

THE LUCKY CLUB TERRACE CAMDEN

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vPPR
ARCHITECTS

April 2022

Applicant: The Lucky Club Terrace

Site Address: The Horse Hospital Terrace, Stables Market, Chalk Farm Road, NW1 8AH

Document no.: 181_DOC01_v1

Document name: Design and Access Statement



1.0 INTRODUCTION

1.1 ABOUT

This document has been prepared by vPPR Architects on behalf of The Lucky Club in relation to fit-out works to the Horse Hospital Terrace.

In the following document, we provide all necessary information regarding the applicant, the site and its context, the applicant's brief and the architect's design response.

We seek full planning permission for the following works to meet the basic operational needs of the terrace, following the approval overall canopy of the Horse Hospital Terrace 2020/5793/P & 2020/5850/L:

1. Collapsible Gate
2. Extractor Canopy and Extractor Vent (not effecting the front elevation facing access road to Juniper Crescent)
3. Walling to conceal railway
4. Walling to Atrium Building Elevation

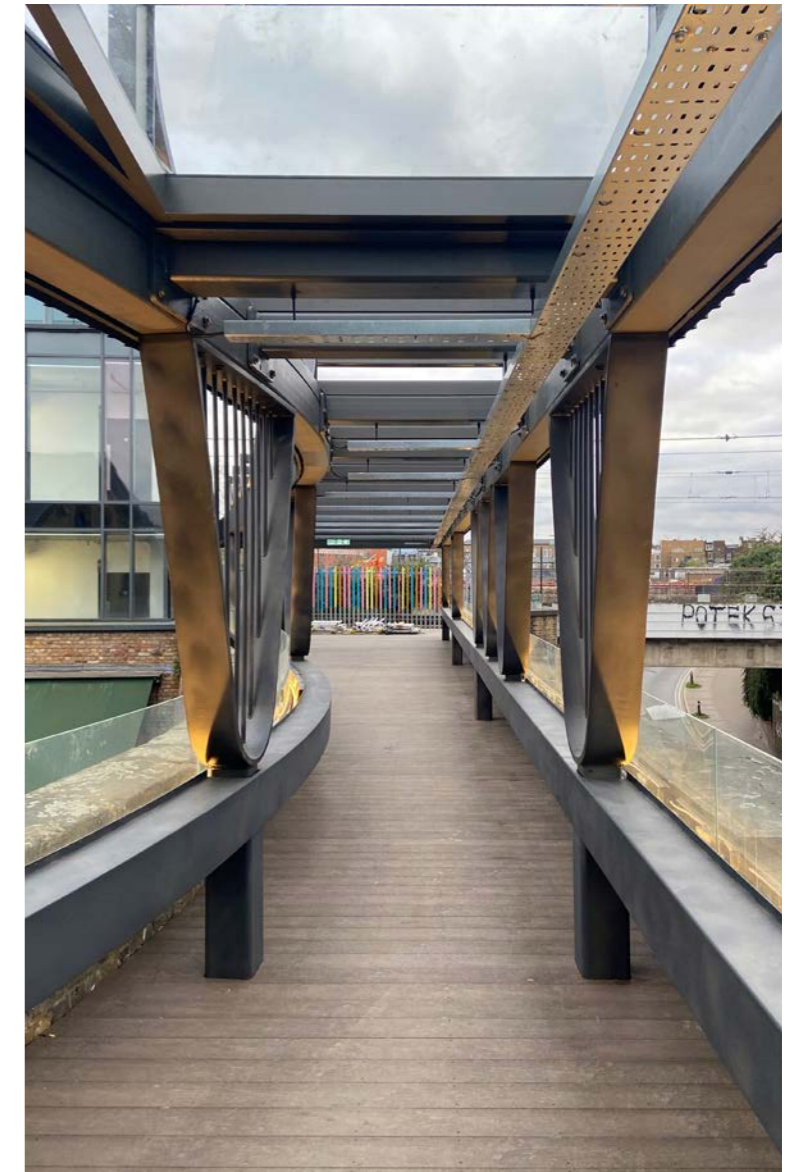
The proposals do not affect any part of the listed fabric nor do they comprise part of its setting, therefore listed building consent has not be applied for.



