

# AXIOM ARCHITECTS

115-119 CAMDEN HIGH STREET, NW1 7JS

LONDON BOROUGH OF CAMDEN

PLANNING CONDITION 3

16/11/21





---

## CONDITION COVERING STATEMENT

---

Planning Application reference: 2019/3138/P dated: 24 December 2020

### 1. Introduction

This statement accompanies the application for the approval of details reserved by Condition 3 of application number 2019/3138/P.

Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street.

### 2. Condition Requirement

Detailed drawings/samples:

Detailed drawings, or samples of materials as appropriate, in respect of the following shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10
- d) Details of the retail shopfront at a scale of 1:20 to include windows, doors and fascia area
- e) Details of the external lighting strategy, including detailed drawings of light fittings, location and luminance levels.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the Camden Local Plan 2017.



---

## INFORMATION PROVIDED

---

Information in support of Condition 3 - Detailed Drawings/  
Samples:

- 1.0 External Materials Specification
- 2.0 4603-PL-200-East Elevation
- 3.0 4603-PL-201-South Elevation
- 4.0 4603-PL-202-West Elevation
- 5.0 4603-PL-203-North Elevation
- 6.0 4603-PL-204-External Wall Section A\_ B and C
- 7.0 4603-PL-205-External Wall Section D\_ E and F
- 8.0 4603-PL-206-External Wall Section G\_ H and I
- 9.0 4603-PL-207-External Wall Section J\_ K and L
- 10.0 4603-PL-208-Typical Window Bay - Type A
- 11.0 4603-PL-209-Typical Window Bay - Type A Top Floor
- 12.0 4603-PL-210-Typical Window Bay - Type B
- 13.0 4603-PL-211-Typical Window Bay - Type C
- 14.0 4603-PL-212-Typical Window Bay - Type D
- 15.0 4603-PL-213-Typical Balcony Bay Plan
- 16.0 4603-PL-214-Typical Balcony Bay Elevation
- 17.0 4603-PL-215-Typical Balcony Bay Section
- 18.0 4603-PL-216-Shopfront
- 19.0 4603-PL-217-Retail Entrance
- 20.0 4603-PL-218-Hotel Entrance
- 21.0 4603-PL-219-Residential Entrance
- 22.0 4603-PL-220-Louvered Doors
- 23.0 4603-PL-221-Metal Cladding



### Type AM-501 Plenum Box

Pressed metal plenum box fixed to MVHR at window head.

### Type BAC-101 Masonry Accessories/ Sundry Items (Generally)

### Type EWS-411 External Metal Wall Cladding

External metal wall cladding panels.

Locations:

- i) Ground floor bin store doors.
- ii) Retail shopfront.
- iii) Window spandrel panel.
- iv) Roof plant enclosure screen.
- v) Residential entrance screen.
- vi) Mechanical rooms to Signmakers Yard.

Manufacturer: Alufix

Reference: Bespoke perforated profiled aluminium screen cladding system.

Size and configuration: Refer to the Design Drawings.  
Door frame: Extruded aluminium profile capping located to ground floor door frames; thermally broken and separated finished to match the interfacing perimeter capping on the curtain walling, refer to the Design Drawings.

Metal panels:

- Type: Mesh.
- Material: Aluminium.
- Metal thickness to be a nominal 3mm.
- Profile: Bespoke zig-zagged/ corrugated repeating profile, 20mm deep at 112.5mm centres, as the Design Drawings.
- Perforations: Pattern to be confirmed. Cladding within 1.5m above ground FFL, all sharp edges to perforations are to be machined or manually smoothed to remove sharp edge.
- Finish: Polyester powder coated.
- Colour: External sheet standard colour, to be agreed with the Architect.

- Module Width: Refer to the Design Drawings.

### Type EWS-215 Aluminium Fixed Window System - Type 2

Aluminium fixed glazed window system

Manufacturer: Aluprof

Reference: MB-104 Passive

Style: Fixed, refer to the Design Drawings.

Size and configuration: Refer to the Design Drawings.

Operation: Fixed.

Framing:

- Type and material: Extruded aluminium profiles; thermally broken, separated and internally beaded.
- Style: Fixed, refer to drawings.
- Finishes: Polyester powder coated:
- Colour: Pale Green, RAL 6021. Subject to the acceptance of the sample / mock-up approval by the Architect.
- Finish: Satin.
- Sill (external): To match framing.

Infill panels:

Glazing:

- Type: Refer to Type GL-101.
- Applied finish(es): Where shown on the Design Drawings.
- Visible gaskets: Black.
- Ironmongery: Refer to the Design Drawings.

Additional requirements:

- External channel profile to be mitred at the corners.
- PPC perforated corrugated aluminium top spandrel panel, for intake/exhaust ventilation. To be integrated within window system. Refer to Type EWS-411.

### Type EWS-211 Secondary Window System

Aluminium framed secondary glazing unit set into

structural openings, as the Design Drawings.

Manufacturer: Selectaglaze

Reference: Series 45 Slimline

Size and configuration: Refer to the Design Drawings.

Specific performance:

- Primary and secondary combination to meet the requirements of Approved Document Part L2B of the Building Regulations, complete with low e glazing single glazed secondary units.

Operation: Casement

Framing:

- Type and material: Extruded aluminium profiles; thermally broken, separated and internally beaded to all rooms which had existing secondary glazing.
- Style: Standard.
- Finish: Polyester powder coated.
- Colour: Typically standard white. In rooms of timber panelling allow for polyester powder coated brown to match timber panelling. Sill/ jamb reveal panels/ head and accessories (external): To match framing.

Infill panels:

Glazing:

- Type: Refer to Type GL-101
- Applied finish(es): Where shown on the Design Drawings.
- Visible gaskets: Black/ White. To be confirmed.
- Glazing bead colours to match frame colour.

Ironmongery: To be selected from the manufacturer's standard range.

### Type EWS-703 Metal Louvres

Freestanding slim profile, panellised louvred screen fixed to metal support framing to external façades, as the Design Drawings.



### **Type FP-101 Fire Stopping (Generally)**

an internal backing wall, to receive cladding externally and linings internally.

### **Type FP-105 Fire Stopping (Compartmentation)**

### **Type GL-101 Glass Infill Panel**

Glass infill panel, 'glazed' into the framing of the specified systems, as the Design Drawings.

Size and configuration: Refer to the Design Drawings.

Acoustic treatment: Varies, as required to achieve the targeted performance requirements, as the Architectural Specification and the Acoustic Report.

Panel:

- Type: Hermetically sealed, double glazed low iron glass units (safety glass where required).
- Glazing to comply with BS 6262.
- Thickness: To be determined to satisfy the stipulated performance criteria.

Nominal visual attributes (Refer to Services Engineer's documentation):

- Light transmission factor.
- External light reflectance.
- Internal light reflectance.
- Total solar transmission (G-value).
- Colour rendition index of glass.

Other attributes: To be determined to satisfy the stipulated performance criteria.

Spacer bars: Black.

### **Type LIN-905 Acoustic Panels**

Bespoke acoustic absorbent panels between primary and secondary glazing, as the Design Drawings.

### **Type SFS-101 Light Steel Framing System**

Load-bearing metal section stud wall system, Steel Framing System (SFS) by Voestalpine Metsec plc, forming a backing wall between or across the external face of perimeter elements of the primary structure, or

This drawing is the copyright of Axiom Architects. The contractor is to check all site dimensions and levels before work starts. This drawing must be read with and checked against all structural and other specialist drawings, specification and bills of quantities. Notify architect of any discrepancies. The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings. **Do not scale** from drawings.



Rev	Date	Description	By	Chk



1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU  
Tel. 01273 479434 www.axiomarchitects.co.uk

Client

**Demar BVI Ltd.**

Project

hub by Premier Inn  
115-119 Camden High Street London






Drawing

**East Elevation**

Scale	Status	Date	Drawn	Checked
1:100	CONDITION 3	24/06/21 AM		

Drawing No.	Revision
<b>4603-PL-200</b>	

This drawing is the copyright of Axiom Architects. The contractor is to check all site dimensions and levels before work starts. This drawing must be read with and checked against all structural and other specialist drawings, specification and bills of quantities. Notify architect of any discrepancies. The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings. **Do not scale** from drawings.

