

# 101 Camley Street, Camden

NMA Design Statement to the London Borough of Camden  
November 2019



Document Control:

Revision	Date	Notes	Initial
-	01.11.2019	First Issue	BH

# Content

01.00 Introduction	03
02.00 Design Development Overview	07
03.00 Detail Development	34

# 01.00

## Introduction

01.01 Overview	04
01.02 Original Planning Application	05
01.03 Minor Material Amendment Application December 2016	06
01.04 Section 73 Minor Material Amendments Application 2018	07

# 01.01 Overview



A Mixture of Site and Aerial Photographs.

This document has been produced in order to update London Borough of Camden on changes to the design of specific elements since the Section 73 NMA Application was submitted in November 2018.

# 01.02 Original Planning Application

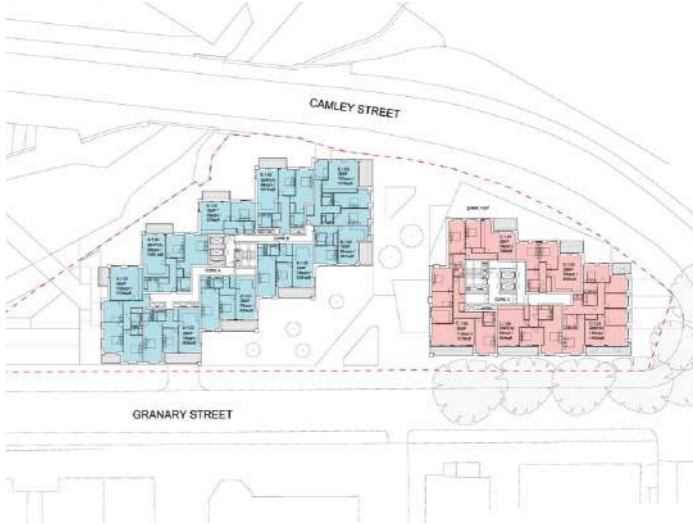
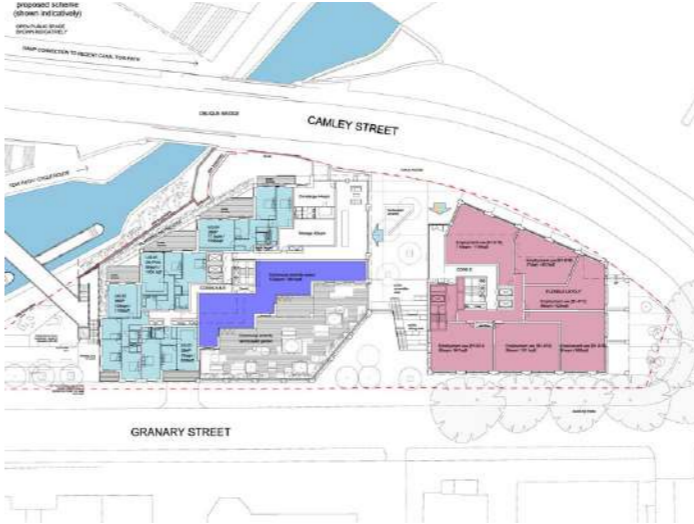
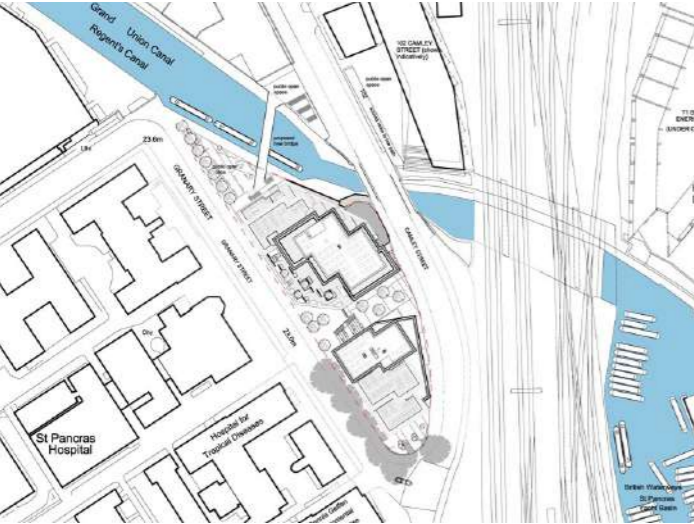


Drawings and CGI's from the Consented Planning Application

Planning permission for 101 Camley Street was obtained in March 2015. The part ten, part thirteen storey mixed use development is adjacent to the King's Cross Masterplan and within the Regent's Canal and King's Cross Conservation Areas. The consented scheme is; 121 apartments including 25% affordable housing, 3,090sqm GIA of flexible commercial

space, a new canal footbridge and a range of public and residents' landscaped amenity areas.