Existing view on terrace



Existing entrance view on terrace



Existing view towards railway on terrace

1.2 The Lucky Club Terrace

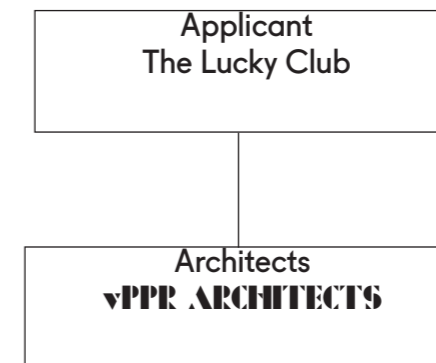
THE LUCKY CLUB is a collection of destination cocktail bars focussing on great food, exciting cocktails and positive vibes. Established in 2018 and currently operating in Mayfair, the second site forming part of this application will be opening at the Horse Hospital Terrace, Camden in Spring 2022.

The site will be operated by Hartshorn Hook Enterprises, an Olivier award entertainment company who currently operate two theatres and multiple west end shows.

The Lucky Club's operation management plan formed part of the previous approved planning application 2020/5793/P & 2020/5850/L.

Company Details:

The Lucky Club Terrace
VAT number: 370 6852 82
Company no: 12741634
HH Estates (2) Limited
52-54 Davies Street
London
W1K 5JF



3.0 THE SITE

3.1 SITE ADDRESS

Lucky Club Terrace
Stables Market
Chalk Farm Road
London NW1 8BG

3.2 SITE CONTEXT

The site is located on the north west corner of Stables Market, bounded by Chalk Farm Road, the superstore street leading to Juniper Crescent, the railway and Stables Market North Yard. The site is located within the Regents Canal Conservation Area and is immediately adjacent to the Grade II* Listed Horse Hospital.

The site sits on Chalk Farm Road between Chalk Farm Underground Station to the north and Camden Market Underground Station to the south. Chalk Farm Road is a vibrant street lined with shops and cafés, mostly consisting of three or four storey buildings. The Roundhouse venue is located to the north of the site on Chalk Farm Road.

Whilst mostly a commercial area, there are some residential units nearby including on the north west corner of Chalk Farm Road and Ferdinand Street above the Camden Assembly Pub, and across the railway on Juniper Crescent.

Several new developments are underway in the immediate vicinity of the site and therefore the site forms part of an emerging streetscape. Directly opposite the site on the west end, a new six storey block (PP 2017/3847/P) has been granted permission as part of the larger mixed use development of the Camden Goods Yard by Berkeley Group.



Aerial view showing site in red

4.0 DESIGN PROPOSAL

3.3 DESIGN

The proposal is formed from elements to fulfil the basic operational needs for the Lucky Club:

1. Collapsible Gate: to secure the site during closing hours.
2. Extractor Canopy and Extractor Vent (not effecting the street elevation facing access road to Juniper Crescent): to provide the extract ventilation to the small kitchen within the bar.
3. Walling to conceal railway: this is to provide an end point to the terrace and conceal the existing railway fencing.
4. Walling to Atrium Building Elevation: this is to conceal the existing mural and to provide a backdrop to the area.



The Lucky Club Terrace Entrance Visual by Elliot James Interiors



The Lucky Club Terrace Interior Visual looking towards the railway by Elliot James Interiors

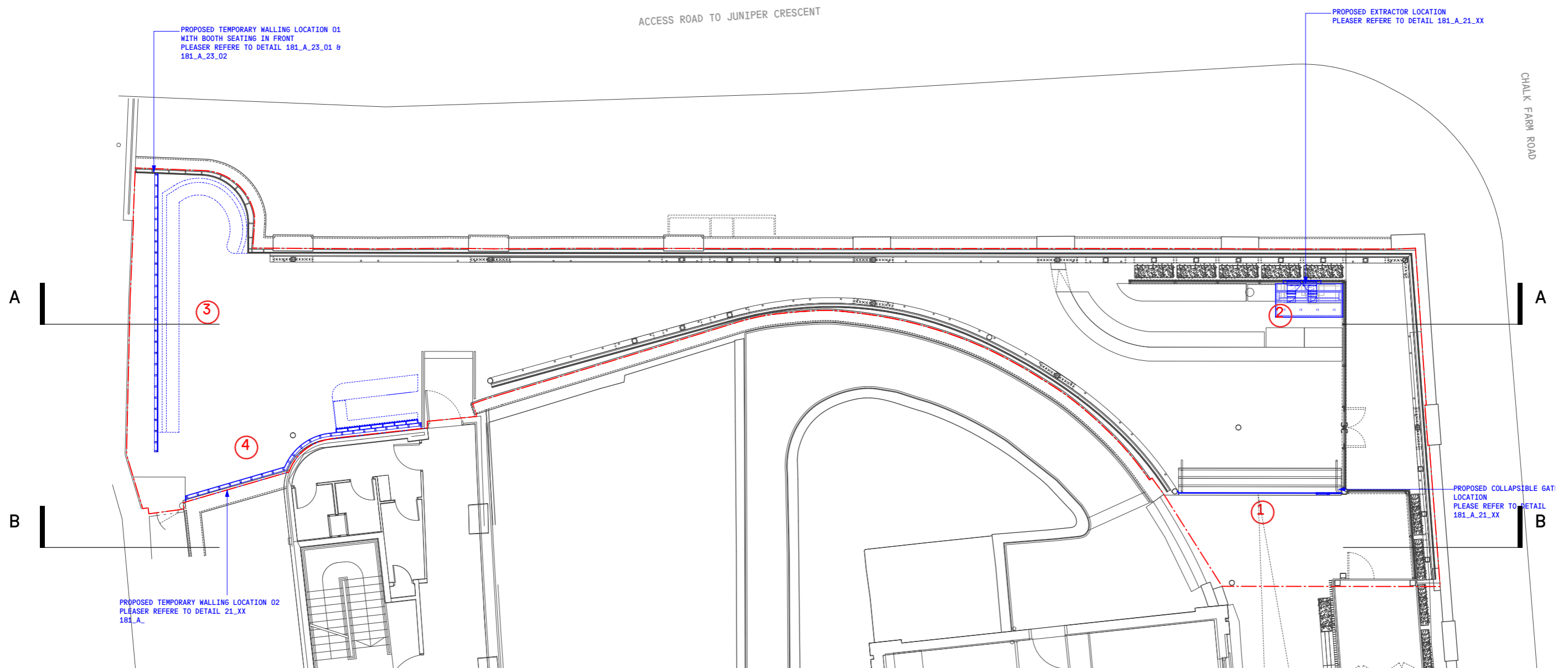
KEY:

- Proposals forming part of this application
- Previously approved in application 2020/5793/P & 2020/5850/L.

4.1 FIRST FLOOR PLAN

The four areas requiring planning permission are listed below and numbered on the first floor plan:

- ① Collapsible gate is to be located at the entrance steps, providing minimal disruption to the existing design connecting to the two entrance columns.
- ② Extractor is proposed to be located at the top right hand corner of the bar. (Please refer to Section 4 for details)
- ③ Walling to Railway to provide a perimeter to the terrace and visitor experience.
- ④ Wall to Atrium Building



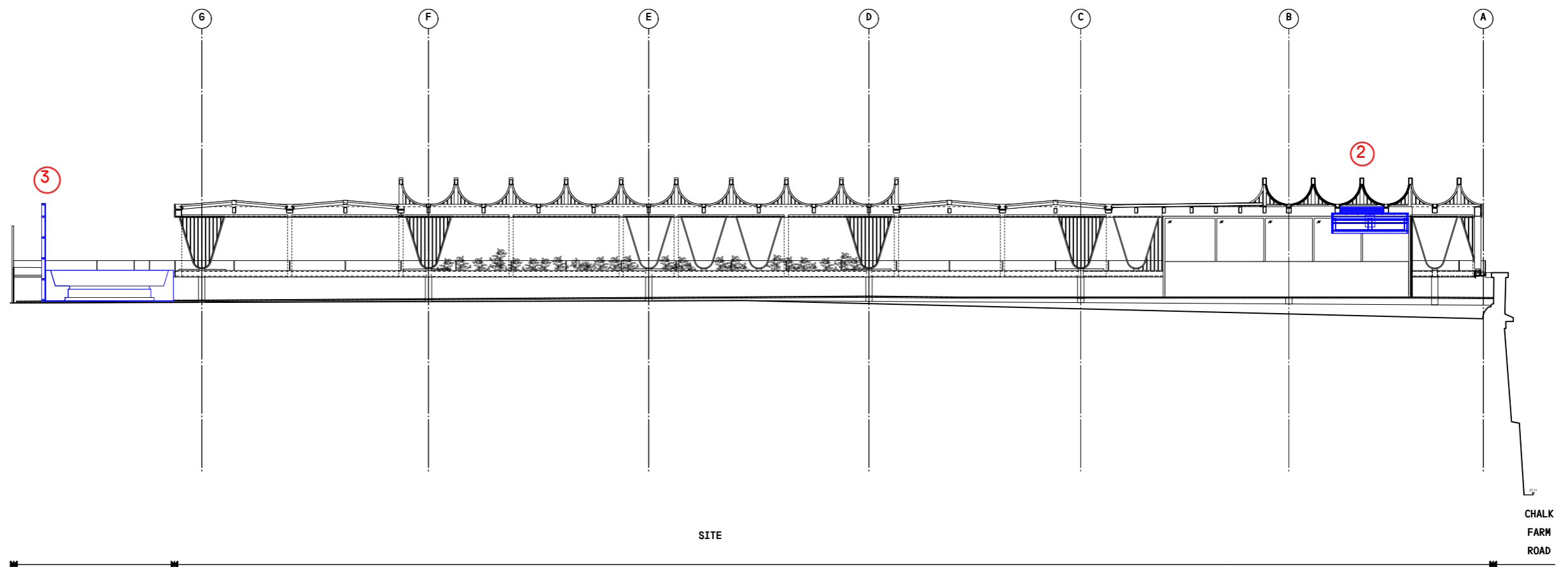
First Floor Plan, NTS (approved scheme in black, proposals in blue)

