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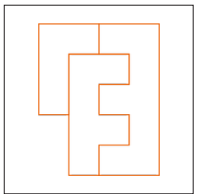
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CAMDEN TOWN
UNDERGROUND
STATION

DOCUMENT LIST

A1	Material Amendment Statement
A2	Appendixes - Architectural and Landscaping Drawings
B1	Supporting Planning Statement
B2	Acoustic Report

CONTENTS

1.0	Introduction
1.1	Executive Summary
1.2	Overview and Structure of Document
1.3	Content of Submission
1.4	Justification of Design Changes
1.5	Existing Architectural Drawings
1.6	Proposed Architectural Drawings
2.0	Proposed Scheme Changes
2.1	Changes to Fifth Floor Plan
2.2	Changes to Gloucester Avenue Elevation
2.3	Changes to Sunny Mews Elevation
2.4	Changes to South Facing Elevation
2.5	Changes to Section A
2.6	Changes to Section D
3.0	Further Information
3.1	Block B - Roof Plant

1.10 Executive Summary

- 1.11 Planning Permission has been granted, via the application 2015/1243/P, for the following works at 44-44A Gloucester Avenue, London, NW1 8JD
- 1.12 *"Demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works."*
- 1.13 Planning Permission application 2015/1243/P has been amended via Section 73 Minor Material Amendments application 2016/1564/P which outlined changes relating to the relocation of the affordable units and 2 of the 4 units designed as Building Regs Part M4(3). A further Non Material Amendment application (Section 96a) was approved in May 2017, which sought changes to the design following technical input and requirements (Application 2016/5890/P). A further Non Material Amendment, Application 2016/7074/P, was approved in July 2017, which sought to increase the amount of commercial floorspace at basement level in association to amendments made to the house (Block E) under Application 2016/7089/P.
- 1.14 'Victoria Square Property Company Limited' ("The Applicant") seek planning permission for an acoustic plant enclosure, following further technical information for previously approved roof plant.
- 1.15 21st Architecture Ltd have been appointed, along with a full design team, to prepare all required information to illustrate these changes.
- 1.16 The Full Planning History relating to this site will be provided within the accompanying Planning Statement, completed by Montagu Evans.

1.20 Overview and Structure of the Document

- 1.21 The structure of the document has been devised to clearly demonstrate the changes the applicant is seeking approval for.
- 1.22 This document outlines the Architectural changes to the design through clear diagrams highlighting the Approved drawings against the Proposed.

1.30 Content of Submission

- 1.31 This planning application outlines the addition of an acoustic plant enclosure to a design consented via Planning Permission ref: 2015/1243/P, as amended by the MMA 2016/1564/P, NMAs 2016/5890/P and 2016/7074/P. A summary of the proposed change is:
- 1.32 Following further technical information on the consented roof plant, an acoustic enclosure has been added to facilitate comfort cooling within the apartments facing the railway lines. This has been provided as a means of acoustic mitigation to negate apartments having to open their window for cooling due to the proximity of the railway lines.

1.40 Justification of Design Changes

- 1.41 Since achieving planning consent in November 2015, the applicant has appointed a full technical design team to deliver the scheme.
- 1.42 As with any scheme of this nature, with complex site constraints and parameters, the design develops when input is provided from Engineers and other consultants.
- 1.43 Therefore, in simplistic terms, this application seeks to gain planning consent for an acoustic enclosure following further technical information for a previously approved roof plant.
- 1.44 Following the issue of manufacturer's details and technical input, the application includes drawings which accurately reflect plant and equipment requirements which were not specified at the time of planning. This includes the acoustic enclosure area and specification required to comply with current planning policy.

1.0 INTRODUCTION

1.50 Existing Architectural Drawings

1.51 The Existing Architectural Drawings are listed below. These documents represent a hybrid between the Consent 2015/1243/P and the subsequent amendment applications 2016/1564/P, 2016/5890/P and 2016/7074/P.