-  1 Brickwork by Wienerberger - Warnham Red Stock laid in stretcher bond with flush mortar joints.
-  2 Aluminium powder coated with a green hue for window frames, doors and balustrades.
-  3 'Zig-zag' aluminium powder coated with a green hue. Elements perforated above windows for ventilation purposes and solid when used for decorative purposes on the ground floor and residential unit.
-  4 Pigmented reconstituted stone with a consistent aggregate type and size range. The Colour matched with the brick.
-  5 Pigmented reconstituted stone, hue to match ground floor pre-cast and fluted texture to reflect 'zig-zag' panels.



Rev	Date	Description	By	Chk

**AXIOM ARCHITECTS**  
 1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU  
 Tel. 01273 479434 www.axiomarchitects.co.uk

**Client**  
 Demar BVI Ltd.

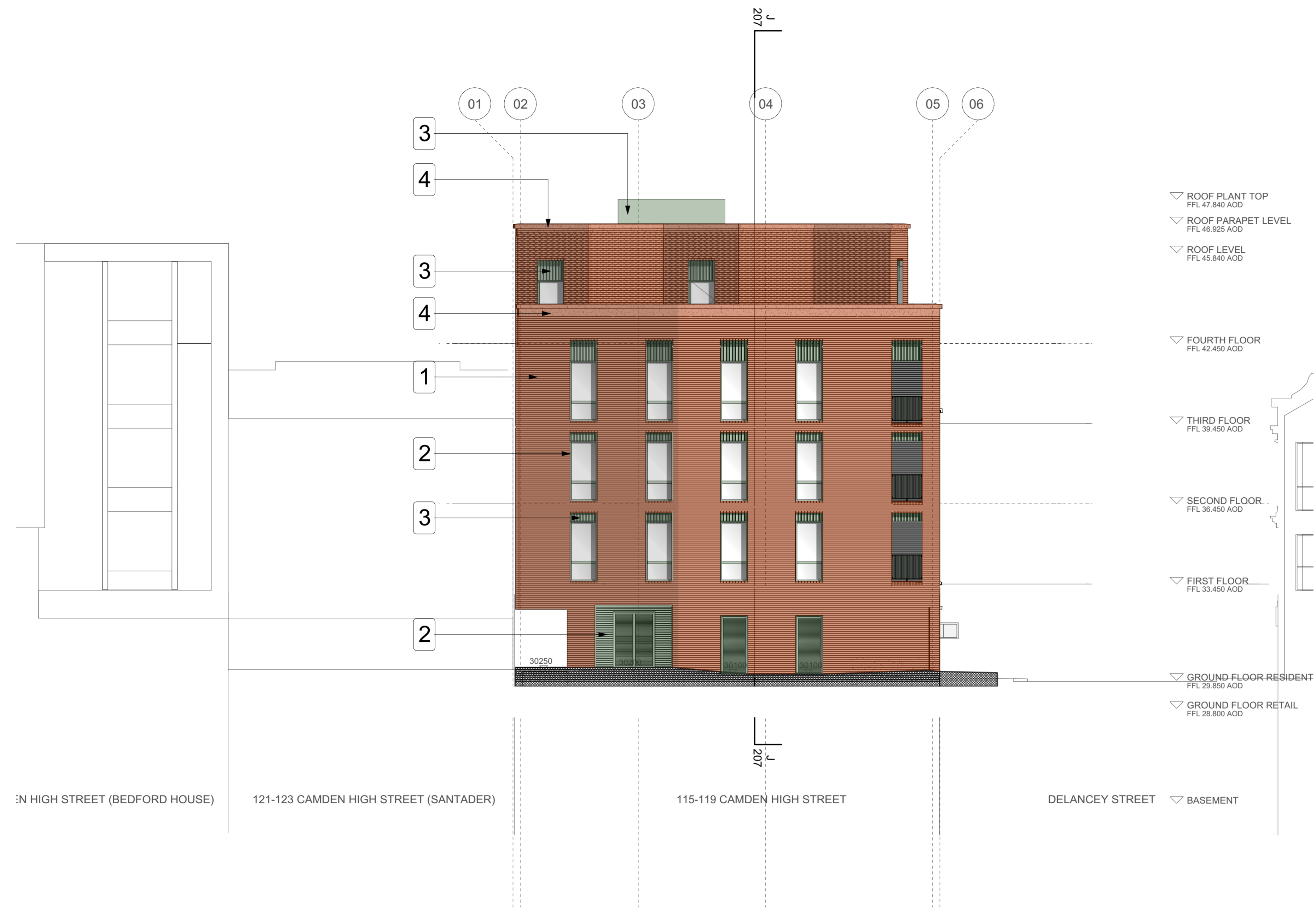
**Project**  
 hub by Premier Inn  
 115-119 Camden High Street London






**Drawing**  
 South Elevation

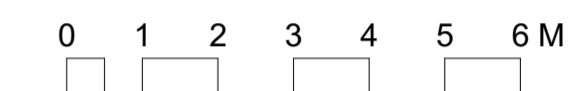
Scale	Status	Date	Drawn	Checked
1:100	CONDITION 3	24/06/21	AM	

Drawing No.	Revision
4603-PL-201	

This drawing is the copyright of Axiom Architects. The contractor is to check all site dimensions and levels before work starts. This drawing must be read with and checked against all structural and other specialist drawings, specification and bills of quantities. Notify architect of any discrepancies. The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings. **Do not scale** from drawings.



-  1 Brickwork by Wienerberger - Warnham Red Stock laid in stretcher bond with flush mortar joints.
-  2 Aluminium powder coated with a green hue for window frames, doors and balustrades.
-  3 'Zig-zag' aluminium powder coated with a green hue. Elements perforated above windows for ventilation purposes and solid when used for decorative purposes on the ground floor and residential unit.
-  4 Pigmented reconstituted stone with a consistent aggregate type and size range. The Colour matched with the brick.
-  5 Pigmented reconstituted stone, hue to match ground floor pre-cast and fluted texture to reflect 'zig-zag' panels.



Rev	Date	Description	By	Chk
-----	------	-------------	----	-----

**AXIOM ARCHITECTS**  
 1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU  
 Tel. 01273 479434 www.axiomarchitects.co.uk

Client  
**Demar BVI Ltd.**

Project  
 hub by Premier Inn  
 115-119 Camden High Street London

Drawing  
**West Elevation**

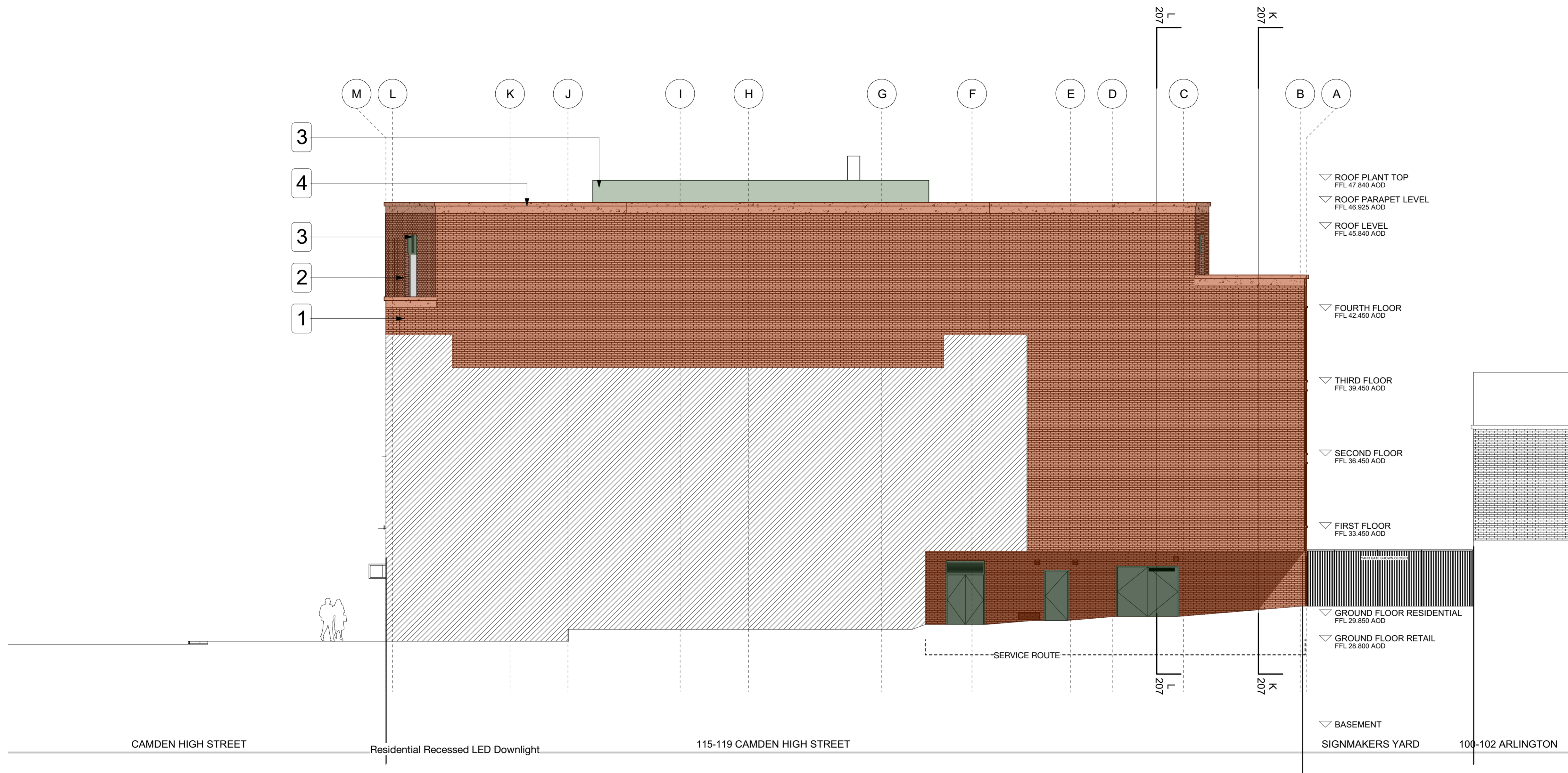
Scale	Status	Date	Drawn	Checked
1:100	CONDITION 3	24/06/21	AM	






