazing (room 17 and 01) will be oblique to rear of neighbouring courtyard, naturally restricting overlooking.
- All northern courtyard facing windows above ground level will be from hotel rooms with a maximum occupancy of two persons or low volume circulation or back of house spaces.
- Set back at a considerably greater distance than existing, increasing from approximately 1.5m to at least 8m.
- As demonstrated in the section diagrams, the proposed development reduces opportunity for direct overlooking when compared to existing.



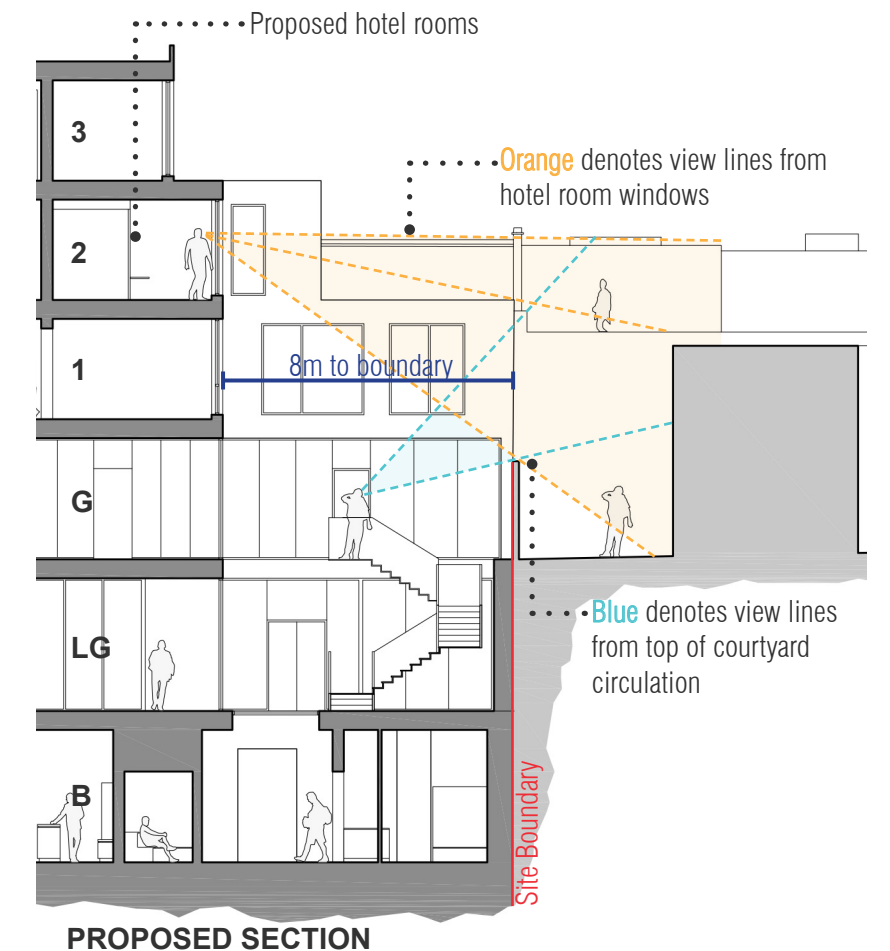
EXISTING SECTION

- The courtyard and terrace to 2 Kings Terrace is currently directly overlooked by 7a Bayham Street.



KEY PLAN

- A greater offset between proposed windows and the roof terrace and courtyard to Kings Terrace creates less direct overlooking, with amenity space relocated lower.



