

CAMDEN HIGHLINE

Design and Access Statement Addendum

Prepared for:
Camden Highline

October 2022

**JAMES
CORNER
FIELD
OPERATIONS**

BACKGROUND

The Camden Highline is a proposed public park and garden walk, which will transform the disused railway viaduct between Camden Town and King's Cross into a new green artery for London.

It represents a departure from the old, and the beginning of a new approach to urban spaces that prioritises the environment, public health, and quality neighbourhoods, a beacon for post-Covid London. It will be open and free to all - a beautiful and welcoming linear garden, punctuated with seating areas, cafés, arts and cultural interventions

It will be delivered in sections, with the first running from Camden Gardens to Royal College Street. A masterplan for the whole route, and detailed design for the first section were submitted for planning consultation in May 2022. The vast majority of the consultation comments are in support of the Camden Highline, with many highlighting its positive impact on the surrounding area, community and environment. Alongside this support the Camden Highline also received a small amount of objections, which included overlooking concerns at the section which runs alongside Camden Road station.

For full context and design details please see the [design and access statement](#), and the other documents in the planning case file Application No: [2022/20 19/P](#).

DESIGN MODIFICATIONS

To mitigate these concerns, the Camden Highline is proposing modifications to its design, outlined in this document, which supplant the design outlined previously. The mitigations outlined in the July [Camden Highline applicant response to comments](#) also still stand.

Habitat Pathway

The original design included a habitat pathway, a smaller path which branches off the main one to allow visitors to walk past a series of nesting sites. It ran closer to the parapet wall south of Ivor Street than the main pathway, so in response to the overlooking concerns it has been removed from the design. The habitats will remain, so this removal has no impact on the biodiversity improvement potential of the Highline.

Royal College Street entrance screening

The properties of 225-235 Royal College St are adjacent to the Highline entrance and are some of the closest properties to the park. Most of the buildings are set back from the Highline and the design includes planting between the pathway and parapet wall allowing for screening. 225 Royal College St is directly adjacent to the stairwell so planted screening is not possible at that location. A privacy screen is proposed along this portion of the parapet as there is no planting between pathway and parapet wall.

Existing overlooking mitigations in design

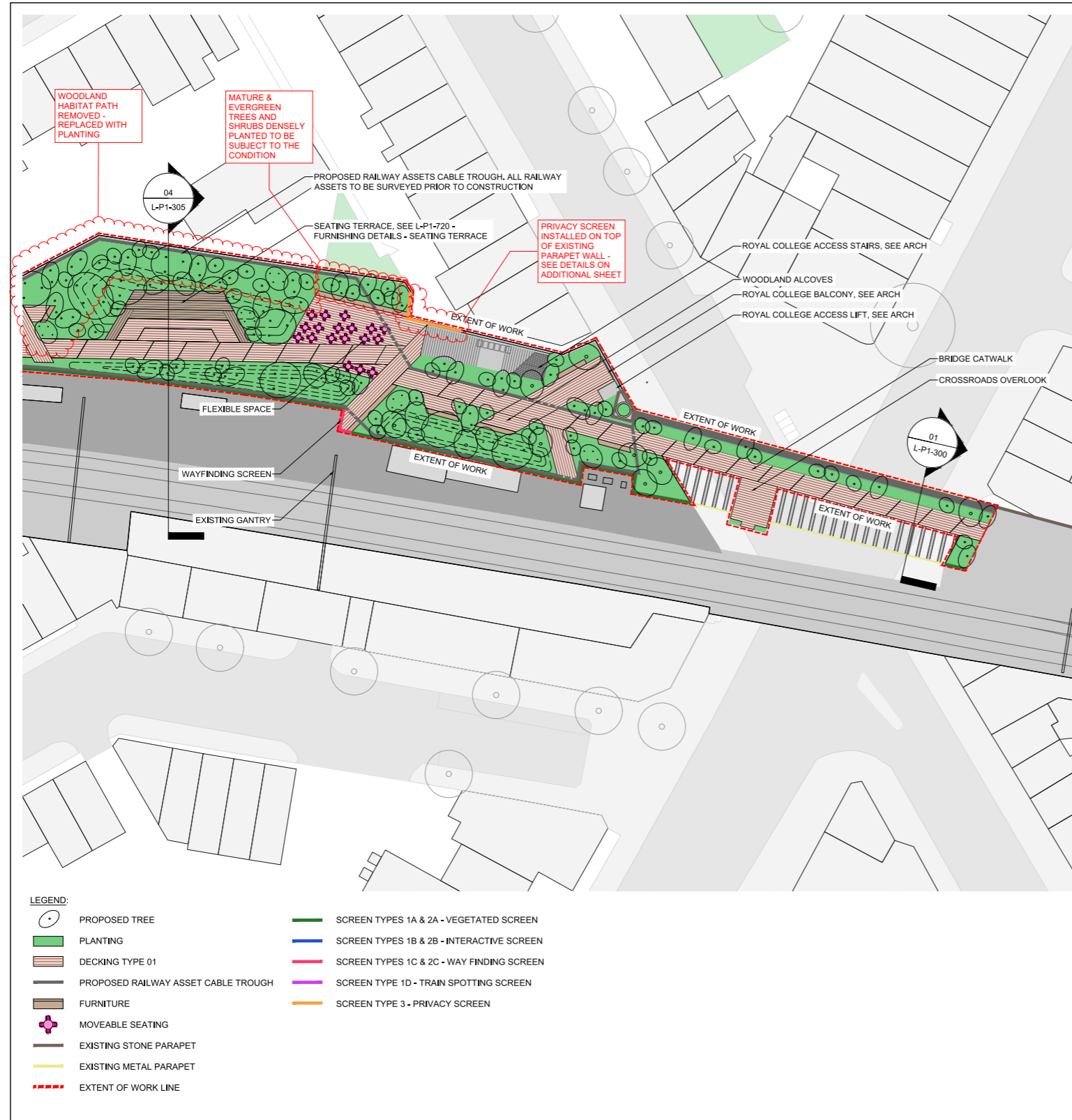
The mitigations against overlooking outlined in the [Noise and Residential Amenity Statement](#) remain. Throughout the Highline the design approach is to incorporate planting between pathways and the parapet wall.

