

Proposed extension to lift core and forming of glazed corridor and lift lobby with one additional student room to 4th floor of existing student accommodation

December 2019
The Stay Club Camden
34 Chalk Farm Road
London
NW1 8AJ



1. Introduction

1.1 Introduction

This D&A Statement has been prepared by Contemporary Design Solutions LLP in support of a full planning application for a proposed extension to the main lift core and forming of a glazed corridor and lift lobby linking the existing 4th floor accommodation to facilitate improved general access.

An additional student room has been added to complement the design of the link corridor.

This document should be read in conjunction with plans by CDS LLP.



Aerial Photograph Showing Site Location



2.1 Site Location

Current Building Use: Student Accommodation (Sui Generis)

The Application Site: The extent of the application site is identified in red, with the area of proposed works focused on the current 4th floor roof level next to the Lock Tavern pub beer garden on 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. A third exit is located near the junction of Cathcart Street



-  AREA OF WORKS
-  APPLICATION SITE

2.2 Development History

The current development is formed from three main plots of land. A former warehouse site at 2-12 Harwood street, a retail unit at 34 Chalk Farm Road and an Esso petrol station at 29-33 Chalk Farm Road. The current as built scheme is comprised of multiple planning permissions which are described below as "phases" and give further background detail in terms of the sequence of development that has occurred at the application site that encompasses 31-34 Chalk Farm Road and 2-12 Harwood Street.

Phase 1 – 192 room Student Accommodation based on 2008 approval (2008/2981/P). The adjacent Esso petrol station was still in operation.

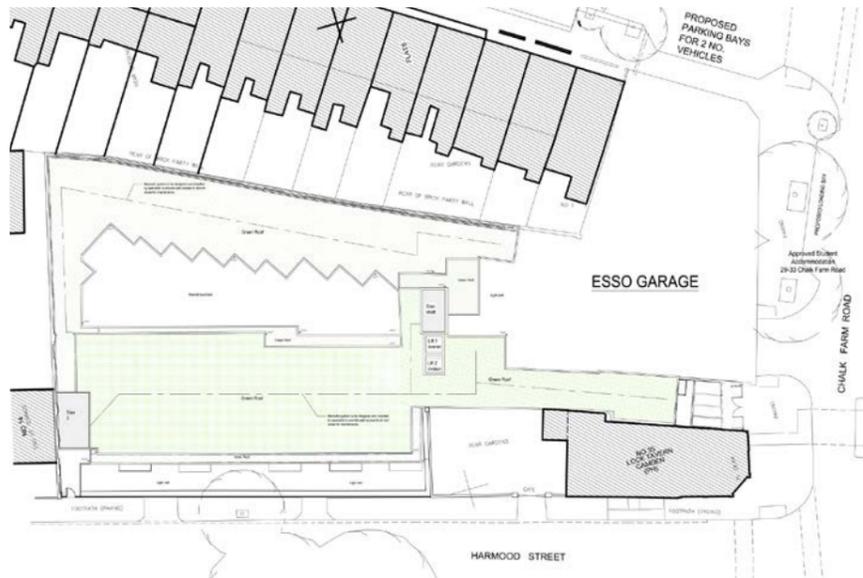
Phase 2 – Redevelopment of Esso petrol station - planning approval achieved in late 2012 for mix-use commercial and 40 additional student units (2012/0974/P). The approval of the Esso site scheme did not include a formal link between the main circulation core of the 192 room development.

Phase 3 – Main site for 192 rooms student accommodation open in September 2013. Esso site is still under construction. Planning application was submitted to include 5 extra rooms with a corridor as a means of linking the two development sites at the 3rd floor level (2012/5639/P). This application was refused.

Phase 4 – 2 rooms extension approved in late 2013 (2013/4467/P) to complete the Esso site development. The basis of the external fire escape walkway is established.

Due to the timing of the two main site developments, the Esso redevelopment for the additional student units didn't allow for the linking of the proposed top floor to the main lift core as it was already built with passenger lifts already installed. The intention was to form the corridor link via the application for the five additional rooms (Phase 3), which was refused. Subsequently, the 2 room extension (Phase 4) was approved and built but with only an external corridor link for fire escape only due to the bulk and massing issue which was a reason for refusal of the 5 room scheme.

