

Camden Lock Hotel

89 Chalk Farm Road
London NW1 8AR

Design and Access Statement

Proposed Extensions and Alterations

November 2018

Issue: Planning

Revision: B

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 QS Tel: 020 8449 5100 cg-architects.co.uk

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Introduction

This pack of information forms part of a planning application in respect of proposals for the extension and refurbishment of Camden Lock Hotel at 89 Chalk Farm Road, London, NW1 8AR.

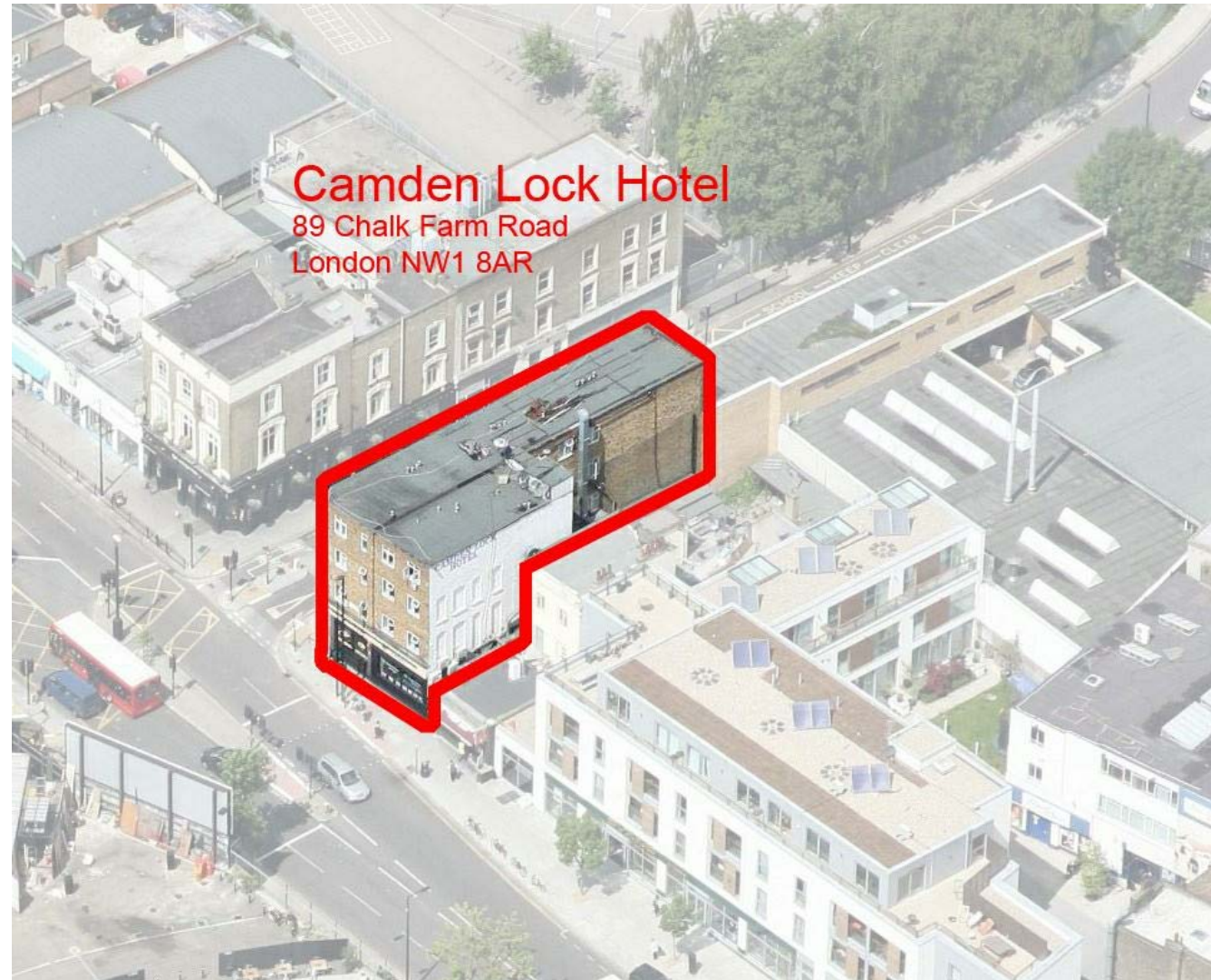
The proposal seeks to improve the existing building, with the intention of providing extensions of high architectural quality and to make the floor space available, more attractive and more functional.

The proposals consist of formation of roof extension to provide additional hotel bed spaces; installation of lift extending from ground floor to fourth floor; window replacement; redecoration of facades and internal remodelling of existing Hotel (C1 use Class).

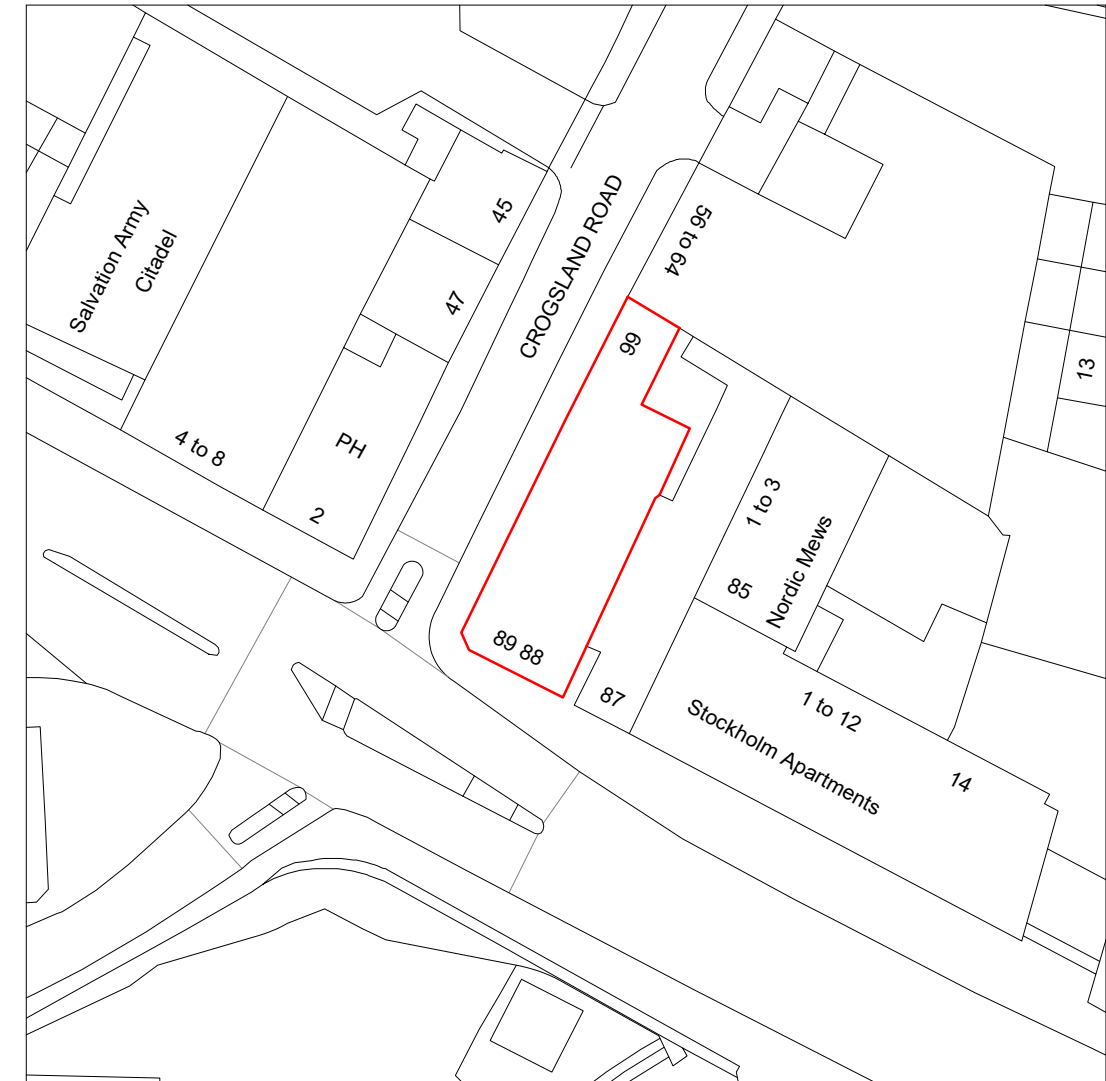
Site Location

The site is located at 89 Chalk Farm Road, London NW1 8AR, within the London Borough of Camden and comprises of an existing property with Hotel C1 Use Class.

The building lies at the junction of Chalk Farm Road and Crogsland Road.



3D View



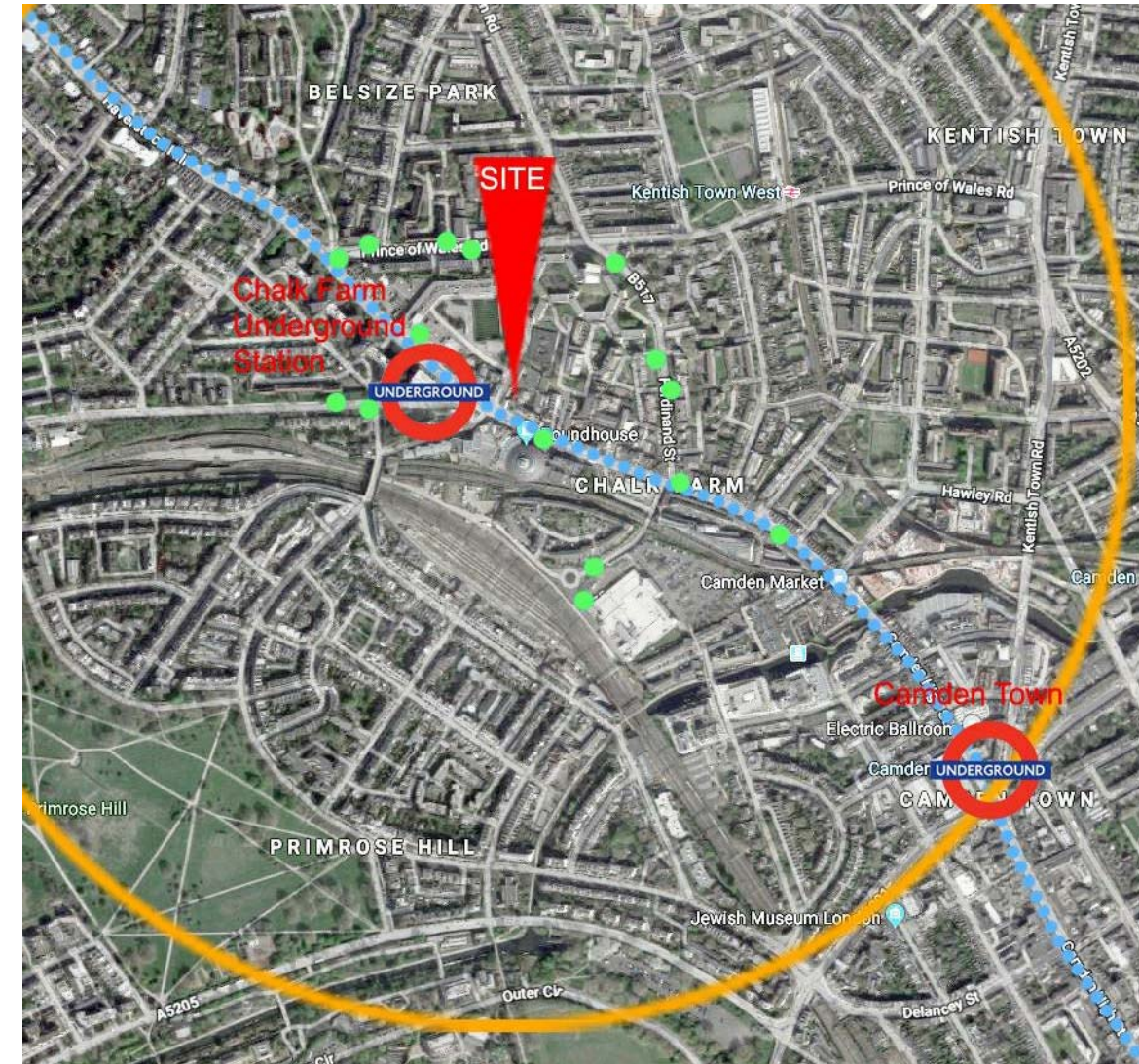
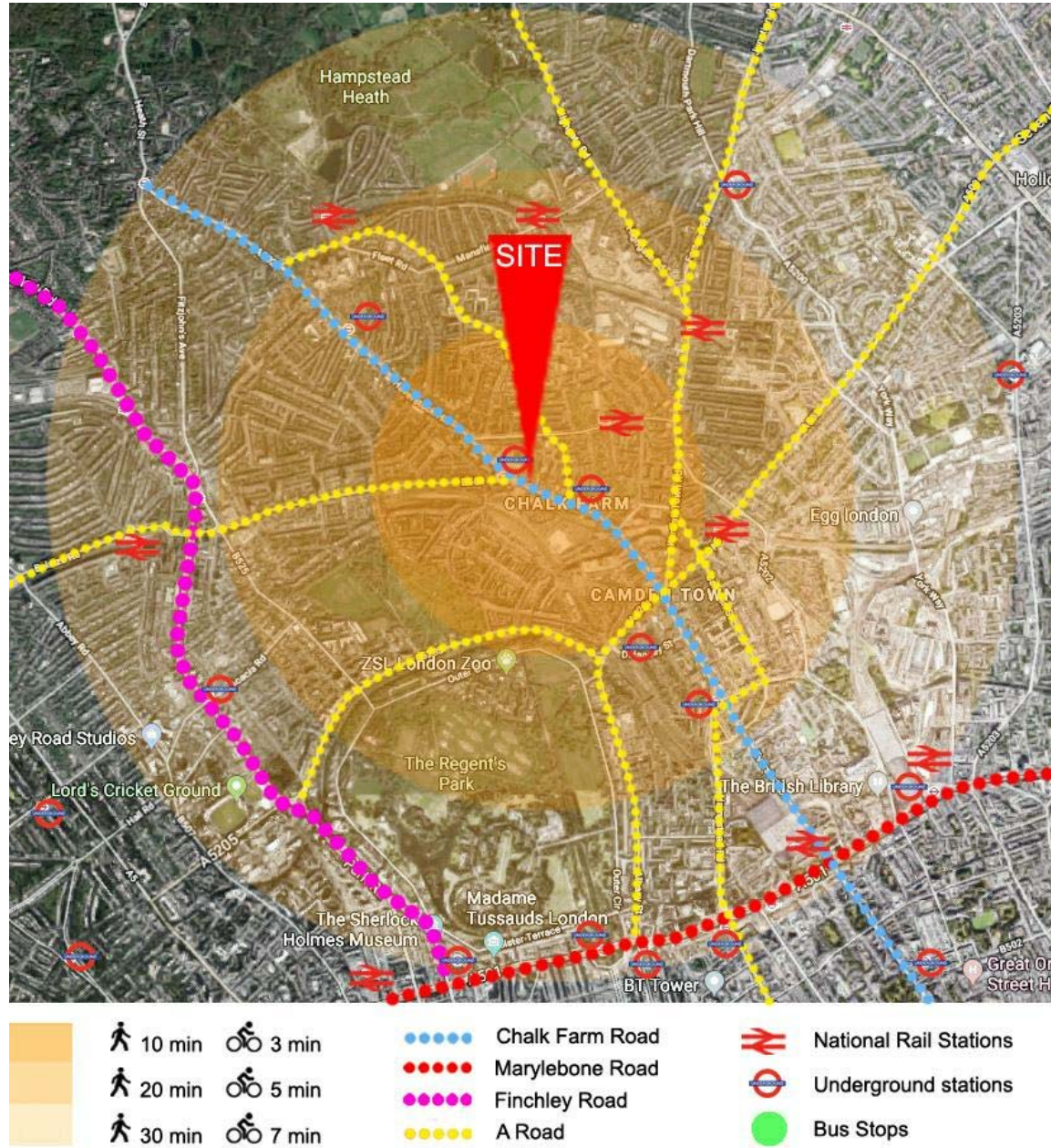
Site Location Plan

Transport

The site is accessed from Chalk Farm Road. It is conveniently located within close proximity to a variety of transportation nodes, providing easy access to and from the site, as well as to the nearby commercial centre of Camden Town.

Chalk Farm is an affluent inner-city area of North West London. There are a number of public amenity spaces within walking distance of the site including woodlands, parks and playing fields.

The site has a Public Transport Accessibility Level of 6a (excellent) and is located within a Controlled Parking Zone.

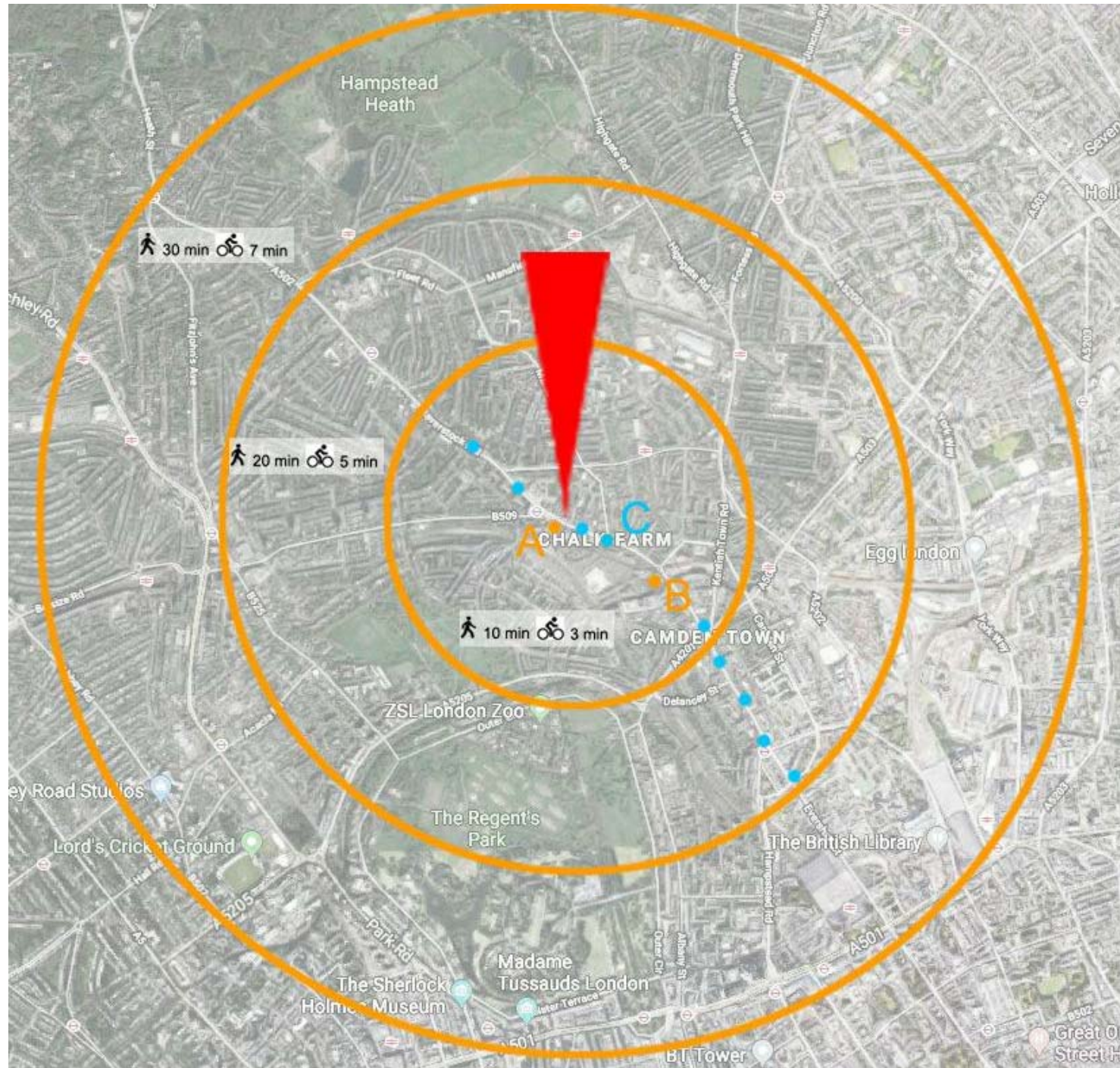


Local Amenities

The site is in close proximity with several shops and local amenities.

The hotel is located within a 2-minute walk from the Roundhouse (Grade II listed building), the fourth most popular visitor attraction in London. Stables Market is just a 5-minute walk away, while Regent's Park and the London Zoo can be reached within 20 minutes by foot.

King's Cross Station and Saint Pancras International are just 2km away and the Kentish Town West Rail Station is only a 7-minute walk away.



- A. Roundhouse
- B. Camden Market
- C. Bars and Restaurants

Location and Character

The site is located within a short distance from Chalk Farm and Camden Town Underground Stations and Kentish Town West Railway Station.

The existing building is located on a prominent corner at the junction of Chalk Farm Road and Crogsland Road lying between a three-storey building to the South (Chalk Farm Road) and a two-storey building to the North West (Crogsland Road).

The immediate area is predominately commercial in character, although there are residential developments located to the East and West of Chalk Farm Road and Haverstock Hill.

The immediate surrounding area is characterised by a high diversity of building styles, massing and heights and buildings close to the site are generally four storeys in height.

The site does not fall within a conservation area nor is the building listed.

However, the Regents Canal Conservation Area is located just opposite the site along Chalk Farm Road towards Camden Town. In addition, the site is in close proximity with Eton and Harmond Street Conservation Areas.



View 1



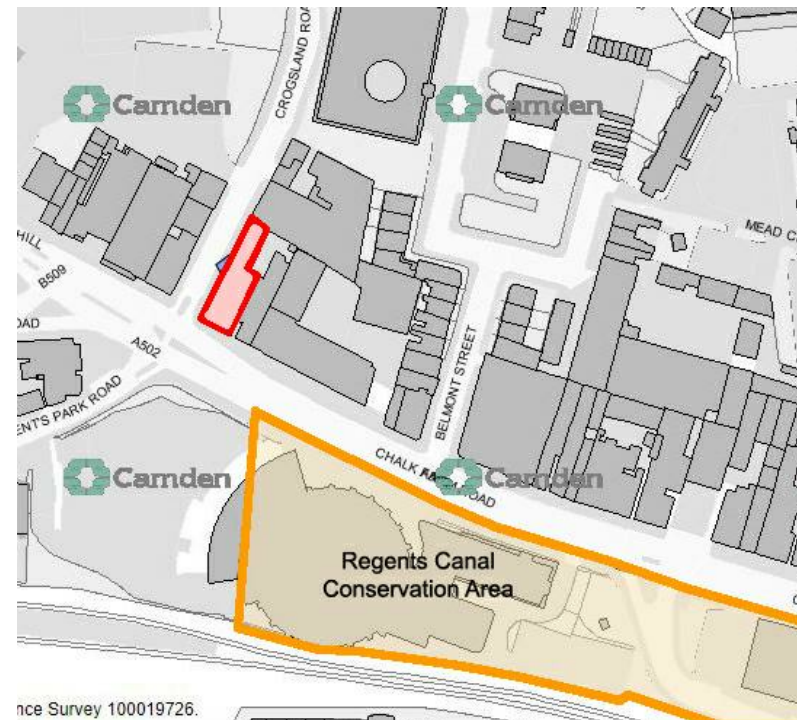
View 2



View 3

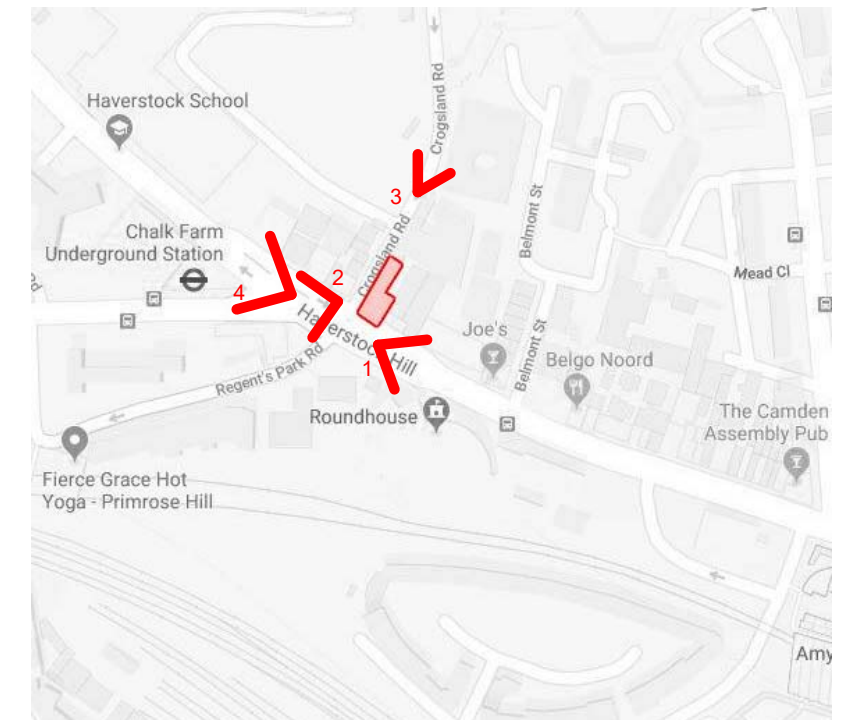


View 4



Conservation Survey 100019726.

