

Post Submission DAS  
17.03.2022

# JOHNSON GARDENS

## 5 ST CROSS STREET & 6-7 ST CROSS STREET

### LAND USE SWAP



John Robertson Architects

**JRA**



# Document Control

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5 St Cross Street and 6-7 St Cross Street - Land Use Swap

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01

# INTRODUCTION



# Introduction

## Executive Summary

This document has been prepared by John Robertson Architects, on behalf of Arax Properties, to support the Design and Access Statement for the Planning Application for the Land Use Swap of Class E and Light Industrial floor space within Johnson Gardens Estate.

The document will demonstrate how the floorspace at 6-7 St Cross Street can be divided up for three tenants, following the existing condition at 5 St Cross Street, and for five tenants, assuming that 5 St Cross Street was tenanted on each floor. This will demonstrate how the space can be of a high quality and suitable for jewellery manufacturing businesses in the event they decided to take the space.





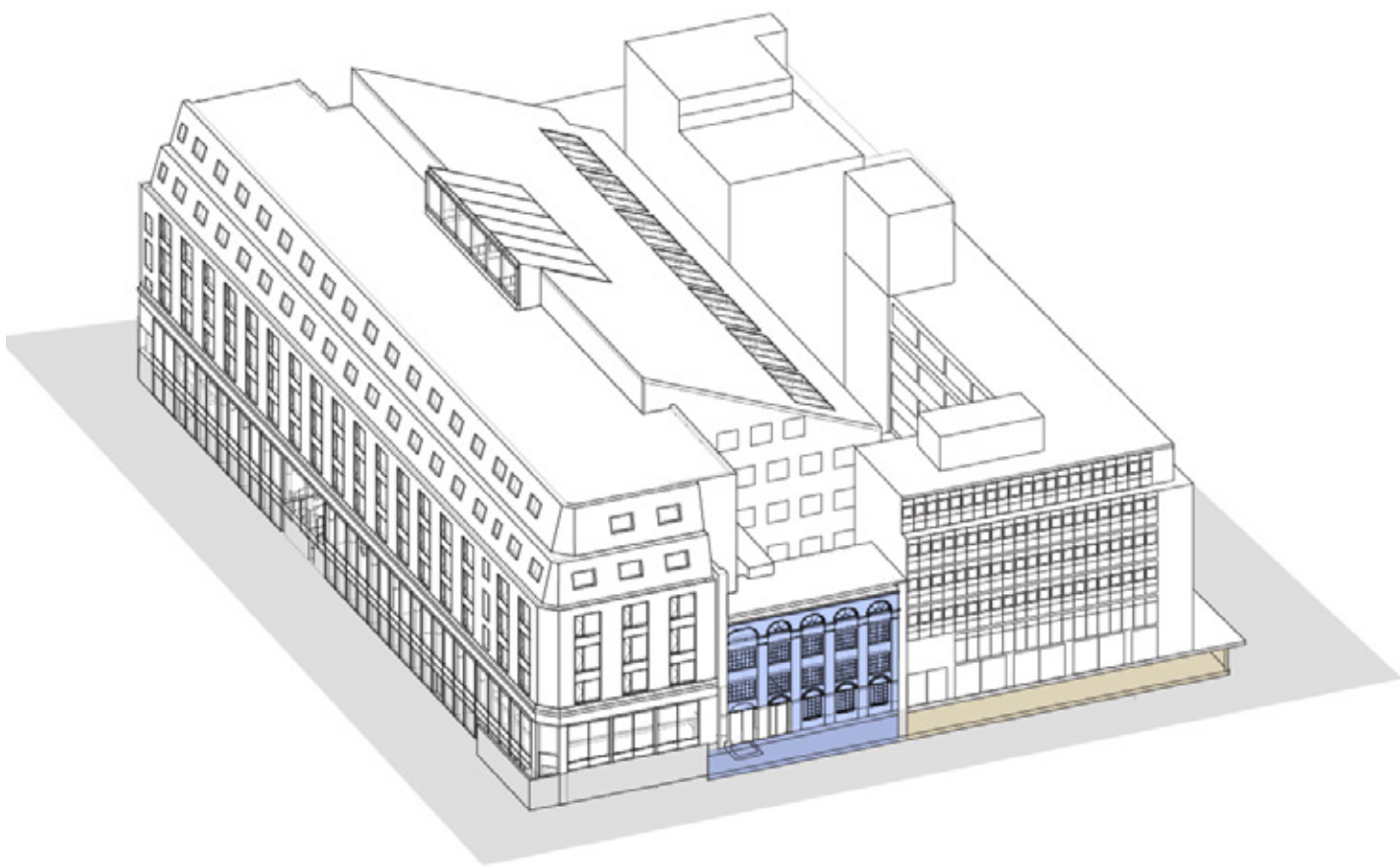


02

# PROPOSAL

# 5 St Cross Street & 6-7 St Cross Street

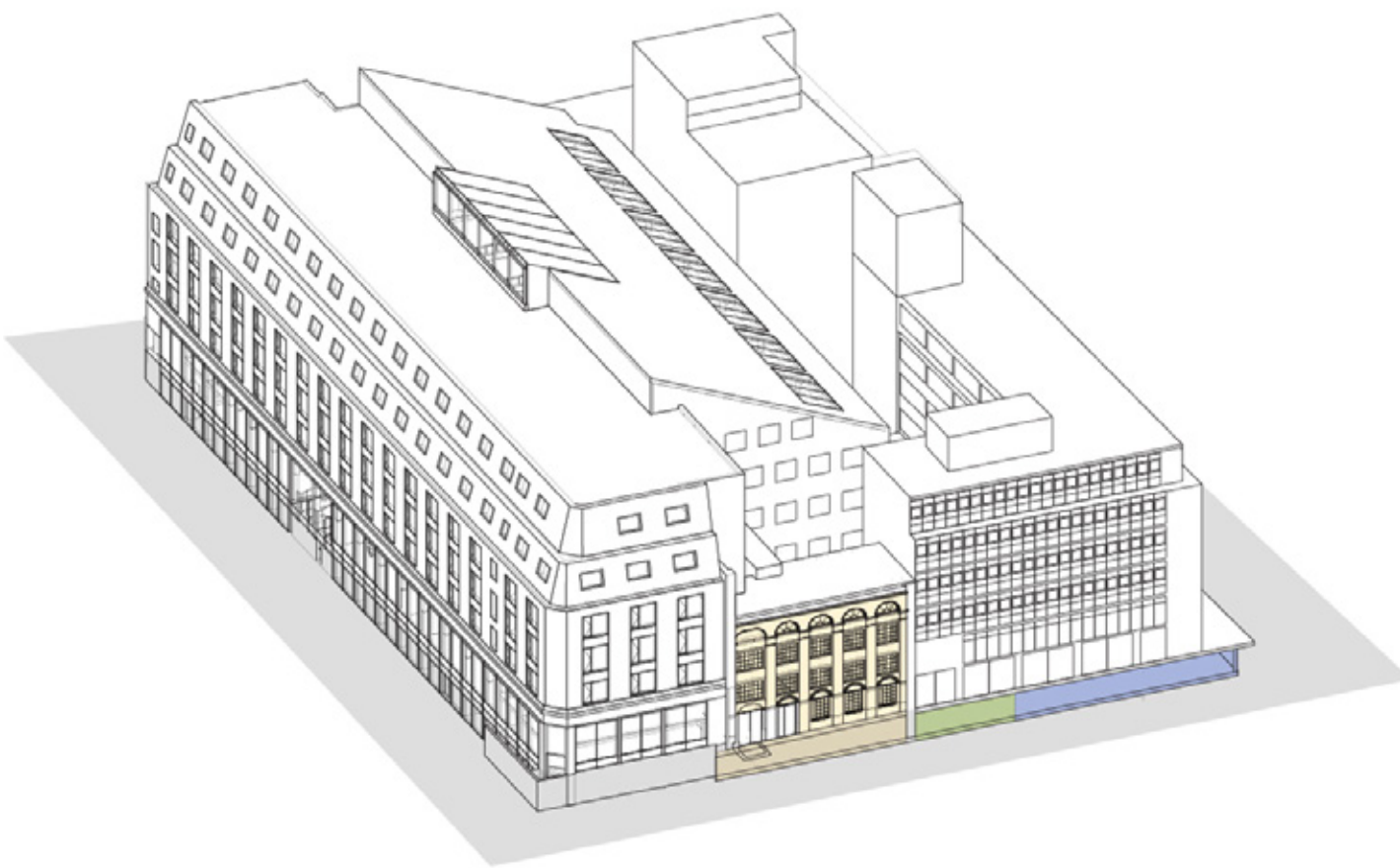