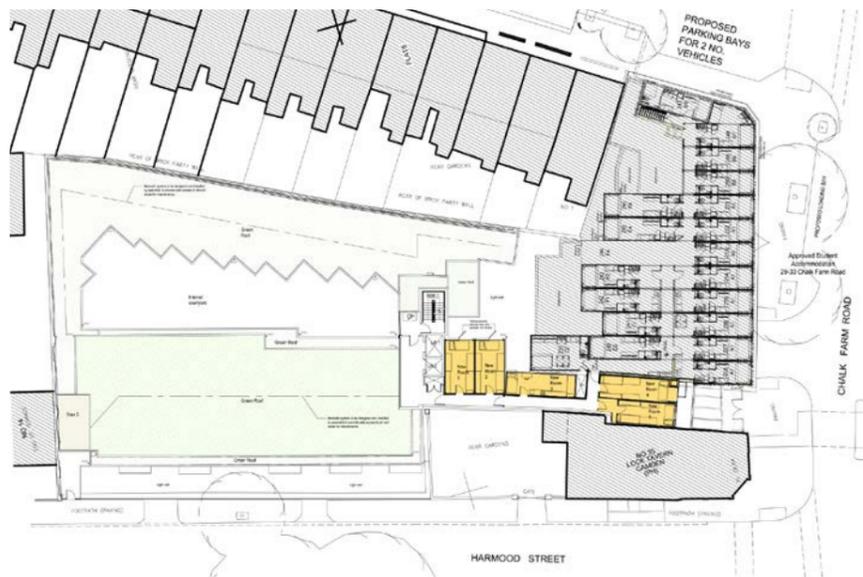
Currently, the client is looking to create the glazed link and lift lobby extension as a minor addition that would constitute a small increase to the overall built form. With the building in-situ, the visibility of the glazed link extension should be of minimal impact within the context of the totality.



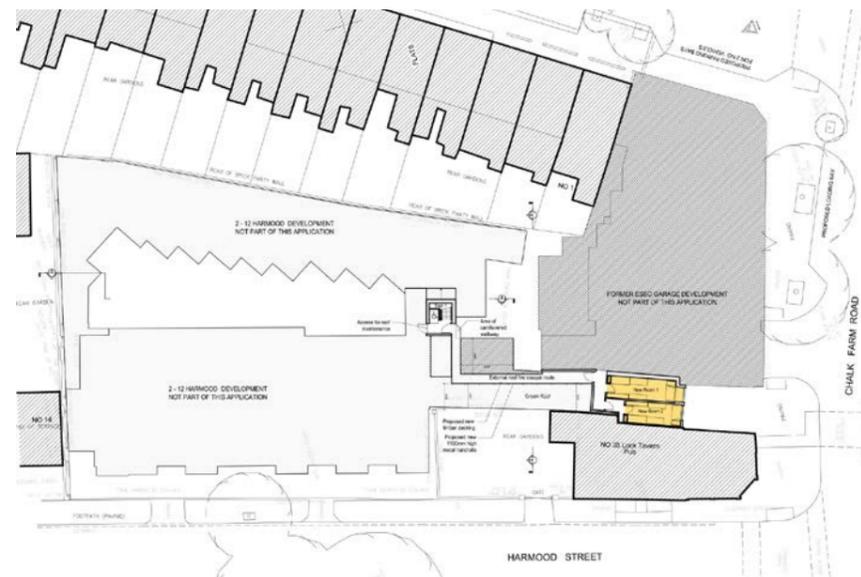
Phase 1



Phase 2



Phase 3



Phase 4



View 1



View 2



View 3

2.3 Site Photographs

View 1 - View from North looking south

View 2 - Detail close up view of existing facade

View 3 - View looking North from south

The existing elevation affected by the proposed glazed link extension is a three storey blank wall clad with Trespa panels. There are three large mirror tinted windows that provide outlook from the internal corridors.

At the fourth floor, the rear section of the Chalk Farm Road wing is visible adjacent to The Lock Tavern pub and partially extending into view above the main Trespa clad elevation.

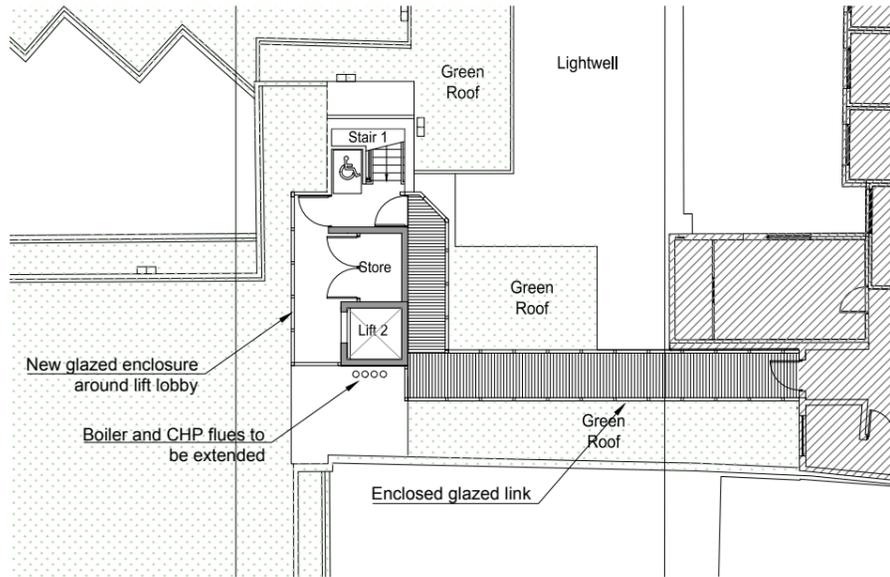
The rear of the Lock Tavern is visually very cluttered with a large industrial kitchen extract duct, air-conditioning units, black painted metal spiral staircase and gantry with a two storey brick rear structure. Multiple windows and doors are located at various levels to form a very eclectic facade.