Conservation Area Map



Location and Character



View 5



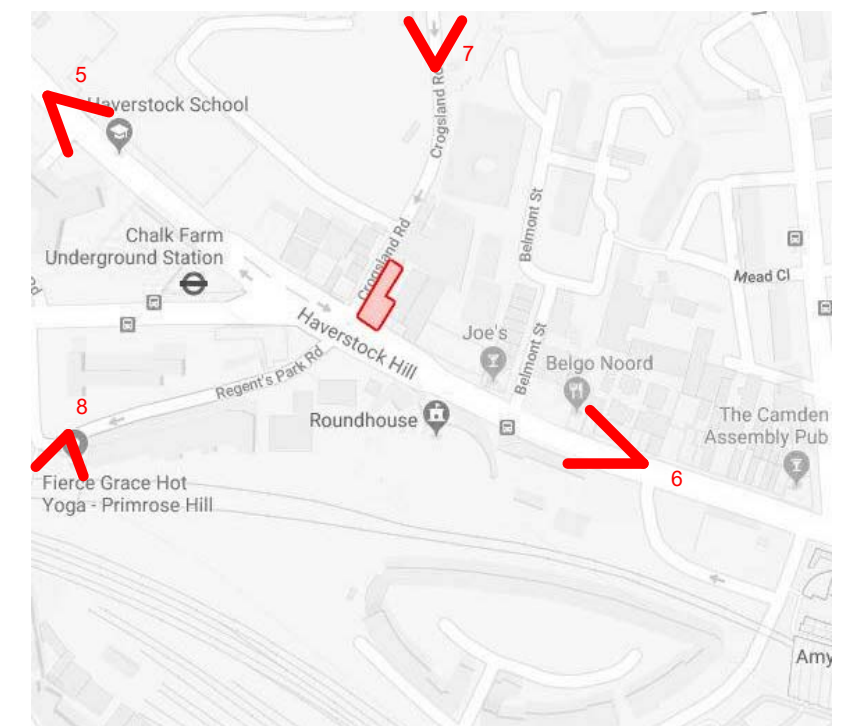
View 6



View 7



View 8



Existing Building

The property is a four-storey hotel with ancillary bar and lounge, kitchen and toilets on the ground floor with rooms above. The Hotel was formed in the 1970's.

The main elevations facing Chalk Farm and Crogsland Road are in brick. According to historic records, the building was re-built in the 1970s with a yellow brick façade. The remainder of the building is painted rendered and brick.

The elevations facing the 2 roads contain part glazed sections similar to shop-fronts. The upper floors of those elevations are of brickwork and contain uPVC windows arranged in a regular pattern.

Overall, the building is in need of improvement.

The current building has 100% coverage of the site.

The existing building has a plain appearance and contributes little to the local character. The bricks used in the elevations are deteriorating and the uPVC windows and the shop-fronts are in need of replacing. These features have a negative effect on the street-scene.

The principal entrance of the hotel is located on Crogsland Road.



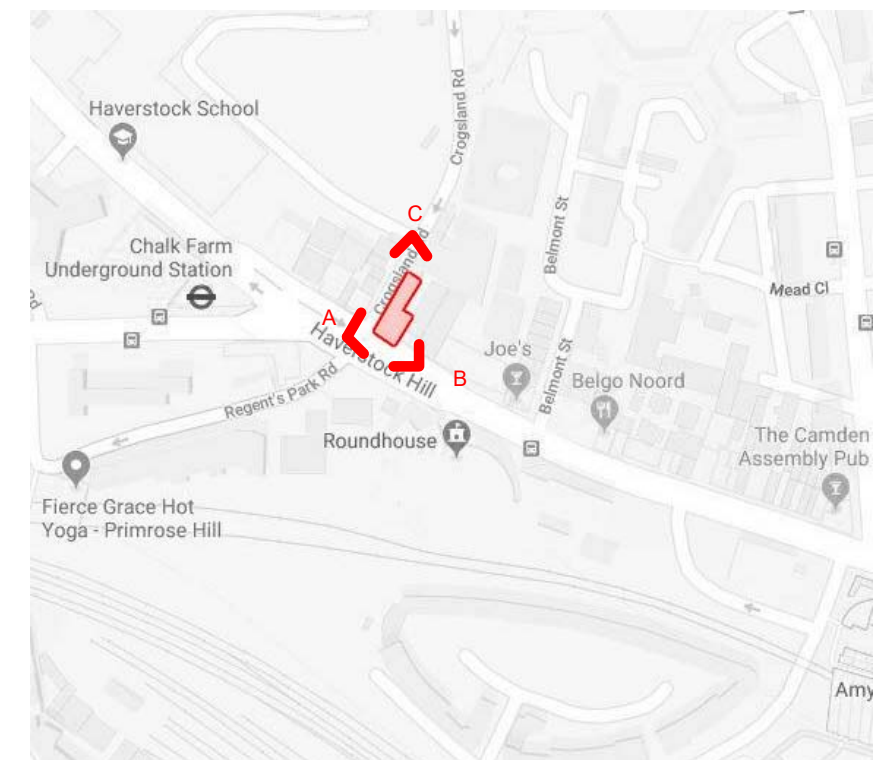
View A



View B



View C



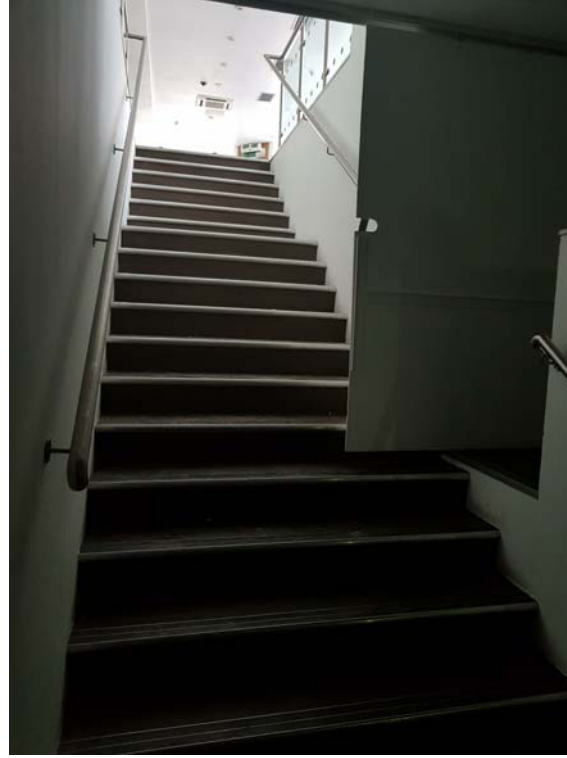
Existing Building



Photograph of existing Basement



Photograph of existing Basement



Photograph of Stairs from Basement to Ground Floor



Photograph of Stairs to Ground Floor



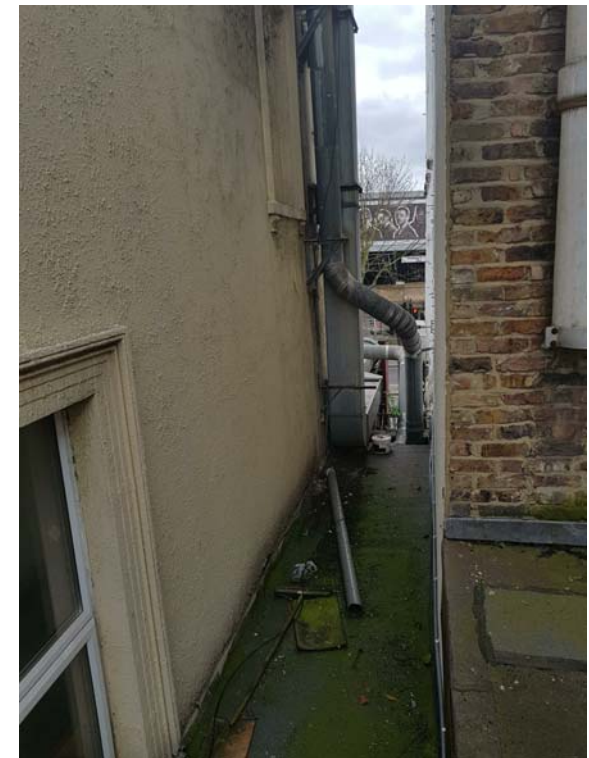
Photograph of rear Section of the Building



Photograph of rear Section of the Building



Photograph of rear Section of the Building



Photograph of rear Section of the Building

Planning History

A full review of the Council's on-line planning history records has been undertaken and the following entries have been identified as being of interest to this planning application.

2007/6377/P - Refurbishment of the existing hotel to accommodate 8 new bedspaces including external alterations to the shopfront, elevational changes to the windows and external finishes and the erection of a roof extension.

This application was refused by Camden Council as the proposal was said to have insufficient set-backs and offered an overly dominant feature when viewed from the street. This application was allowed at appeal (APP/X5210/A/08/2086810) as the Planning Inspector felt that the proposals would provide an enhancement to the existing building, the roof extension would not have an overbearing impact on the street-scene and would appear subservient to the main part of the building.

2012/0563/P - Renewal of planning permission granted on 07/04/09 (2007/6377/P) for refurbishment of the existing hotel to accommodate 8 new bedspaces including external alterations to the shopfront, elevational changes to the windows and external finishes and the erection of a roof extension.

A renewal of the 2017 planning permission was approved by Camden Council on the 21 March 2013 although the permission was not implemented and has since lapsed.

It should also be noted that an application (2008/3201/P) was approved in 2008 for the replacement of the existing shopfront which was never actually implemented. It is questioned whether such a design would now be accepted, and we would contest that the proposed ground floor enhancements is not only an improvement on the current situation but also a vast improvement on what the Council previously approved.

Pre-Application Meeting 18/05/2018

The proposal was for:

- Formation of roof extension to provide additional hotel bed spaces;
- Installation of lift extending from ground floor to fourth floor;
- Window replacement; and
- Redecoration of facades and internal remodelling of existing Hotel.

Following the pre-application meeting, the council raised the following issues:

- It was questioned whether further improvements could be made to provide more grandeur and something "more special";
- Explore the possibility of raising the existing parapet as an improvement, in both long and short views;
- Increase the depth of window reveals; and
- Explore the materiality and colour of the roof extension.



The proposal was for:

- Formation of roof extension to provide additional hotel bed spaces;
- Installation of lift extending from ground floor to fourth floor;
- Window replacement; and
- Redecoration of facades and internal remodelling of existing Hotel.

Following the pre-application, the council raised the following issues:

- Concerns about the idea of painting the existing brick work, its long-term durability and its consequent impact on the appearance of the building;
- Concerns over the visual inertness of the materials proposed for the additional roof storey;
- Concerns about the offset nature of the corner chamfer in relation the corner chamfer below and the wider townscape;
- Increase the depth of window reveals; and
- Improve ground floor shop front appearance.

Conclusion:

"The proposed increase in hotel use is welcomed in principle. Officers consider that the proposals do not represent a sufficient improvement to the existing building to be supported. Officers still take the view that the demolition of the existing building would be preferable given its poor architectural quality."

Following the pre-application decision, CG Architects have reconsidered the design approach in order to respond to council's comments as follows:

- Repairing and keeping the existing brickwork;
- Further set-back of the proposed roof extension facing Chalk Farm Road;
- Removal of the corner chamfer to proposed roof extension;
- Introduction of black aluminium composite cladding to proposed roof extension, windows and shopfronts;
- Introduction of black aluminium projecting features to windows; and
- Replacement of ground floor shopfronts with new large shopfronts.

The proposed amendments are illustrated in section 05 – Proposals of this report.



Overview

The proposals consist of formation of roof extension to provide additional bed spaces; installation of lift extending from ground floor to fourth floor; shop front replacement; window replacement and redecoration of facades).

The new roof extension will be set back between 3.6m and 3.7m from the front elevation on Chalkfarm Road in order to minimise its impact on the street scene. It will also be set back between 0.5m and 0.65m along Crogsland Road underlining its subsidiary identity.

The existing floors will be remodelled to reduce the number of rooms from 11 to 7 per floor in order to provide accommodations of a better quality.

The proposed roof extension would be constructed from a lightweight aluminium frame and cladded with a grey corrugated metal cladding system. The proposed lift core would be similarly constructed in order to continue the construction methodology.

The proposal would involve repairing the existing facades revealing the quality of the existing brickwork.

The windows and shop-fronts will be replaced by grey aluminium powder coated units. This will further improve the appearance of the building. The proposal will have a beneficial effect on the street-scene compared to the existing building.

It is also proposed to install grey aluminium projecting features around the windows. This will allow for deep window reveals and will give more articulation to the facades.

Existing Areas (GIA)

Site Area:	271 m ²
Basement:	69m ²
Ground Floor:	229m ²
First Floor:	194m ²
Second Floor:	194m ²
Third Floor:	194m ²

Total: 880m²

Proposed Areas (GIA)

Basement:	69m ²
Ground Floor:	229m ²
First Floor:	202m ²
Second Floor:	202m ²
Third Floor:	202m ²
Fourth Floor:	167m ²

Total: 1071m²

Additional GIA: 191m²

Existing number of Rooms

First Floor:	11
Second Floor:	11
Third Floor:	11

Total: 33

Proposed number of Rooms

First Floor:	7
Second Floor:	7
Third Floor:	7
Fourth Floor:	6

Total: 27

Reduction of rooms by 6no. of rooms

Scale and Massing

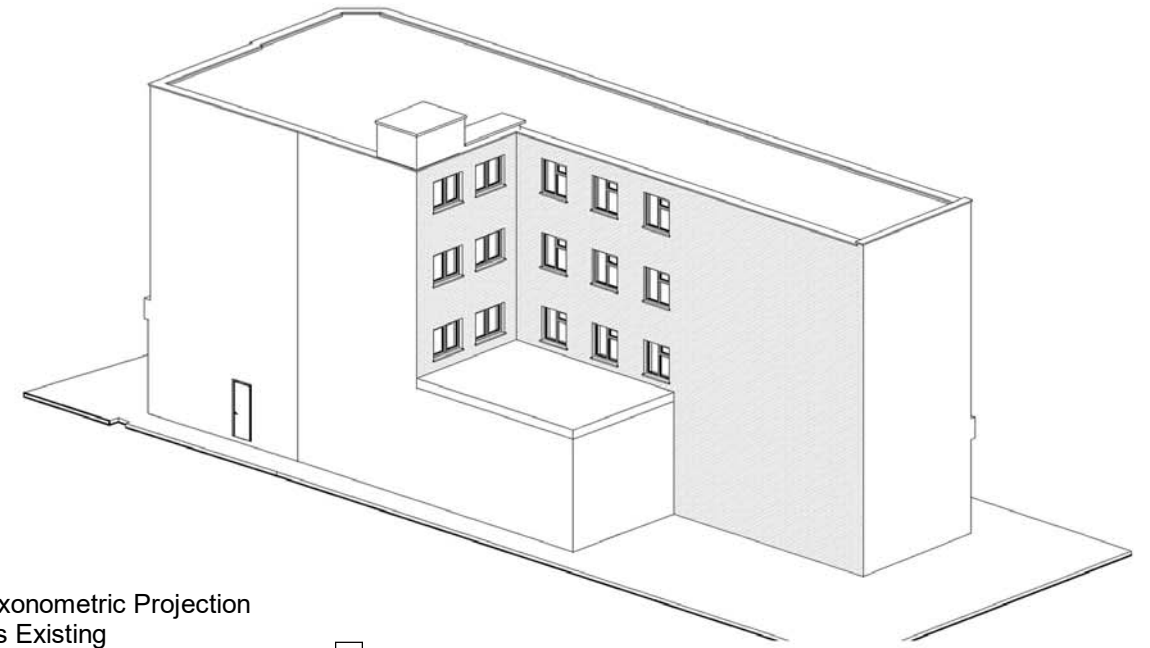
The proposals fit into the architectural framework following the example of a number of buildings in the area that have developed roof extensions.

The proposals are considered to be consistent with the scale and character of other developments in the immediate and surrounding area.

It is considered that the proposed roof extension would appear light-weight and would complement the contemporary style created by the rest of the proposed works. The set-back of the Chalk Farm Road elevation would reduce its impact on the street scene.



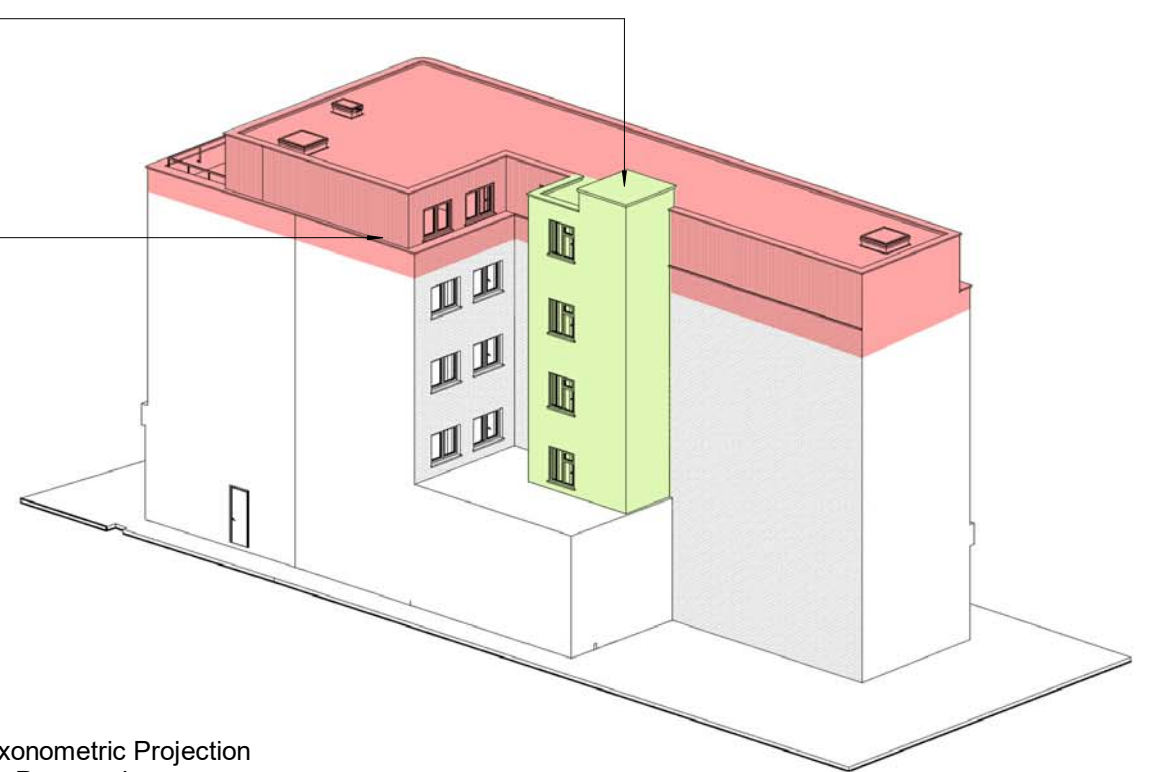
Axonometric Projection as Existing



Axonometric Projection as Existing



Axonometric Projection as Proposed



Axonometric Projection as Proposed

New Lift Core with Lobby

Roof Extension with Metal Cladding

Replacement of Existing Windows

Aluminium projecting feature

New Aluminium power coated Shop Front

Main Entrance with glass canopy

Layout / Circulation

The proposals include alterations to all existing floor levels (not all will require planning permission). The existing floors will be remodelled to reduce the number of rooms from 11 to 7 per floor.

The basement will be for staff accommodation only, consisting of a staff room, toilets, comms cabinet and storage.

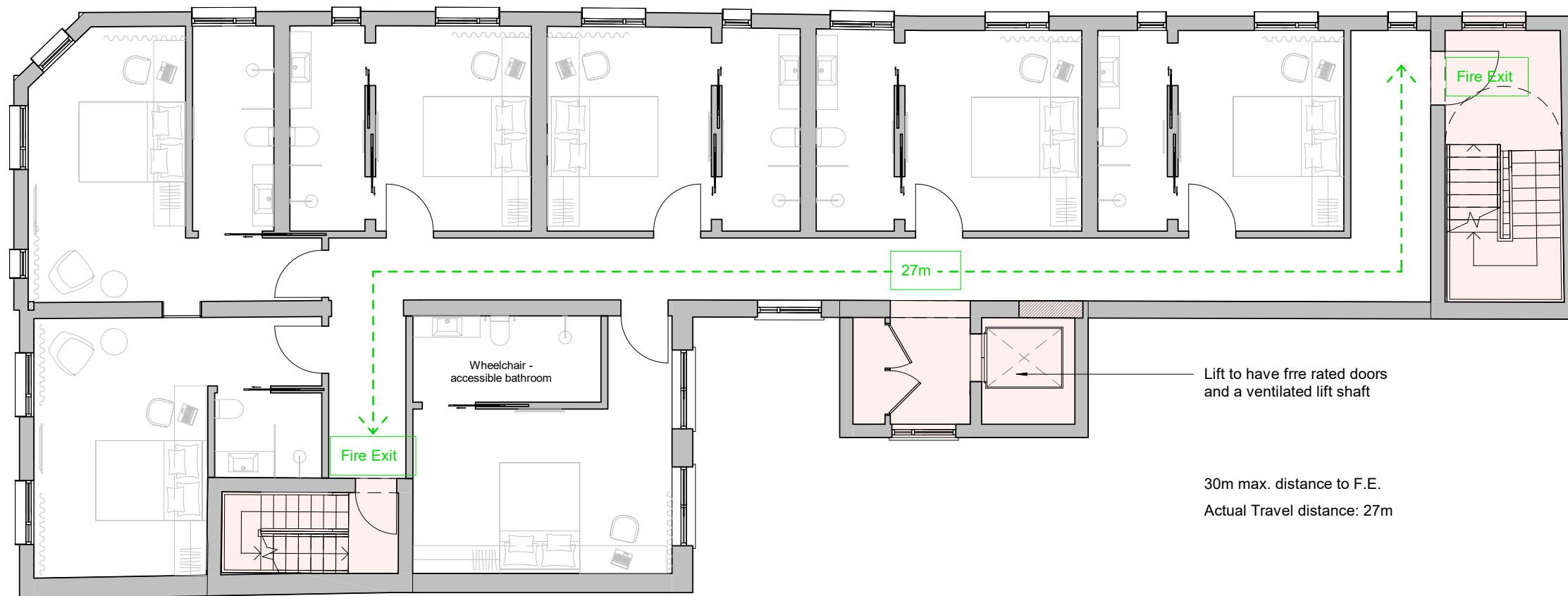
The reception, bar and dining areas will be arranged over the ground floor level.

The proposed roof extension will contain 6 number of en-suite guest rooms.

The building has two separate stair cores serving all existing floor levels. The staircase facing Crogsland Road also provides access to basement level.

It is proposed to extend both stair cores along with the roof extension in order to provide two means of escape.

In addition, it is proposed to incorporate a disabled accessed lift to the rear flank elevation of the building. The proposed lift will serve all existing and proposed floors.



Typical Floor Plan as Proposed
1 : 100

Accessibility

It is proposed to unify the entire ground floor level, allowing disabled access throughout.

Level access will be partially provided with a shallow ramp along Crogsland Road due to the topography of the site.

