

Proposed conversion of lower ground rooms to form seven student accommodation units to existing student accommodation development

February 2020 - REV A
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 the proposed conversion of seven existing ancillary function rooms to seven self-contained student accommodation units on the lower ground floor of existing student development called The Stay Club Camden.

This document should be read in conjunction with plans produced by CDS LLP and sunlight and daylight report created by RIGHT OF LIGHT CONSULTING



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 existing lower ground floor level adjacent to the secondary internal courtyard.

The existing site is an irregular shaped plot of land fronting onto Chalk Farm Road and with secondary side elevations facing Harmood Street and Hartland Road 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 Hartland Road and Chalk Farm Road.



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.

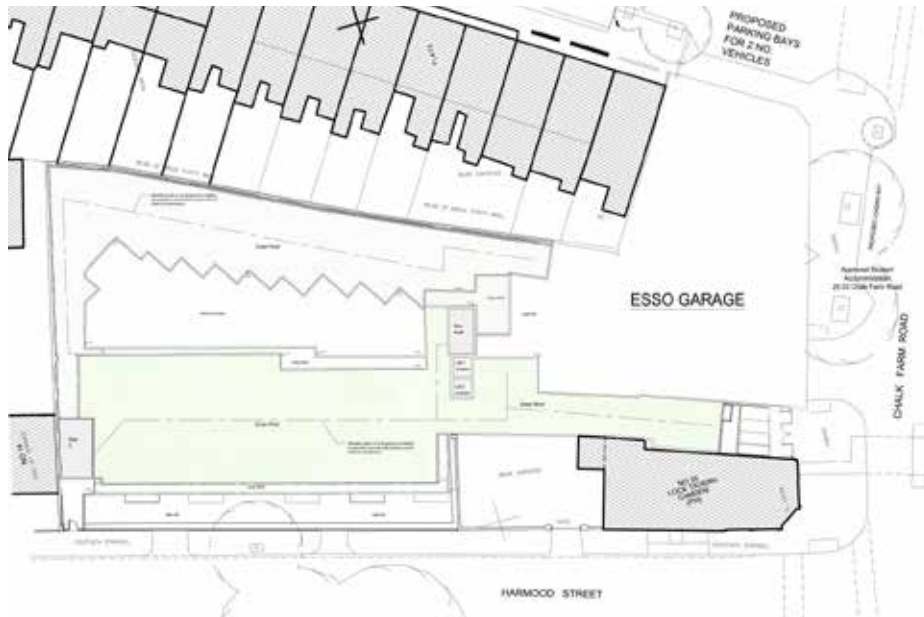
Phase 1 – 192 room Student Accommodation based on 2008 approval (2008/2981/P). The adjacent Esso petrol station was still in operation.

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 – 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.

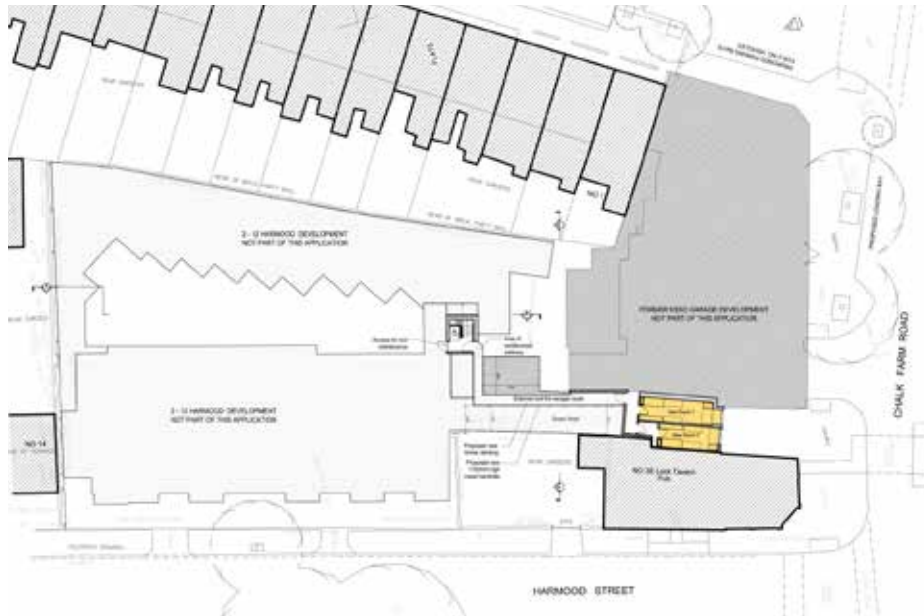
Phase 4 - In response to the 2014 Enforcement notice and subsequent Appeal decision, remedial works involving the reduction to the 3rd floor parapet and roof level and increased third floor setback, the number of third floor rooms facing Harwood Street was reduced by four leading to a current total of 230 student units.