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4.2 PROPOSED SECTIONS

The section shows the numbered proposals of the extractor and railway walling 01 in blue, surrounded by the approved context of the horse hospital terrace in black, application number 2020/5793/P & 2020/5850/L.



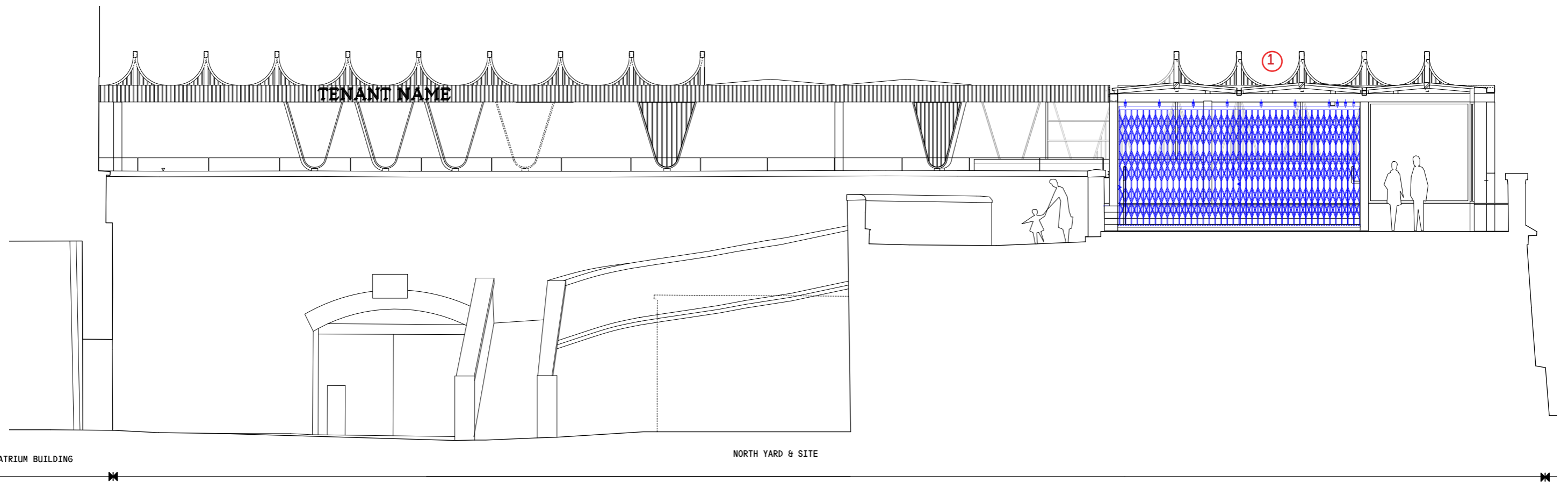
Section AA 1:200@A3

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4.3 PROPOSED SECTIONS

The proposed shutter is illustrated in blue to the entrance threshold to the terrace, aligning with the first step of the timber composite decking.