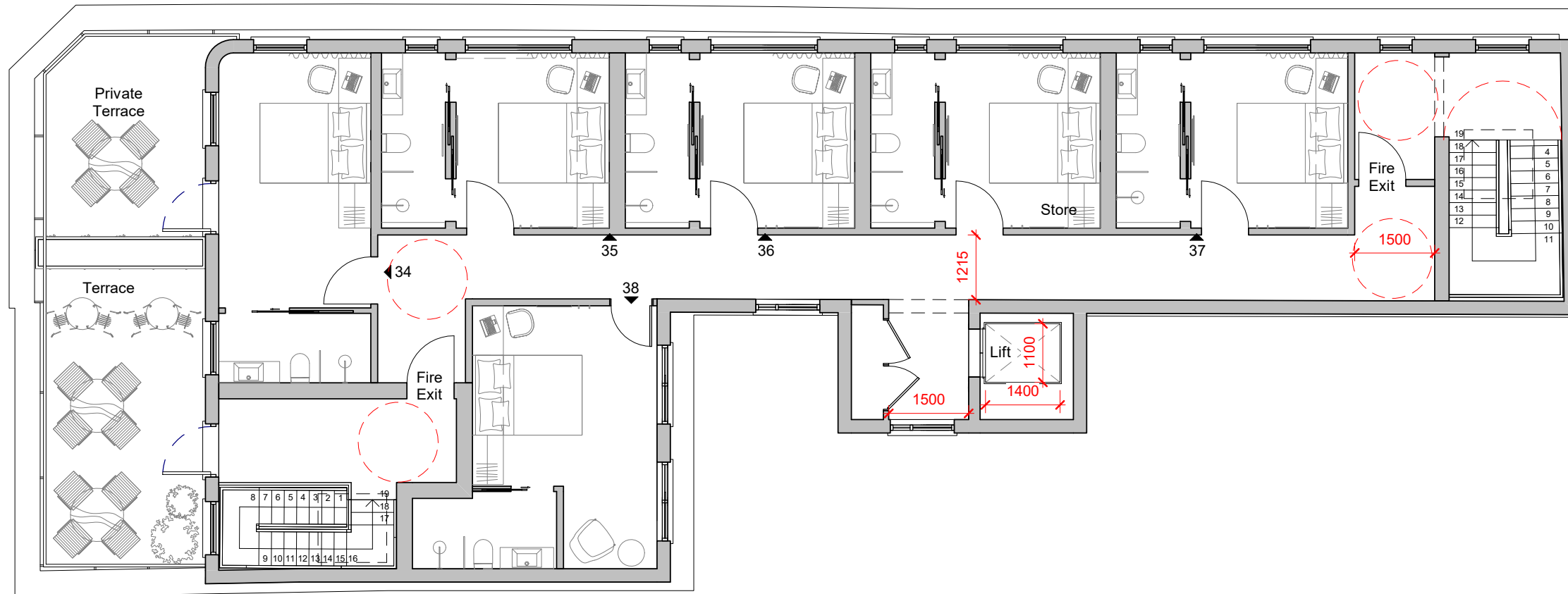
Provisions will also be made for an entrance door to the guest rooms which will be not less than 800mm wide, have a level threshold and with unobstructed space on the leading edge of the door of at least 300mm, contrasting colour between door and door furniture.

Internal doors and corridors will comply fully with Approved Document M, contrasting colours to walls/doors and door furniture. A new disabled Lift will be provided to all floors.

Overall, the development will comply with the recommendations of Approved Document M1 and secure by Design as practically as possible. Any areas of non-compliances will be due to the inherent constraints of working with an existing building.

12% of the new rooms will be fully accessible to wheelchair users located on first, second and third floor.

Overall, access will be significantly improved.



Fourth Floor Plan as Proposed
1 : 100

Design and Appearance - Materials

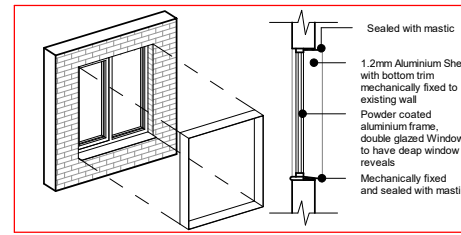
The windows and shop-fronts will be replaced by grey aluminium powder coated units. This will improve the appearance of the building. The proposal will have a beneficial effect on the street-scene compared to the existing building. Grey aluminium projecting features will be installed around the windows.



Corrugated Metal Cladding
Colour: Grey



Doubled glazed aluminium frame windows
Colour: Grey



Aluminium projecting feature
Colour: Grey

Sealed with mastic
1.2mm Aluminium Sheet with bottom trim mechanically fixed to existing wall
Powder coated aluminium frame, double glazed Window to have deep window reveals
Mechanically fixed and sealed with mastic



Adjoining Property
56-64 Crogsland Road

Camden Lock Hotel
89 Chalk Farm Road

Chalk Farm Road

Crogsland Road Elevation as Proposed
1:100

Design and Appearance - Materials



Chalk Farm Road Elevation as Proposed

1 : 100

Design and Appearance - Openings

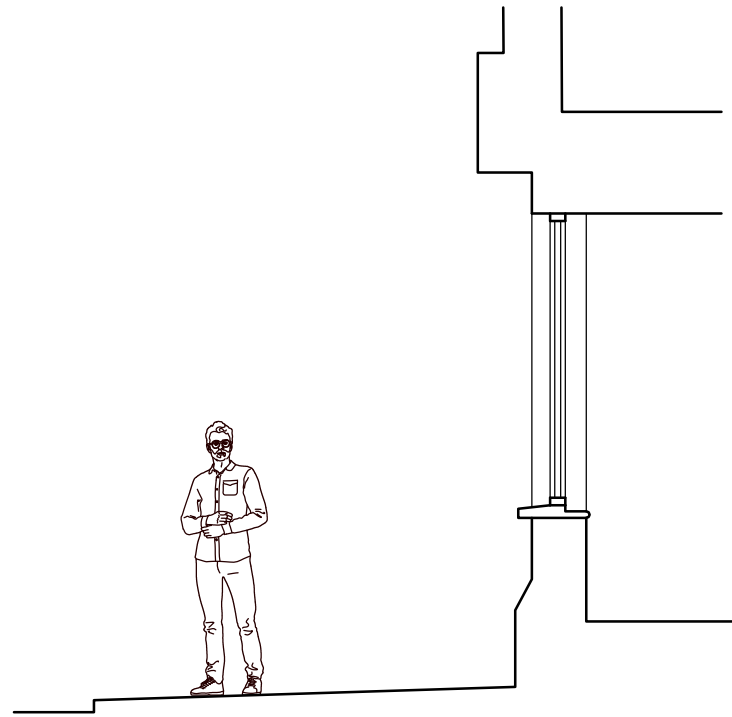
It is proposed to replace the existing hotel café shopfront and reception entrance. It is also proposed to remove the existing fascia and replace it with grey composite metal panels.

On the northwest elevation it is proposed to reconfigure the position of the columns and incorporate new powder coated aluminium shopfront.

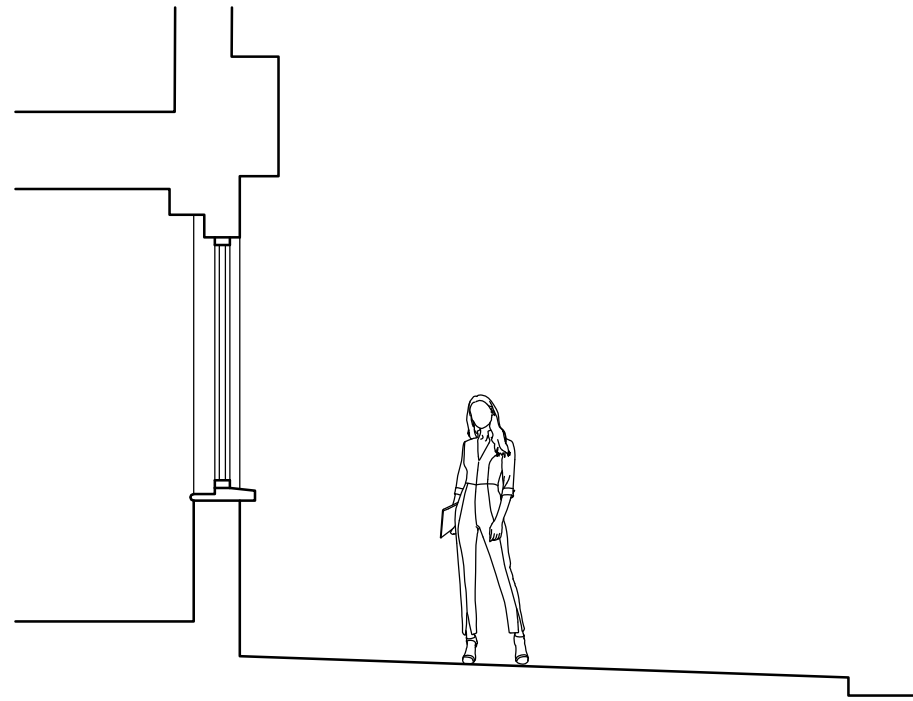
It is considered that the proposed building façade and shopfront would relate to the scale, style and design of the existing building. The proposal would not harm the character of the host-building or the appearance of the street scene.

The replacement and re-arrangement of the shopfront will give a more contemporary aspect to the building and will ensure better natural light in the ground floor area.

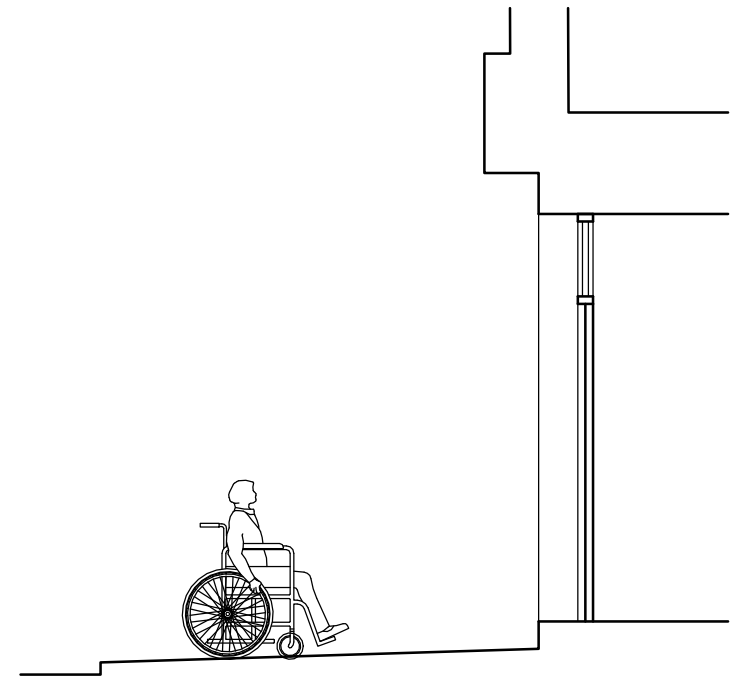
The addition of grey aluminium projecting features will increase the window reveals and will give articulation to the facades.



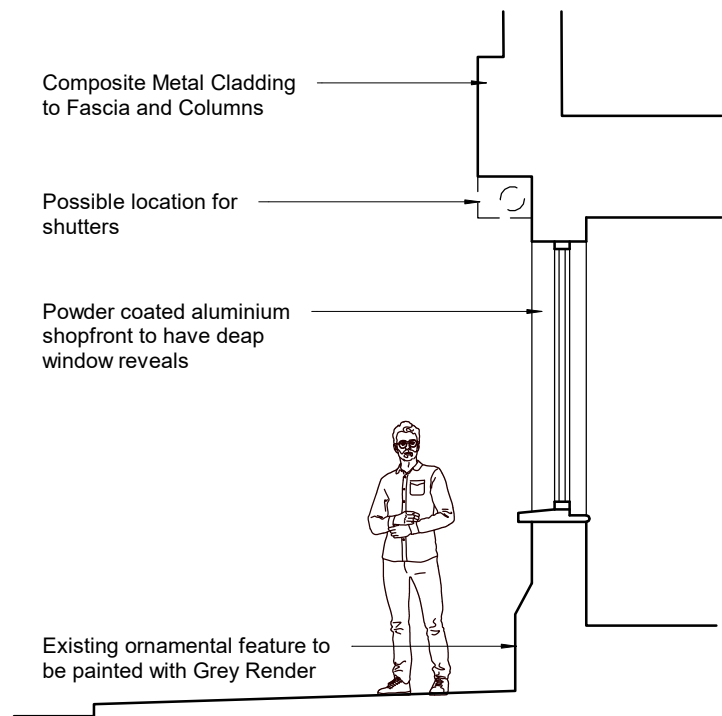
Section through Crogsland Road Glazing as Existing



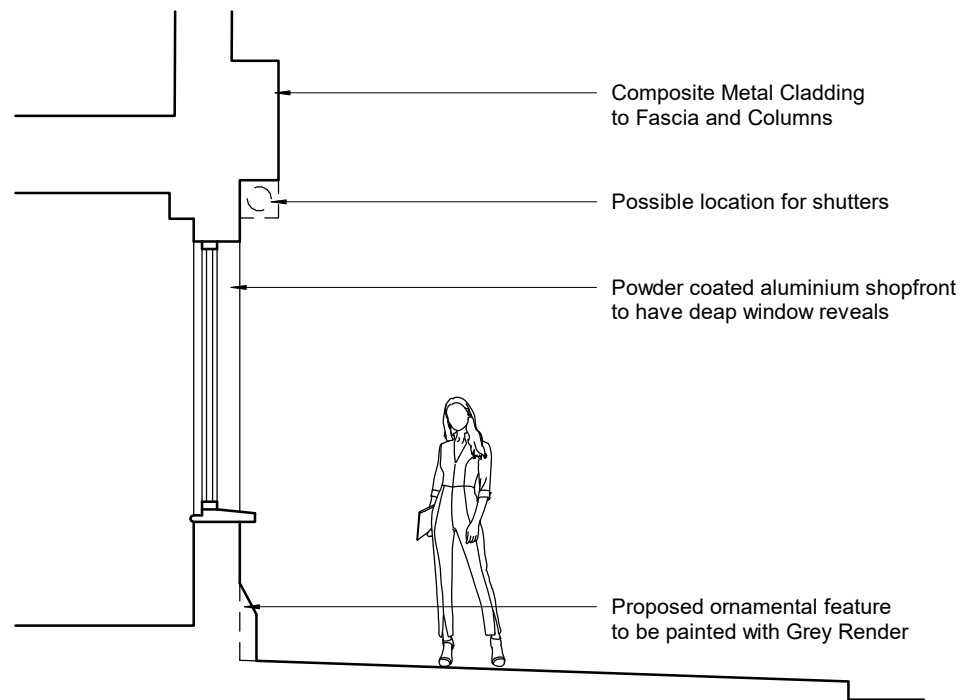
Section through Chalkfarm Road Glazing as Existing



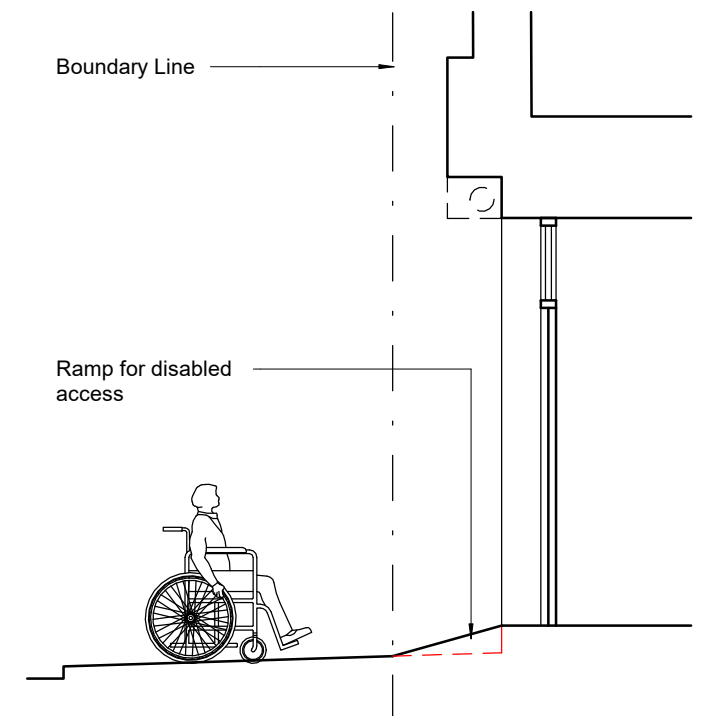
Section through Crogsland Road Entrance as Existing



Section through Crogsland Road Glazing as Proposed
Scale 1:25



Section through Chalkfarm Road Glazing as Proposed
1:25



Section through Crogsland Road Entrance as Proposed
Scale 1:25

Design and Appearance - CGI

The existing building location represents a prominent townscape landmark. It is located on a junction that creates a strong sense of focus for pedestrian and vehicular movement around Chalkfarm Road.

The proposal aims to uplift the architectural quality of the building which will enhance the facades and reinforce the landmark status of the building, in terms of design quality, massing and scale.



View as Existing

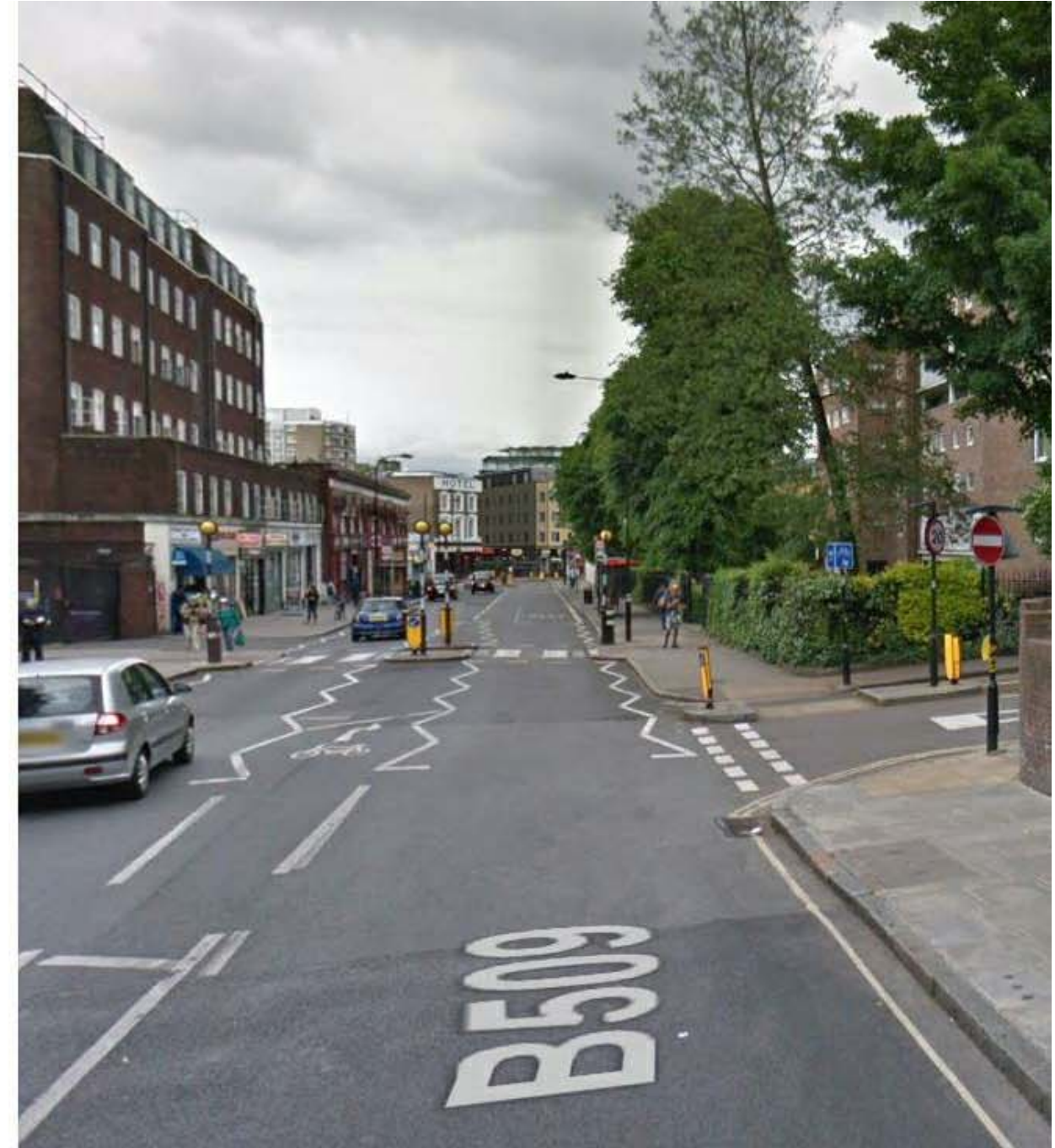


CGI View as Proposed





Townscape View as Existing



Townscape View as Proposed



Townscape View as Existing



Townscape View as Proposed



Townscape View as Existing



Townscape View as Proposed


Issue:

Planning

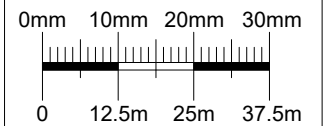
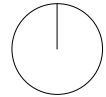
Drawings for approval.

Key:

 Site

 Land owned by the applicant

N



Scale bar: 1:1250

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:

Labtech Investments limited Ltd

Site:

**Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR**

Title:

Site Location Plan

Scale:

1 : 1250(@ A4)

Drawn:

SH

Checked:

CG

Date:

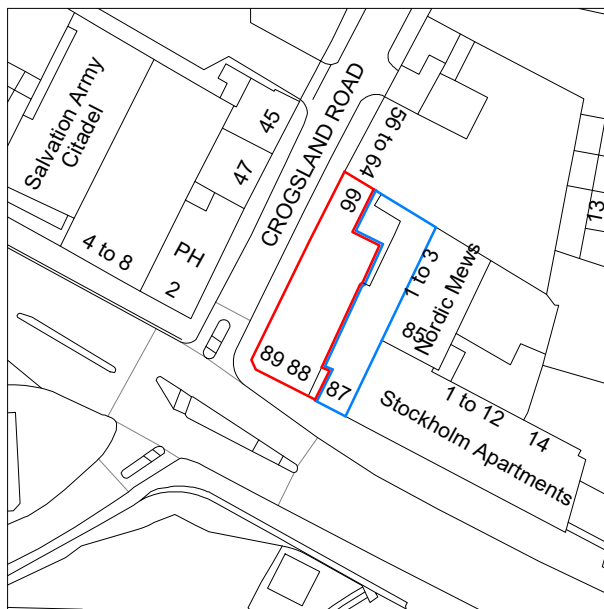
September 2018

Drg No

1263/10

REV

#


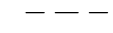
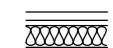
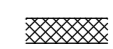

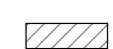


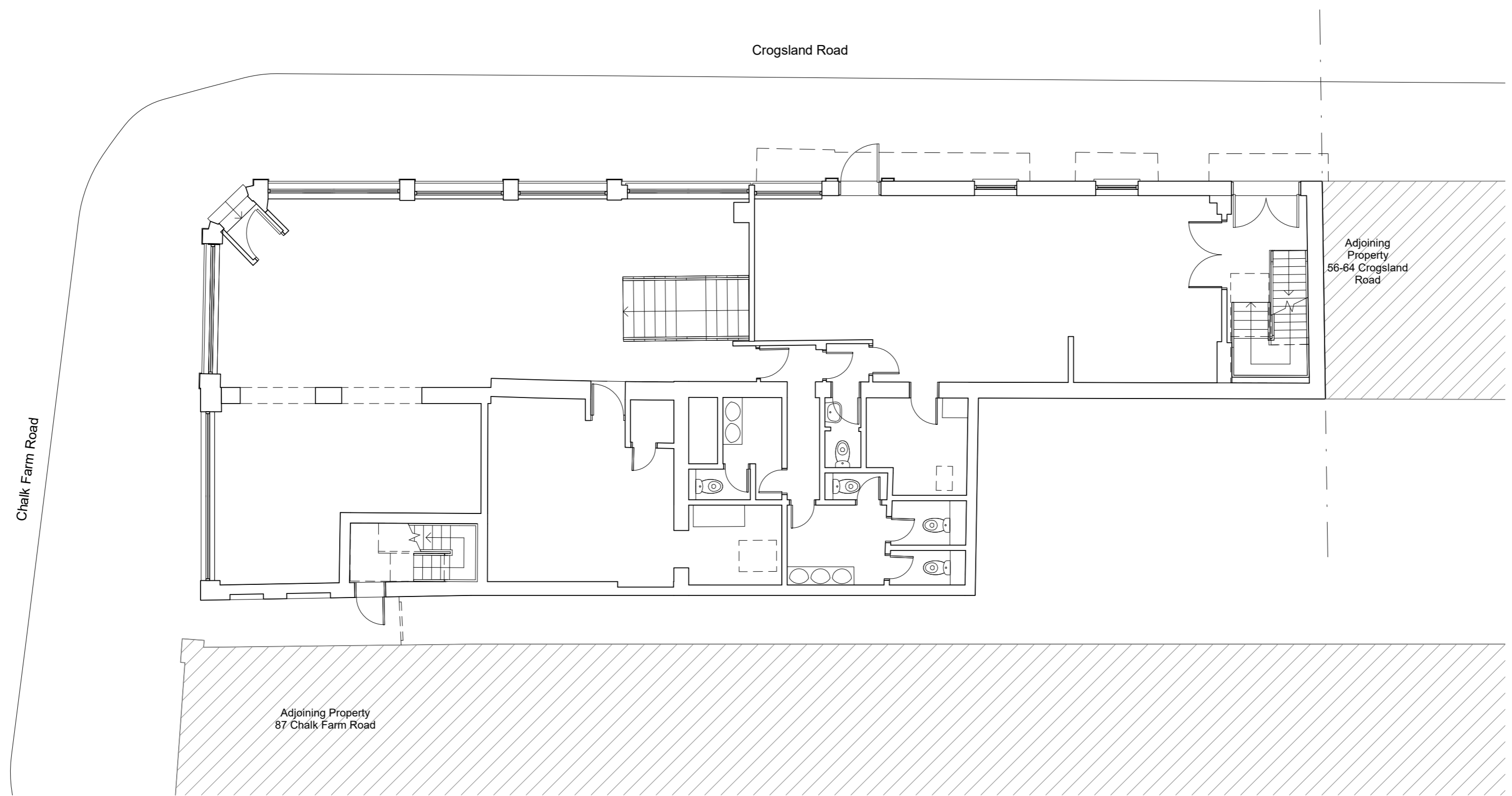
Site Location Plan

1 : 1250

Issue:
Planning
 Drawings for approval.