## Land Use Swap



5 St Cross Street & 6-7 St Cross Street  
Existing Use

EXISTING 5 ST CROSS STREET			
Floor	Use	NIA (m <sup>2</sup> )	GIA(m <sup>2</sup> )
Lower Ground Floor	B1(c)	114.7	153.6
Ground Floor	B1(c)	80.1	163
First Floor	B1(c)	110.1	163.9
Second Floor	B1(c)	101.6	155.4
Third Floor	B1(c)	85.9	138.4
TOTAL		492.40	774.3

EXISTING 6-7 ST CROSS STREET*			
Floor	Use	NIA (m <sup>2</sup> )	GIA(m <sup>2</sup> )
Lower Ground Floor	Class E	759.8	968.8
TOTAL		759.8	968.8



5 St Cross Street & 6-7 St Cross Street  
Proposed Use

PROPOSED 5 ST CROSS STREET			
Floor	Use	NIA (m <sup>2</sup> )	GIA(m <sup>2</sup> )
Lower Ground Floor	Class E	114.7	153.6
Ground Floor	Class E	80.1	163
First Floor	Class E	110.1	163.9
Second Floor	Class E	101.6	155.4
Third Floor	Class E	85.9	138.4
TOTAL		492.40	774.3

PROPOSED 6-7 ST CROSS STREET*			
Floor	Use	NIA (m <sup>2</sup> )	GIA(m <sup>2</sup> )
Lower Ground Floor	B1(c)	493	658.7
	Cycle Facilities	-	310.1
TOTAL		493	968.8

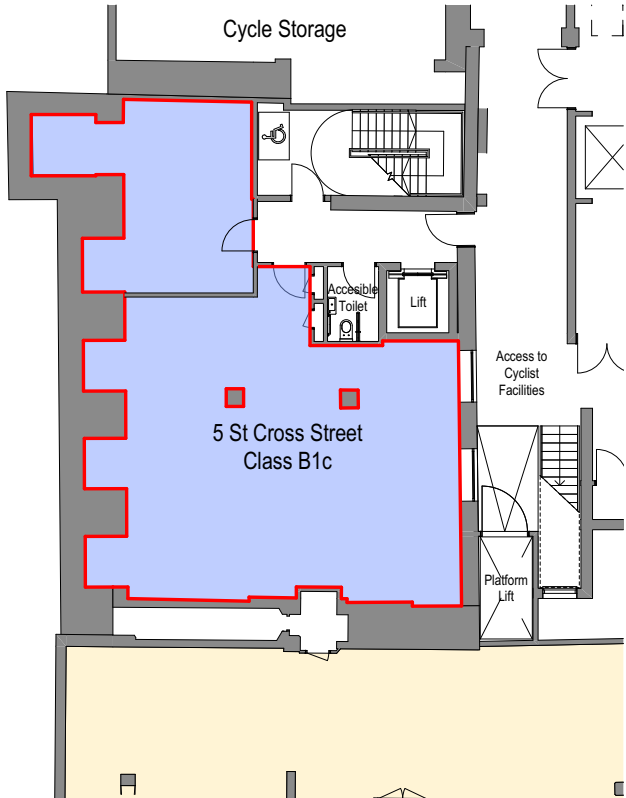
- Class B1(c)
- Class E
- New Cycle Facilities

\*6-7 St Cross Street Levels GF,01,02,03,04 & 05 not part of the planning application.