Currently the client is seeking to create seven self-contained student units by converting existing ancillary function rooms. This would take the total number of units to 237 so an increase of three above the approved 234 unit scheme

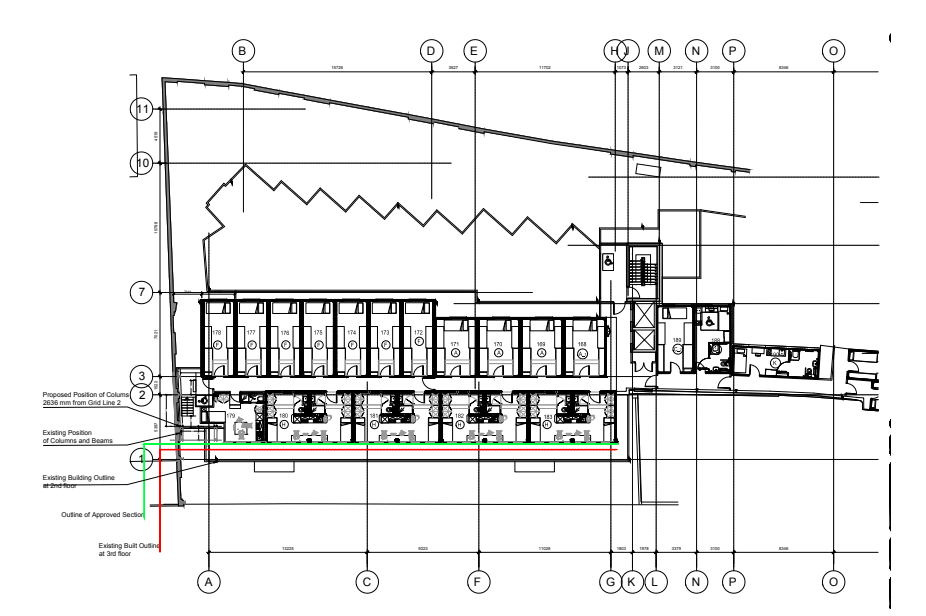


Phase 1

Phase 2



Phase 3



Phase 4



View 1



View 2



View 3



View 4



View 5

2.3 Site Photographs

View 1 - From Internal Patio

View 2 - From the Reception/ Balcony Area at ground floor

View 3 - From the existing Balcony

View 4 - Of the internal patio from upper floor

View 5 - Inside the existing store room



Key plan

2.4 Pre-Application Advice

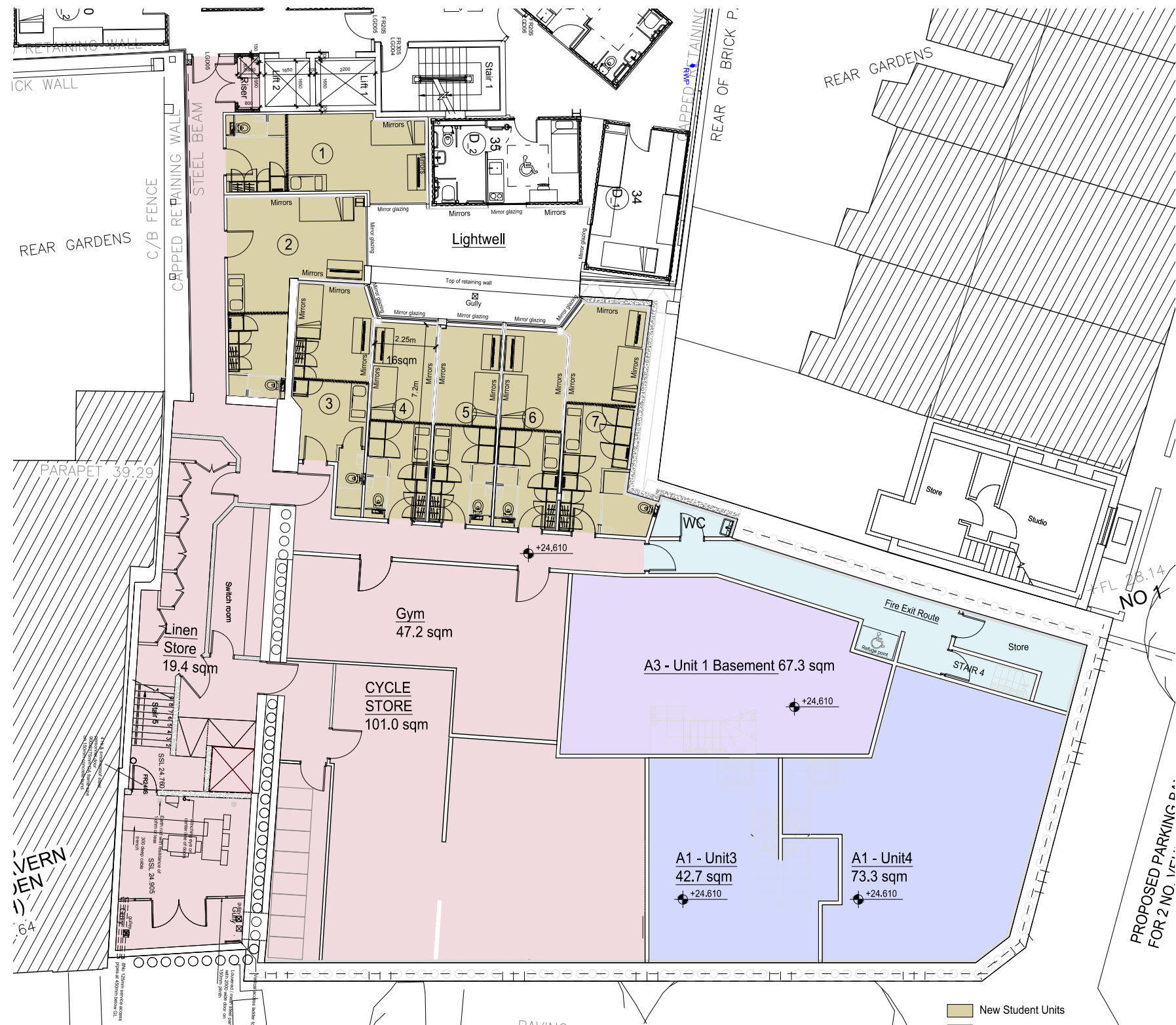
Pre-Application advice was sought in September 2019 for a conversion of the basement rooms. On meeting with the Camden planning officer, it was commented that rooms were lacking in sunlight/daylight levels and space. The resulting formal Pre-App response was the following:

