

**Design and Access Statement**  
RIBA Stage 3

**Units 2-4, 112-124 Camden High Street**  
Feb 2019

Revision B 12.02.19



**gollifer langston** architects

This Report has been prepared for Penwell Design Concepts Ltd to redevelop Units 2-4, 112-124, Camden High Street with additional space at second floor level

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## Introduction

### Site Location and Context

#### Introduction

Units 2-4, 112-124, Camden High Street are part of a 1980's terrace with two ancillary office storeys above ground floor retail. Units 2-4 correspond to street numbers 114-120 which are currently occupied by the Post Office at 114-120 and Vision Express at 122.

The purpose of the scheme is to improve & increase the amount of lettable office space by:

- Providing a new entrance on the high street for the offices.
- Creating a new centrally located stair and lift core enabling more flexible floor layouts above ground level.
- Extending at 2nd floor at the rear.

The Response to Planning Policy is being provided by Savills Planning Consultants who as planning agents are submitting this Design and Access Statement on behalf of Penwell Design Concepts Ltd

#### Site Location and Context

Units 2-4, 112-124, Camden High Street is located centrally within Camden about 200m South of Camden Town underground station.

The site is within the Camden Town conservation area. The townscape appraisal map does not indicate it as either a positive or a negative building/site within the conservation area.

The site is neither statutory or locally listed.

The site sits within a block framed by Camden High Street to the West, Greenland Street to the North, Bayham Street to the East and Pratt Street to the South. The block contains a courtyard/service yard, accessed from Bayham street which the site backs onto.



## Introduction

### History

According to the *Camden Town conservation area appraisal and management plan* "Much of the original development of the High Street from the 1820s and 1830s survives: the underlying character of the street is derived from the modest three-storey terraces on narrow plots, partly concealed behind later 19th century single-storey shops."

This original character can be seen in the map from 1871 with its pattern of terraced housing and workshops.

The Camden document goes on to describe how in the period 1850-1920 this grain was largely replaced with larger taller buildings with much larger footprints developed on the corner of the block with Greenland Street. For instance, to the North of the site on the corner of the block with Greenland Street is Denmoss house a gabled brick and stone late Victorian/Edwardian revival style former furniture store.

To the rear of the site, the block along Bayham Street was developed in the 1930s onwards. This courtyard to the rear is characterised by larger scale light industrial buildings of varying heights.



1871



1962

## Introduction

### The Existing Buildings

The existing buildings appear to be a 1980s brick clad steel frame construction forming a terrace in a similar pattern to the adjacent older buildings to either side, with a single storey projecting ground floor shopfront.

The terrace reads like a terrace of 6 houses (though the numbering indicates that the site originally had 7 narrower houses occupying the site).

Window surrounds and parapets and other details have been treated with precast buff coloured concrete. Windows are generally aluminium framed.

The rear facade rises to 1st floor only then sets back with a large area of flat roof. The second floor is narrow in plan and sits beneath a tiled pitched roof inside a parapet.

There is loading access to the rear of the building for the retail area and upper floor areas via stairs descending from 2nd floor to the rear elevation.



Aerial view of the main facade with courtyard behind



Main elevation as seen from the South on Camden High Street



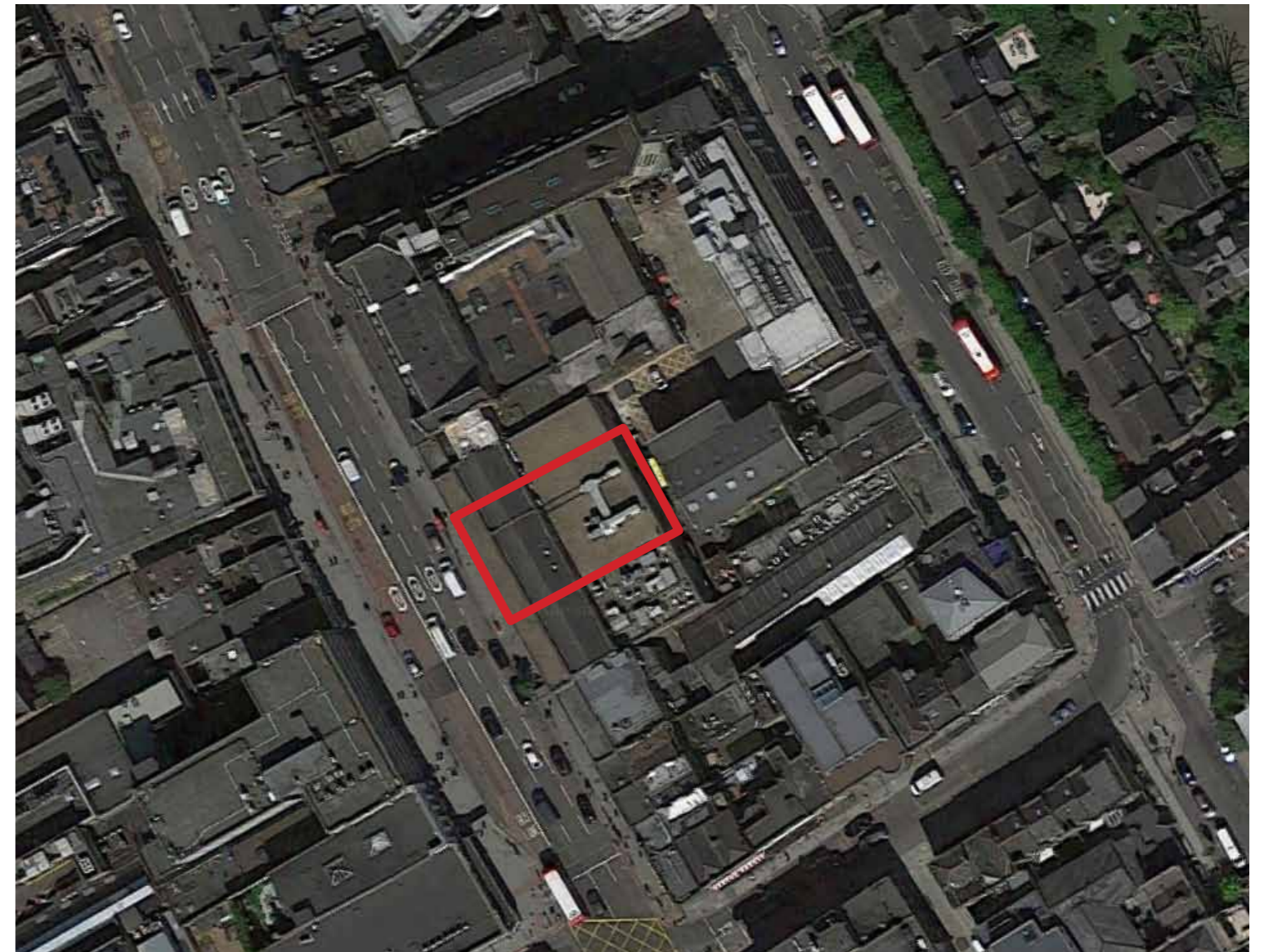
Main elevation as seen from the North on Camden High Street



Rear elevation of building from the courtyard



Rear of building showing entrances and the 1st floor fire escape



Satellite Image of the site and surrounding context

## Design Statement

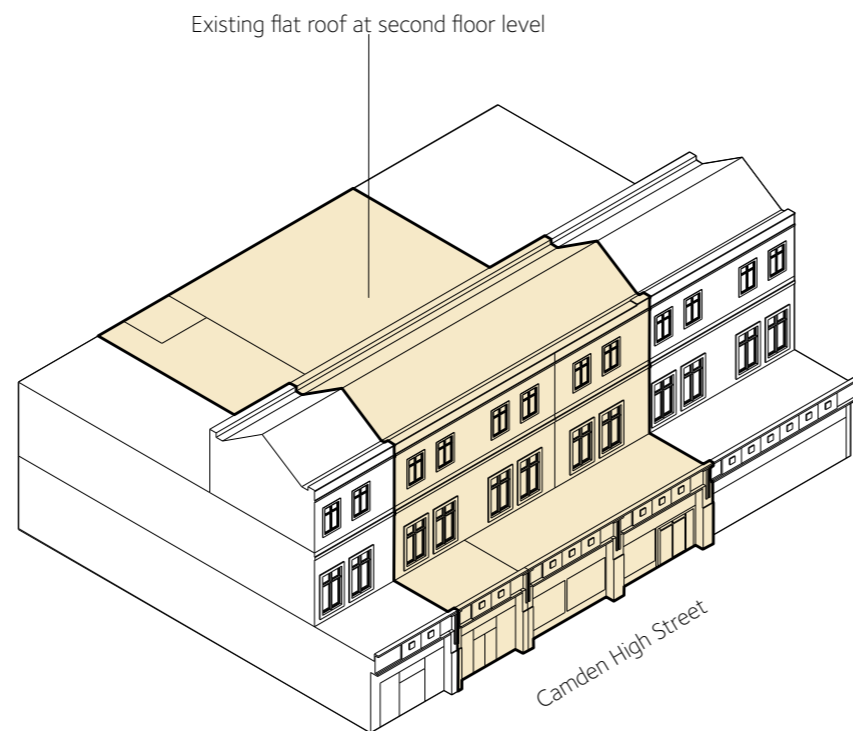
### 1.1 Summary and Use

The intention is to extend the office provision over the flat roof at 2nd floor level (shown in red).

