



CURZON CAMDEN

Design and Access Statement

Rev.-

20.11.2020

Planning application submission

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1.0 INTRODUCTION

1.1 THIS STATEMENT

This Design and Access Statement has been prepared by Takero Shimazaki Architects (t-sa) on behalf of Curzon Cinemas for the proposed cinema which forms part of the Camden Lock Village development (ref. 2012/4628/P, see 1.3 Planning History). This statement supports a planning application for full planning consent for external changes to the elevations required for the site to be occupied for the cinema use.

In the design of the proposed scheme, the following planning guidance has been particularly referred to:

National Planning Policy Framework 2019:
12. Achieving well-designed places

Camden Planning Guidance:
Design (Draft July 2020)

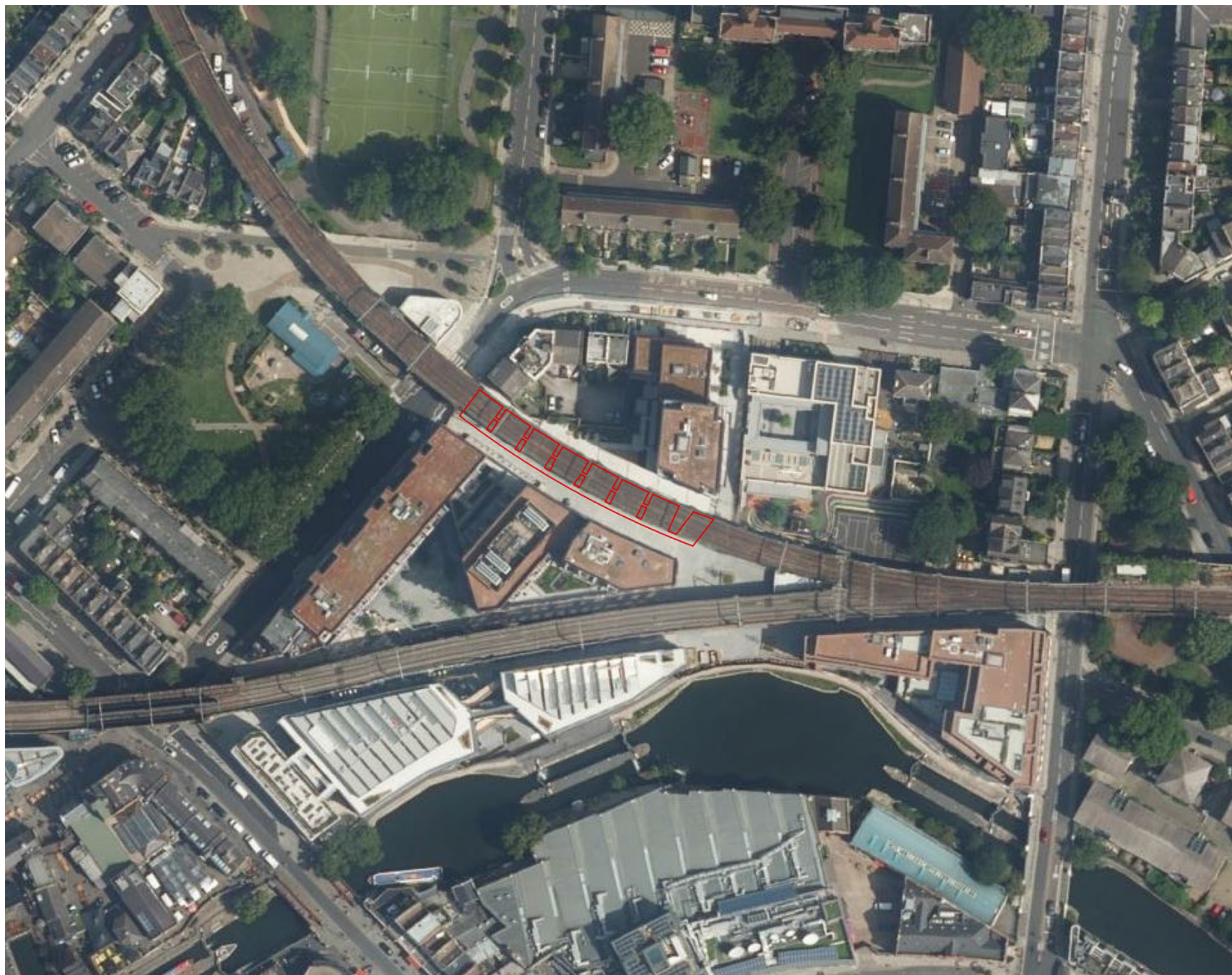


Fig 1. Aerial view

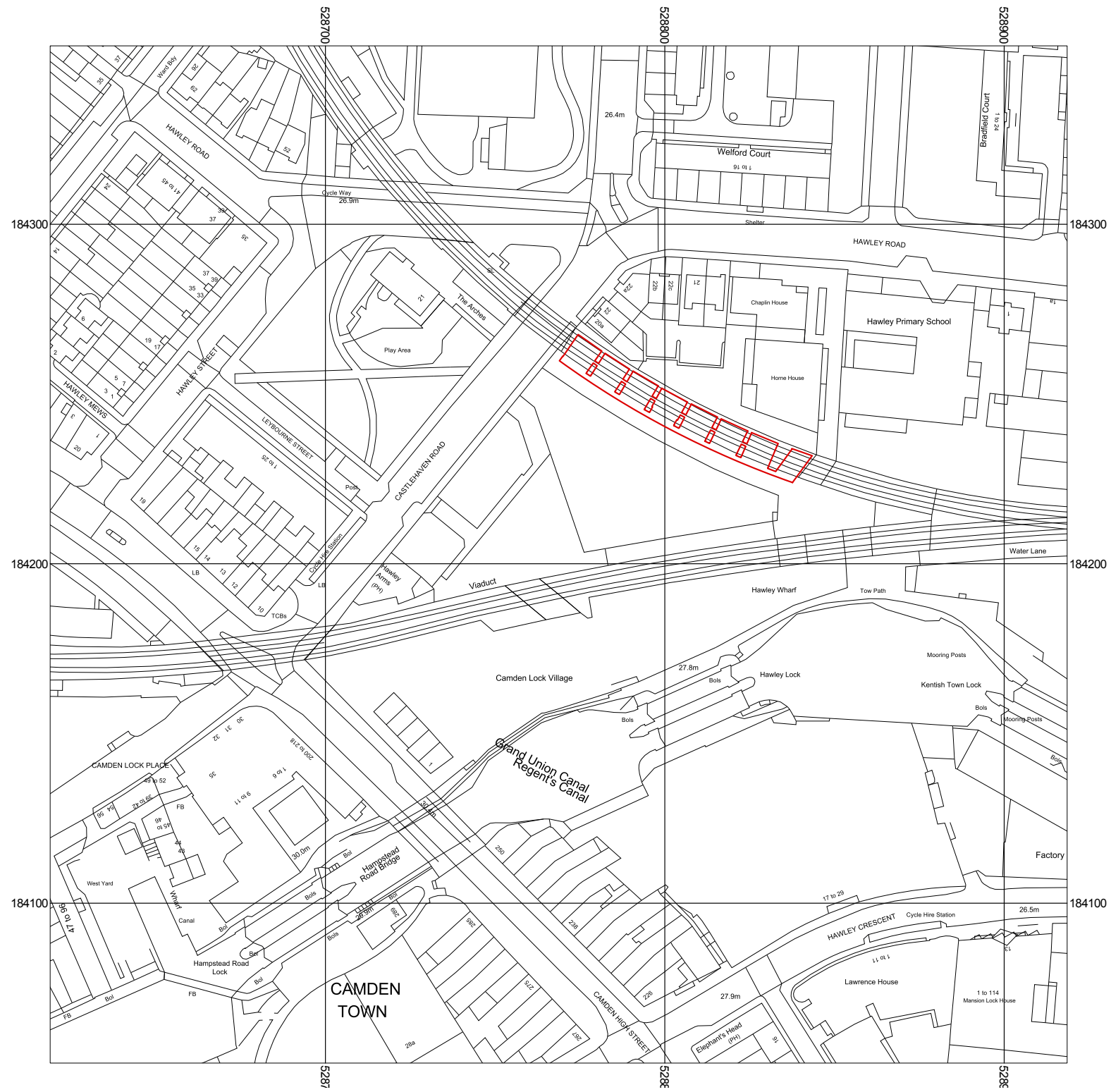


Fig 2. Site location plan

1.2 SITE LOCATION

The wider Camden Lock Village development site address has been described as 'Site at Hawley Wharf Land bounded by Chalk Farm Road Castlehaven Road, Hawley Road Kentish Town Road and Regents Canal London NW1. The site for the cinema is located in 'Area C' of the development and more specifically at Arches N7 – N14 (Railway Viaduct 4), meeting Castlehaven Road to the North West.

The site is not located in a Conservation Area although the Regents Canal Conservation Area is located to the south.

The nearest listed building to the site is the Grade II listed No. 1 Hawley Road however the cinema site is not visible to or from the listed building. It is an early 19th century detached stucco villa with distinctive pilasters flanking the central window opening and corner interfaces. It is quite unique in its surroundings and provokes images of grandeur about the area that have been since eroded. It has recently been restored through a detailed planning and listed building consent application as part of the Camden Lock Village development and has been referred to as a design precedent for these proposals.

