

2-6 Camden High Street

London
NW1 0HJ

DESIGN & ACCESS STATEMENT

Erection of rear extension from ground to third floor levels, and erection of roof extension at fourth and fifth floor levels to create 777sqm (Use Class B1) office space
Installation of 5 x air conditioning units at third floor level



SUMMARY

Instructions

Foundation Architecture Ltd (FAL) are instructed by Carebrook Ltd owners of the commercial and retail building at 2-6 Camden High Street to seek renewal of permission 2019/1098/P dated 7 October 2019 for the buildings extension to provide additional office space which is required by existing office tenants in the building.

This application is made subsequent to a grant of consent (application 2019/1098/P) and the completion of a section 106 agreement. Delays to the implementation have been inevitable given the current pandemic and an extension to the permission is sought by way of this application. The scheme remains as per the permitted scheme and the application documents as as per the 2019 consent annotated revision M.

Evaluation

FAL have completed initial feasibility studies including the assessment of the surroundings, neighbouring current and potential developments, looking at both redevelopment and extension options on the site. Following a Pre Application to the Council the design brief has been revised to set back the upper floors of the scheme in order that the addition remains subservient to the adjoining Listed Building.

A BRE compliant daylight and sunlight analysis has been carried out to determine the developable envelope and the proposed scheme then analysed against that envelope. An acoustic survey and analysis of the proposed servicing strategy has been carried out and forms part of this application.

The design has been developed in liaison with the adjoining owners of 8-12 Camden High Street who support the proposals.

Design Development

This report summaries the studies that have been carried out and sets out the development of the design following the Pre Application submission.

Scheme Design

The scheme proposed in this submission extends the existing building to the rear and by converting the exiting roof top tank rooms to useable space. The curved roof follows the surrounding vernacular and is used to reduce the scale of the top floor so as not to dominate the Listed Koko building. Careful modelling of the scheme has been undertaken to ensure that the proposals retain the views that the Council describe in their Pre Application response.

The principles of the revised design brief are

- 1 Maintain the established parapet line on Camden High Street
- 2 Ensure that views of the dome of the Koko building remain unobstructed
- 3 In developing the rear extension follow the historical footprint at the rear of the site and the profile of the permitted extensions to the adjoining Koko building
- 4 Follow the architectural vernacular of the adjoining permitted schemes
- 5 Maximise floor space to allow the existing tenants to remain in the the location as their business expands
- 6 Provide new office floor space for small business occupation

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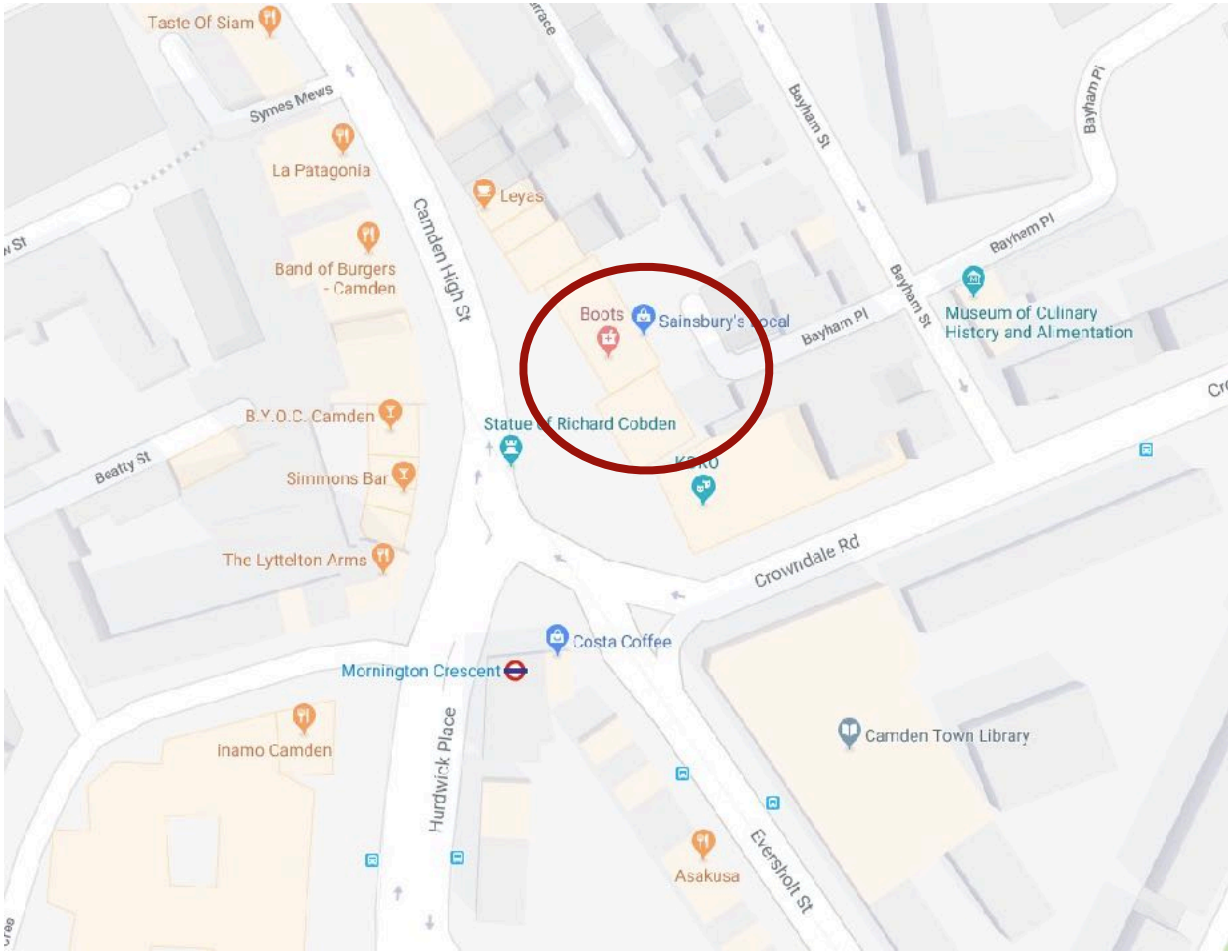
SITE