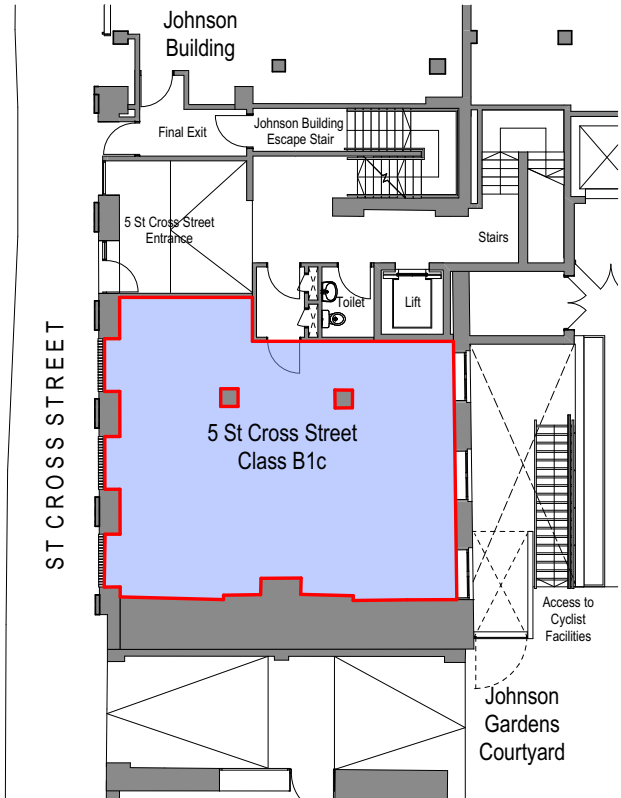


# 5 St Cross Street - Existing Use

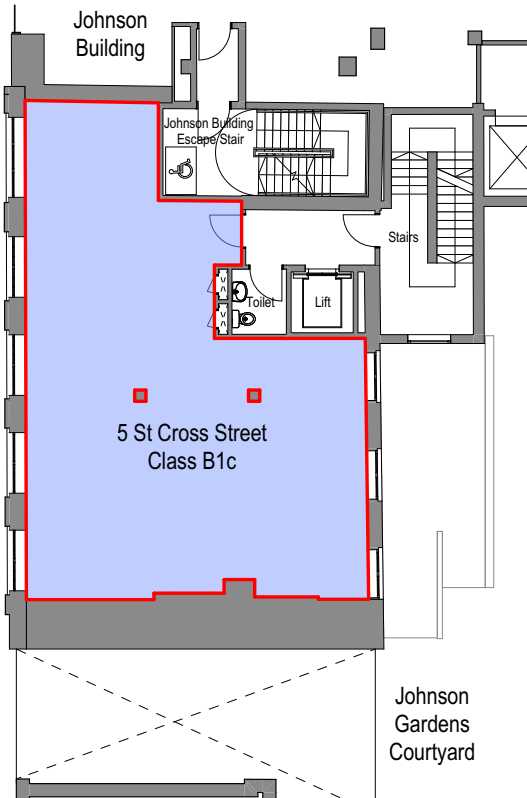
## Land Use Swap



Existing Lower Ground Floor Plan

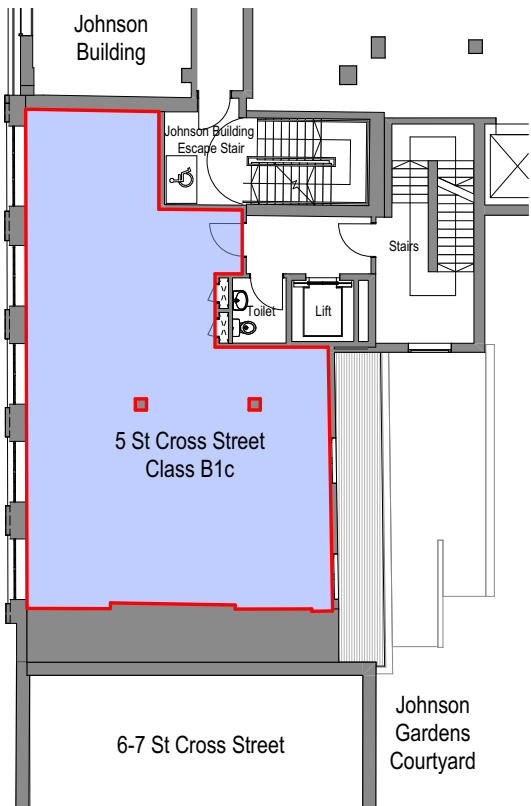


Existing Ground Floor Plan

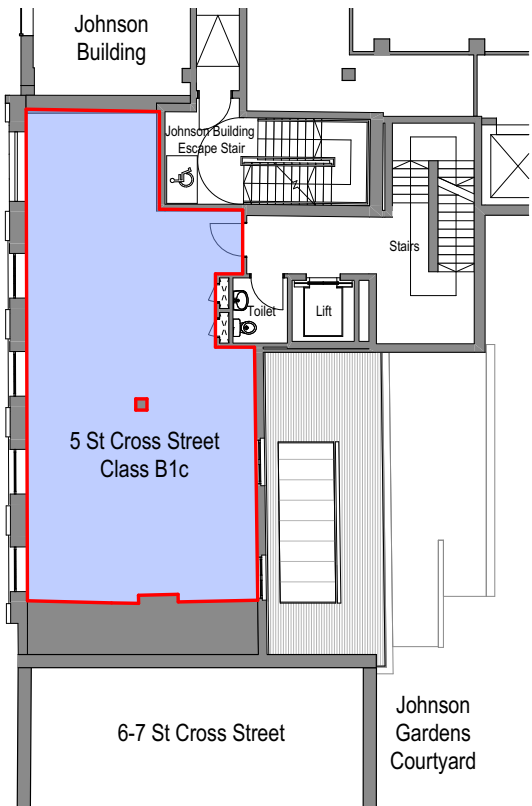


Existing First Floor Plan

- Net Internal Floor Area 493 m<sup>2</sup>
- Class B1(c)
- Class E
- New Cycle Facilities