Drawing No.	Revision
-------------	----------

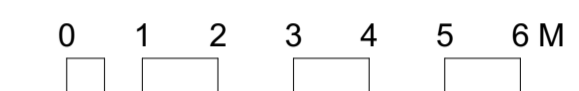
**4603-PL-202**



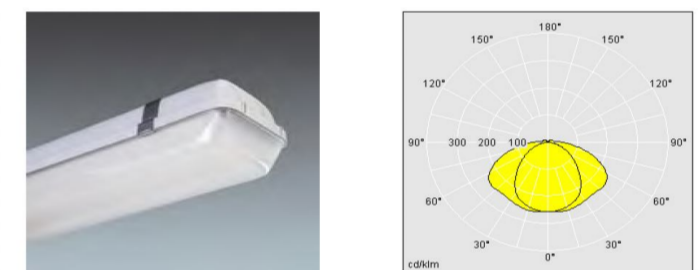
This drawing is the copyright of Axiom Architects. The contractor is to check all site dimensions and levels before work starts. This drawing must be read with and checked against all structural and other specialist drawings, specification and bills of quantities. Notify architect of any discrepancies. The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings. **Do not scale** from drawings.



-  1 Brickwork by Wienerberger - Warnham Red Stock laid in stretcher bond with flush mortar joints.
-  2 Aluminium powder coated with a green hue for window frames, doors and balustrades.
-  3 'Zig-zag' aluminium powder coated with a green hue. Elements perforated above windows for ventilation purposes and solid when used for decorative purposes on the ground floor and residential unit.
-  4 Pigmented reconstituted stone with a consistent aggregate type and size range. The Colour matched with the brick.
-  5 Pigmented reconstituted stone, hue to match ground floor pre-cast and fluted texture to reflect 'zig-zag' panels.



**PSH.**

LUMINAIRE REFERENCE		F2 & F2E	
LUMINAIRE LOCATION:	SERVICE ROUTE		
MOUNTING METHOD:	Surface Mounted		
CEILING TYPE:	Varies		
DESCRIPTION			
Linear Batten			
ILLUSTRATION, DETAILS, PHOTOMETRIC DATA, ACCESSORIES			
			
MANUFACTURER:			
Thorn Lighting		Contact Details	
Manufacturer Reference			
Aquaforce II LED / AQUAF2 LED 4300 HF L840			
SOURCE/LAMP DATA:			
Rated luminous flux (lm)	4300	Rated input power (W)	34W
Correlated Colour Temperature (CCT in K)	4000	Luminaire efficacy (lm/W)	126
Colour	light grey polycarbonate	Rated Colour Rendering Index (CRI)	80
Rated life	50000h L70 at 25°C	UGRL	
Cable Length & Cable CSA in mm² & Type		MacAdam Step	Initial MacAdam) 3
Connector		IP Rating	IP65
Dimensions (mm)	1300 x 147 x 118 mm	Weight	2.4kg
Control		Dimmable	

Rev	Date	Description	By	Chk

**AXIOM ARCHITECTS**

1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU  
Tel. 01273 479434 www.axiomarchitects.co.uk

Client  
**Demar BVI Ltd.**

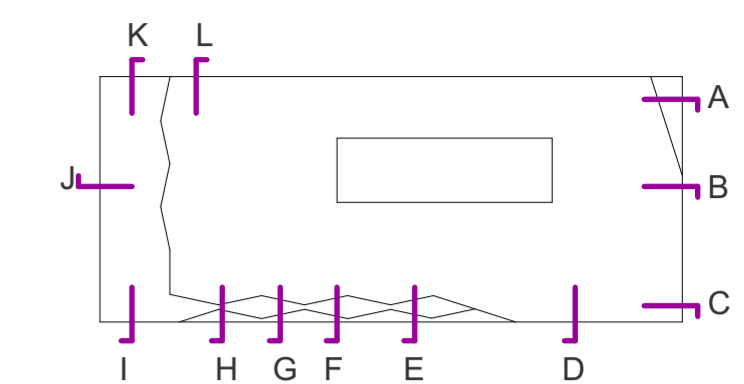
Project  
hub by Premier Inn  
115-119 Camden High Street London

Drawing  
**North Elevation**

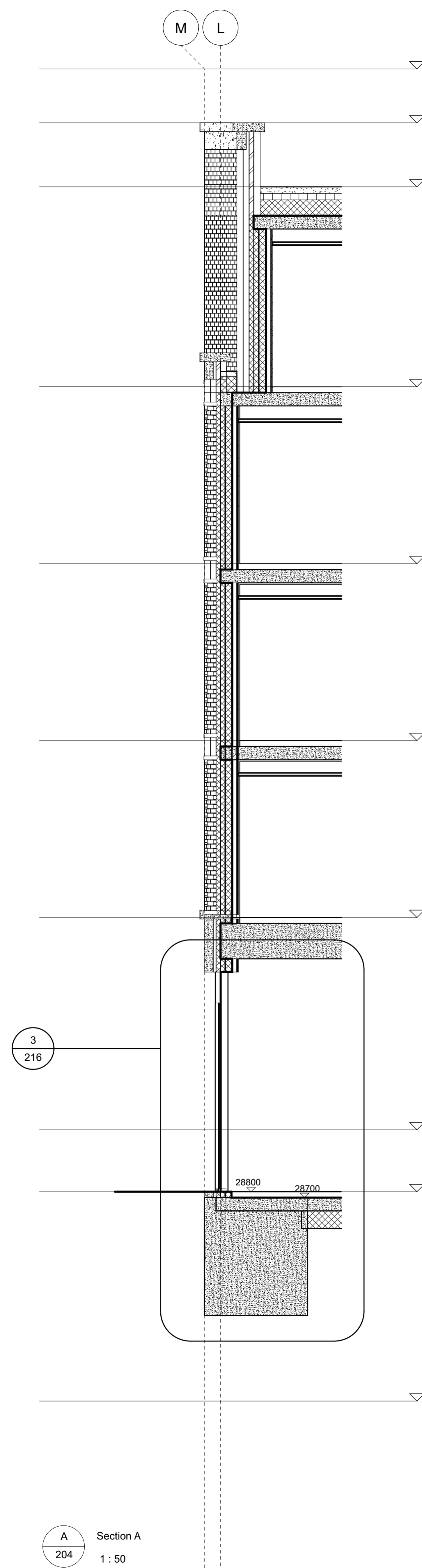
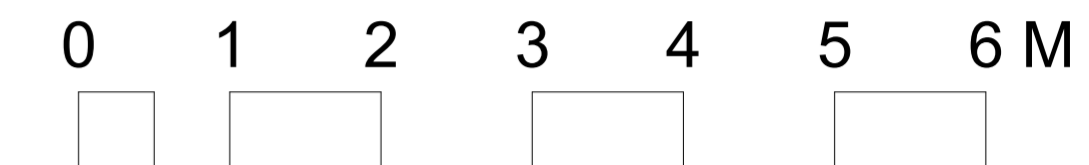
Scale	Status	Date	Drawn	Checked
1:100	CONDITION 3	24/06/21	AM	
Drawing No.				Revision

