

Planning application for installation of raised rooflights over 3rd floor corridor at The Stay Club Student Accommodation

December 2019

2-12 Harmond Street and 34 Chalk Farm Road

London

NW1 8AJ



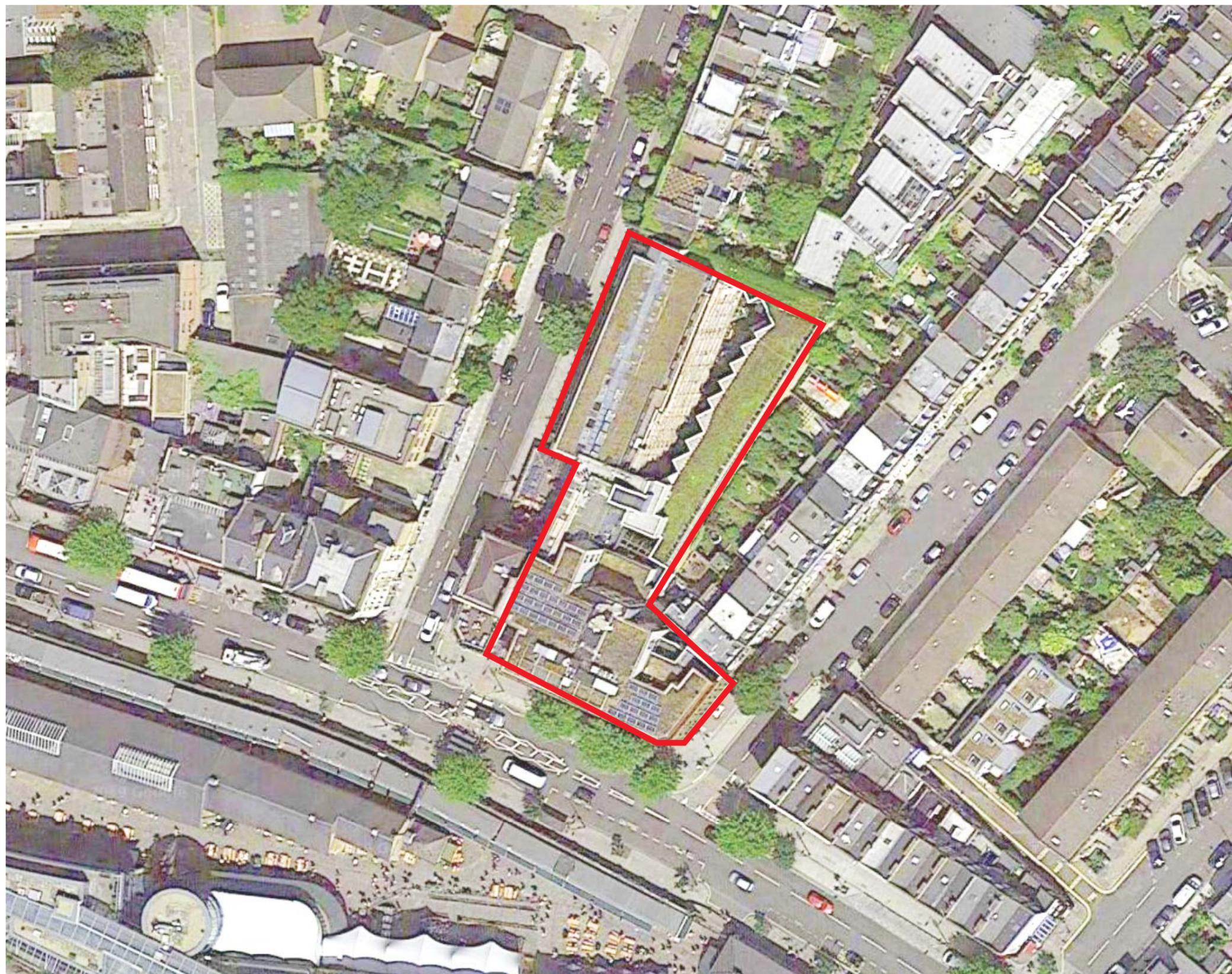
1. Introduction

1.1 Introduction

This D&A Statement has been prepared by Contemporary Design Solutions LLP for Risetall Ltd in support of a full planning application for addition of raised rooflights along an existing glazed corridor on the third floor of The Stay Club Camden.

The proposal is to install raised rooflights over the communal corridor and 3rd floor studio rooms to allow for improved natural ventilation of the corridor and the studio rooms to enhance the comfort of the occupiers and users of the building.

This document should be read in conjunction with the drawings prepared by Contemporary Design Solutions LLP.



Aerial Photograph Showing Site Location

2.1 Site Location

Current Building Use: Student Accommodation (Sui Generis) + A1 / A3 Commercial Use

The Application Site: The extent of the application site is identified in red, with the area of proposed works focused at 2-12 Harmood Street.