2-6 Camden High Street

The site is located at the south end of Camden High Street at the junction of Eversholt Street and Crowndale Road. To the north is a recently extended, ground plus 5 floors, commercial building at numbers 8-12, to the south is the GII listed Koko, previously the Camden Palace and to the east 48-56 Bayham Place which is a commercial building currently undergoing a residential conversion and substantial modern extension.

Transport

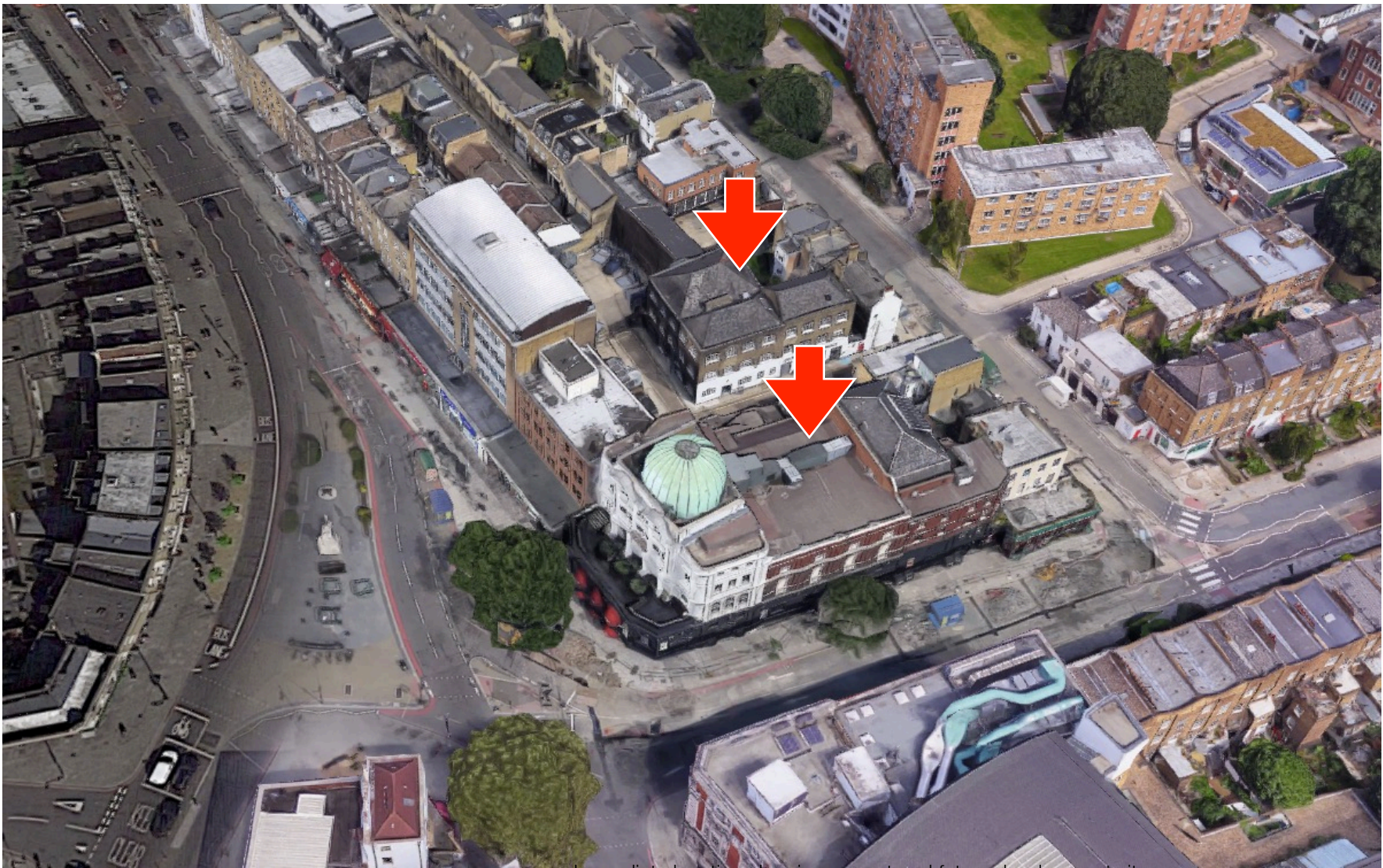
Numerous buses travel along Camden High Street. Camden Town and Mornington Crescent underground stations are within 5 minutes walking distance. Cycling is popular with the tenants of the building cycle parking is provided on the pavement at the pedestrian area in front of the building. Private cycle parking is provided to the rear accessed from Bayham Place. The existing 6 parking spaces are removed and cycle parking provided and a separate transport study forms part of this application. The main access for pedestrian visitors to the site is from Camden High Street.



TOWNSCAPE

Context

