

M I C H A E L I S
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PROJECT

Hawley Wharf
Unit A1 & A2 Rooftops

STAGE

Design & Access
Statement

ISSUE DATE

04.02.2022

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1.1 THE PURPOSE OF THIS DOCUMENT

This Design & Access Statement has been prepared to accompany an application for a Non Material Amendment to planning application 2020/0362/P which was granted on 28 October 2020.

Both units are to be developed to create two different restaurants offering a range of food and experiences which will enliven the rooftop and activate the area drawing in the public to enjoy the site's unique perspective of Camden. Part of each terrace is proposed to be used for the outside seating area for the two rooftop restaurants offering.

The changes proposed to the site consist of amending the previously approved seating area to Units A1 and A2.

Other minor changes include the replacement of existing bi-folding doors to sliding doors for both units to enhance the restaurants customer entrance experience (these new sliding doors will perfectly match the other existing sliding doors along the facade) and removal of existing planters.

With this report we seek to clearly present our proposals and demonstrate the primary objective is to dramatically enhance the functionality, use and benefit to the users and allow the special characteristics of the rooftops to be enjoyed as much as possible, as well as providing a safe environment for the public to enjoy in a Covid climate.

This Design & Access Statement is to be read alongside the drawings prepared by Michaelis Boyd. Michaelis Boyd have been appointed to design the fit-out of Units A1 and A2 restaurants.

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SITE AND CONTEXT APPRAISAL

- 2.1 AERIAL VIEW
- 2.2 KEY FACTS ABOUT THE SITE

2.1 SITE LOCATION
Hawley Wharf is a canal-side building complex in Camden, London NW1.

2.2 KEY FACTS ABOUT THE SITE
Borough: Camden
Sector: Mixed-use

The 580,000 sq. ft. mixed-use scheme includes 195 residential units (affordable and serviced apartments), offices, new public squares, an art-house cinema, cafes, restaurants, a food market and a new local primary school.

This proposal is in relation to the external areas of the roof top units A1 and A2.