The existing site is an irregular shaped plot of land fronting onto Chalk Farm Road and with secondary side elevations facing Harmood Street and Cathcart Street which are primarily residential streets.

The development currently has a main entrance access at Chalk Farm Road. An emergency escape exit is located to the north-west corner of the site exiting onto Harmood Street.



2.2 Site Photographs / Information

The existing facade facing Harwood Street is a modern composition with a distinct top storey setback glazed design. The proposed raised rooflights along the top floor corridor will not be visible from street level.

View 1 - View from North looking south

View 2 - View looking North from

View 3 - Detail close up view of existing facade and top floor glazed facade



View 1



View 2



View 3



Key plan

3.1 Harmood Street Elevation

The raised roof lights are proposed on the Harmood Street facing section of the building. The existing wing is composed of a four storey building with a distinct fully glazed upper floor that is set back from the main elevation. The raised rooflights will be installed above the main roof of the set back upper floor.

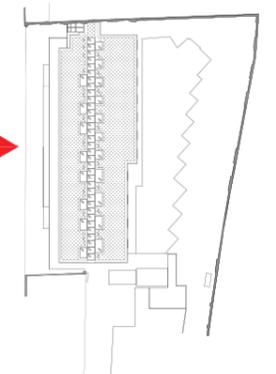
The added massing and visual impact of the proposal is negligible and would have no impact on the street scene.



Existing Harmood Street Elevation



Proposed Harmood Street Elevation



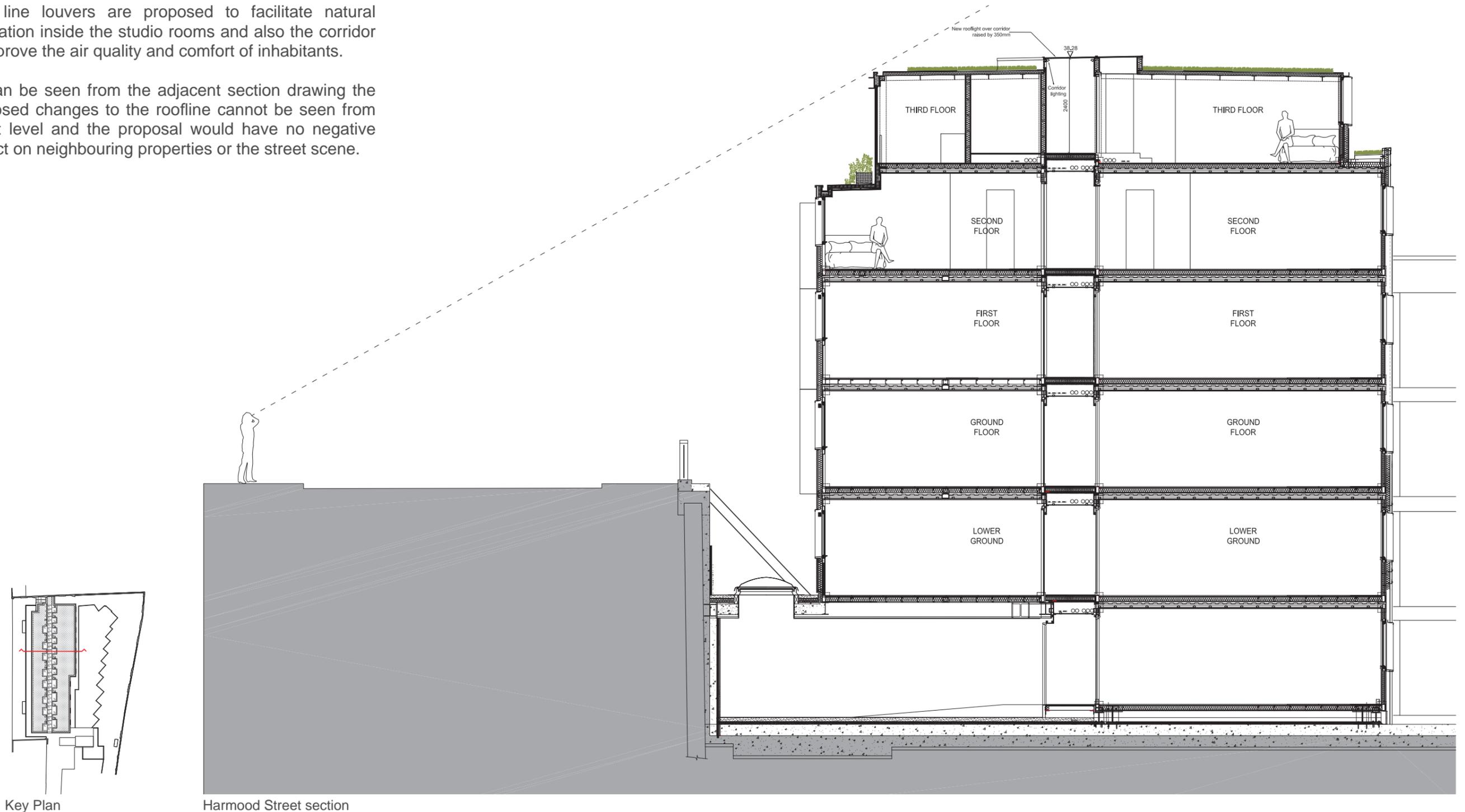
Key Plan

3.2 Harmood Street Section

The raised roof lights are proposed over the existing communal corridor and above the entrance into the upper floor rooms.