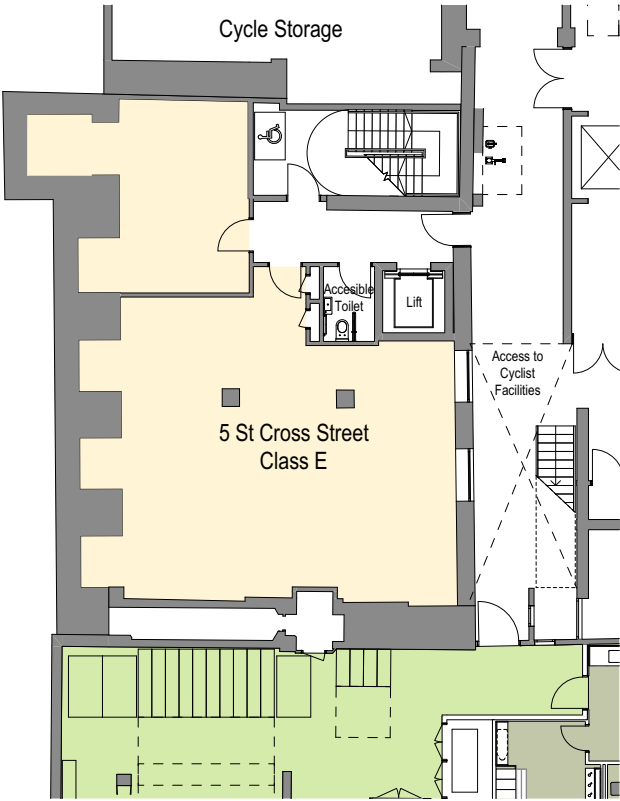
Existing Second Floor Plan



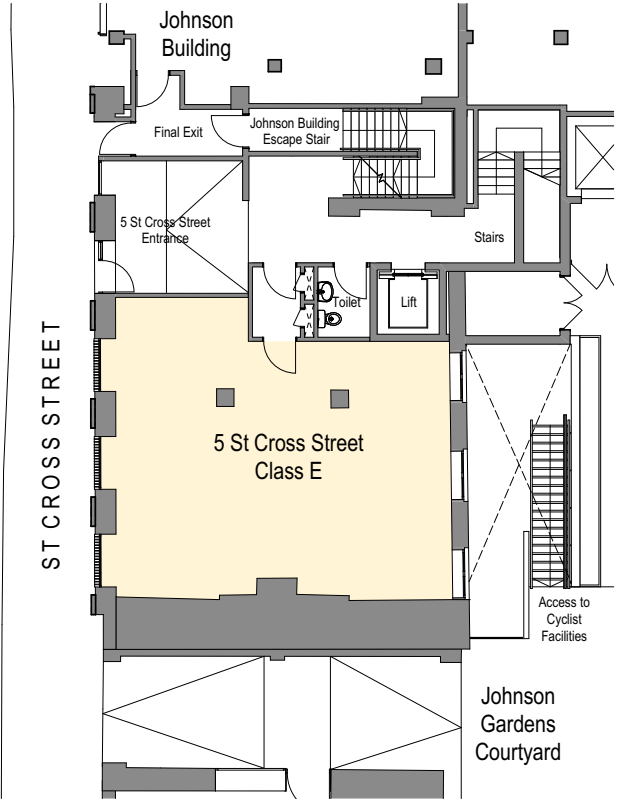
Existing Third Floor Plan

# 5 St Cross Street - Proposed Use

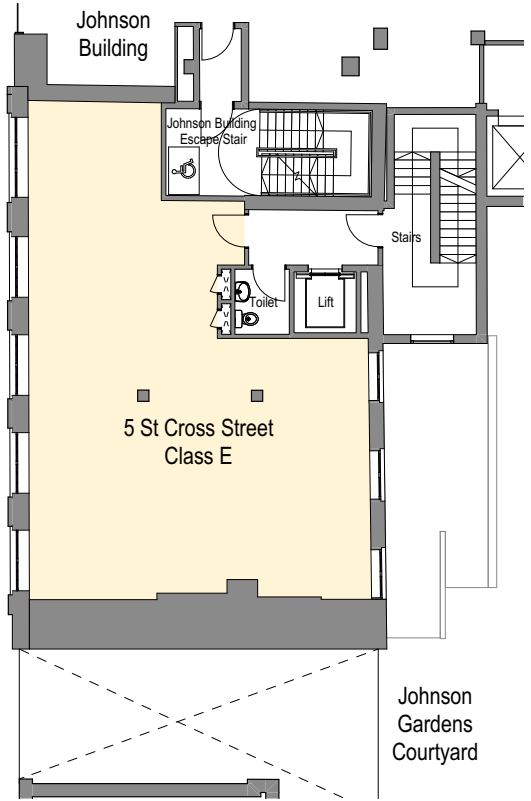
## Land Use Swap



Proposed Lower Ground Floor Plan