Not only does this shield park visitors from having clear lines of sight into adjacent residential properties but also prevents visitors from looking over the parapet into neighbour's garden areas. The use of evergreen planting at key locations will ensure that these screening techniques are effective year round.

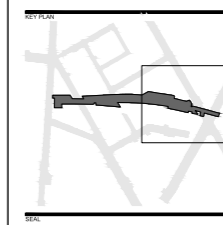
Royal College Street Balcony

In response to concerns from the Heritage Team, the balcony overlook at Royal College Street has been pulled back to a Juliette style balcony.

L-P1-202: HABITAT PATH REMOVED



REVISION/ISSUANCE		
NO.	DESCRIPTION	DATE
1	50% CONCEPT DESIGN	18.10.2021
2	100% CONCEPT DESIGN	20.12.2021
3	PLANNING SUBMISSION	MAY 2022
Δ	REMOVED WOODLAND PATH	06.09.2022



CONCEPT DESIGN
NOT FOR CONSTRUCTION

CLIENT TEAM
Camden Highline & Camden Town Unlimited
Top Container, 5-7 Buck Street, London NW1 5NJ

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
475 North Ave. 8th Floor, New York, NY 10018

vPPR Architects - Architecture
22 Prince of Wales Rd, London NW5 3LG

Tony Gee - TrainNetwork Rail Engineering
Hardy House, 140 High Street, Surrey KT10 9QJ

AKT Engineering - Civil & Structural
White Collar Factory, 1 Old Street Yard
London EC1Y 8AF

Spiers Major - Lighting Design
8 Shepherdess Walk, London N1 7LB

RLB - Cost Estimator
Level 3, 110 Bishopsgate, London, EC2N 4AY

Street Space - Community Outreach
50 Cambridge Road, Barking IG11 8FG

Pentagram - Signage
11 Needham Road, London W11 2RP

Piet Oudolf - Horticulture
Broekstraat 17, 6599 DE, Huisheide, NL

Haw Locke - Art
Hales Gallery, The Tea Building,
7 Bethnal Green Road, London, E1 6LB

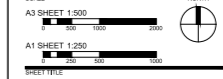
Atelier Ten - Sustainability
19 Parslova Works, 38 Kingsland Road,
London E2 8DD