Unit A1
Unit A2



2.1 - Aerial View - Google earth

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SITE AND CONTEXT APPRAISAL

2.3 EXISTING SITE LOCATION PLAN

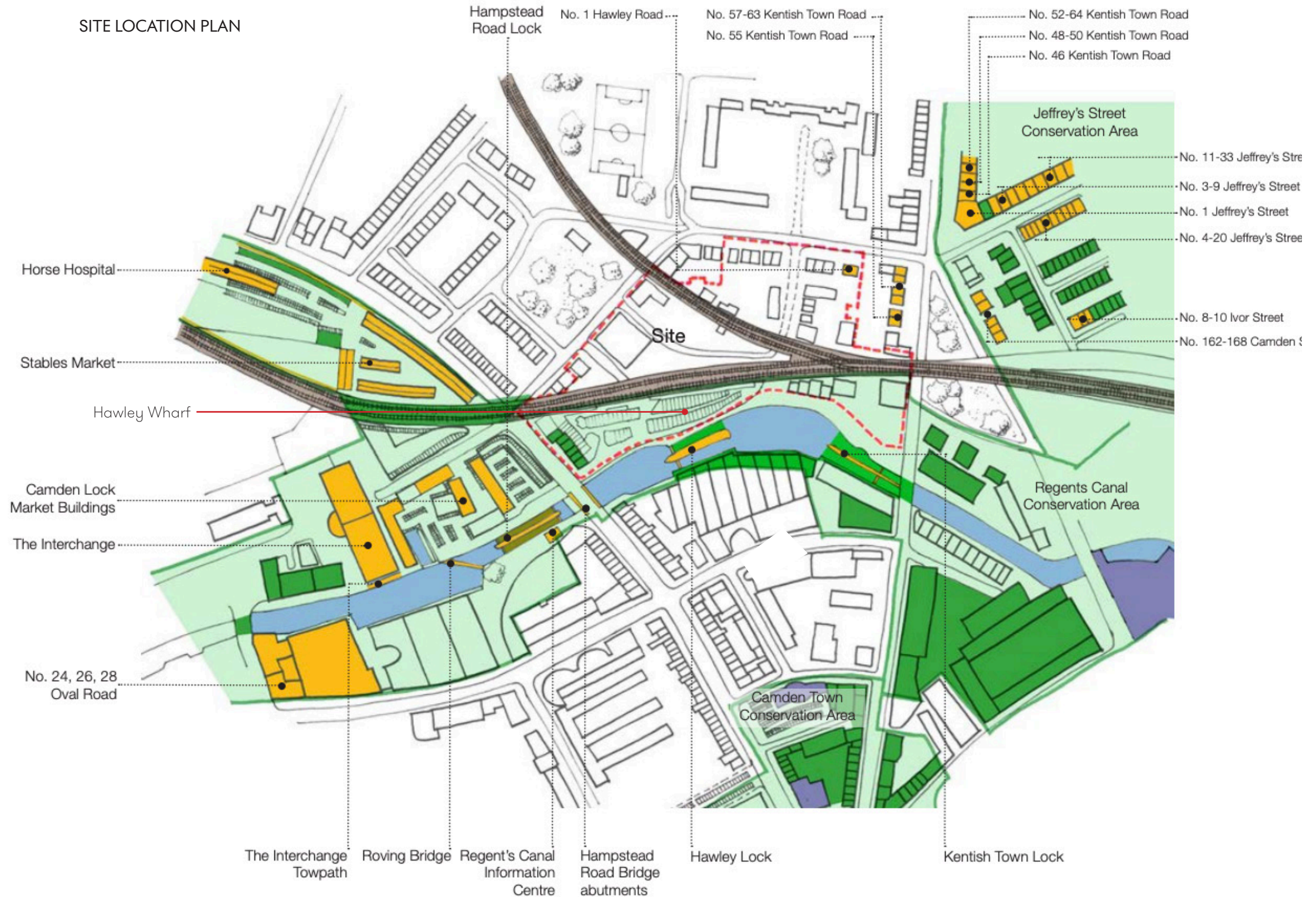
2.4 CONSERVATION AREA/ LISTED BUILDING

The restaurant rooftop sites are located in close proximity to a number of notable buildings and a listed building. The Regent's Canal Conservation Area covers areas A, D and E of the site.

It is stated within the "Regent's Canal Conservation Area Appraisal and Management Strategy" that in the context of the Canal the "associated railway features is of exceptional interest and quality, unparalleled in London". To the north of the site is the Jeffrey's Street Conservation Area and to the south the Camden Town Conservation Area. Several buildings are identified by the London Borough as having either a positive or a negative contribution to the respective Conservation Areas. The Grade II listed 1 Hawley Road sits within the site boundary in Area B.

The area is renowned for its bustling markets which is created by the public interacting with buildings, temporary market structures and street frontages. This mix of spatial types creates a vibrant streetscape that enriches the area and attracts visitors from all over the world. Our proposal for the restaurant rooftops of A1 and A2 follows this historic concept, we wish to create special internal and external spaces for visitors to enjoy that will also enrich the existing public walkway.

- Conservation Area
- Listed buildings
- Buildings designated as making a positive contribution to the character of the conservation area.
- Buildings designated as making a negative contribution to the character of the conservation area.



2.3 - Site Location Plan - Taken from Alford Hall Monaghan Morris Hawley Wharf Information Pack

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The existing rooftop that includes Units A1 and A2 currently provides a public walkway which is accessed by lifts or staircases positioned in several locations of the Hawley Wharf building.

The open terraces are currently relatively unused by the public and do not include an offering that will promote external activity all year round.

This is due to the high position of the rooftop giving a relatively secluded feel making it like a quiet getaway from the street scene of Camden.

The development of the rooftop areas is an opportunity to create a garden space to complement the existing A0 rooftop that is accessible all year around, this is a rare commodity in Camden.