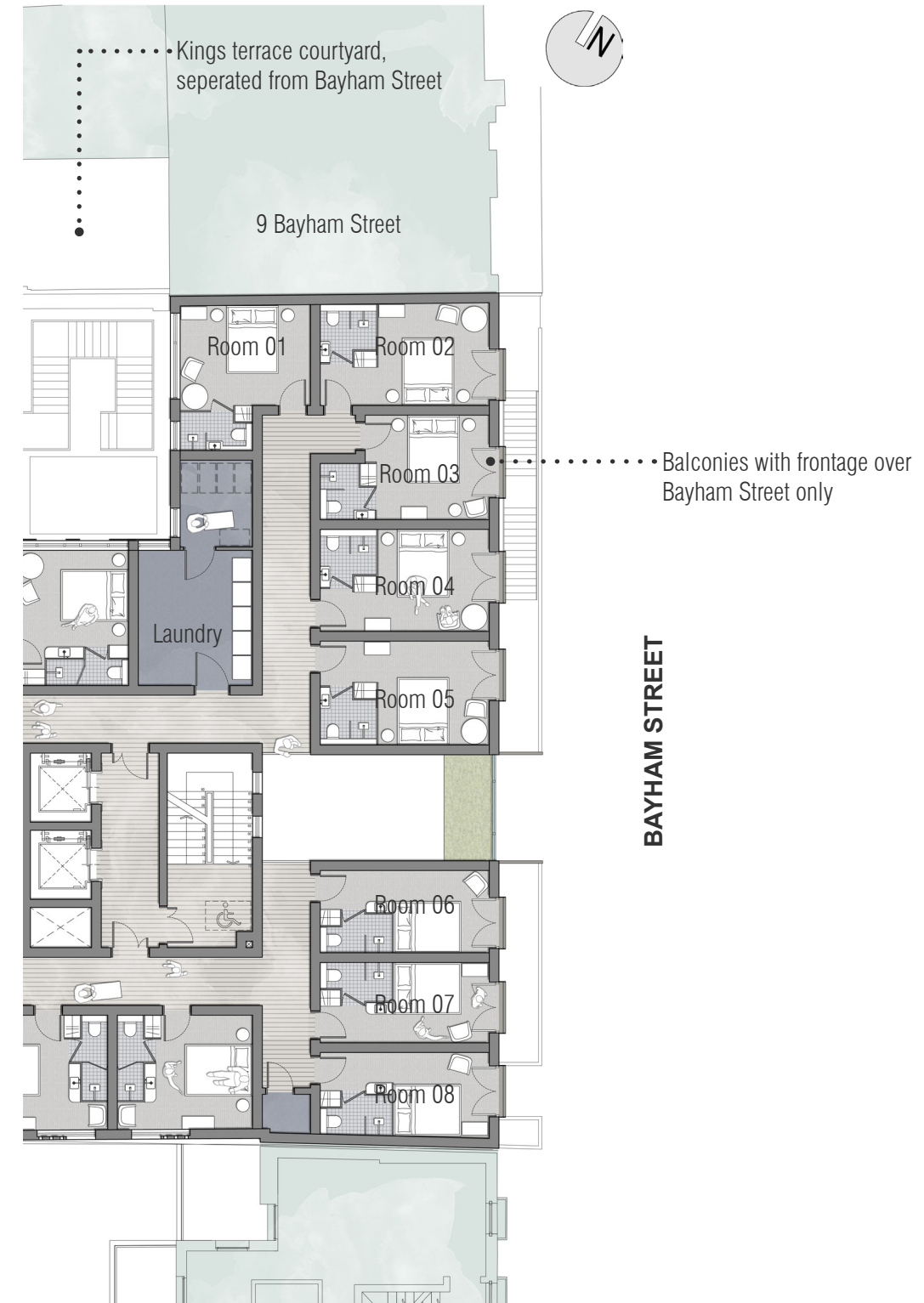
PROPOSED SECTION

First Floor:

- The submitted Design and Access Statement indicates opportunities to create balconies over Bayham Street with projecting oriel windows, which would give rise to noise and disturbance from use by hotel guests - with hotels comprising a 24-hour material operation.



