



Bradley Johnson Design

## **Design & Access Statement**

### **Proposed Development: Introduction of Substation (Sui Generis)**

**Address: Block A2 Lower Ground Floor Adjacent Water Lane, Hawley Wharf, Camden, London, NW1 8AB.**

This Design and Access Statement has been produced by Bradley Johnson Design on behalf of our client Stanley Sidings Limited. Additional consultants appointed by the client are Scotch Partners Building Services & Environmental Engineers and Gerald Eve LLP. This report is accompanied by correspondence between Power On (Power On Connections Ltd.).

The Statement aims to describe the architectural design for the proposed Substation (Sui Generis) in support of the application for full planning permission made to the London Borough of Camden.

#### **1. Site & Existing Buildings:**

Refer to drawing: A2-1000. The Site is located within Building A2 of the Camden Lock Village Masterplan, Hawley Wharf.



Photo of existing: Camden Lock Village, Hawley Wharf view from Kentish Town Road.

#### **2. Change of Land Use Class:**

It is proposed to change the use of the Site from Class A1 Retail to a sui generis Substation (GIA 10 sq/m).

### 3. Building Services Engineer: Substation requirements & correspondence with Power On

Due to change of use to some the units/areas & arches in addition to tenant specific requests for more power, in particular to facilitate the proposed attractions in the new family entertainment space in the basement of building C it is necessary to undertake a site wide power upgrade in order to support the occupation and opening of the masterplan development.

A new sub-station is required to house a 1000 kVA transformer to facilitate the requirements.

The new sub-station/transformer will provide Hawley Wharf with a total capacity of 6mVA.

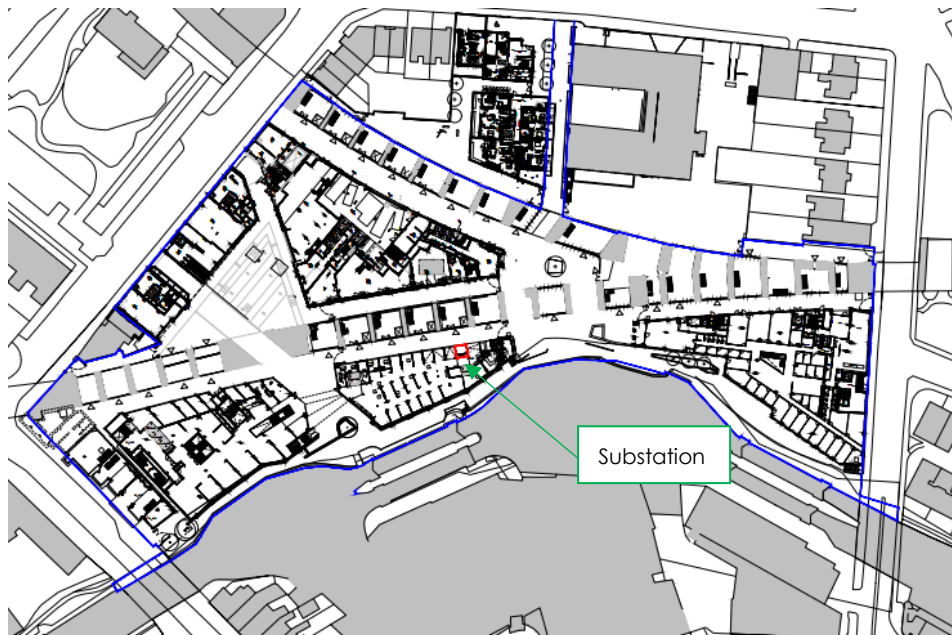
All works associated with the upgrades will be confined to the development and no off-site works are required.

Power On will be appointed to undertake these works as an IDNO/ICP (Independent distribution network operator/independent connections provider) for adoption by UKPN at completion.

### 4. Location of Substation:

Refer to drawing: A2-2399. The location of the substation has been carefully selected to mitigate its impact on the masterplan whilst taking into consideration UKPN technical requirements to be at grade with street access.

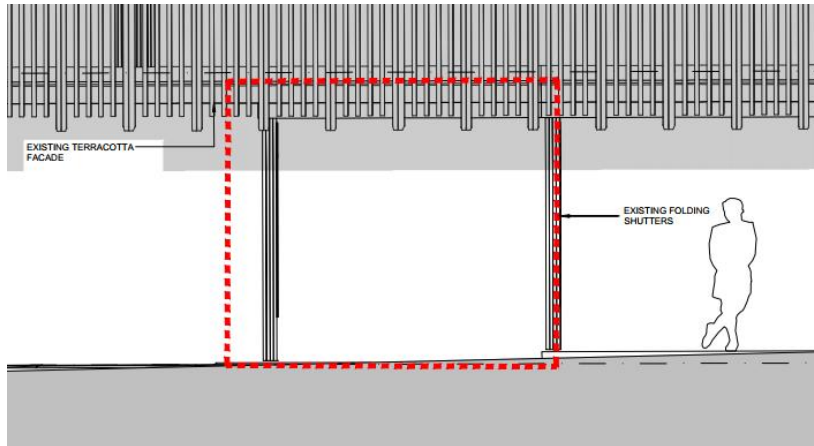
The proposed location is near the existing substation in Block A2. The new substation will be standalone, but benefits from the adjacency of existing High Voltage underground cabling infrastructure.