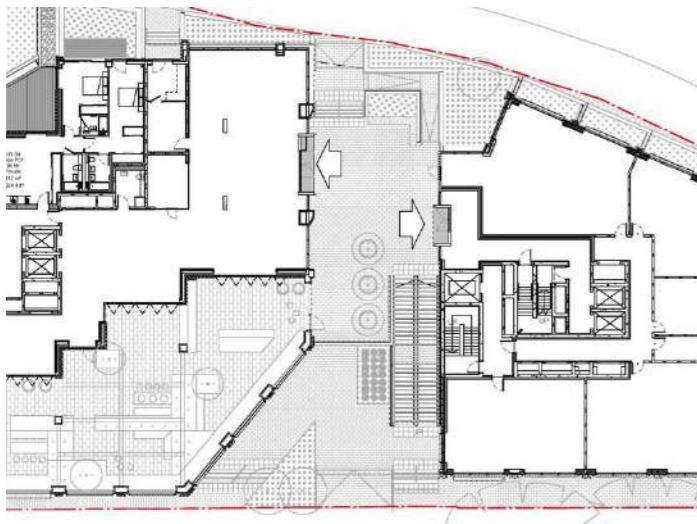
# 01.03 Minor Material Amendment Application December 2016



A Mixture of Drawings Included as part of the Minor Material Amendment.

A Minor Material Amendment application was submitted in December 2016 relating to revised tenure splits and changes to the internal layout of each block. Changes to the external elevations were limited to minor amendments to door locations and locations of metal spandrel panels around the penthouse.

# 01.04 Section 73 Minor Material Amendments Application 2018



A Mixture of Drawings Included as part of the Section 73 Minor Material Amendment.

A Section 73 Minor Material Amendment application was submitted in November 2018. This document was produced in order to track the main amendments to the design between the Minor Material Amendments Application in December 2016 and the completion of the Stage 04 Detailed Design. These amendments have been necessary to implement in

order to make the scheme technically viable.



# 02.00

## Design Development Overview

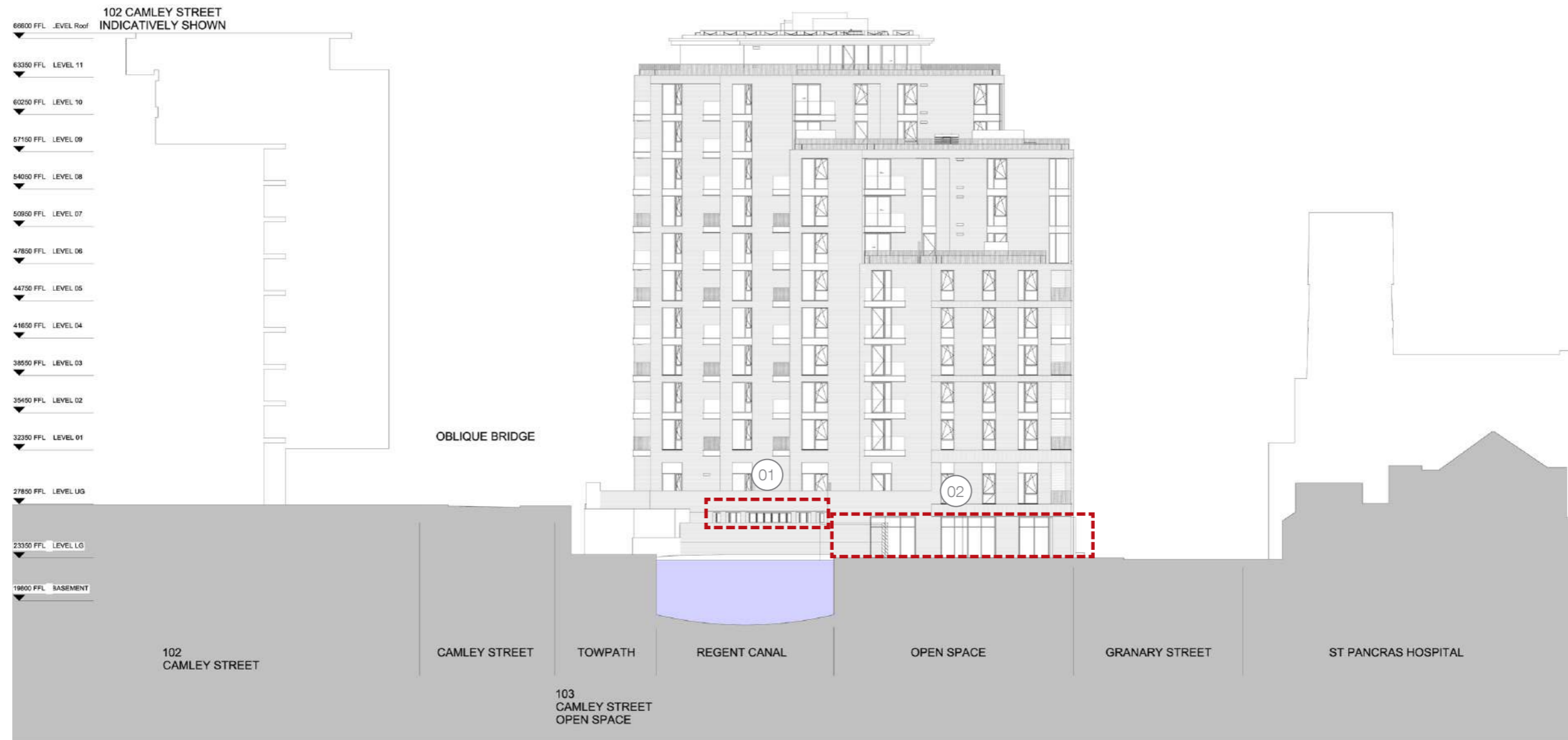
02.01 Proposed Amendments Summary	09
02.02 Location of Amendments - Elevations	10
02.03 Location of Amendments - Lower Ground Level	12