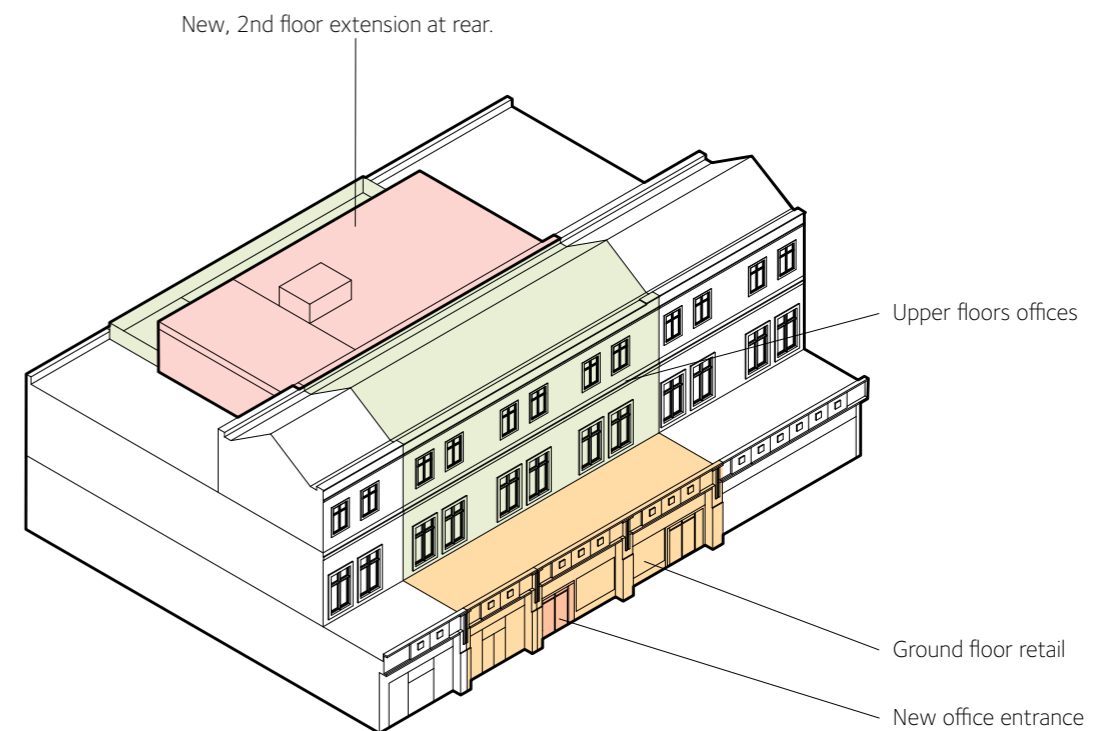
A new office entrance on the high street would lead to new circulation core situated more centrally in the plan to enable an improved internal layout at 1st and 2nd floor.

At the rear first floor, existing blanked off window openings are to be put back into use as windows and enlarged in response to the particularly deep plan.

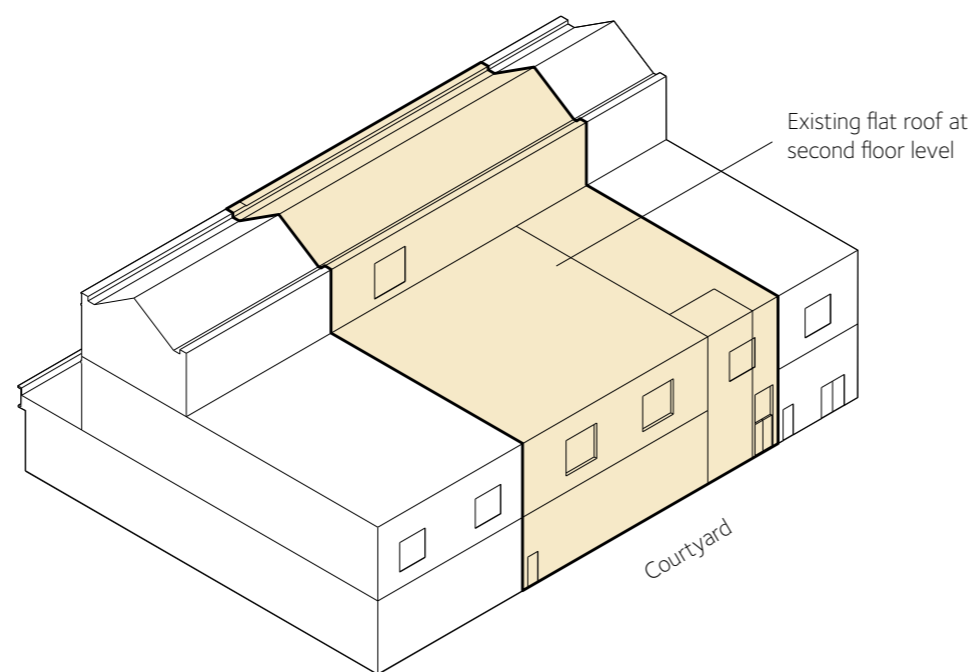
The proposed 2nd floor extension would be a simple new construction which would form high quality contemporary addition. The new extension would be lightweight steel framed, highly insulated, and clad in brick.



Front of the building on Camden High Street

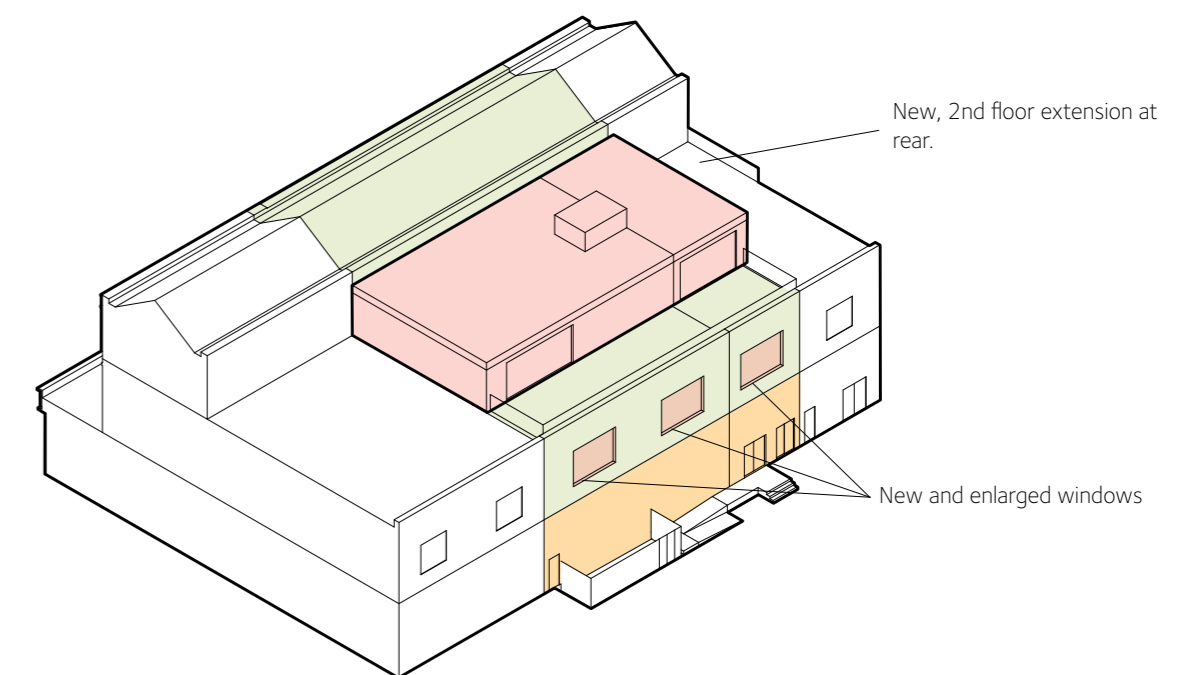


Front of the building on Camden High Street



Rear of the building

Existing



Rear of the building

Proposed

## Design Statement

### 1.2 Streetscape

The intention is for the main facade on Camden High Street to be almost entirely unaltered. The only minor change being the creation of a new entrance for the offices at street level. This alteration would be contained within the existing shopfront arrangement of the existing Post Office at 114-120 Camden High Street.

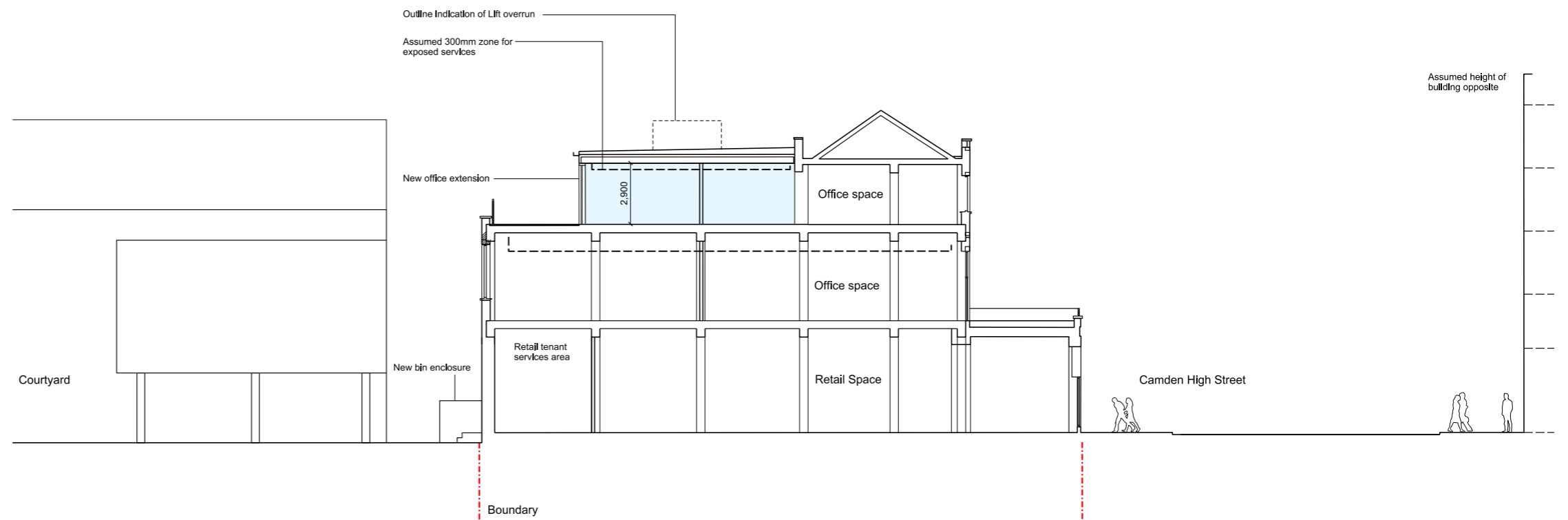
The new construction at the rear would not be visible from Camden High Street. The section below shows that the existing facade would obscure the extension from view. The new extension would only be partly visible from the rear where it would sit on what is currently a flat roof - but considerably set back from the edge.