"The proposal would take the scheme to 199 bed spaces, which is 7 more than 192 bed unit that was approved in 2008 (2008/2981/P) and whilst officers consider that the change of these ancillary facilities would not result in a harmful over-concentration that would lead to unacceptable noise and disturbance locally, any planning permission would be subject to a student management plan being secured via legal obligation (if acceptable, which it is not due to the substandard quality of living accommodation). It should also be noted that there is a current enforcement complaint (EN17/0341) for the creation of 7 x additional student accommodations at basement level and no subsequent planning application was submitted to regularise the additional units. These details have not been shown on the submitted plans.

The submitted document suggests that the new student accommodations would measure between 16sqm and 24sqm and would be single aspect rooms. Officers are concerned in respect of the quality of outlook and light from all the units together as it would lead to a poor quality of living accommodation. It should be noted that further information would be required to demonstrate that the store rooms, changing and maintenance rooms are no longer required and the mixed use scheme can adequately function with the loss of these rooms. As no evidence has been submitted to justify the loss of the spaces, the principle is not accepted." - Extract from Hop Obote.

On further careful deliberation and review of the design with regards to the pre-application comments, the following pages provide a detailed response to the officers comments.

It has been confirmed the aforementioned enforcement complaint, according to Council records, was resolved in 2017.



3. Design

3.1 Proposed Lower Ground Floor Plan

The proposal involves the conversion of existing seven lower ground floor rooms into seven self-contained student accommodation units. The current uses of the rooms are general storage spaces, maintenance store, maintenance staff room, cleaners store, linen store and cleaners changing room. By relocating these uses into other areas of the building through efficiencies in creating additional storage areas and changing facilities elsewhere, it is possible to convert the seven rooms to student units of minimum 16sqm.

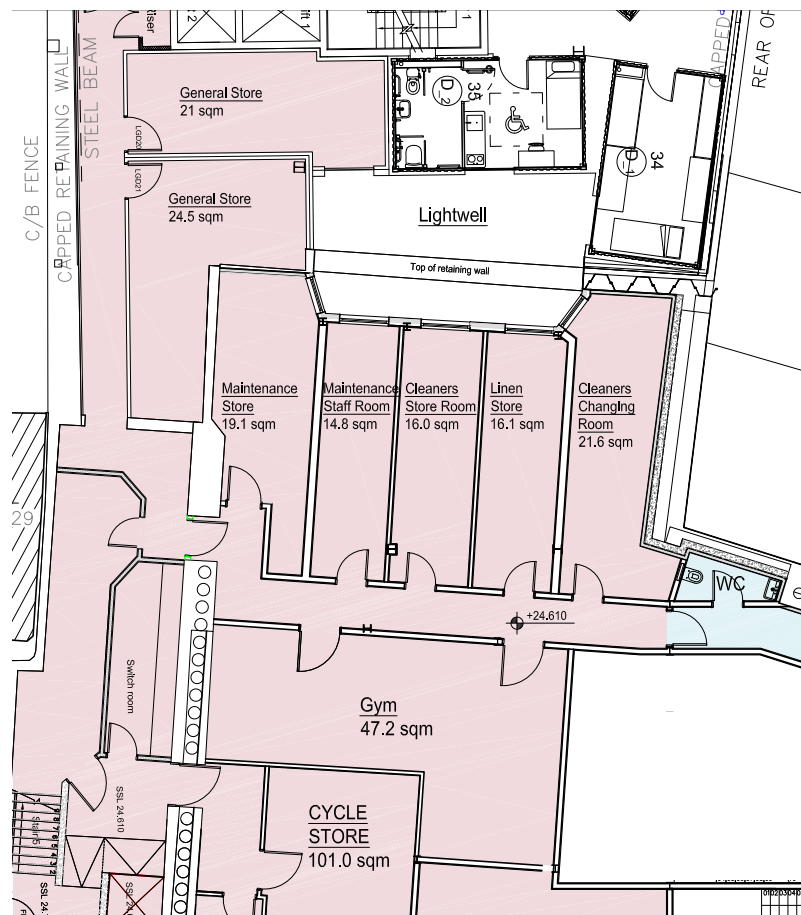
In response to pre-application comments regarding the limited sunlight daylight within the existing seven rooms, an analysis of the existing daylight levels was commissioned to ascertain the current levels of daylight and then recommend a series of improvements to the existing building to achieve a higher level of daylight into the proposed seven student units.

