



Aviation House

125 Kingsway, Camden

Proposed First Floor roof terrace
Operation and Management Plan

December 2018

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1.0 – Introduction

1.0.1 This statement has been compiled in support of Full Planning Permission for:

1.0.2 Minor external alterations to Aviation House, including the installation of doors in place of existing curtain walling to allow the first floor flat roof area to be used as a terrace, upgrading of the balustrade to the edge of the terrace and installation of linking canopy between the main building and the annex.

1.0.3 This document relates to the use, design, layout and management of the proposed terrace at first floor level.

1.0.4 It is recognised that the use of the first floor roof as amenity space for office staff is a sensitive issue given the surrounding residential properties.

1.0.5 Camden Council Local planning policies encourage the provision of amenity spaces for all

1.1 Alterations from previous application:

1.1.1 Application for external works to the building was made to Camden Council in August 2018 (application reference: 2018/3590/P and 2018/4006/L). A number of objections were made to the proposals from surrounding residential neighbours. As part of the current application changes to the extent of works has been proposed:

- Removal of any proposed works to the fourth floor external area.
- Clarification on the extent of the First Floor roof terrace
- Clarification on proposed hours of use

1.1.2 The inclusion of this operation and management statement looks to provide a detailed analysis of the works relating to the proposed first floor roof terrace within the context of WeWork as an organisation. It looks to alleviate outstanding concerns about the use of the space, the control of activities and access.

2.0 – Camden Council Local Policy

2.0.1 Camden's Local Plan was adopted in 2017 and forms the guidance by which planning applications are to be determined.

2.0.2 The Local Plan sets out Strategic Objectives in terms of what development should achieve:

2.0.3 Objective 12. To promote and protect the high levels of amenity and quality of life that makes Camden such an attractive, successful and vibrant place for residents, workers and visitors

2.0.4 The Local Plan then contains a set of policies setting out the Council's requirements and aspirations for development within the borough, Chapter 6 – Protecting Amenity (CPG6)
"Standards of amenity ... are major factors in the health and quality of life of the borough's residents, workers and visitors and fundamental to Camden's attractiveness and success."

2.0.5 The council recognises the importance of outdoor space on wellbeing, this is important to all in the borough. It is therefore argued that the provision of outdoor space for those working within Camden is important providing it can co-exist with the amenity of others, particularly residential neighbours. It is considered that the limited hours of use achieve this aim of providing amenity to those working within Aviation House, whilst not compromising the enjoyment of their neighbours.

2.0.6 There is an encouragement of private amenity space for residents provided the amenity of neighbours is preserved.

Policy A1 – Managing the Impact of Development – states a requirement that the council will require developments to avoid harmful effects on amenity of existing and future occupiers and nearby properties or where possible, to take appropriate measures to minimise potential negative impacts.

2.0.7 Camden Supplementary Planning Guidance note on Amenity states that the standards of amenity are major factors in the health and quality of life of the borough's residents, workers and visitors and fundamental to Camden's attractiveness and success



3.0 – Proposals

New double door will have timed access control system, with checks being made by named WeWork front-of-house staff to ensure members have left the terrace by appropriate time

Balustrade to be infilled as shown on accompanying drawings to meet H+S requirements

Existing door to have timed access control system installed

Roof terrace

Furniture layout shown indicatively

Gate installed at this point to allow only maintenance access beyond. No WeWork members to have access beyond this point. Existing door within curtain walling will not be accessible to WeWork members

3.0 – Proposals

Terrace to end on line of existing balustrade with gate installed to access walkway to line through with existing rear wall



Existing access door

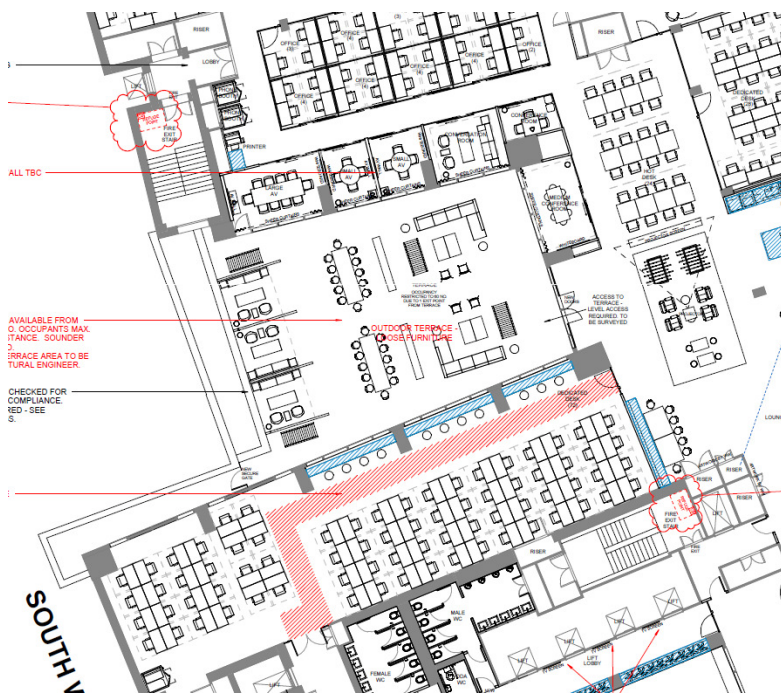
4.0 – The context within WeWork office space

4.0.1 The functioning of a WeWork office is in many ways different from a typical office structure. There are many organisations which operate and co-work from WeWork offices, with flexibility on the amount of desk or office space they require and flexible rental durations, working on a month to month basis.