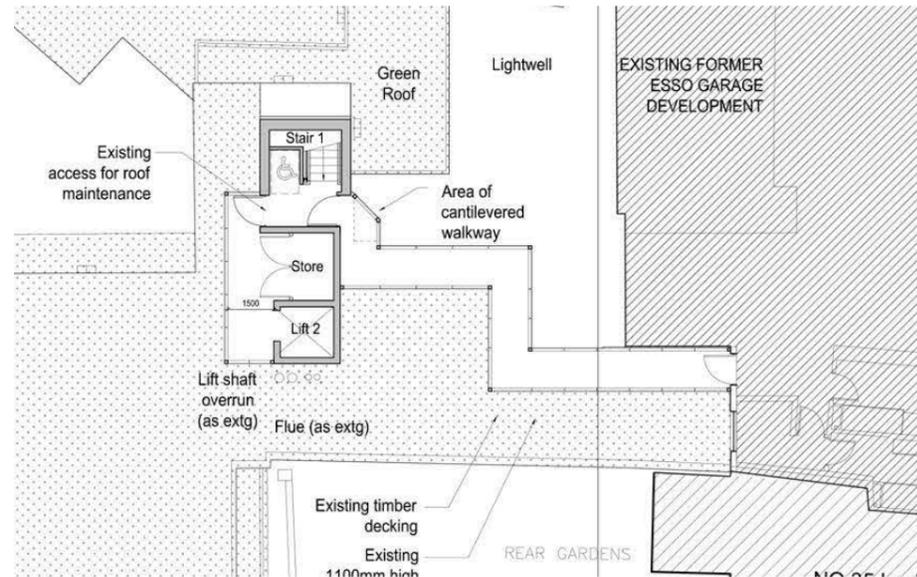
Rear elevation of the Lock Tavern - Visual clutter



Key plan



September 2019 Pre-Application - Proposed 4th floor Plan



September 2019 Pre-Application - 4th floor Plan amendment following site meeting

2.4 Pre-Application Advice

Pre-Application advice was sought in September 2019 for a version of the glazed link proposal. On meeting with the Camden planning officer, it was commented that the design could be improved if there is a reduction to the perceived bulk of the glazed link by following the rear roof line as opposed to the initial proposal of running the link straight across the roof.

As a result of the comments and advice from the site meeting, an alternative version of a "staggered" glazed link was proposed with less perceived massing from Harmond Street level. The resulting formal Pre-App response was the following:

"The retrospective fire exit, increased in height of the lift shaft, flue and the various glazed link structures would result in visual clutter combined with the clumsy connections to the main block and would further harm the area's character." - Extract from Hop Obote Pre-app email response 17/10/2019.



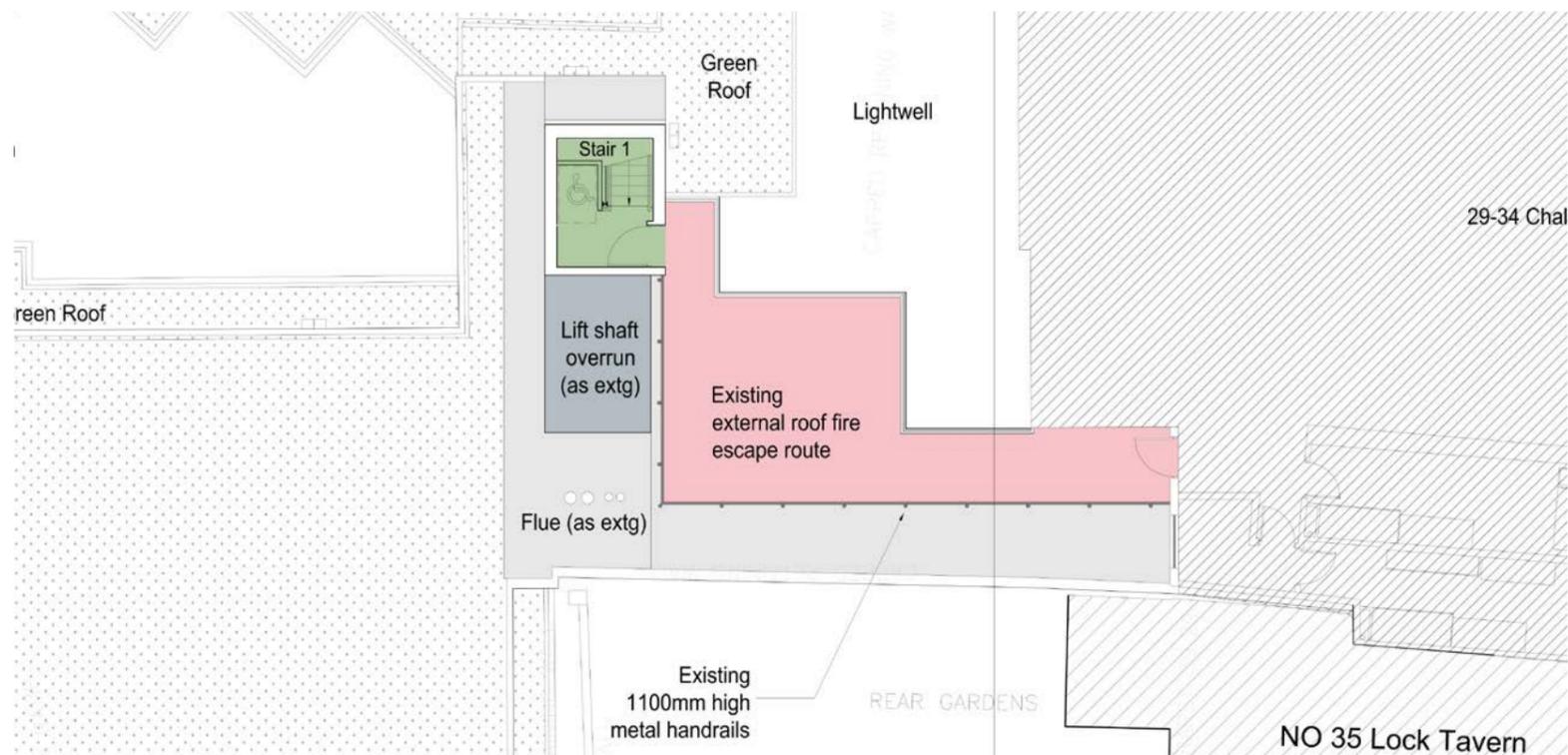
September 2019 Pre-Application - Street view



