



**140-146 CAMDEN STREET  
CAMDEN - LONDON NW1 9PF**

**S1-NMA-2 Proposed Drawings**

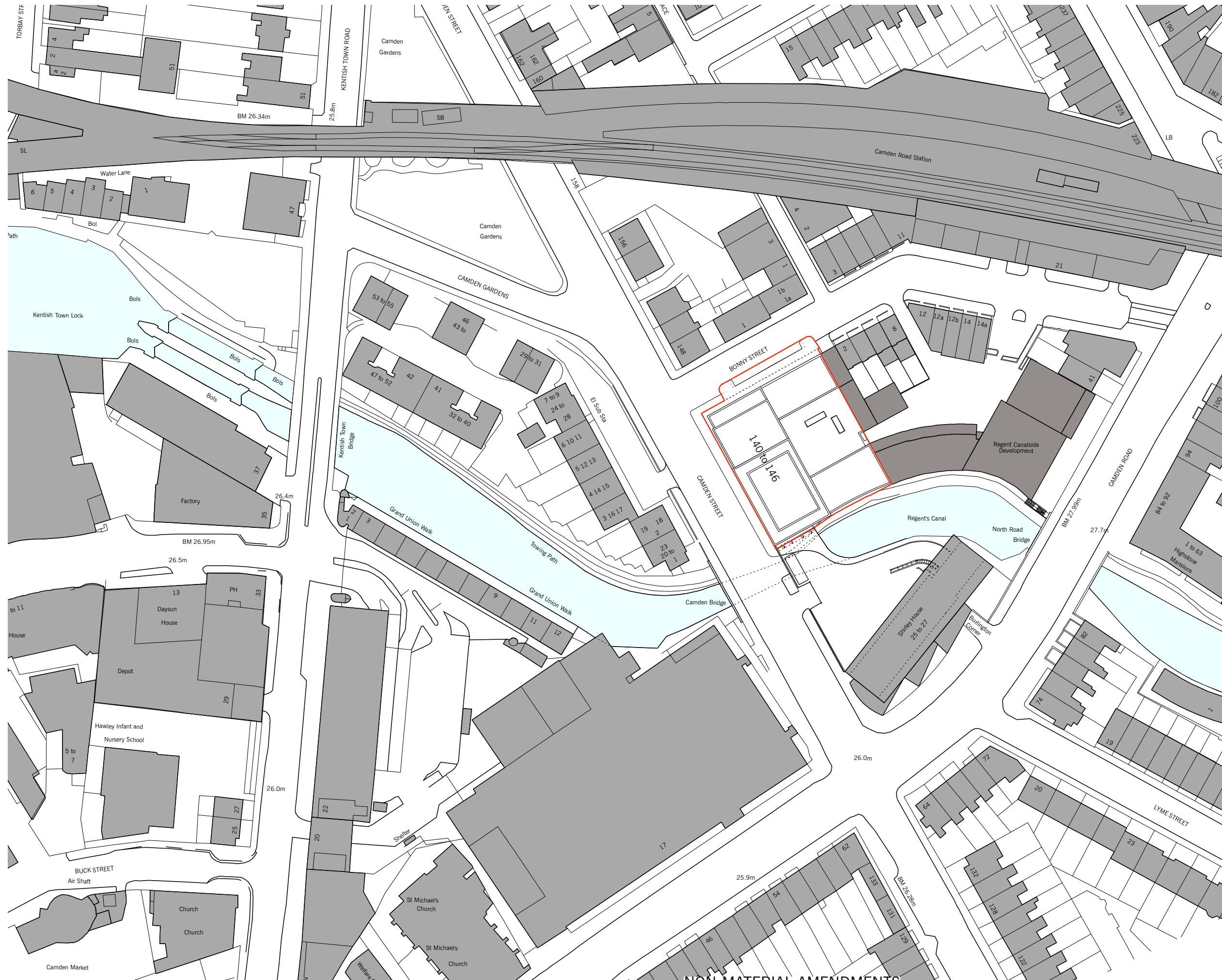
14th May 2019

# 140-146 CAMDEN STREET CAMDEN - LONDON NW1 9PF

## LIST OF PROPOSED DRAWINGS:

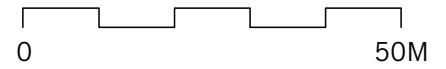
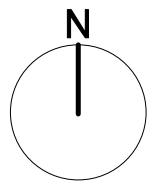
### S1 NMA2

