

Camden Lock Hotel

89 Chalk Farm Road  
London NW1 8AR

Design and Access Statement

Proposed Extensions and Alterations

November 2018

Issue: Planning

Revision: C

CG ARCHITECTS

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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.

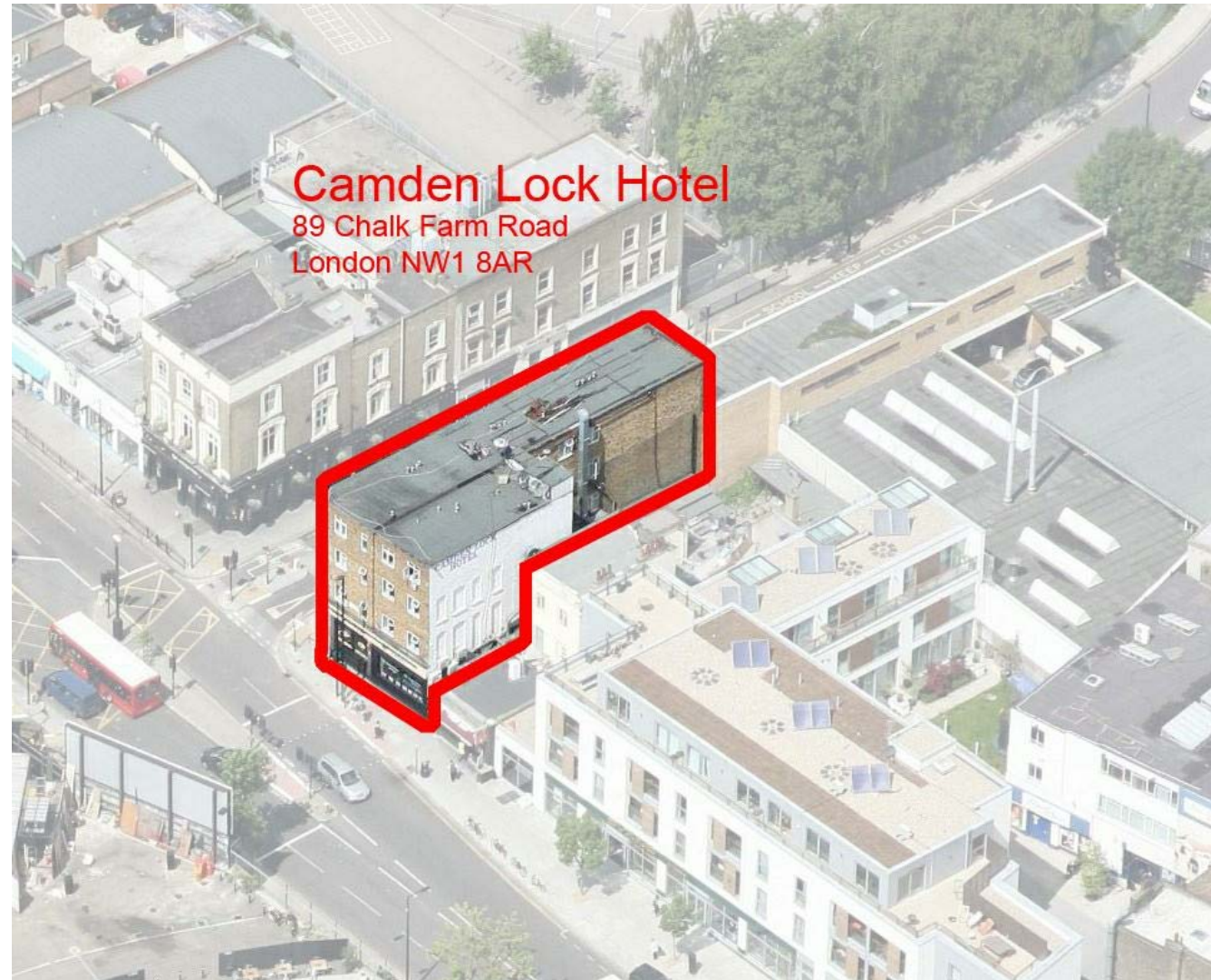
The proposals consist of formation of roof extension to provide additional hotel bed spaces; installation of lift extending from ground floor to fourth floor; window replacement; redecoration of facades and internal remodelling of existing Hotel (C1 use Class).