September 2019 Pre-Application - Updated street view

The adjacent updated street view shows, despite the reduced massing, the officer's "visual clutter" comment is reasonable when also considering the extended lift shaft and flues and the lift lobby. The re-routing of the corridor to follow the rear roof edge does not lead to an efficient or well designed plan form. The choice of green tinted glass directly references the glazed cladding of the existing 4th floor of the Chalk Farm Road wing.

On further careful deliberation and review of the design with regards to the pre-application comments, the following pages detail a new proposal that responds to the main critique of "visual clutter" and "clumsy connections".



Existing fourth floor plan



Proposed fourth floor plan

3.1 Proposed Fourth Floor Plan

In response to pre-application comments, the proposal is to generate a simpler plan form that serves a dual function of providing a physical connection between the Chalk Farm Road wing and the lift extension / staircore and also incorporate a new student accommodation unit while creating a more composed elevation that integrates disparate elements to form a coherent whole.

As in the first pre-application plan proposal, a glazed link extends across the existing roof to create a covered access route from the 4th floor rooms Chalk Farm Road to the main stair circulation core. The glazed frontage will wrap around the front (facing Harmood Street) of the extended lift core to form a new lift lobby and terminate at the existing stair core 1 to form a new entrance access into the stair well.

The existing flues and ventilation ductwork would be re-routed to be partially hidden within the proposed corridor and extend up to terminate above the proposed lift core.

The proposed corridor is setback 1.2 - 1.7m from the existing facade and roof parapet overlooking the pub beer garden, which helps to reduce the massing and bulk from street level. This mirrors the existing setback of the third floor level of the Harmood Street wing.

A student accommodation unit of 28sqm is formed on the remaining roof area. The building originally accommodated 234 student units based on the three granted planning permissions (192 + 40 + 2). In response to the 2014 Enforcement notice and subsequent Appeal decision, remedial works involving the reduction to the 3rd floor parapet and roof level and increased top floor setback, the number of units facing Harmood Street was reduced leading to a current total of 230 student units.

This added unit will help to partially make up for the overall loss to bring the total unit numbers up to 231.

3.2 Harmood Street Elevation

The current external fire escape route is bordered with a metal guard rail and is proposed to be replaced by a new fully glazed corridor link set back from the main cladded elevation which continues across the extended lift core to form the new lift lobby.