Authentic Futures - Heritage
Ground Floor, 72-74 Mare Street, London E8 4RT

CAMDEN HIGHLINE

JCFD PROJ# 2105
PROJECT PHASE
CONCEPT DESIGN

DESIGNED BY: CD
DRAWN BY: JY
CHECKED BY: MG

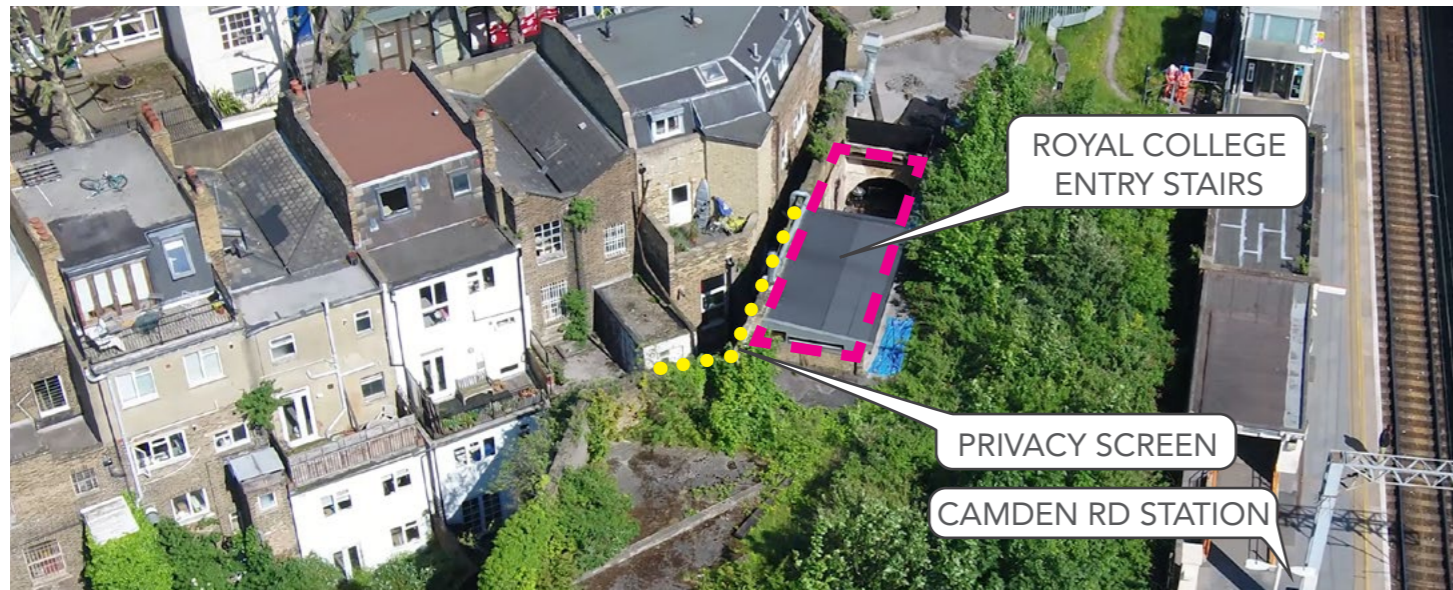


PROPOSED SITE PLAN - HIGHLINE 2

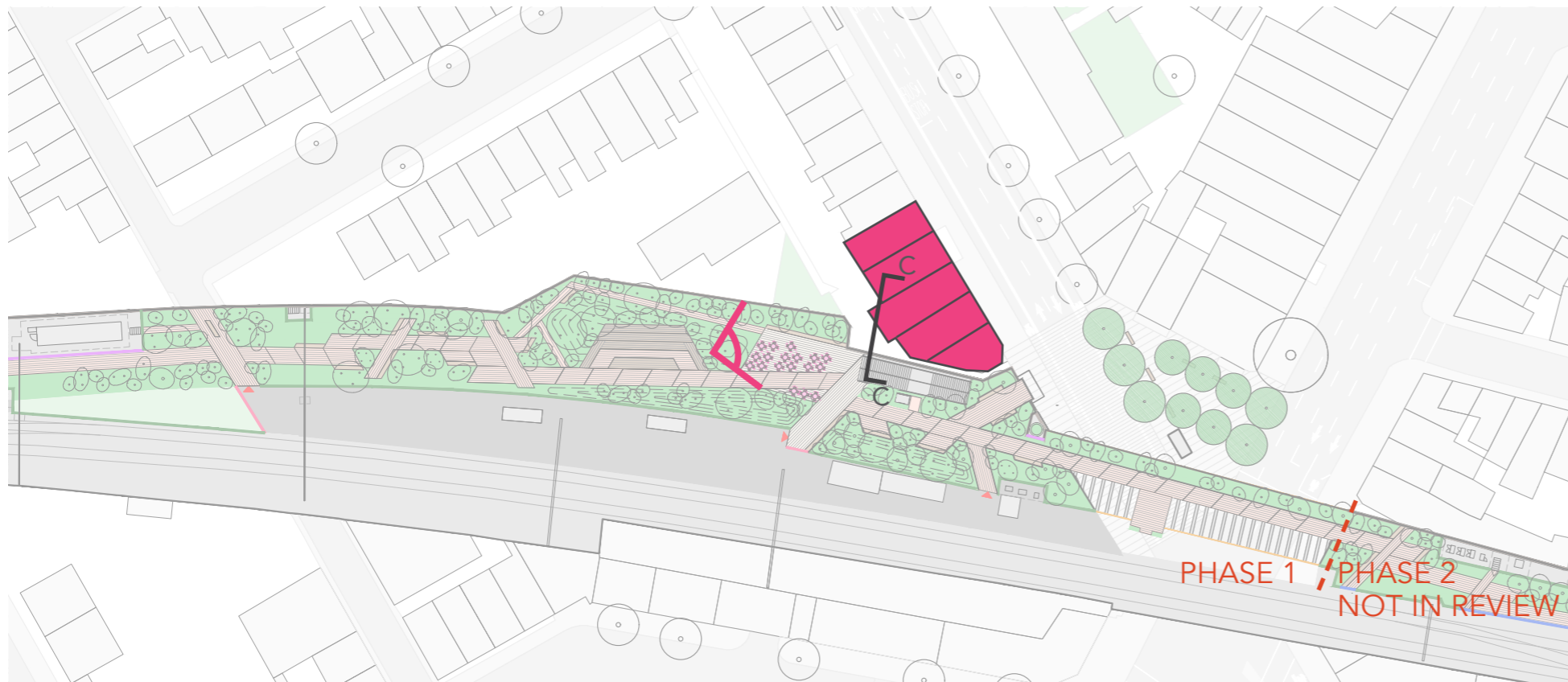
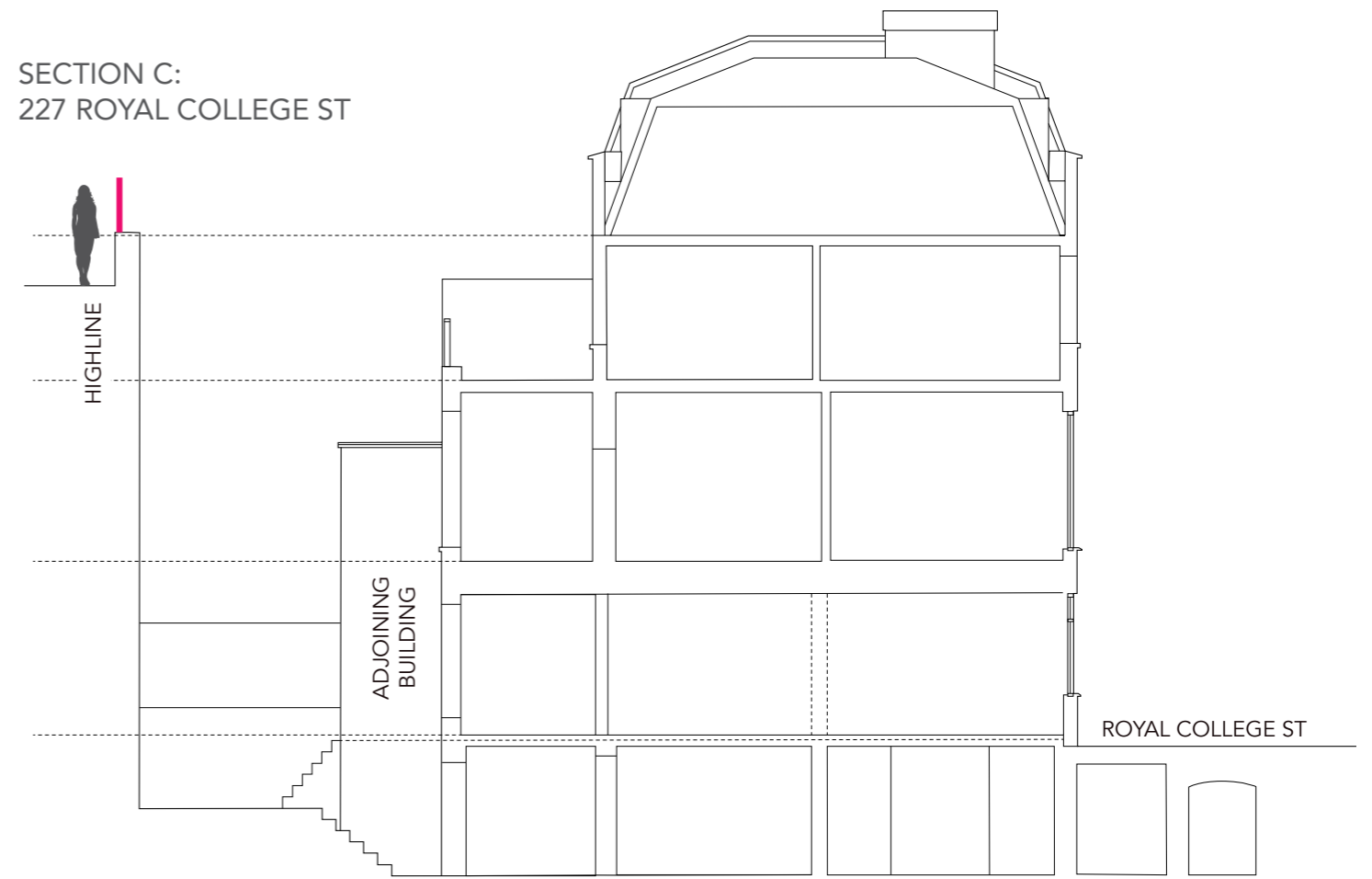
L-P1-202