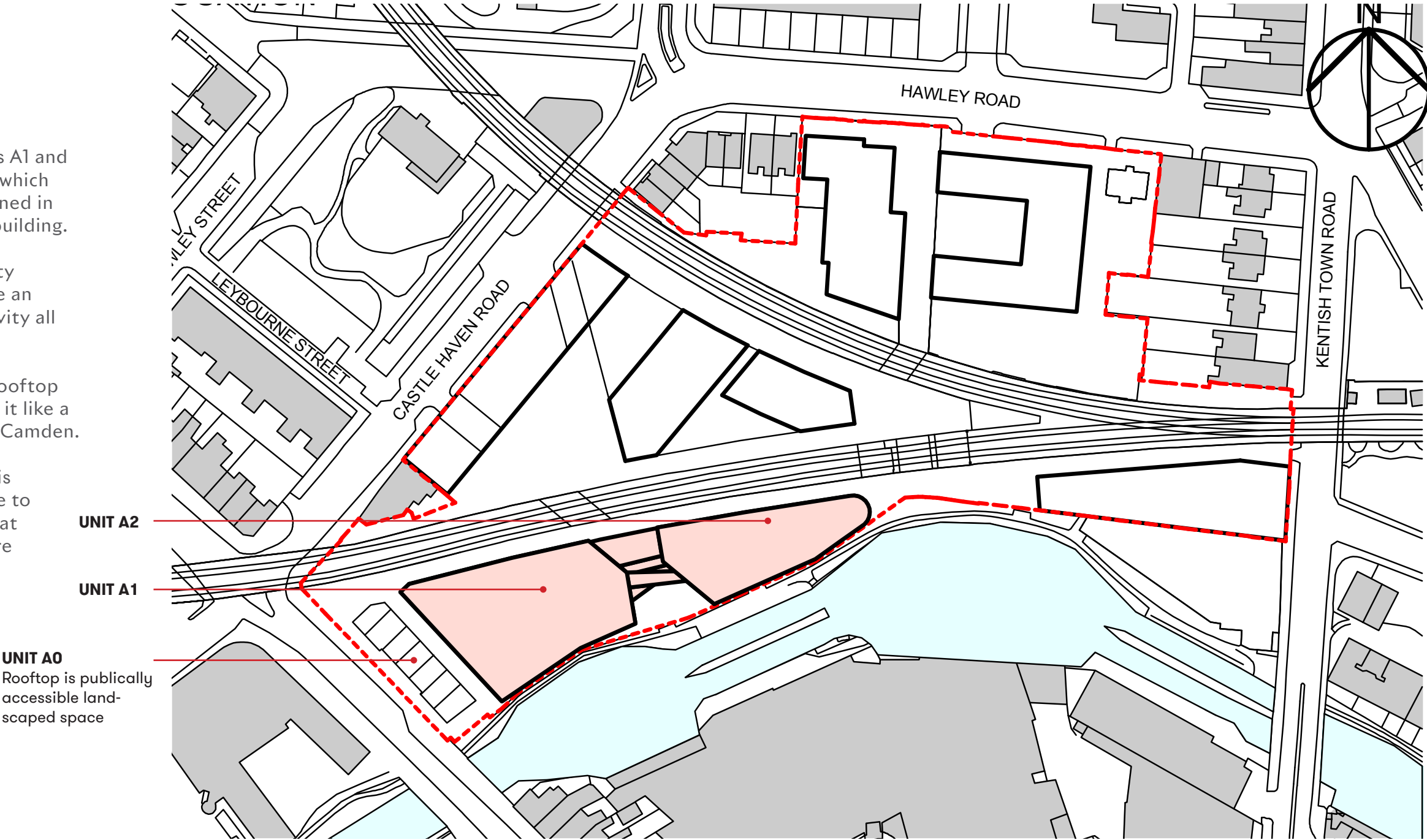
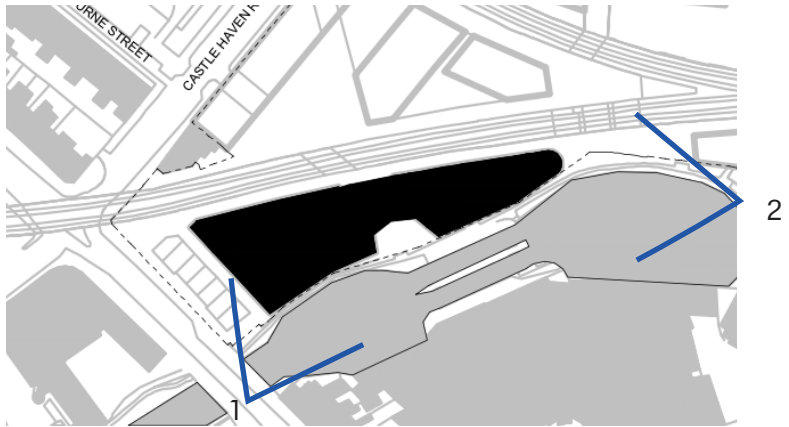