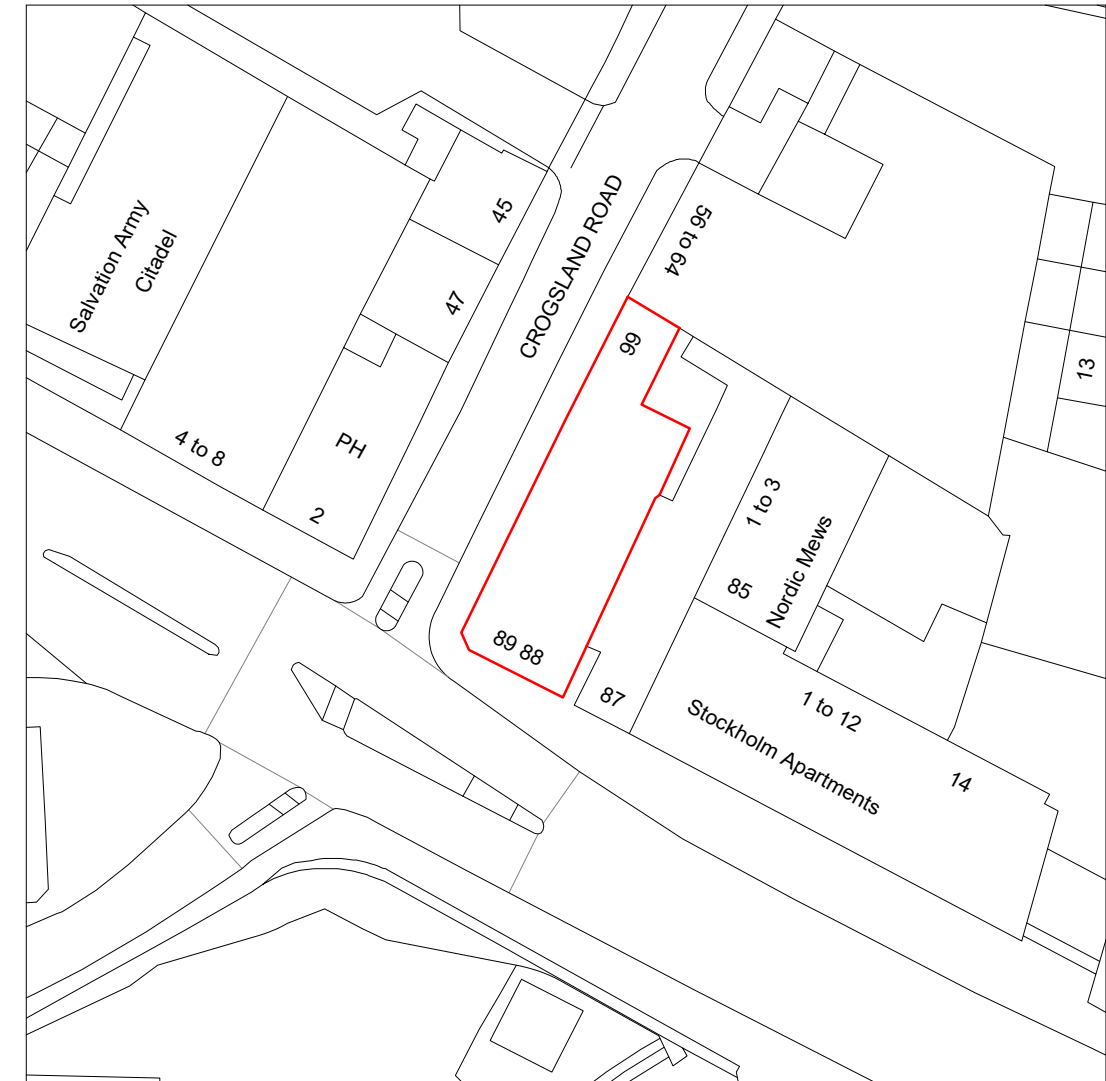
## Site Location

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

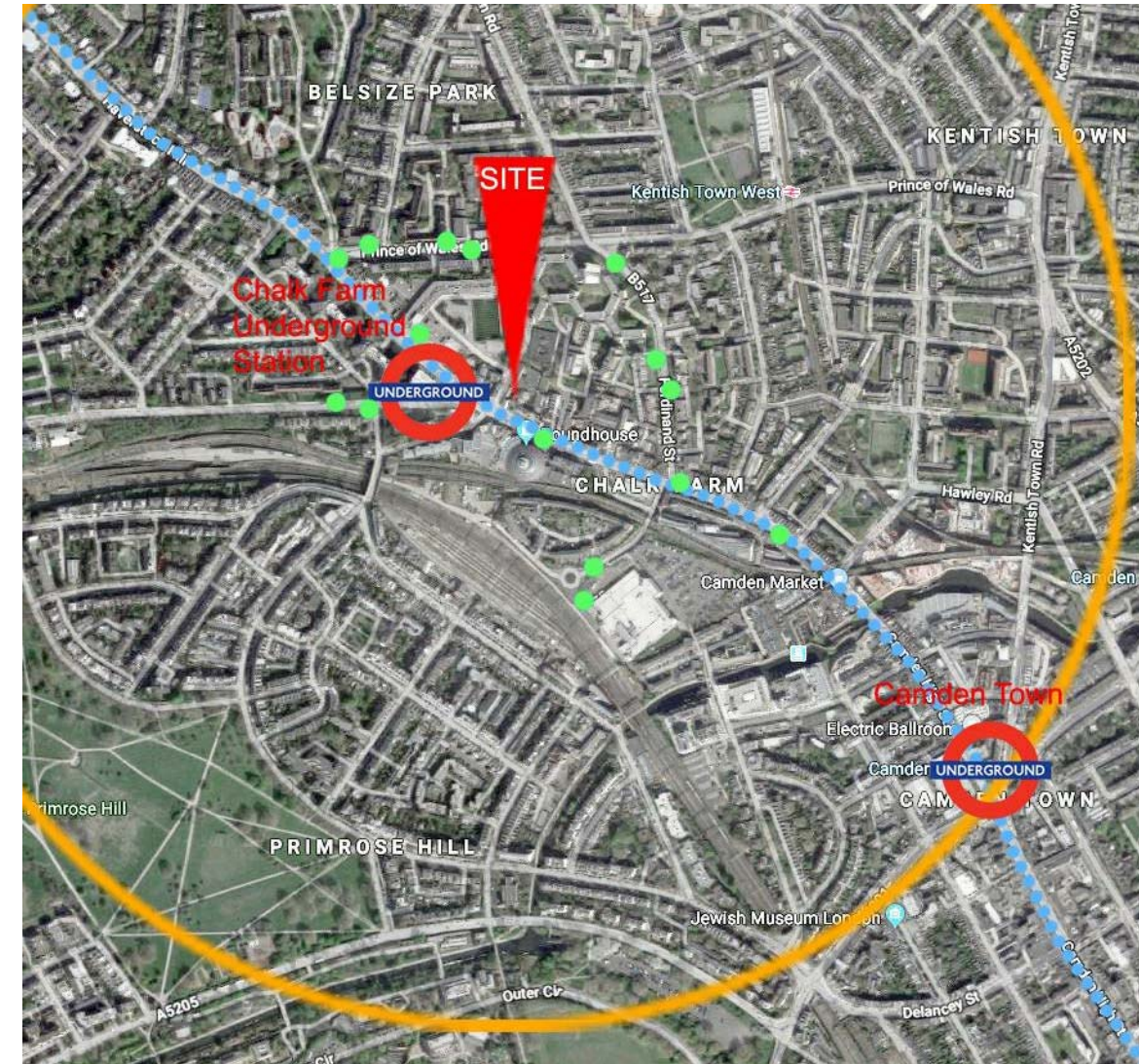
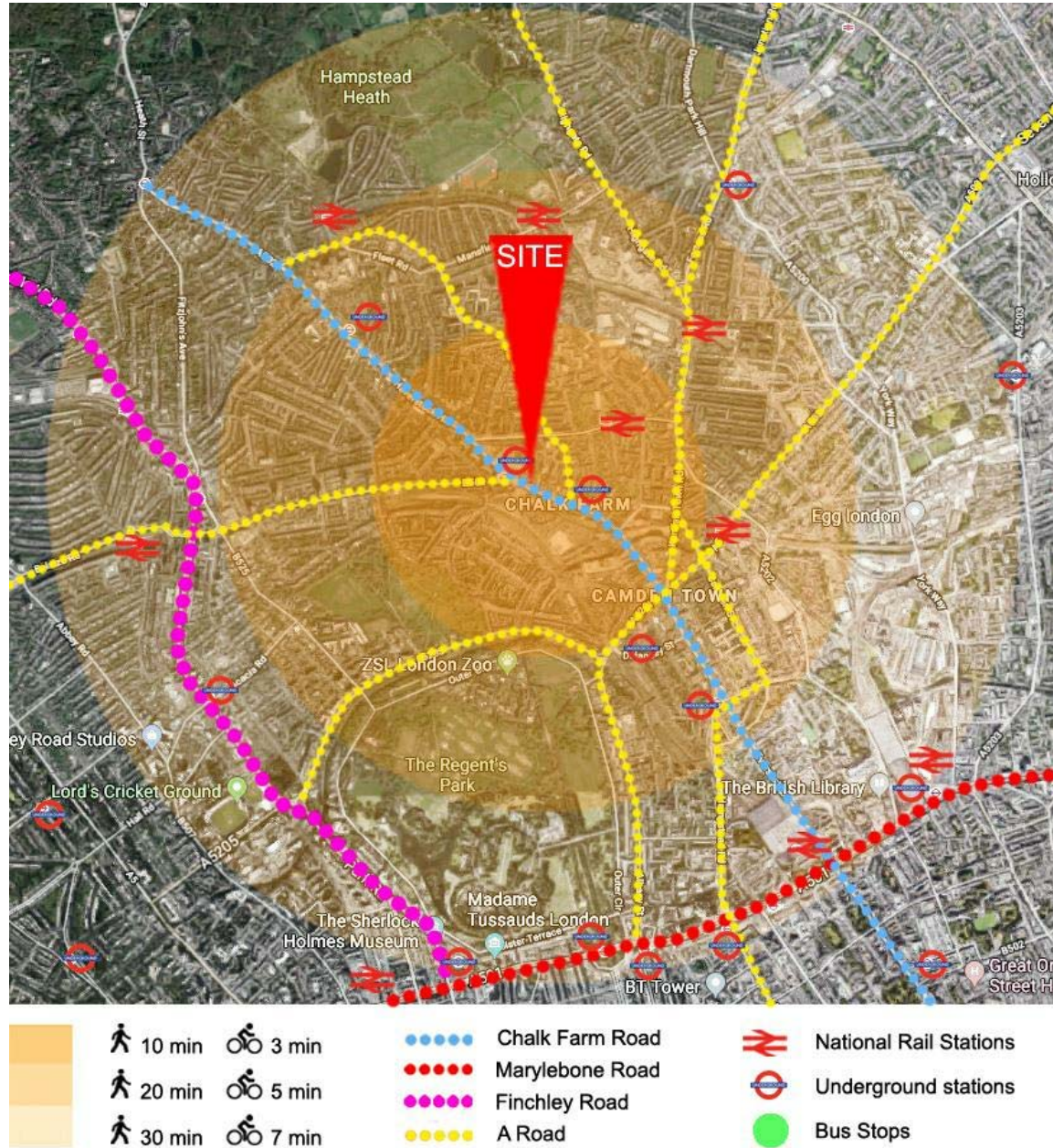


# Transport

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.