# 02.01 Proposed Amendments Summary

	List of Amendments	Proposed Change	LBC Responses	Action Taken Following Response
Facade Development	01. Changes to design of glazing at lower ground floor level commercial along North East elevation.	Omission of louvred screen fixed externally to glazing	No Specific Response	
	02. Changes to design of glazed elements along North Elevation commercial frontage	Additional Openings made to existing design of Lower Ground floor frontage onto Northern amenity space.	No Specific Response	
Commercial Entrance Design	03. Changes to Design of Balustrade and Handrail on stair. Changes to design of portal frame element at entrance to commercial space.	Design change to width of perceived opening and detailing to match all other entrances. Fixed glass panels and bronze balustrade omitted from original design and replaced with hit and miss powdered coated profiles and solid brick to match balustrades and handrails in all other locations. Colour RAL 9005 (Jet Black)	No Specific Response	

The table above lists out the main design development changes that have occurred since the previous section 73 application was submitted, and which are being presented in this document. The following pages identify the locations of the above amendments around the scheme in plan and elevation.

# 02.02 Location of Amendments - Elevations



North Elevation. Scale 1:400 at A3.

--- Outline of affected areas.

01. Area of change to design of glazing at lower ground floor level commercial.

02. Area change to design of glazing elements along north elevation commercial frontage.

# West Elevation

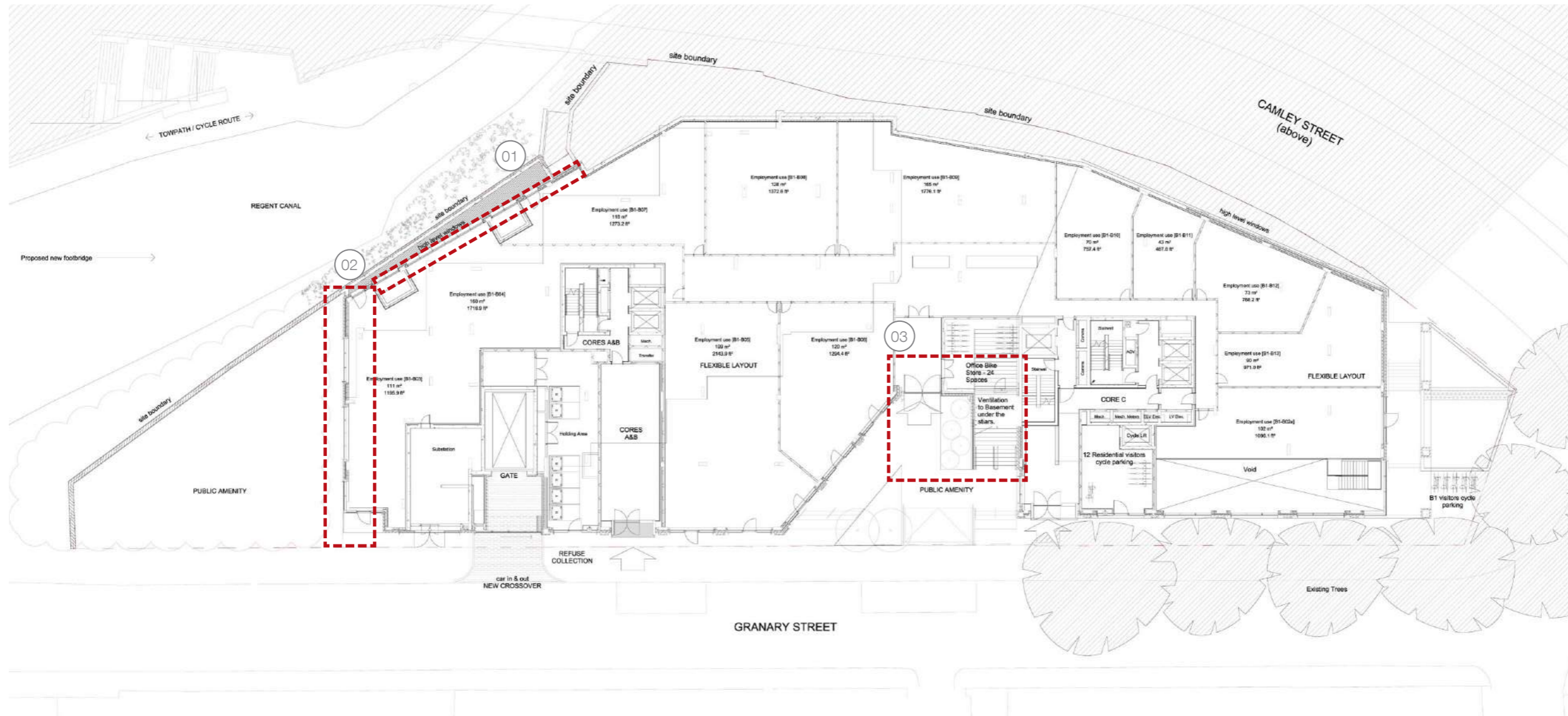


West Elevation. Scale 1:400 at A3.