Fig.3 - Site Location Plan - Taken from Alford Hall Monaghan Morris Hawley Wharf Information Pack

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2.5 EXISTING SITE PHOTOS



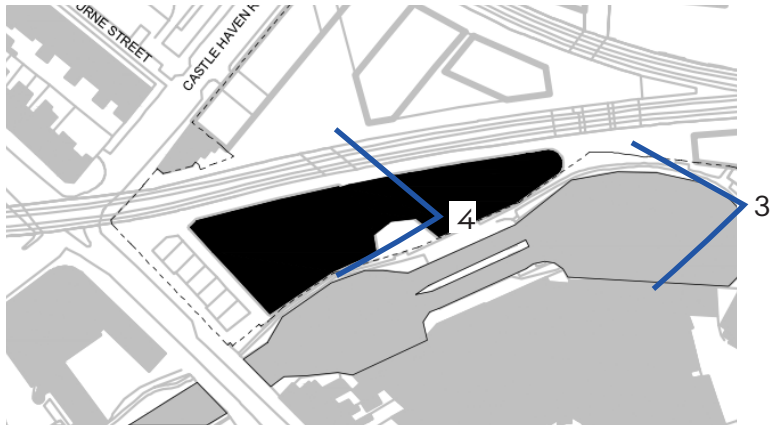
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2

SITE AND CONTEXT APPRAISAL

2.5 EXISTING SITE PHOTOS



3



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2.6 PLANNING HISTORY

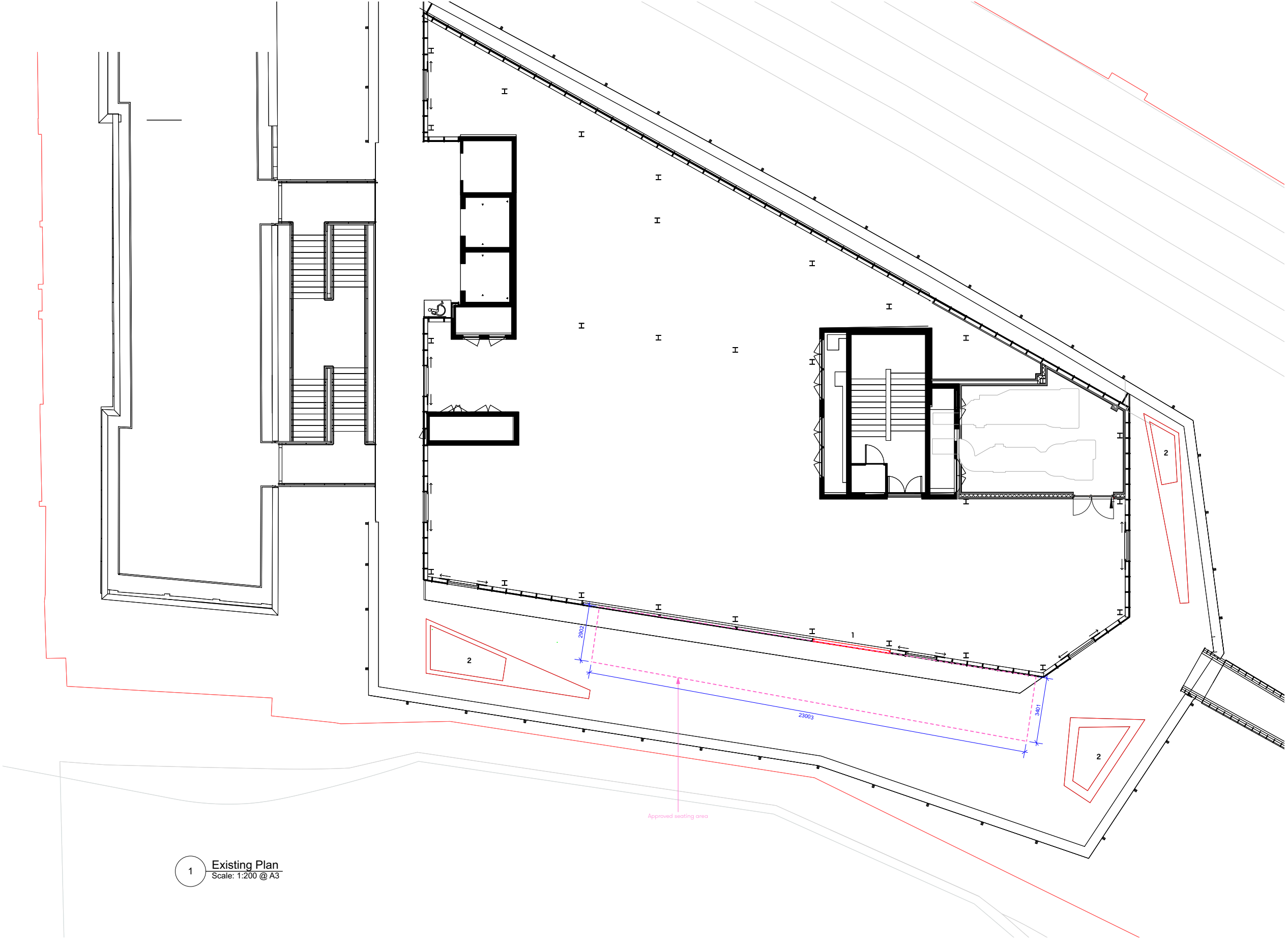
Planning permission (ref. 2012/4628/P) was originally granted for the mixed-use redevelopment of the site on 23 January 2013. There have been various minor-material and non-material amendments to the scheme since this time.