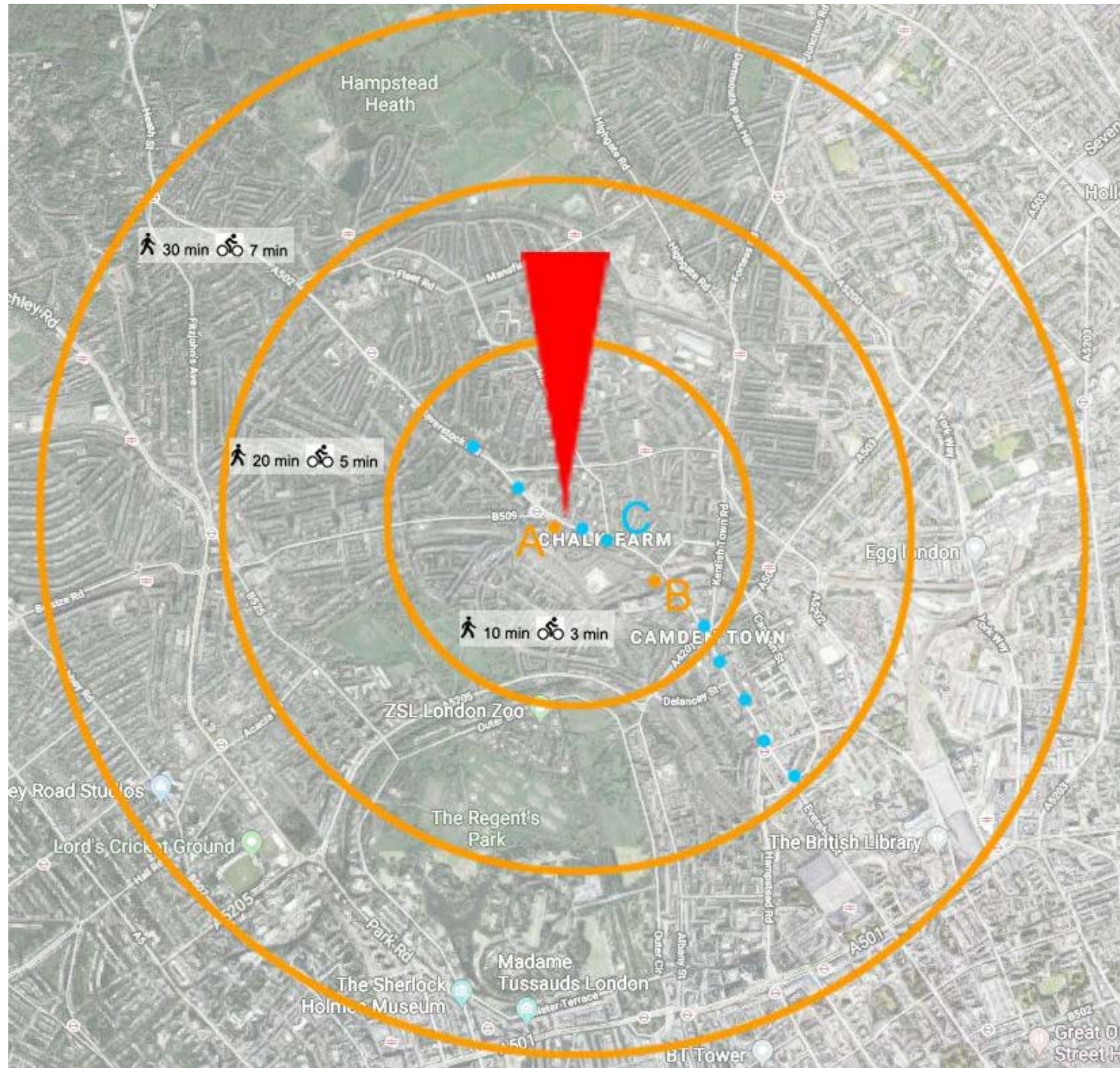


## Local Amenities

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



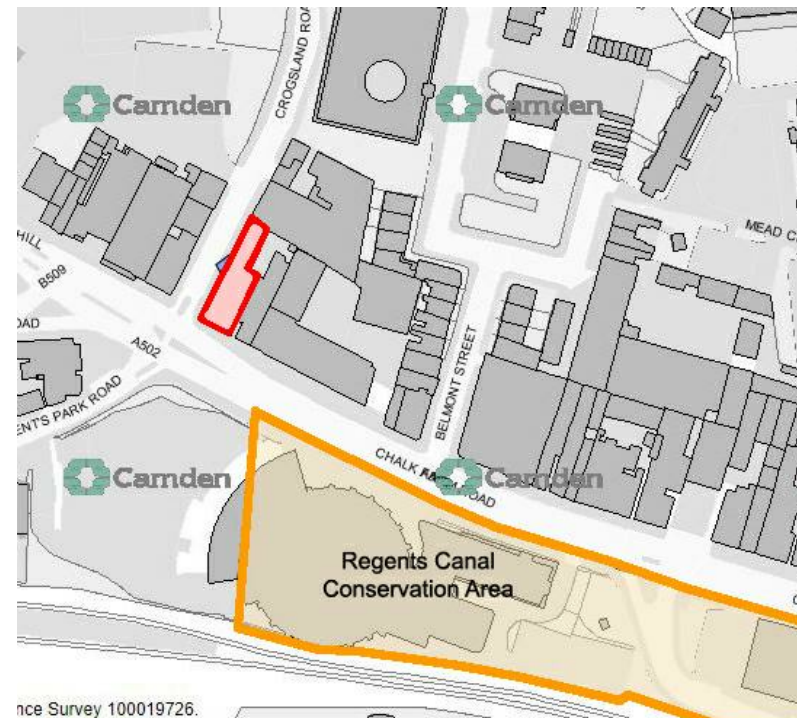
View 2



View 3

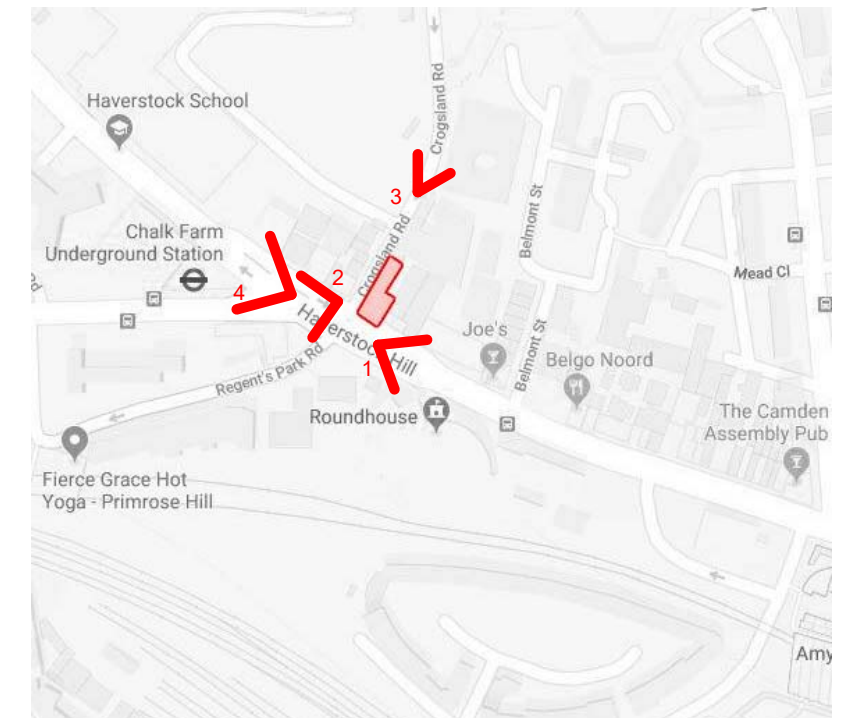


View 4



Conservation Survey 100019726.