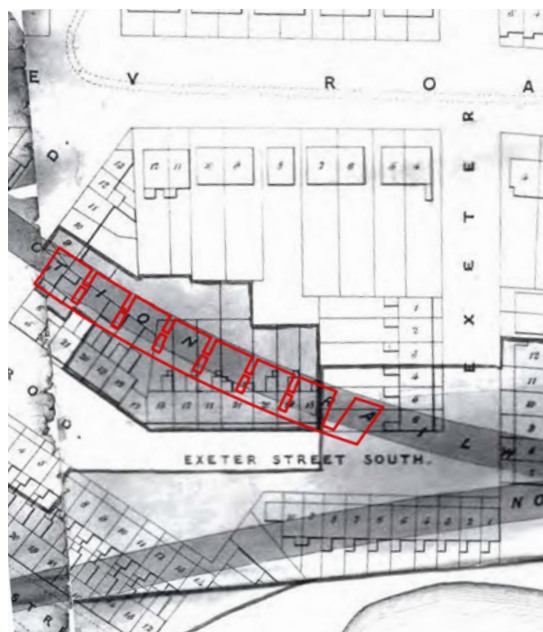


Fig 3. 1844

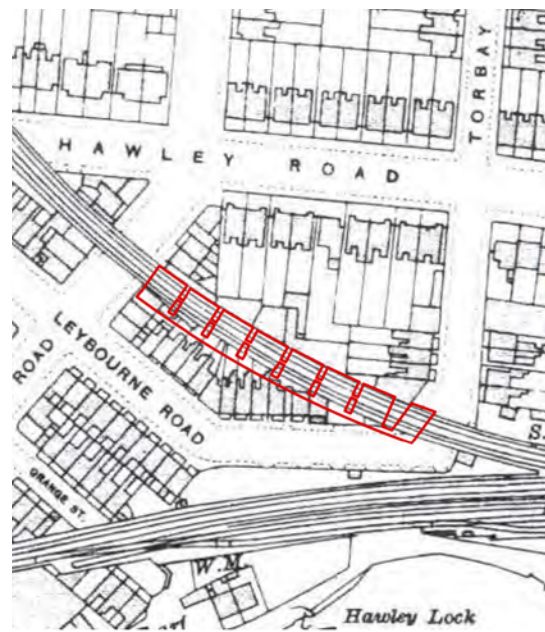


Fig 4. 1916

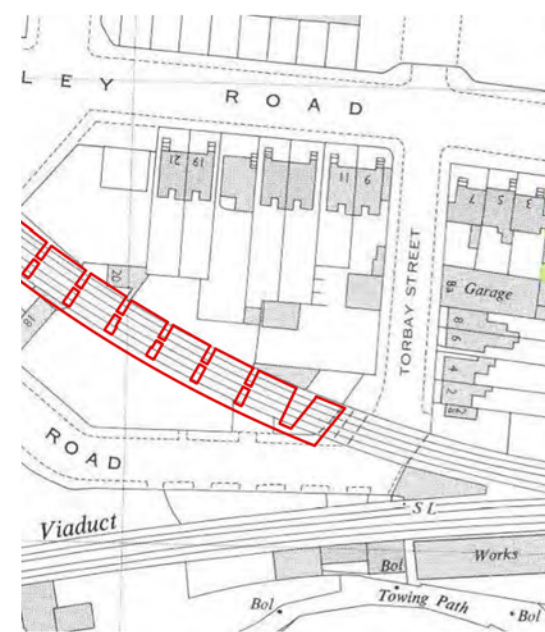


Fig 5. 1962

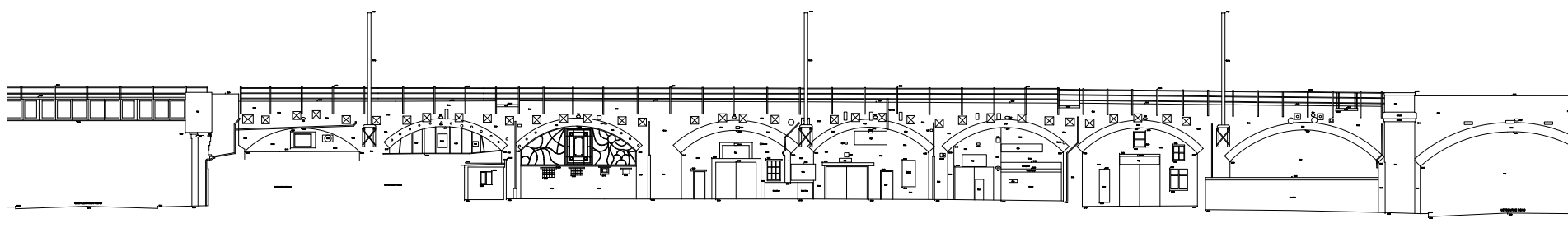


Fig 6. Leybourne Road Arches pre masterplan c. 2012

1.3 PLANNING HISTORY

The railway arches are intrinsically linked to the history of the Camden area. Prior to the Camden Lock Village development application, the railway arches in the area provided workshops and storage to many small industries. The arches forming this site served the rear of properties facing Leybourne Road, see Fig 6.