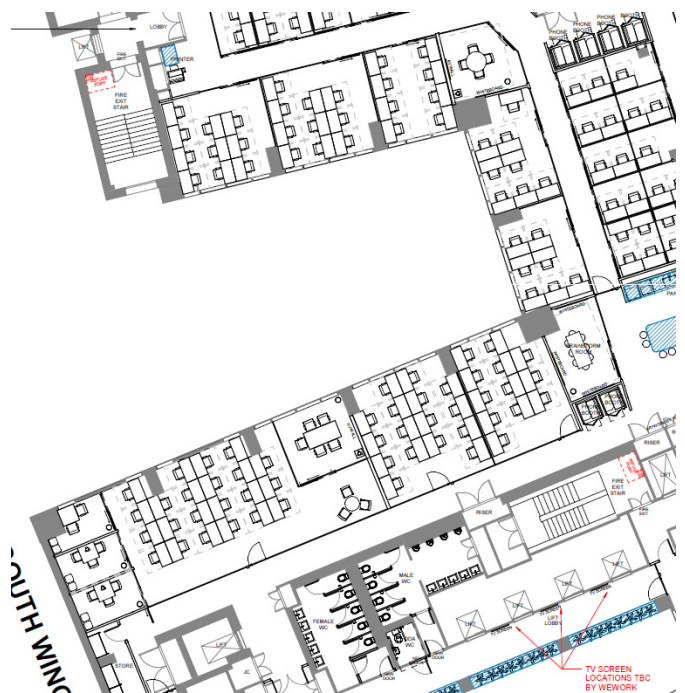
4.0.2 To this end, the members who work in WeWork offices are not employees, they are consumers and customers of the WeWork brand. As such, they are entitled to expect standards of working environment to be of the highest quality.

4.0.3 The positive in the operation of the WeWork space is that any negative behaviour reflects badly on WeWork, and lessens other member's enjoyment of the space. WeWork have found that in practice, this means that the office spaces are self-policing and where areas of concern are identified, WeWork work hard and immediately to solve these issues in order to retain members.

4.0.4 The spaces which surround the proposed first floor terrace are some of the most sensitive in the building. Meeting rooms are located on the first floor directly to the North of the terrace, and enclosed offices are situated around the terrace on the upper levels. The offices which surround the open courtyard command higher rental premiums. It is therefore imperative that any activity on the proposed terrace does not cause disruption to the other building users. Regardless of any proposed or agreed planning conditions, it is not in the best interests of the WeWork brand to allow any level of nuisance to take place on the terrace.



First Floor Plan



Typical Upper Floor Plan

5.0 – Proposed operation of space

5.0.1 As set out in the previous pages, WeWork feel that in many respects the terrace space would be self policing, with those surrounding the space in a work environment, not tolerating high levels of disruption.

5.0.2 The terrace is confirmed as only being within a squared off area to the east, meaning that the short walkway which passes close to Aria House, will be used only for maintenance access, and not public access, thereby drawing the terrace back from the surrounding residential properties. This location of the terrace space will also result in any overlooking concerns being removed. As shown on the original planning application, a gate will be installed to the extent of the terrace to prevent access to the short walkway section of the roof for all persons other than maintenance access.

5.0.3 WeWork further feel that the proposed use of the terrace as being between 8am and 6pm Monday to Saturday will minimise any potential disruption to surrounding properties.

5.0.4 It has been suggested by neighbours that there should be a ban on smoking on the terrace area. WeWork note that they have in place a non-smoking policy within office areas, and this should prevent smoking on the terrace. It is also considered that the distance from neighbouring residential properties is such that even if persons were to be smoking on the terrace that this could not be viewed as a nuisance and would therefore request that this is dealt with through their own management of the space and that this should not form a planning condition or obligation.

5.0.5 Further, it has been suggested that there should be a scheme of planting put in place in order to provide a reduction in the noise levels. Whilst WeWork are happy to formalise this, if it is deemed by Camden Council to be critical to the operation of the space, they feel that any planting or soft finishes form part of the moveable furniture of the space which should be capable of being re-arranged or replaced as required to meet the requirements. As outlined before, it is not within WeWork's ongoing business interests for the terrace to a source of noise and nuisance and will therefore identify any potential noise issues and address these on an ongoing basis.

5.0.6 WeWork feel that the restrictions on the operating hours of the terrace suitably condition any permission to remove the capacity for the use to become a nuisance. This coupled with WeWork's ongoing business requirements as set out in the previous pages we believe regulates the use of the space sufficiently.

6.0 – Summary and Conclusions

6.0.1 WeWork feel that the proposed use of the first floor roof as a terrace is in keeping with Camden's Local Policy aspirations to provide amenity space for residents, workers and visitors within the central London borough. It is recognised that the amenity of others in the surrounding area is of utmost importance and that any proposed development should not cause nuisance to others.

6.0.2 WeWork are confident that the management strategies put in place mean that the proposed use of the first floor roof as an external terrace can comfortably co-exist with the surrounding properties and provide amenity space to the office users.

6.0.3 The proposals accord with Camden Local Plan policies and we would therefore urge Camden Council to permit the application.