Conservation Area Map





# Location and Character



View 5



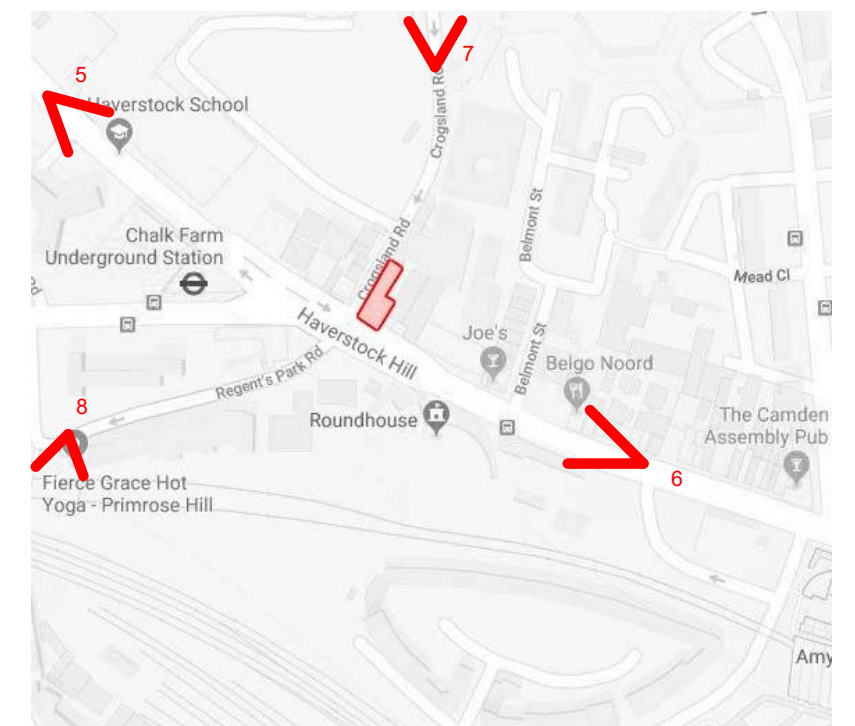
View 6



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.



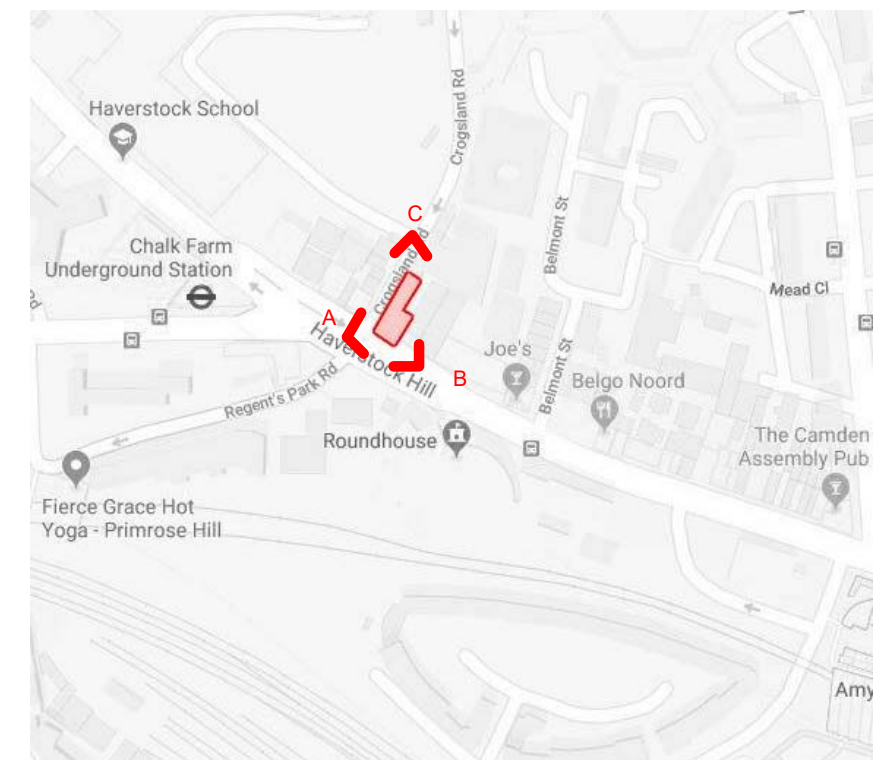
View A



View B



View C





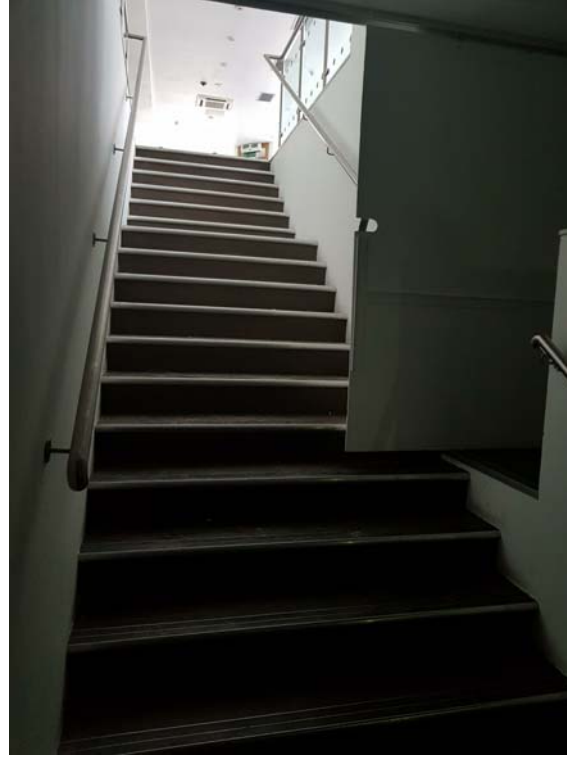
# Existing Building



Photograph of existing Basement



Photograph of existing Basement



Photograph of Stairs from Basement to Ground Floor



Photograph of Stairs to Ground Floor



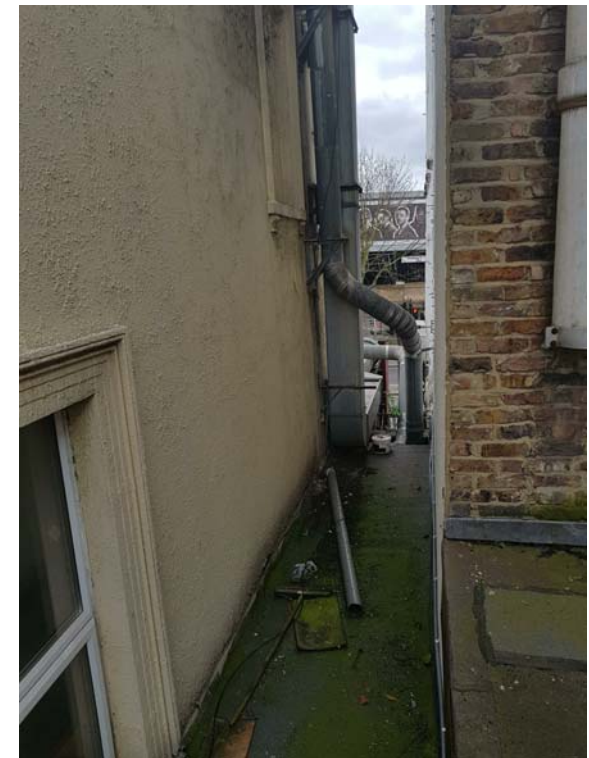
Photograph of rear Section of the Building



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 <sup>2</sup>
Basement:	69m <sup>2</sup>
Ground Floor:	229m <sup>2</sup>
First Floor:	194m <sup>2</sup>
Second Floor:	194m <sup>2</sup>
Third Floor:	194m <sup>2</sup>

**Total: 880m<sup>2</sup>**

### Proposed Areas (GIA)

Basement:	69m <sup>2</sup>
Ground Floor:	229m <sup>2</sup>
First Floor:	203m <sup>2</sup>
Second Floor:	203m <sup>2</sup>
Third Floor:	203m <sup>2</sup>
Fourth Floor:	169m <sup>2</sup>