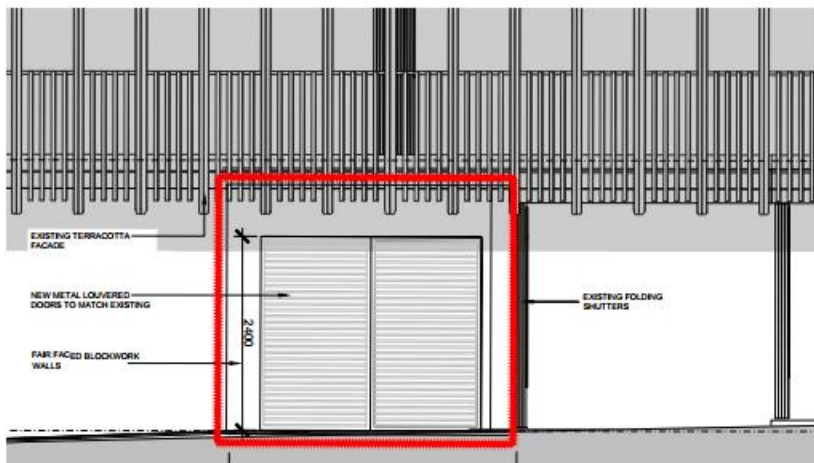
Drawing (excerpt): A2-2399 Proposed Plan A2 Lower Ground Floor.

## 5. Architectural Design External Appearance Proposals:

Refer to drawing: A2-2210, A2-2250, A2-2251. The external wall appearance is proposed as fairfaced blockwork walls to match existing. Mortar joints proposed colour is to match existing. Metal louvered doors to the substation will match existing.



Drawing (excerpt): A2-2401 Existing North Elevation.



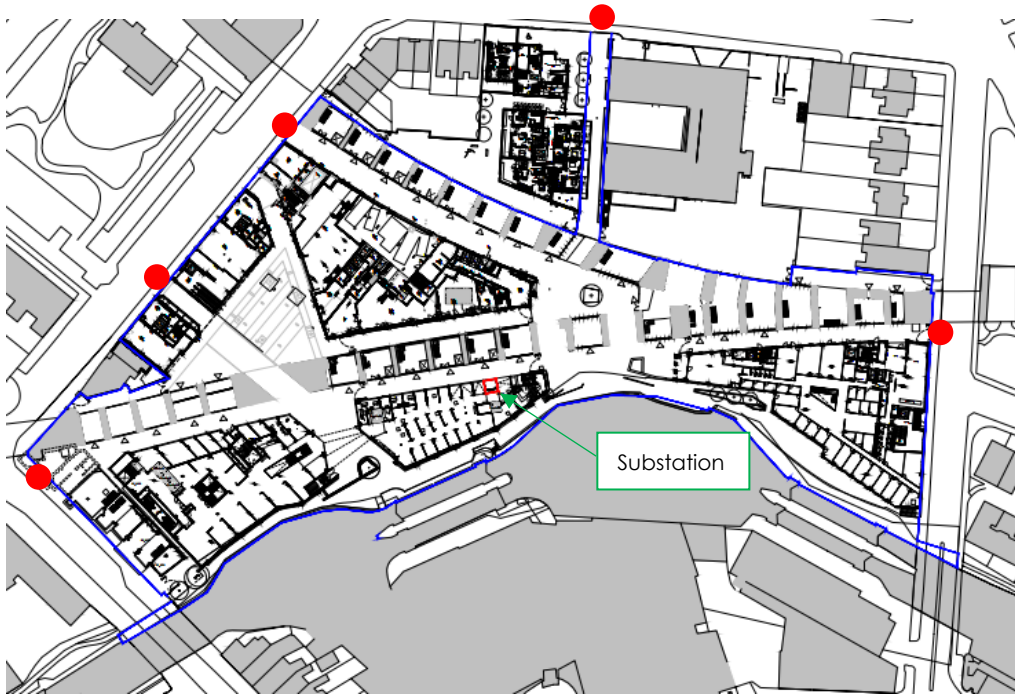
Drawing (excerpt): A2-2210 Proposed North Elevation.

## 6. CDM Regulations 2015 & Health & Safety Design:

The proposed substation will require infrequent access for maintenance and emergency only. When access is required, it will be managed by the client's 24/hour on-site security. Louvered double door access is proposed to Water Lane and an additional egress door is on the rear of the substation as secondary means of escape. No further external works are required to enable the substation to be operated.

**7. Site Access & Travel Plan:**

Refer to drawing: A2-1000 Site Plan. Access to the substation will be via Water Lane and will be managed by the client's 24/hour on-site security.



Drawing (excerpt): A2-1000 Site Plan. Red dot ● indicates vehicle access or egress points.

**8. Amenity:**

A Noise Impact Assessment has been carried out and submitted with this application for planning permission. Refer to acoustic engineer's report.

Brad Johnson  
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