--- Outline of affected areas.

03. Area of change to Design of Portal Frame element at entrance to commercial space. Changes to Design of Balustrade and Handrail on stair and ramp at UG

# 02.03 Location of Amendments - Lower Ground Level



Lower Ground Floor Plan. Scale 1:200 at A3.

- Outline of affected areas.
- 01. Area of change to design of glazing at lower ground floor level commercial.
- 02. Area change to design of glazing elements along north elevation commercial frontage.
- 03. Area of change to Design of Portal Frame element

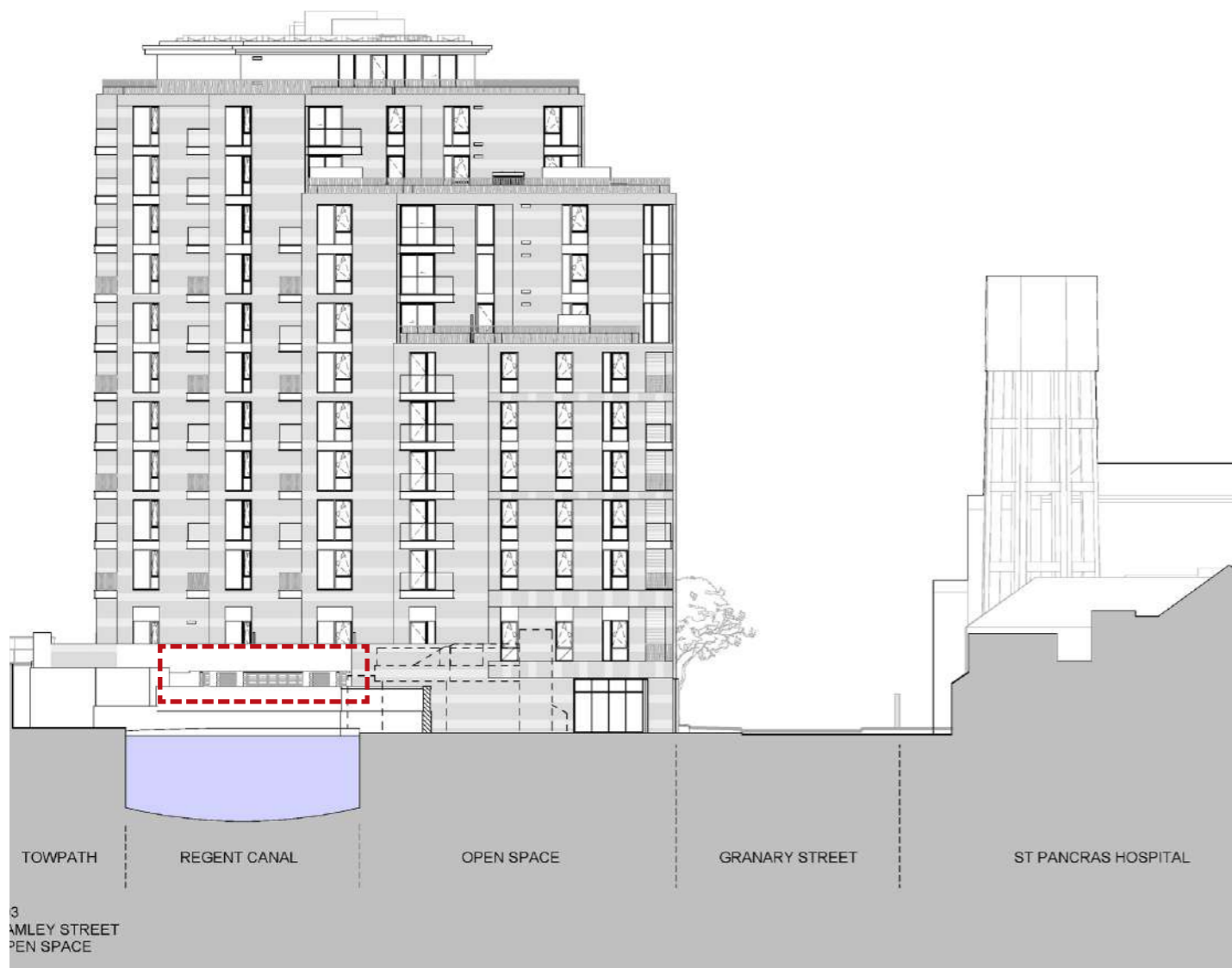
at entrance to commercial space. Changes to Design of Balustrade and Handrail on stair and ramp at UG