**Total: 1076m<sup>2</sup>**

**Additional GIA: 196m<sup>2</sup>**

### 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

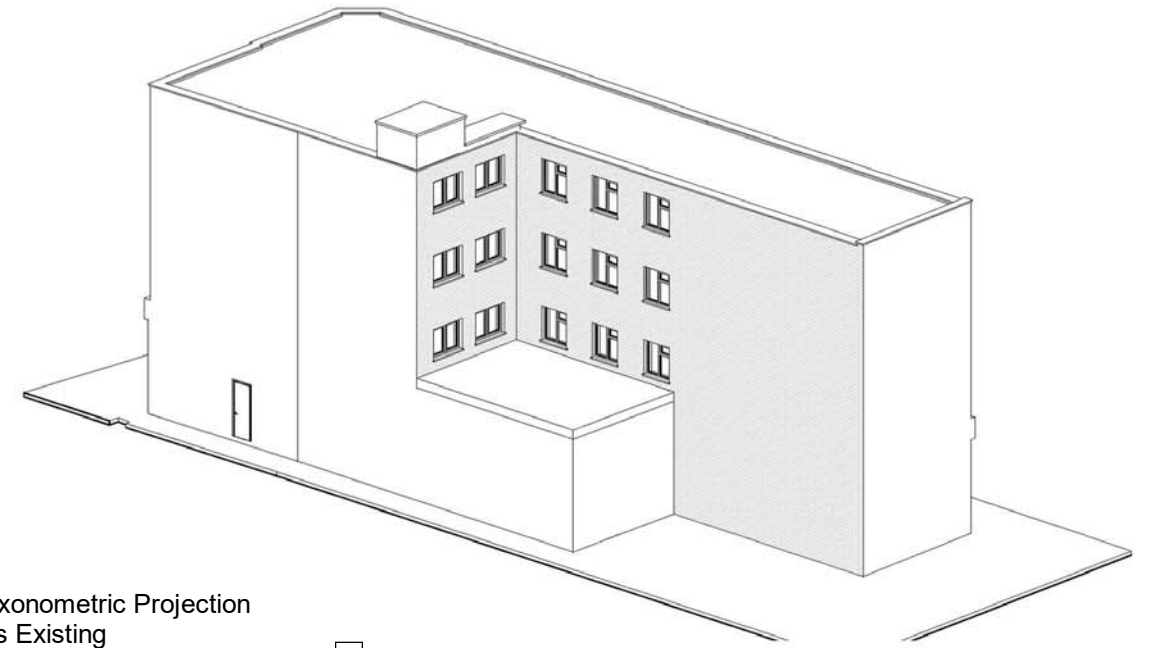
The proposals fit into the architectural framework following the example of a number of buildings in the area that have developed roof extensions.

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

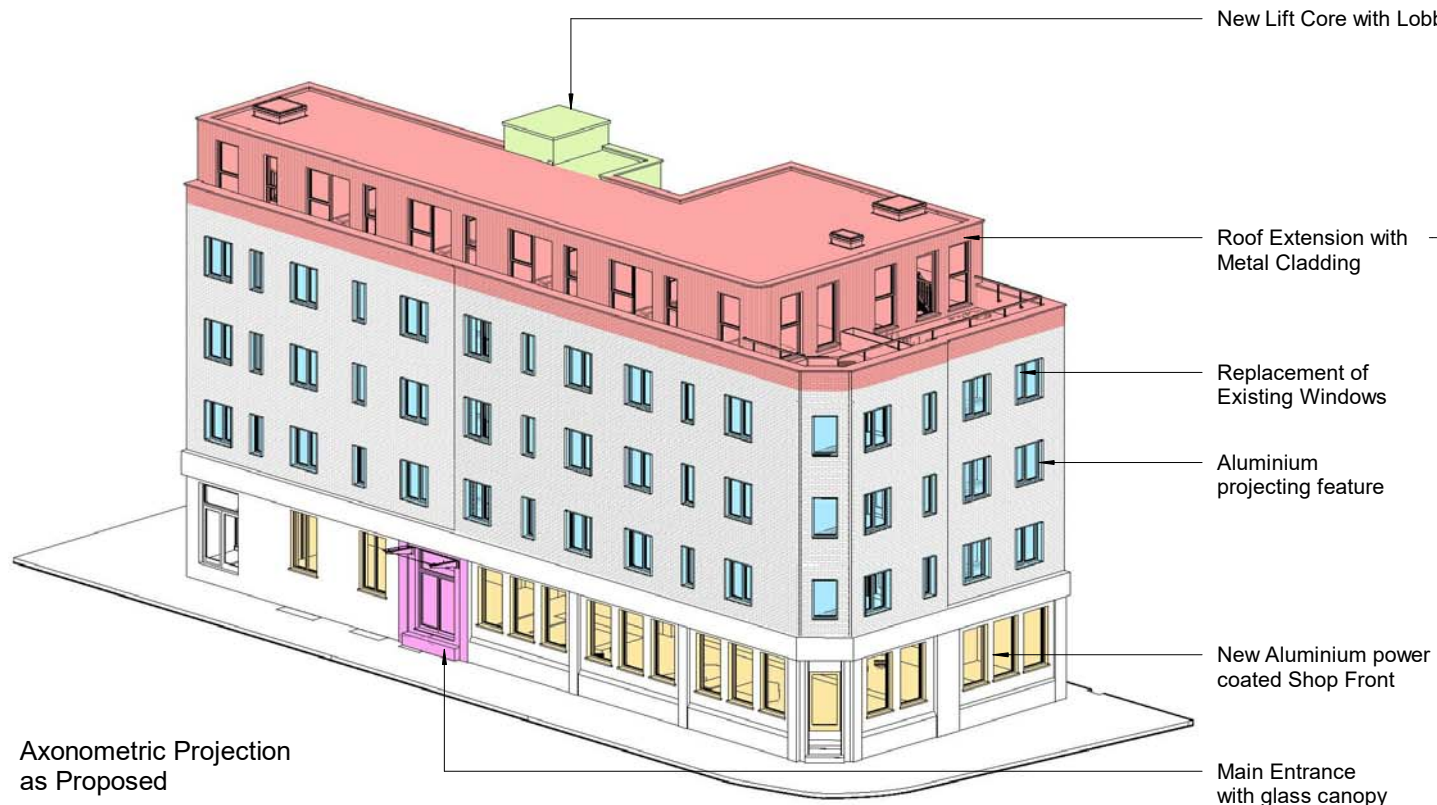
It is considered that the proposed roof extension would appear light-weight and would complement the contemporary style created by the rest of the proposed works. The set-back of the Chalk Farm Road elevation would reduce its impact on the street scene.