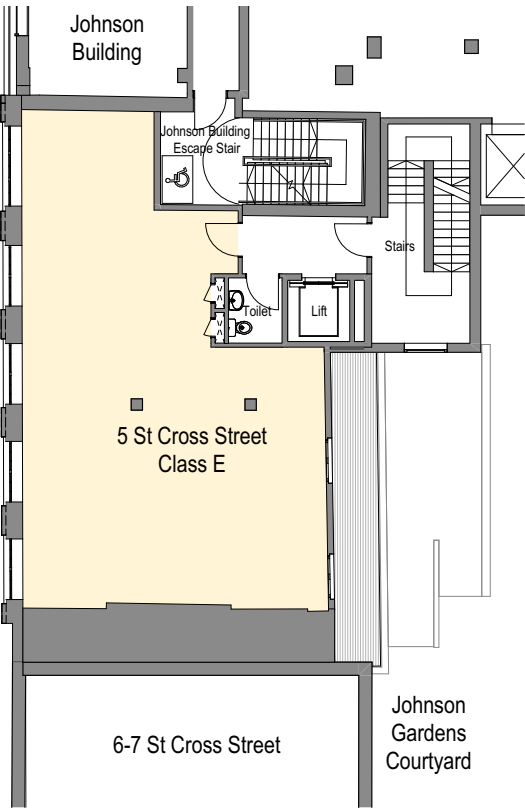


Proposed Ground Floor Plan

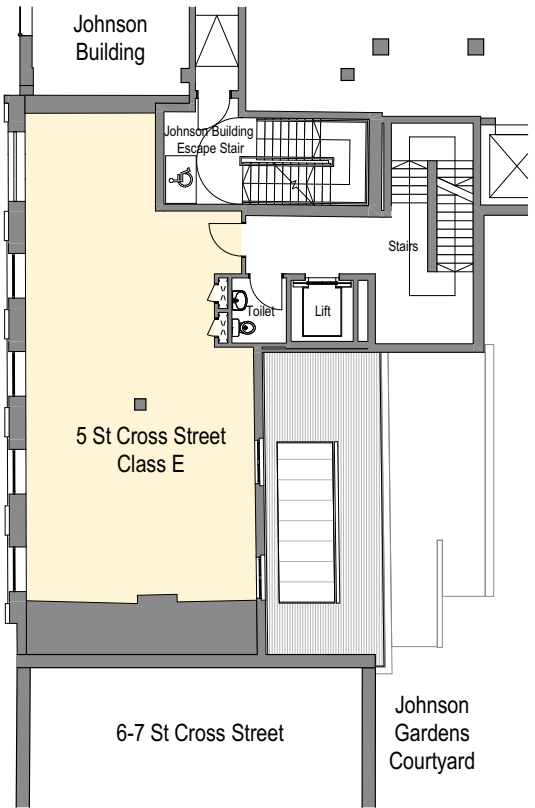


Proposed First Floor Plan

- Class B1(c)
- Class E
- New Cycle Facilities



Proposed Second Floor Plan



Proposed Third Floor Plan