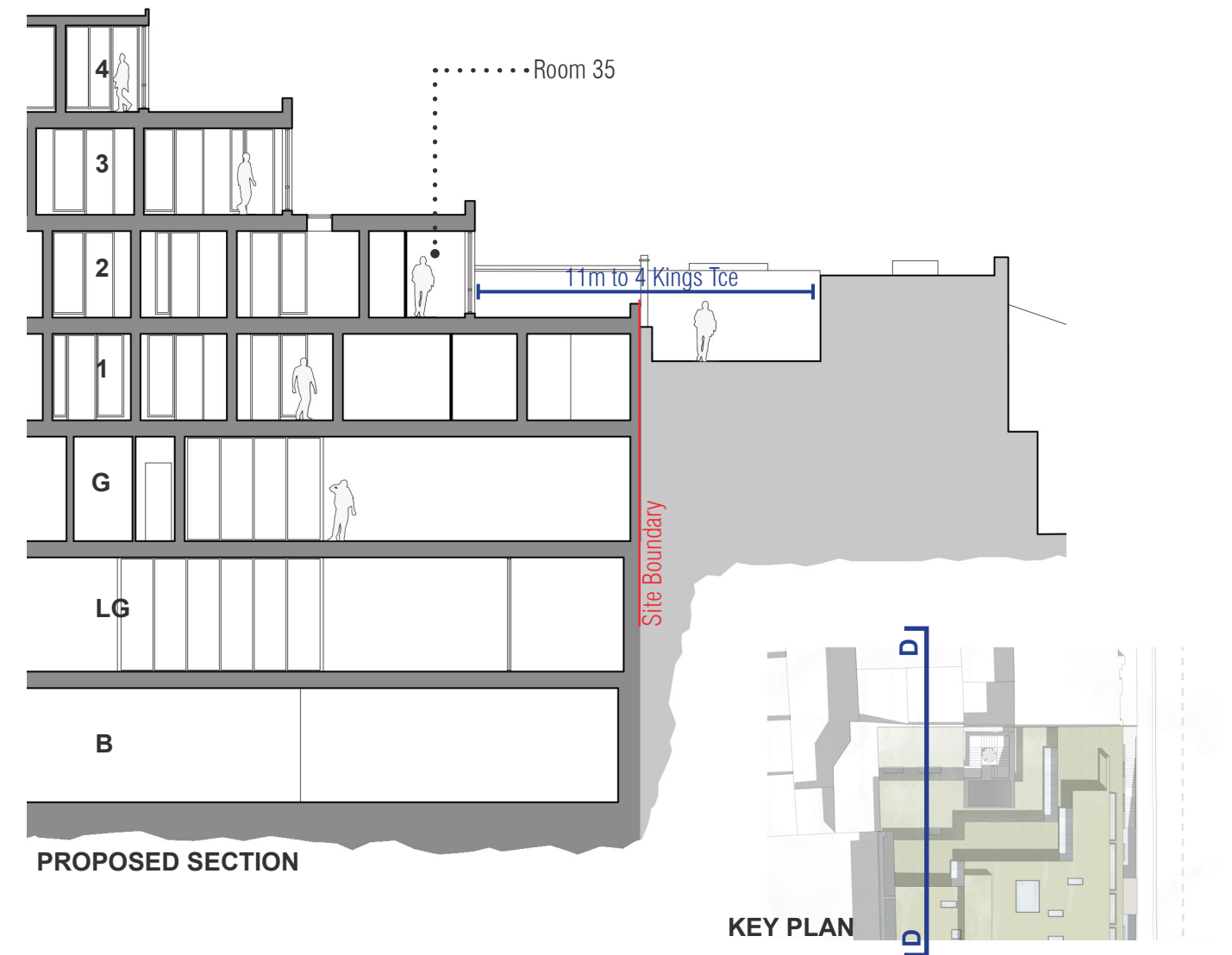
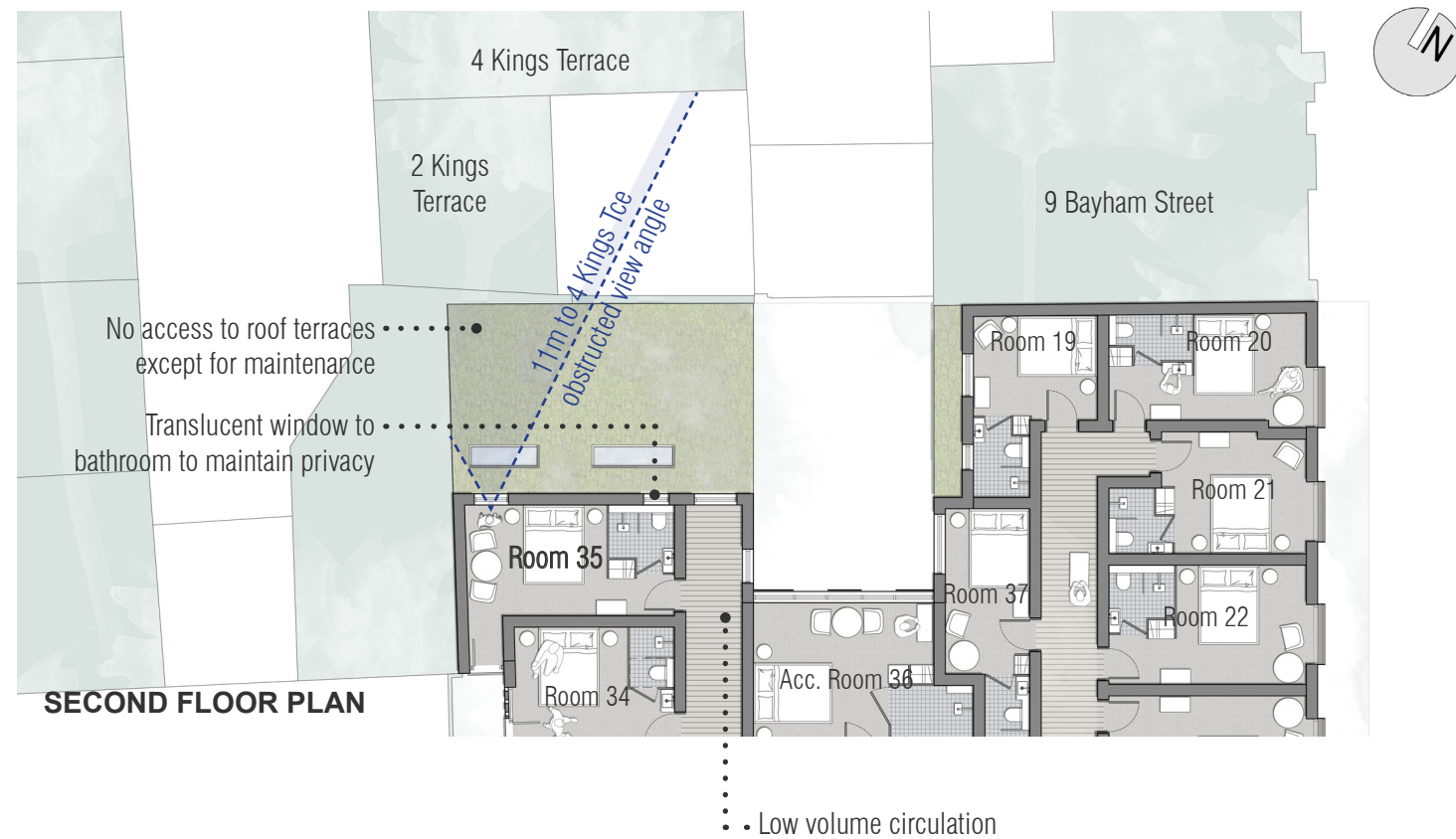
- All hotel rooms with aspect over Bayham Street have been designed to mitigate existing street noise with high quality acoustic glazing for the comfort of hotel guests.
- Juliet balconies enclosed within oriel windows are shown to only a small number of rooms on the Bayham Street facade only.
- It is unlikely any noise produced from hotel rooms with juliet balconies would be greater than that already produced from other residential or commercial premises already on Bayham Street or the existing levels of traffic noise.