Rear extension would not be visible behind front elevation on Camden High Street.



View along Camden High Street looking North. The rear extension would not be visible and the streetscape remains the same.



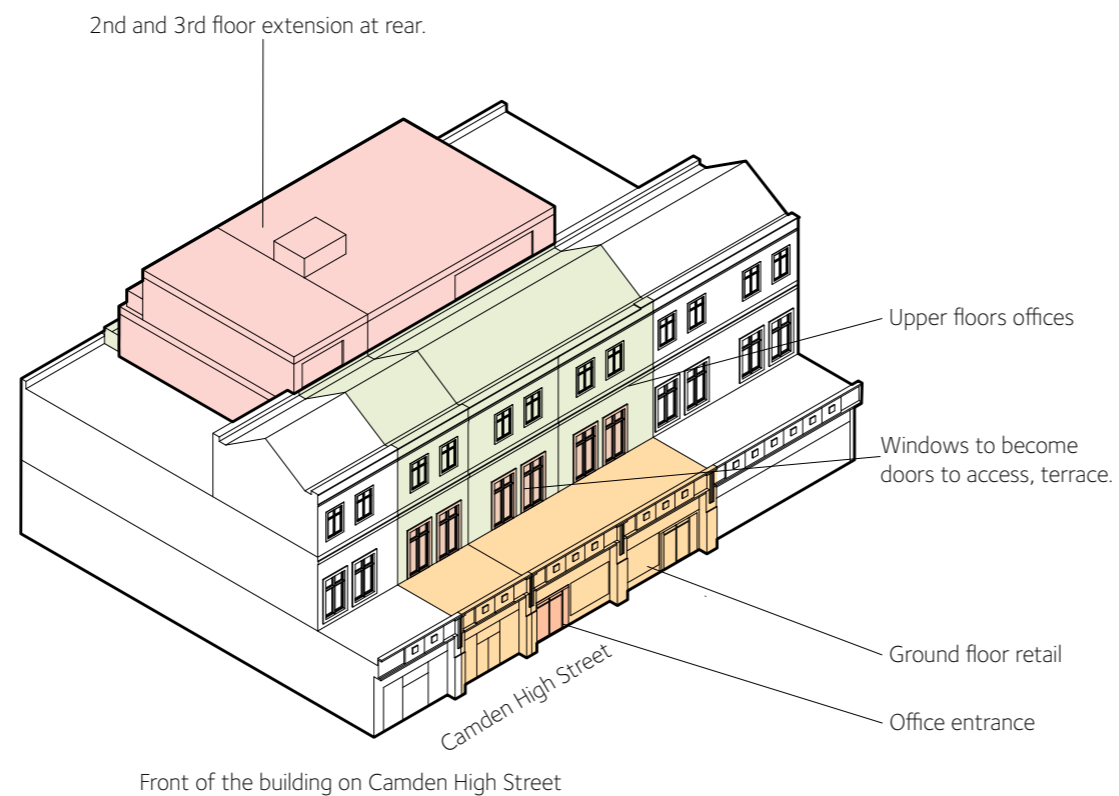
## Design Statement

### 1.3 Response to Planning Advice

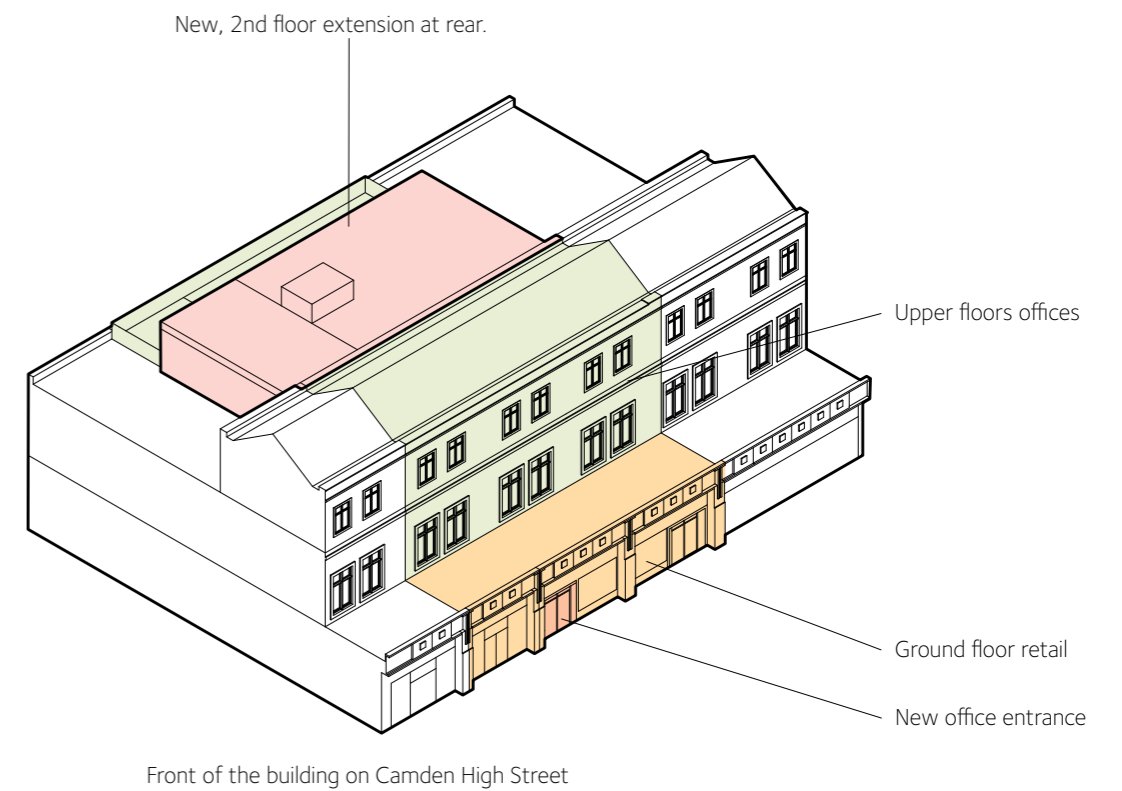
The advice given in the response to the pre-planning application enquiry has been taken into account. Following this advice the extension has been reduced from two stories on top of the existing to only one storey at second floor level.

The development will contain 199 sqm of gross additional floorspace. Therefore, the proposed extension does not trigger Camden's mixed use policy requirement to deliver new residential floorspace

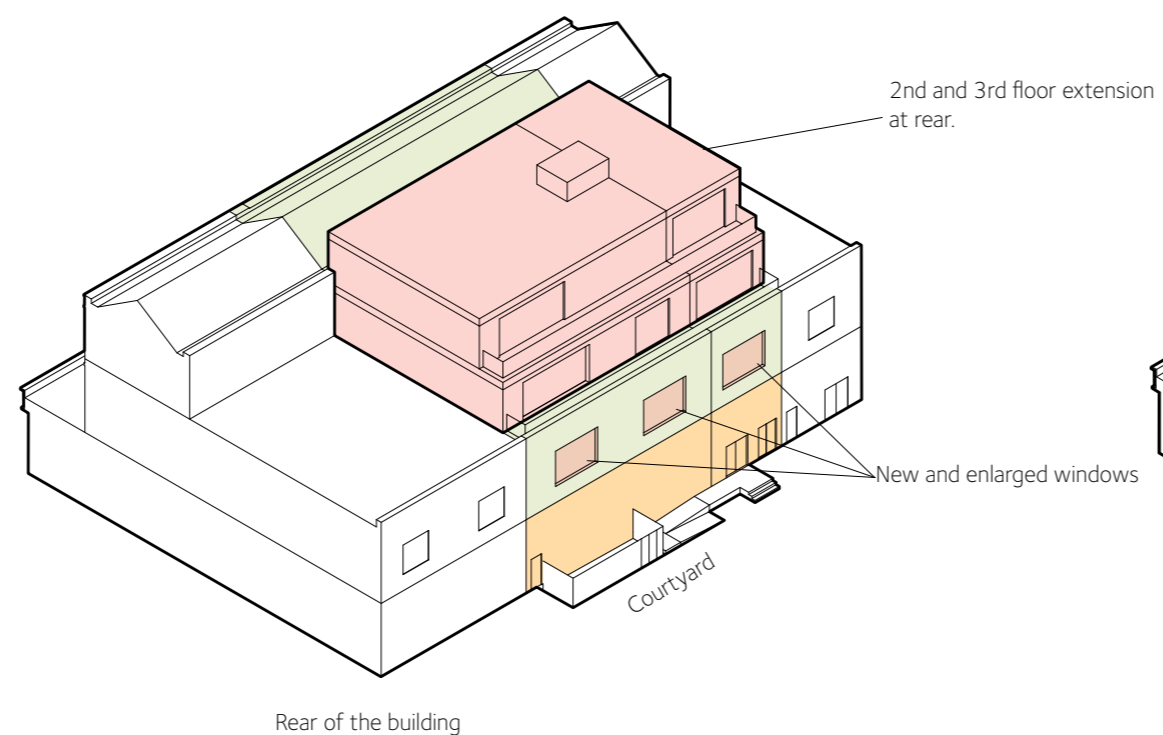
Additionally the terrace on Camden High Street at first floor level has been omitted along with the associated alterations to the windows to change them into doors. Current Proposal- windows to remain windows as no terrace proposed.