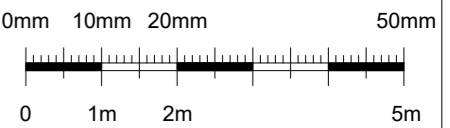
Key

	Existing Structure
	To be demolished
	External Wall Construction with Metal Cladding / Render
	Lift Shaft Structure
	Compartment Wall
	Infill Existing Opening With Structure to match Existing



Site Plan as Existing
 1 : 100

DRAWINGS FOR APPROVAL



Scale bar: 1:100
 No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date

CG ARCHITECTS

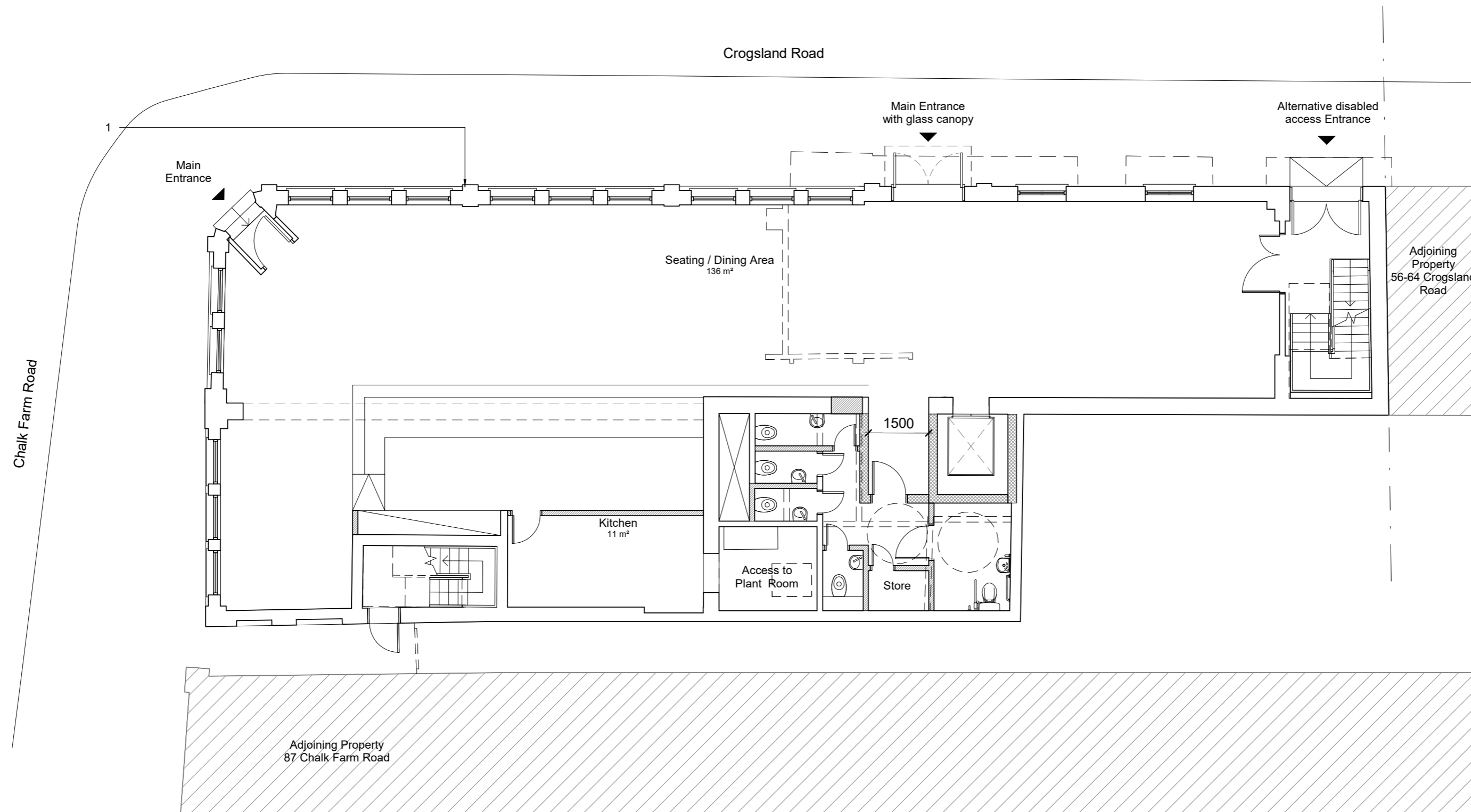
221 East Barnet Road, Barnet, Herts EN4 8QS
 Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
 Labtech Investments limited Ltd

Site:
 Camden Lock Hotel
 89 Chalk Farm Road
 London NW1 8AR

Title:
 Site Plan as Existing

Scale: As indicated(@ A2)	Drawn: SH	Checked: CG
Date: September 2018		
Drg No 1263/11	REV	



Site Plan as Proposed
1 : 100

Issue:
Planning
Drawings for approval.

Key

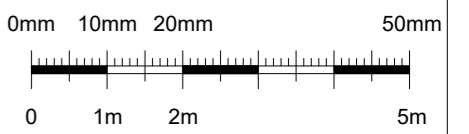
- Existing Structure
- To be demolished
- External Wall Construction with Metal Cladding / Render
- Lift Shaft Structure
- Compartment Wall
- Infill Existing Opening With Structure to match Existing

1. New Aluminium power coated (colour black) Shop Front
2. New Aluminium power coated (colour black) windows
3. Aluminium projecting feature (colour black)
4. Composite Metal Cladding (colour black)
5. Black Render
6. Composite Metal Cladding to Fascia and Columns (colour black)
7. Glass balustrade
8. Lift Overrun
9. A.O.V (Automatic Opening Vent)

General Notes

1. Lift /8 persons / 630kg
Car: 1100x1400
Shaft: 2000x1750
2. All Existing Windows to be replaced with new windows

DRAWINGS FOR APPROVAL



Scale bar: 1:100
No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date
A	New Entrance General Amendments	SH	13.12.18

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Labtech Investments limited Ltd

Site:
Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR

Title:
Site Plan as Proposed







Scale: As indicated(@ A2)	Drawn: SH	Checked: CG
Date: December 2018		
Drg No 1263/12	REV	A

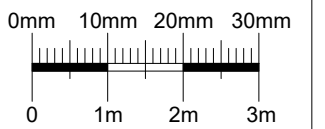
Issue:

Planning

Drawings for approval.

Key

-  Existing Structure
-  To be demolished
-  External Wall Construction with Metal Cladding / Render
-  Lift Shaft Structure
-  Compartment Wall
-  Infill Existing Opening With Structure to match Existing



Scale bar: 1:100

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date

CG ARCHITECTS

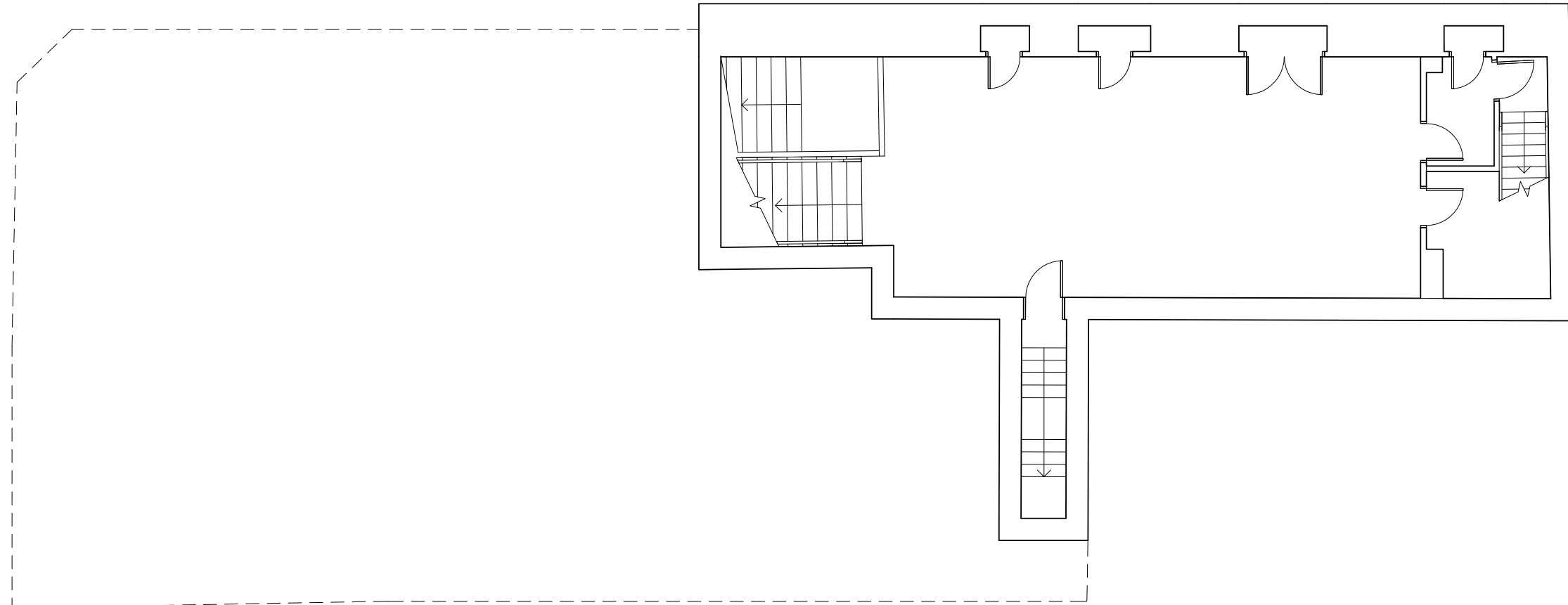
221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Labtech Investments limited Ltd

Site:
**Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR**

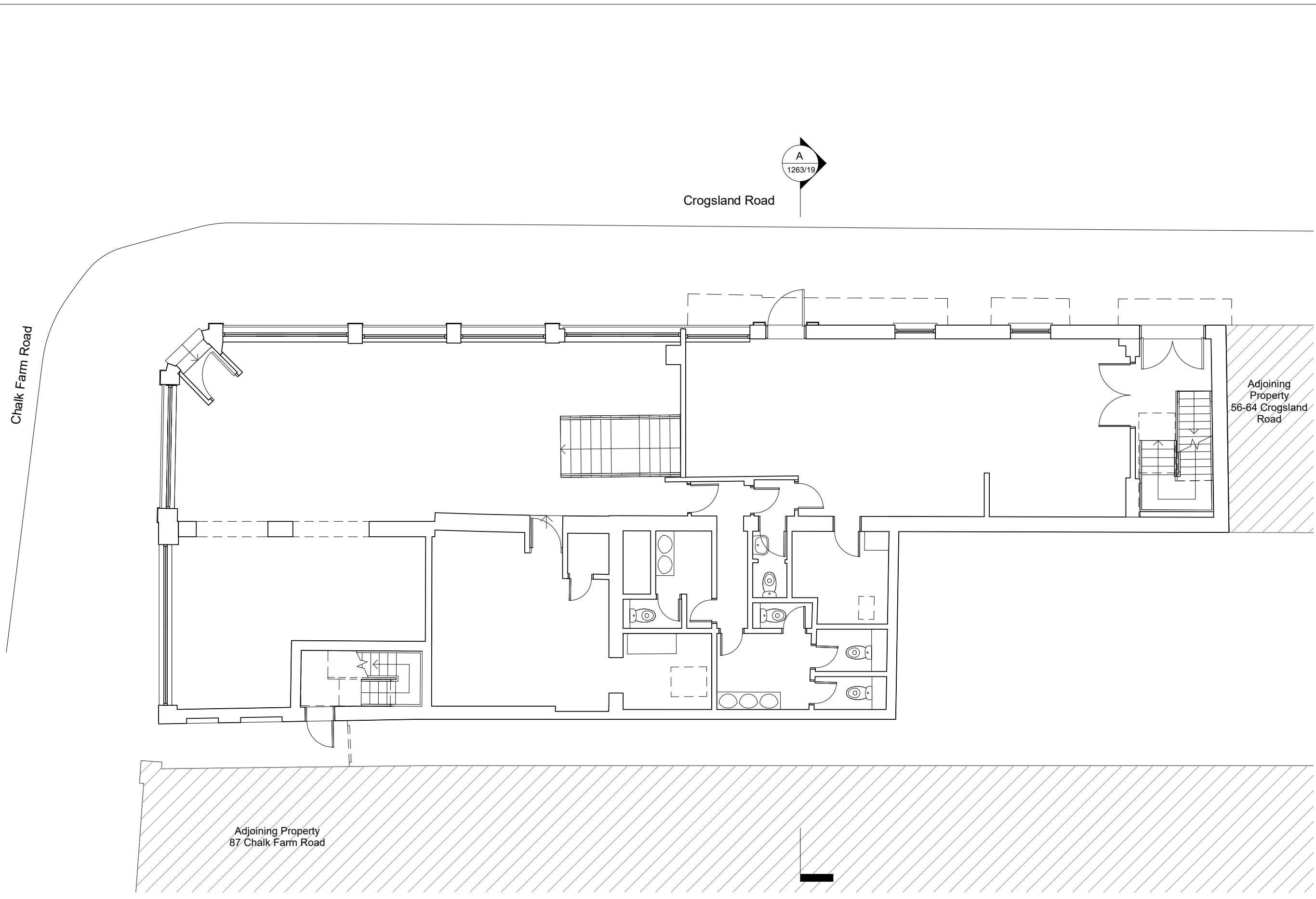
Title:
Basement Plan as Existing

Scale: As indicated(@ A3)	Drawn: SH	Checked: CG
Date: September 2018	REV	#
Drg No 1263/13		



Basement Plan as Existing







1 : 100

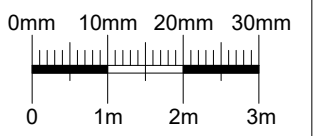


Ground Floor Plan as Existing
1 : 100

Issue:

Planning
Drawings for approval.

- Key**
-  Existing Structure
 -  To be demolished
 -  External Wall Construction with Metal Cladding / Render
 -  Lift Shaft Structure
 -  Compartment Wall
 -  Infill Existing Opening With Structure to match Existing



Scale bar: 1:100

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Labtech Investments limited Ltd

Site:
**Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR**

Title:
Ground Floor Plan as Existing







Scale: As indicated(@ A3)	Drawn: SH	Checked: CG
Date: September 2018	REV	#
Drg No 1263/14		

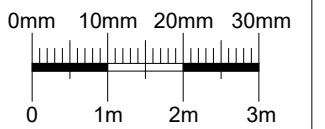
Issue:

Planning

Drawings for approval.

Key

-  Existing Structure
-  To be demolished
-  External Wall Construction with Metal Cladding / Render
-  Lift Shaft Structure
-  Compartment Wall
-  Infill Existing Opening With Structure to match Existing



Scale bar: 1:100

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

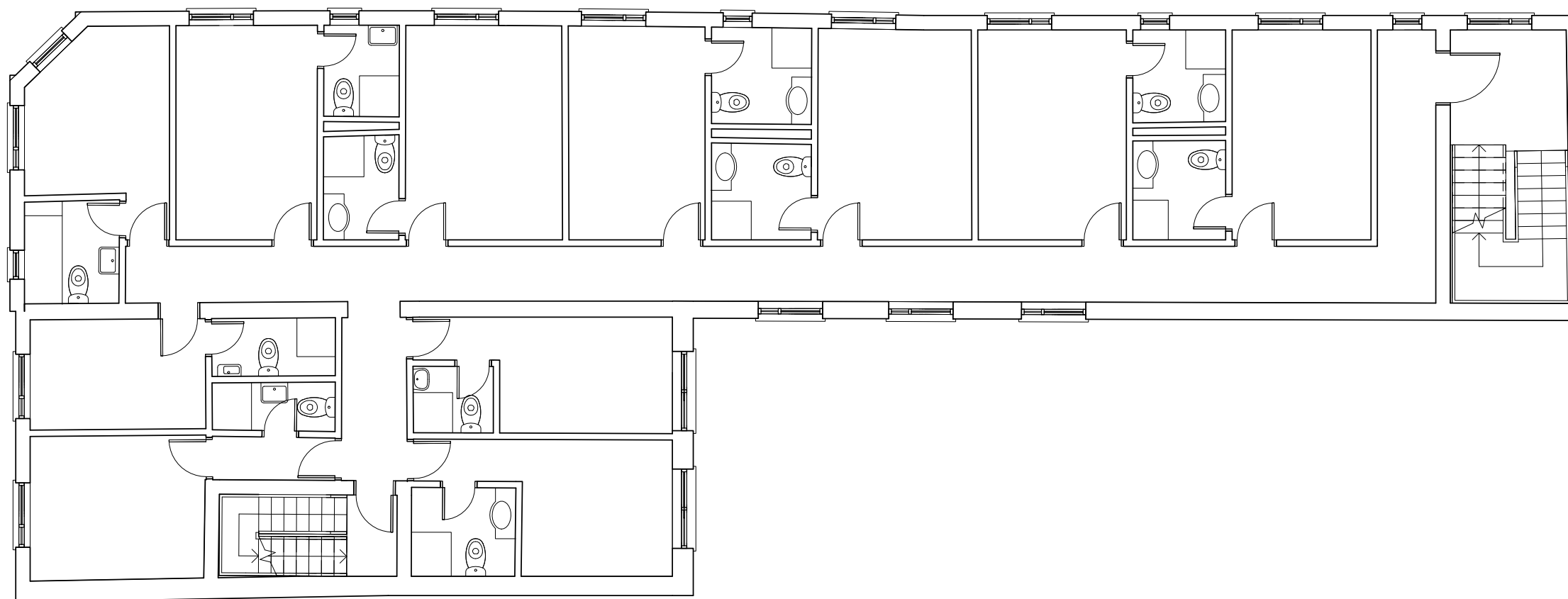
Client:
Labtech Investments limited Ltd

Site:
**Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR**

Title:
First Floor Plan as Existing

Scale: As indicated(@ A3)	Drawn: SH	Checked: CG
Date: September 2018		
Drg No 1263/15	REV	#

First Floor Plan as Existing
1 : 100



Second Floor Plan as Existing
1 : 100

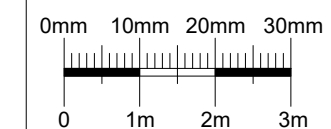
Issue:

Planning

Drawings for approval.

Key

- Existing Structure
- - - To be demolished
- External Wall Construction with Metal Cladding / Render
- Lift Shaft Structure
- Compartment Wall
- Infill Existing Opening With Structure to match Existing



Scale bar: 1:100

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Labtech Investments limited Ltd

Site:
**Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR**

Title:
Second Floor Plan as Existing







Scale: As indicated(@ A3)	Drawn: SH	Checked: CG
Date: September 2018	REV	#
Drg No 1263/16		

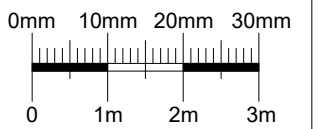
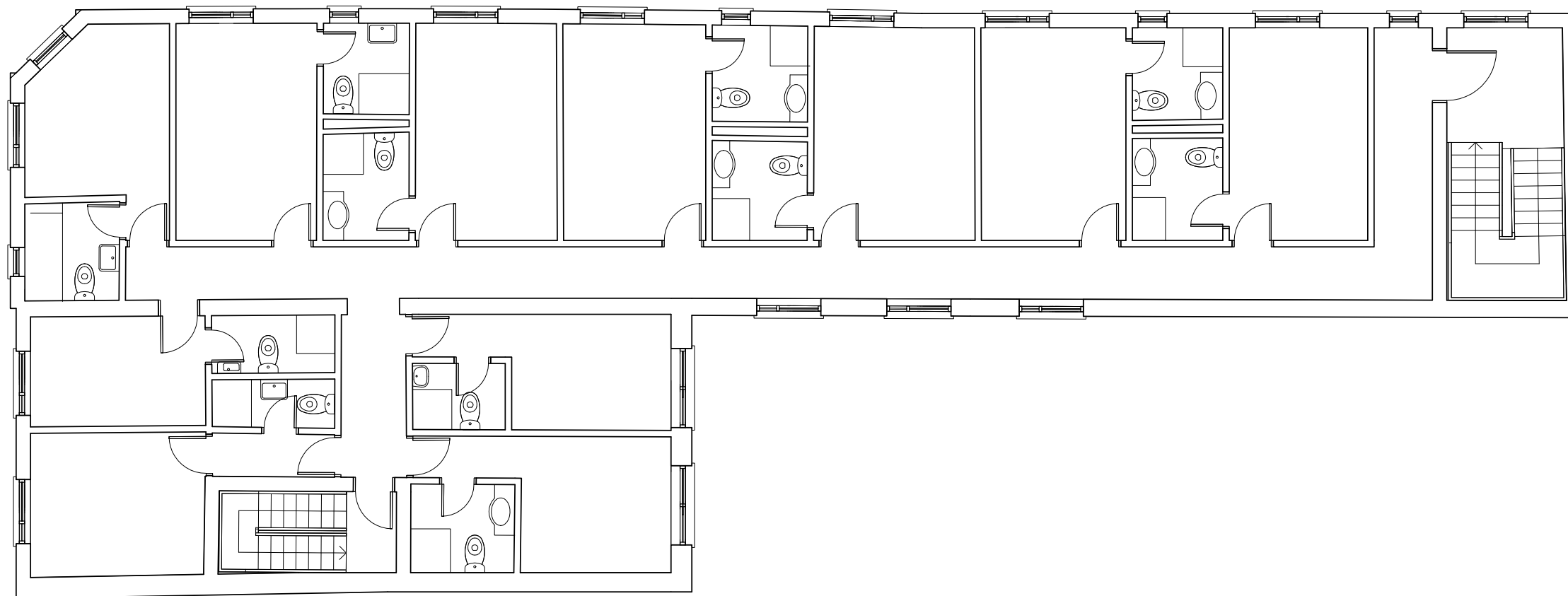
Issue:

Planning

Drawings for approval.

Key

-  Existing Structure
-  To be demolished
-  External Wall Construction with Metal Cladding / Render
-  Lift Shaft Structure
-  Compartment Wall
-  Infill Existing Opening With Structure to match Existing



Scale bar: 1:100

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Labtech Investments limited Ltd

Site:
**Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR**

Title:
Third Floor Plan as Existing

Scale: As indicated(@ A3)	Drawn: SH	Checked: CG
Date: September 2018		
Drg No 1263/17	REV	#







Third Floor Plan as Existing
1 : 100

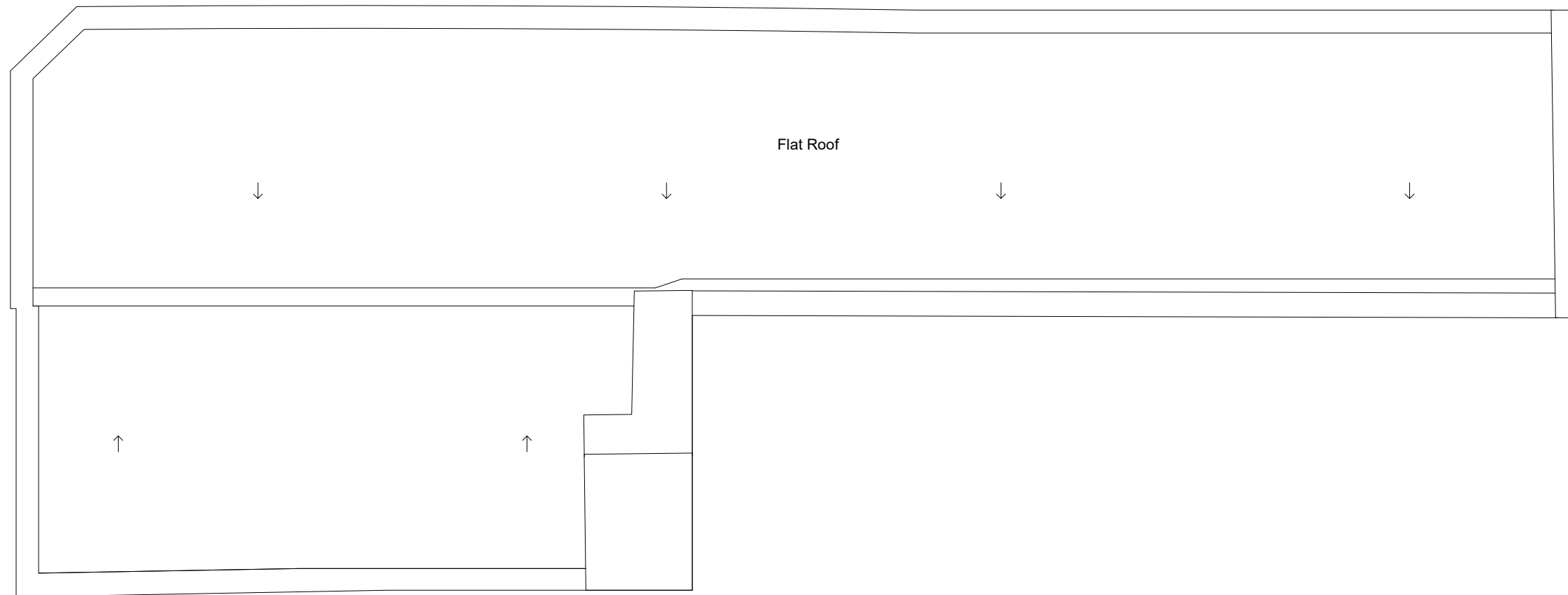
Issue:

Planning

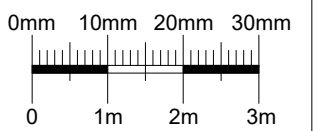
Drawings for approval.