Second Floor:

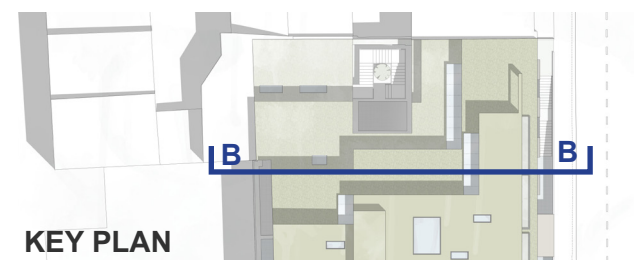
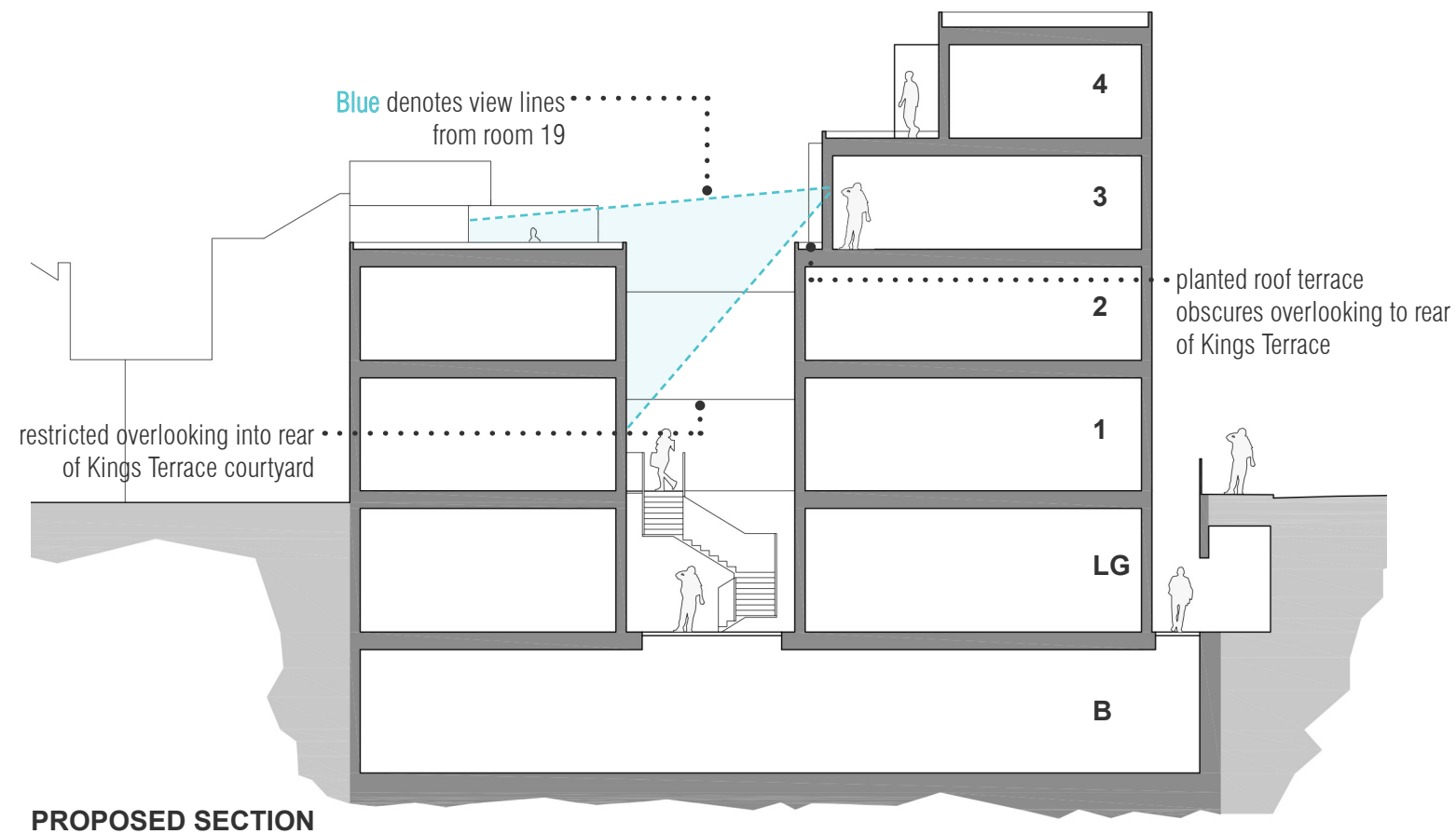
• *Windows are incorporated at the second floor northern elevation (Room 35) together with a northern-facing terrace feature, which directly overlooks the rear of the properties at Bayham Street and those within King's Terrace.*