Slim line louvers are proposed to facilitate natural ventilation inside the studio rooms and also the corridor to improve the air quality and comfort of inhabitants.

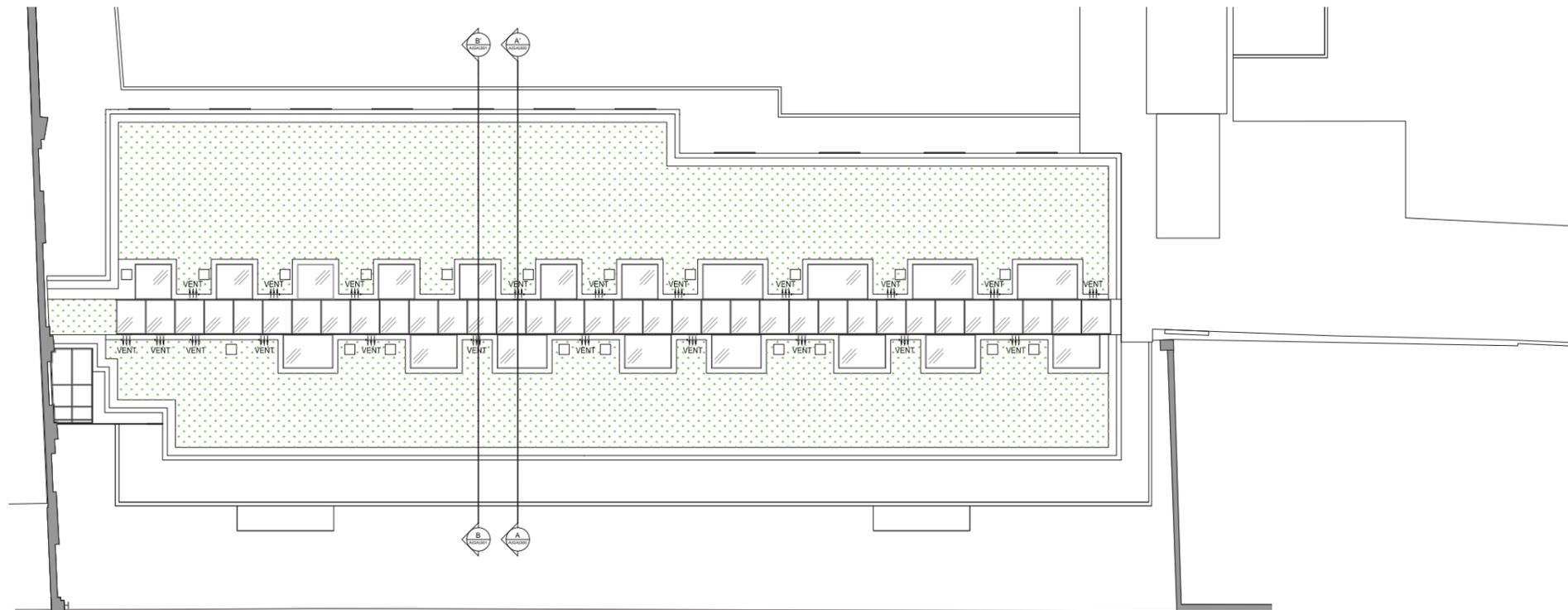
As can be seen from the adjacent section drawing the proposed changes to the roofline cannot be seen from street level and the proposal would have no negative impact on neighbouring properties or the street scene.



3.3 Proposed Roof Plan

The proposed raised roof lights will follow the line of the existing roof lights over the communal corridor.

The existing green roof system will be maintained.



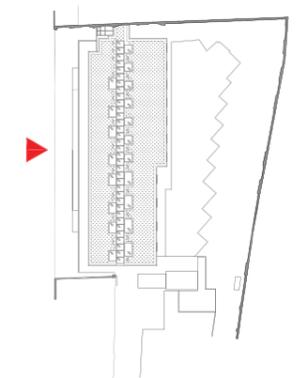
Proposed Roof Plan



Existing green roof with corridor rooflights



Proposed Harmood Street Elevation



Key Plan

4.1 Accessibility Statement

The proposed changes to the roofline will not have any bearing on the accessibility of the existing building. The existing lifts and stair cores will provide access to all levels.

Building Entry: The entrances are directly from street level off Chalk Farm Road.

Communal Facilities: The communal areas of the building, including corridors, principle doors, lifts and stairwells, have been designed to provide sufficient width and ease of circulation throughout. The main halls are all minimum clear 1200mm width.