A significant factor in loss of daylight to the rooms is the overhanging balcony deck located immediately above the lower ground floor windows that overlook the small courtyard. This is proposed to be removed to allow clear views of the sky

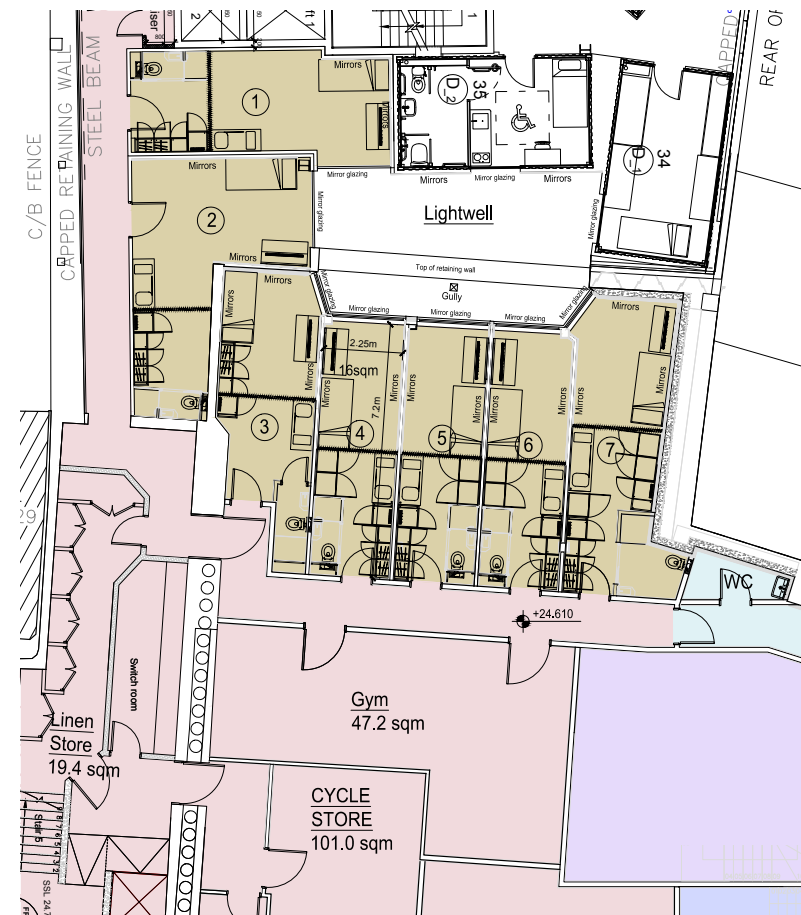
The original windows will be removed, and openings enlarged to accommodate full height and full width glazing that would maximise daylight penetration into the internal spaces. The room layouts are prioritised to locate study and bed spaces closer to the windows and internal surfaces will be bright with full mirrors maximising reflections and avoid dark shady interiors. Bathroom and storage cupboards are located to the rear of the room.

The current courtyard is clad with an off-white rainscreen cladding system, which at the lower two level swill be replaced with mirror reflective cladding panels that will provide increased reflectance to illuminate the small courtyard with daylight.

The existing tall planting and silver birch structures will be removed, and more manageable low level type of planting would be introduced to maintain visual amenity for the new student rooms.



Existing Lower Ground Floor Plan



Proposed lower Ground Floor Plan



Image of courtyard tall planting



Balcony to be removed



Silver birch replaced/removed

3. Design

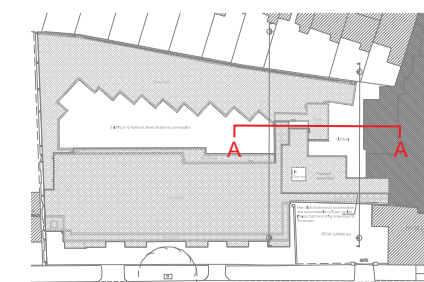
3.2 Courtyard Internal Elevation and Section AA

The proposed conversion of the seven rooms will involve mainly internal changes to those specific rooms. To improve the internal daylight values, the windows to the rooms will be enlarged to accommodate much larger aluminium glazing which will be reflected in the external façade. The new glazing will incorporate a mirror effect to provide privacy to the internal spaces by reflecting the external spaces.

The external balcony at first floor level will be removed to maximise daylight penetration into the courtyard and prevent overshadowing over the enlarged windows.



