



18/04/2019

**PL5**  
**44/44A**  
GLOUCESTER AVENUE  
CAMDEN - LONDON - NWT 8JD  
AMENDMENT  
DOCUMENT

**21**  
**st**

Architecture Ltd





CHALK FARM  
UNDERGROUND  
STATION

44 GLOUCESTER AVENUE







CAMDEN TOWN  
UNDERGROUND  
STATION

ARCHITECT

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AIR QUALITY, ENERGY AND SUSTAINABILITY

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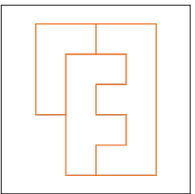
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DOCUMENT LIST

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## 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 non material changes to this application via a Section 96a, Non Material Amendment application.
- 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 submission outlines the non material amendments to the 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 changes are:
- A louvre has been added to Block B, facing the courtyard, to ventilate the basement sub station plant.
  - Basement layout has been amended to create a larger sub-station to meet UKPN standards, which, in turn means the bike and refuse storage have been redesigned.
  - Louvres have been added to Block C, facing Network Rail, and Block B/D, facing the courtyard, following M&E co-ordination of commercial spaces.
  - A window has been added to Block D for additional daylight to the Commercial unit.
  - Internal layout changes have been made for sales and marketing purposes.
  - Layout of PV panels has been updated.

## 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 planning consent for non material changes to the design, which reflect a more cognitive and comprehensive design.
- 1.44 Following the consented amendment in application 2016/5890/P to provide a basement level sub-station, a louvre has been added at ground floor level to comply with UKPN regulations.
- 1.45 Vent Louvres have been added to the Network Rail facade to meet with ventilation requirements for the Commercial units to meet BREEAM standards. These have been enlarged following input and specification from our M+E Consultant.
- 1.46 A window has been added to Block D in order to increase the natural daylight available to the B1 Commercial unit.
- 1.47 Following additional solar PV calculations and M+E co-ordination, the design drawings now accurately reflect the provision and placement of the Block B PV requirement.

# 1.0 INTRODUCTION

## 1.50 Approved Architectural Drawings

1.51 The Approved 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_-01 R
173_GA_00 N
173_GA_01 J
173_GA_02 H
173_GA_03 F
173_GA_04 G
173_GA_05 F
173_GA_ROOF D
173_GE_00 H
173_GE_01 E
173_GE_02 E
173_GE_03 E
173_GE_04 D
173_GS_00 C
173_GS_01 D
173_GS_03 D
173_LA_00 B
173_LFT_00 A
173_LFT_01 A
173_WHC_00 A
173_BS_00 A
173_BS_02 A
173_BS_03 A

## 1.60 Amended Architectural Drawings

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

173_PL5_GA_-01 A
173_PL5_GA_00 A
173_PL5_GA_01 *
173_PL5_GA_02 *
173_PL5_GA_03 *
173_PL5_GA_04 *
173_PL5_GA_05 *
173_PL5_GA_ROOF *
173_PL5_GE_00 A
173_PL5_GE_01 A
173_PL5_GE_02 A
173_PL5_GE_03 *
173_GE_04 D
173_PL5_GS_00 *
173_PL5_GS_01 A
173_PL5_GS_03 *
173_LA_00 B
173_LFT_00 A
173_LFT_01 A
173_WHC_00 A
173_BS_00 A
173_BS_02 A
173_BS_03 A

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