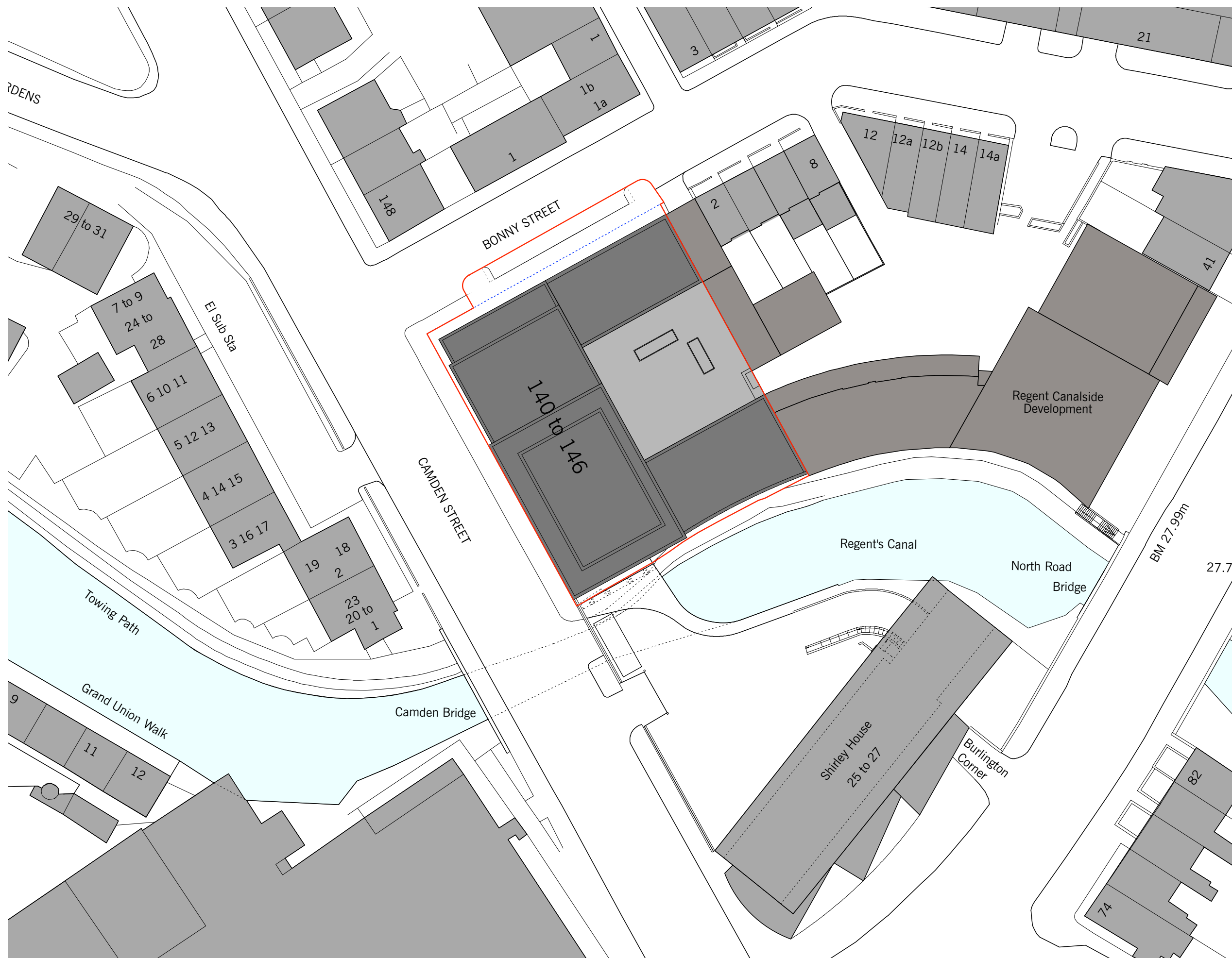
|   |        |
|---|--------|
| D-CSC3-A110-Rev. F : Proposed Location Plan                         | 1:1000 |
| D-CSC3-A111-Rev. F : Proposed Site Plan                             | 1:500  |
|   |        |
| D-CSC3-A112-Rev. G : Proposed Lower Ground Floor Plan (Canal level) | 1:200  |
| D-CSC3-A113-Rev. H : Proposed Ground Floor Plan (Street level)      | 1:200  |
| D-CSC3-A114-Rev. G : Proposed First Floor Plan                      | 1:200  |
| D-CSC3-A115-Rev. G : Proposed Second Floor Plan                     | 1:200  |
| D-CSC3-A116-Rev. G : Proposed Third Floor Plan                      | 1:200  |
| D-CSC3-A117-Rev. G : Proposed Fourth Floor Plan                     | 1:200  |
| D-CSC3-A118-Rev. G : Proposed Fifth Floor Plan                      | 1:200  |
| D-CSC3-A119-Rev. G : Proposed Sixth Floor Plan                      | 1:200  |
| D-CSC3-A120-Rev. G : Proposed Seventh Floor Plan                    | 1:200  |
| D-CSC3-A121-Rev. G : Proposed Roof Plan                             | 1:200  |
|   |        |
| D-CSC3-A211-Rev. F : Proposed South & West Context Elevation        | 1:500  |
| D-CSC3-A212-Rev. G : Proposed North & East Context Elevation        | 1:500  |
|   |        |
| D-CSC3-A213-Rev. G : Proposed West Elevation                        | 1:200  |
| D-CSC3-A214-Rev. F : Proposed South Elevation                       | 1:200  |
| D-CSC3-A215-Rev. G : Proposed East Elevation                        | 1:200  |
| D-CSC3-A216-Rev. G : Proposed North Elevation                       | 1:200  |
|   |        |
| D-CSC3-A311-Rev. F : Proposed Section AA                            | 1:200  |
| D-CSC3-A312-Rev. E : Proposed Section BB                            | 1:200  |
| D-CSC3-A313-Rev. E : Proposed Section CC                            | 1:200  |
| D-CSC3-A314-Rev. G : Proposed Section DD                            | 1:200  |
| D-CSC3-A315-Rev. B : Proposed Section EE                            | 1:200  |



- - - - Site Boundary
- Red Line Boundary

NON MATERIAL AMENDMENTS





..... Site Boundary  
 ——— Red Line Boundary

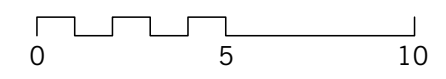
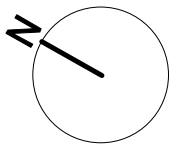
NON MATERIAL AMENDMENTS



- Residential Areas NMA-2**
- Private Residential
  - Intermediate Housing
  - Social Rented
- Commercial & Communal Area**
- Commercial Area
  - Communal Areas
  - Plant Room
  - Site Boundary
  - Red Line Boundary

- Rev.F 27/11/2017:**
1. RESIDENTIAL:
    - R.6) Block A lightwell and railings amended. Balcony at Ground level omitted.
    - R.7) Core B lift repositioned away from line of sewer
  2. COMMERCIAL:
    - C.1) Lantern light design amendment
    - C.2) Removal of external lightwell in courtyard
  3. GENERAL:
    - G.1) Full height security fencing between existing columns comprising vertical steel bars at 100mm centres with weld mesh on inside face all powder coated.

- Rev.G 14/05/2019:**
1. RESIDENTIAL:
    - R.1) Core B lift and staircase repositioned, Core of Block A and B combined.
    - R.2) Block C cycle store revised, cycle lift repositioned, staircases amended.
  2. COMMERCIAL:
    - C.1) General revisions to accord with the amendments to the residential area.
  3. PLANT ROOM:
    - P.1) Plant room revised, substation relocated to ground level



**Residential Areas NMA-2**

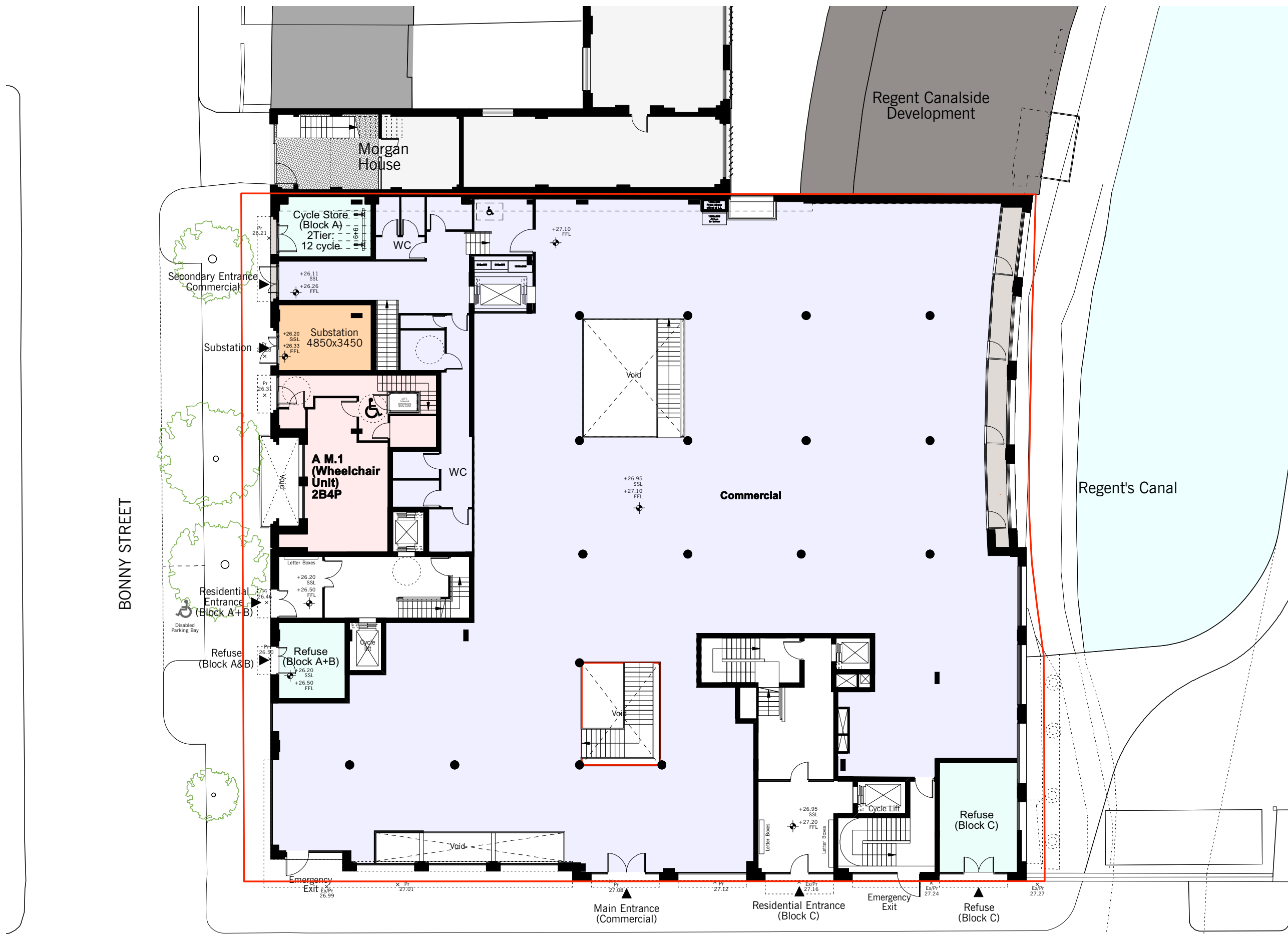
- Private Residential
- Intermediate Housing
- Social Rented