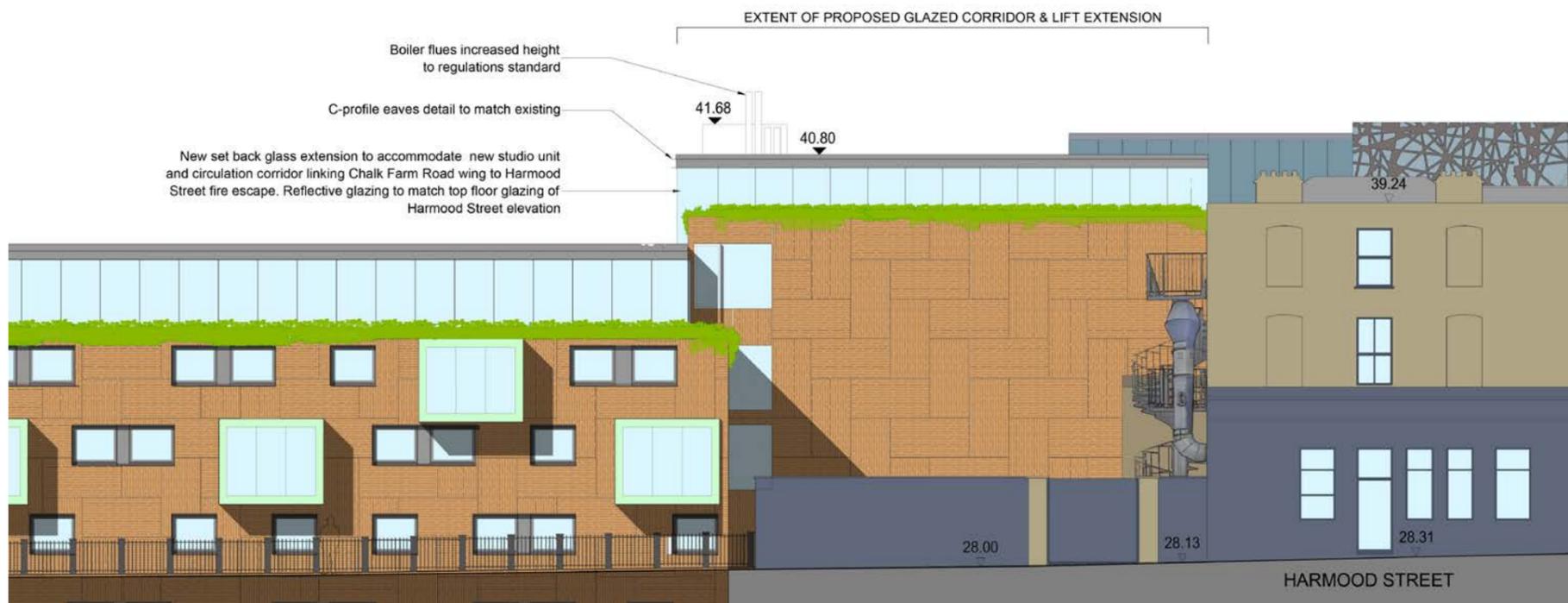
The proposed materials would seek to match the existing third floor setback of the main Harmood Street elevation to create a linear glazed strip with a profiled eaves detail coordinated overall elevation treatment that is harmonised with the existing building.

The existing plantroom ventilation ducts and boiler flues will extend above the proposed extension to regulations standards.

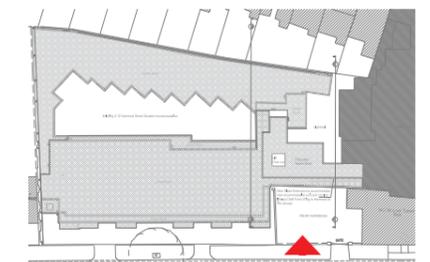
Green planting to the set back roof area would be introduced to soften the roof edge and introduce additional biodiversity to the development. The existing roof edge soft landscaping on the Harmood Street wing will be replanted with similar species to form a visually harmonised elevation and soft landscaping scene.



Existing Harmood Street Elevation



Proposed Harmood Street Elevation



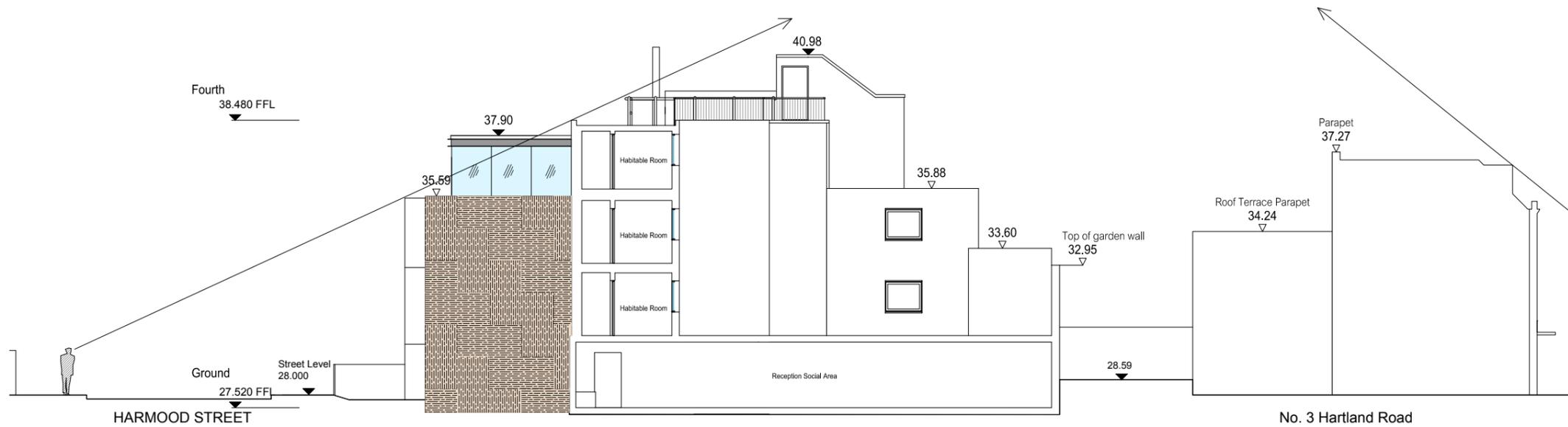
Key Plan

3.3 Section AA

The adjacent sections show the existing and proposed outline of the glazed corridor link and the setback from the existing third floor roof parapet.