Section BB showing entrance shutter

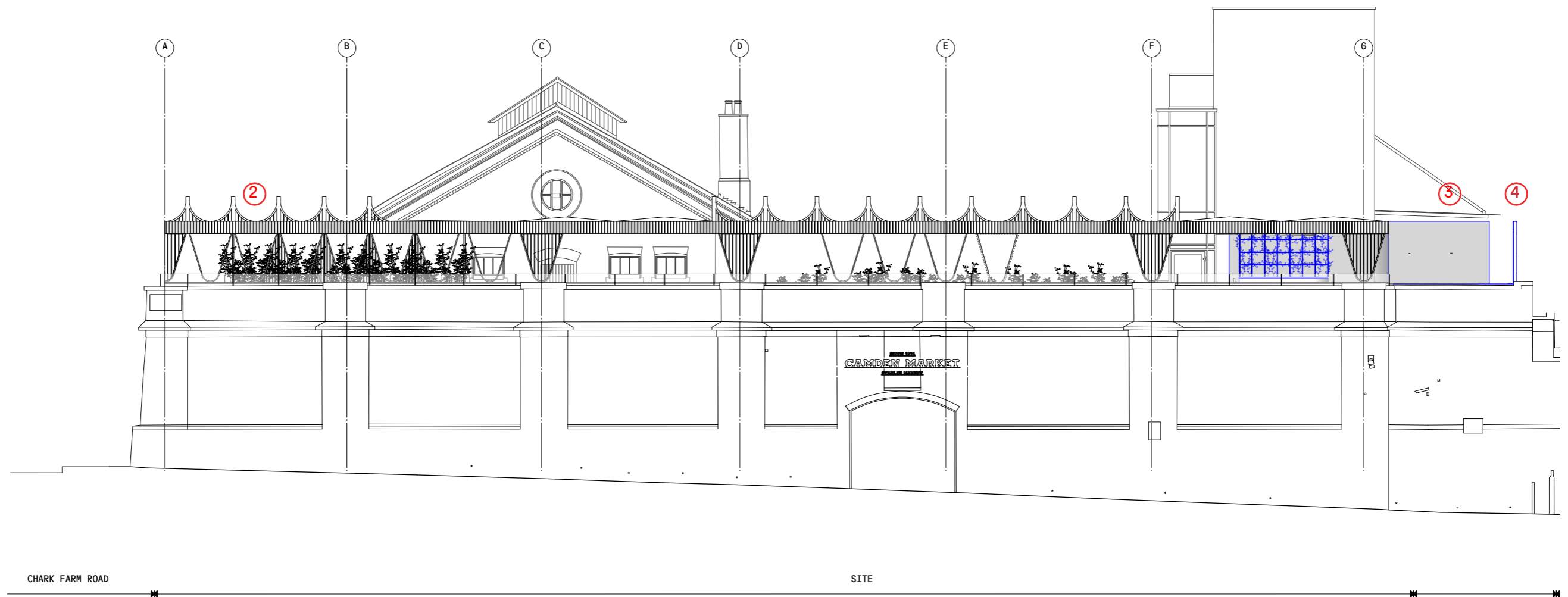
KEY:

-  Proposals forming part of this application
-  Previously approved in application 2020/5793/P & 2020/5850/L.

4.4 PROPOSED ACCESS ROAD TO JUNIPER CRESCENT ELEVATION

The elevation illustrates how the extractor position and insertion does not effect the front elevation facing the access road to Juniper Crescent.

The two proposed wall areas are shown to the railway end of the site, visually improving the existing architecture in these areas and adding a feeling of enclosure to the terrace whilst screening the numerous trains.