Key

-  Existing Structure
-  To be demolished
-  External Wall Construction with Metal Cladding / Render
-  Lift Shaft Structure
-  Compartment Wall
-  Infill Existing Opening With Structure to match Existing



Roof Plan as Existing
1 : 100



Scale bar: 1:100

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:

Labtech Investments limited Ltd

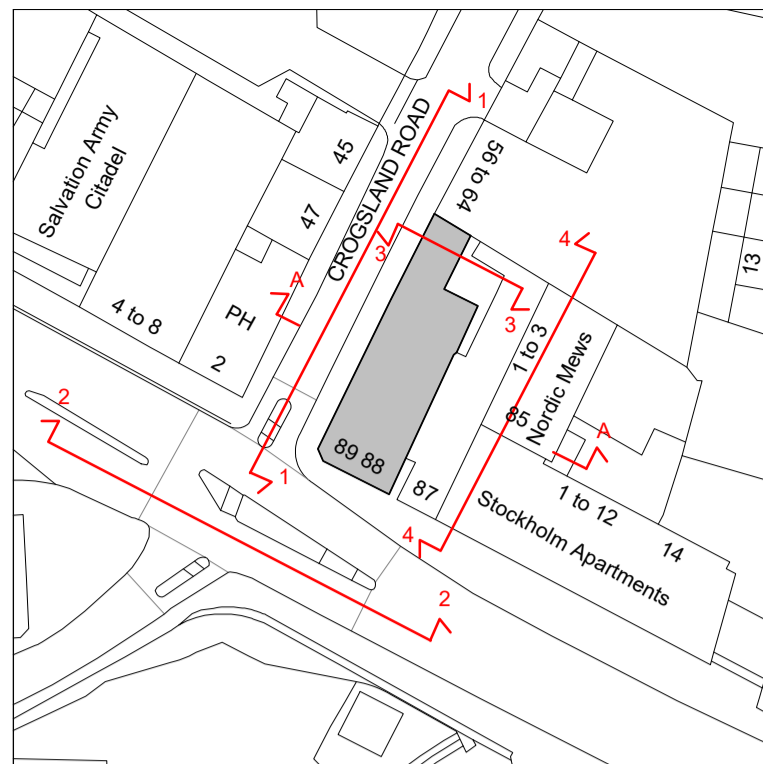
Site:

Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR

Title:

Roof Plan as Existing

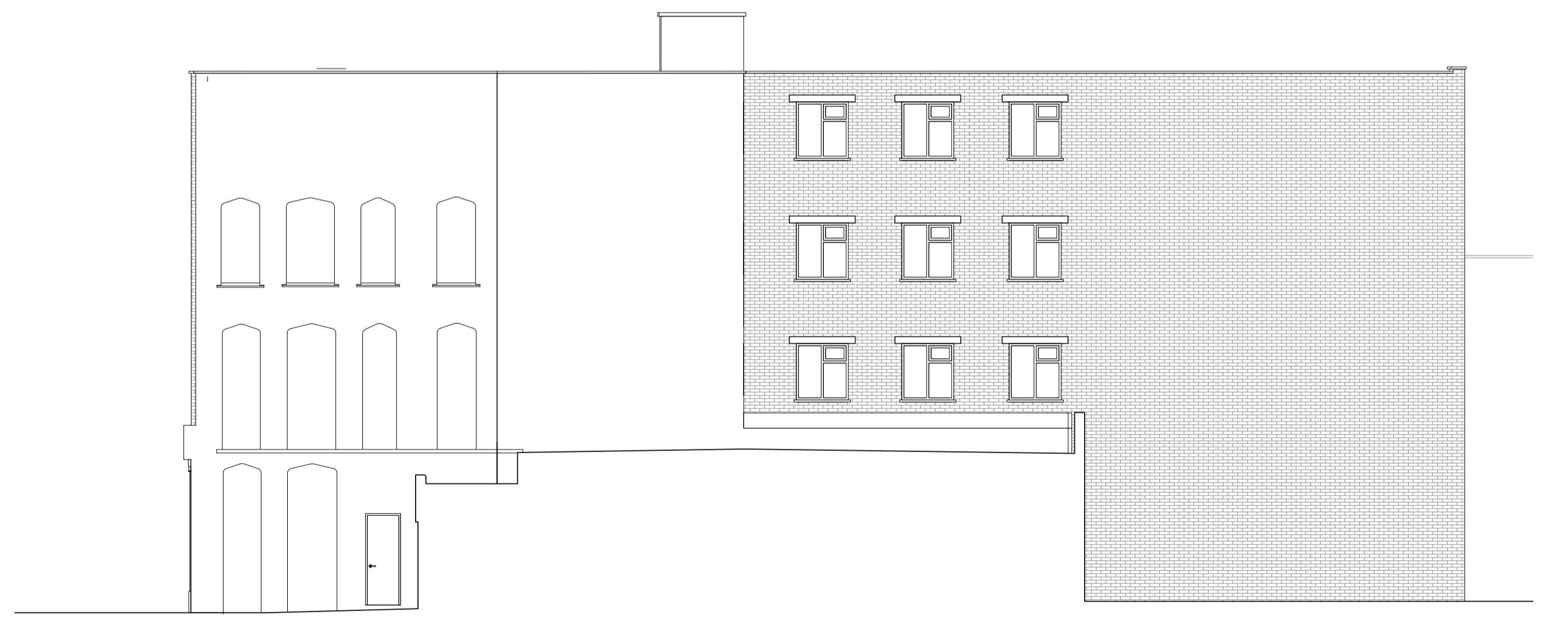
Scale: As indicated(@ A3)	Drawn: SH	Checked: CG
Date: September 2018	REV	#
Drg No 1263/18		



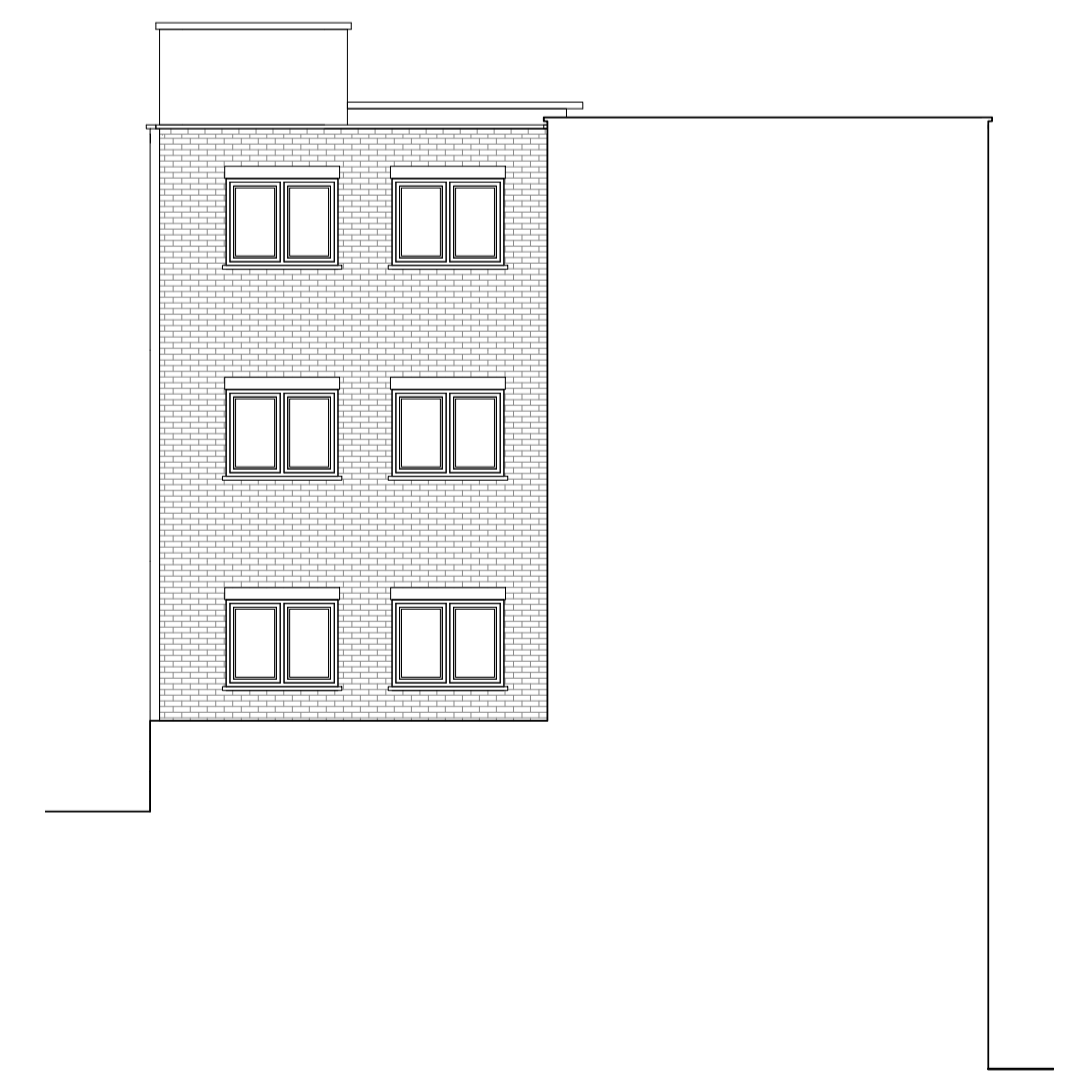
Crogsland Road Elevation as Existing (1-1)
1 : 100



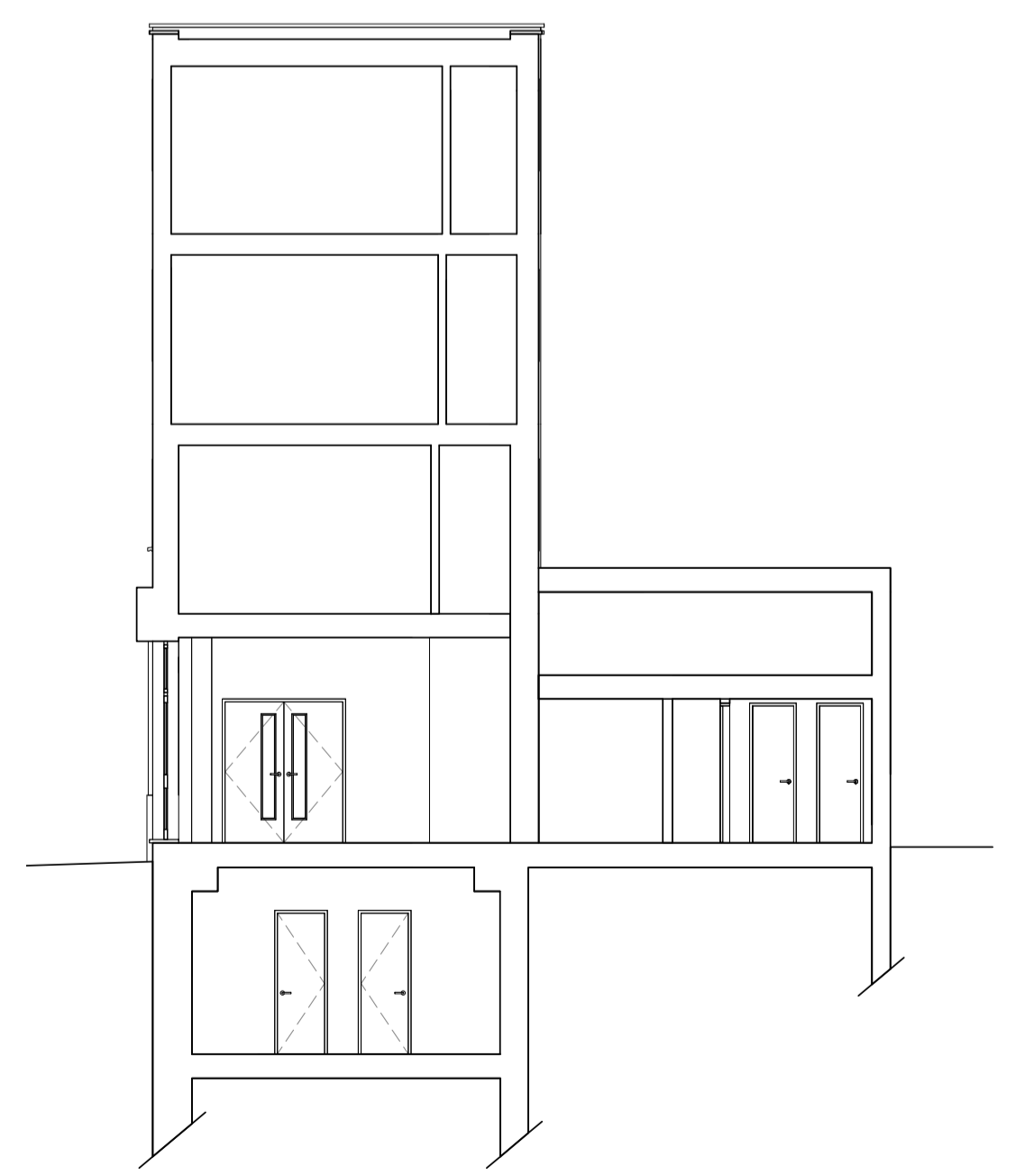
Chalk Farm Road Elevation as Existing (2-2)
1 : 100



Flank Elevation as Existing (4-4)
1 : 100



Rear Elevation as Existing (3-3)
1 : 100



Section AA as Existing
1 : 100

Issue: Planning

Drawings for approval.

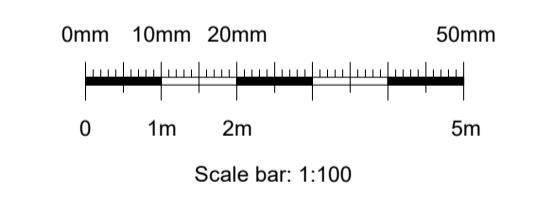
Key

- Existing Structure
- - - To be demolished
- ▨ External Wall Construction with Metal Cladding / Render
- ▩ Lift Shaft Structure
- ▧ Compartment Wall
- ▤ Infill Existing Opening With Structure to match Existing

Existing Areas (GIA)

Basement:	69m ²
Gr. Fl.:	229m ²
1 st Fl.:	194m ²
2 nd Fl.:	194m ²
3 rd Fl.:	194m ²
Total:	680m²

DRAWINGS FOR APPROVAL



No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Lablech Investments limited Ltd

Site:
Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR

Title:
Elevations and Section as Existing

Scale: As indicated(@ A1)	Drawn: SH	Checked: CG
Date: September 2018	REV	#
Dwg No: 1263/19		

Notes

1. New Aluminium power coated (colour grey) Shop Front
2. New Aluminium power coated (colour grey) windows
3. Aluminium projecting feature (colour grey)
4. Composite Metal Cladding (colour grey)
5. Grey Render
6. Composite Metal Cladding to Fascia (colour Grey)
7. Metal hand rail mechanically fixed to inner side of parapet wall.
8. Lift Overrun
9. A.O.V (Automatic Opening Vent)

General Notes

1. Lift /8 persons / 630kg
Car: 1100x1400
Shaft: 2000x1750
2. All Existing Windows to be replaced with new windows

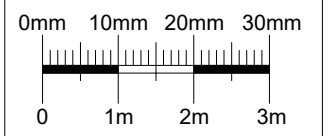
Issue:

Planning

Drawings for approval.

Key

- Existing Structure
- - - To be demolished
- External Wall Construction with Metal Cladding / Render
- Lift Shaft Structure
- Compartment Wall
- Infill Existing Opening With Structure to match Existing



Scale bar: 1:100

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date
A	General Amendments	SH	13.12.18

CG ARCHITECTS

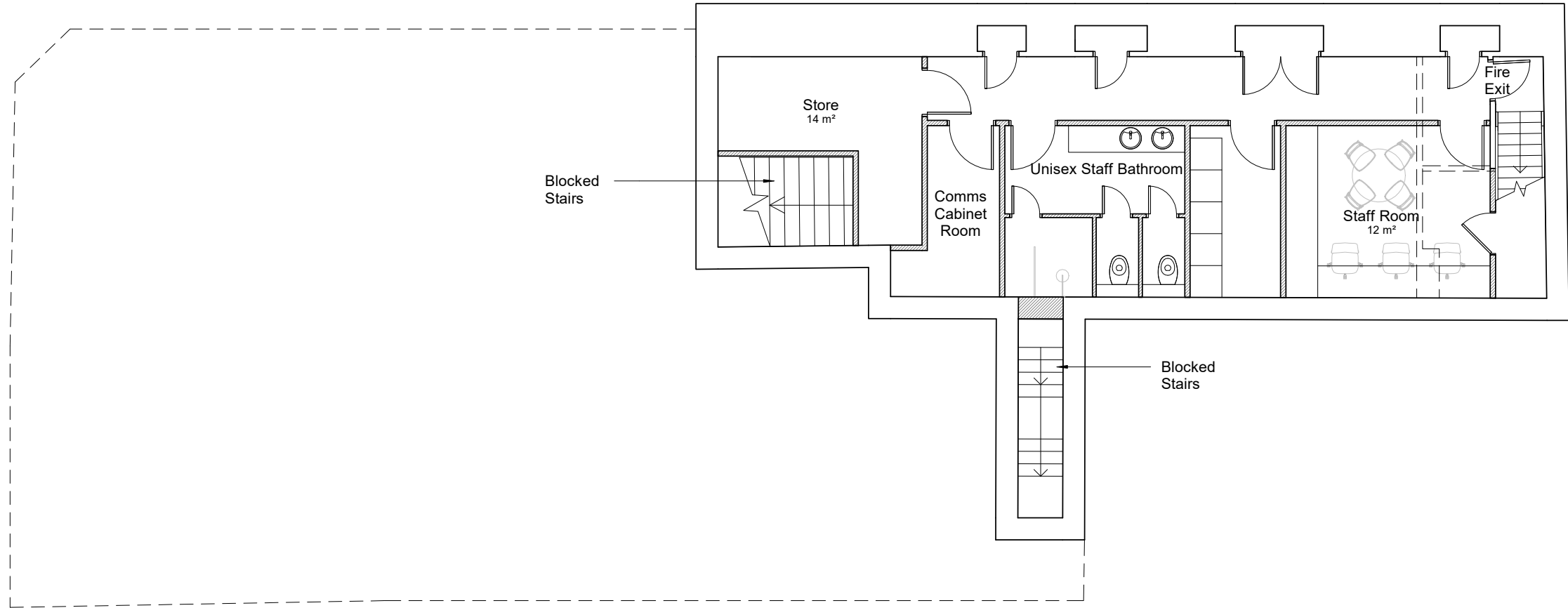
221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Labtech Investments limited Ltd

Site:
**Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR**

Title:
Basement Plan as Proposed

Scale: As indicated(@ A3)	Drawn: SH	Checked: CG
Date: December 2018		
Drg No 1263/20	REV	A



Basement Plan as Proposed

1 : 100

Notes

1. New Aluminium power coated (colour grey) Shop Front
2. New Aluminium power coated (colour grey) windows
3. Aluminium projecting feature (colour grey)
4. Composite Metal Cladding (colour grey)
5. Grey Render
6. Composite Metal Cladding to Fascia (colour Grey)
7. Metal hand rail mechanically fixed to inner side of parapet wall.
8. Lift Overrun
9. A.O.V (Automatic Opening Vent)

General Notes

1. Lift /8 persons / 630kg
Car: 1100x1400
Shaft: 2000x1750
2. All Existing Windows to be replaced with new windows

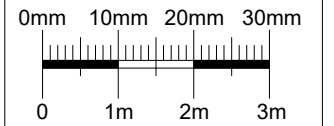
Issue:

Planning

Drawings for approval.

Key

- Existing Structure
- - - To be demolished
- External Wall Construction with Metal Cladding / Render
- Lift Shaft Structure
- Compartment Wall
- Infill Existing Opening With Structure to match Existing



Scale bar: 1:100

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date
A	New Entrance General Amendments	SH	13.12.18

CG ARCHITECTS

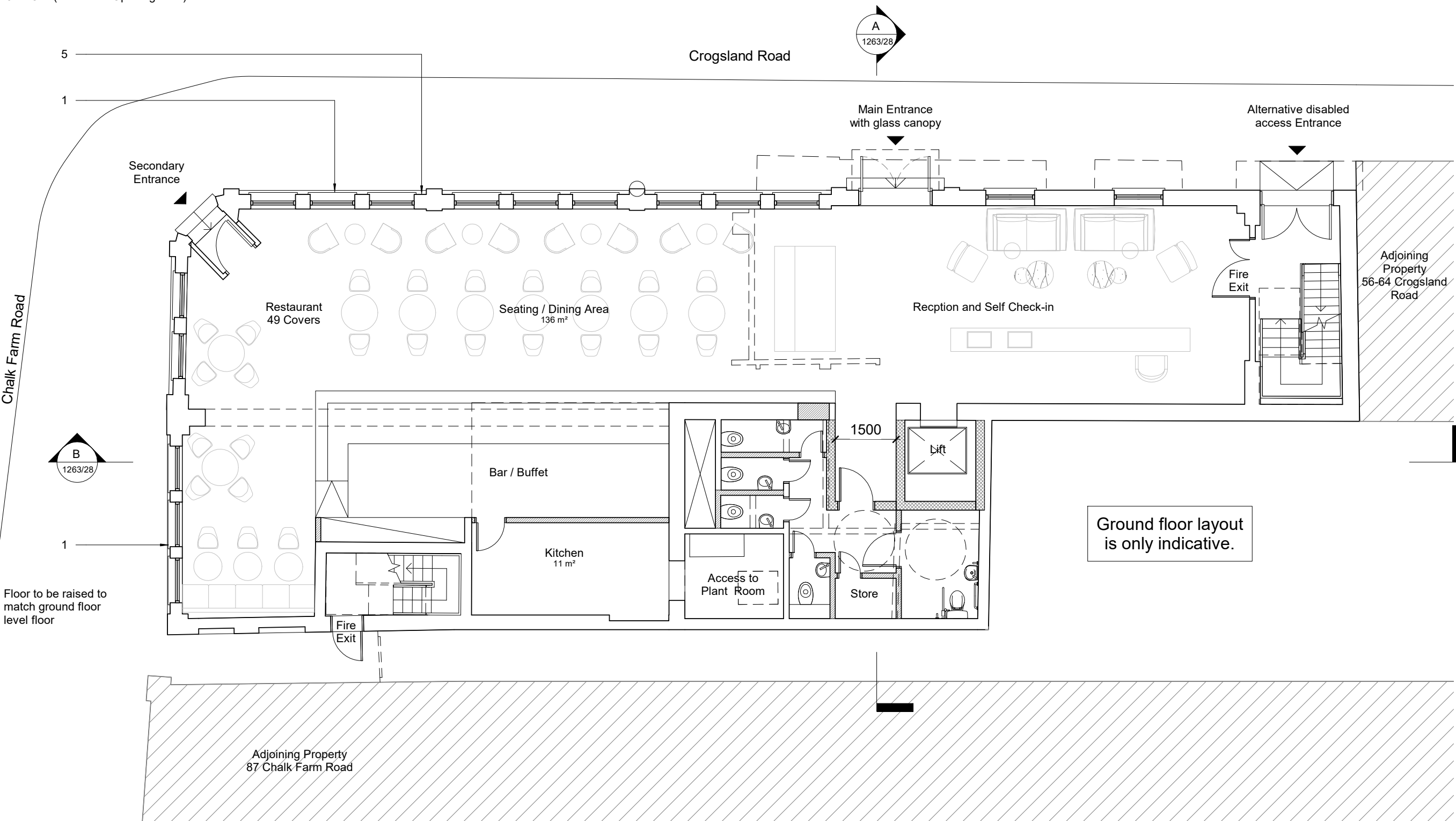
221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Labtech Investments limited Ltd

Site:
**Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR**

Title:
Ground Floor Plan as Proposed

Scale: As indicated(@ A3)	Drawn: SH	Checked: CG
Date: December 2018	REV	A
Drg No 1263/21		



Ground floor layout is only indicative.