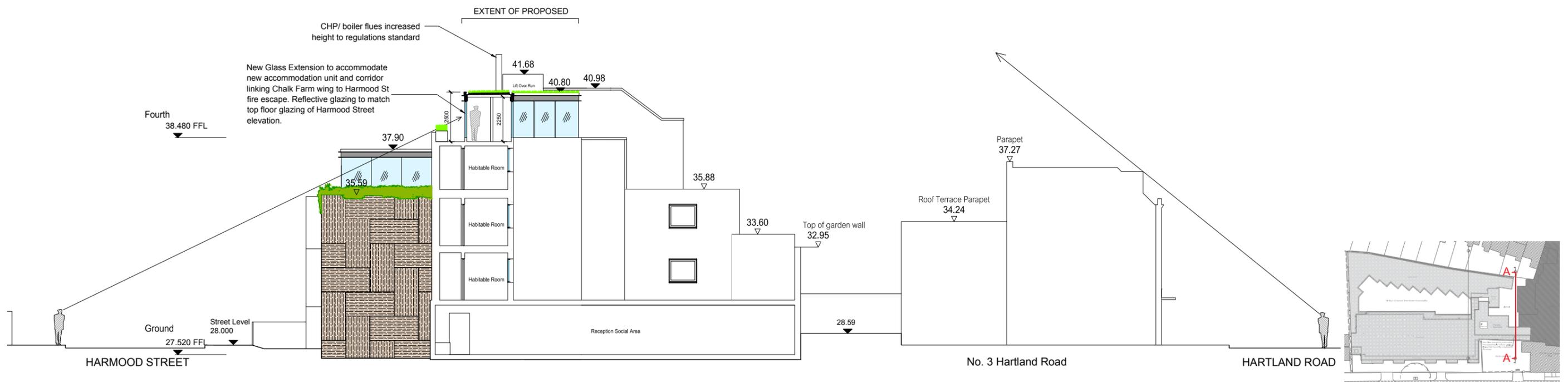
The setback of the extension reduces the visual impact from street level and replicates the setback of the existing third floor.

Planting is proposed to soften the parapet roof edge and a green roof is proposed over the corridor and student accommodation unit.