**Commercial & Communal Area**

- Commercial Area
- Communal Areas
- Substation
- Site Boundary
- Red Line Boundary

**Rev.G 24/01/2018:**  
 1.RESIDENTIAL:  
 A) Disabled parking bay added (Bonny Street)

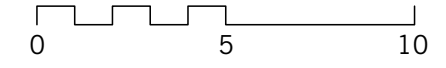
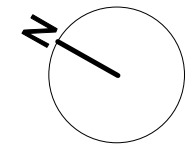
**Rev.H 14/05/2019:**  
 1.RESIDENTIAL:  
 R.1) Core B lift and staircase repositioned, Core of Block A and B combined.  
 R.3) Block A&B entrance combined.  
 R.4) Arrangement of wheelchair unit revised with living area at ground floor and bedrooms at the first floor to accord with repositioning of the lift.  
 R.5) Block C refuse store and cycle lift repositioned, staircases amended, door added  
 2.COMMERCIAL:  
 C.1) General revisions to accord with the amendments to the residential area.  
 3.SUBSTATION  
 S.1) Substation relocated to ground level.



BONNY STREET

CAMDEN STREET

Regent's Canal





**Residential Areas NMA-2**

- Private Residential
- Intermediate Housing
- Social Rented

**Commercial & Communal Area**

- Commercial Area
- Communal Areas
- Site Boundary
- Red Line Boundary

**Rev.G 14/05/2019:**

1. RESIDENTIAL:

- R.1) Core B lift and staircase repositioned, Core of Block A and B combined.
- R.4) Arrangement of wheelchair unit revised with living area at ground floor and bedrooms at the first floor to accord with repositioning of the lift.
- R.6) General amendments to the internal layout in Block A&B to suit the amendments to the cores.
- R.7) Lightwell to rear of Flat A1.1 enlarged.
- R.8) Private terraces on the roof above ground floor commercial area omitted.
- R.9) Services risers indicated.

2. COMMERCIAL

- C.2) Rooflight design revised.
- C.3) Roof above ground floor commercial area revised.

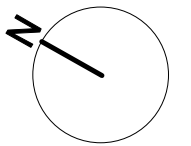
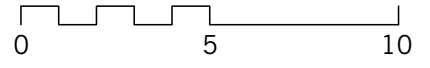
BONNY STREET

CAMDEN STREET

Regent's Canal

Regent Canalside Development

Morgan House





**Residential Areas NMA-2**

- Private Residential
- Intermediate Housing
- Social Rented

**Commercial & Communal Area**

- Commercial Area
- Communal Areas

**Rev.F 27/11/2017:**  
 1.RESIDENTIAL:  
 R.3) Revisions to Courtyard elevations to suit internal layout of apartments  
 R.4) Window alterations on Block C Canal side, window arrangement and faience columns widened.  
 R.5) Wall overhang along Block C Canal side at 1st floor omitted.  
 R.7) Core B lift repositioned away from line of sewer

**Rev.G 14/05/2019:**  
 1.RESIDENTIAL:  
 R.1) Core B lift and staircase repositioned, Core of Block A and B combined.  
 R.6) General amendments to the internal layout in Block A&B to suit the amendments to the cores.  
 R.9) Services risers indicated.

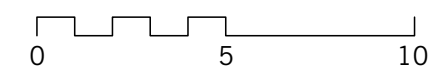
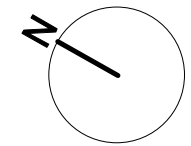
BONNY STREET

CAMDEN STREET

Regent's Canal

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Morgan House





**Residential Areas NMA-2**

- Private Residential
- Intermediate Housing
- Social Rented

**Commercial & Communal Area**

- Commercial Area
- Communal Areas

**Rev.F 27/11/2017:**  
 1. RESIDENTIAL:  
 R.3) Revisions to Courtyard elevations to suit internal layout of apartments  
 R.7) Core B lift repositioned away from line of sewer

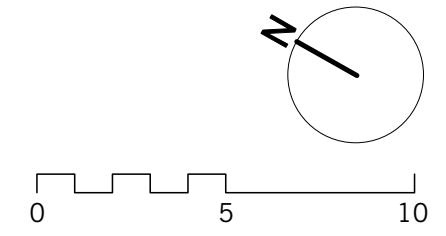
**Rev.G 14/05/2019:**  
 1. RESIDENTIAL:  
 R.1) Core B lift and staircase repositioned, Core of Block A and B combined.  
 R.6) General amendments to the internal layout in Block A&B to suit the amendments to the cores.  
 R.9) Services risers indicated.