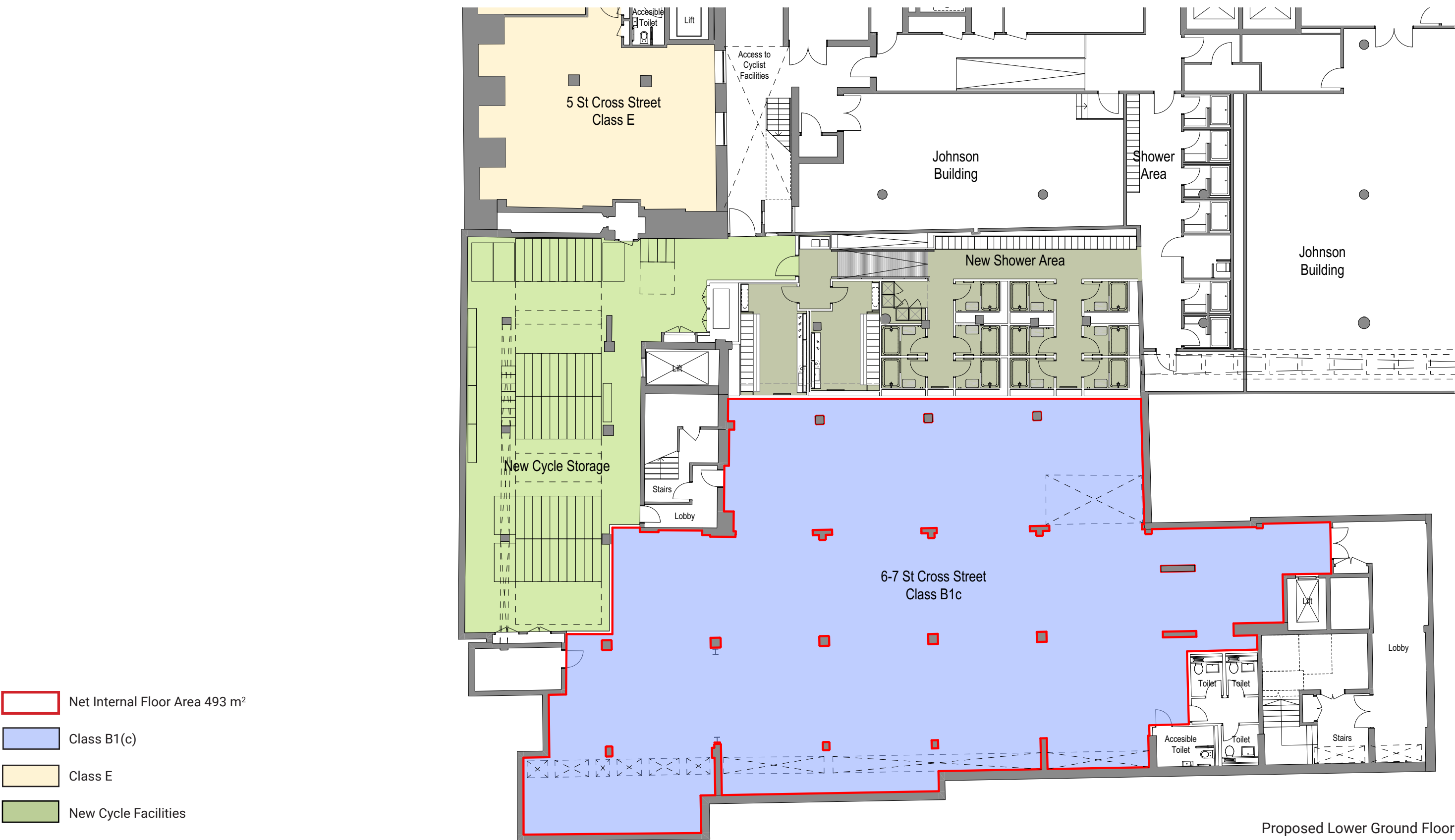


# 6-7 St Cross Street - Existing Use

## Land Use Swap



# 6-7 St Cross Street - Proposed Use Land Use Swap





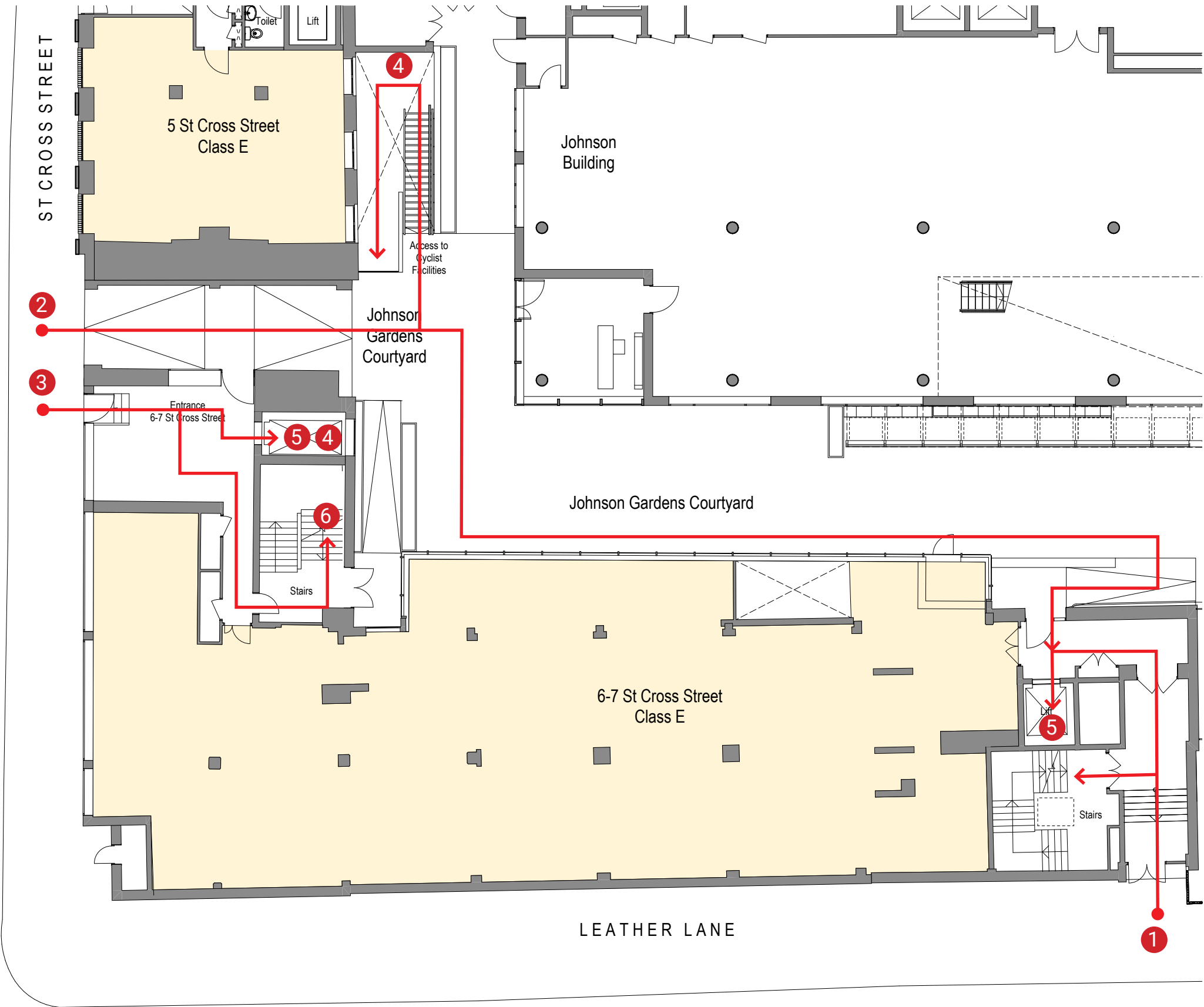
# 6-7 St Cross Steet B1(c) Unit - Access