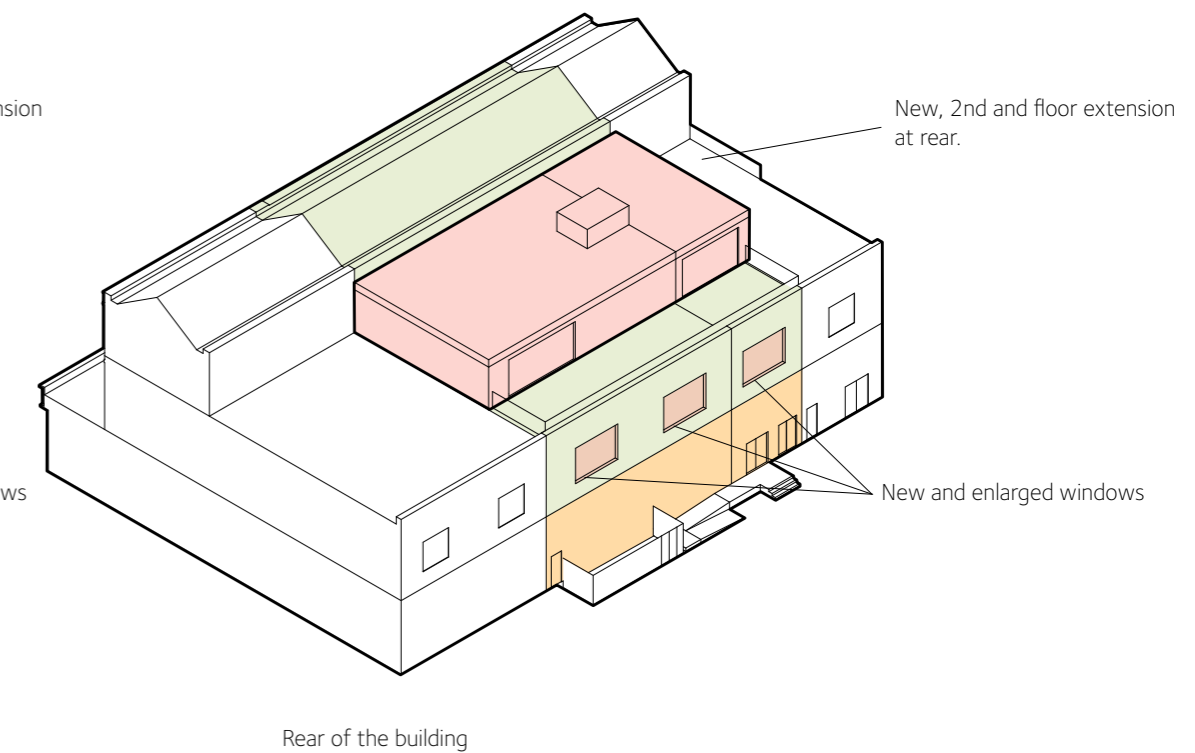
Front of the building on Camden High Street



Front of the building on Camden High Street



Previous



Current



# Design Statement

## 1.4 Amount



### Area Schedule

Floor	Existing Areas GIA (m <sup>2</sup> )	Existing Ancillary NIA (m <sup>2</sup> )	Existing Retail NIA (m <sup>2</sup> )	Proposed GEA (m <sup>2</sup> )	Proposed GIA (m <sup>2</sup> )	New Construction GIA (m <sup>2</sup> )
2	151	128		381	350	199
1	447	382		471	447	
G	551		475	579	551	
<b>Total</b>	<b>1149</b>	<b>510</b>	<b>475</b>	<b>1431</b>	<b>1348</b>	<b>199</b>
Total Net Area			986			
Total (sq ft)	12367	5494	5116	15400	14509	2142
Increase in GIA						17%

Retail NIA (m <sup>2</sup> )	Net % of Gross	Service Area (m <sup>2</sup> )	Occupancy*	No. WCs	No. Cycle Spaces**
	83%	49	36	3	
	81%	66	45	4	
426	77%	105	24		
<b>426</b>		<b>220</b>	<b>105</b>		<b>6</b>
1079	80%				
4581		2370			

\*Occupancy is calculated as 8m<sup>2</sup> per person for Office and 18sqm per person for Retail

\*\* Cycle Storage is calculated as: Business - 1 staff space per 250m<sup>2</sup> plus 2 visitor spaces, Retail - 1 staff space per 250m<sup>2</sup> plus 1 customer space per 250m<sup>2</sup>. As per Camden Development Policies, Appendix 2

\*\*\*An alternative calculation of cycle storage as 1 space per 90m<sup>2</sup> long stay and 1 space per 500m<sup>2</sup> short stay, is suggested in table 6.3 of The London Plan

12 \*\*\*(1 space per 90m<sup>2</sup>)

## Design Statement

### 1.5 Appearance - Materials

#### Key Materials

- A Steel frame
- B Facing brick cavity wall with block inner leaf or metsec framing
- C Aluminium window frames to match the existing
- D Single ply roofing



The main material used on the existing building is a reddish brick with buff coloured pre-cast elements.

The proposal is to also use brick as the external material on the 2nd floor extension using a similar coloured brick such as Coleford Cotswold Buff or similar with header detail in a lighter brick such as Coleford Yellow or similar. A sample panel would be made to demonstrate the result.



Coleford Yellow \*



Cotswold Buff \*



Example of Coleford Buff on an existing building

## Access Statement

### 2.1 Vehicular access and Transport Links

#### Public Transport

The development benefits from good public transport links to/ from the development via bus stops in the immediate vicinity on Camden High Street and on Bayham Street. The site is 200m from Camden Town Underground Station, 400m from Mornington Crescent Underground Station, and 600m from Camden Road Overground Station.

#### Cycling

Camden has good cycle links with a cycle lane on Bayham Street. It is anticipated that both staff and visitors will cycle. For this reason a staff and visitor (offices) cycle store will be located at the rear entrance from the courtyard. This will contain 1 staff space per 250m<sup>2</sup> plus 2 visitor spaces for the offices and 1 staff space per 250m<sup>2</sup> for retail; as per Camden Development Policies, Appendix 2. Additional cycle parking exists along Camden High Street suitable for customers to the retail.

#### Cars Scooters and Motorcycles

As Existing

#### Deliveries, Fire tender access and Refuse

Deliveries from the courtyard or from the front will remain unchanged. Refuse collection will be from the rear as existing. A new enclosed refuse area will be provided.

### 2.2 Inclusive Access

#### Ground Floor Level

From the front the retail and office units entrances have level access. From the rear the external level is around 450 mm lower than ground level the entrances at the rear have existing ramps that will continue to serve these entrances.

#### Vertical Access














Access to the upper levels will be from the new central stair core and can be accessed from the front and the rear of the building. The lift in this core will serve all floors.

#### WCs

Accessible WCs are available on each of the office floors. On ground floor retail WC provision will be arranged and installed by the tenant.

## Appendix

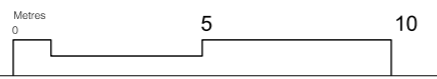
### Existing and Proposed Drawings

-  289-050-B Existing G FI Plan.pdf
-  289-051-B Existing 1st FI Plan.pdf
-  289-052-B Existing 2nd FI Plan.pdf
-  289-053-B Existing Roof Plan.pdf
-  289-060-B Existing Section.pdf
-  289-061-B Existing Front Elev.pdf
-  289-062-B Existing Rear Elev.pdf
-  289-100-D Proposed G FI Plan.pdf
-  289-101-D Proposed 1st FI Plan.pdf
-  289-102-D Proposed 2nd FI Plan.pdf
-  289-104-D Proposed Roof Plan.pdf
-  289-150-D Proposed elevations.pdf
-  289-151-D Proposed Section.pdf



Rev	Date	Amendment	By	Checked
B	12.02.19	PLANNING SUBMISSION	GJK	AG
A	15.10.18	First Issue	AG	

Gollifer Langston Architects Ltd registered in England and Wales no 4394316  
 Do not scale from drawings. All dimensions to be checked on site by contractor and such dimensions to be the contractor's responsibility. Drawing errors and omissions to be reported to the architect.