In 2012, the change of use and refurbishment of the arches formed part of an application for Full Planning Permission at 'Site at Hawley Wharf Land bounded by Chalk Farm Road Castlehaven Road, Hawley Road Kentish Town Road and Regents Canal London NW1' (application reference no. 2012/4628/P).

Application Description: Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, together with associated engineering works to create basements, plant and ancillary works, highways, public realm improvements, car and cycle parking and landscaping, tree removals, and associated works, following the demolition of all buildings across the site including single storey shopfront extensions at 1-6 Chalk Farm Road (excluding 1 Hawley Road and remaining structures at 1-6 Chalk Farm Road). (This application is accompanied by an Environmental Statement and is a redesign of a scheme that was refused on 4 May 2012 [Ref: 2011/4932/P]. Key revisions include: increase in size of public open spaces across the site, reduction in height/bulk/massing to some buildings, reduction in floor space, and new facade designs, particularly along the canal frontage).

The application was granted subject to a Section 106 Legal Agreement in January 2013. Further applications for approval of reserved matters or details and the following is a summary of applications relating to the cinema.

In December 2018, a removal or variation of condition application (ref. 2018/1715/P) was approved which included the provision of an arthouse cinema in the basement level of Building C1 of the masterplan. An operator had not been secured for the premises at the time.

In June 2019, a removal or variation of condition application (ref. 2019/3100/P) was approved for plans for a Curzon cinema in the basement of Building C1.

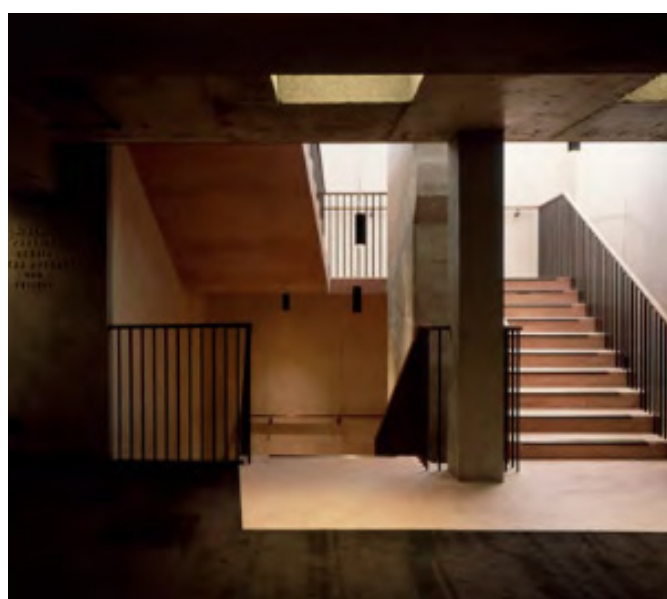
In July 2020, a removal or variation of condition application (ref. 2020/0362/P) was submitted including the variation of condition 10 (cinema plan) involving the relocation of the cinema to Arches N7-N14 (North of Building C). The proposed layout involved 5 screens, 2 bars and further ancillary space. This application has since been approved.

1.4 CONSULTATION

Pre-application consultation was undertaken by Curzon, t-sa and the design team with Labtech and Gerald Eves on the planning history. Other consultations with statutory authorities such as Network Rail are in progress.



Fig 7, 8. Sketch designs for exterior treatment



Top: Fig 9. Leicester Print Workshop
 Bottom: Fig. 10 - 12 Curzon Bloomsbury

1.5 DESIGN TEAM

Takero Shimazaki Architects (t-sa) is an award-winning practice specialising in high quality context-driven architecture. In March 2016, t-sa was awarded the BD Refurbishment Architect of the Year 2016 and received RIBA awards for both Curzon Bloomsbury and Leicester Print Workshop projects, which were both refurbishments. The practice's work is currently focused on the sensitive and sympathetic re-working of existing buildings and structures.

Earlier this year, works commenced on site on the fit out of a new premise for the Royal Academy of Dance in Battersea. The proposed design has evolved out of working with the existing concrete structures

Other notable achievements include endorsement by the Dorking Preservation Society for a new house in Abinger Common, Surrey and a new eye survey clinic, Centre for Sight in East Grinstead.

t-sa is working closely with Curzon and an experienced design team to deliver this new cinema:

- Project Management and Cost Consulting: Lavingtons
- Auditorium Design: Unick Consulting
- Structural Engineering: Furness Partnership
- Mechanical Services: Wilden Services
- Electrical Services: J D Electrical
- Acoustic Design: RBA Acoustics
- Cinema Consultancy: Cinema Next