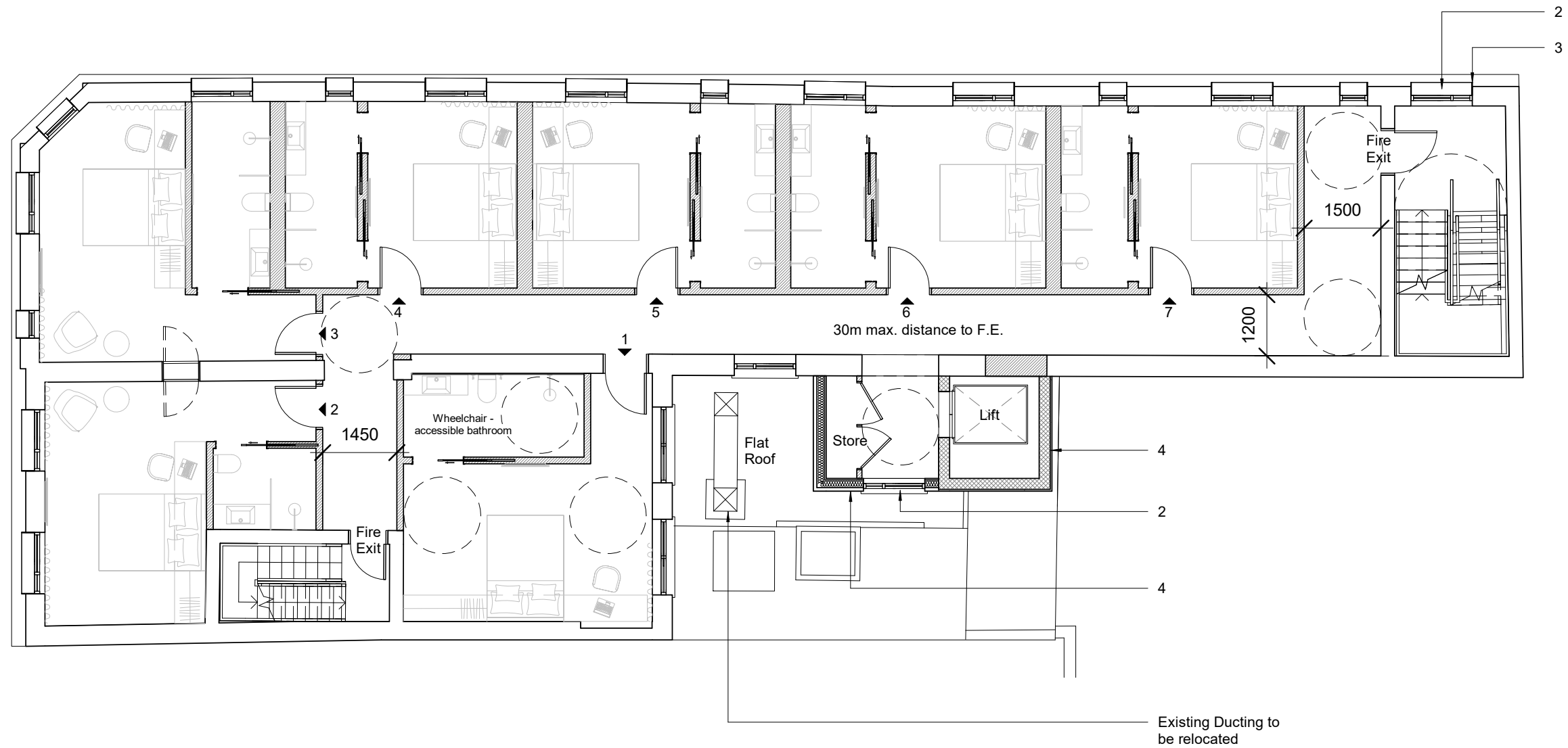
Ground Floor Plan as Proposed
1 : 100

Notes

1. New Aluminium power coated (colour grey) Shop Front
2. New Aluminium power coated (colour grey) windows
3. Aluminium projecting feature (colour grey)
4. Composite Metal Cladding (colour grey)
5. Grey Render
6. Composite Metal Cladding to Fascia (colour Grey)
7. Metal hand rail mechanically fixed to inner side of parapet wall.
8. Lift Overrun
9. A.O.V (Automatic Opening Vent)

General Notes

1. Lift /8 persons / 630kg
Car: 1100x1400
Shaft: 2000x1750
2. All Existing Windows to be replaced with new windows



First Floor Plan as Proposed
1 : 100

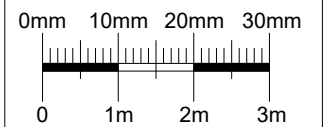
Issue:

Planning

Drawings for approval.

Key

- Existing Structure
- To be demolished
- External Wall Construction with Metal Cladding / Render
- Lift Shaft Structure
- Compartment Wall
- Infill Existing Opening With Structure to match Existing



Scale bar: 1:100

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date
A	Reduction of no. of rooms from 11 to 7	SH	13.12.18

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:

Labtech Investments limited Ltd

Site:

**Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR**

Title:
First Floor Plan as Proposed

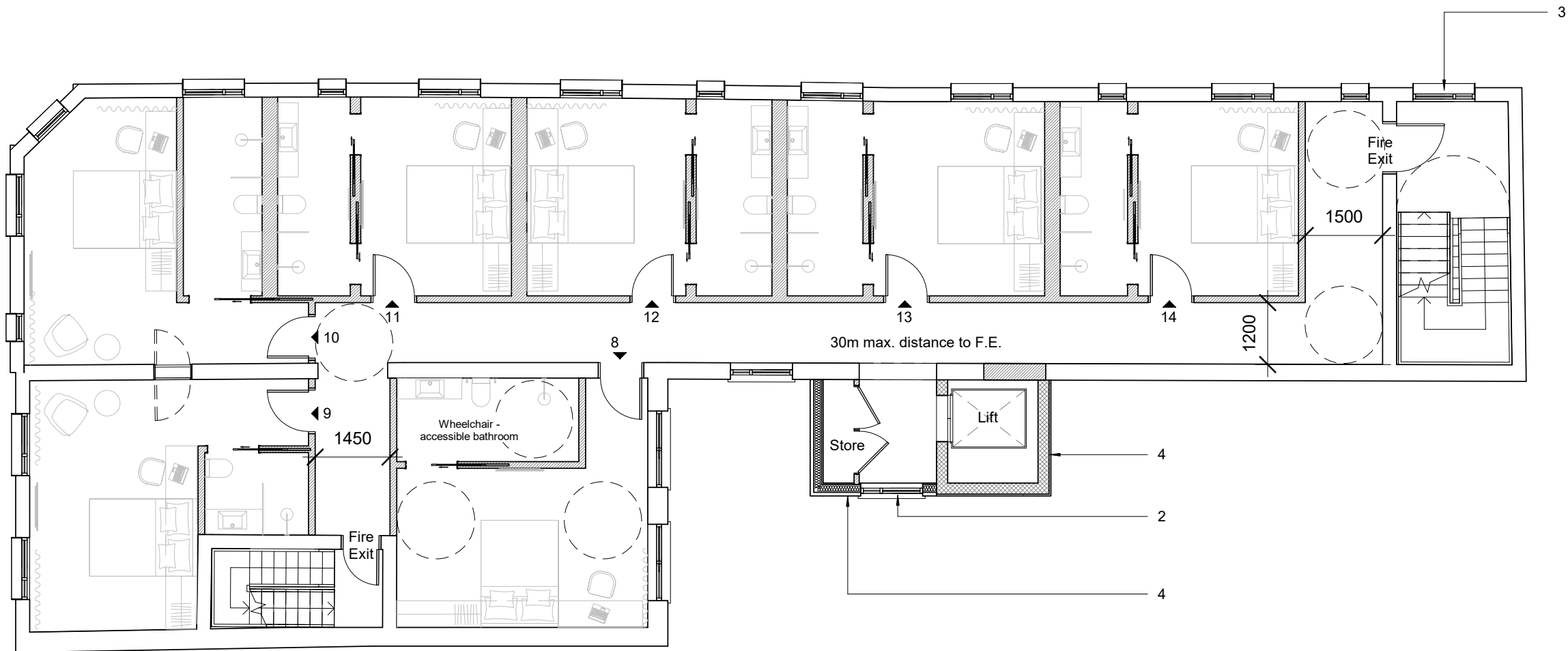
Scale: As indicated(@ A3)	Drawn: SH	Checked: CG
Date: December 2018	REV	A
Drg No 1263/22		

Notes

1. New Aluminium power coated (colour grey) Shop Front
2. New Aluminium power coated (colour grey) windows
3. Aluminium projecting feature (colour grey)
4. Composite Metal Cladding (colour grey)
5. Grey Render
6. Composite Metal Cladding to Fascia (colour Grey)
7. Metal hand rail mechanically fixed to inner side of parapet wall.
8. Lift Overrun
9. A.O.V (Automatic Opening Vent)

General Notes

1. Lift /8 persons / 630kg
Car: 1100x1400
Shaft: 2000x1750
2. All Existing Windows to be replaced with new windows



Second Floor Plan as Proposed
1 : 100

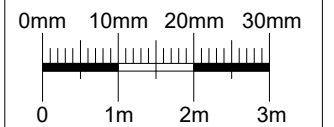
Issue:

Planning

Drawings for approval.

Key

- Existing Structure
- To be demolished
- External Wall Construction with Metal Cladding / Render
- Lift Shaft Structure
- Compartment Wall
- Infill Existing Opening With Structure to match Existing



Scale bar: 1:100

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date
A	Reduction of no. of rooms from 11 to 7	SH	13.12.18

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:

Labtech Investments limited Ltd

Site:

Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR

Title:

Second Floor Plan as Proposed

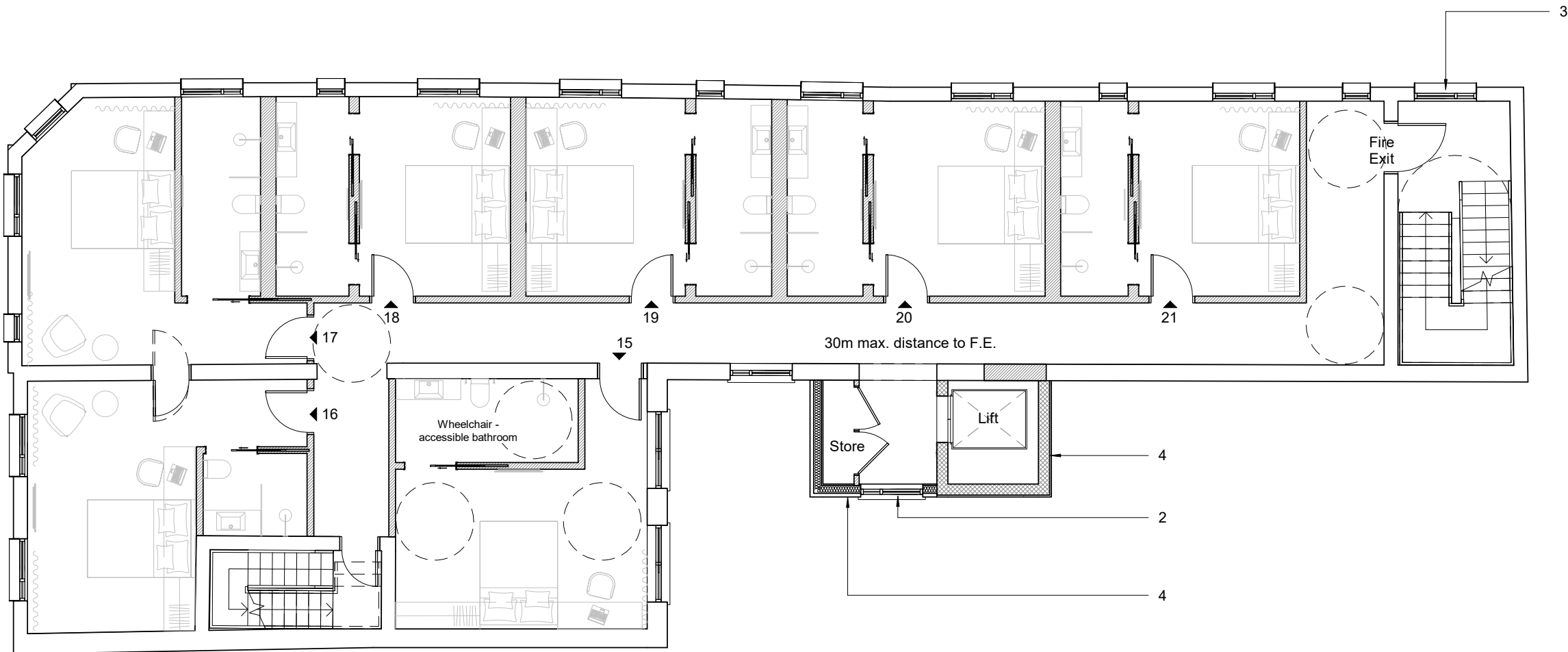
Scale: As indicated(@ A3)	Drawn: SH	Checked: CG
Date: December 2018	REV	A
Drg No 1263/23		

Notes

1. New Aluminium power coated (colour grey) Shop Front
2. New Aluminium power coated (colour grey) windows
3. Aluminium projecting feature (colour grey)
4. Composite Metal Cladding (colour grey)
5. Grey Render
6. Composite Metal Cladding to Fascia (colour Grey)
7. Metal hand rail mechanically fixed to inner side of parapet wall.
8. Lift Overrun
9. A.O.V (Automatic Opening Vent)

General Notes

1. Lift /8 persons / 630kg
Car: 1100x1400
Shaft: 2000x1750
2. All Existing Windows to be replaced with new windows



Third Floor Plan as Proposed
1 : 100

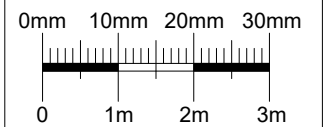
Issue:

Planning

Drawings for approval.

Key

- Existing Structure
- To be demolished
- External Wall Construction with Metal Cladding / Render
- Lift Shaft Structure
- Compartment Wall
- Infill Existing Opening With Structure to match Existing



Scale bar: 1:100

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date
A	Reduction of no. of rooms from 11 to 7	SH	13.12.18

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Labtech Investments limited Ltd

Site:
**Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR**

Title:
Third Floor Plan as Proposed

Scale: As indicated(@ A3)	Drawn: SH	Checked: CG
Date: December 2018	REV	A
Drg No 1263/24		

Notes

1. New Aluminium power coated (colour grey) Shop Front
2. New Aluminium power coated (colour grey) windows
3. Aluminium projecting feature (colour grey)
4. Corrugated metal cladding (colour grey)
5. Grey Render
6. Composite Metal Cladding to Fascia (colour Grey)
7. Metal hand rail mechanically fixed to inner side of parapet wall.
8. Lift Overrun
9. A.O.V (Automatic Opening Vent)

General Notes







1. Lift /8 persons / 630kg
Car: 1100x1400
Shaft: 2000x1750
2. All Existing Windows to be replaced with new windows

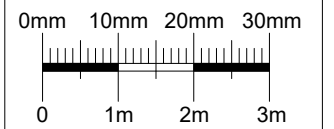
Issue:

Planning

Drawings for approval.

Key

-  Existing Structure
-  To be demolished
-  External Wall Construction with Metal Cladding / Render
-  Lift Shaft Structure
-  Compartment Wall
-  Infill Existing Opening With Structure to match Existing



Scale bar: 1:100

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date
A	Corrugated metal cladding to roof extension, curved corner on the south west most corner	SH	20.11.2018
B	General Amendments: Windows and terrace arrangement	SH	13.12.2018

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:

Labtech Investments limited Ltd

Site:

**Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR**

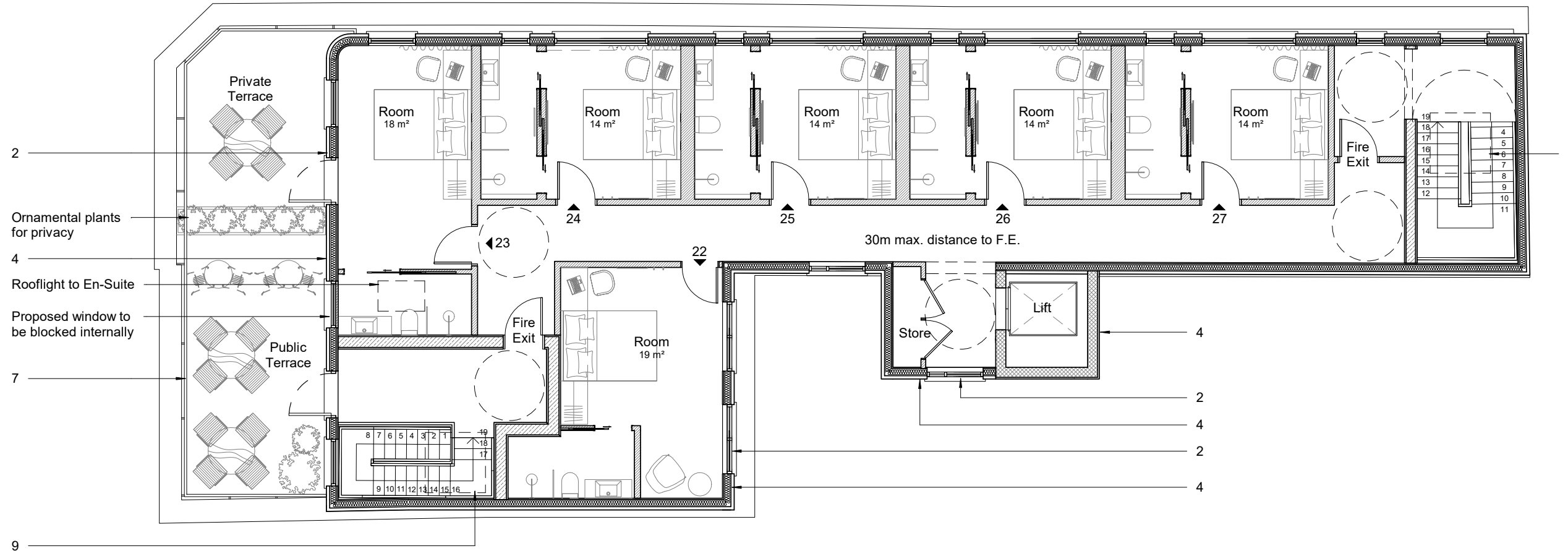
Title:

Fourth Floor Plan as Proposed

Scale: As indicated(@ A3) Drawn: SH Checked: CG

Date: December 2018

Drg No: 1263/25 REV B



Fourth Floor Plan as Proposed

1 : 100

Notes

1. New Aluminium power coated (colour grey) Shop Front
2. New Aluminium power coated (colour grey) windows
3. Aluminium projecting feature (colour grey)
4. Corrugated metal cladding (colour grey)
5. Grey Render
6. Composite Metal Cladding to Fascia (colour Grey)
7. Metal hand rail mechanically fixed to inner side of parapet wall.
8. Lift Overrun
9. A.O.V (Automatic Opening Vent)

General Notes







1. Lift /8 persons / 630kg
Car: 1100x1400
Shaft: 2000x1750
2. All Existing Windows to be replaced with new windows

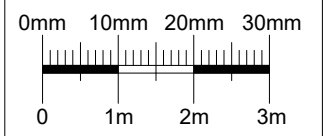
Issue:

Planning

Drawings for approval.

Key

-  Existing Structure
-  To be demolished
-  External Wall Construction with Metal Cladding / Render
-  Lift Shaft Structure
-  Compartment Wall
-  Infill Existing Opening With Structure to match Existing



Scale bar: 1:100

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date
A	Corrugated metal cladding to roof extension, curved corner on the south west most corner	SH	20.11.2018
B	General Amendments	SH	13.12.2018

CG ARCHITECTS

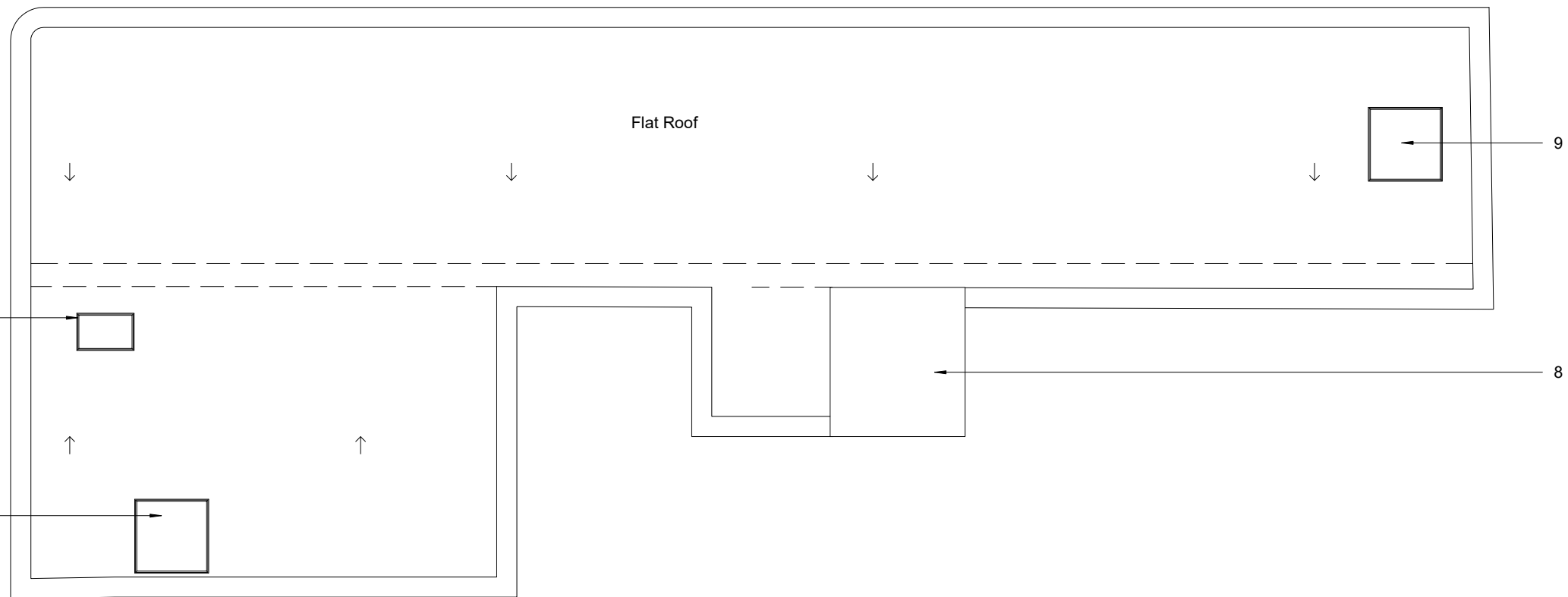
221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Labtech Investments limited Ltd

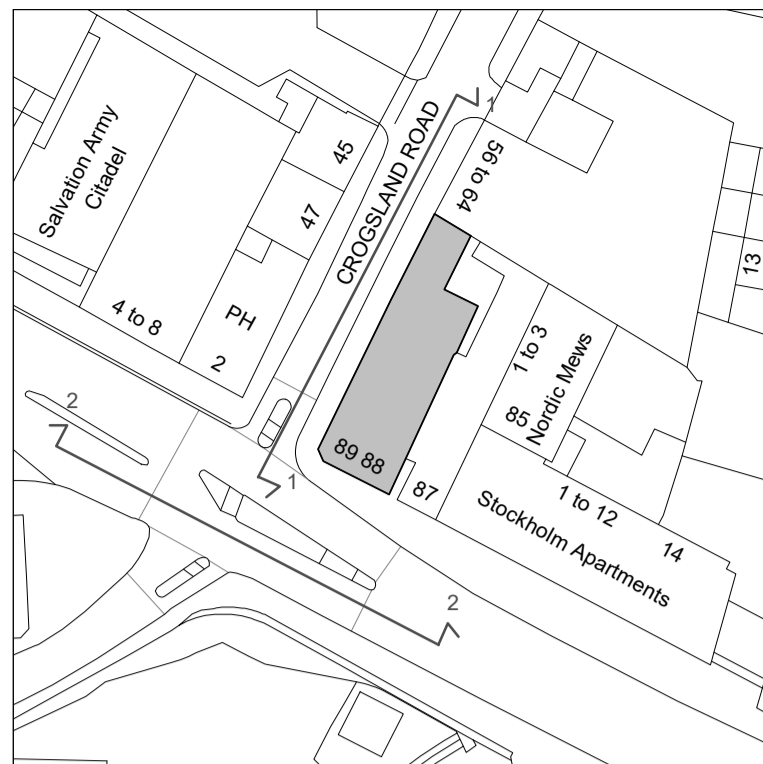
Site:
**Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR**

Title:
Roof Plan as Proposed

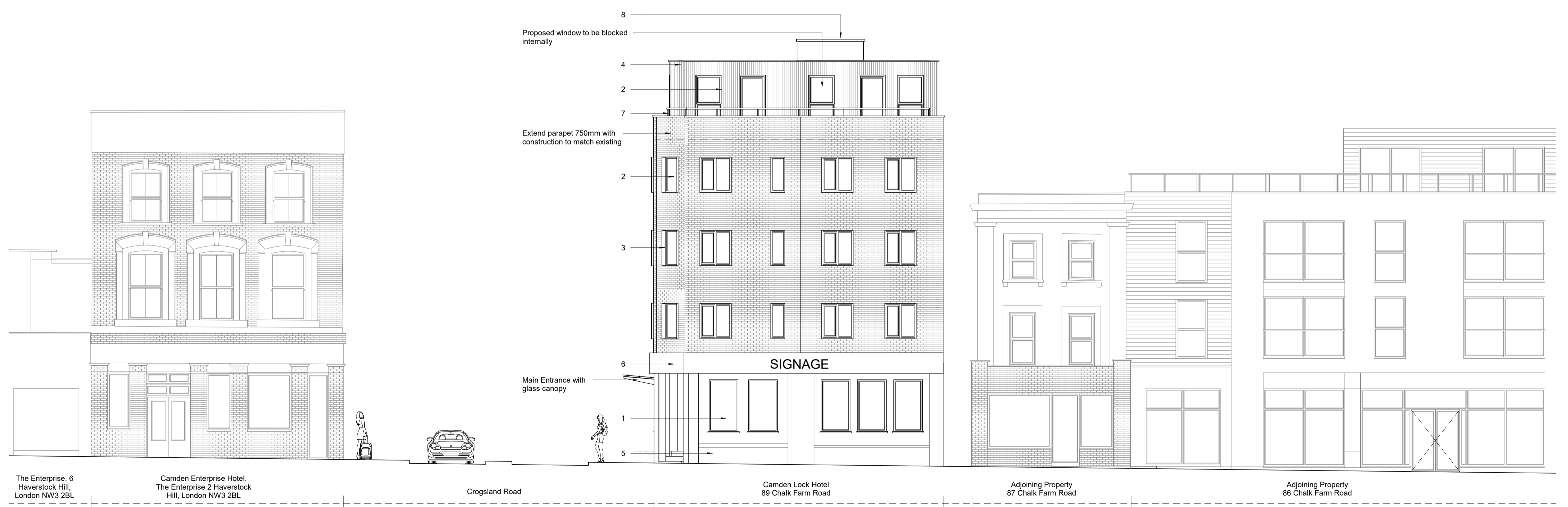
Scale: As indicated(@ A3)	Drawn: SH	Checked: CG
Date: December 2018		
Drg No 1263/26	REV	B



Roof Plan as Proposed
1 : 100



Crogsland Road Elevation as Proposed (1-1)
1 : 100



Chalk Farm Road Elevation as Proposed (2-2)
1 : 100

Issue:

Planning

Drawings for approval.