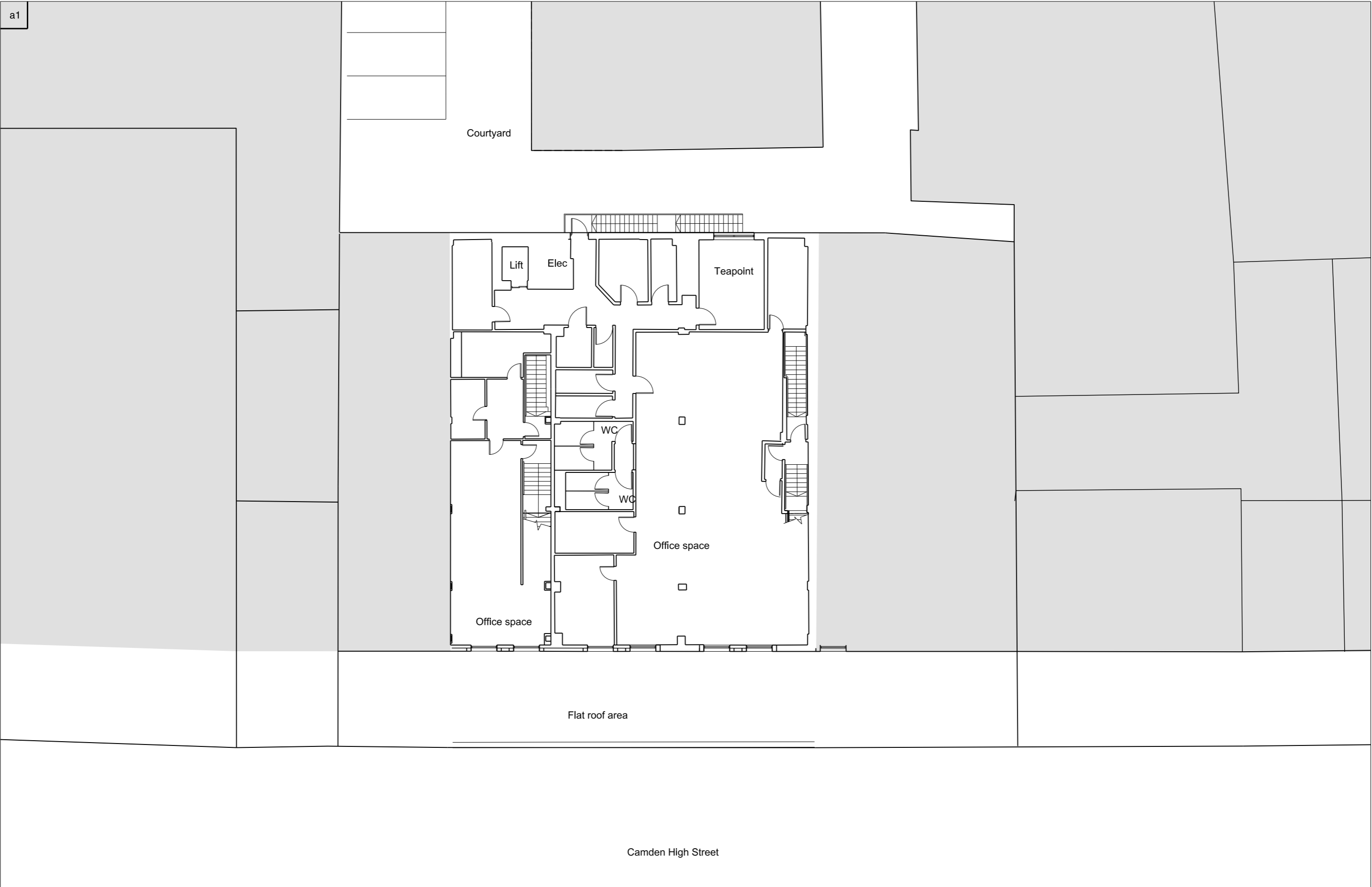
**Units 2-4, 112-124 Camden H St** Status **For Information**

Drawing Title **Existing Ground Floor Plan** Drawing Number **289-050** Revision **B**

**gollifer langston architects** Date 14.08.18

20-24 Kirby Street, London, EC1N 8TS Scale 1:100 @ a1, 1:200 @ a3

tel 020 7734 2134 email info@golliferlangston.co.uk



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B	12.02.19	PLANNING SUBMISSION	GJK	AG
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Metres  
 0 5 10



Units 2-4, 112-124 Camden H St  
 Drawing Title  
**Existing First Floor Plan**  
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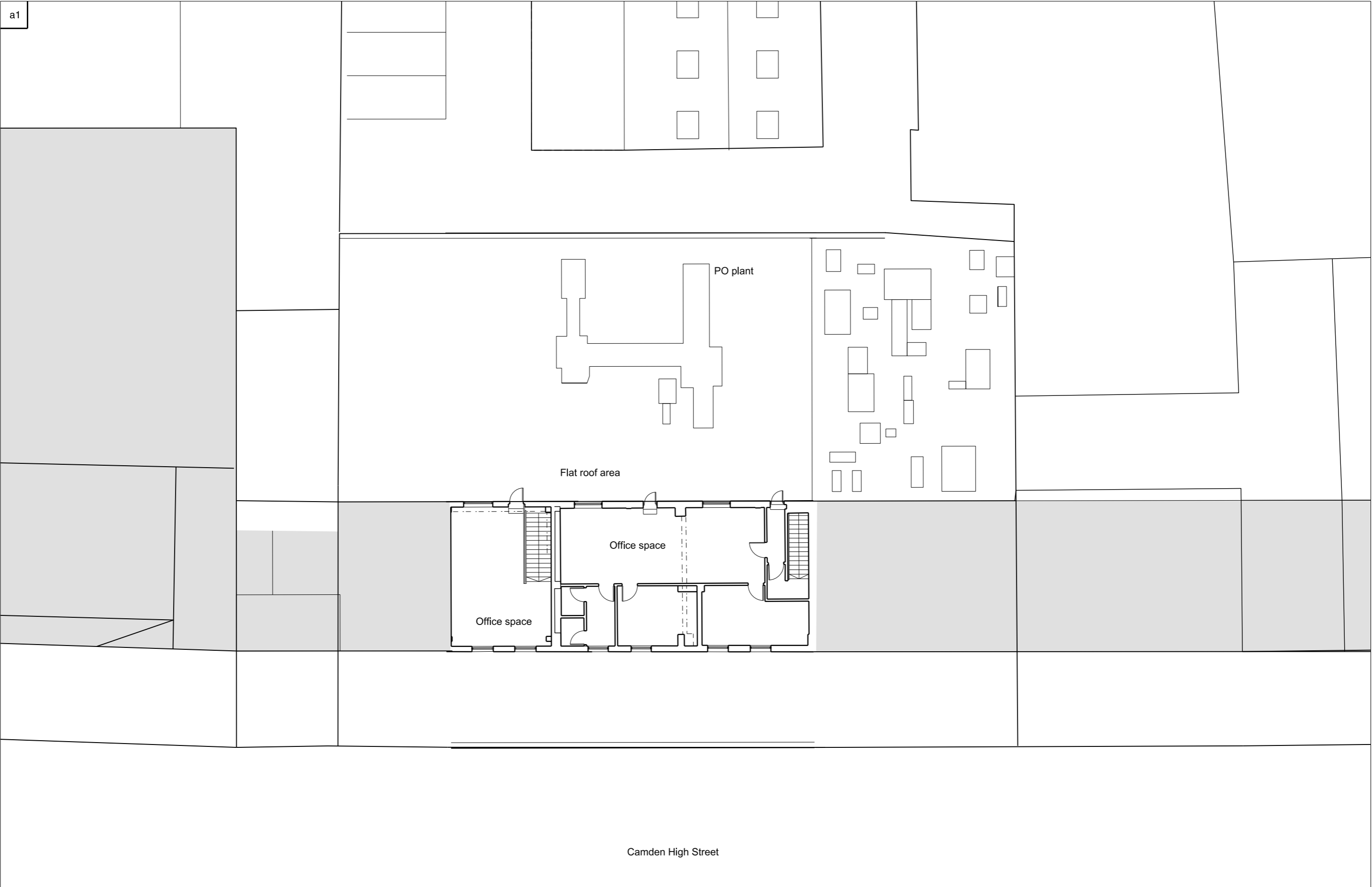
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**For Information**

Drawing Number  
**289-051**

Revision  
**B**

Date  
 14.08.18

Scale  
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B	12.02.19	PLANNING SUBMISSION	GJK	AG
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Metres  
 0 5 10

Camden High Street



Units 2-4, 112-124 Camden H St  
 Drawing Title  
**Existing Second Floor Plan**

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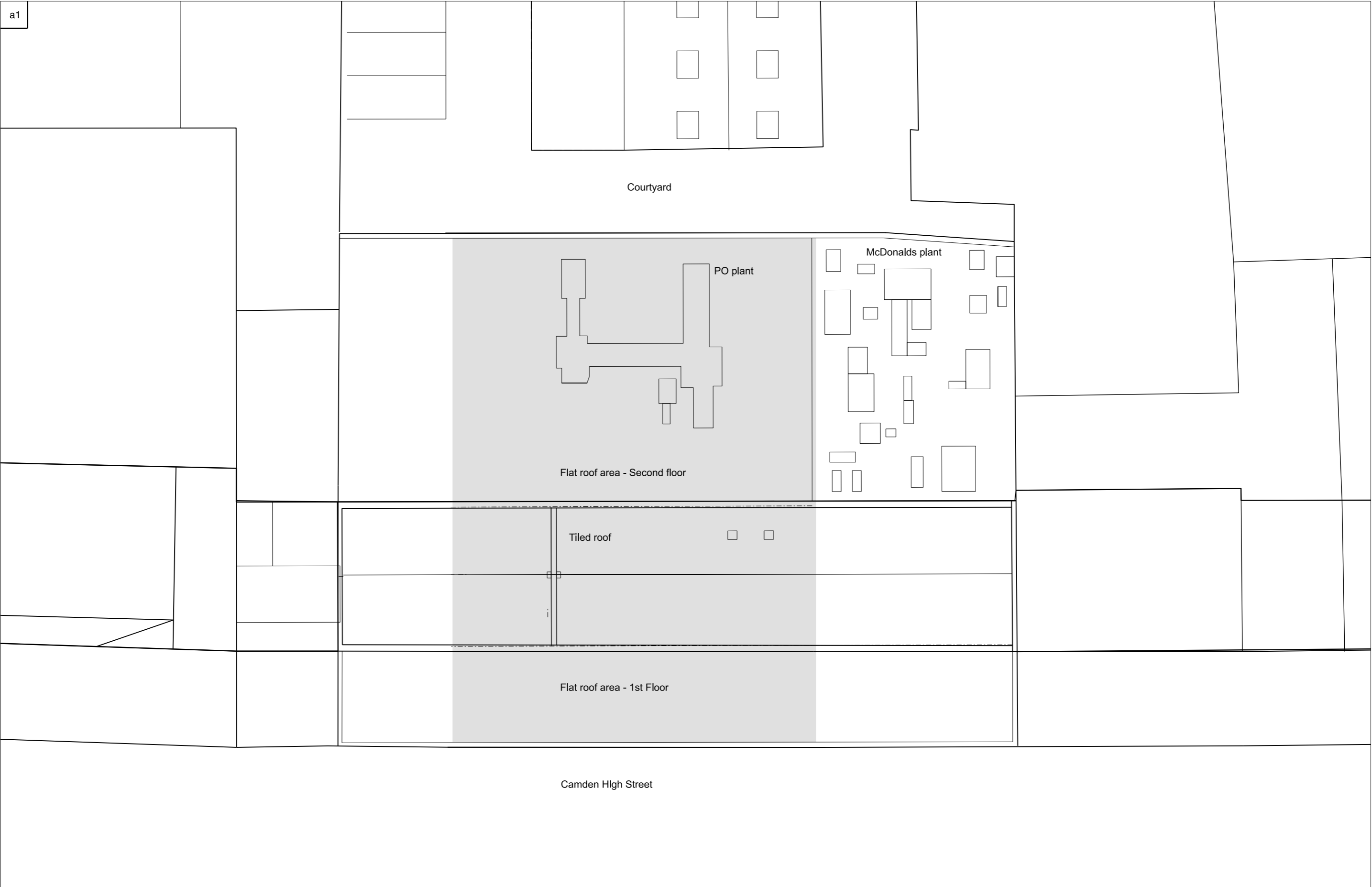
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Revision  
**B**