**4603-PL-203**

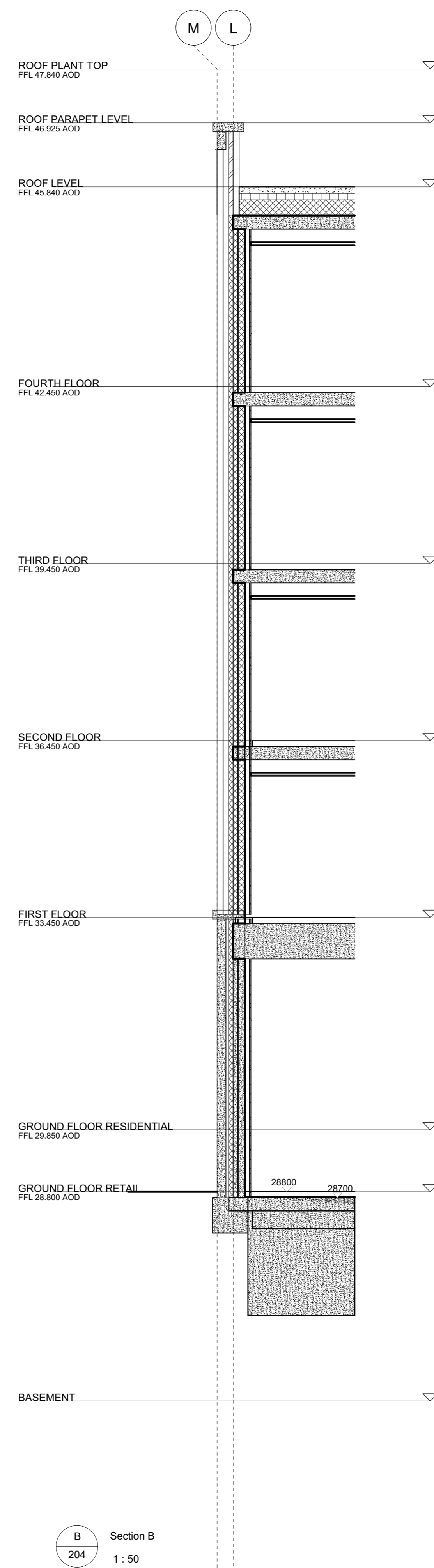
This drawing is the copyright of Axiom Architects. The contractor is to check all site dimensions and levels before work starts. This drawing must be read with and checked against all structural and other specialist drawings, specification and bills of quantities. Notify architect of any discrepancies. The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings. **Do not scale** from drawings.



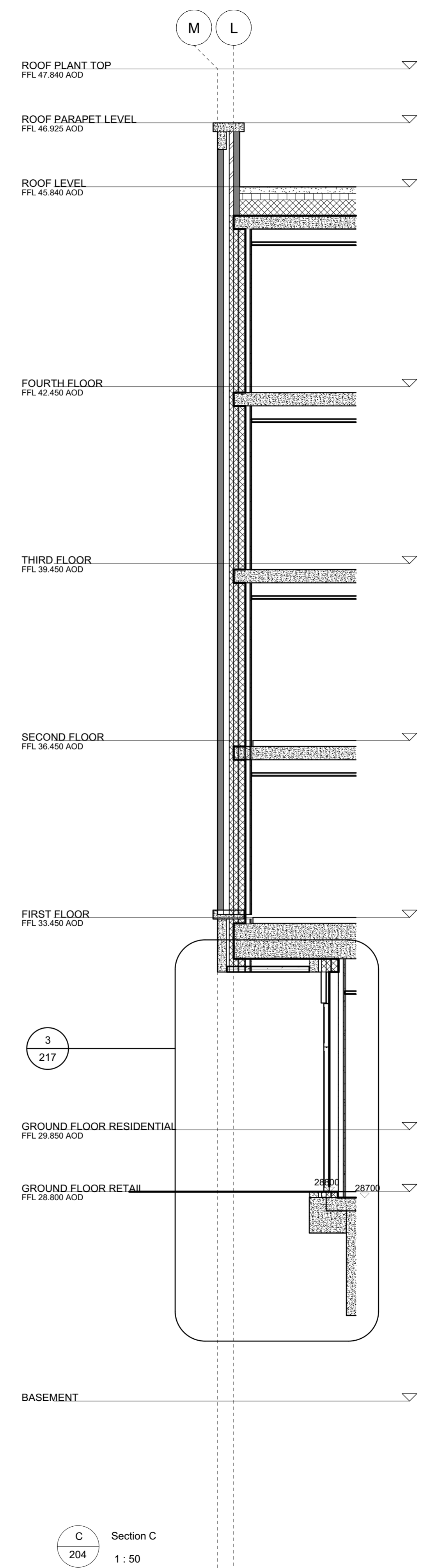
KEY LEGEND  
 — Exterior envelope thermal line  
 NOTE: FFL levels refer to residential block and retail only



A Section A  
 204 1:50



B Section B  
 204 1:50



C Section C  
 204 1:50

Rev	Date	Description	By	Chk

**AXIOM ARCHITECTS**  
 1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU  
 Tel. 01273 479434 www.axiomarchitects.co.uk

**Client**  
 Demar BVI Ltd.

**Project**  
 hub by Premier Inn  
 115-119 Camden High Street London

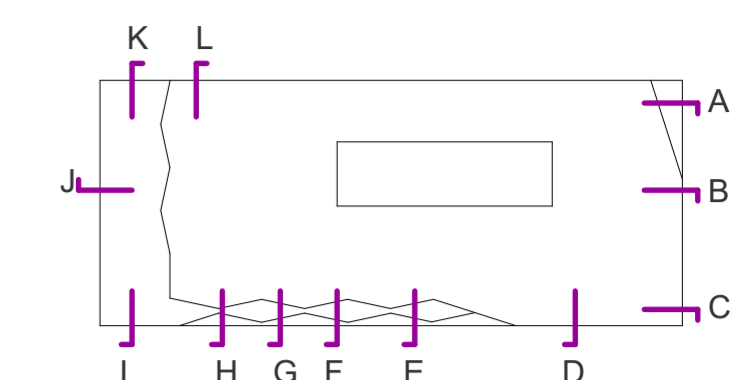
**Drawing**  
 External Wall Section A, B and C

Scale	Status	Date	Drawn	Checked
1:50	CONDITION 3	24/06/21	AM	

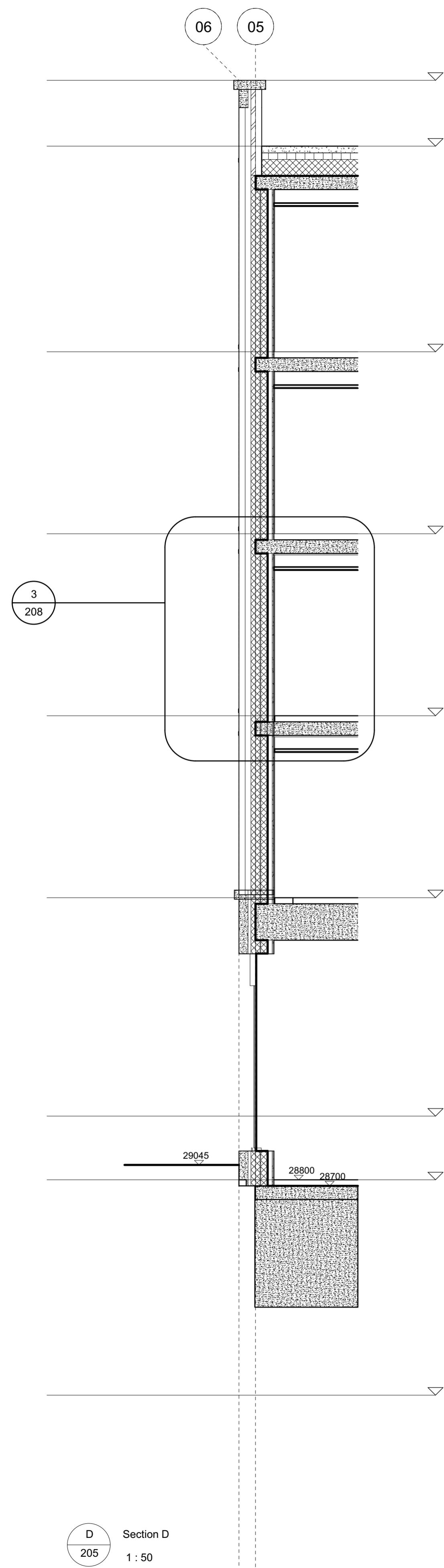
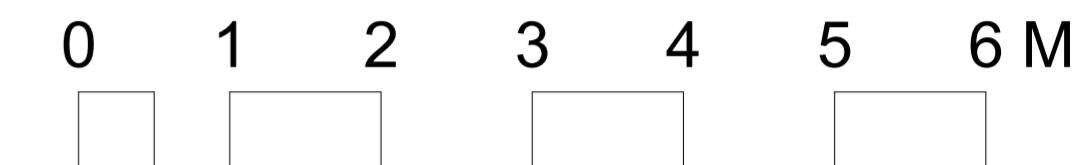
Drawing No. 4603-PL-204 Revision