The site is located in an area of rapid changing development. There are a number of schemes that are under construction at present that affect the application site. Namely the extension of Koko and the residential conversion and 3 storey addition to the Bayham Street “Anders” building to the rear of the site 2017/2739/P. The works at Koko have been hampered by a fire during construction.



Immediate location showing current and future development sites.

2-6 CAMDEN HIGH STREET

Building Scale

The north side of Camden High Street comprises ground plus three storey facades with varying roof forms above. It is important to retain this hard line in the street scene and this is achieved by setting the upper floors and roof back from this cornice line.



2-6 CAMDEN HIGH STREET

Building Scale

Surrounding townscape and building views

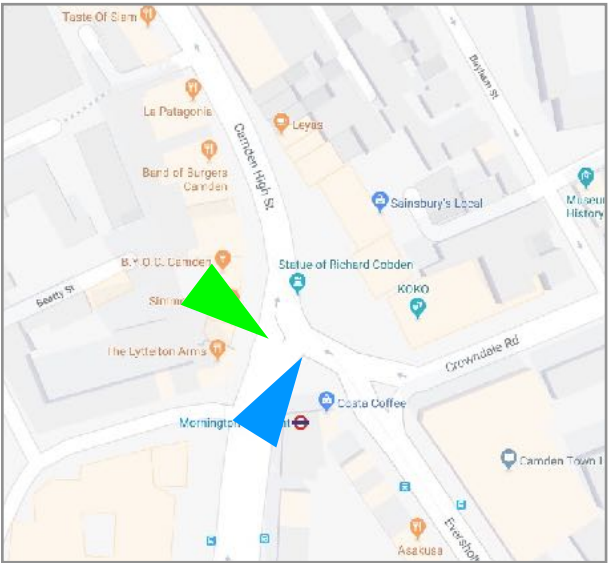


Protected view from Camden High Street west side

Protected Views – Views south along Camden High Street from raised ground north of junction with Delancey Street, with views of Koko (former Camden Palace) and the Crowndale Centre, and upper storeys of Greater London House above roofline of Camden High Street