Key

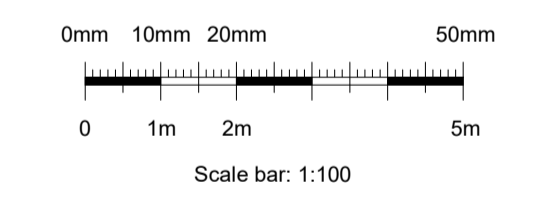
- Existing Structure
- To be demolished
- External Wall Construction with Metal Cladding / Render
- Lift Shaft Structure
- Compartment Wall
- Infill Existing Opening With Structure to match Existing

1. New Aluminium power coated (colour grey) Shop Front
2. New Aluminium power coated (colour grey) windows
3. Aluminium projecting feature (colour grey)
4. Corrugated metal cladding (colour grey)
5. Grey Render
6. Composite Metal Cladding to Fascia (colour Grey)
7. Metal hand rail mechanically fixed to inner side of parapet wall.
8. Lift Overrun
9. A.O.V (Automatic Opening Vent)

General Notes

1. Lift /8 persons / 630kg
Car: 1100x1400
Shaft: 2000x1750
2. All Existing Windows to be replaced with new windows

DRAWINGS FOR APPROVAL



No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Rev	Description	Drawn by	Date
A	Corrugated metal cladding to roof extension, curved corner on the south west most corner	SH	20.11.2018
B	New Entrance with glass canopy General Amendments, Windows and terrace arrangement	SH	13.12.2018

CG ARCHITECTS

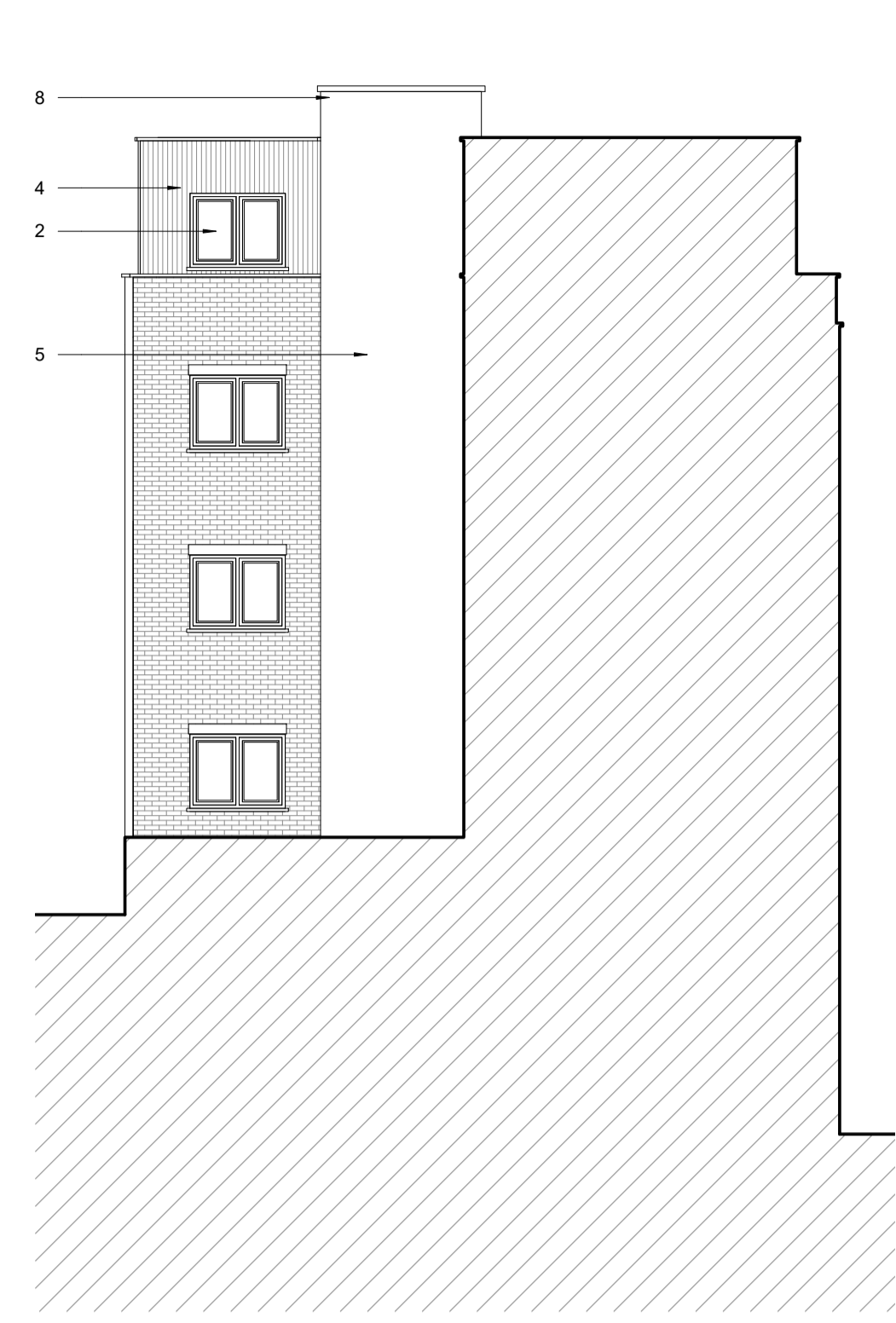
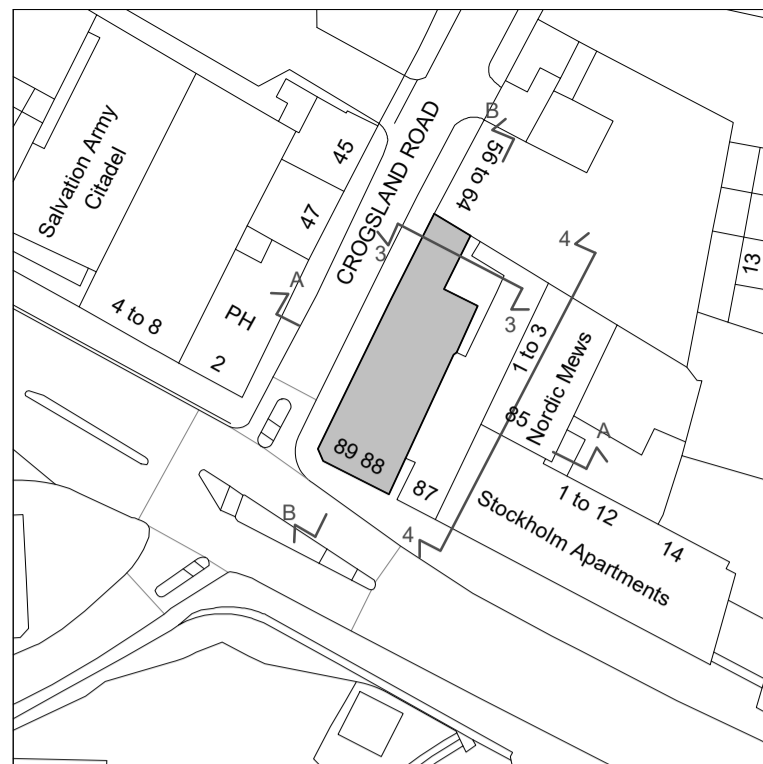
221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Labtech Investments limited Ltd

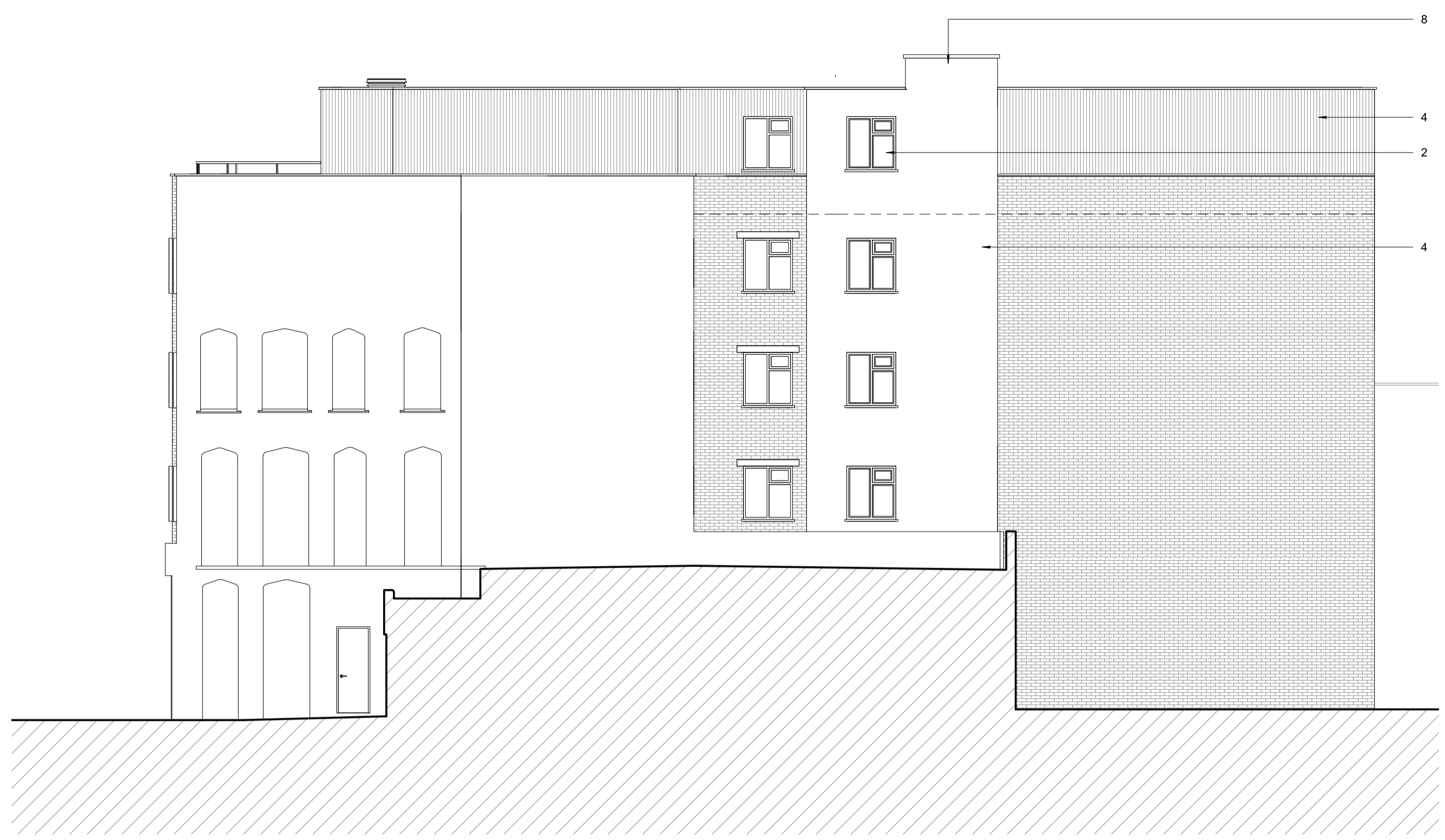
Site:
Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR

Title:
Elevations as Proposed

Scale: As indicated(@ A1)	Drawn: SH	Checked: CG
Date: December 2018	REV	B
Dwg No 1263/27		



Rear Elevation as Proposed (3-3)
1:100



Flank Elevation as Proposed (4-4)
1:100

Issue:

Planning

Drawings for approval.

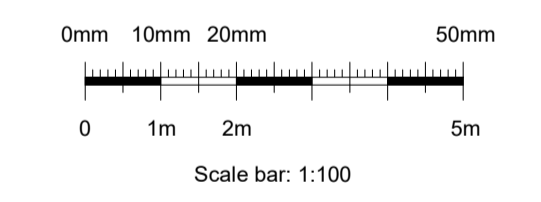
- Key**
- Existing Structure
 - To be demolished
 - External Wall Construction with Metal Cladding / Render
 - Lift Shaft Structure
 - Compartment Wall
 - Infill Existing Opening With Structure to match Existing

1. New Aluminium power coated (colour grey) Shop Front
2. New Aluminium power coated (colour grey) windows
3. Aluminium projecting feature (colour grey)
4. Corrugated metal cladding (colour grey)
5. Grey Render
6. Composite Metal Cladding to Fascia (colour Grey)
7. Metal hand rail mechanically fixed to inner side of parapet wall.
8. Lift Overrun
9. A.O.V (Automatic Opening Vent)

General Notes

1. Lift /8 persons / 630kg
Car: 1100x1400
Shaft: 2000x1750
2. All Existing Windows to be replaced with new windows

DRAWINGS FOR APPROVAL



No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Rev	Description	Drawn by	Date
A	Corrugated metal cladding to roof extension, curved corner on the south west most corner	SH	20.11.2018
B	New Entrance with glass canopy General Amendments, Windows and terrace arrangement	SH	13.12.2018

CG ARCHITECTS

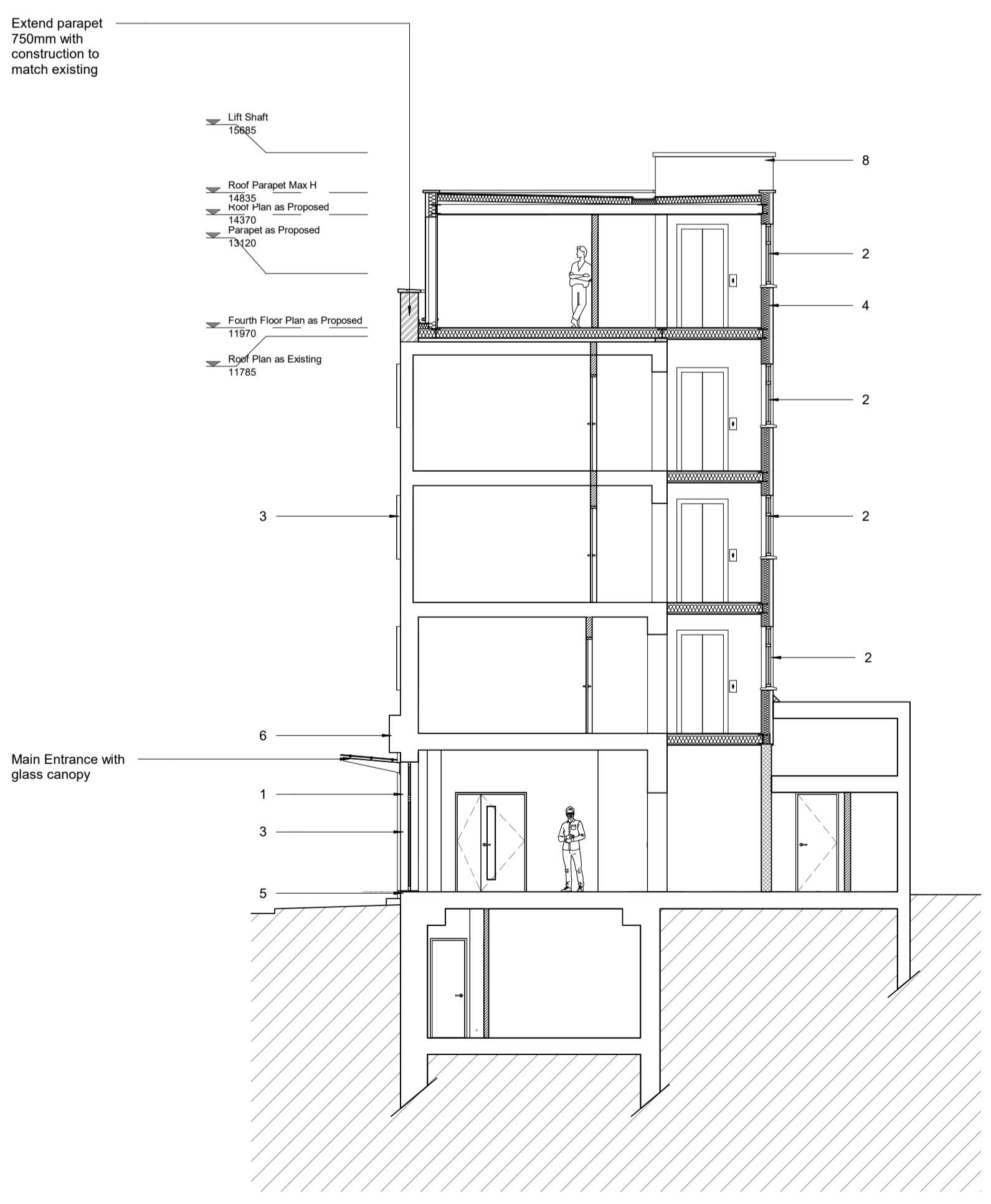
221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Lablech Investments limited Ltd

Site:
Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR

Title:
Elevations and Sections as Proposed

Scale: As indicated(@ A1)	Drawn: SH	Checked: CG
Date: December 2018	REV	B
Dwg No 1263/28		



Section AA as proposed
1:100









Section BB as Proposed
1:100

Issue:

Planning

Drawings for approval.

Key

-  Existing Structure
-  To be demolished
-  External Wall Construction with Metal Cladding / Render
-  Lift Shaft Structure
-  Compartment Wall
-  Infill Existing Opening With Structure to match Existing

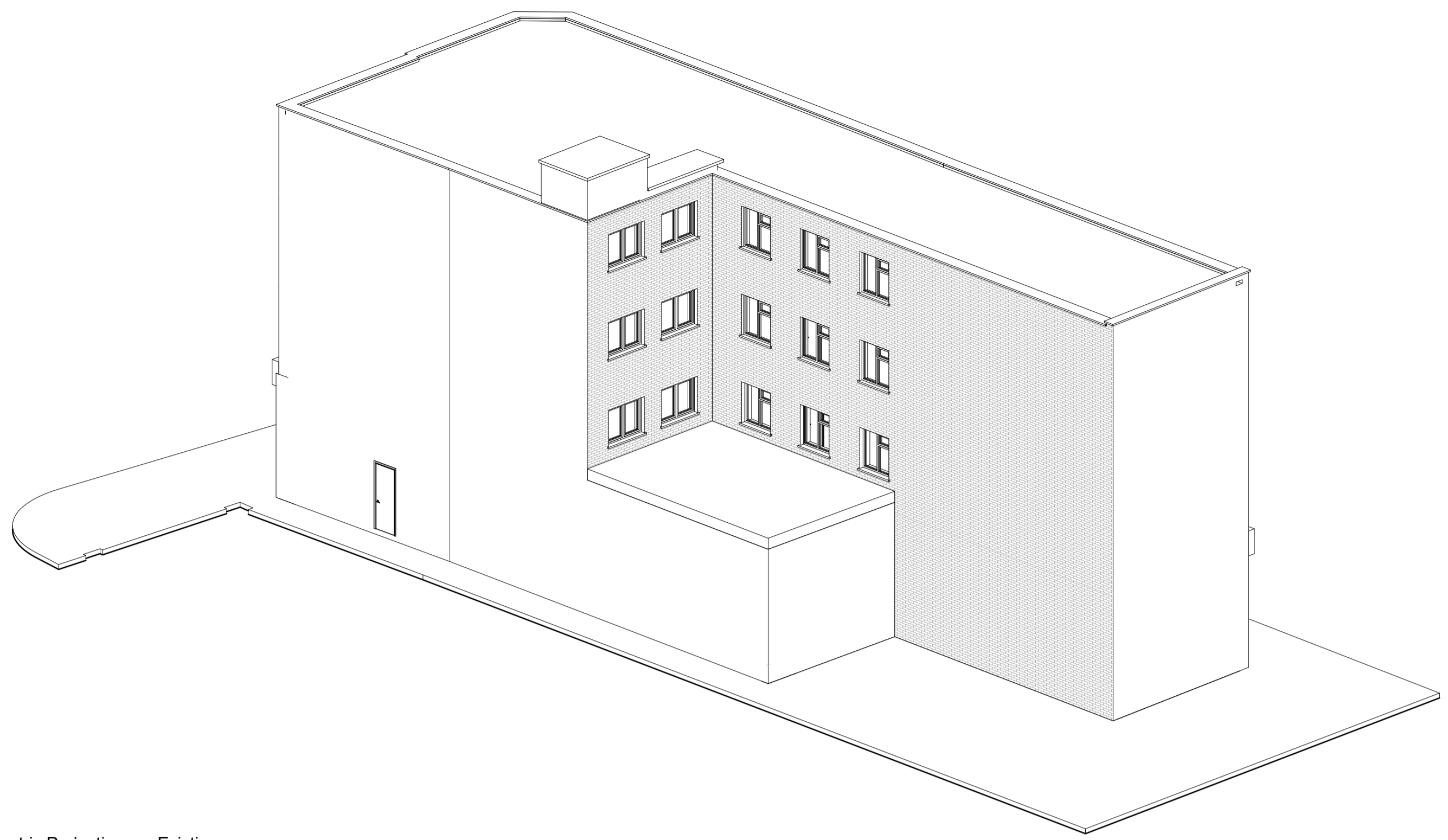
1. New Aluminium power coated (colour grey) Shop Front
2. New Aluminium power coated (colour grey) windows
3. Aluminium projecting feature (colour grey)
4. Composite Metal Cladding (colour grey)
5. Grey Render
6. Composite Metal Cladding to Fascia (colour Grey)
7. Metal hand rail mechanically fixed to inner side of parapet wall.
8. Lift Overrun
9. A.O.V (Automatic Opening Vent)