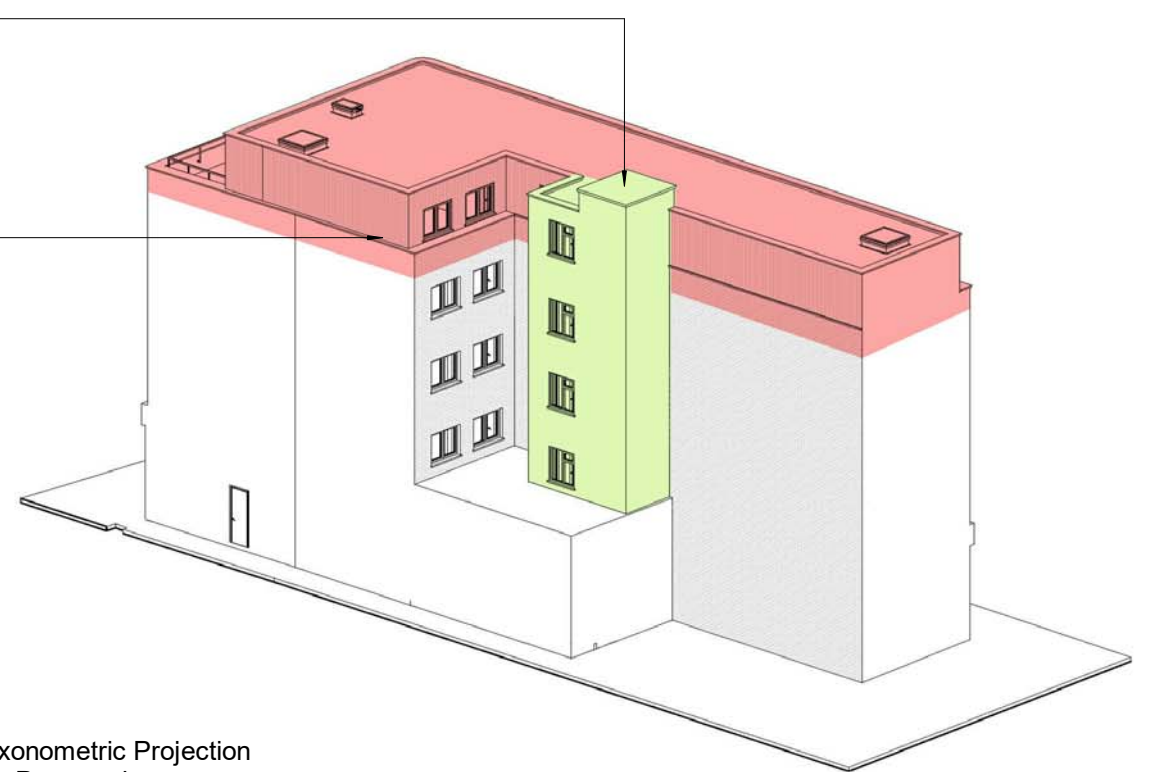
Axonometric Projection as Existing



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.

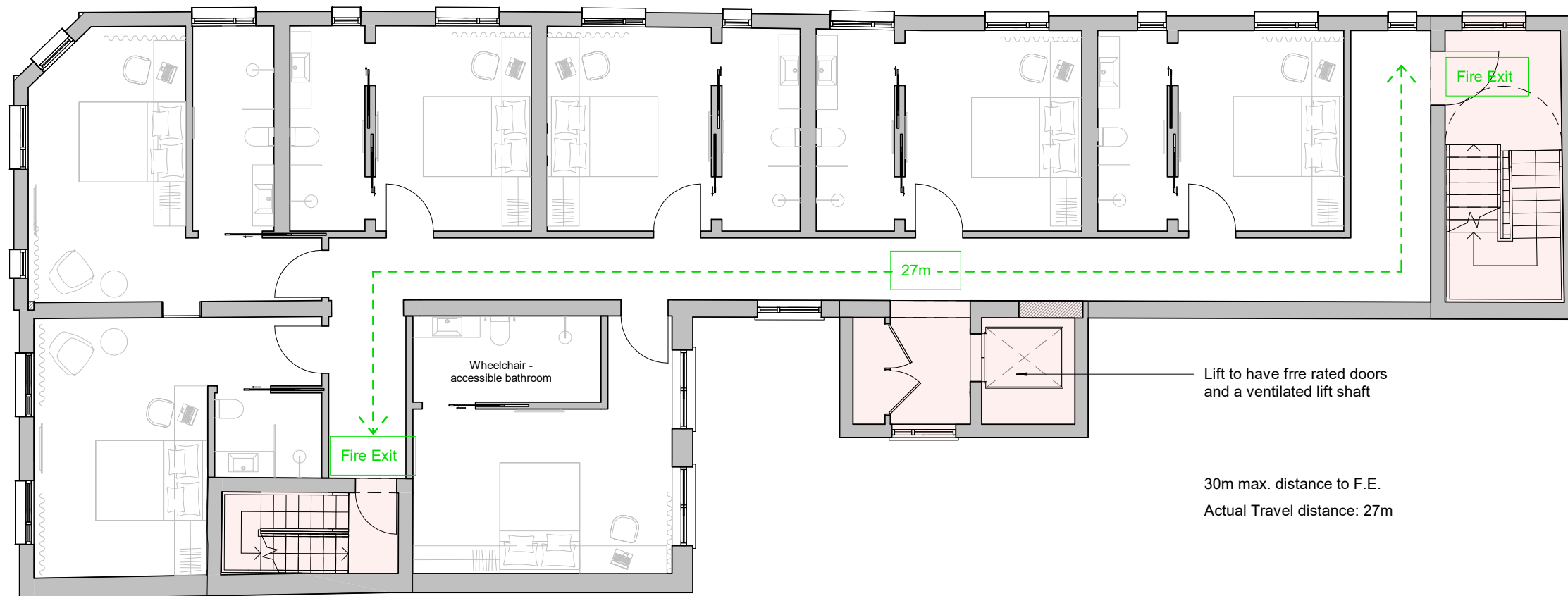
The reception, bar and dining areas will be arranged over the ground floor level.

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.

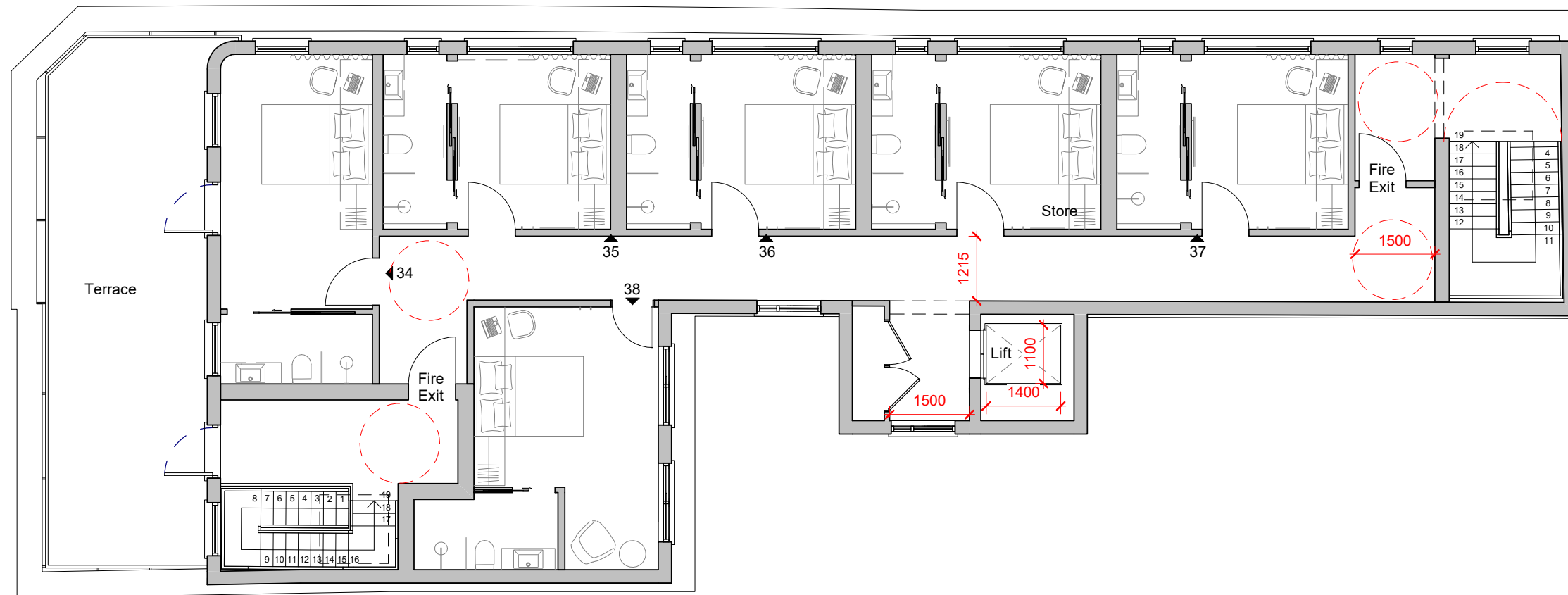
Provisions will also be made for an entrance door to the guest rooms which will be not less than 800mm wide, have a level threshold and with unobstructed space on the leading edge of the door of at least 300mm, contrasting colour between door and door furniture.