Site from Camden High Street south west side



2-6 CAMDEN HIGH STREET

Building Scale

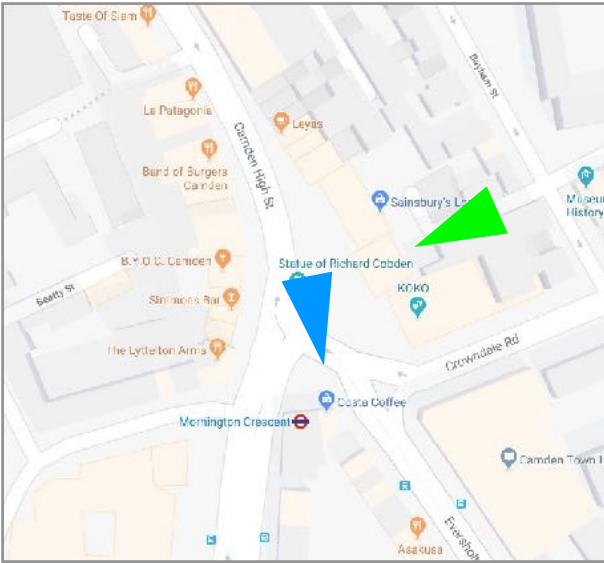
Surrounding Buildings



Entrance to Bayham Place showing extension to “Anders” building 48-56 Bayham Place



Mornington Crescent Tube Station



2-6 CAMDEN HIGH STREET

Surrounding Buildings

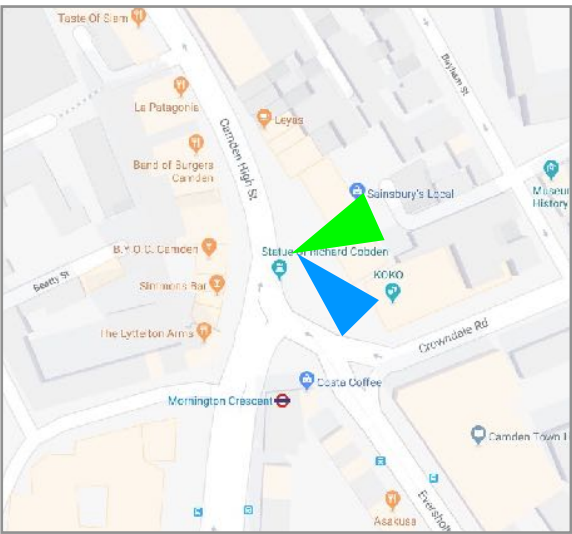
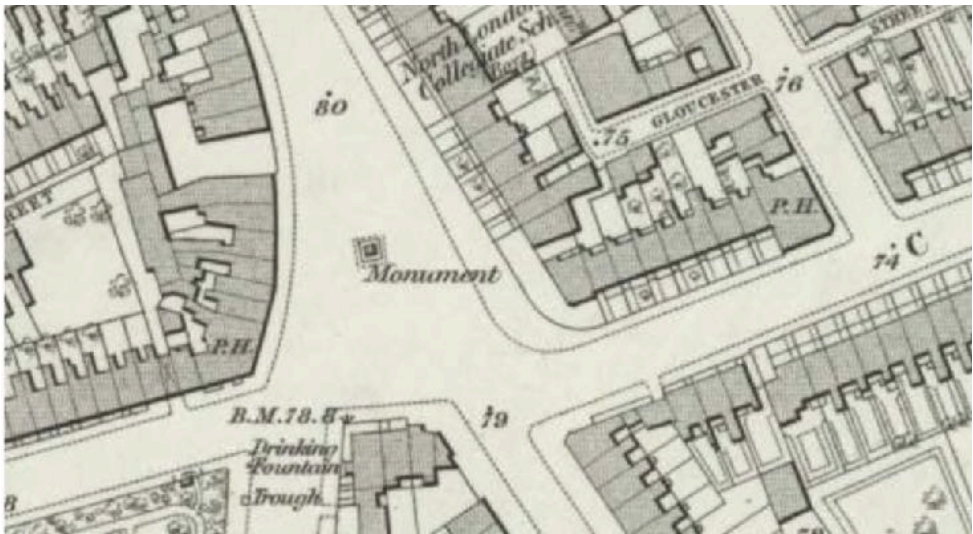


Existing Koko side elevation (to be extended) from Bayham Place with proposed profile in yellow



Construction pre dating the existing building extended to the the rear of the site with a flat roofed warehouse backing onto a terrace onto Camden High Street.