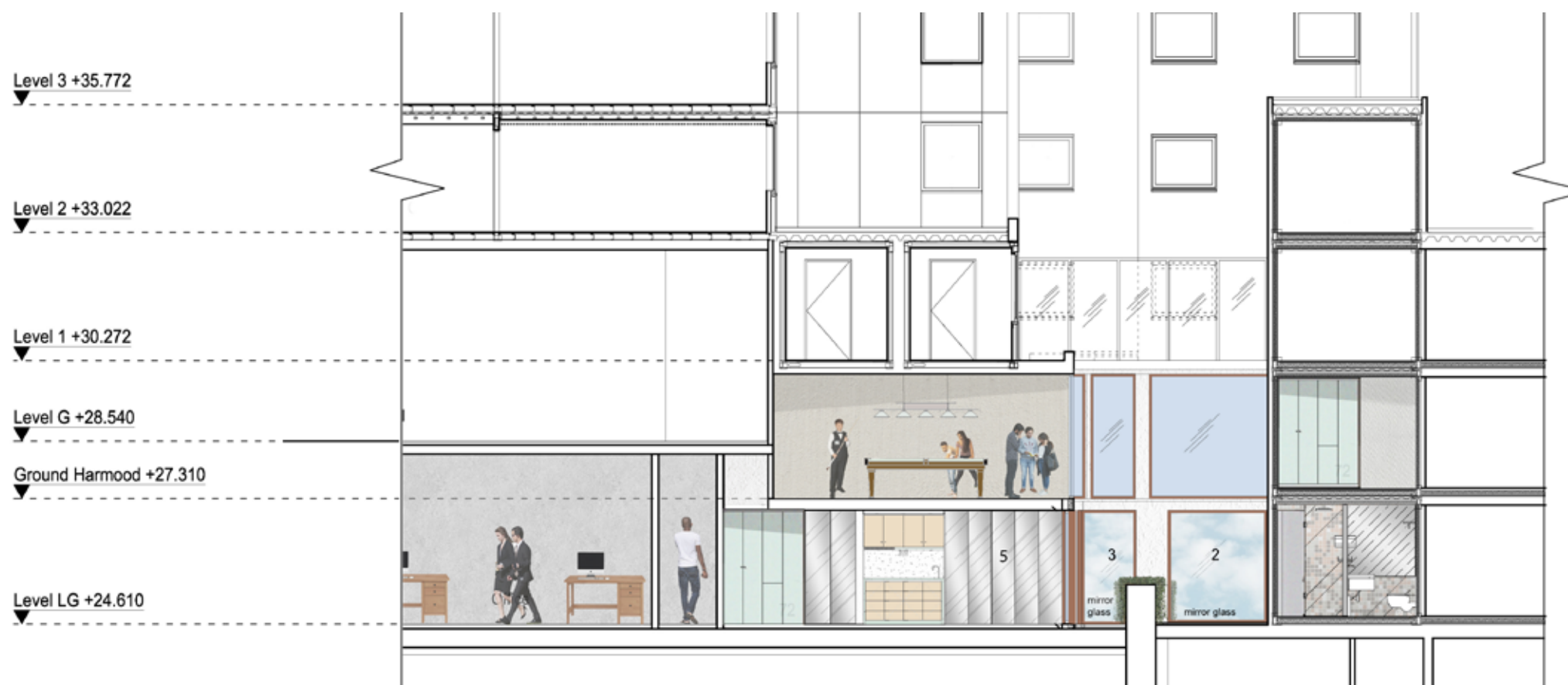
Mirrored glazing precedent



Key Plan



Existing section AA



Proposed section AA

3. Design



Existing section BB



Proposed section BB

3.3 Courtyard Internal Elevation and Section AA

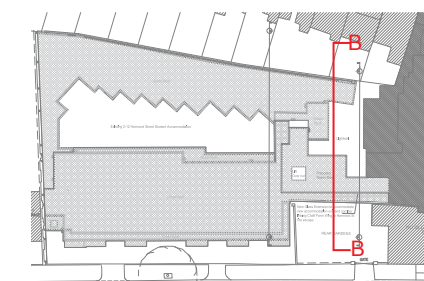
The existing windows will be replaced with larger floor to ceiling glazed openings to maximise daylight penetration into the proposed student units. The new glazing will incorporate a mirror effect to provide privacy to the internal spaces by reflecting the external spaces.

The internal balcony at ground floor level will be removed to reduce overshadowing of the floor below.

Low level planting would be introduced to soften the courtyard space and provide visual amenity.