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

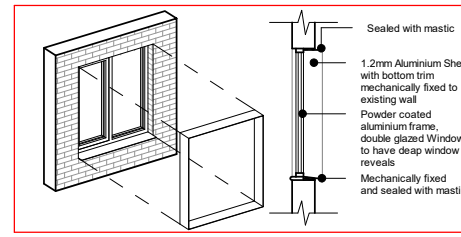
The windows and shop-fronts will be replaced by grey aluminium powder coated units. This will improve the appearance of the building. The proposal will have a beneficial effect on the street-scene compared to the existing building.  
 Grey aluminium projecting features will be installed around the windows.



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

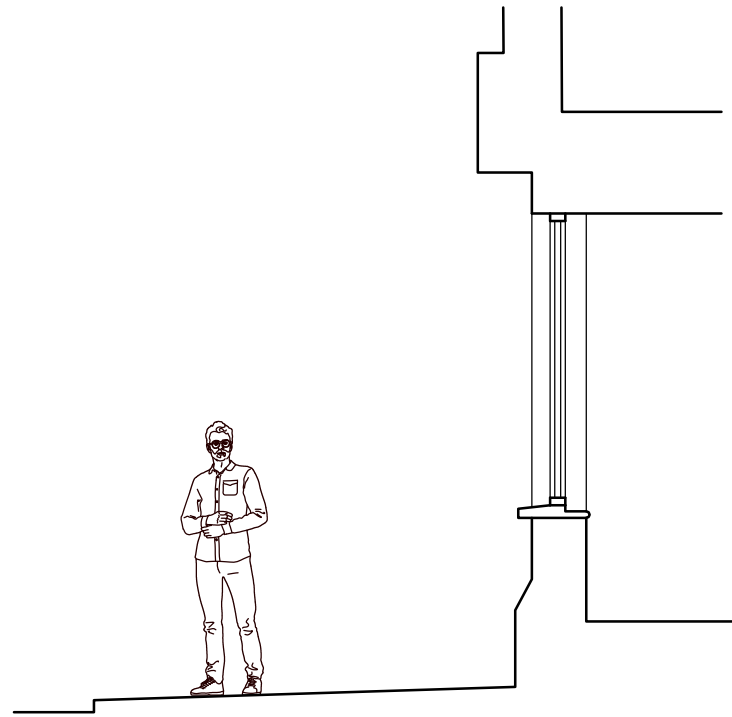
It is proposed to replace the existing hotel café shopfront and reception entrance. It is also proposed to remove the existing fascia and replace it with grey composite metal panels.

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

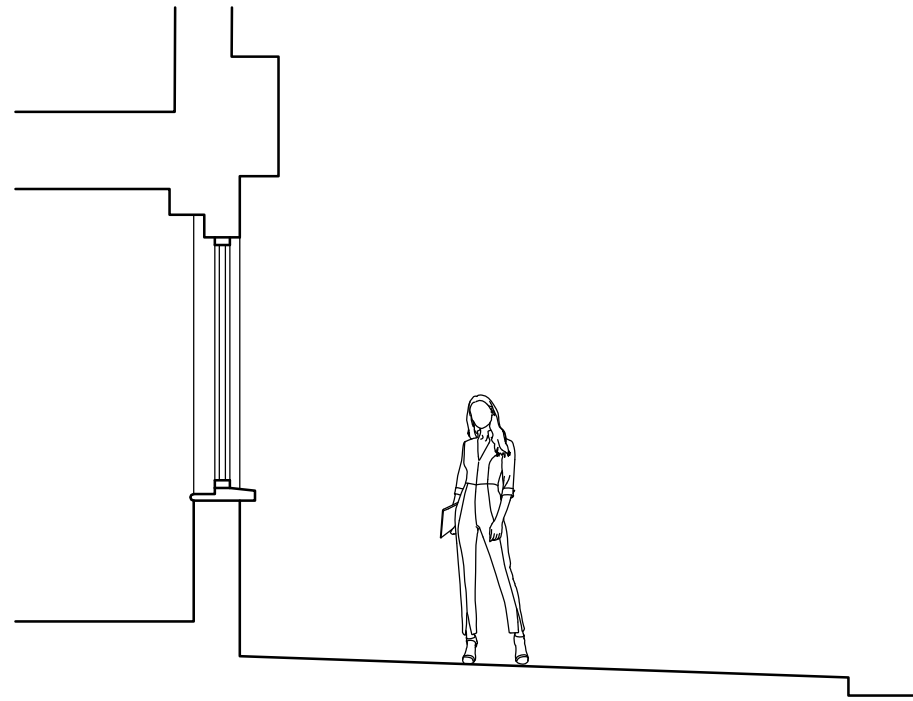
It is considered that the proposed building façade and shopfront would relate to the scale, style and design of the existing building. The proposal would not harm the character of the host-building or the appearance of the street scene.

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.

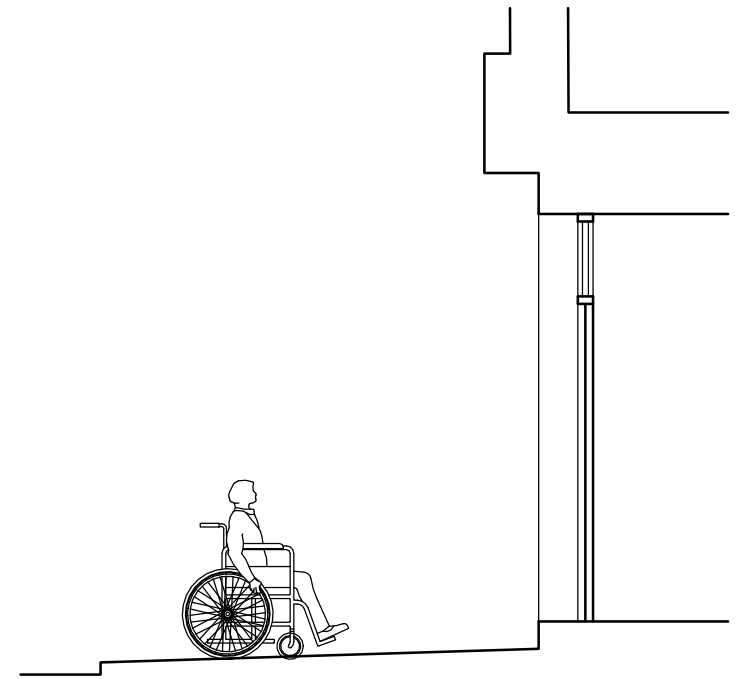
The addition of grey aluminium projecting features will increase the window reveals and will give articulation to the facades.



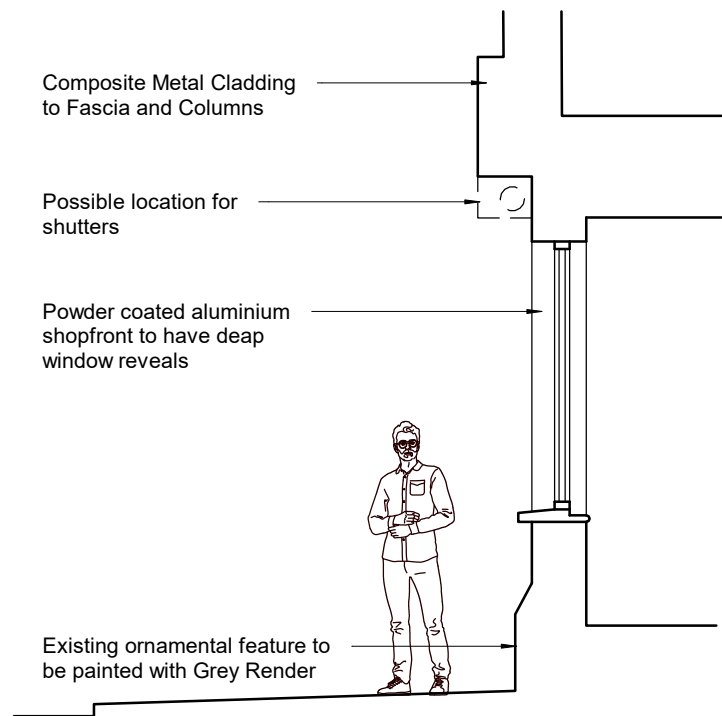
Section through Crogsland Road Glazing as Existing