General Notes

1. Lift /8 persons / 630kg
Car: 1100x1400
Shaft: 2000x1750
2. All Existing Windows to be replaced with new windows



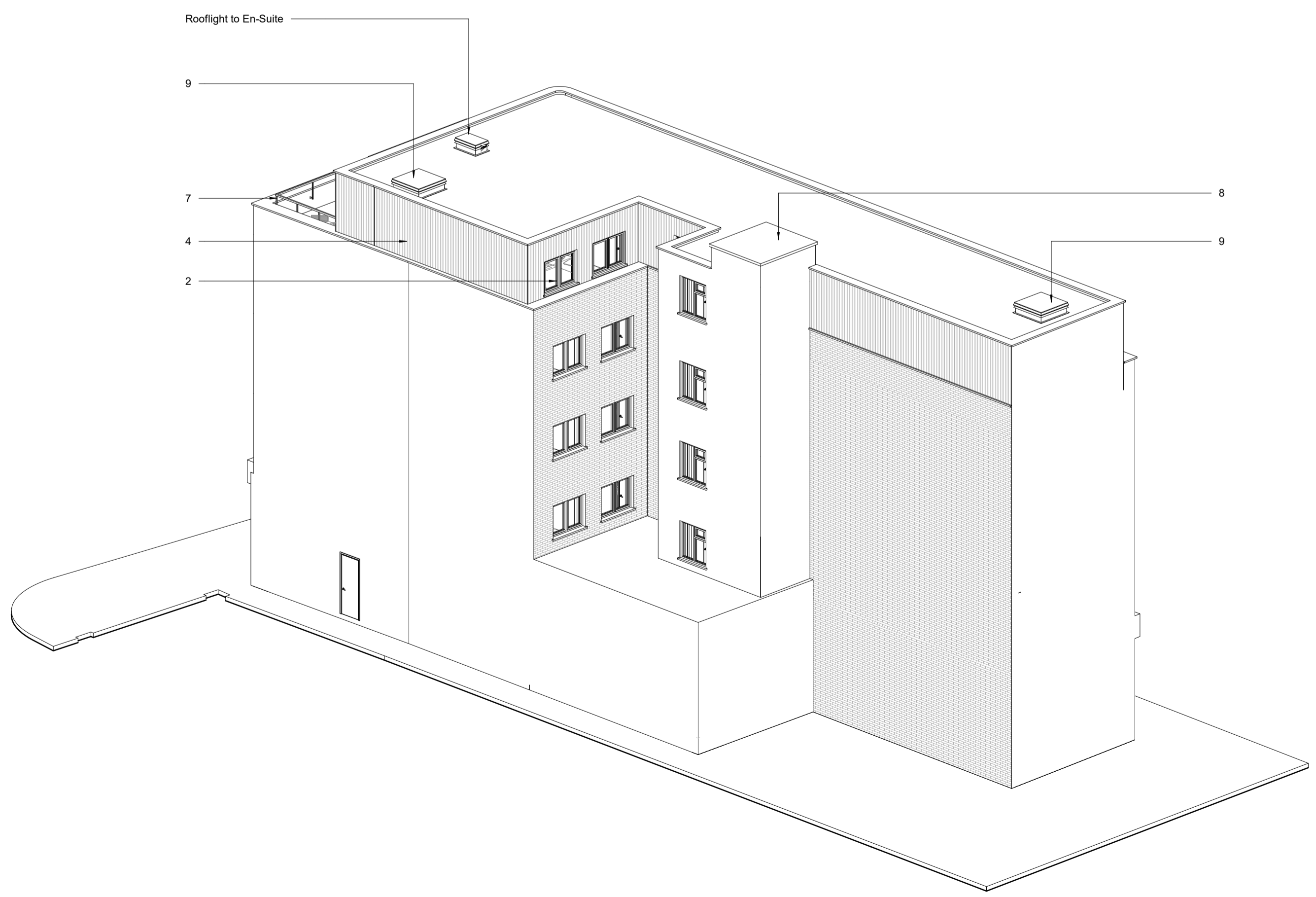
Axonometric Projection as Existing



Axonometric Projection as Existing

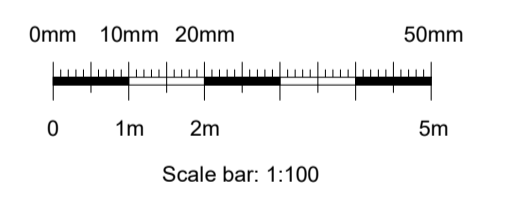


Axonometric Projection as Proposed



Axonometric Projection as Proposed

DRAWINGS FOR APPROVAL



No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions			
Rev	Description	Drawn by	Date
A	Consulted metal cladding to roof extension, curved corner on the south-west most corner	SH	20.11.2018
B	New Entrance with glass canopy General Amendments, Windows and terrace arrangement	SH	13.12.2018

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Labtech Investments limited Ltd

Site:
Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR

Title:
Axonometric Projections

Scale: 1 : 1 (@ A1)	Drawn: SH	Checked: CG
Date: December 2018	REV	B
Dwg No: 1263/29		

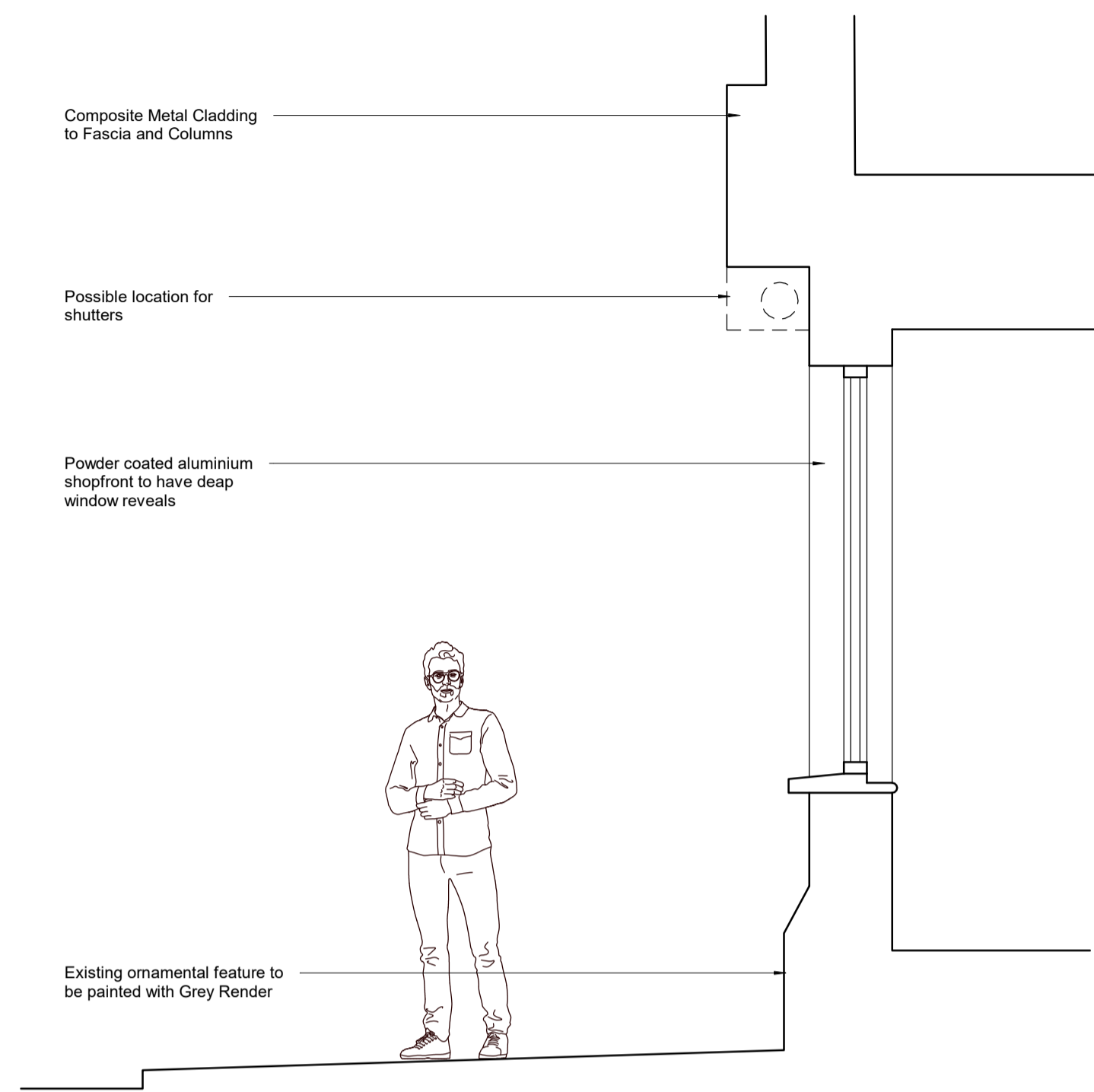
Planning

Drawings for approval.

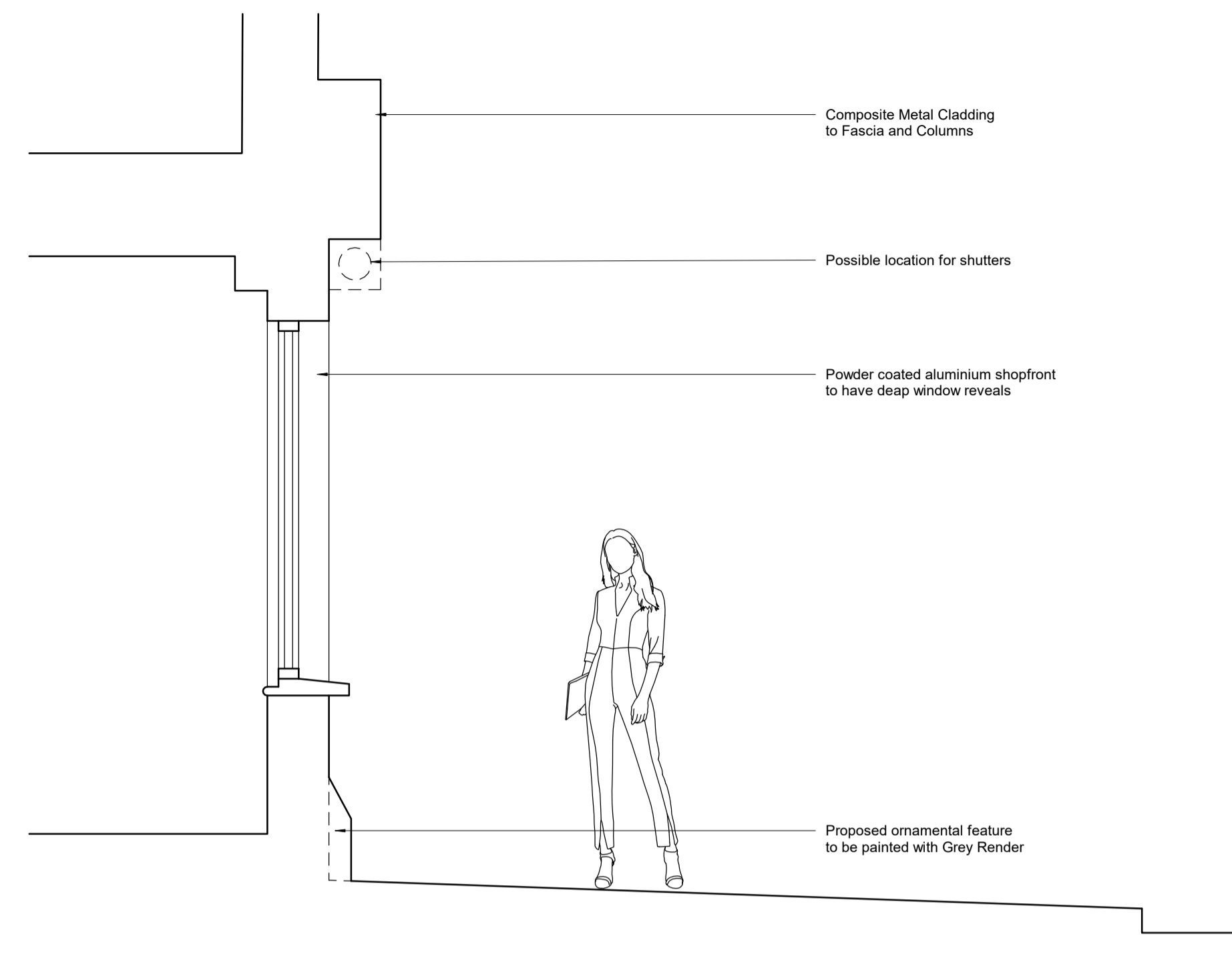
1. New Aluminium power coated (colour grey) Shop Front
2. New Aluminium power coated (colour grey) windows
3. Aluminium projecting feature (colour grey)
4. Corrugated metal cladding (colour grey)
5. Grey Render
6. Composite Metal Cladding to Fascia (colour Grey)
7. Metal hand rail mechanically fixed to inner side of parapet wall.
8. Lift Overrun
9. A.O.V (Automatic Opening Vent)

General Notes

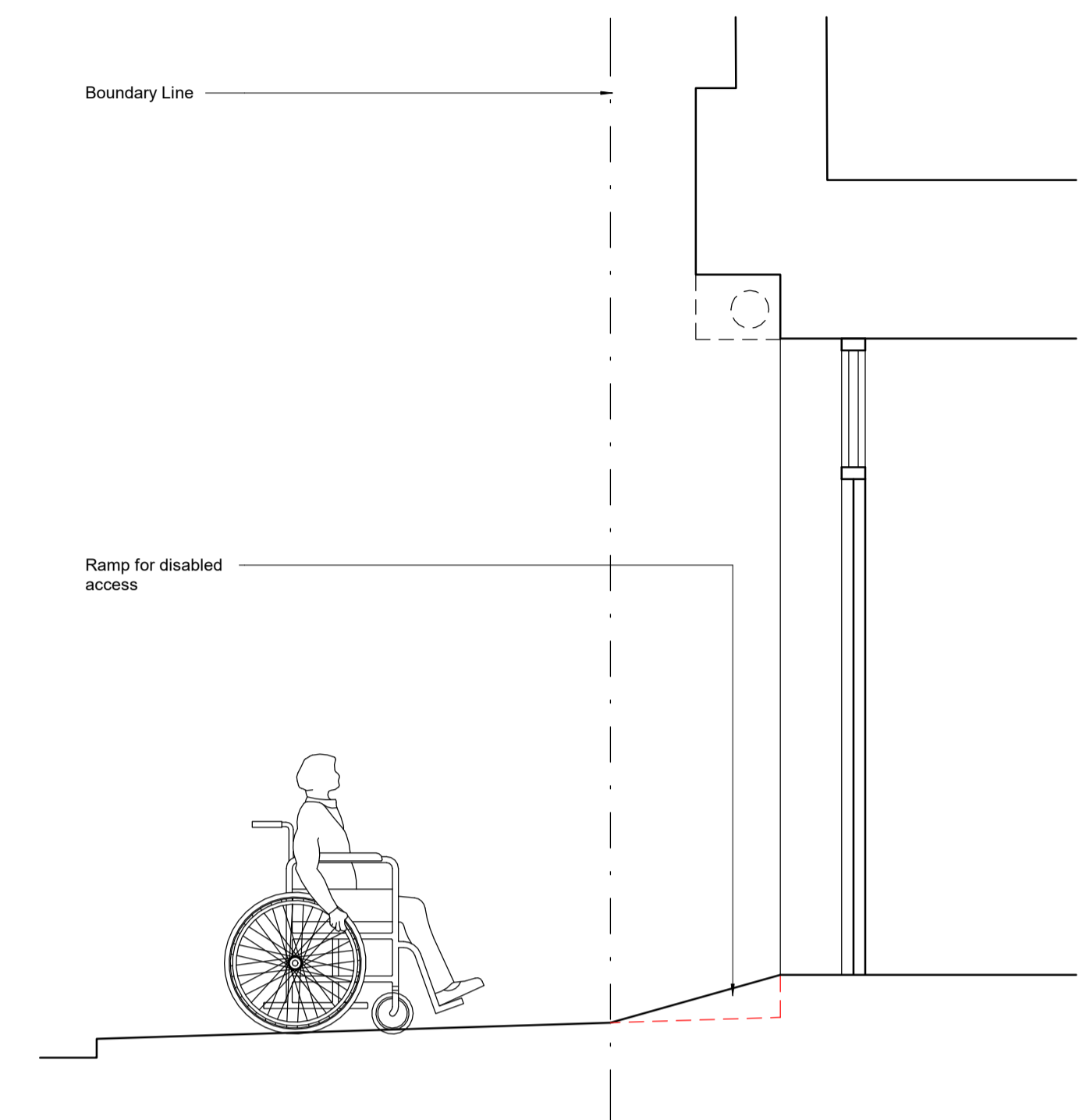
1. Lift /8 persons / 630kg
Car: 1100x1400
Shaft: 2000x1750
2. All Existing Windows to be replaced with new windows



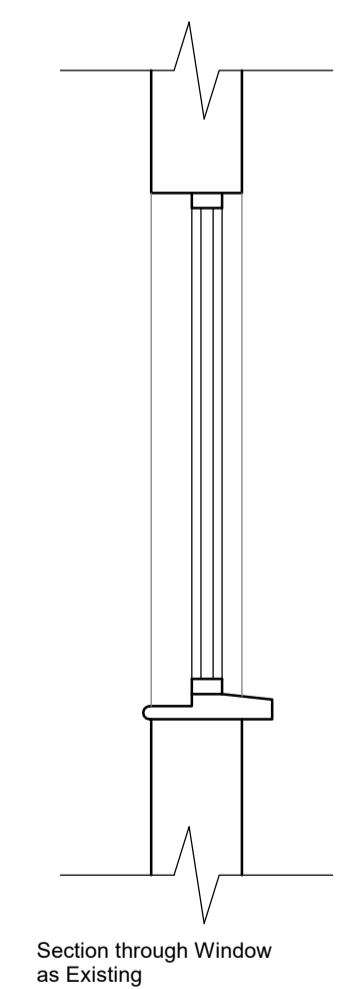
Section through Crogsland Road Glazing as Proposed
Scale 1:25



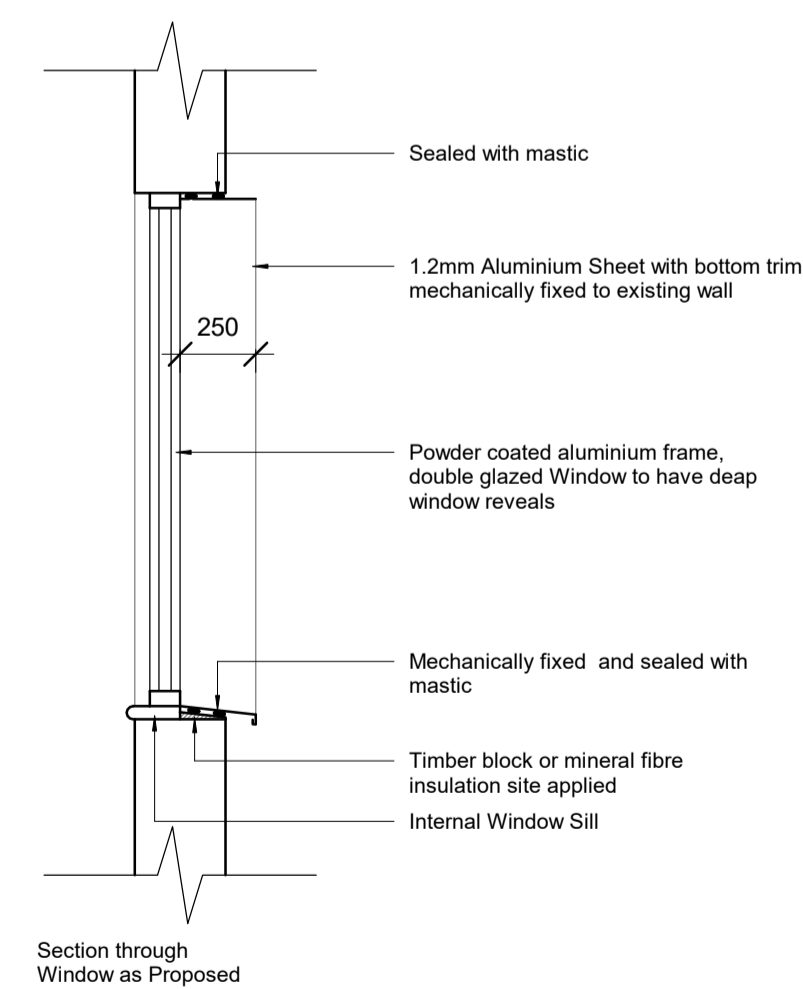
Section through Chalkfarm Road Glazing as Proposed
Scale 1:25



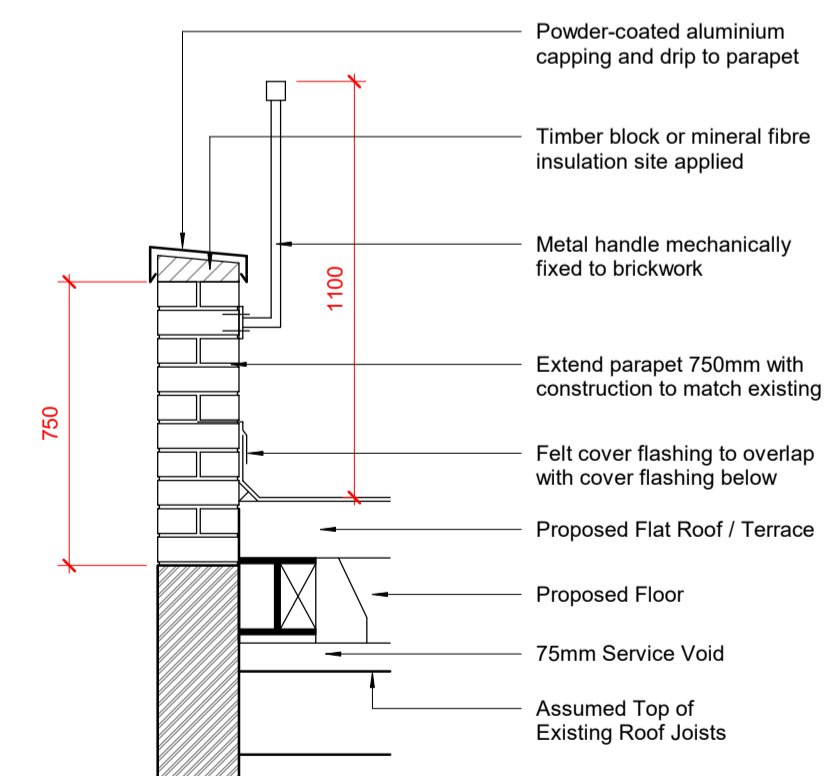
Section through Crogsland Road Entrance as Proposed
Scale 1:25



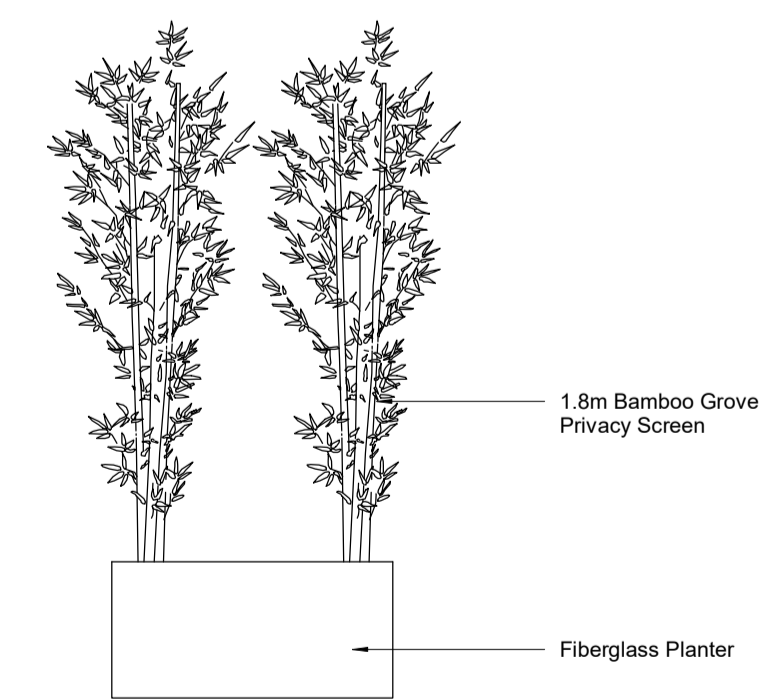
Section through Window as Existing
Scale 1:25



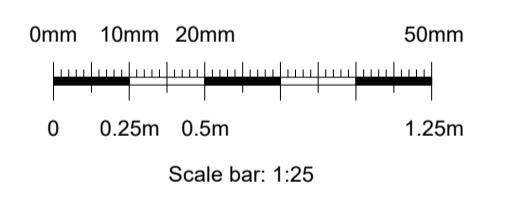
Section through Window as Proposed
Scale 1:25



Parapet Detail
Scale 1:20



Ornamental plants for privacy
Scale 1:25



No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date
A	Aluminium projecting feature removed from ground floor windows	SH	20.11.2018

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Labech Investments limited Ltd

Site:
Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR

Title:
Details as Proposed

Scale: As indicated(@ A1)	Drawn: SH	Checked: CG
Date: November 2018	REV	A
Dwg No 1263/30		



View as Existing



CGI View as Proposed

DRAWINGS FOR APPROVAL

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date
A	Corrugated metal cladding to roof extension, curved corner on the south-west-most corner	SH	20.11.2018
B	New Entrance with glass canopy General Amendments: Windows and terrace arrangement	SH	13.12.2018

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Lablech Investments limited Ltd

Site:
Camden Lock Hotel
89 Chalk Farm Road
London NW1 8AR

Title:
CGI View

Scale: (@ A1)	Drawn:	Checked:
Date: December 2018	SH	CG
Dwg No 1263/31	REV	B



CGI View as Proposed



CGI: Ground Floor Detail

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev	Description	Drawn by	Date
A	Corrugated metal cladding to roof extension, curved corner on the south west most corner	SH	20.11.2018

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
 Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
 Lablech Investments limited Ltd

Site:
 Camden Lock Hotel
 89 Chalk Farm Road
 London NW1 8AR

Title:
 CGI View

Scale: (@ A1)	Drawn:	Checked:
Date: December 2018	SH	CG
Dwg No 1263/32	REV	A