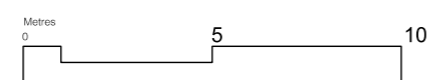
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B	12.02.19	PLANNING SUBMISSION	GJK	AG
A	15.10.18	First Issue	AG	

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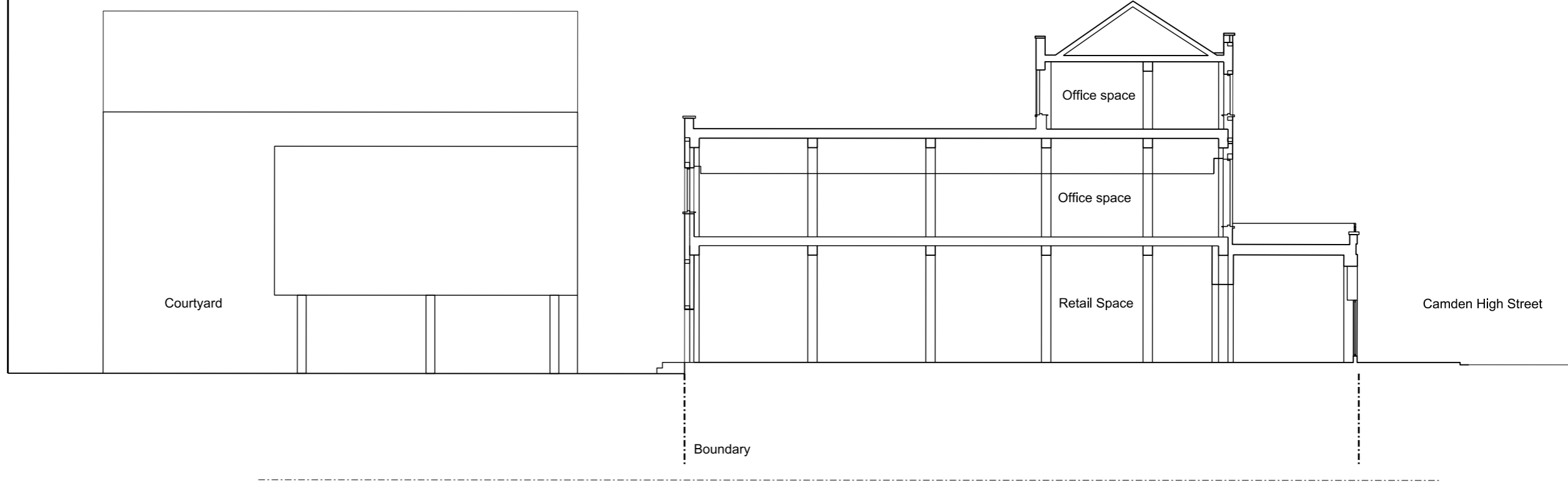
Units 2-4, 112-124 Camden H St  
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**Existing Roof Plan**  
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Status  
**For Information**  
 Drawing Number  
**289-053**  
 Date  
 14.08.18  
 Scale  
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Revision  
**B**

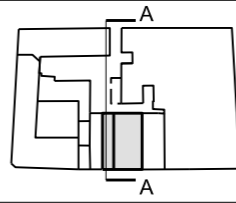
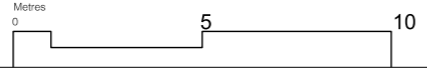


a1



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B	12.02.19	PLANNING SUBMISSION	GJK	AG
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Units 2-4, 112-124 Camden H St **For Information**  
 Drawing Title **Existing Section AA**  
 Drawing Number **289-060**  
 Date 14.08.18  
 Scale 1:100 @ a1, 1:200 @ a3  
 Status **B**

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a1



128 Waterstones

126 Specsavers

124 Game

122 Vision Express

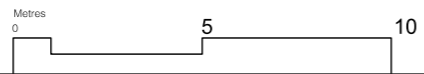
114-120 Post Office

112 McDonalds

Units 2-4

Rev	Date	Amendment	By	Checked
B	12.02.19	PLANNING SUBMISSION	GJK	AG
A	15.10.18	First Issue	AG	

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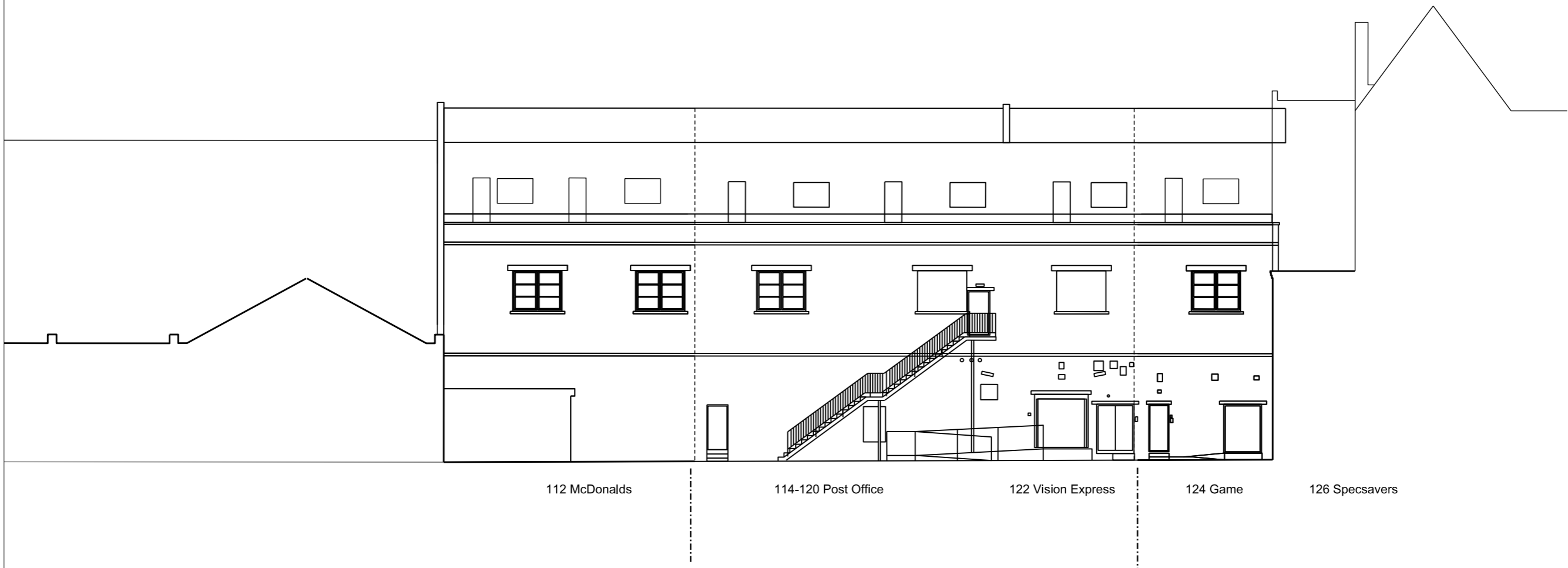
Units 2-4, 112-124 Camden H St

Existing Front (west) Elev

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Status: **For Information**  
 Drawing Number: **289-061**  
 Date: 14.08.18  
 Scale: 1,100 @ a1, 1,200 @ a3  
 Revision: **B**

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112 McDonalds

114-120 Post Office

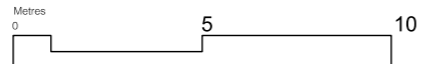
122 Vision Express

124 Game

126 Specsavers

Rev	Date	Amendment	By	Checked
B	12.02.19	PLANNING SUBMISSION	GJK	AG
A	15.10.18	First Issue	AG	