Noting that Bayham Place was Gloucester Street previously on the 1876 OS plan



LISTED BUILDINGS

Koko

Theatre, now a night-club. 1900-1. By WGR Sprague. Some late C20 alterations. Decoration by Waring & Gillow. Stucco front (ground floor painted) and 1 bay of return; red brick return. Symmetrical facade in Baroque pastiche style. EXTERIOR: 4 main storeys. 5 bays. Single storey entrance foyer with pilasters supporting entablature and blocking course. Round-arched openings (outer bays blocked) with pilasters supporting architraved heads with keystones. Part-glazed double doors. Centre bays of upper floors with tetrastyle in antis Ionic screen rising through 2nd and 3rd floors to support entablature with paired ogee pediments and parapet. Behind this, a large copper dome. Flanking bays pilastered with bowed angles. 1st floor round-arched windows, 2nd square-headed, 3rd keyed oculi; this treatment repeated on 1st return bay. Ground floor return with 2 doorways having Ionic pilasters supporting entablatures with pediments; panelled double wooden doors. INTERIOR: symmetrically planned with elaborate foyer behind main entrance with Ionic pilasters and moulded ceilings. Overmantel with bronze bas relief plaque of Ellen Terry. Cantilevered dress circle and balcony, now without seats and with steps to ground floor. Lightly modelled plaster work by Waring & Gillow in a mixture of baroque and rococo ornament. Marble proscenium arch surmounted by segmental pediment with recumbent figures and, within the tympanum, a mask surrounded by rays. 4 bays on either side of proscenium with marble Corinthian columns. Within 3 of the bays, 6 boxes in 2 tiers, the upper boxes with canopies; lower boxes supported by columns carried on caryatids. Balcony fronts with rococo motifs. Ceiling supported on brackets within the cove above entablature and with a large oval centrepiece having a shallow dome. HISTORICAL NOTE: formally opened by the actress Ellen Terry in December 1900 as the Royal Camden Theatre to show a wide range of productions from Shakespeare to pantomime and opera to musical comedy. Later used as a cinema and a BBC recording studio. Originally with sculptured statues on parapets.



Proposed Koko refurbishment - Archer Humphries

EXISTING BUILDING

The Existing Building

Thought to be constructed in the 1970's the building is concrete framed with brick cladding. It is four storeys high with a ground retail unit and three upper floors of office space let to Vision Direct who require more floorspace for their business.

The office floors are served by a single, small lift and at the flat roof level there is a substantial lift over run and plant room, equating to another storey height.

The facades are of facing brick chosen and detailed taking inspiration from the original rearmost facades of the adjoining Koko building.

In plan form the front facade sits in line with No 8-12 Camden High Street. Koko is set back slightly from this line and it's separation from the "building line" is achieved through the use of a curved corner on plan.

The rear of the building is constructed from a facing brick cladding similar to that of the front. At the rear the ground level the retail is slightly extended and finished in a blank brick facade.



Existing building showing 3 storey addition to 48-56 Bayham Place under construction