**4603-PL-204**

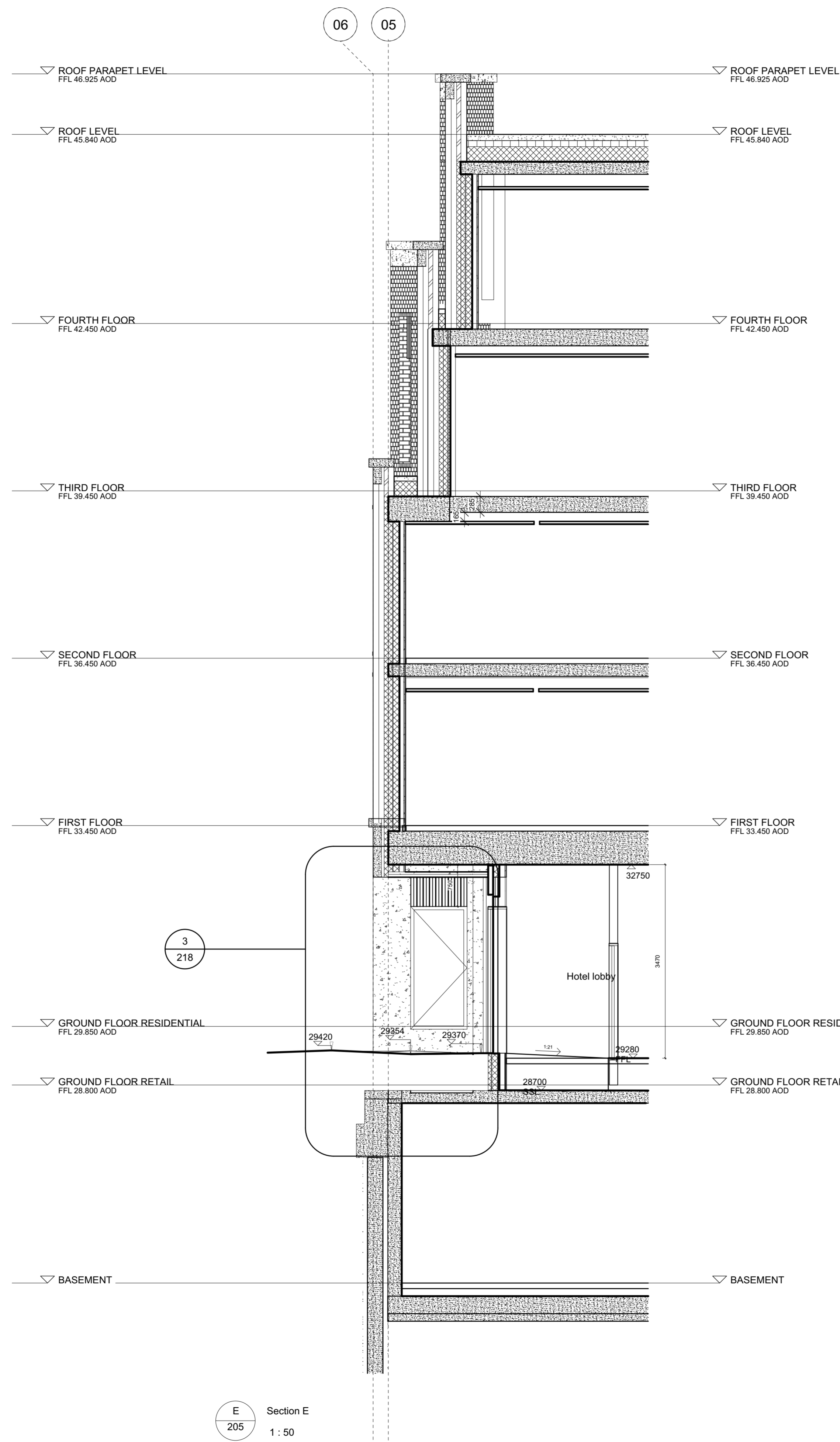
This drawing is the copyright of Axiom Architects. The contractor is to check all site dimensions and levels before work starts. This drawing must be read with and checked against all structural and other specialist drawings, specification and bills of quantities. Notify architect of any discrepancies. The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings. **Do not scale** from drawings.



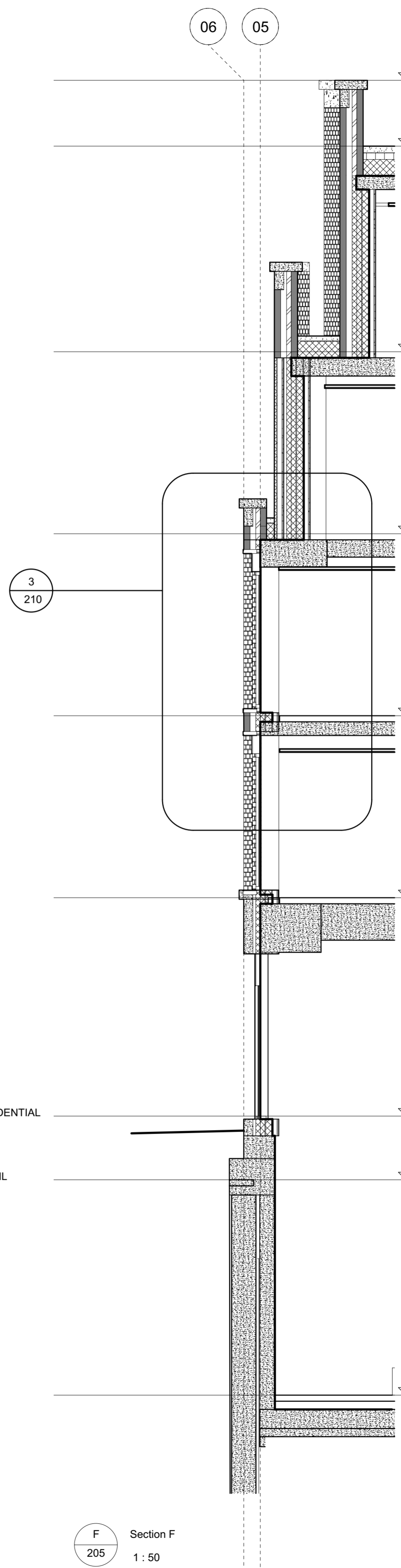
KEY LEGEND  
 - Exterior envelope thermal line  
 NOTE: FFL levels refer to residential block and retail only



D Section D  
 205 1:50



E Section E  
 205 1:50



F Section F  
 205 1:50

Rev	Date	Description	By	Chk

**AXIOM ARCHITECTS**  
 1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU  
 Tel. 01273 479434 www.axiomarchitects.co.uk