BONNY STREET

CAMDEN STREET

NON MATERIAL AMENDMENTS



**Residential Areas NMA-2**

- Private Residential
- Intermediate Housing
- Social Rented

**Commercial & Communal Area**

- Commercial Area
- Communal Areas

**Rev.F 27/11/2017:**  
 1.RESIDENTIAL:  
 R.7) Core B lift repositioned away from line of sewer  
 R.11) Flat B 4.2 stair omitted

**Rev.G 14/05/2019:**  
 1.RESIDENTIAL:  
 R.6) General amendments to the internal layout in Block B&C to suit the amendments to the cores.  
 R.10) Core B lift and staircase omitted on the fourth floor, access to Flats B4.1 and B4.2 via Core C  
 R.11) Lift overrun over Core A roof indicated, roof access hatch repositioned

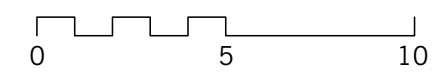
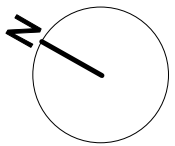


BONNY STREET

Regent Canalside Development

Regent's Canal

CAMDEN STREET



**NON MATERIAL AMENDMENTS**

**Residential Areas NMA-2**

- Private Residential
- Intermediate Housing
- Social Rented

**Commercial & Communal Area**

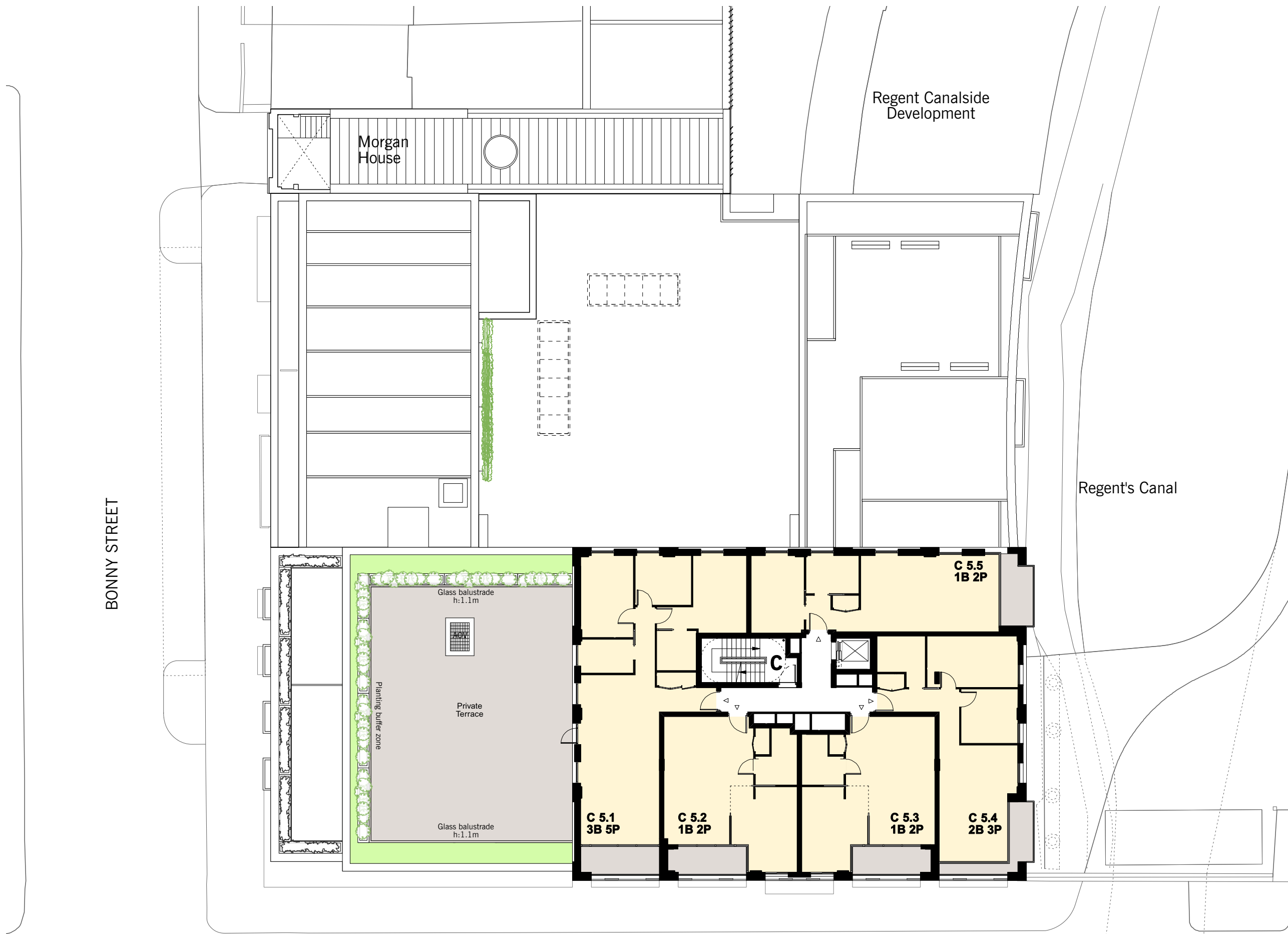
- Commercial Area
- Communal Areas

**Rev.F 27/11/2017:**

- 1.RESIDENTIAL:
- R.7) Core B lift repositioned away from line of sewer
- R.9) Stair access added to communal roof terrace
- R.12) Private terrace changed to communal terrace

**Rev.G 14/05/2019:**

- 1.RESIDENTIAL:
- R.12) Stair access to Block B roof omitted, lift overrun omitted, AOV repositioned.
- R.13) Block B roof layout revised, communal terrace changed to private terrace.

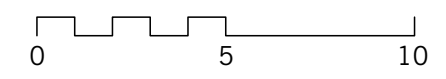
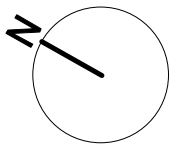


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Regent's Canal

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NON MATERIAL AMENDMENTS

**Residential Areas NMA-2**

- Private Residential
- Intermediate Housing
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**Commercial & Communal Area**

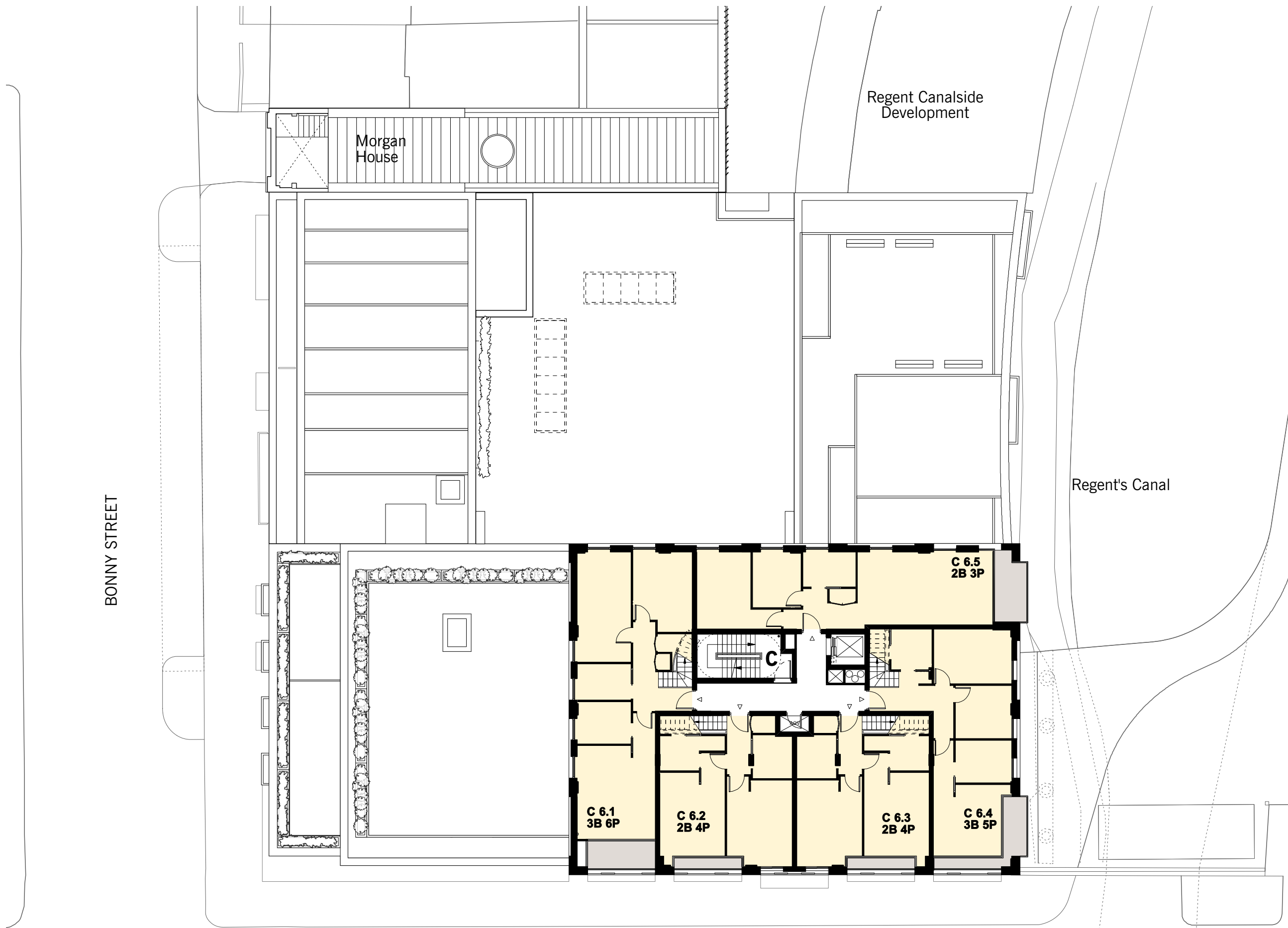
- Commercial Area
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**Rev.F 27/11/2017:**