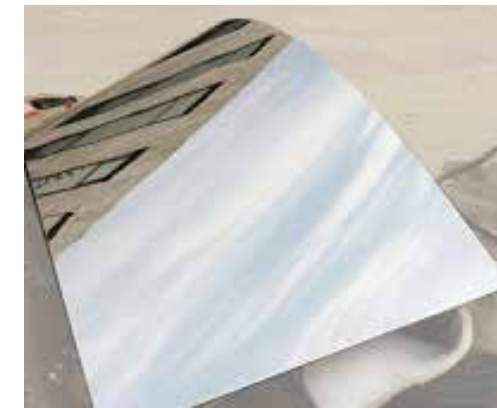


Mirrored glazing precedent



Key Plan

3. Design



Reflective aluminium panel



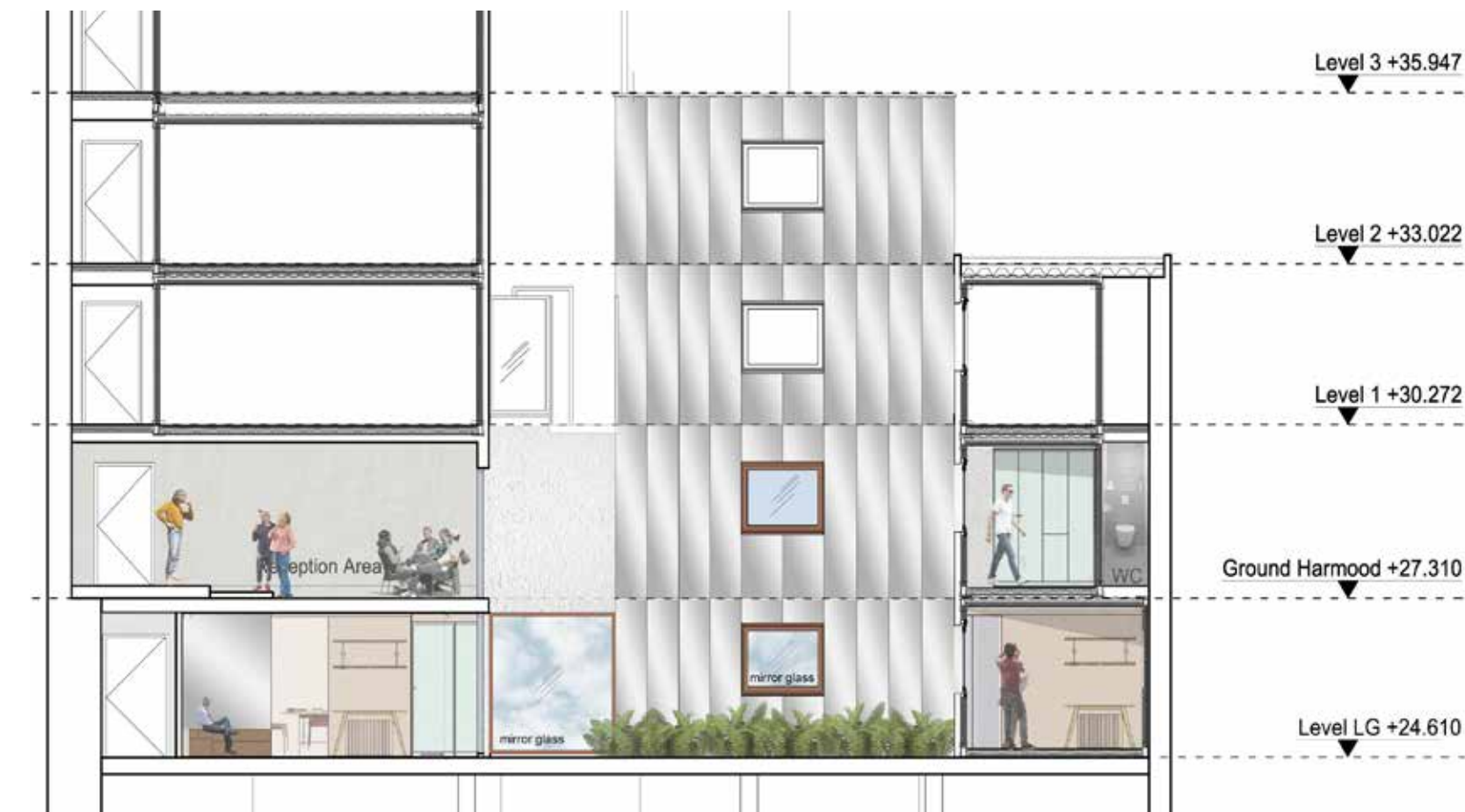
Curved aluminium panel

3.4 Courtyard Internal Elevation and Section CC

This section elevation shows rooms 1 and 2 with proposed full size windows to allow for improved levels of daylight penetration. The new glazing will incorporate a mirror effect to provide privacy to the internal spaces by reflecting the external spaces.

The existing elevation cladding panels at lower ground and ground floor will be replaced with reflective aluminium panels incorporated a 3-Dimensional design which would animate the courtyard elevation and also further improve the daylight levels within the courtyard by reflecting

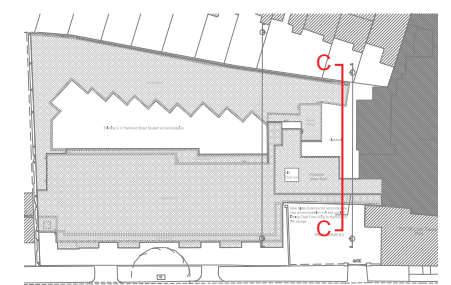
Low level green planting will be introduced to replace the existing tall planters to maintain visual amenity and maximise daylight into the student rooms.