Client  
**Demar BVI Ltd.**

Project  
 hub by Premier Inn  
 115-119 Camden High Street London

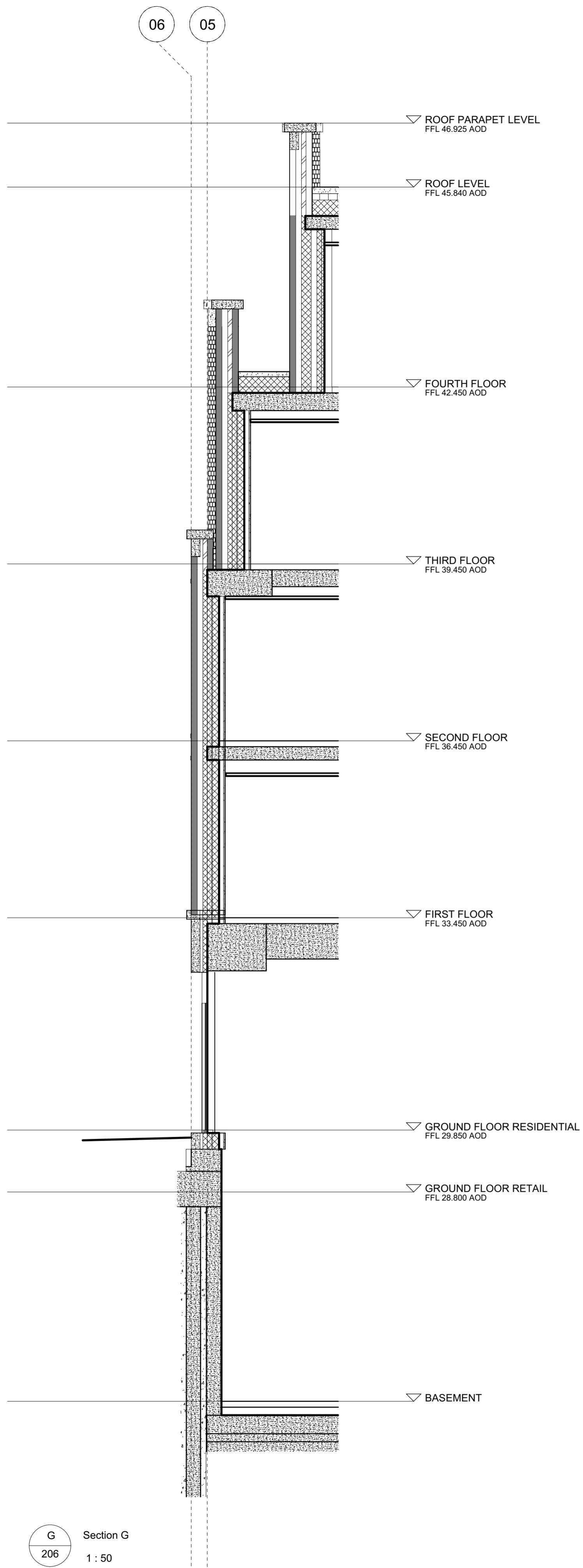
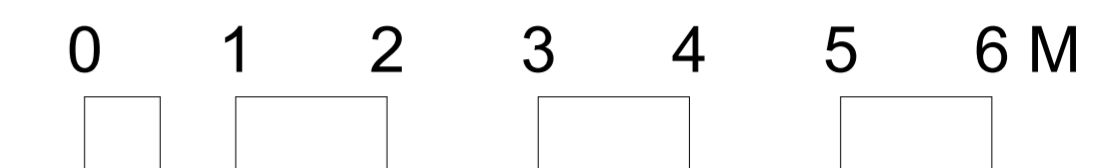
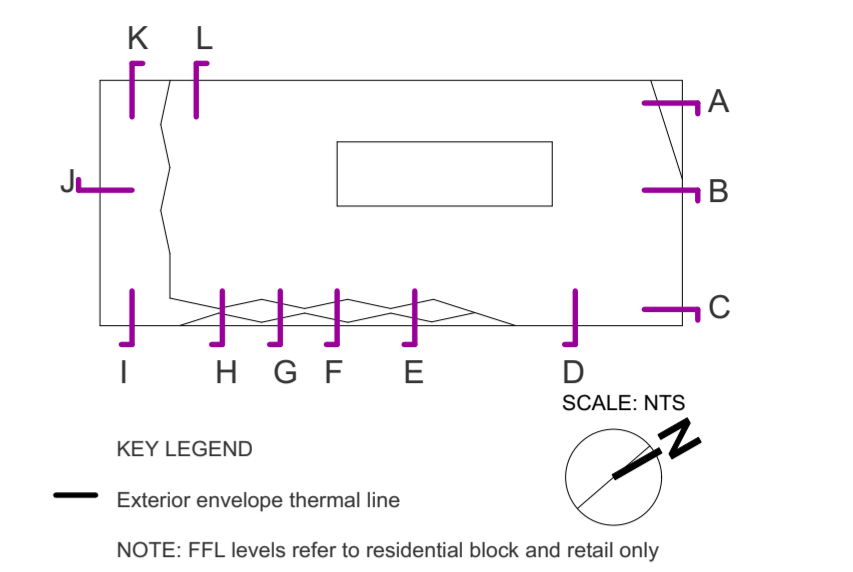
Drawing  
**External Wall Section D, E and F**