# 03.00

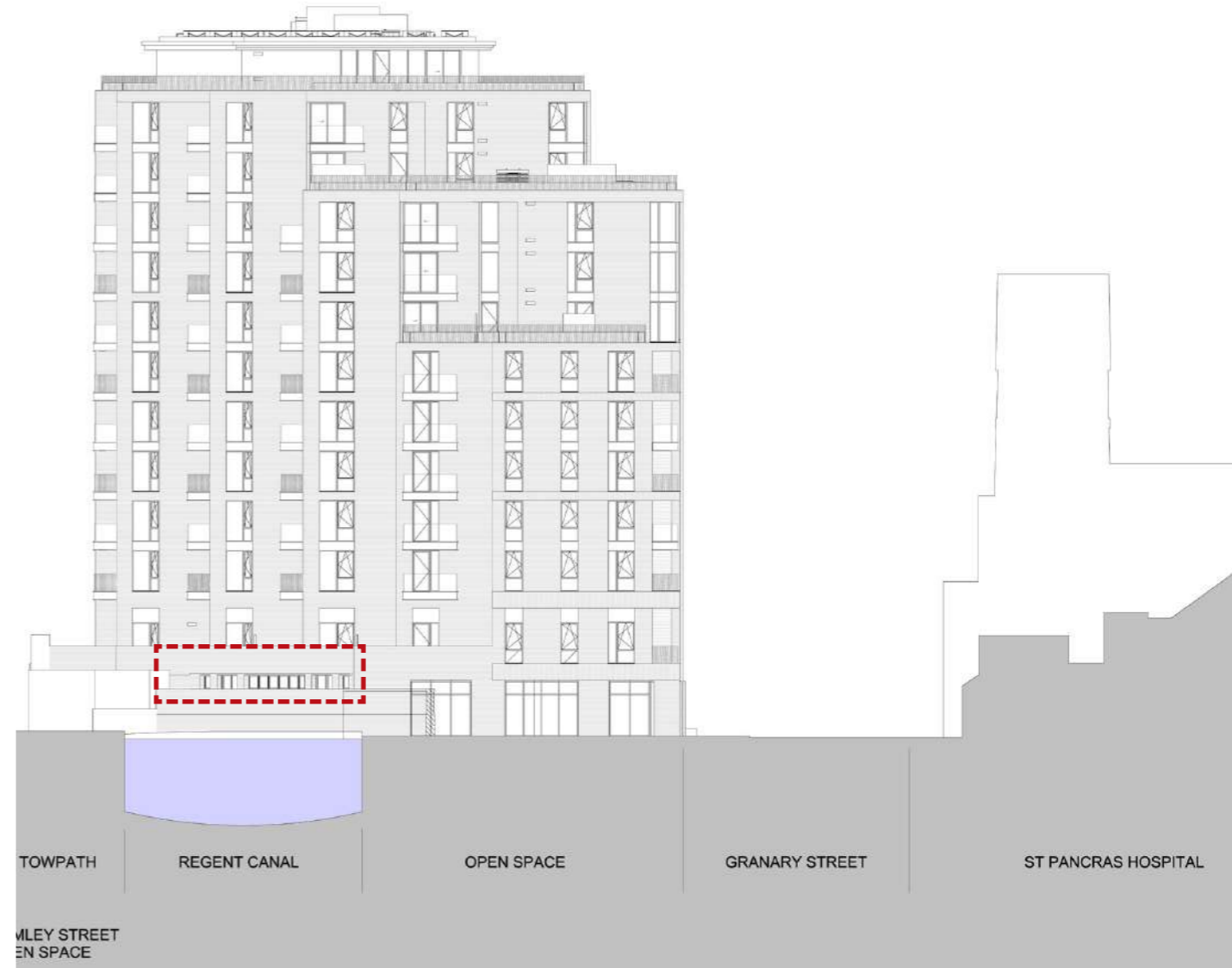
## Detail Development

03.01 Lower Ground Level Louvres Omitted North Elevation	14
03.02 Lower Ground Level Commercial Glazing North Elevation	15
03.03 Changes to Lower Ground Level Commercial Entrance and Stair	16
03.02 Lower Ground Level Commercial Entrance and Stair - Perspectives	17