173_GA_05 F
173_GE_00 H
173_GE_01 E
173_GE_03 E
173_GS_00 C
173_GS_03 D

1.60 Proposed Architectural Drawings

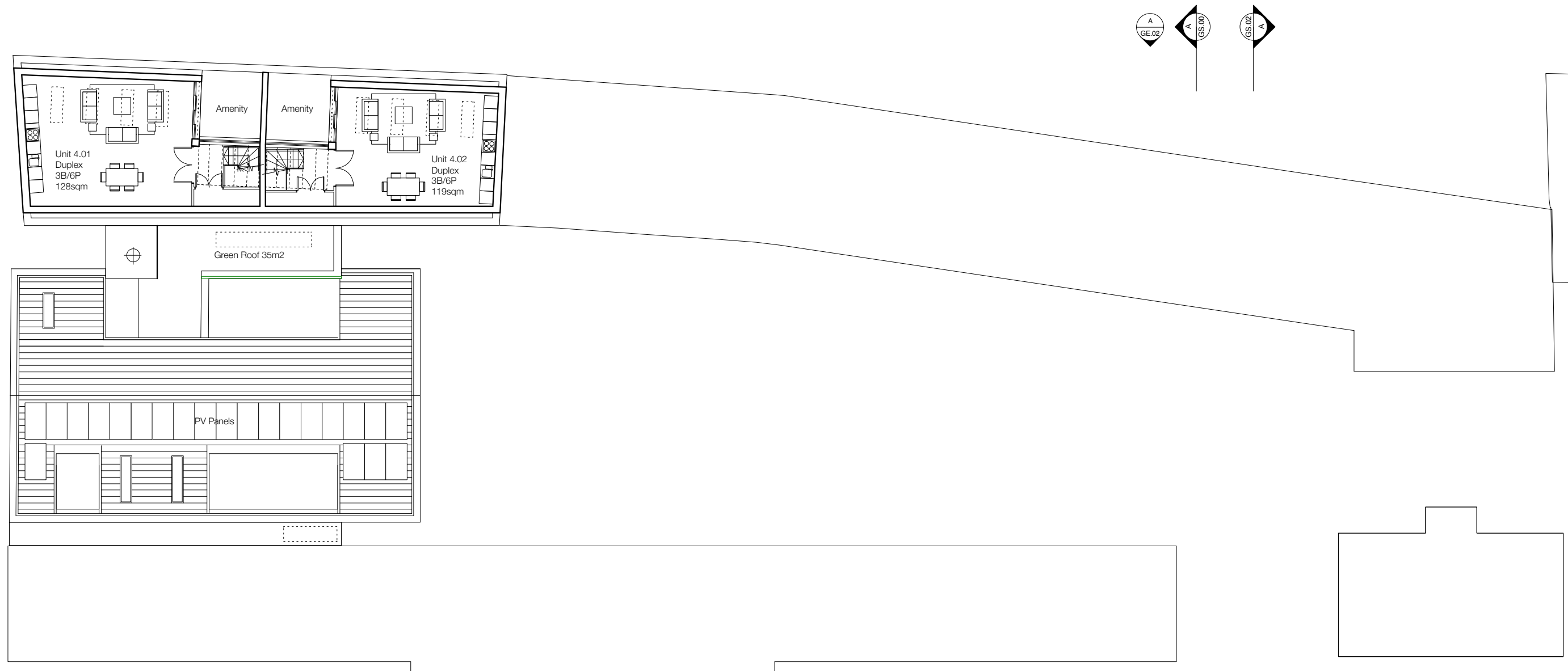
1.61 The Proposed Architectural Drawing revision codes are as follows (the drawings to be revised, along with the new revision codes, are highlighted below):

173_PL4_GA_05 *
173_PL4_GE_00 *
173_PL4_GE_01 *
173_PL4_GE_03 *
173_PL4_GS_00 *
173_PL4_GS_03 *

*note The drawings highlighted are those which will be amended via this application