1.RESIDENTIAL:  
Roofs updated

**Rev.G 14/05/2019:**

1.RESIDENTIAL:  
Roofs updated



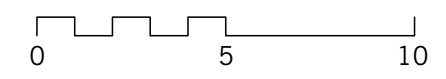
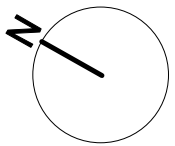
BONNY STREET

Regent Canalside  
Development

Regent's Canal

Morgan  
House

CAMDEN STREET



**Residential Areas NMA-2**

- Private Residential
- Intermediate Housing
- Social Rented

**Commercial & Communal Area**

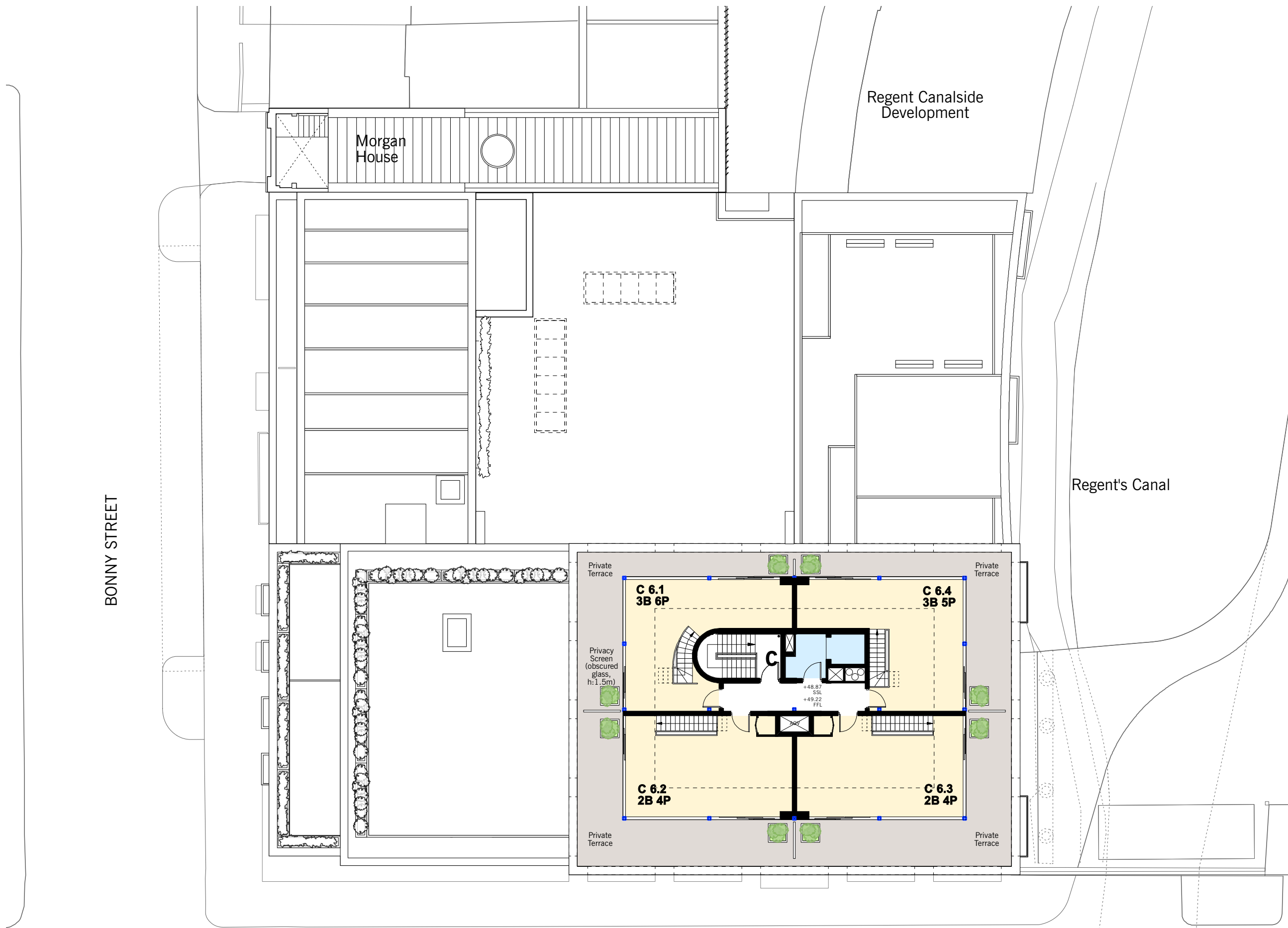
- Commercial Area
- Communal Areas

**Rev.F 27/11/2017:**

1.RESIDENTIAL:  
Roofs updated

**Rev.G 14/05/2019:**

1.RESIDENTIAL:  
Roofs updated



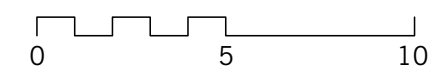
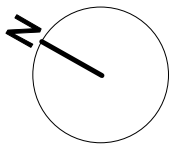
BONNY STREET