# 03.01 Lower Ground Level Louvres Omitted North Elevation



Area of Approved Scheme Affected by Minor Material Amendment 2019

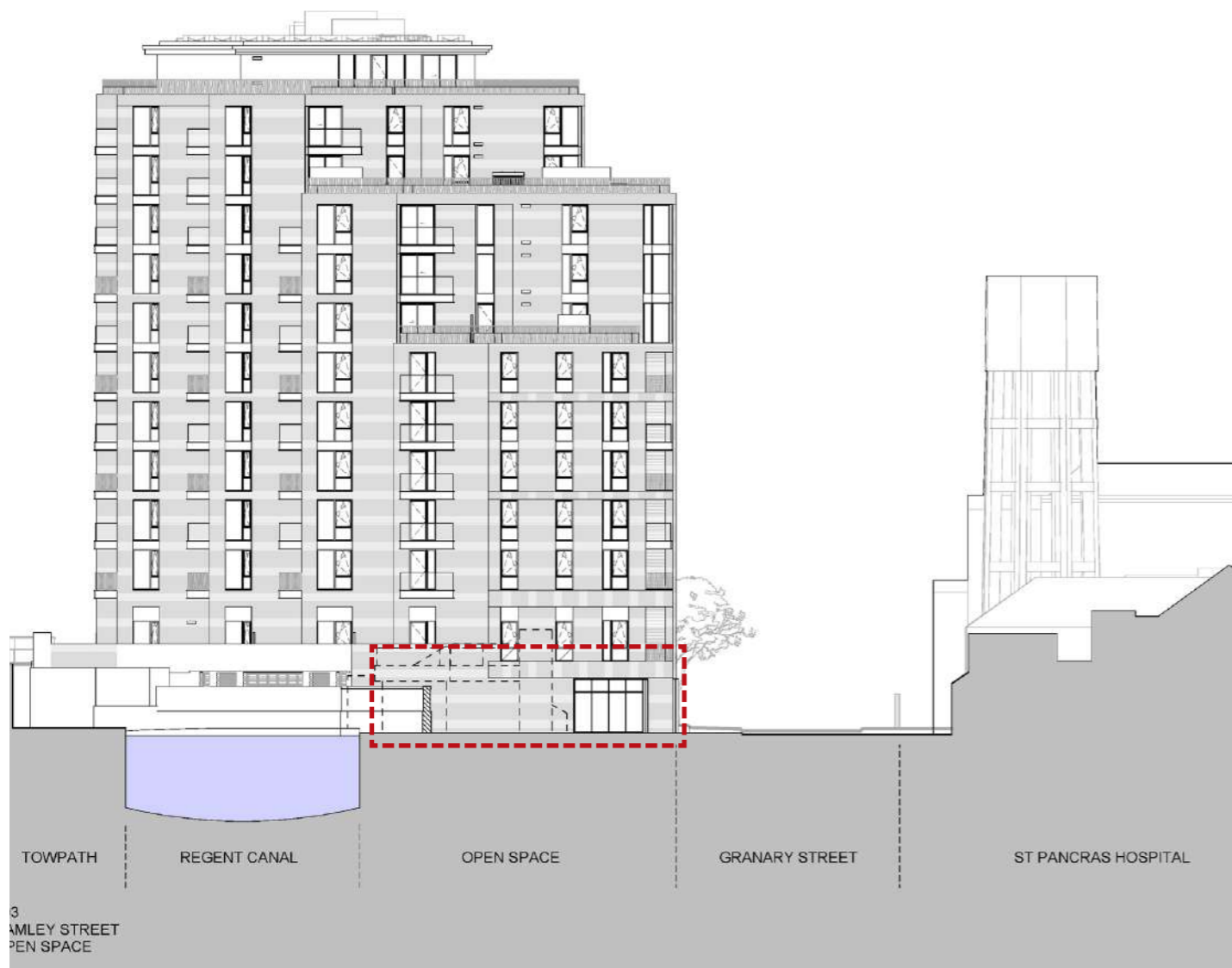


Area Affected by Minor Material Amendment 2019

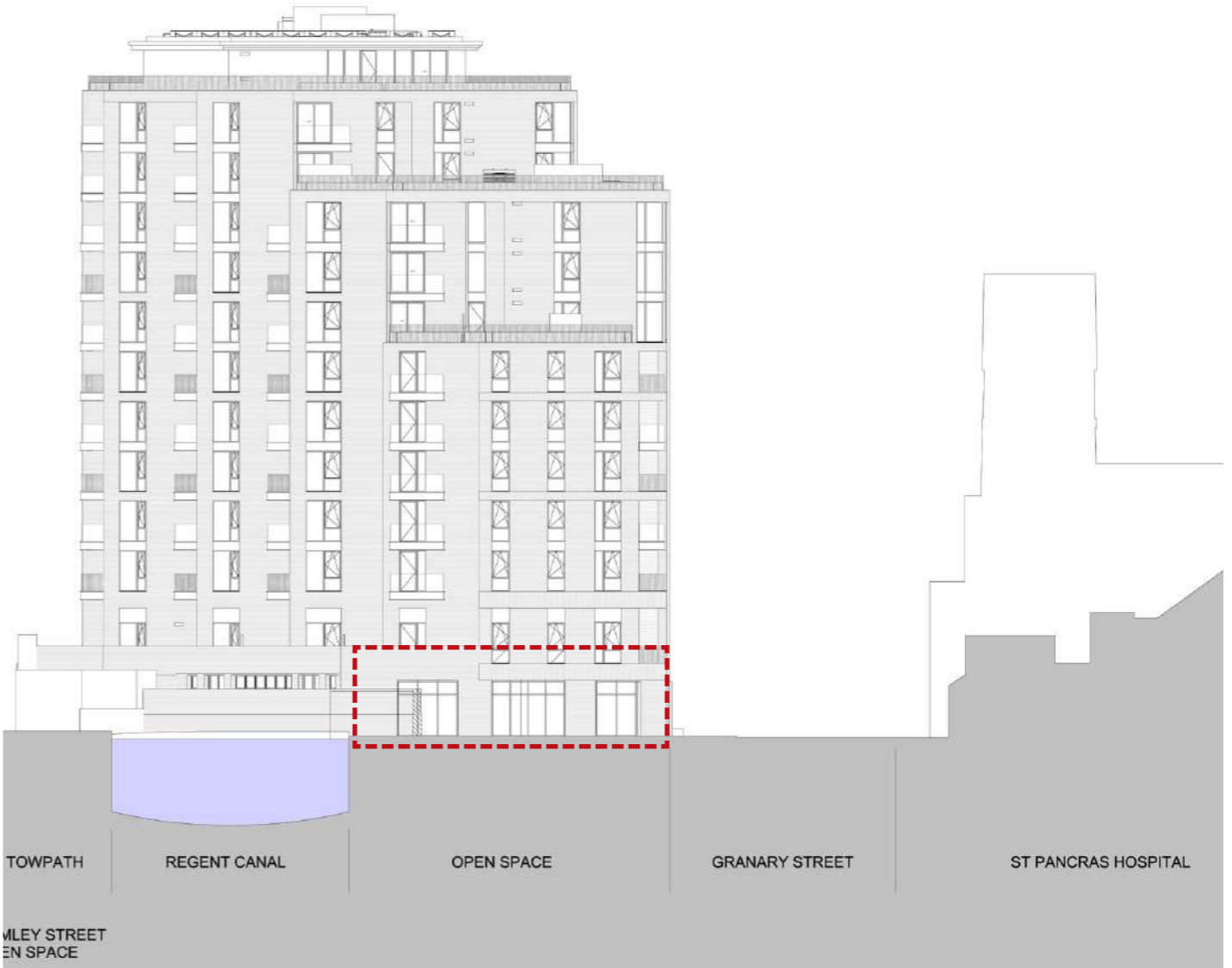
The metal louvred panels located in front of the glazing at lower ground level have been omitted. This unifies the design with other areas of the scheme and improves lighting levels within the commercial space.