The Class B1(c) Unit at 6-7 St Cross Street can be accessed from Leather Lane and from St Cross Street, improving the connectivity with the rest of Johnson Gardens.

The entrance from the courtyard is a step-free access and it also connects with the entrance to cycle facilities at Lower Ground Floor.

The lifts at 6-7 St Cross Street will have direct connection with proposed rooftop terrace.

- 1 Access from Leather Lane
- 2 Access from Johnson Gardens Courtyard.
- 3 Access from St Cross Street
- 4 Access to Best in Class commuter and visitor cycle storage
- 5 Lift to proposed Rooftop terrace
- 6 Staircas leading to B1(c) Unit



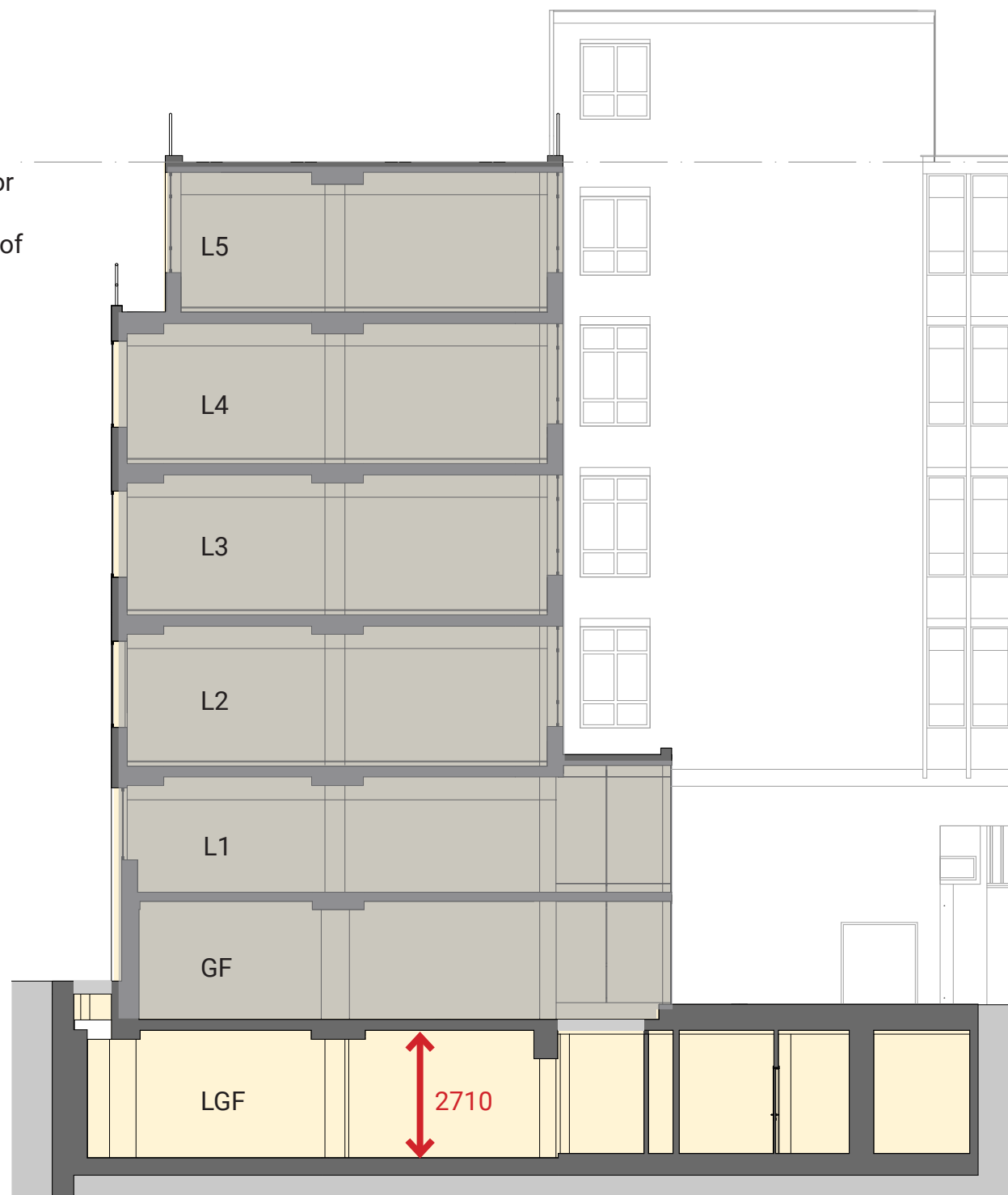
# 6-7 St Cross Steet

## B1(c) Unit - Ceiling Heights

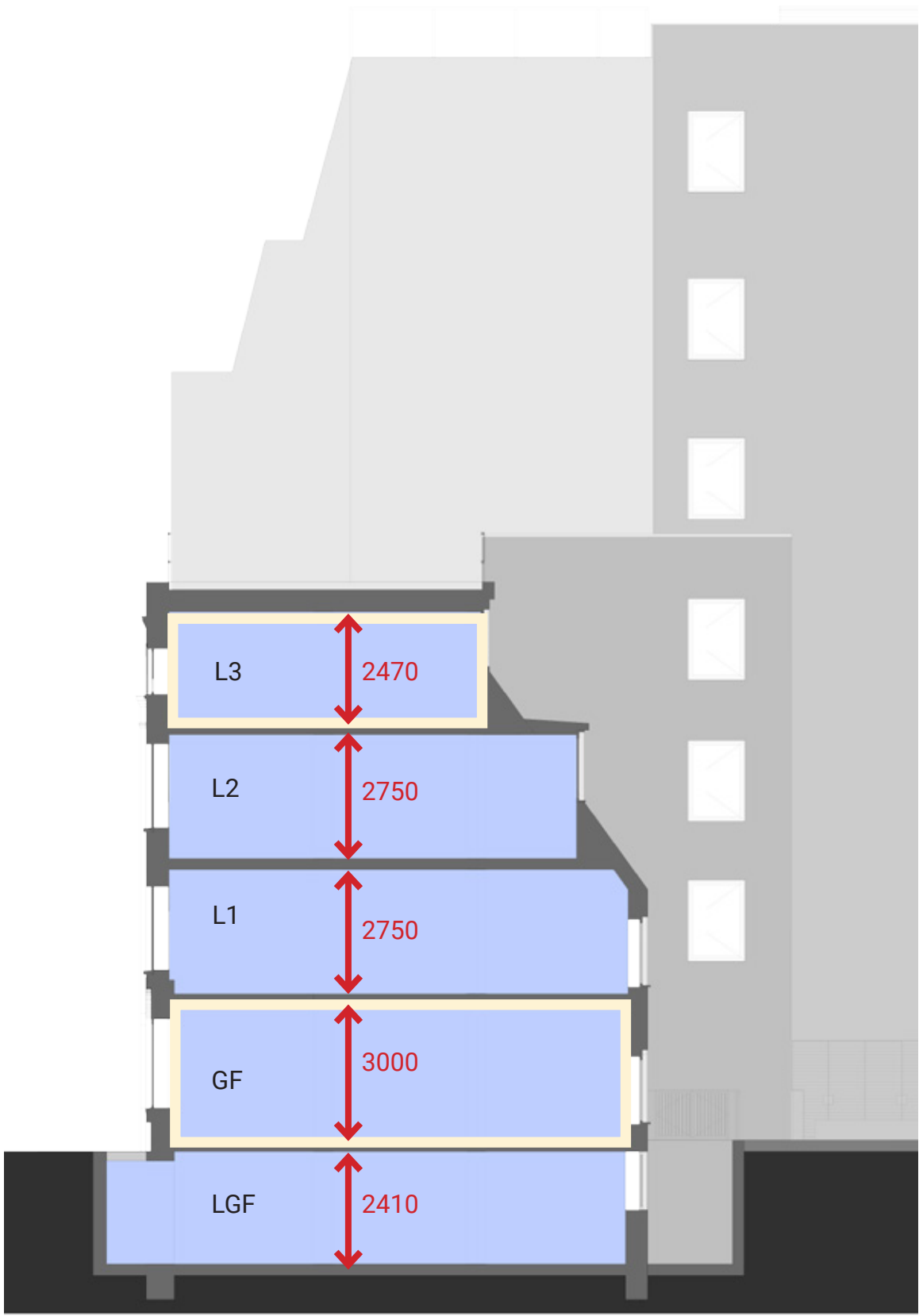
The floor-to-ceiling height within 5 St Cross Street varies between 2410 and 2750mm, with the exception of Ground Floor which measures 3000mm.

The floor to ceiling height at Lower Ground Floor 6-7 St Cross Street is 2700mm.

The higher and more consistent floor to ceiling height at LGF 6-7 St Cross Street is more desirable for a range of light industrial activities.



Existing 6-7 St Cross Street Cross Section



Existing 5 St Cross Street Cross Section



# 6-7 St Cross Steet

## B1(c) Unit - Flexibility for Three Tenants

The proposed B1(c) unit is capable of being splitted to accomodate three tenants as shown in the diagram, this option is to compare the existing condition on how 5 St Cross Street is tenanted at the moment.