SURROUNDINGS

The Existing Building



3 storey addition underway to 48-56 Bayham Place



Long view of rear of site from Bayham Place



Long view of rear of site from Bayham Place

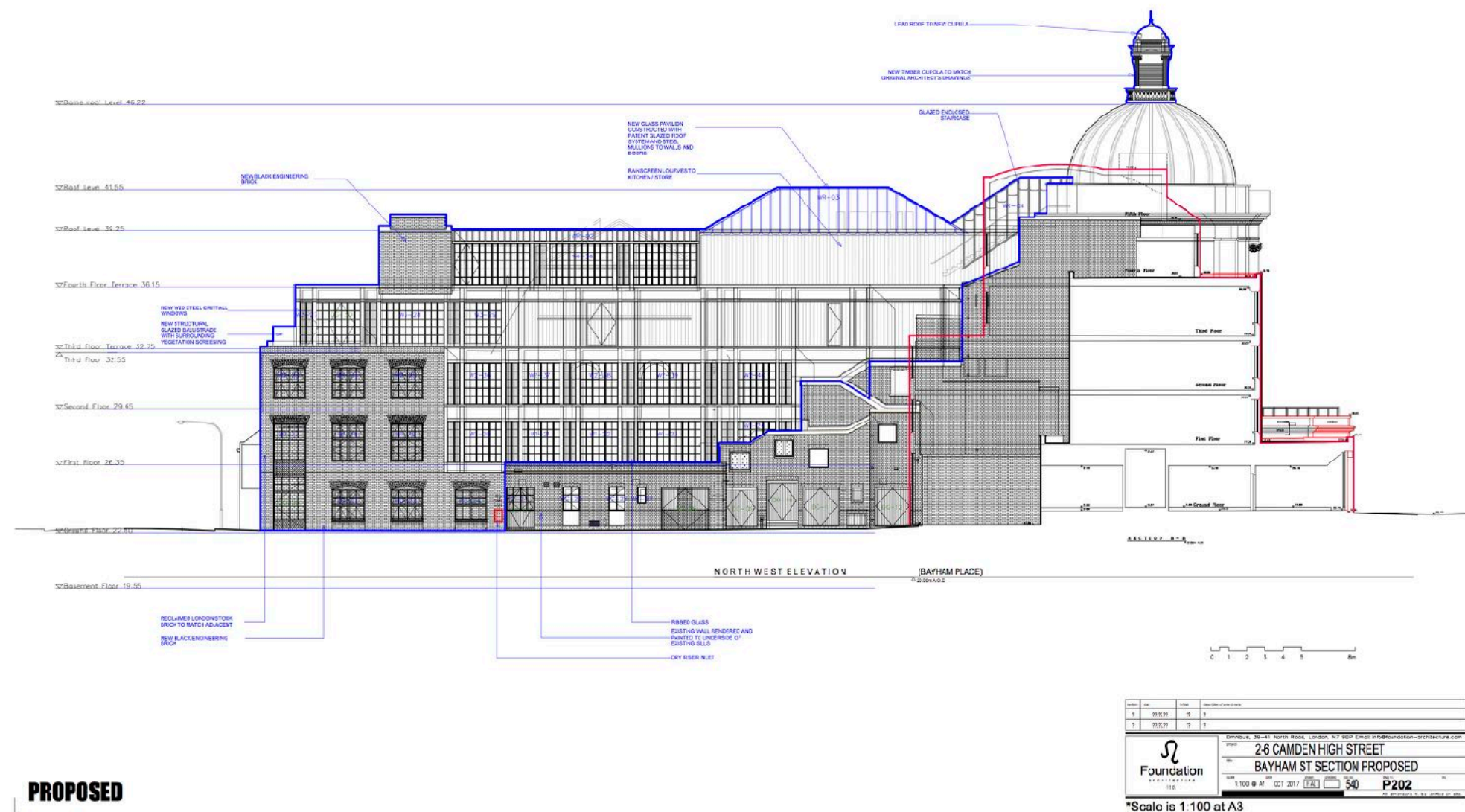
DESIGN DEVELOPMENT

Proposals

The opportunity to extend the building has been explored and structurally it is possible to retain and extend the existing as opposed to re build resulting in a more environmentally efficient scheme. The proposals will re configure the internal core and add a secondary means of escape together with DDA lift and stair access to all floors. Something that the building lacks at present.

Following the Pre application advice the scheme has been reduced at the upper floors to the rear resulting in a stepped form following the flank wall to the Koko building. Onto Camden High Street the reconstruction of the plant room level is set back to the line of the existing and the roof a curved form with a vertical dormer section to the centre. the roof form is designed to retain all of the public views of the Koko dome and follow the curved roof theme that is evident from number 8-12 to the Crowndale building and, of course, Koko.

The section below shows the proposed profile against the approved elevation of the Koko scheme



DESIGN DEVELOPMENT

Townscape

The design proposals have been modelled to ensure that the views including the specified protected view of the Koko dome and the horizontal eaves line identified above are retained.



DESIGN DEVELOPMENT

Adjoining Proposals

Proposals for the substantial additions to 48-56 Bayham Place 2017/2739/P have been approved and are currently under construction. These proposals add two further floors in to the extended four storey warehouse building in a modern style contrasting the addition with the existing brick warehouse.