Existing section AA

EXISTING SECTION A-A



Proposed section AA

PROPOSED SECTION A-A

Key Plan

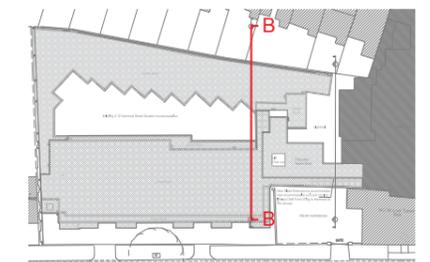
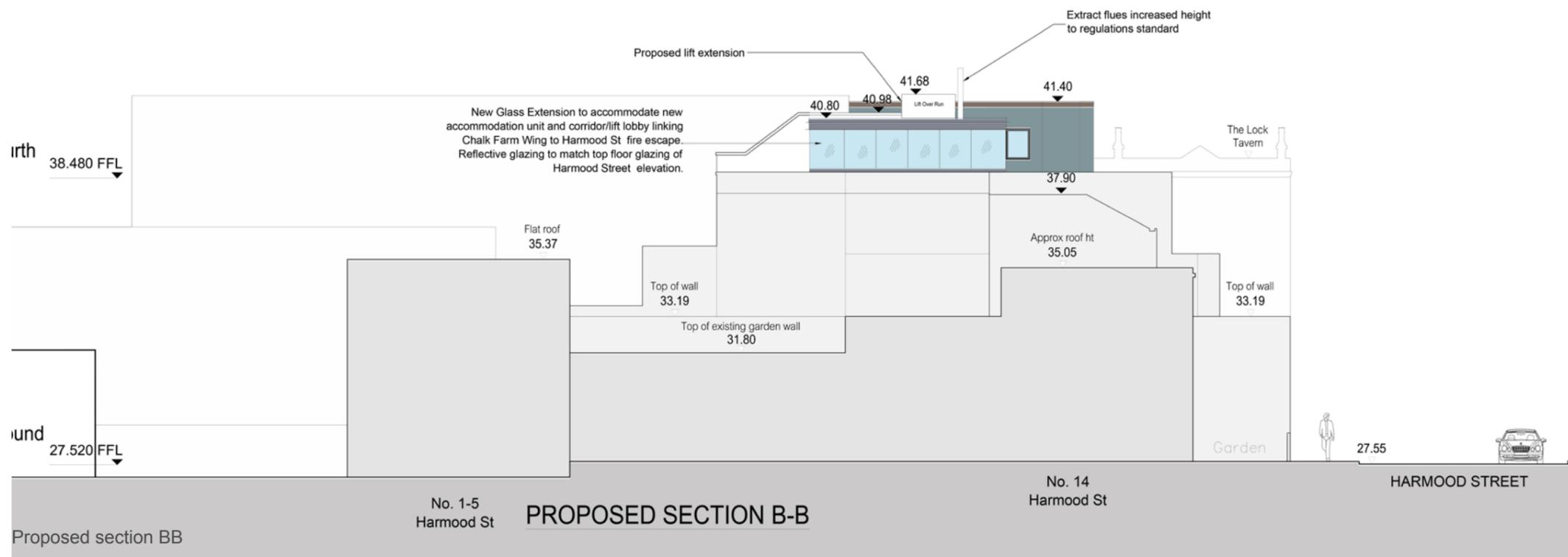
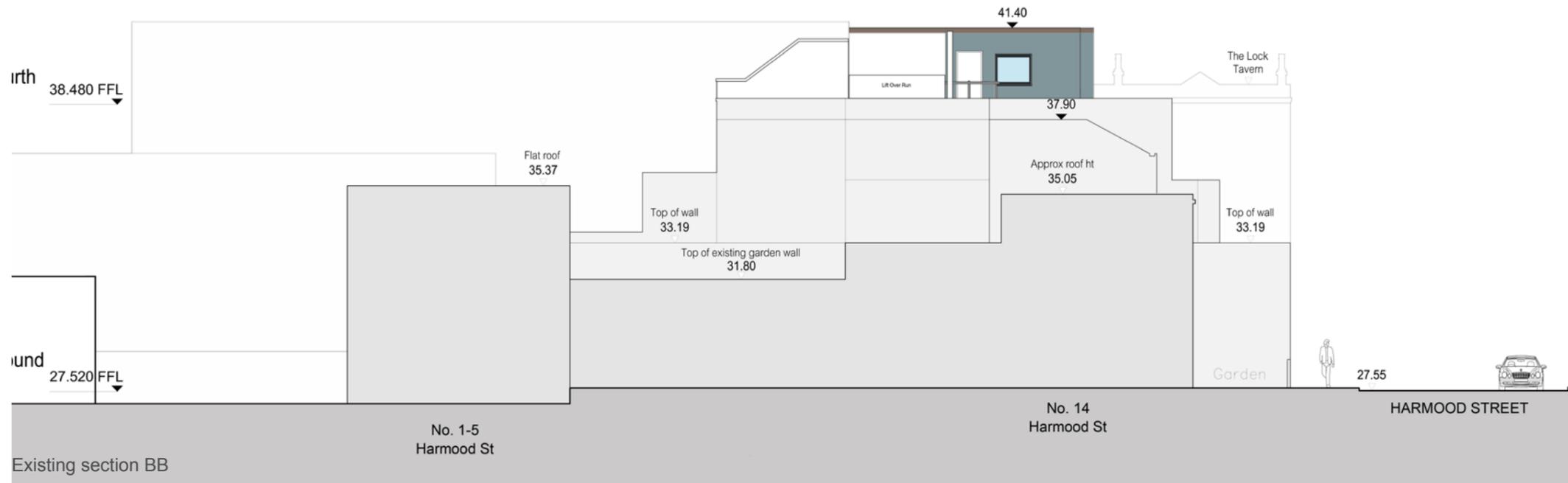
3. Design

3.4 Section BB

The section elevation shows the existing and proposed lift shaft and proposed lift lobby extension.

The glazed facade is a continuation of the corridor glazing which wraps around the lift to form the new lift lobby area and links to the existing stair 1.

The existing window on the rear facade of the Chalk Farm Road wing will be adjusted to accommodate the new corridor extension.