Scale	Status	Date	Drawn	Checked
1:50	CONDITION 3	24/06/21	AM	

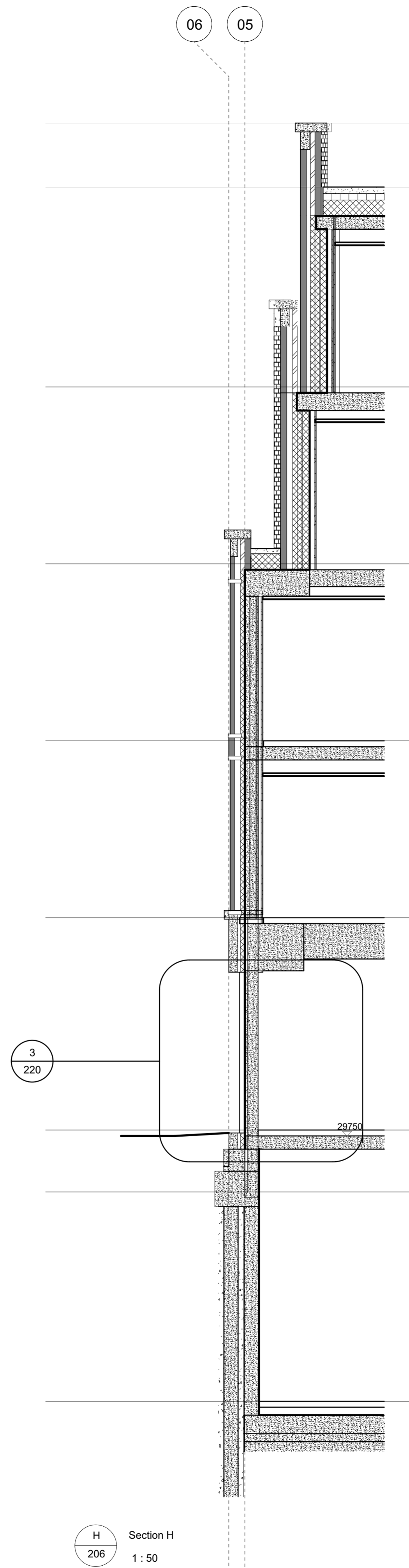
Drawing No.	Revision

**4603-PL-205**

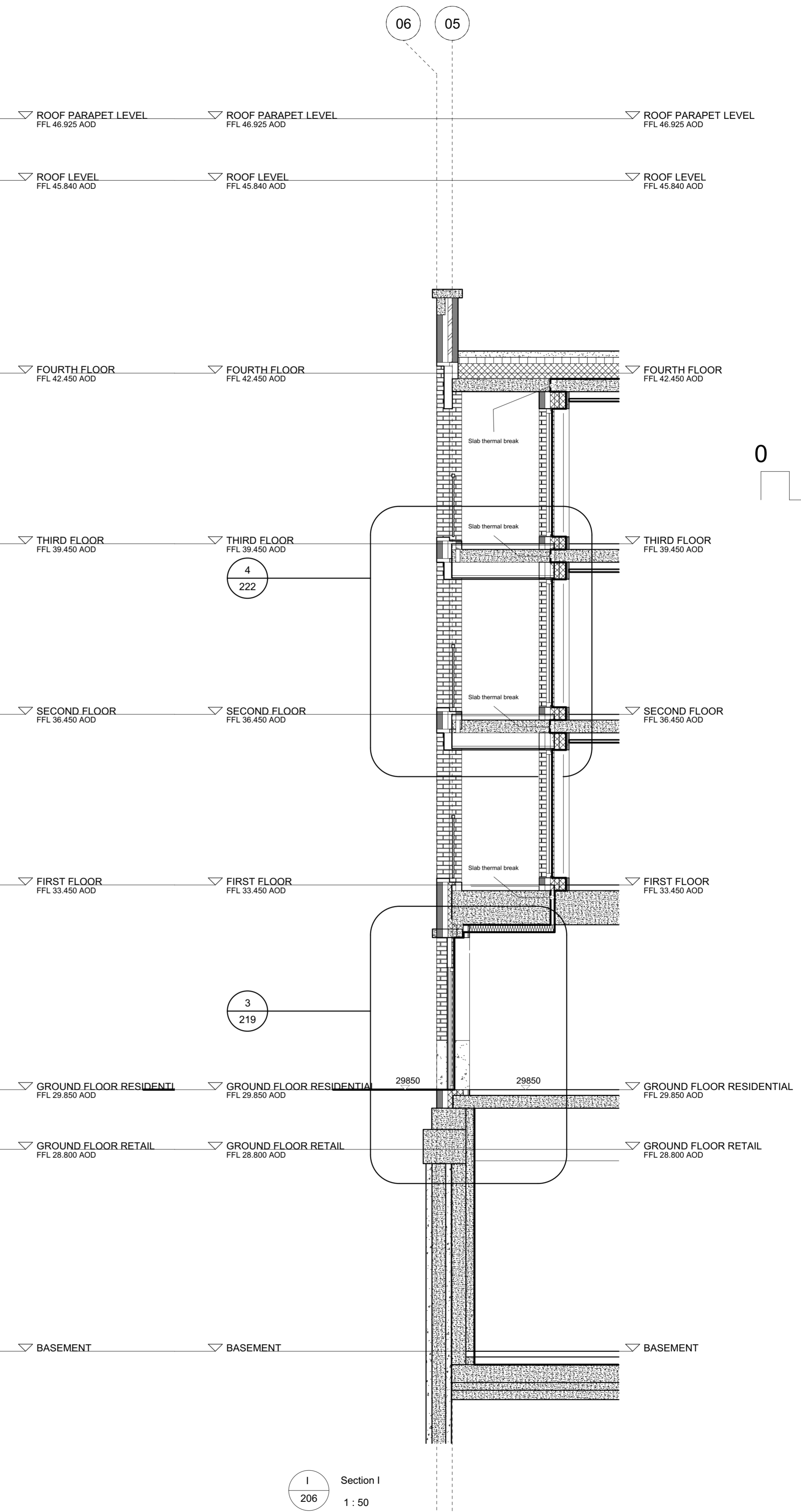
This drawing is the copyright of Axiom Architects. The contractor is to check all site dimensions and levels before work starts. This drawing must be read with and checked against all structural and other specialist drawings, specification and bills of quantities. Notify architect of any discrepancies. The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings. **Do not scale** from drawings.



G Section G  
 206 1:50



H Section H  
 206 1:50



I Section I  
 206 1:50

Rev	Date	Description	By	Chk

**AXIOM ARCHITECTS**  
 1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU  
 Tel. 01273 479434 www.axiomarchitects.co.uk

**Client**  
 Demar BVI Ltd.

**Project**  
 hub by Premier Inn  
 115-119 Camden High Street London

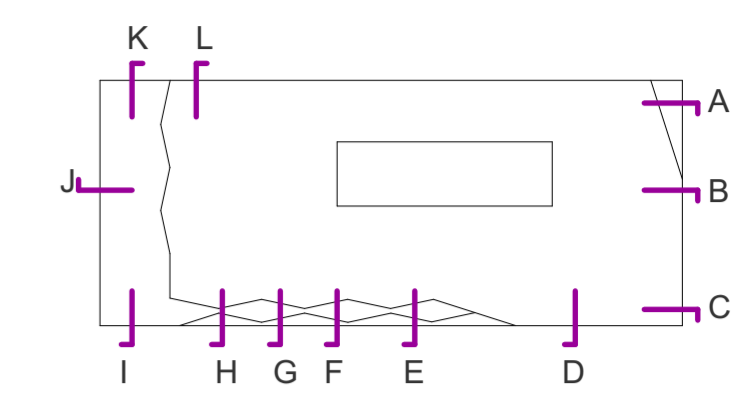
**Drawing**  
 External Wall Section G, H and I

Scale	Status	Date	Drawn	Checked
1:50	CONDITION 3	24/06/21	AM	

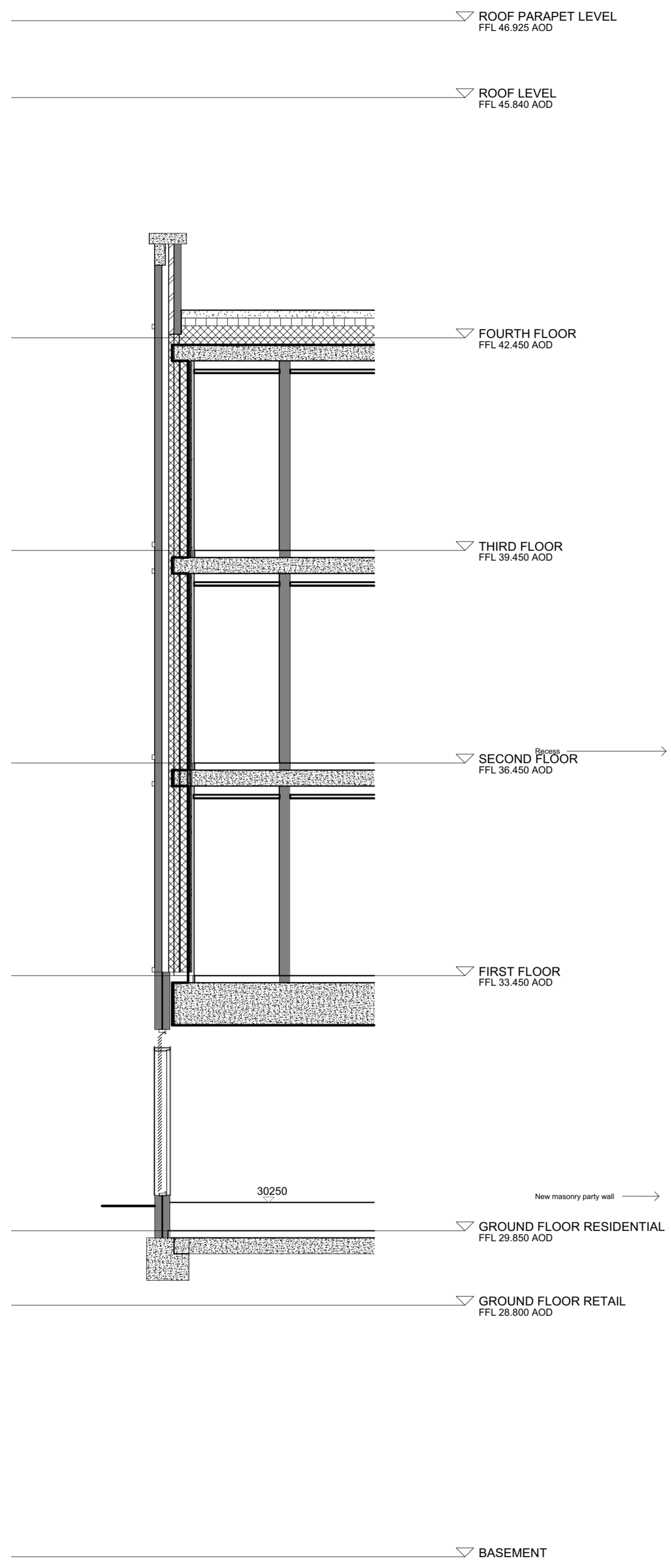
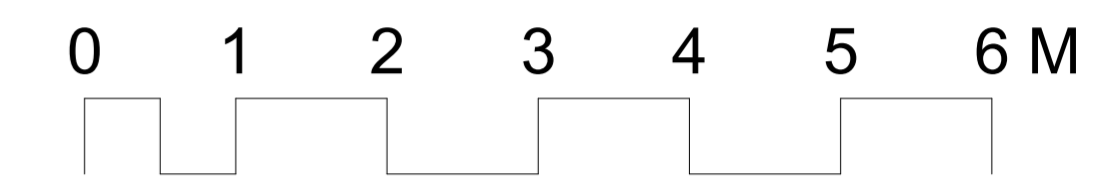
Drawing No. 4603-PL-206 Revision