Regent Canalside Development

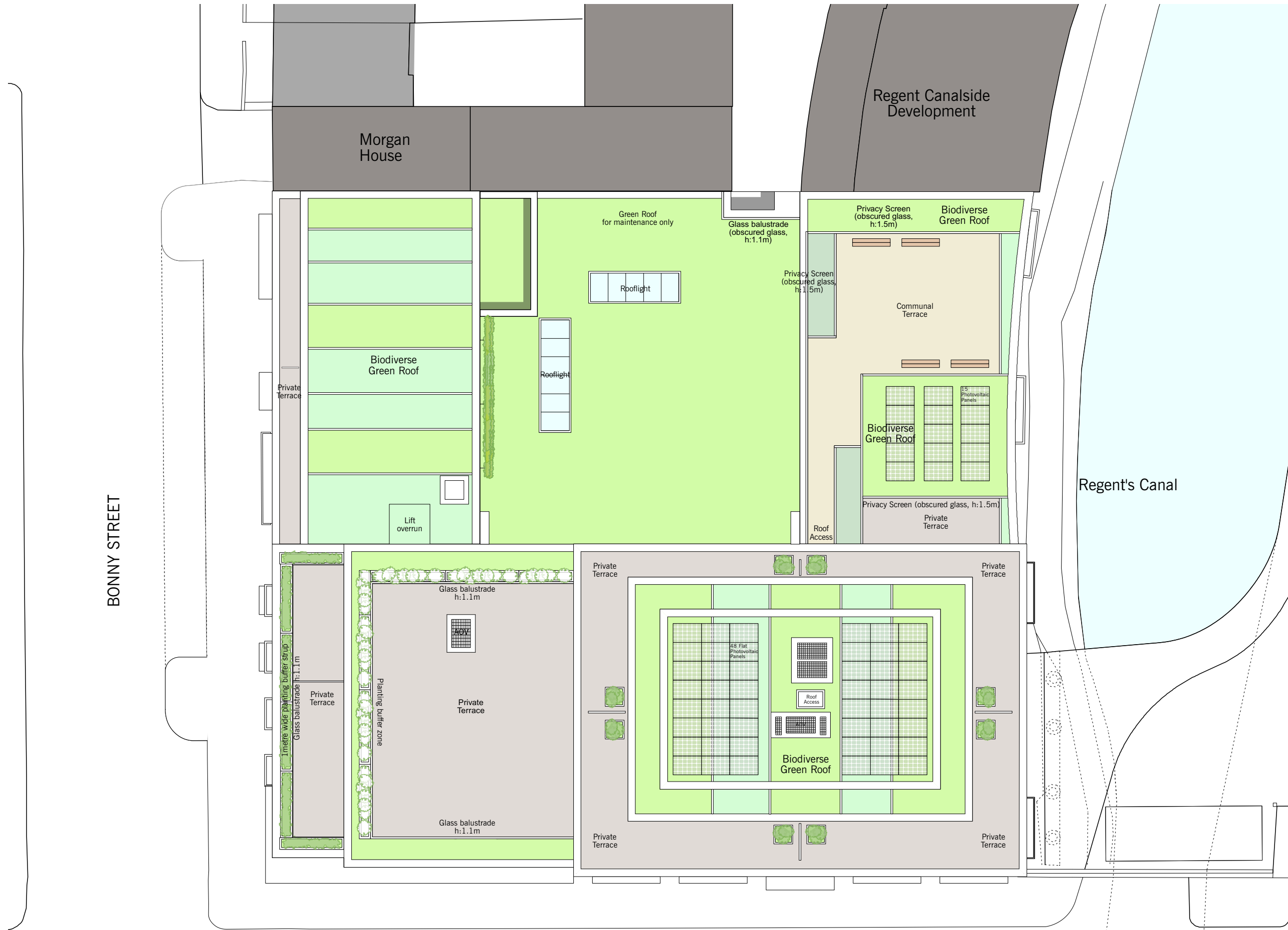
Regent's Canal

Morgan House

CAMDEN STREET



**NON MATERIAL AMENDMENTS**



**Rev.F 27/11/2017:**

- 1.RESIDENTIAL:
  - R.1) Add private terraces in courtyard to private apartments
  - R.5) Wall overhang along Block C Canal side at 1st floor omitted.
  - R.6) Block A lightwell and railings amended. Balcony at Ground level omitted.
  - R.7) Core B lift repositioned away from line of sewer
  - R.10) Permanent obscure glass. Final spec to be agreed.
  - R.12) Private terrace changed to communal terrace.
- 2.COMMERCIAL:
  - C.1) Lantern light design amendment
  - C.2) Removal of external lightwell in courtyard

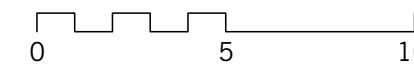
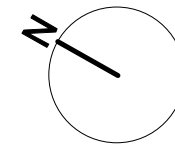
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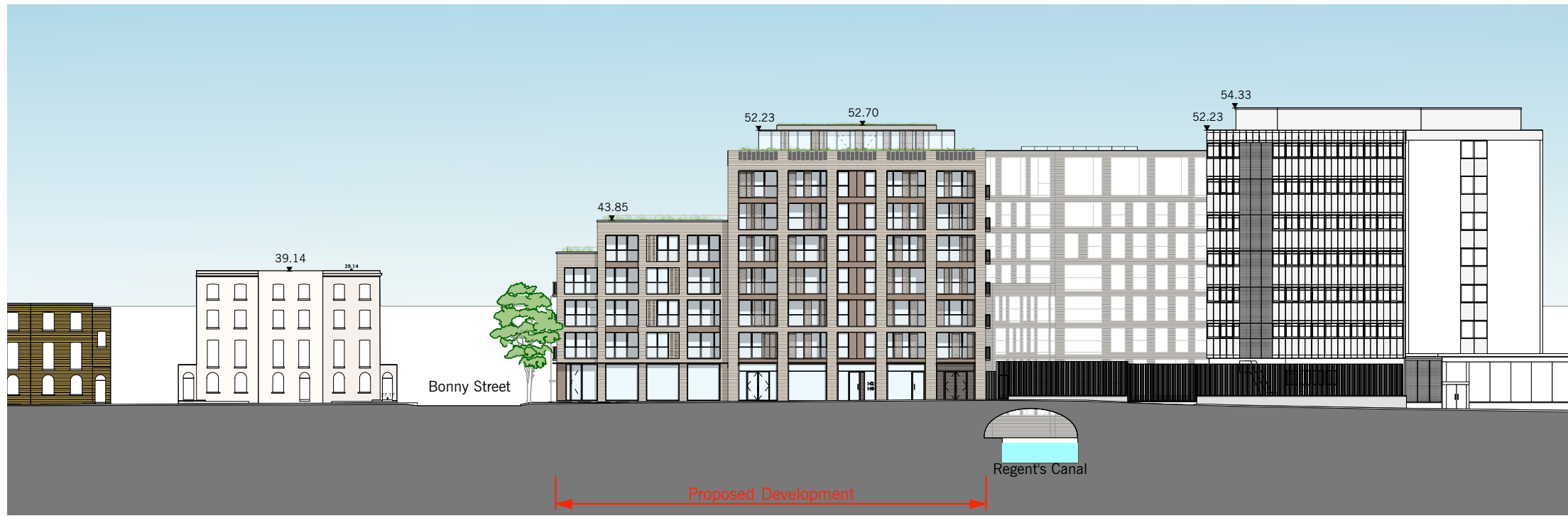
- 1.RESIDENTIAL:
  - R.7) Lightwell to rear of Resi Unit A1.1 enlarged
  - R.8) Private terraces on the roof above ground floor commercial area omitted.
  - R.9) Services risers dictated.
  - R.11) Lift overrun over Core A roof indicated, roof access hatch repositioned
  - R.12) Stair access to Block B roof omitted, lift overrun omitted, AOV repositioned.
  - R.13) Block B roof layout revised, communal terrace changed to privated terrace.
- 2. COMMERCIAL
  - C.2) Rooflight design revised.
  - C.3) Roof above ground floor commercial area revised.