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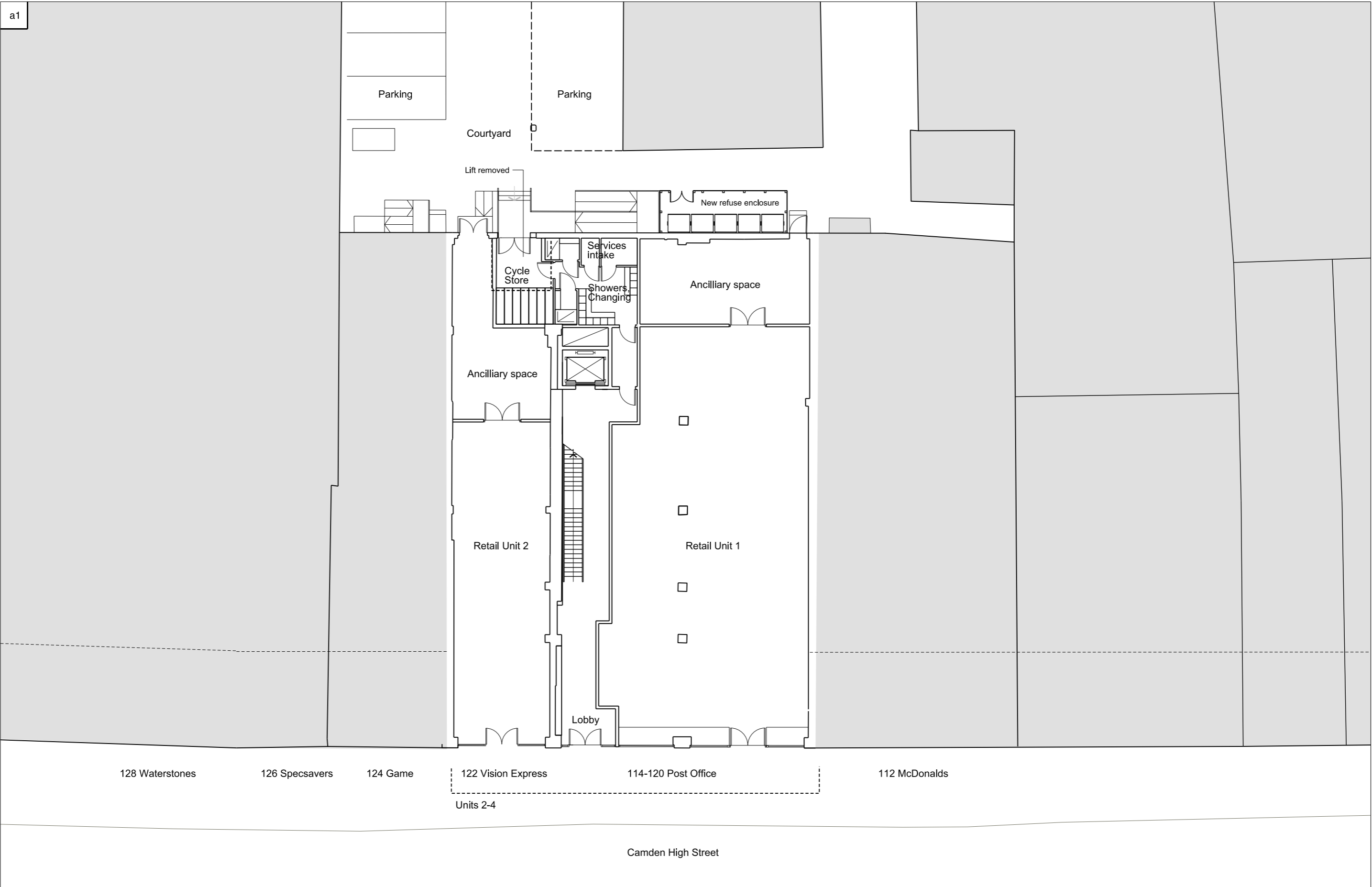
Units 2-4, 112-124 Camden H St

Existing Courtyard(east) Elev

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Status	For Information
289-062	B
14.08.18	
1:100 @ a1, 1:200 @ a3	



a1

Rev	Date	Amendment	By	Checked
D	12.02.19	PLANNING SUBMISSION	GJK	AG
C	08.02.18	Planning Issue	GJK	AG
B	30.10.18	Inclusion of Cycling provision	GJK	AG
A	15.10.18	First Issue	AG	

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Metres  
 0 5 10

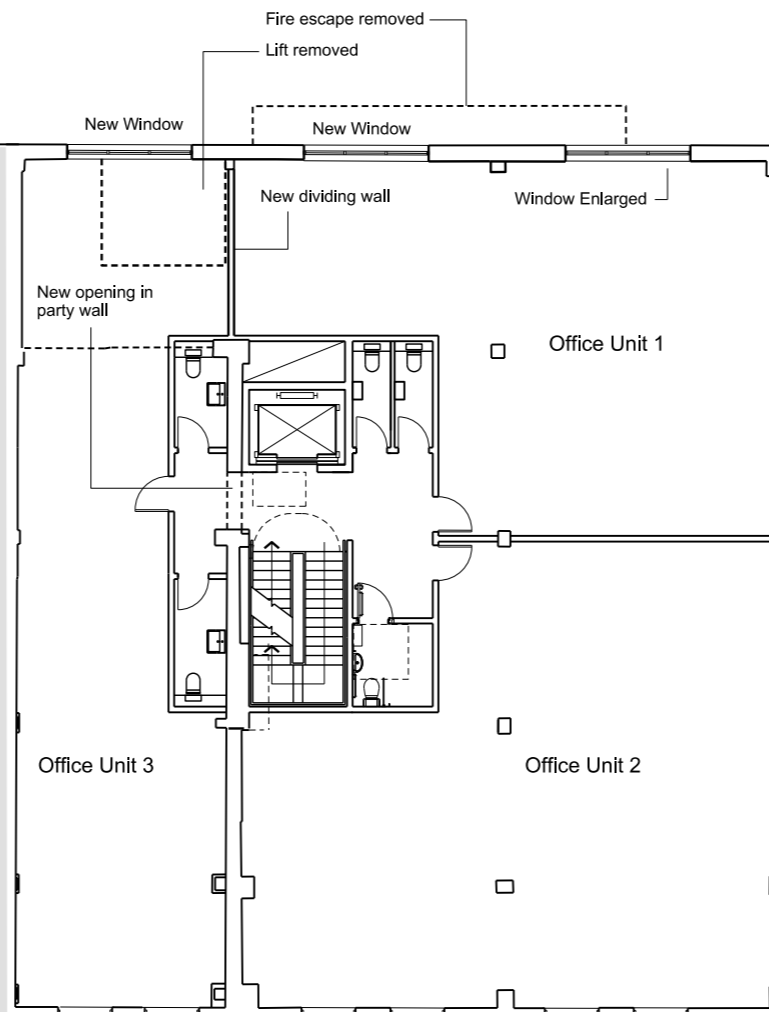


Units 2-4, 112-124 Camden H St  
 Drawing Title  
 Ground Floor Plan  
 gollifer langston architects  
 20-24 Kirby Street, London, EC1N 8TS  
 tel 020 7734 2134 email info@golliferlangston.co.uk

Status  
 For Approval  
 Drawing Number  
 289-100  
 Date  
 14.08.18  
 Scale  
 1:100 @ a1, 1:200 @ a3

Revision  
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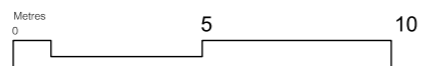
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Camden High Street

Rev	Date	Amendment	By	Checked
D	12.02.19	PLANNING SUBMISSION	GJK	AG
C	28.01.19	Planning Updates	GJK	AG
B	30.10.18	Pre-App updates	GJK	AG
A	15.10.18	First Issue	AG	

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Units 2-4, 112-124 Camden H St

First Floor Plan

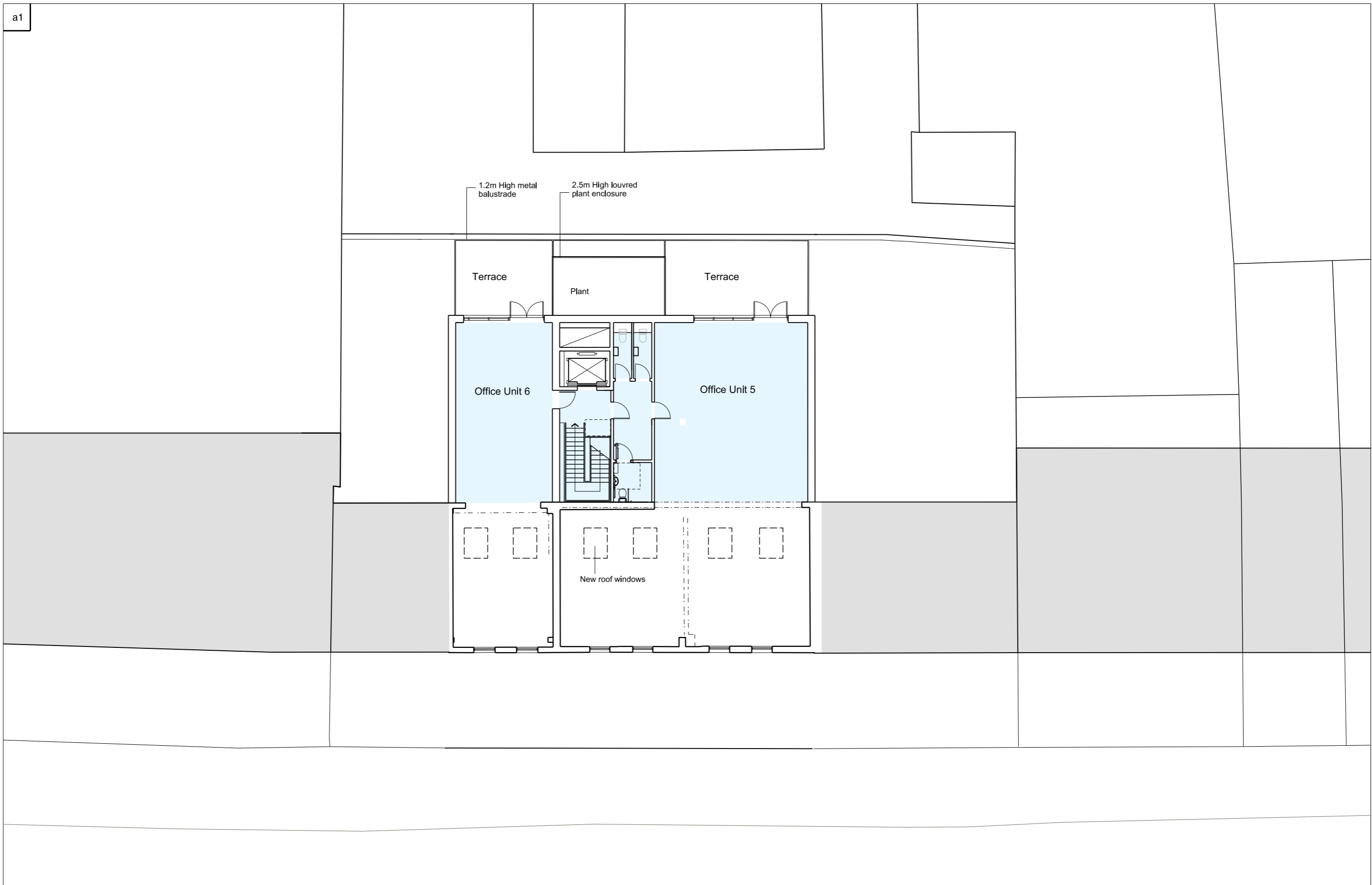
**gollifer langston architects**  
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Status **For Approval**