**4603-PL-206**

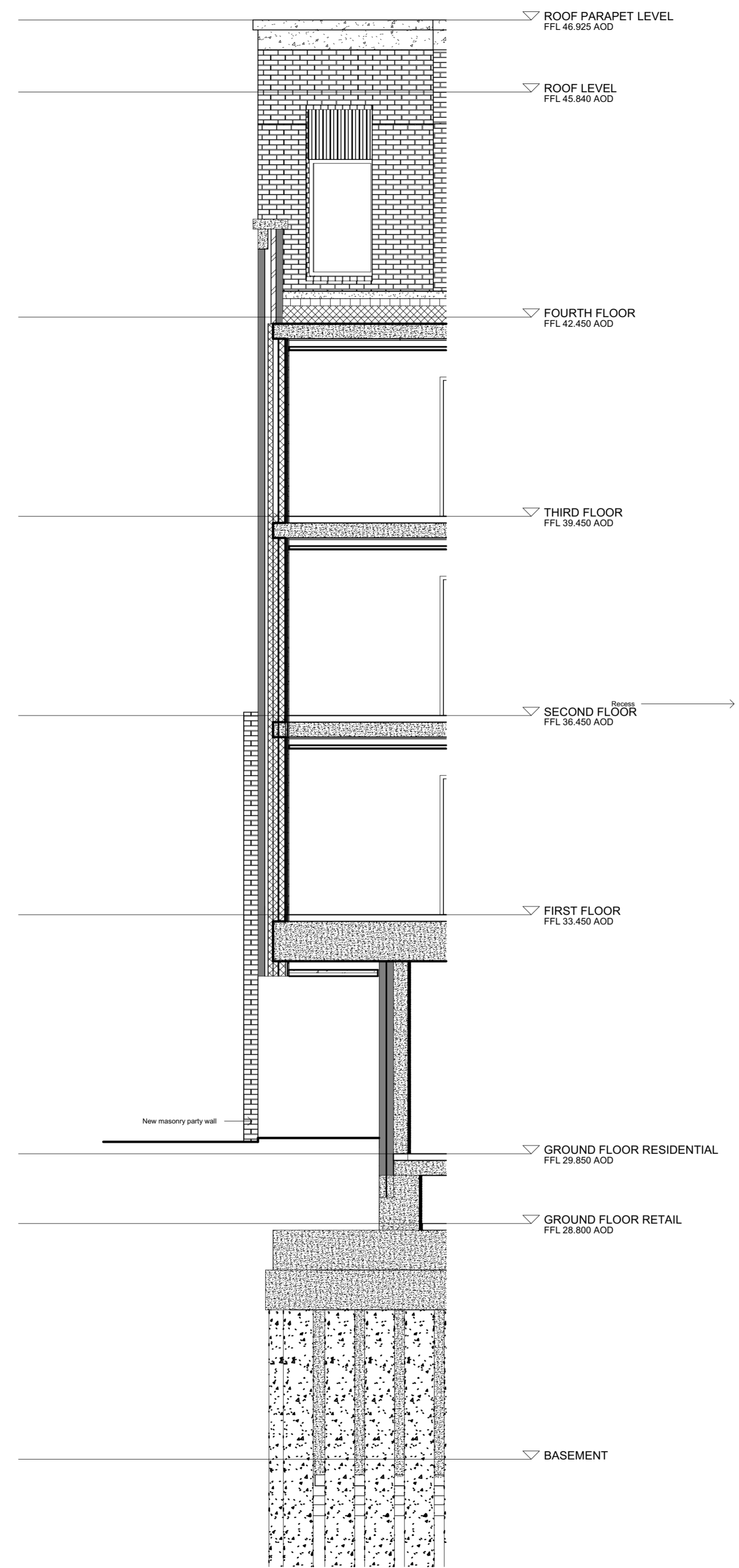
This drawing is the copyright of Axiom Architects. The contractor is to check all site dimensions and levels before work starts. This drawing must be read with and checked against all structural and other specialist drawings, specification and bills of quantities. Notify architect of any discrepancies. The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings. **Do not scale** from drawings.



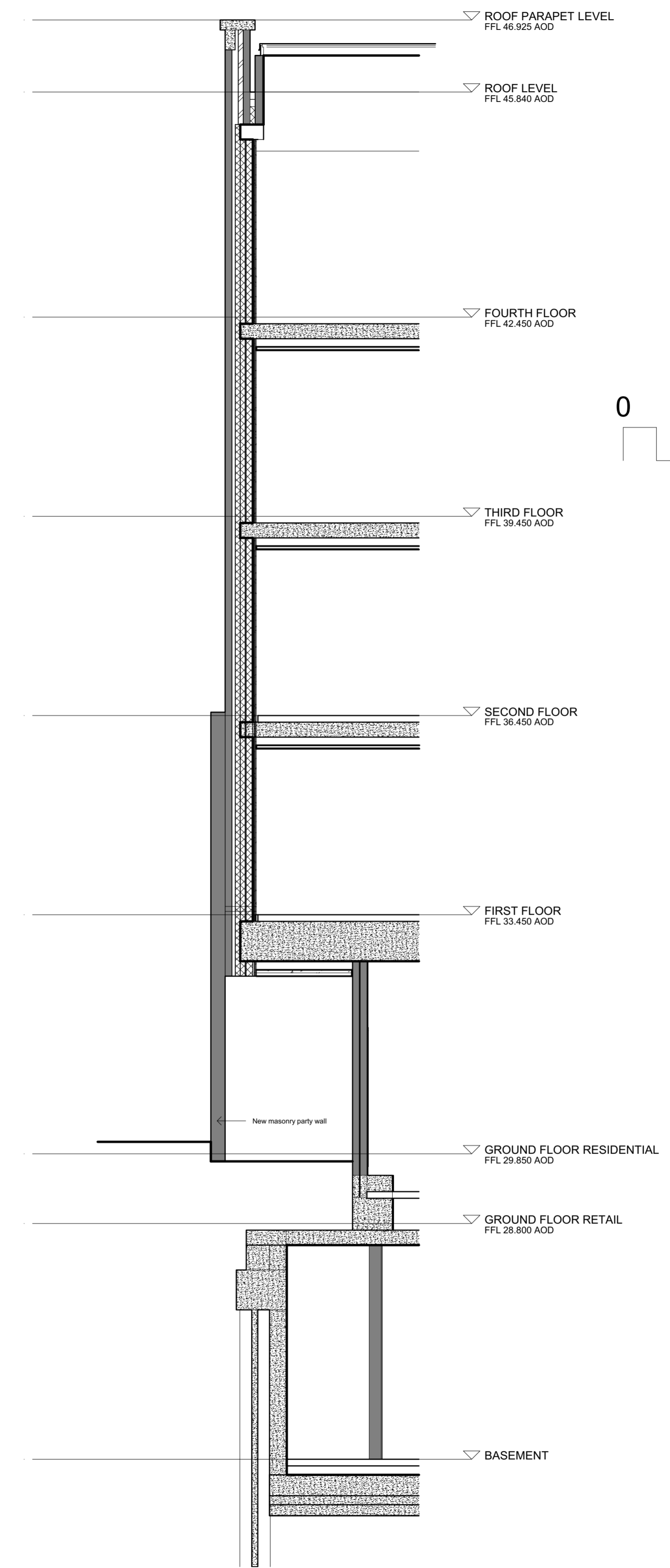
KEY LEGEND  
 - Exterior envelope thermal line  
 NOTE: FFL levels refer to residential block and retail only



J Section J  
 207 1:50



K Section K  
 207 1:50



L Section L  
 207 1:50

Rev	Date	Description	By	Chk

**AXIOM ARCHITECTS**  
 1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU  
 Tel. 01273 479434 www.axiomarchitects.co.uk

Client  
**Demar BVI Ltd.**

Project  
 hub by Premier Inn  
 115-119 Camden High Street London

Drawing  
**External Wall Section J, K and L**

Scale	Status	Date	Drawn	Checked
1:50	CONDITION 3	24/06/21 AM		

Drawing No. **4603-PL-207** Revision