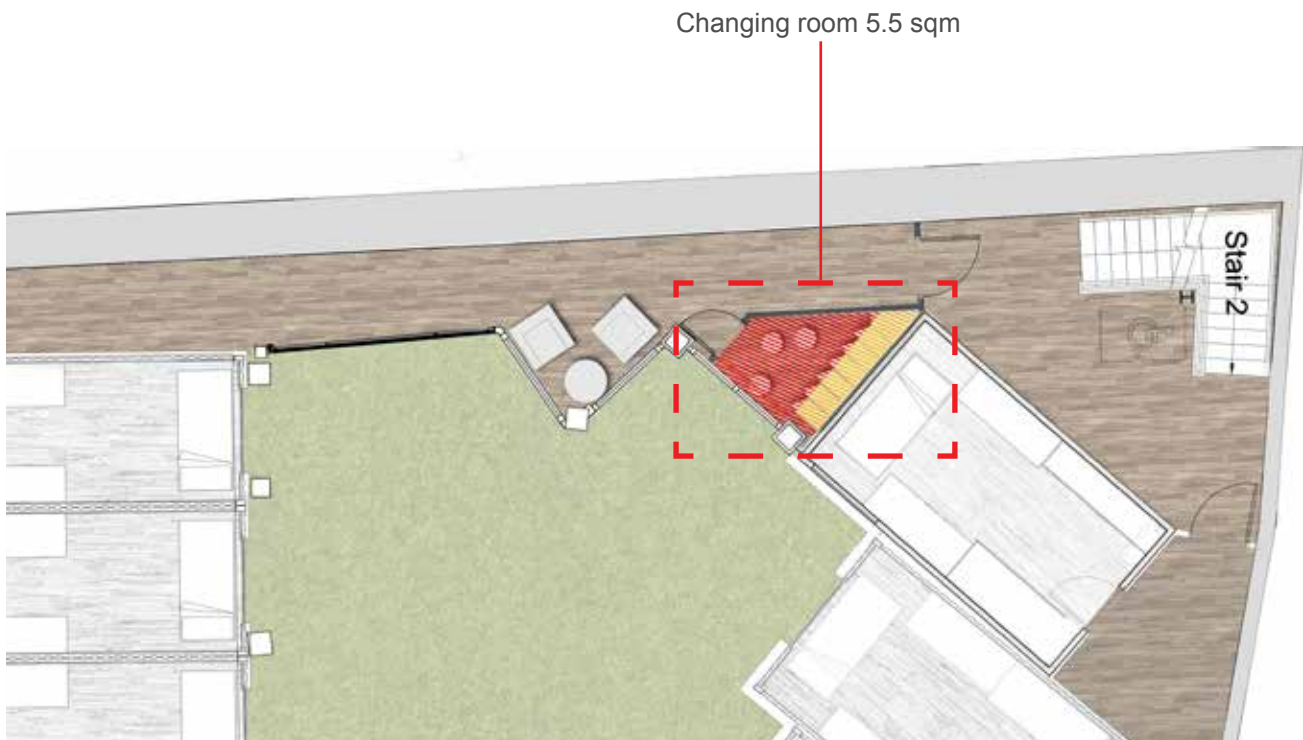
3-Dimensional facade panels

3.5 Massing and Scale

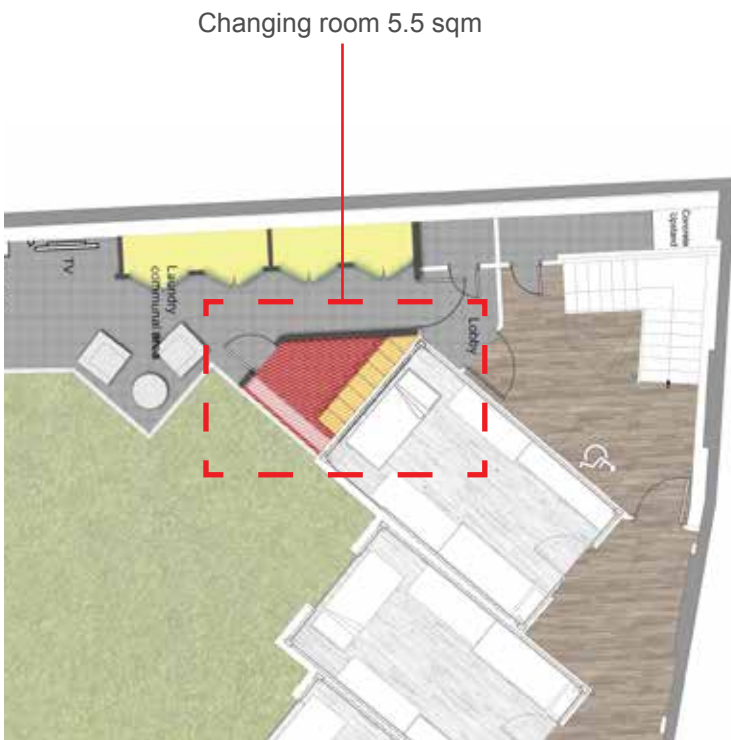
The proposals are all contained within the existing development and footprint. There is no additional mass being built, therefore the impact of the proposal on neighbouring properties is negligible.