- The glazing from rooms 35 will be approx. 11m from the glazing of 4 Kings Terrace and 14m from the rear of Bayham Street with oblique views only.
- This is a greater separation distance than those of existing windows to the northern elevation of the office building at 7a Bayham Street.
- A 375mm parapet wall and landscaping on the roof terrace will restrict overlooking.
- The directly overlooking bathroom window will have translucent glazing to allow light and ventilation whilst maintaining mutual privacy with no overlooking.
- The landscaped roof terraces will be for visual amenity only with no access for guests.



Second Floor:

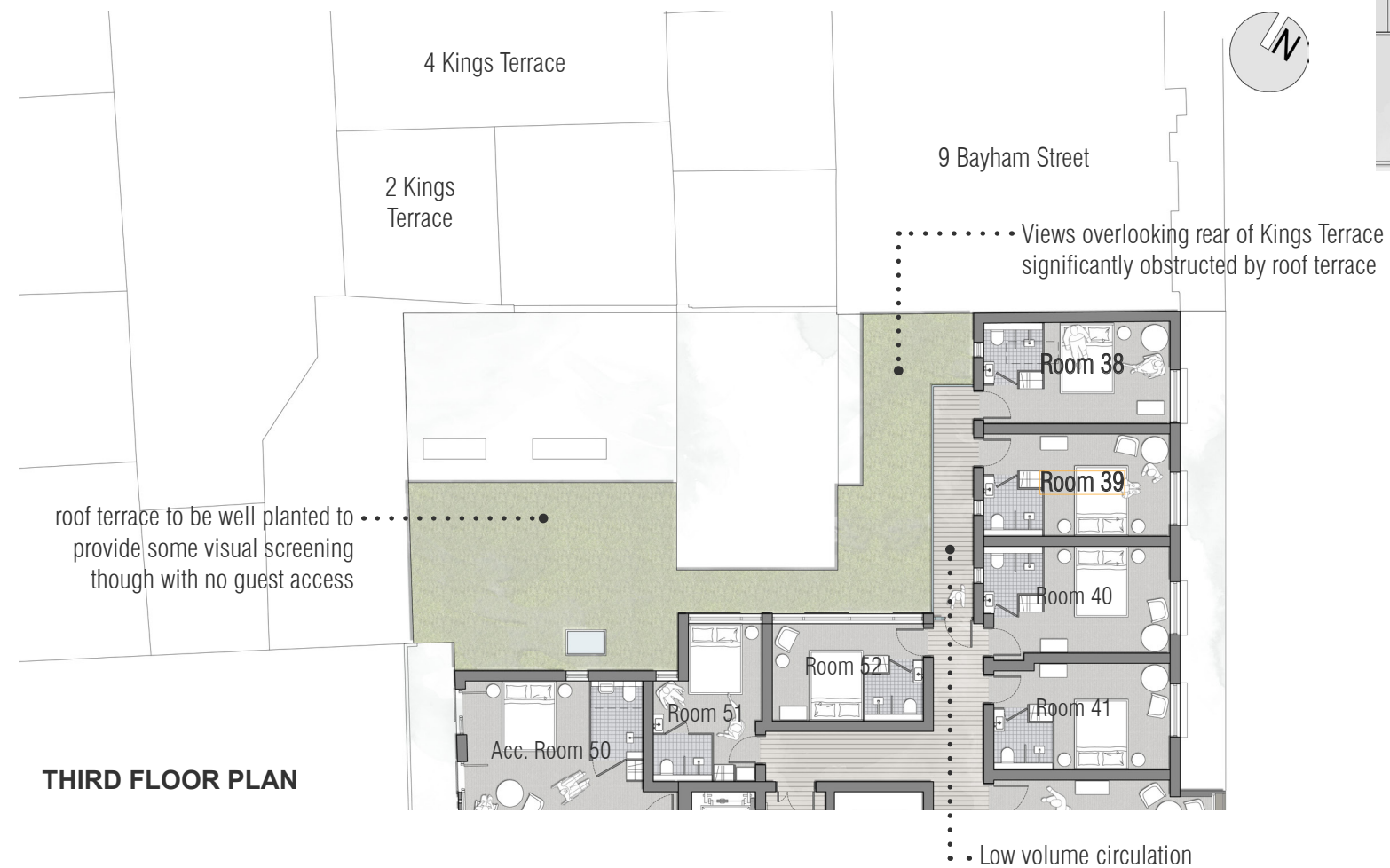
- A small terrace feature and windows also give rise to issues of overlooking and loss of privacy from proposed Room 19.
- The landscaped roof terrace in front of room 19 will be for visual amenity only with no access for guests.
- The glazing from rooms 19 will be approx. 12m from the glazing of 4 Kings Terrace, with oblique views only.
- This is a greater separation distance than those of existing windows to the northern elevation of the office building at 7a Bayham Street.
- A 375mm parapet wall and landscaping on the roof terrace will provide visual screening and restrict direct overlooking.
- The bathroom window will have translucent glazing to allow light and ventilation whilst maintaining mutual privacy with no overlooking.