The operative planning permission (ref. 2020/0362/P) was granted on 28 October 2020 for the following:
“Variation of various conditions of planning permission dated 23/01/2013 ref: 2012/4628/P amended by planning permission dated 03/12/2018 ref. 2018/1715/P (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), to reflect various physical and land use amendments to the permitted scheme, to relocate cinema (Class D2) to the northern arches, provision of new family entertainment (sui generis) use in the basement of Building C, including new mezzanine floor, relocation of light industrial (Class B1c) to the basement of Building A1, loss of existing market retail (Class A1), reconfiguration of Buildings A1 and A2 roof terrace seating, variation of condition 10 (cinema plan) and conversion of four market residential units to intermediate residential units and associated works.”

A series of condition discharge applications and other standalone small-scale applications related to the Hawley Wharf masterplan Site have also been approved. The buildings on site are now fully constructed but large parts of the Site remain vacant and not fully occupied.

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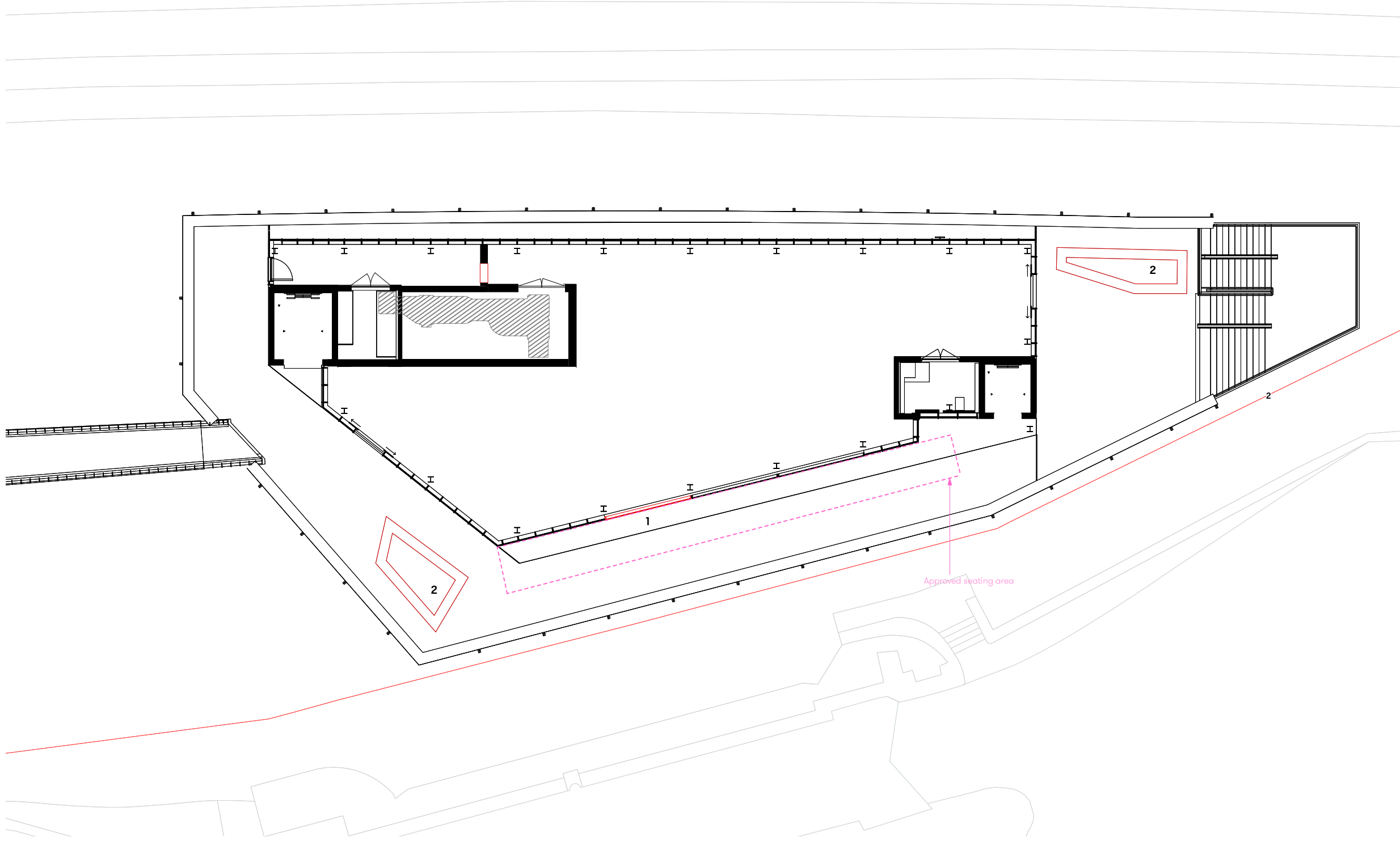
3.1 EXISTING PLAN UNIT A1



1 Existing Plan
Scale: 1:200 @ A3

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3.1 EXISTING PLAN UNIT A2



1 Existing Plan
Scale: 1:200 @ A3

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3.2 PROPOSED SEATING ZONE EXTENSION

For unit A1, we have proposed a seating zone for 71 external covers. This is 39 more seats than the 32 covers in the previous approved seating zone. In unit A2, the proposed seating zone allows for 42 covers, this is 12 more than the 30 covers in the existing approved seating zone.

There are a number of factors that support the increase in the area and number of seats at units A1 and A2. The location and aspect of the rooftop units is quite special and this should be promoted so more people can enjoy the unique views of the city and Camden.

The restaurants are being designed to provide a calm environment for people to enjoy away from the vibrant and active street activity of Camden. The rooftop areas are also accessible to all people, regardless of mobility, creating a larger seating area that is more available to more people is important for the visitors of Hawley Wharf. Furthermore, in the current and future Covid environment having these additional covers will allow the restaurant to economically withstand the threat of restrictions on indoor socialising. It is not possible to predict how Covid will impact how people will visit restaurants when the strain causes lockdowns or restrictions on social mixing.

It is important for the units to be adaptable, and for the business to be able to operate if it is not possible to use the internal spaces, or if the number of guests allowed internally is reduced. The increased external seating will also allow the restaurant to function throughout all months of the year. The increased use of the terrace will also enliven the walkway and will not impede on the public access across the terrace. Successful public amenity is created by mixing vendors with the public so that the area is activated, and people can enjoy the area they are in. Without the use of the external seating areas the public walkway could become less active and fall into neglect and attract public misbehaviour.