RESIDENTIAL OVERLOOKING ASSESSMENT

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SECTION C:
227 ROYAL COLLEGE ST



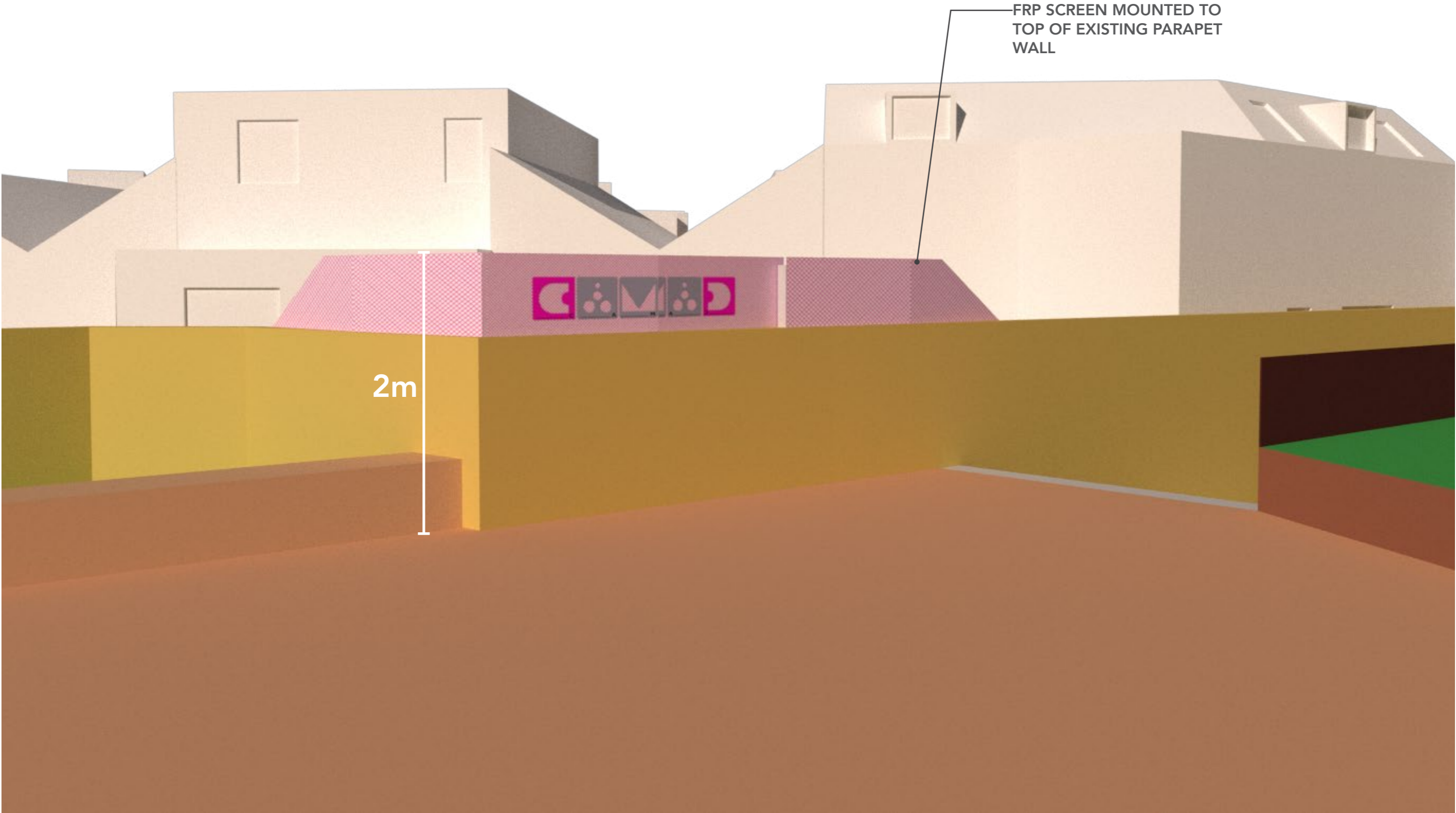
SECTION C IS BASED ON THE FOLLOWING SOURCE MATERIAL:

- Application reference: 2010/1475/P
- Proposal: Amendments to planning permission 2006/2837/P granted on 10/08/2006 (Conversion of existing first and second floors from non-self-contained accommodation and creation of a new third floor to create 1x three bedroom flat, 2 x studio flats and 2 x one-bedroom flats, with the retention of Class A1 retail use at ground floor) to include the change of use of retail unit at basement and ground floor levels (Class A1) to one bedroom flat (Class C3), relocation of the entrance to the flats from rear ground to the front of the building, associated alterations including the creation of a cycle store at rear ground floor of no.22 and the relocation of refuse storage at basement level
- Approved by London Borough of Camden 13 January 2011

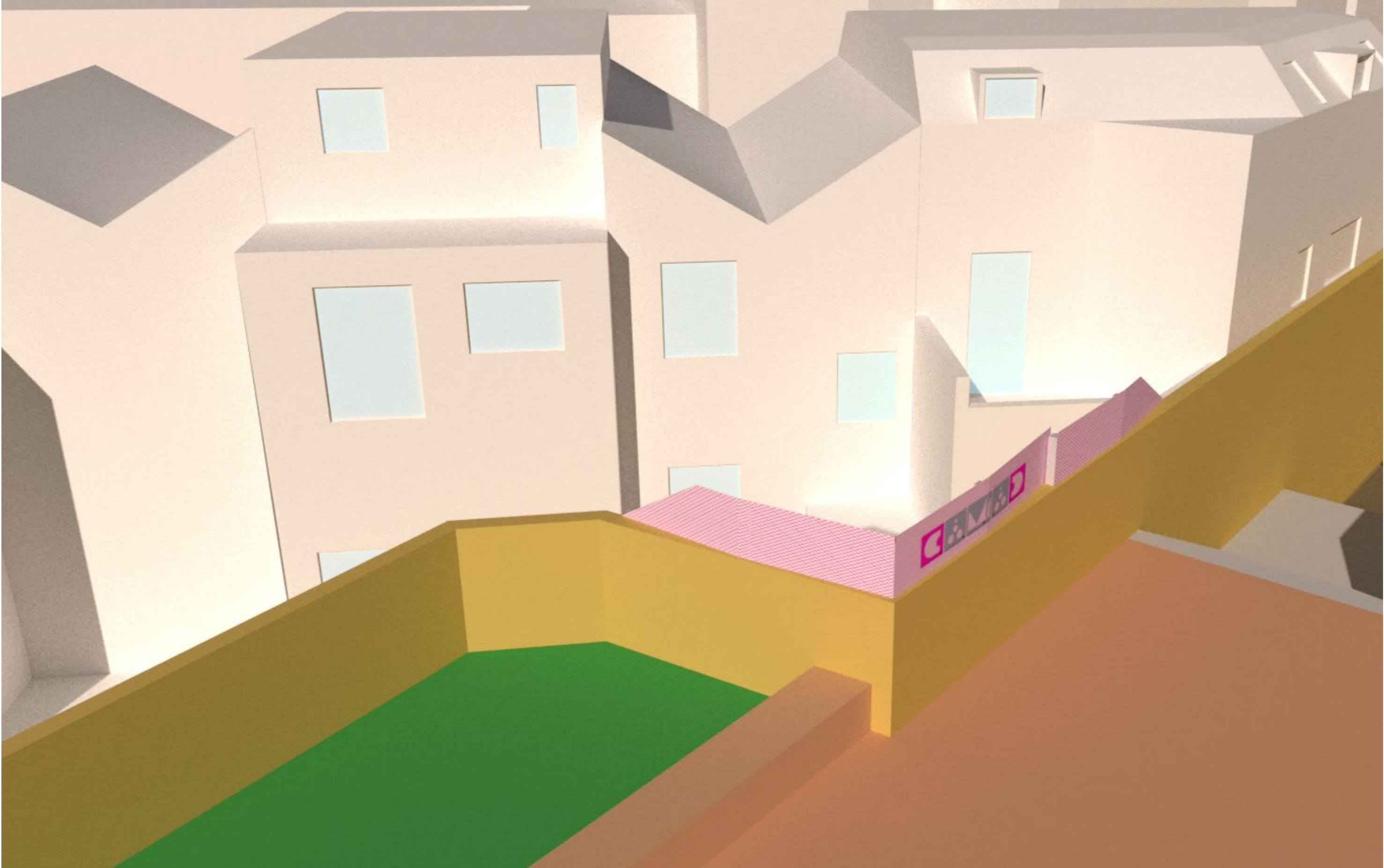
AFFECTED RECEPTORS



ILLUSTRATIVE SCREEN



ILLUSTRATIVE SCREEN

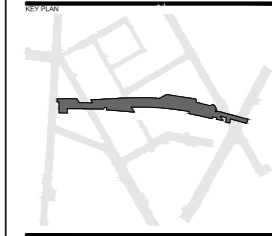


ILLUSTRATIVE SCREEN



L-P1-521-PRIVACY SCREEN DETAILS

REVISION/ISSUANCE		
NO.	DESCRIPTION	DATE
1	50% CONCEPT DESIGN	18.10.2021
2	100% CONCEPT DESIGN	20.12.2021
3	PLANNING SUBMISSION	MAY 2022



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LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