- Technical Reasons for Change
- To improve light levels within the commercial area
  - To align with design across the entire scheme.

# 03.02 Lower Ground Level Commercial Glazing North Elevation



Area of Approved Scheme Affected by Minor Material Amendment 2019



Area Affected by Minor Material Amendment 2019

Additional openings have been created in the elevation opening onto the amenity space to the North of the site. This change improves lighting levels in the commercial space and helps to improve the visual connection between the interior commercial and amenity spaces.

- Technical Reasons for Change
- To improve light levels within the commercial area
  - To align with design across the entire scheme.



# 03.03 Changes to Lower Ground Level Commercial Entrance and Stair



Area of Approved Scheme Affected by Minor Material Amendment 2019



Area Affected by Minor Material Amendment 2019

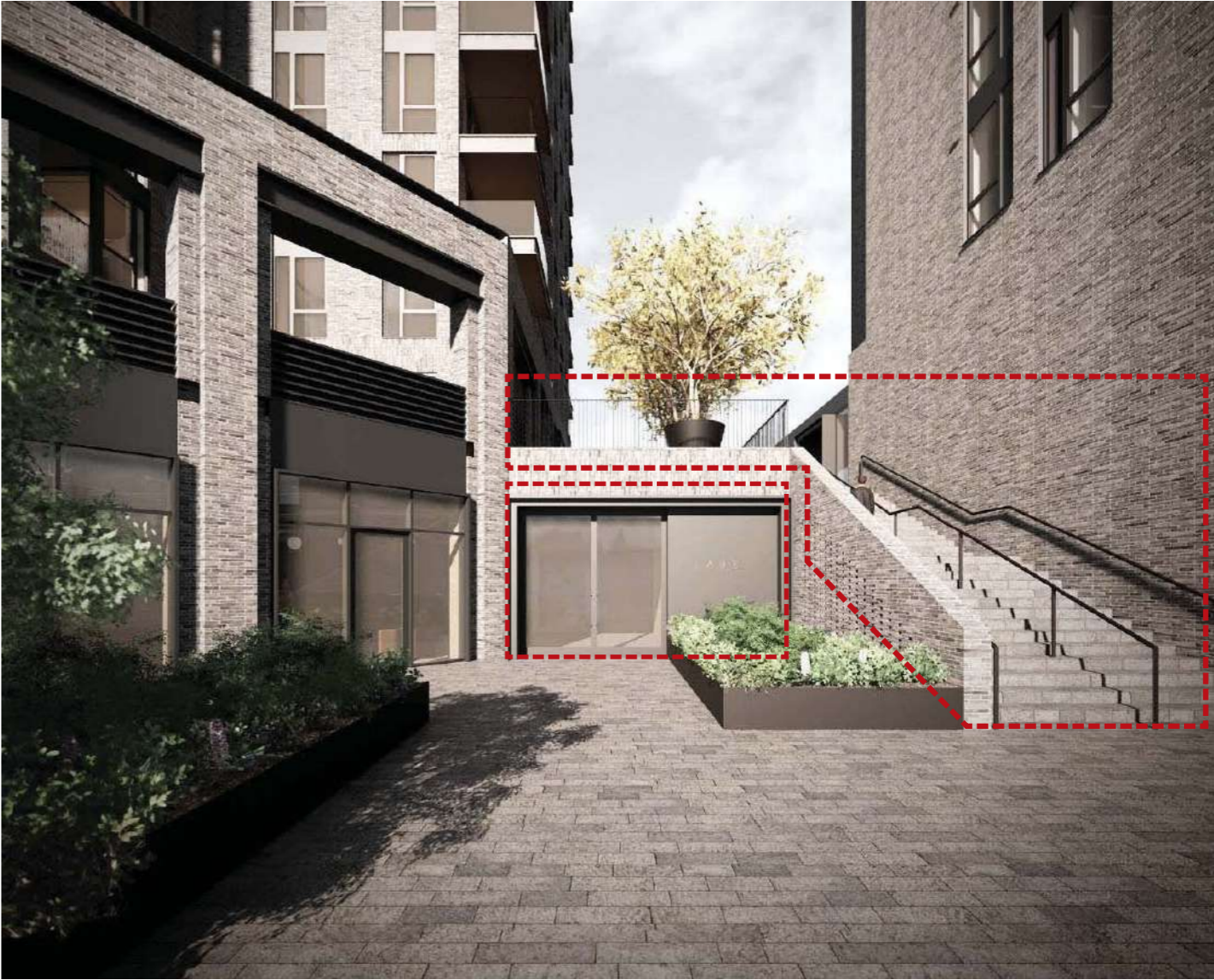
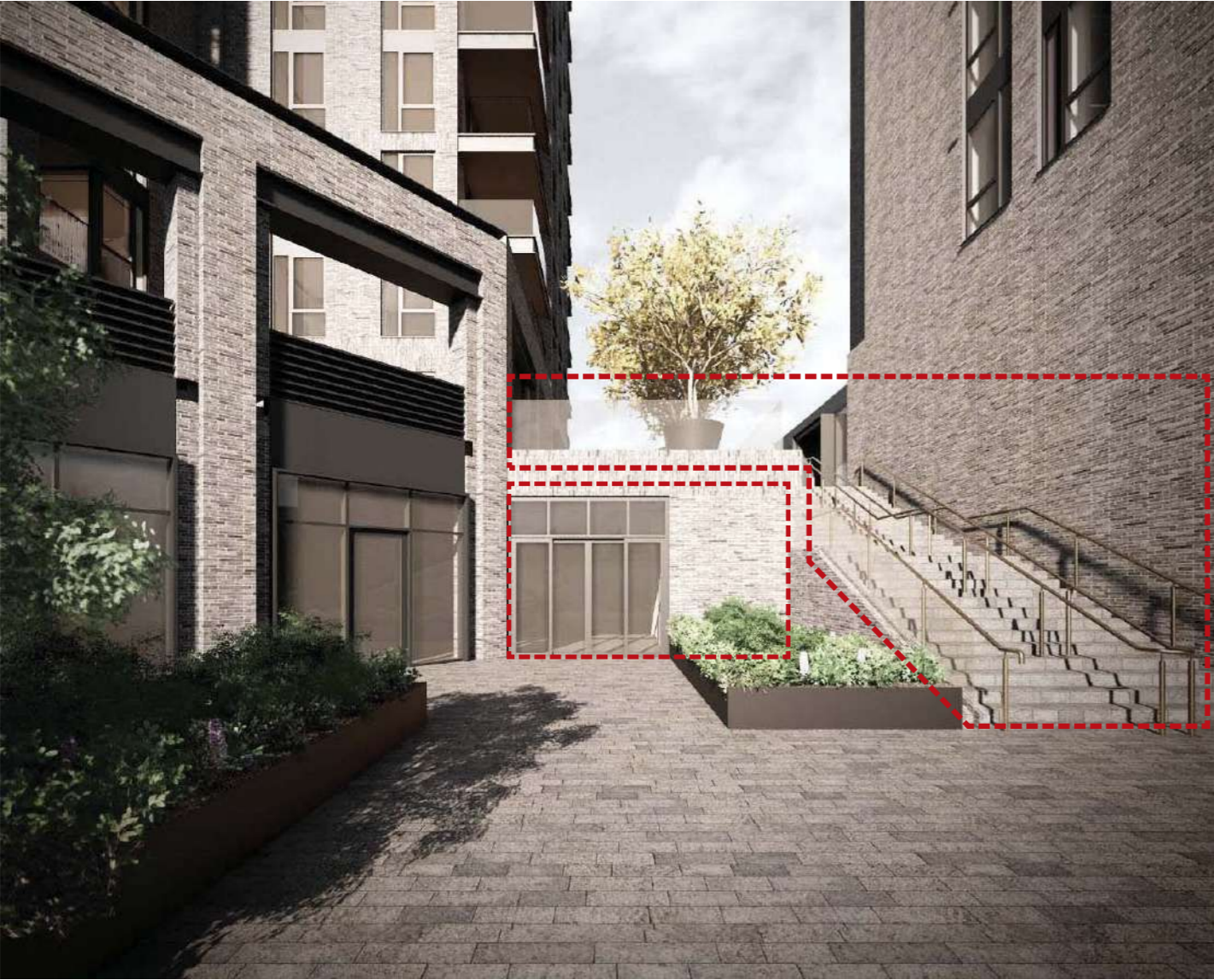
Design change to width of perceived opening and detailing to match all other entrances.

Technical Reasons for Change

Fixed glass panels and bronze balustrade omitted from original design and replaced with hit and miss powder coated profiles and solid brick to match balustrades and handrails in all other locations. Colour RAL 9005 (Jet Black)

- To improve light levels within the commercial area
- To align with design across the entire scheme.

# 03.04 Lower Ground Level Commercial Entrance and Stair - Perspectives



Area of Approved Scheme Affected by Minor Material Amendment 2019

Area Affected by Minor Material Amendment 2019

- Outline of affected areas.
- 01. Area of change to Balustrade of Stair and Podium
- 02. Area of change to Commercial Entrance