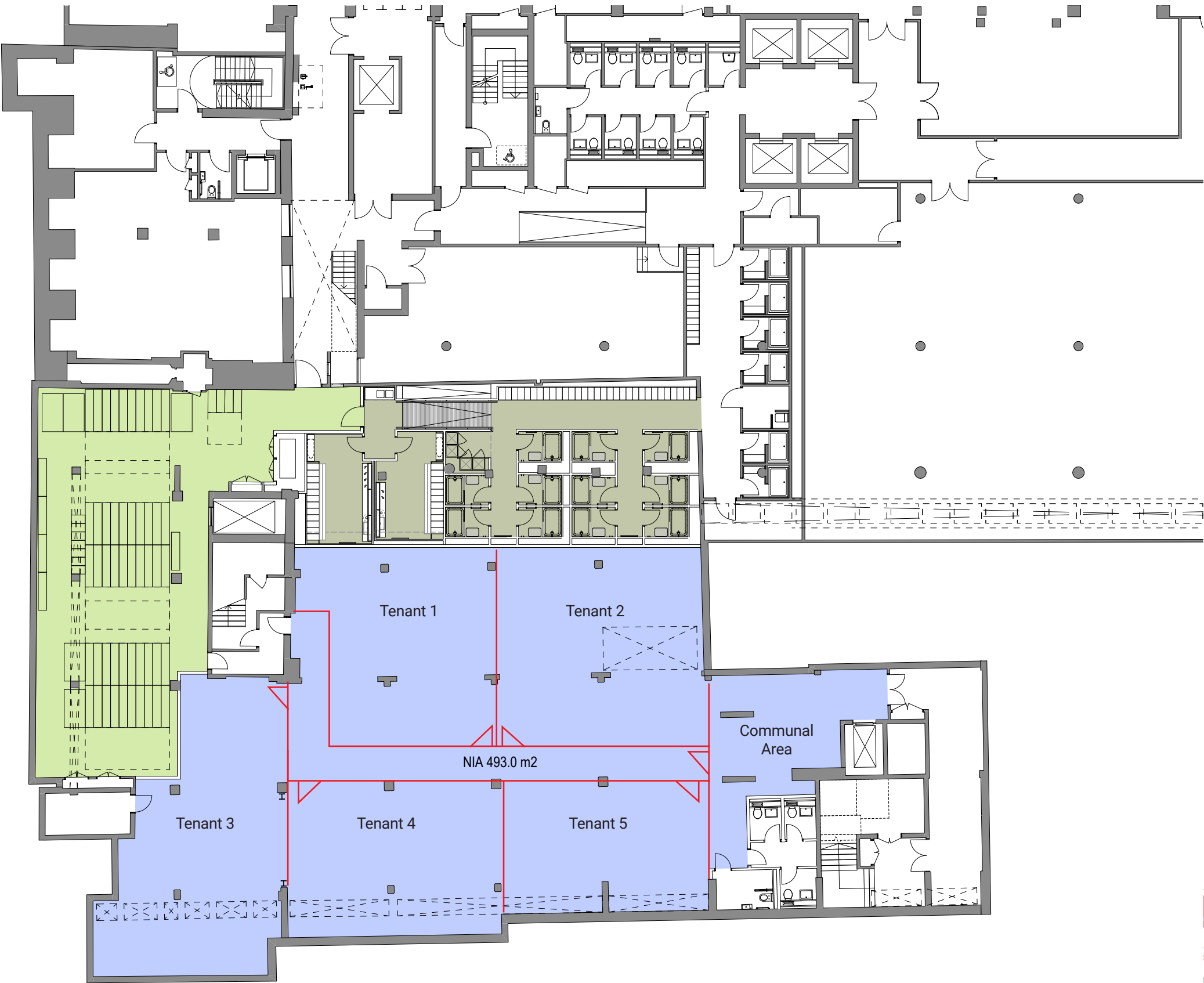


# 6-7 St Cross Steet

## B1(c) Unit - Flexibility for Five Tenants

The proposed B1(c) unit could be potentially divided for five tenants as shown in the diagram. This option creates a scenario as if 5 St Cross Street had different tenants on each of his five levels.

Both options can demonstrate that the space is flexible and it could work for jewellery manufacturing businesses in the event that these users would like to take the space

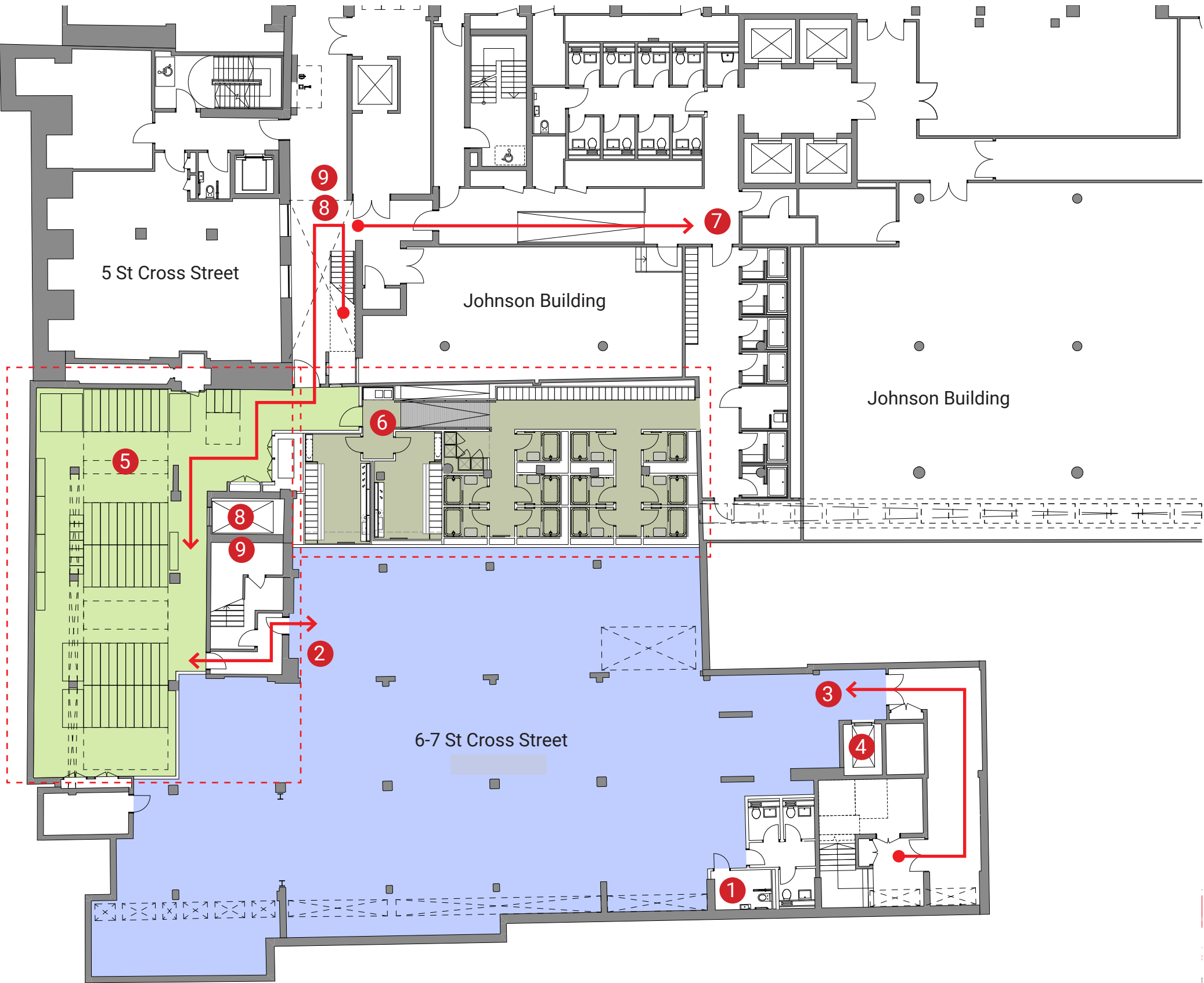




# 6-7 St Cross Steet B1(c) Unit - Amenities

The Class B1(c) Unit at 6-7 St Cross Street would be well integrated within Johnson Gardens, with direct access to the estate wide amenities, including the new cyclist facilities, rooftop terrace, communal courtyard and Johnson Building atrium.

Furthermore the Fitwel Campus will help ensure the estate occupiers are integrated with the local community and vice versa.



## Conclusion

Following both the expiry of the Section 106 legal restrictions and existing leases within the 5 St Cross Street in January 2022, the applicant is proposing to consolidate the light industrial floorspace into a single level at 6-7 St Cross Street. This land use swap would provide more versatile, flexible and efficient space, with multiple improved access options and the opportunity for the occupier benefit from the campus amenities at Johnson Gardens. This proposal would help satisfy the emerging demands of local light industrial occupiers and allows for the appropriate repositioning of 5 St Cross Street to flexible Class E use to ensure it can accommodate a range of commercial occupiers.

The proposals for Johnson Gardens aim to improve the flexibility, connectivity and quality of the estate to provide a market-leading office environment to help attract occupiers and workers back to Camden, drawing new tenants into the micro location and by doing so support local businesses across the area.



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