Proposed Access Road to Juniper Crescent Elevation

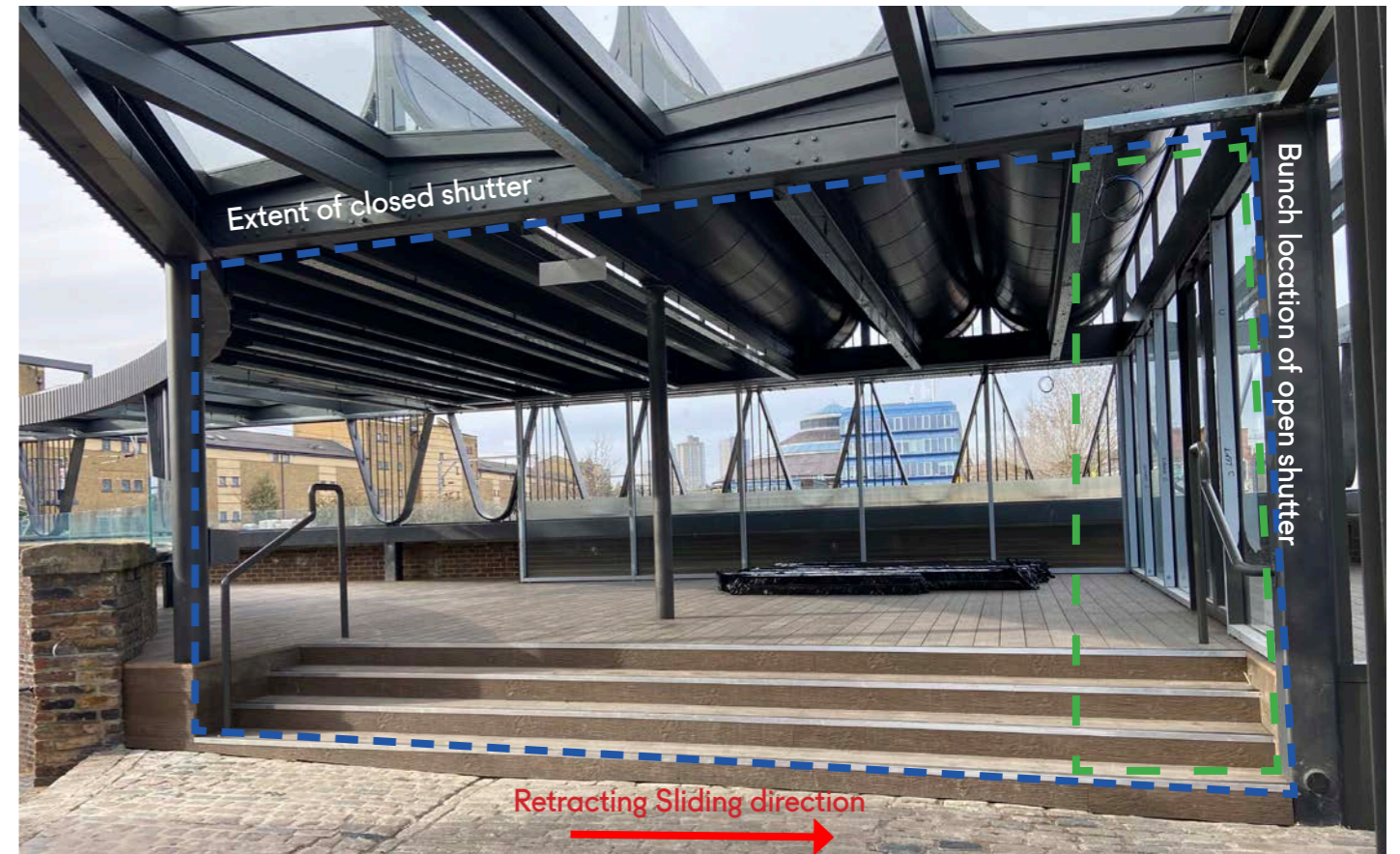
4.5 SHUTTER LOCATION

The proposed shutter specification and location has been carefully selected for the following reasons:

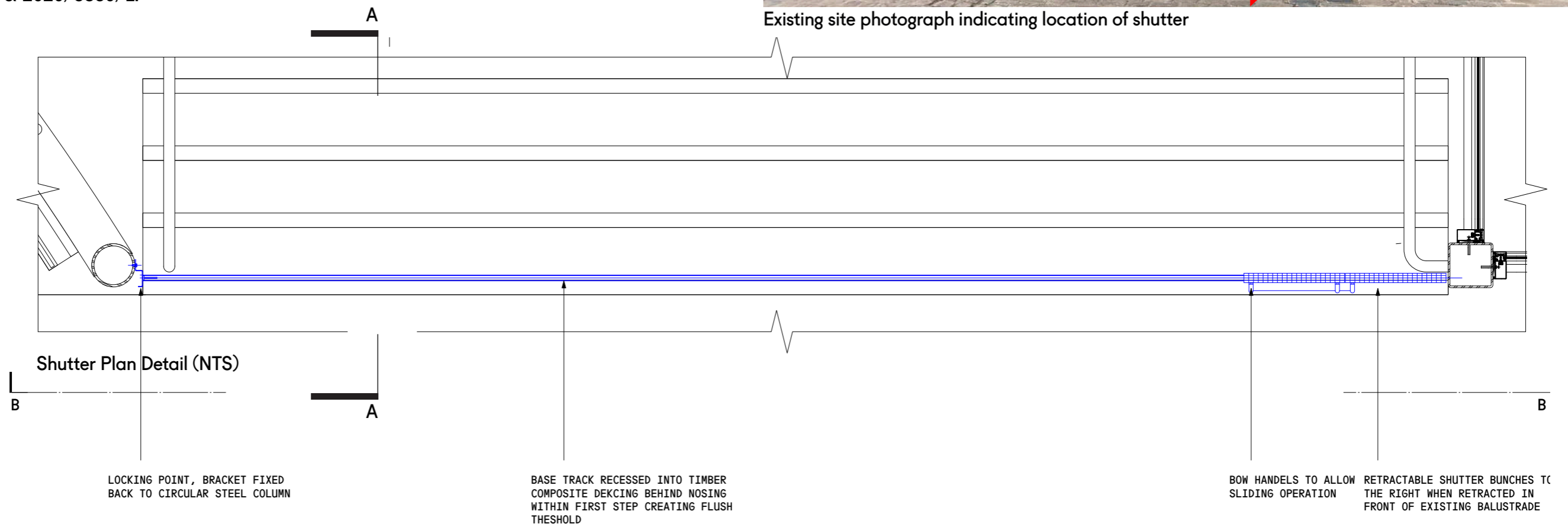
- To secure the site from unauthorised entry outside of The Lucky Club's opening hours.
- To be located at entrance steps to the site, spanning from column to column.
- Collapsible gate chosen as the most compact/ least obtrusive when retracted.
- Collects to right hand-side creating no obstruction.