Third Floor:

• A significant glazed link providing circulation for hotel guests is proposed which directly overlooks properties at the rear of Bayham Street and within Kings Terrace (associated with Rooms 38 and 39).

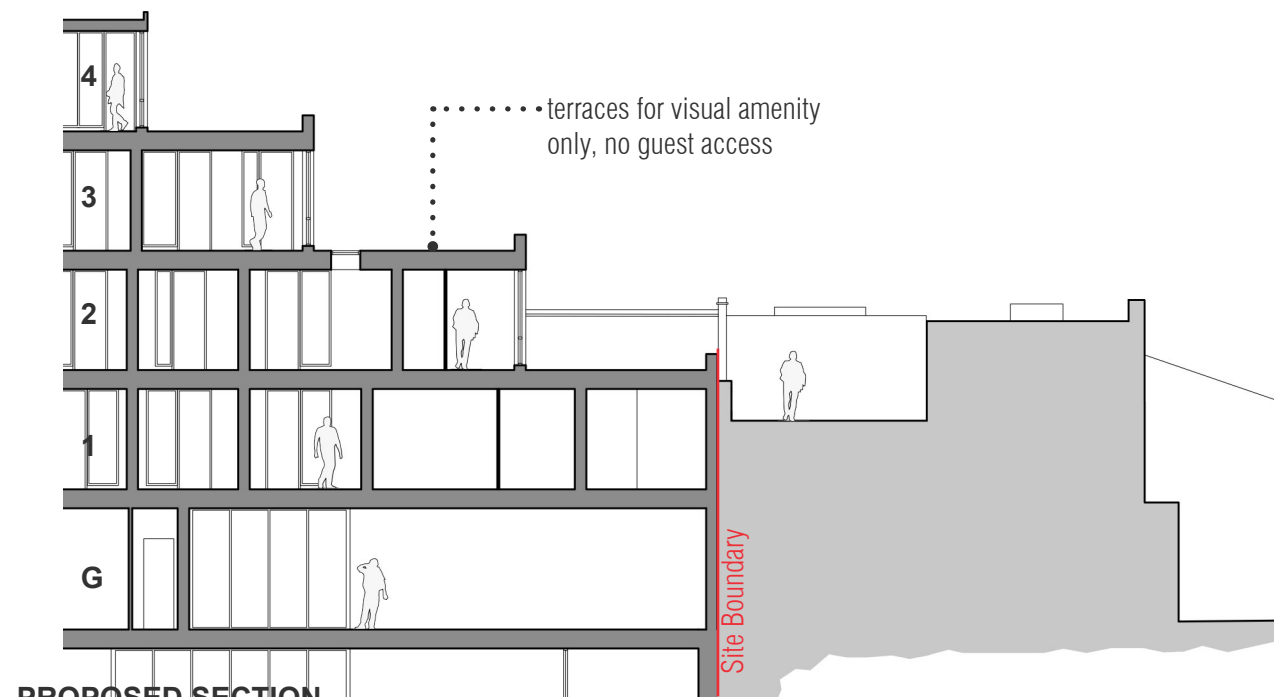
- The glazed link serves two rooms only and will be low volume circulation with infrequent use throughout the day.
- This link is set back significantly from the parapet line obscuring any view into the courtyard of the rear of Kings Terrace.
- Planting on the roof terrace level will provide some additional visual screening from the glazed link.