BONNY STREET

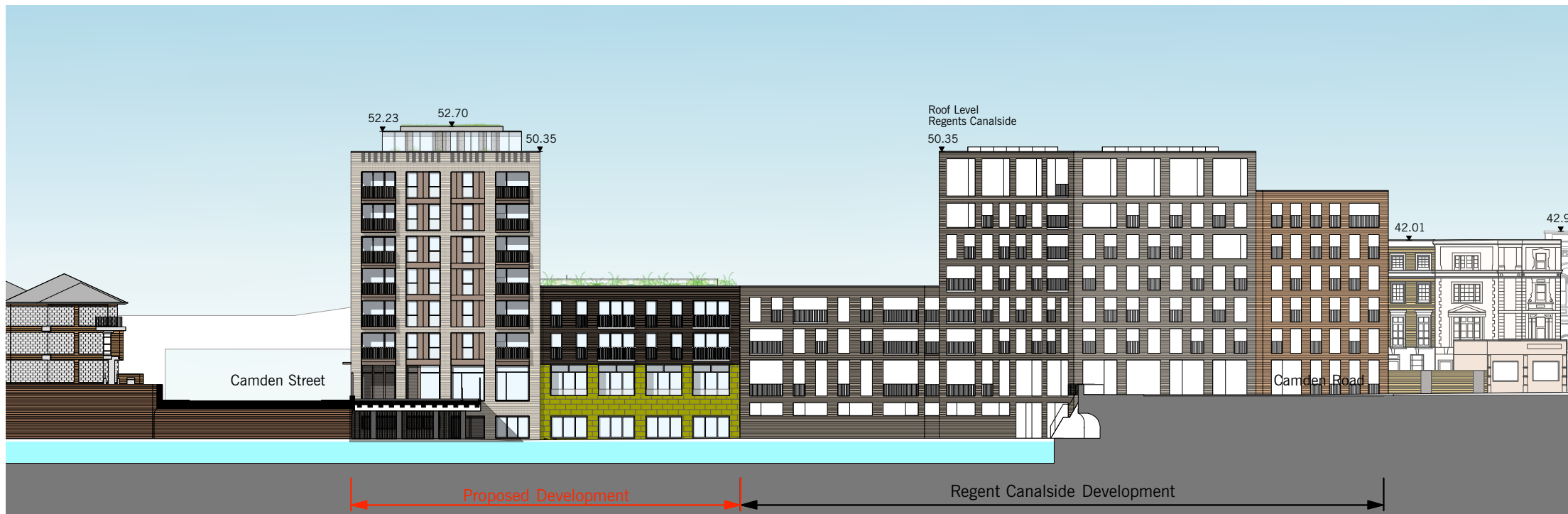
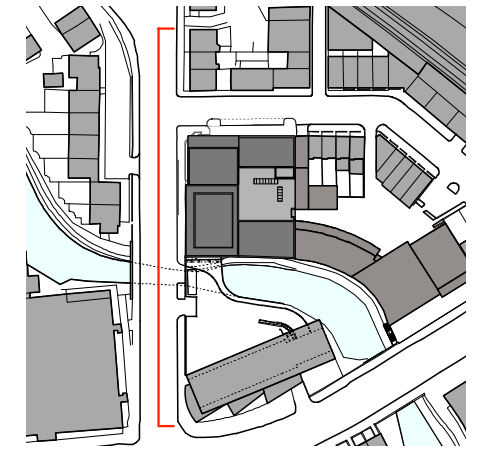
CAMDEN STREET

NON MATERIAL AMENDMENTS

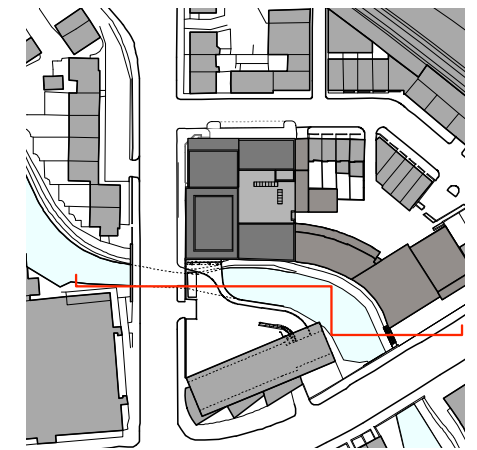




**Proposed West Elevation - Camden Street View**



**Proposed South Elevation - Canal View**



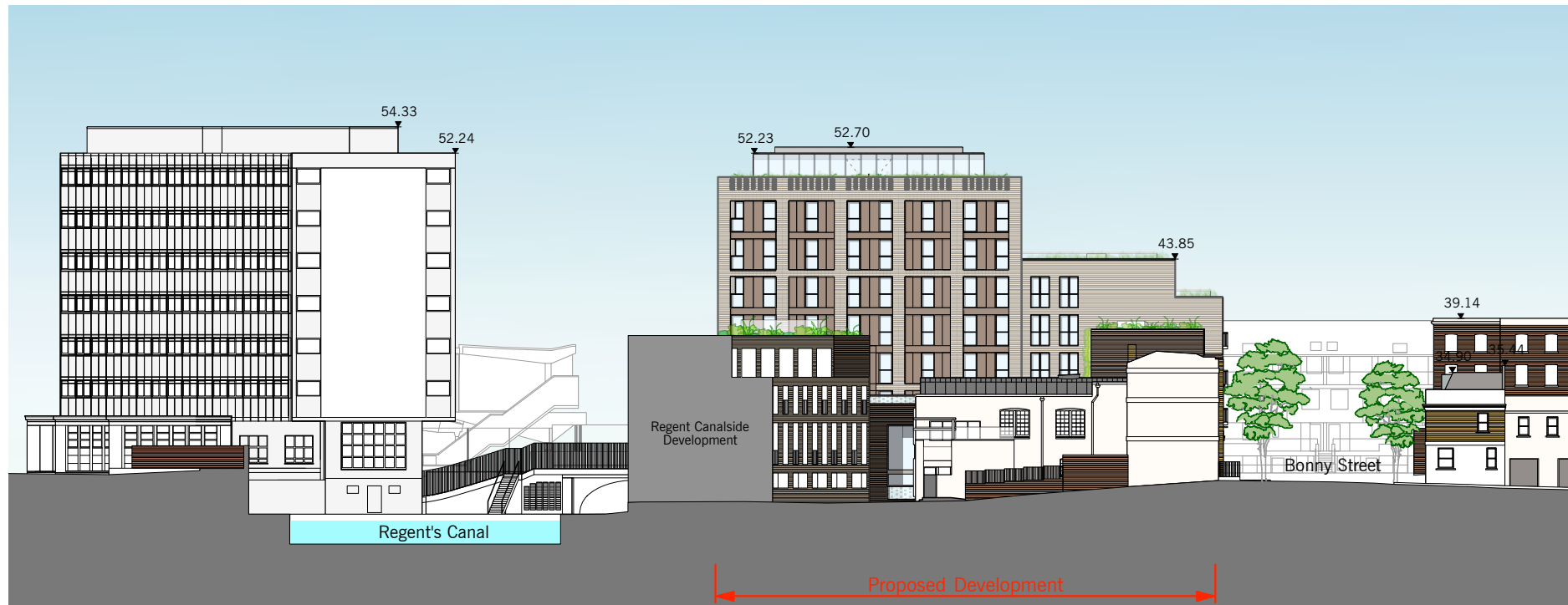
**Rev.E 27/11/2017:**

- 3.GENERAL:
- West elevation updated to match A213-Rev.F
- South elevation updated to match A214-Rev.E