Permitted scheme 48-56 Bayham Place

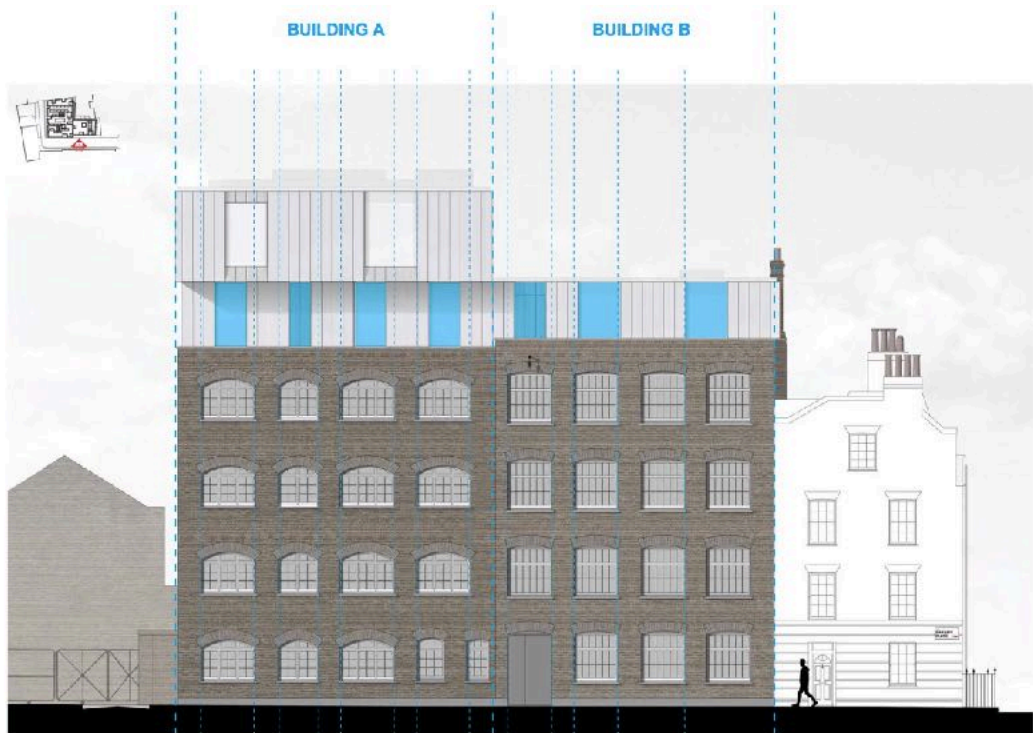


Permitted scheme 48-56 Bayham Place

DESIGN DEVELOPMENT

Adjoining Proposals

The proposal retains the warehouse brick facade to the rear as required by the Council with the top floor, clad in standing seam zinc.. This approach is similar in principle to the scheme for the extensions to Koko which set a more modern glazed panelled facade over three storeys of yellow facing brick.



Permitted scheme 48-56 Bayham Place



Permitted scheme Koko

DESIGN DEVELOPMENT

Daylight & Sunlight

Right of Light Consulting have ben commissioned to undertake a daylight and sunlight study of the proposed development. Their report forms part of the submission and concludes that the proposed development has a low impact on the light receivable by its neighbouring properties and confirms that the development design satisfies all of the requirements set out in the BRE guide Layout Planning for Daylight and Sunlight.



FLOOR	EXISTING GROSS EXTERNAL	EXISTING GROSS INTERNAL	PROPOSED OFFICE GROSS INTERNAL
BASEMENT	0	0	0
GROUND	290	retail 200 ENTRANCE 40	175
FIRST	178	157	295
SECOND	178	157	295
THIRD	178	157	225
FOURTH	31	25	178
FIFTH			145
SIXTH			
SEVENTH			
TOTAL B1	855	OFFICE 536	1313

PROPOSALS

Scale

Two adjoining buildings have recently been permitted substantial additions and the application proposals are made in the knowledge that the works are now under construction.

46-56 Bayham Place raises the building to a roof level of 42.59m and the Koko scheme to around 41m AOD on the section to the rear of the dome. In comparison the highest part of the proposed roof at 2-6 Camden high Street is 42.35 AOD.

Form

The rear profile follows that of the flank wall to the Koko building with a warehouse aesthetic to the lower floors and an more modern metal clad 5th floor / roof.

The front profile follows the existing setting back on the fourth floor with a curved roof, typical of the surrounding buildings including the Councils own scheme for the Crowndale building. A flat roof was not felt to be appropriate to give a proper top to the building. A characteristic of the buildings on either side.