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Tony Gee - Train/Network Rail Engineering
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AKT II Engineering - Civil & Structural
White Co Bar Factory, 1 Old Street Yard
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Spliers Major - Lighting Design
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RLB - Cost Estimator
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Street Space - Community Outreach
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Pentagram - Signage
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Piet Oudolf - Horticulture
Broekstraat 17, 6999 DE, Hummel, NL

Hew Locke - Art
Hales Gallery, The Tea Building,
7 Bethnal Green Road, London, E1 6L8

Atelier Ten - Sustainability
19 Perseverance Works, 38 Kingsland Road,
London E2 8DD

Authentic Futures - Heritage
Ground Floor, 72-74 Mare Street, London E8 4RT

PROJECT NAME:
CAMDEN HIGHLINE

JCFD PROJ. # 2105

PROJECT PHASE:
CONCEPT DESIGN

DESIGNED BY: CD
DRAWN BY: JW
CHECKED BY: MG

SCALE:

A3 SHEET N/A

A1 SHEET AS NOTED

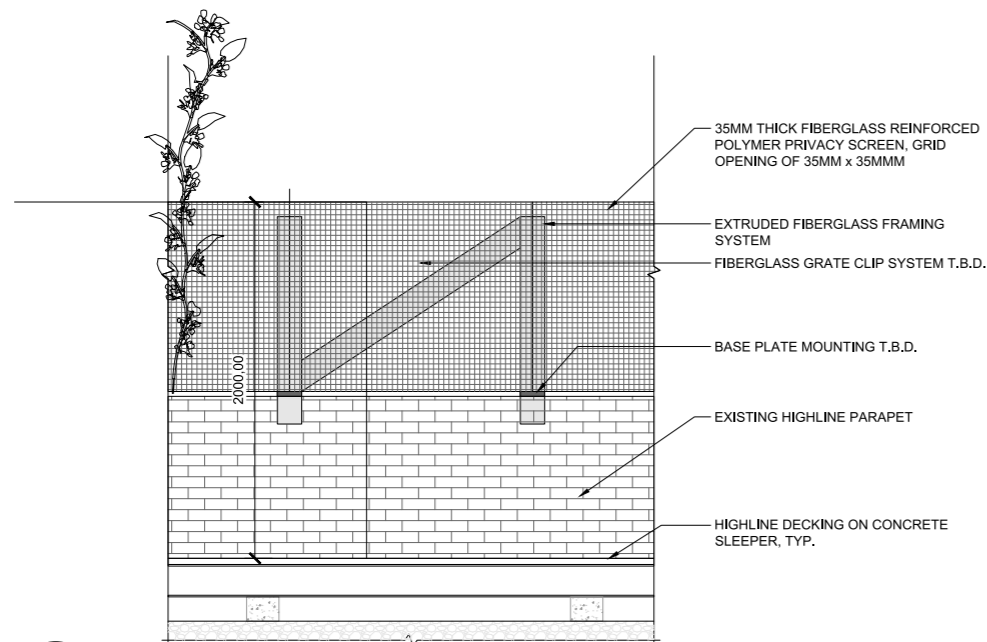
SHEET TITLE:

PRIVACY SCREEN DETAILS

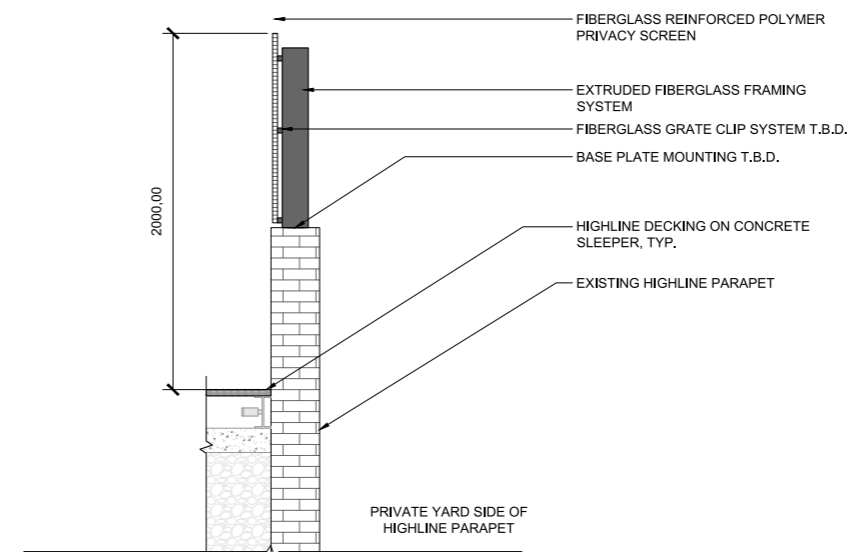
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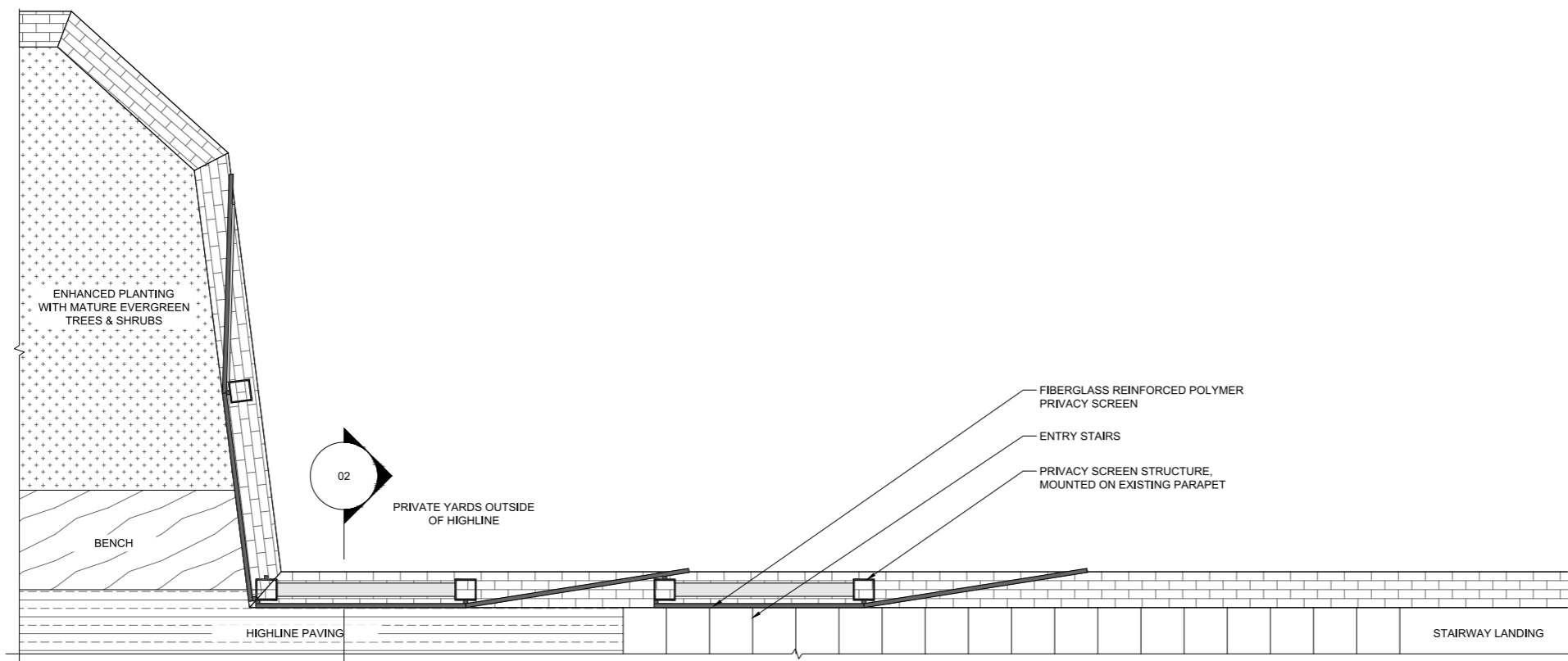
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03 PRIVACY SCREEN ELEVATION 1:20



02 PRIVACY SCREEN SECTION 1:20



01 PRIVACY SCREEN PLAN 1:20

ROYAL COLLEGE STREET BALCONY

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BRICKWORK IN THE ARCHWAY WILL BE REVEALED TO RESTORE ITS ORIGINAL APPEARANCE AND THE ROLLER SHUTTER WILL BE UPDATED.