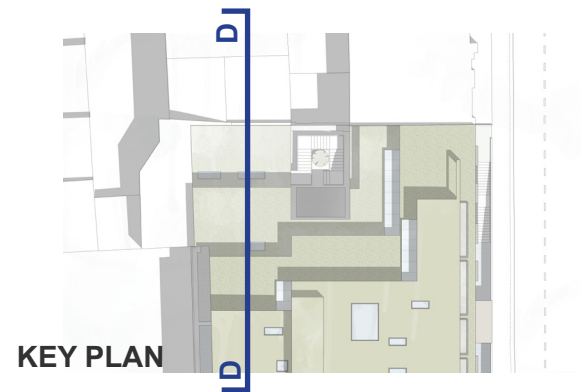
Third Floor:

• *The incorporation of a planted roof terrace to entirety of the northern elevation. It is not clear whether these terraces would as amenity spaces for the enjoyment of hotel guest. Again, the submission package is vague on details - we would hope unintentionally.*

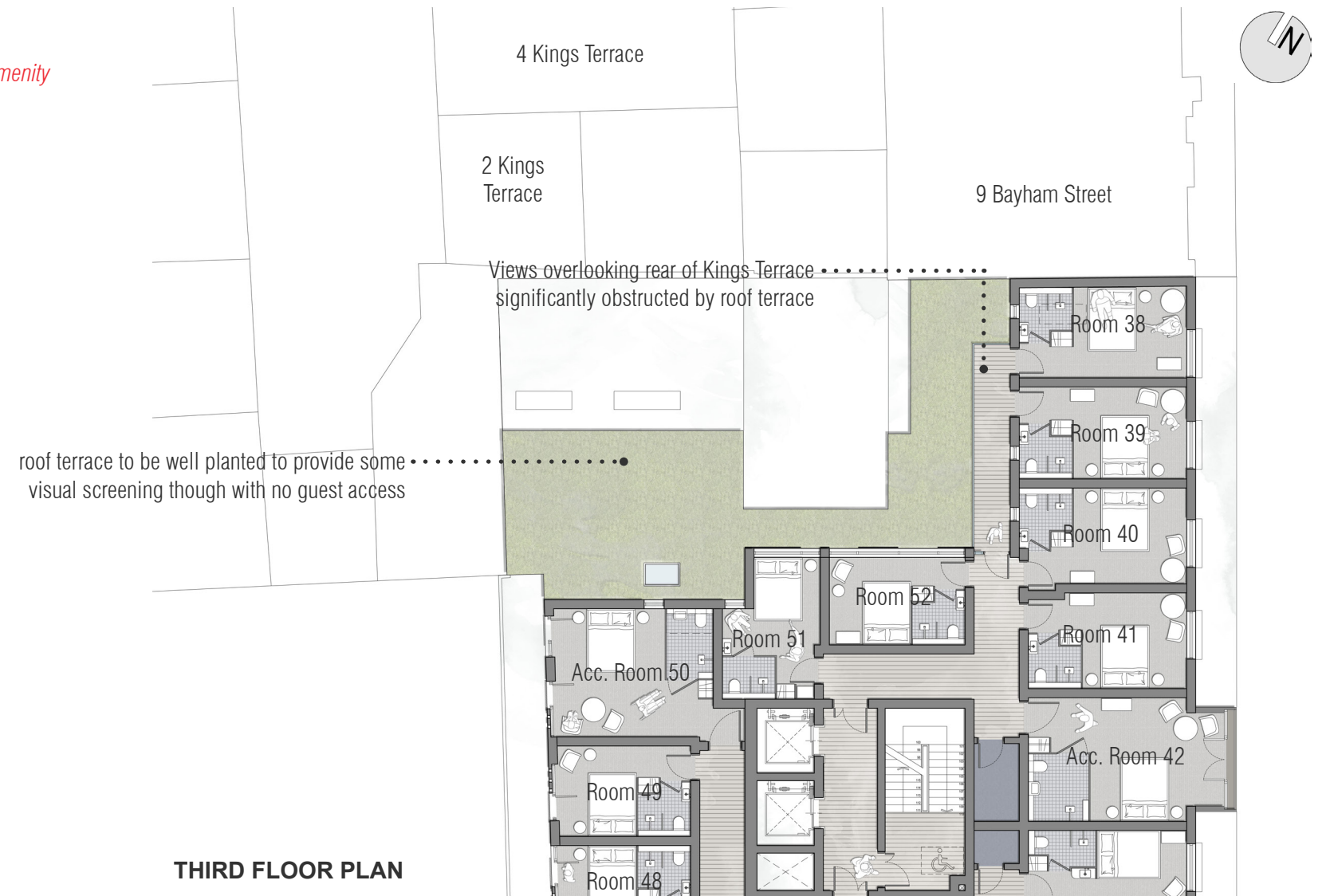
- The roof terraces will not be accessible to hotel guests.
- Terraces to provide visual amenity only and some screening against overlooking.