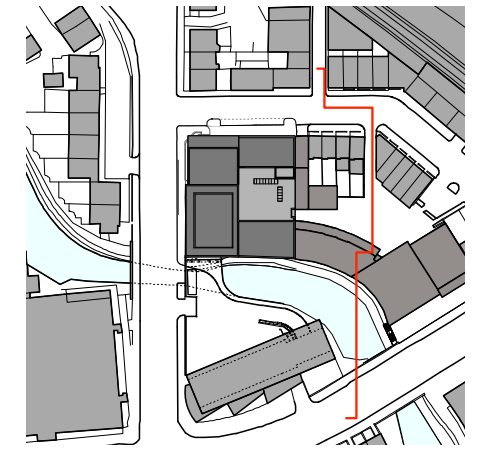
**Rev.F 14/05/2019:**

- West elevation updated to match A213-Rev.G
- South elevation updated to match A214-Rev.F

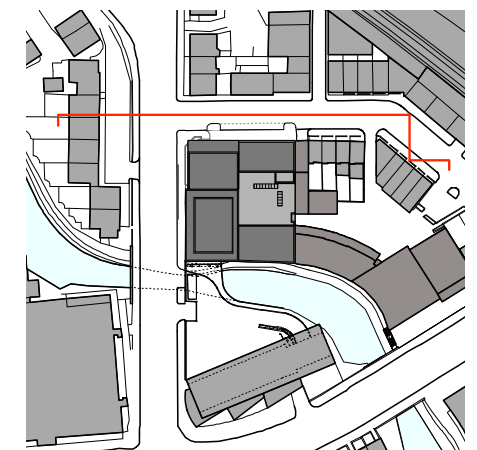
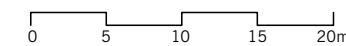
NON MATERIAL AMENDMENTS



**Proposed East Elevation - Cross sectional view**



**Proposed North Elevation - Bonny Street View**



**Rev.F 27/11/2017:**

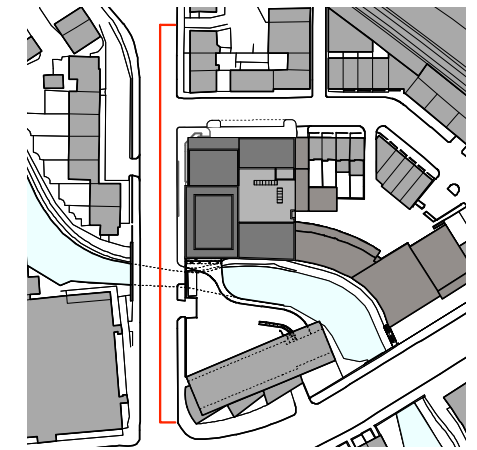
- 3.GENERAL:
- East elevation updated to match A215-Rev.F
- North elevation updated to match A216-Rev.F

**Rev.G 14/05/2019:**

- East elevation updated to match A215-Rev.G
- North elevation updated to match A216-Rev.G

NON MATERIAL AMENDMENTS





**Materials:**

- 1) Brick façade
- 2) Glazed terracotta panels
- 3) Rendered façade with external wall insulation system
- 4) Powder coated composite windows
- 5) Laser Cut metal gates.
- 6) Bronze coloured metal glazed screen
- 7) Translucent glass balustrade
- 8) Metal railing balustrade
- 9) Lift overrun
- 10) Glass door (residential entrance)
- 11) Glazed double door (office entrance)
- 12) Metal facade cladding
- 13) Sliding metal screens
- 14) Biodiverse Green Roof
- 15) Juliet balcony
- 16) Green Wall

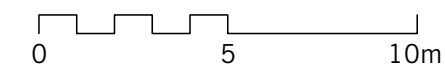
**Rev.F 27/11/2017:**

- 1.RESIDENTIAL:
  - R.9) Stair access added to communal roof terrace.
- 2.COMMERCIAL:
  - C.3) Commercial access repositioned
  - C.4) Recessed corner omitted

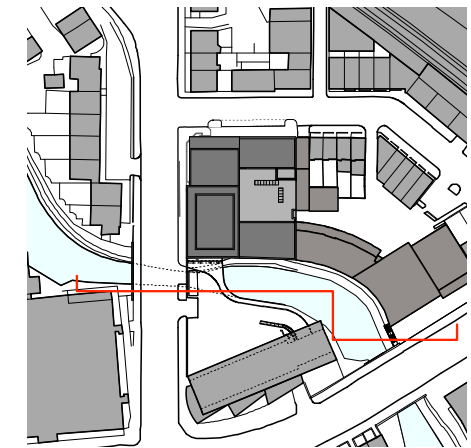
**Rev.G 14/05/2019:**

- 1.RESIDENTIAL:
  - R.5) Block C refuse store and cycle lift repositioned, staircases amended, door added.
  - R.12) Stair access to Block B roof omitted, lift overrun omitted, AOV repositioned.
  - R.13) Block B roof layout revised, communal terrace changed to private terrace.

**Proposed West Elevation**  
(Camden Street View)



NON MATERIAL AMENDMENTS



**Materials:**

- 1) Brick façade
- 2) Glazed terracotta panels
- 3) Rendered façade with external wall insulation system
- 4) Powder coated composite windows
- 5) Laser Cut metal gates.
- 6) Bronze coloured metal glazed screen
- 7) Translucent glass balustrade
- 8) Metal railing balustrade
- 9) Lift overrun
- 10) Glass door (residential entrance)
- 11) Glazed double door (office entrance)
- 12) Metal facade cladding
- 13) Sliding metal screens
- 14) Biodiverse Green Roof
- 15) Juliet balcony
- 16) Green Wall

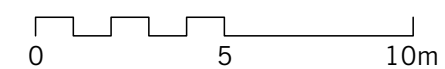
**Rev.E 27/11/2017:**

- 1.RESIDENTIAL:
  - R.4) Window alterations on Block C Canal side, window arrangement and faience columns widened.
  - R.5) Wall overhang along Block C Canal side at 1st floor omitted.
- 3.GENERAL:
  - G.1) Full height security fencing between existing columns comprising vertical steel bars at 100mm centres with weld mesh on inside face all powder coated

**Rev.F 07/05/2019:**

- 1.RESIDENTIAL:
  - R.5) Block C refuse store and cycle lift repositioned, staircases amended, panel added.

**Proposed South Elevation**  
(Canal View)



NON MATERIAL AMENDMENTS