Drawing Number **289-101** Revision **D**

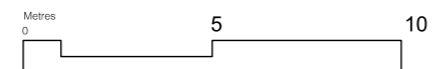
Date 14.08.18  
Scale 1:100 @ a1, 1:200 @ a3

a1



Rev	Date	Amendment	By	Checked
D	12.02.19	PLANNING SUBMISSION	GJK	AG
C	28.01.19	Planning Updates	GJK	AG
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**Units 2-4, 112-124 Camden H St** Status **For Approval**

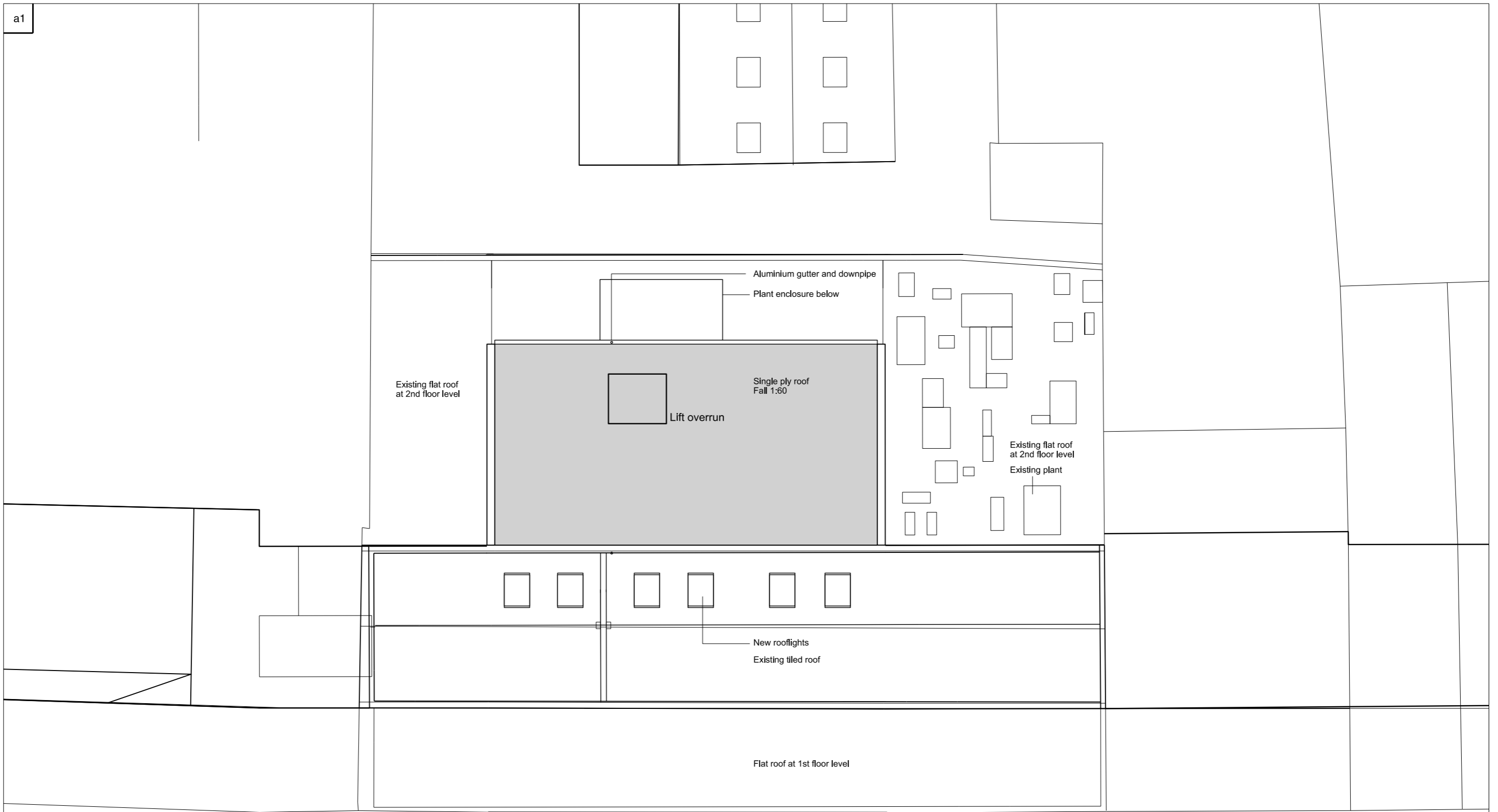
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**gollifer langston architects** Date **14.08.18**

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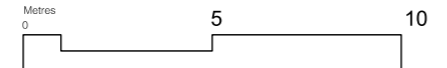
tel 020 7734 2134 email info@golliferlangston.co.uk

a1



Rev	Date	Amendment	By	Checked
D	12.02.19	PLANNING SUBMISSION	GJK	AG
C	18.01.19	3rd floor omitted following Pre-App	GJK	AG
B	30.10.18	Pre-App updates	GJK	AG
A	15.10.18	First Issue	AG	

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Units 2-4, 112-124 Camden H St  
 Drawing Title: **Roof Plan**  
 Status: **For Approval**  
 Drawing Number: **289-104**  
 Revision: **D**  
 Date: 14.08.18  
 Scale: 1:100 @ a1, 1:200 @ a3  
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a1



Rev	Date	Amendment	By	Checked
D	12.02.19	PLANNING SUBMISSION	GJK	AG
C	18.01.19	3rd Floor omitted following Pre-App	GJK	AG
B	30.10.18	Pre-App updates	GJK	AG
A	15.10.18	First Issue	AG	

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 Do not scale from drawings. All dimensions to be checked on site by contractor and such dimensions to be the contractor's responsibility. Drawing errors and omissions to be reported to the architect.

Metres  
 0 5 10

Units 2-4, 112-124 Camden H St Status **For Approval**

Drawing Title Drawing Number **289-150**

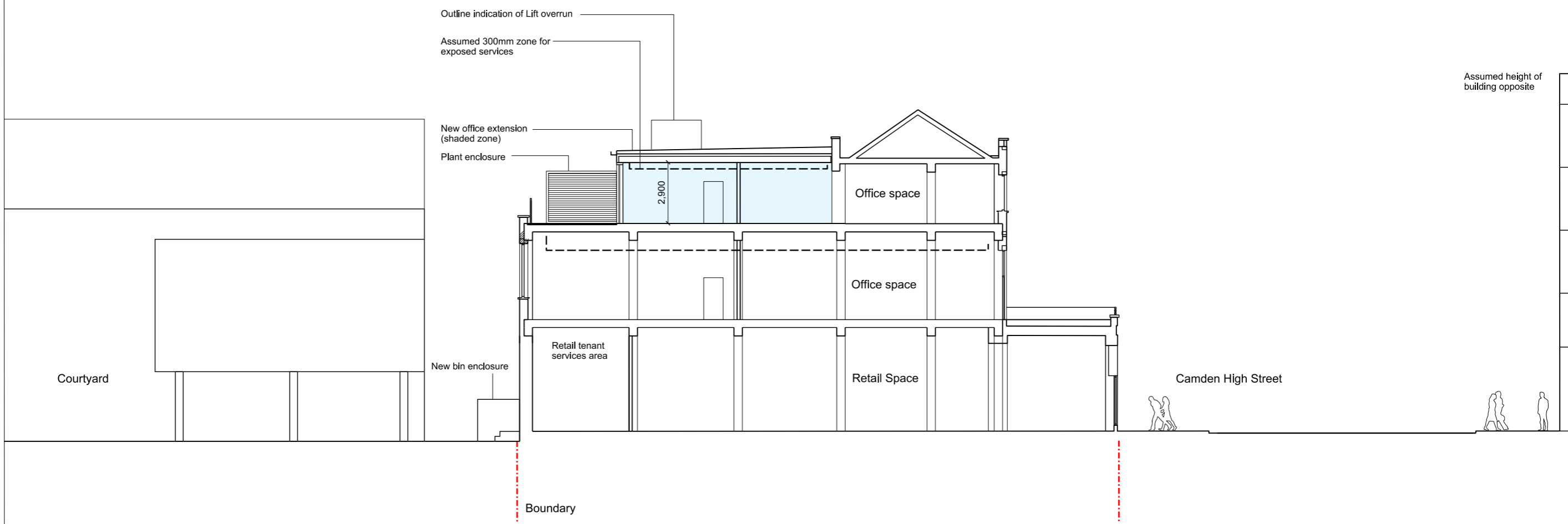
**Proposed Elevations** Revision **D**

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Date 14.08.18  
 Scale 1:100 @ a1, 1:200 @ a3

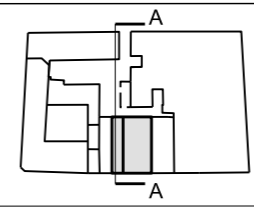
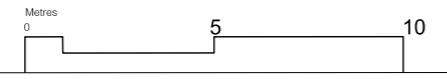


a1



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Units 2-4, 112-124 Camden H St **For Approval**

Drawing Title: Proposed Section AA

Drawing Number: 289-151

Revision: D

Date: 14.08.18

Scale: 1:100 @ a1, 1:200 @ a3

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