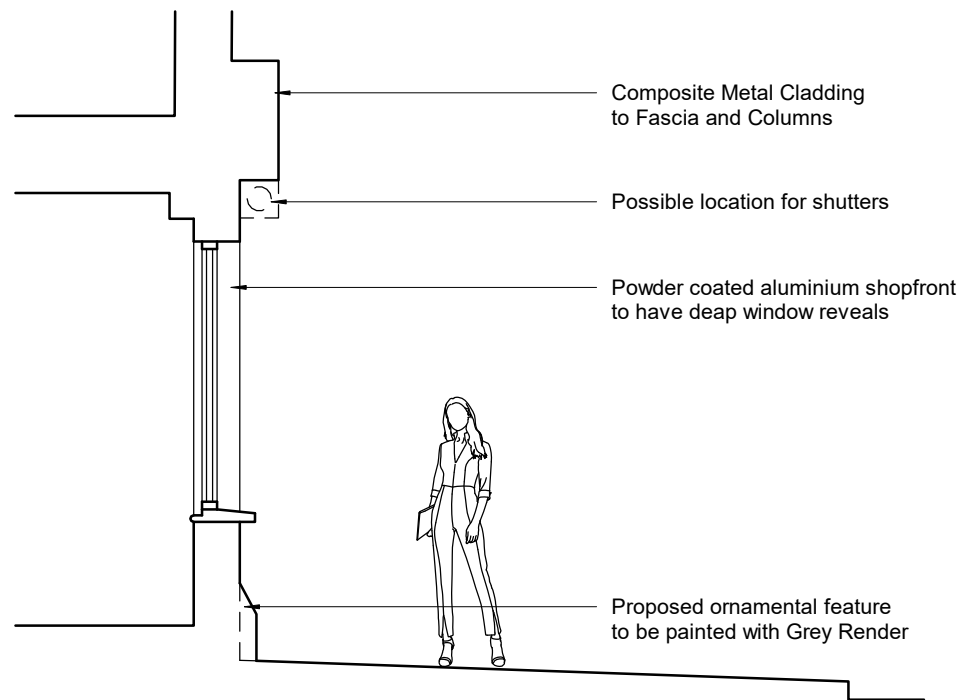
Section through Chalkfarm Road Glazing as Existing



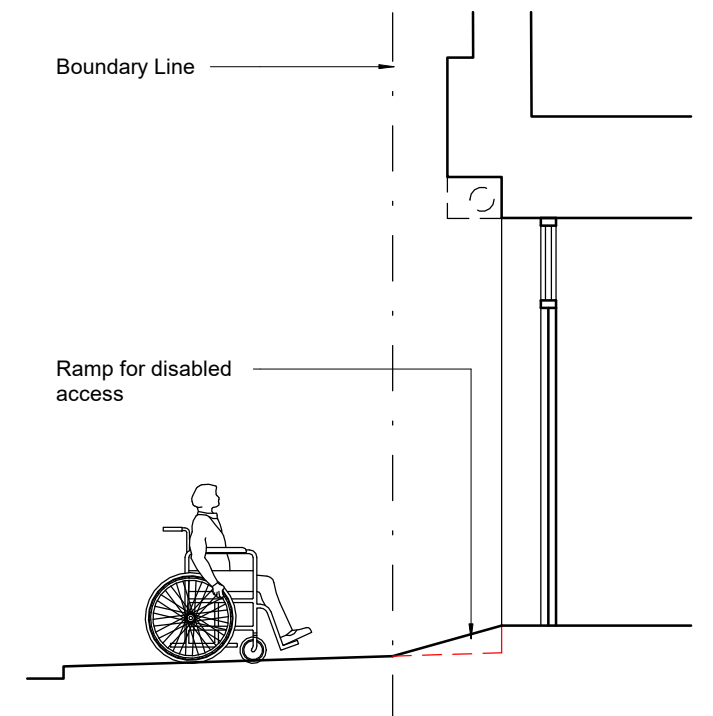
Section through Crogsland Road Entrance as Existing



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

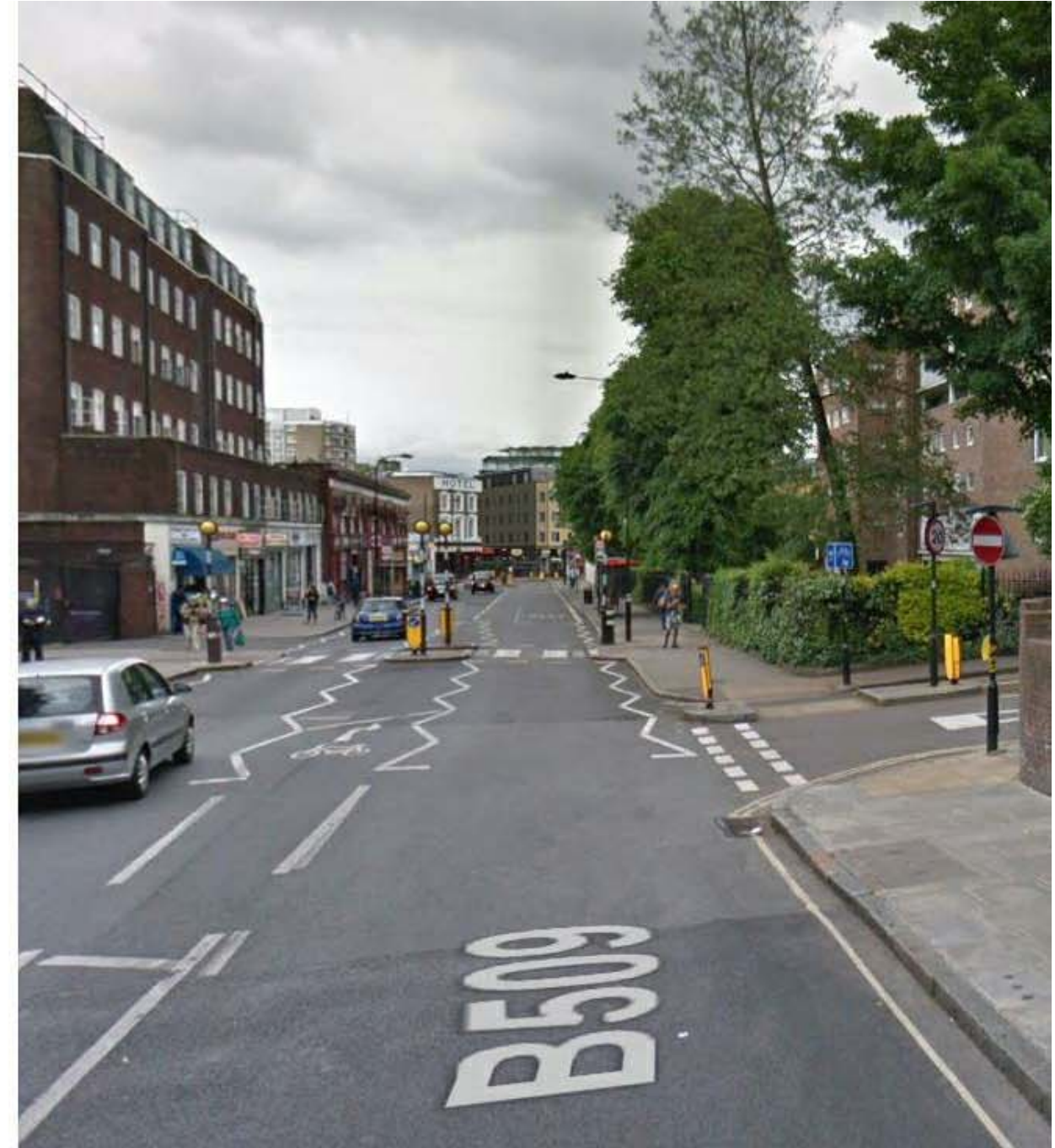








Townscape View as Existing



Townscape View as Proposed





Townscape View as Existing



Townscape View as Proposed





Townscape View as Existing



Townscape View as Proposed