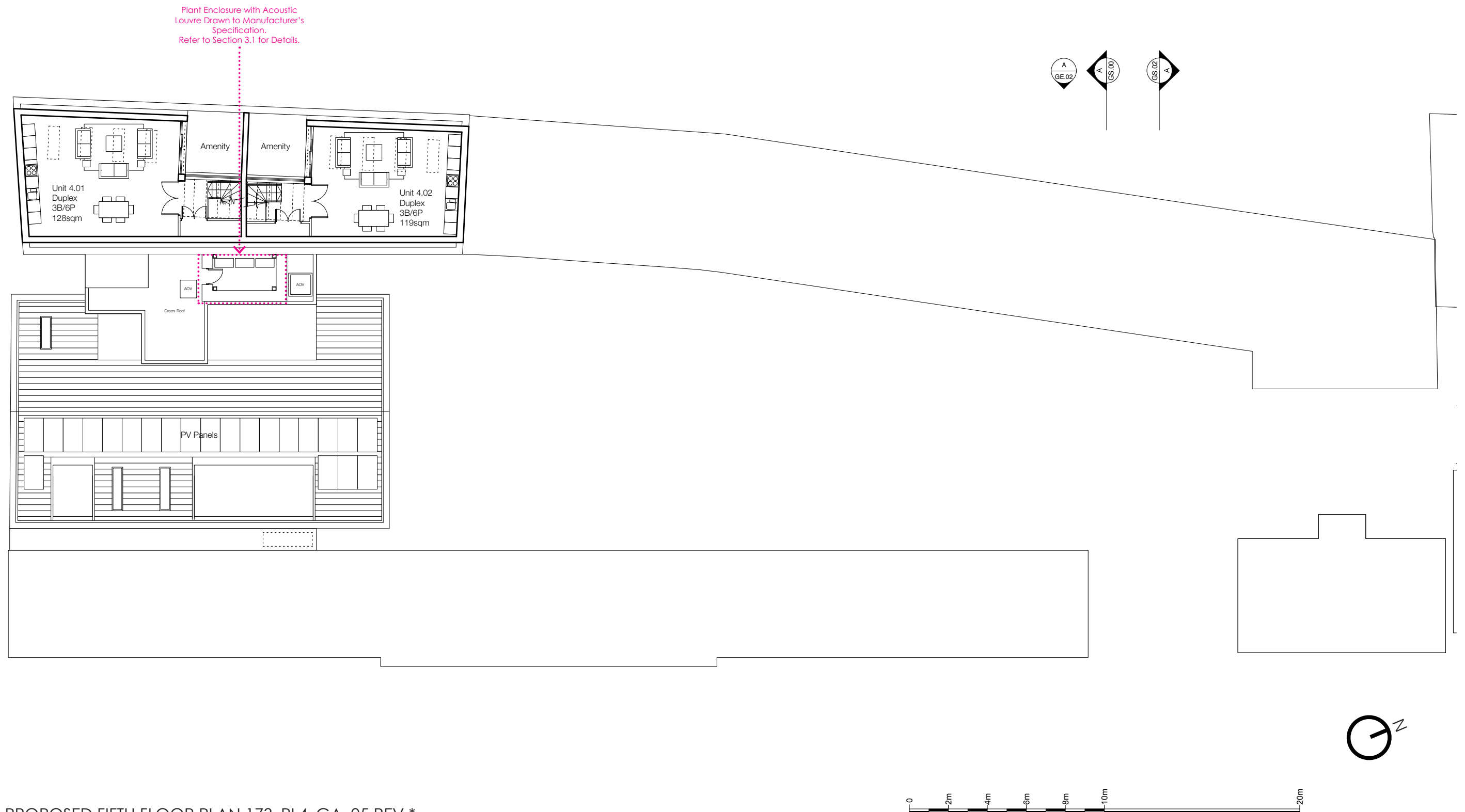
2.0 PROPOSED SCHEME CHANGES

- 2.1 Changes to Fifth Floor Plan
- 2.2 Changes to Gloucester Avenue Elevation
- 2.3 Changes to Sunny Mews Elevation
- 2.4 Changes to South Facing Elevation
- 2.5 Changes to Section A
- 2.6 Changes to Section D



EXISTING FIFTH FLOOR PLAN 173_GA_05 REV F

2.1 FIFTH FLOOR PLAN



PROPOSED FIFTH FLOOR PLAN 173_PL4_GA_05 REV *



EXISTING GLOUCESTER AVENUE ELEVATION 173_GE_00 REV H (CONSENTED VIA 2016/5890/P)



2.2 GLOUCESTER AVE ELEVATION

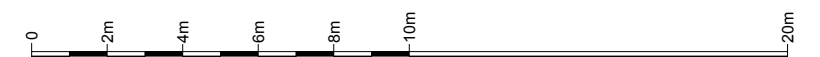


PROPOSED GLOUCESTER AVENUE ELEVATION 173_PL4_GE_00 REV *





EXISTING SUNNY MEWS 173_GE_01 REV E



2.3 SUNNY MEWS ELEVATION



PROPOSED SUNNY MEWS ELEVATION 173_PL4_GE_01 REV *



EXISTING SOUTH FACING ELEVATION 173_GE_03 REV E

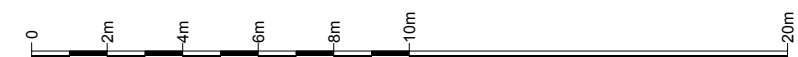
2.4 SOUTH FACING ELEVATION



PROPOSED SOUTH FACING ELEVATION 173_PL4_GE_03 REV *



EXISTING SECTION A 173_GS_00 REV C



2.5 SECTION A



PROPOSED SECTION A 173_PL4_GS_00 REV *



EXISTING SECTION C 173_GS_02 REV D