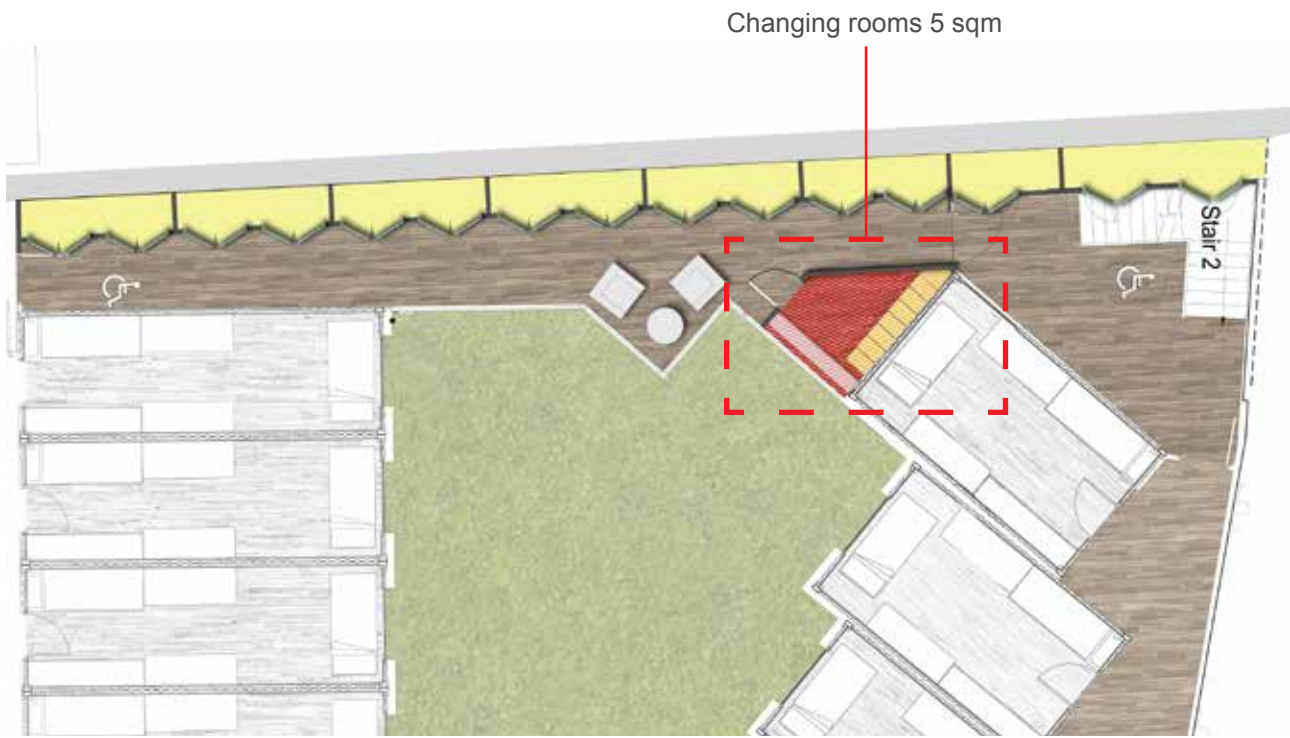
Key Plan



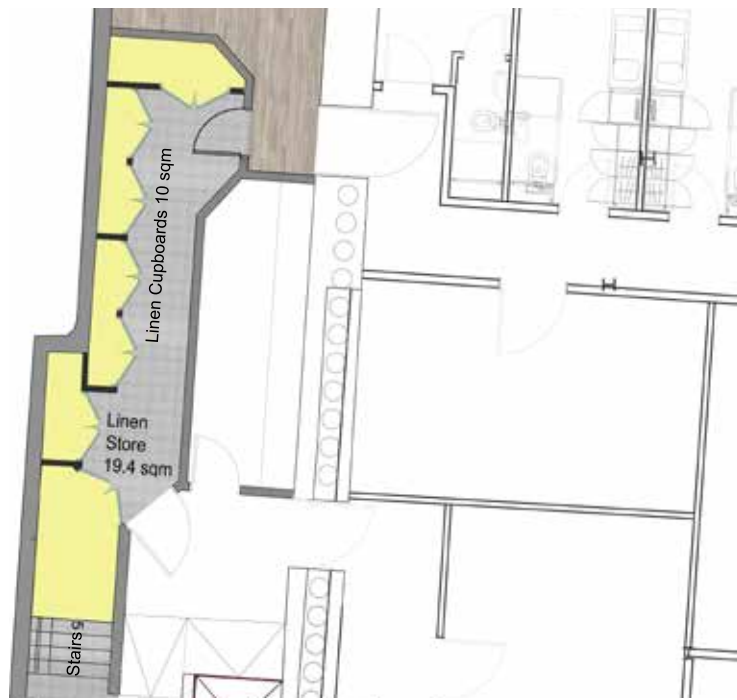
Lower Ground Floor



First Floor



Ground Floor



Lower Ground floor



Key plan

3.5 Relocation of Existing Functions

The current functions in the seven lower ground floor rooms will be relocated to other parts of the building or consolidated into existing function rooms.

In the north corridor, which is currently an under-utilised gallery space, there is scope to create staff changing facilities on three levels to balance the loss of the maintenance and cleaning staff room.

At ground floor level, there is scope to build a large storage area comprising of 24.5m long x 0.75m deep cupboard with multiple access doors. This storage “wall” will provide all the maintenance storage requirements the building needs.

At lower ground floor an extra wide corridor will accommodate additional linen storage capacity.

3.6 Hartland Road Lower Groundfloor Daylight and Sunlight Scheme

Right of Light Consulting were commissioned to undertake a daylight and sunlight study. The aim of the study was to check whether or not the proposed student rooms at lower ground floor receive satisfactory levels of daylight and sunlight.

In summary, the report concludes the proposed development satisfies the BRE direct sunlight to windows requirements and sufficiently provides satisfactory levels of daylight for its future occupiers.

For further detail, please refer to Daylight and Sunlight report by Right of Light Consulting.



Proposed Lower Ground Floor Window Key and No Sky Line Contours



Key Plan

3. Design

3.7 Proposed interior views

Images show the proposed arrangement of furniture and indicatively show the amount of daylight reaching the new units.

View 1 - From entrance to the room

View 2 - Side view of the room with daylight coming through the new window. Desk and bed areas to be located closest to the window

View 3 - looking back to the wardrobe storage wc area to the rear of the room.

View 4 - Entrance to the room with kitchenette and storage to the rear.



View 1



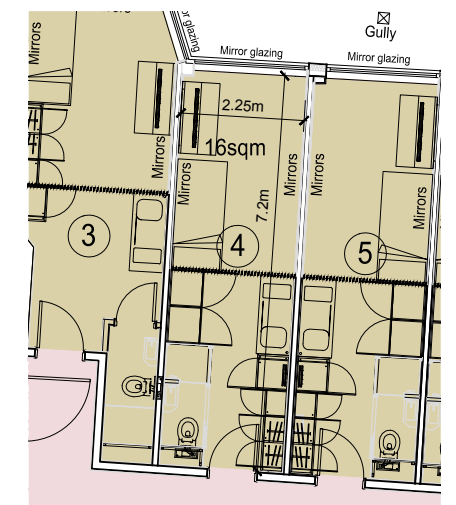
View 2



View 3



View 4



Key plan

4. Access

4.1 Accessibility Statement

Building Entry is as per the existing with the main entrance directly from street level off Chalk Farm Road.

Access to the proposed lower ground floor student units will be via the existing passenger lift of staircase.

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.