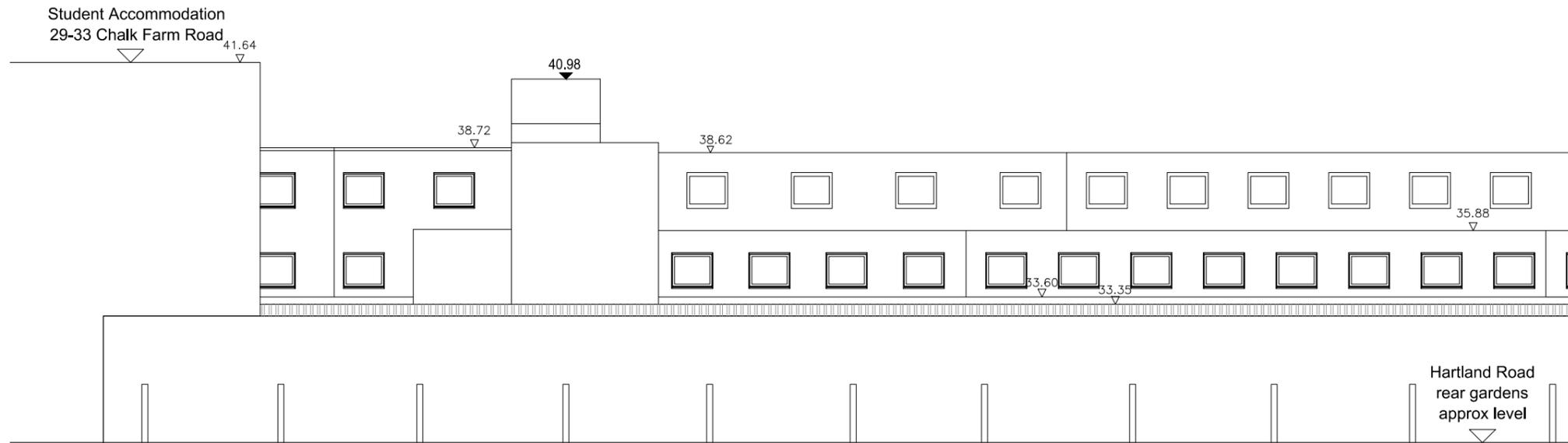
Key Plan

3.5 Hartland Road Gardens Elevation

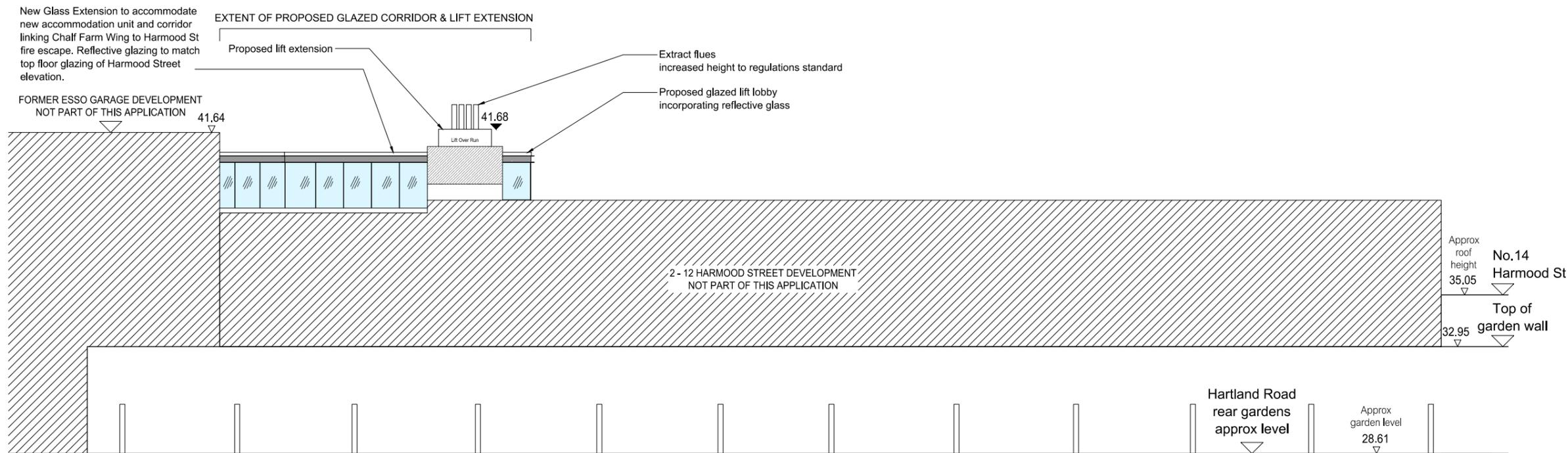
The glazed corridor link and additional student room will infill the gap between the staircore and the Chalk Farm Road wing. The proposed elevation will follow the same glazed design treatment as the main Harmond Street elevation. The return side of the lift lobby extension will be visible.

The glazing will be completed by a profiled channel detail to form the roof edge above the extended areas.

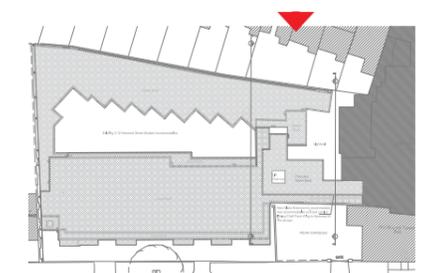
The height of the proposed glazed extension is lower than the existing Chalk Farm Road wing (29-33 CFR) and the current staircore. The proposed lift overrun and re-routed ducts and flues would extend to a higher point, but only occurs at a small part of the overall elevation.



Existing Harmond Street Elevation



Proposed Harmond Street Elevation



Key Plan

3. Design



3.5 Scheme Photomontage

The images show the comparison between the existing view (left) and the proposed one (right).

The existing facade facing Harwood Street is a modern composition with a distinct top storey setback glazed design. The proposed glass corridor and lift lobby extension will follow a similar aesthetic to create unified street elevation.

View 1 - View from North looking south

View 2 - Detail close up view of existing facade

View 3 - View looking North from south



Along the third floor parapet roof edge, new planting is proposed to soften the parapet edge lines of the elevation building and provide additional greenery to an urban environment.

The existing planting on the Harwood Street wing will also be renewed to reflect the new planting scheme.



Key plan

4.1 Accessibility Statement

With the proposed lift extension and corridor link access to the 4th floor Chalk Farm Road wing, there will be an improvement in accessibility to all parts of the development.

Building Entry is as per the existing with the main entrance 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.