PROPOSED SECTION



KEY PLAN

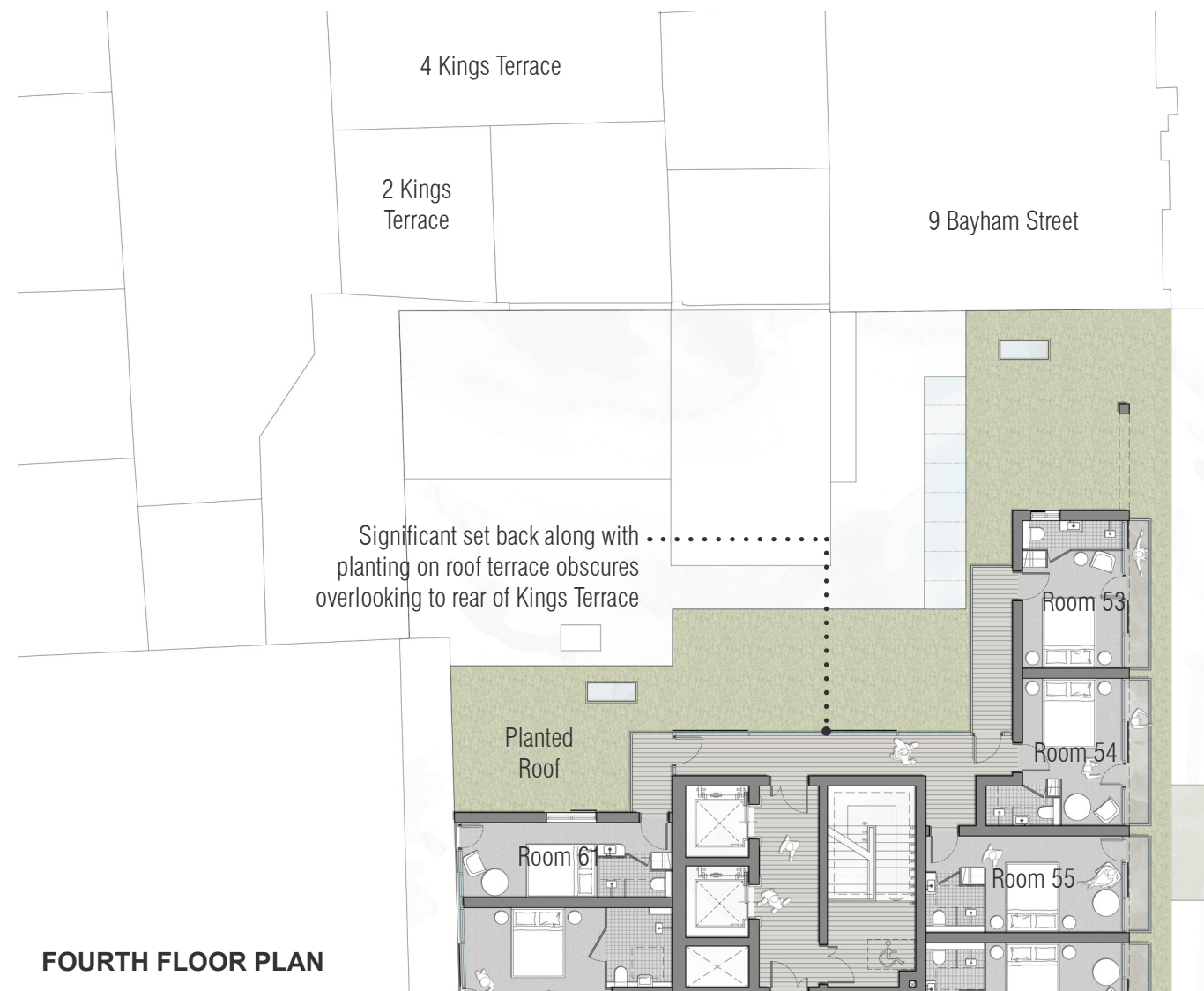


THIRD FLOOR PLAN

Fourth Floor:

• A significant glazed link providing circulation for hotel guests is proposed which directly overlooks properties at the rear of Bayham Street and within Kings Terrace. This provides access to Rooms 53 and 54, and functions as a communal area along most of the northern aspect

- The glazed link along the north elevation provides access to four rooms only and will be low volume circulation with infrequent use throughout the day.
- The significant set back will substantially reduce or eliminate altogether any overlooking from the glazed link.



Fourth Floor:

- *The prevalence of glazing at third and fourth floor, whilst set back would give rise to significant artificial light impacts.*
- For the comfort of hotel guests, all rooms would be provided with black out curtains/blinds which would also serve to reduce artificial light output from the north elevation.
- Room lighting would typically turn off when guests leave their room reducing unnecessary energy usage and cutting light impact.
- Larger elements of glazing are obscured by perforated cladding elements which would greatly reduce light output whilst circulation areas, including glazed link typically require low levels of light for safe use.
- Lights would operate on motions sensors deactivating lights when there is no movement in circulation/office spaces.
- Landscaped roof terraces would obscure some light emission from glazed elements.