Impact

Through setting back the front and rear profiles views of the Koko dome are maintained whilst the proposed additions remain subservient and complementary to the adjoining Listed Building.

Area

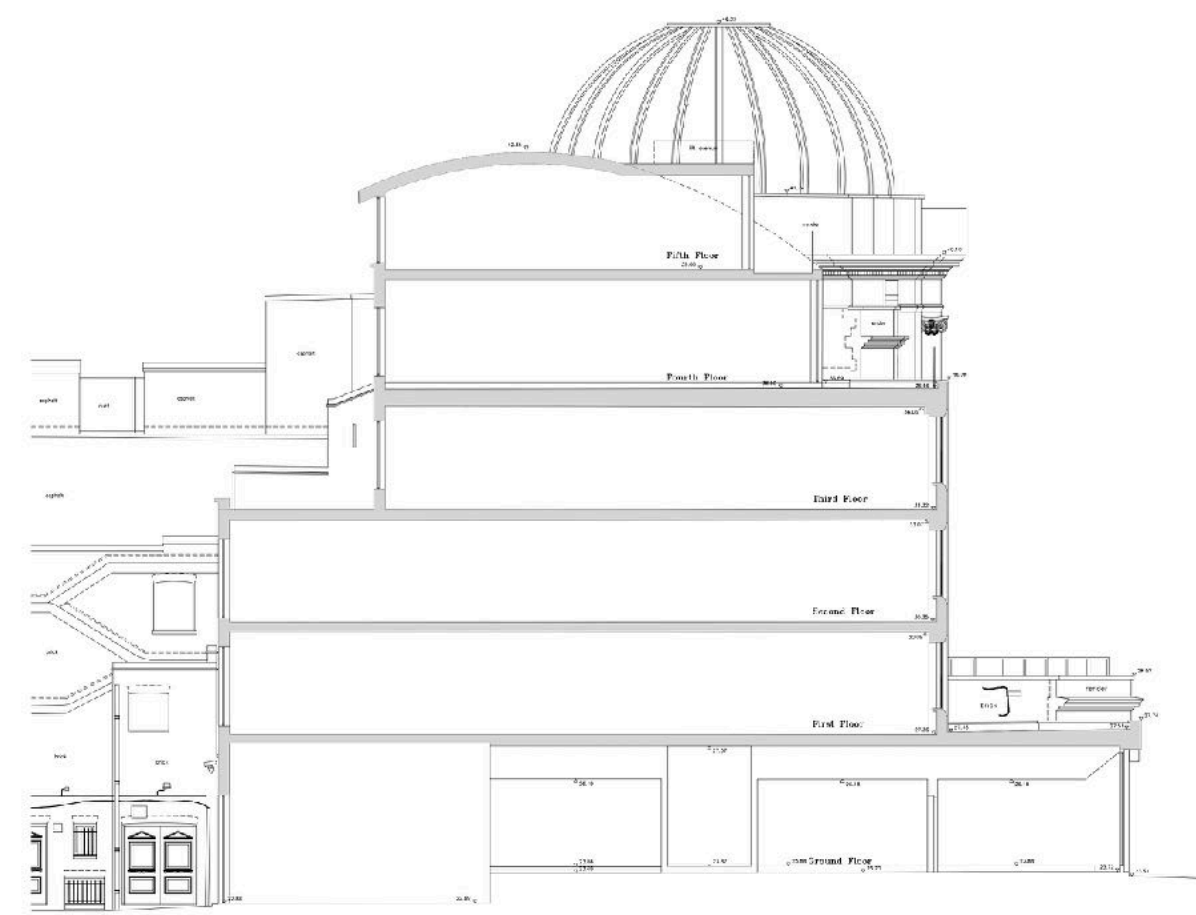
The proposals aim to provide sufficient area for the expansion of the existing occupier who temporarily rents space in the adjoining building. Having considered the suitability of part of the building to be used for C3 uses, concerns with the proximity of the late night entertainment venue at Koko coupled with the recently permitted open terrace at roof level mean that there would be an adverse impact on residential amenity of any residential component leading to problems in the future with the two uses immediately adjacent.

Plant

VRF plan is proposed to be located at the rear 2nd floor of level thus keeping the main roof clear of plant. The condensers are located within an acoustic screen in accordance with the scheme design and acoustic analysis that accompanies this application.



Proposed rear elevation



Proposed section