KEY:

-  Proposed Shutter forming part of this application
-  Previously approved in application 2020/5793/P & 2020/5850/L.



Existing site photograph indicating location of shutter



4.6 SHUTTER DETAILS: ELEVATIONS

The shutter has been carefully design and detailed to work with the existing architecture, in particular :

- The colour will be RAL 7022 Matte to match the overall structure;
- The extent of the shutter spans from circular steel column to square steel column and is suspended from the square hollow section beam above;
- When the shutter is retracted the bunch will be 900mm;
- The base track will be recessed into the timber composite decking behind the steel nosing to creating a flush threshold;
- The lock will be concealed at a low level adjacent to balustrade;
- The shutter is suspended from the top beam to allow for running of the high level services;
- There is no effect the listed fabric of the site.

Example of same specification of Collapsible Shutter installed elsewhere:





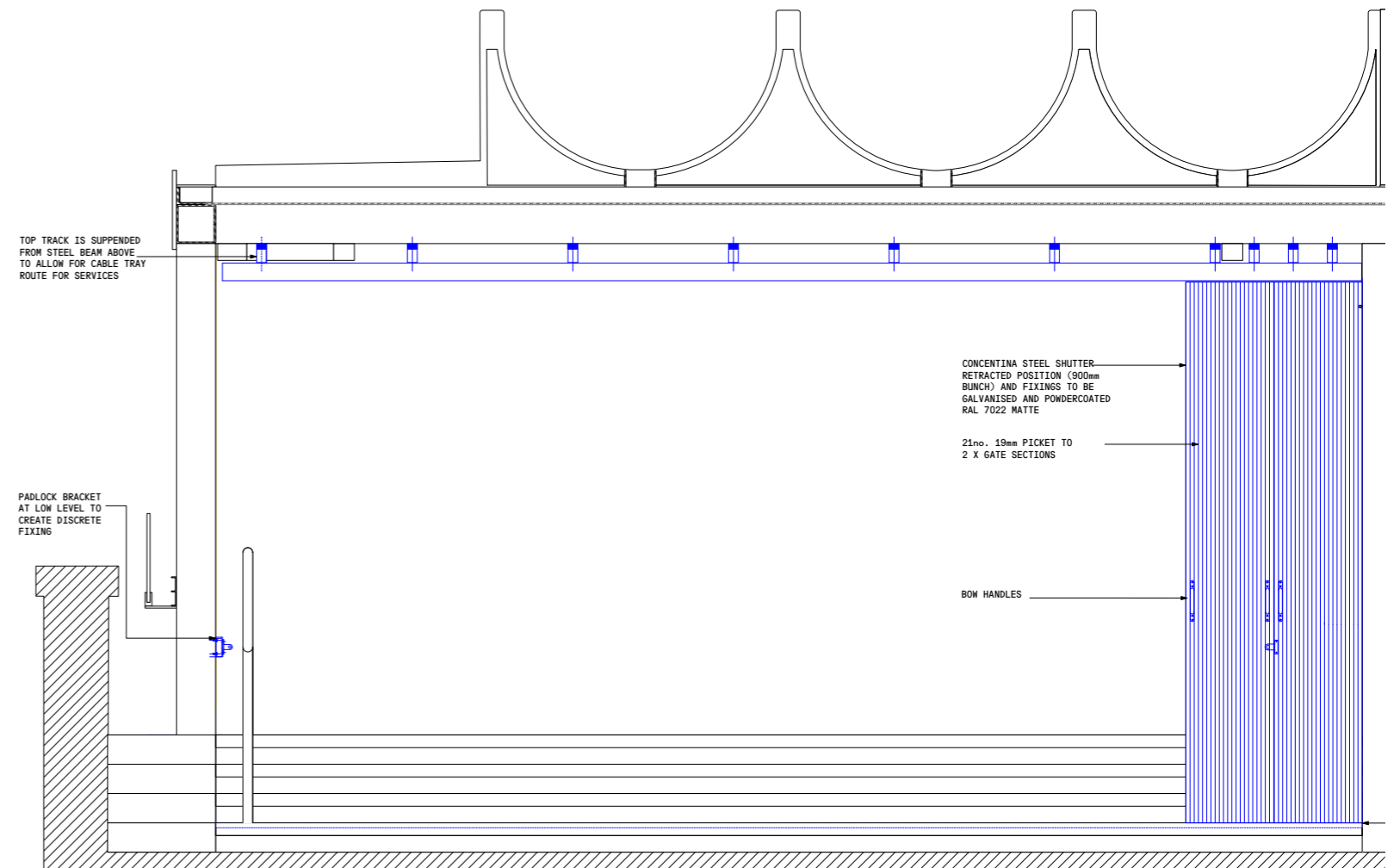
Shutter Materials:



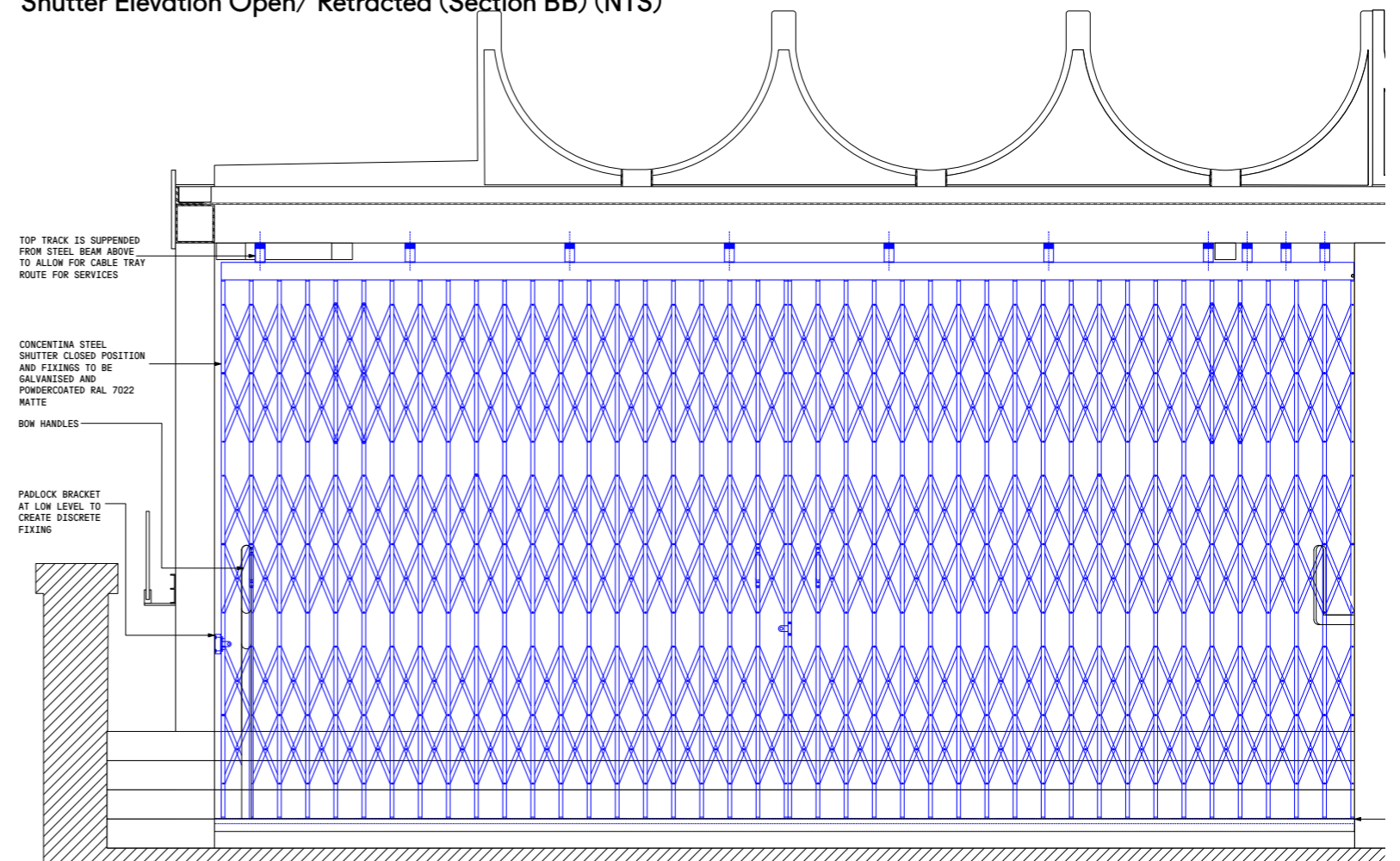
Galvanised Steel Shutter Powder Coated RAL 7022 Matt

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Shutter Elevation Open/ Retracted (Section BB) (NTS)



Shutter Elevation Closed (Section BB) (NTS)