DESIGN & ACCESS STATEMENT

Replacement of the combustible zinc cladding system typically found to penthouses to the top 1-3 storeys of various elevations as well as a vertical section of zinc cladding stretching from ground level to roof level of the east elevation of the standalone tower, with non-combustible alternatives.

Replacement of the combustible aluminium spandrel panels typically found to the north/ canal elevation at ground and 1st floor level and also spanning from ground to 4th floor level in three locations, with non-combustible alternatives.

To:

The Lockhouse, 35 Oval Road, Camden Town, London, NW1 7BF

Date: April 2021

PLANNING CONSENT

CONTENTS

1.0 INTRODUCTION

1.1 Purpose of Document

This design & access statement has been prepared by Harris Associates and accompanies the planning application for the replacement of combustible materials to The Lockhouse in Camden Town. It provides a detailed description and assessment of the proposals.

1.2 Brief Description

The works comprise of the replacement of a combustible zinc cladding system fixed to untreated plywood panels as part of the façade construction, these types of timbers such as plywood, OSB, MDF & Chipboard typically achieve a Euroclass rating of D or E and are deemed a fire risk. This system is typically found to penthouses to the top 1-3 storeys of various elevations as well as a vertical section of zinc cladding stretching from ground level to roof level of the east elevation of the standalone tower.

The works also comprise of the replacement of combustible aluminium spandrel panels found to the north/ canal elevation at ground and 1st floor level and also spanning from ground to 4th floor level in three locations.

Both of the above combustible systems are to be replaced with new non-combustible systems to match the existing as close as possible.

2.0 SITE CONTEXT

2.1 Location

The building is situated in the Camden Council area. The building is located adjacent to Regents Canal, and is located on Oval Road which is parallel to Camden High Street. There are good links to the public transport system as Camden Town Underground Station is approx. 6 minutes' walk away.

2.2 Current Use

The property consists of various sized residential units, split between both private and housing association apartments.

2.3 Natural Context

The building is approx. 9 minutes' walk to one of The Royal Parks; Regents Park, which is the home of Primrose Hill and the London Zoo.

2.4 Built Context

The surrounding built environment consists mainly of other residential properties, a canal, retail spaces, bars, restaurants, takeaway restaurants and Camden Market.

Following the post-Grenfell enquiry, the Government reviewed the regulations concerning acceptable materials used in the construction of facades. As of 21st December 2018, A1/A2 materials only will meet the new regulations for façade and external wall construction on certain buildings including residential dwellings. Due to the presence of combustible materials the building is therefore not compliant with the MHCLG Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings. Removal of the aluminium cladding and phenolic insulation to the façades of Burrells Wharf Apartments is required given the combustible and dangerous nature. Replacement systems with all elements rated Euroclass A2-s1,d0 or better is being implemented to bring these areas up to a compliant standard.

2.5 Boundaries

The property lies directly adjacent to Regents Canal to the North elevations which is also where a water sports company is housed in the neighbouring property. The East elevation sits directly upon Oval Road. The West elevation backs upon the National Rail railway lines which begin at Euston Station. The South elevations are adjacent to the neighbouring properties on Oval Road. The property also has an underground car park which is accessed via secure entry on Oval Road, and is only accessible to The Lockhouse residents.

2.6 Access

The main access to the blocks is either via the front entrance on Oval Road where the concierge is situated, or the secondary entrances accessing the various blocks across the front elevation also situated on Oval Road. There is an entrance near to the underground car park entrance which leads to the central courtyard and garden area. There are also several entrance points to the blocks in this area. There are good links to public transport with several London underground stations within close walking distance.

2.7 Landscape

Site plan – The Lockhouse Apartments

3.0 PROPOSAL IN CONTEXT

3.1 Overall Strategy

The combustible zinc cladding system typically found to penthouses to the top 1-3 storeys of various elevations as well as a vertical section of zinc cladding stretching from ground level to the 8th floor of the east elevation of the standalone tower, will be replaced with non-combustible cladding system which achieves a rating of Euroclass A2 or better. The cladding panel finish will be of the same finish as the existing cladding system in terms of appearance, colour, texture, profile etc.

The combustible aluminium spandrel panels typically found to the north/ canal elevation at ground and 1st floor level and also spanning from ground to 4th floor level in three locations, will be replaced with non-combustible spandrel panels and insulation which achieves a rating of Euroclass A2 or better. The new spandrel panel finish will be of the same finish as the existing cladding system in terms of appearance, colour, texture, profile etc.

The new non-combustible systems will be fully in accordance with Building Control requirements.

There will be no impact to the building or street scene. The building line will not be altered and will remain as existing.

3.2 Response to Natural Context

Construction

All construction waste will either be reused on site or recycled where possible. A construction management plan will be implemented to reduce impact on neighbouring properties and road infrastructure.

Local trades will be utilised for the duration of works.

3.3 Response to Built Context

The upgrade of this element will meet the standards of modern construction.

3.4 Scale

No change to scale of the property as part of this proposal.

3.5 Appearance and Materials

The existing style and scale of the new non-combustible systems will remain as close as possible to the existing and will have no adverse effects on the historic importance of the building.

3.7 Boundary Treatments

Boundary treatments will remain as existing.

3.8 Access

Access to the property will remain unchanged.

3.9 Landscape Design

No changes to existing as part of this proposal.

4.0 CONCLUSION/SUMMARY

With all the above carefully considered we are confident that our proposal is more than acceptable and is necessary in order to comply with the recent changes to the Building Regulations and to safeguard existing residents and neighbouring buildings to prevent situations like the Grenfell tragedy from recurring.