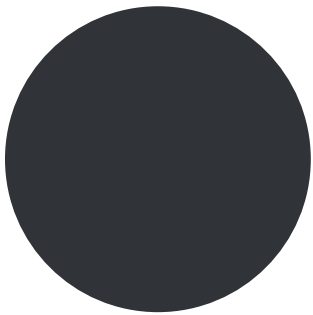


HAWLEY WHARF

Design & Access Statement (DAS)
Rooftop A1/A2

Contents

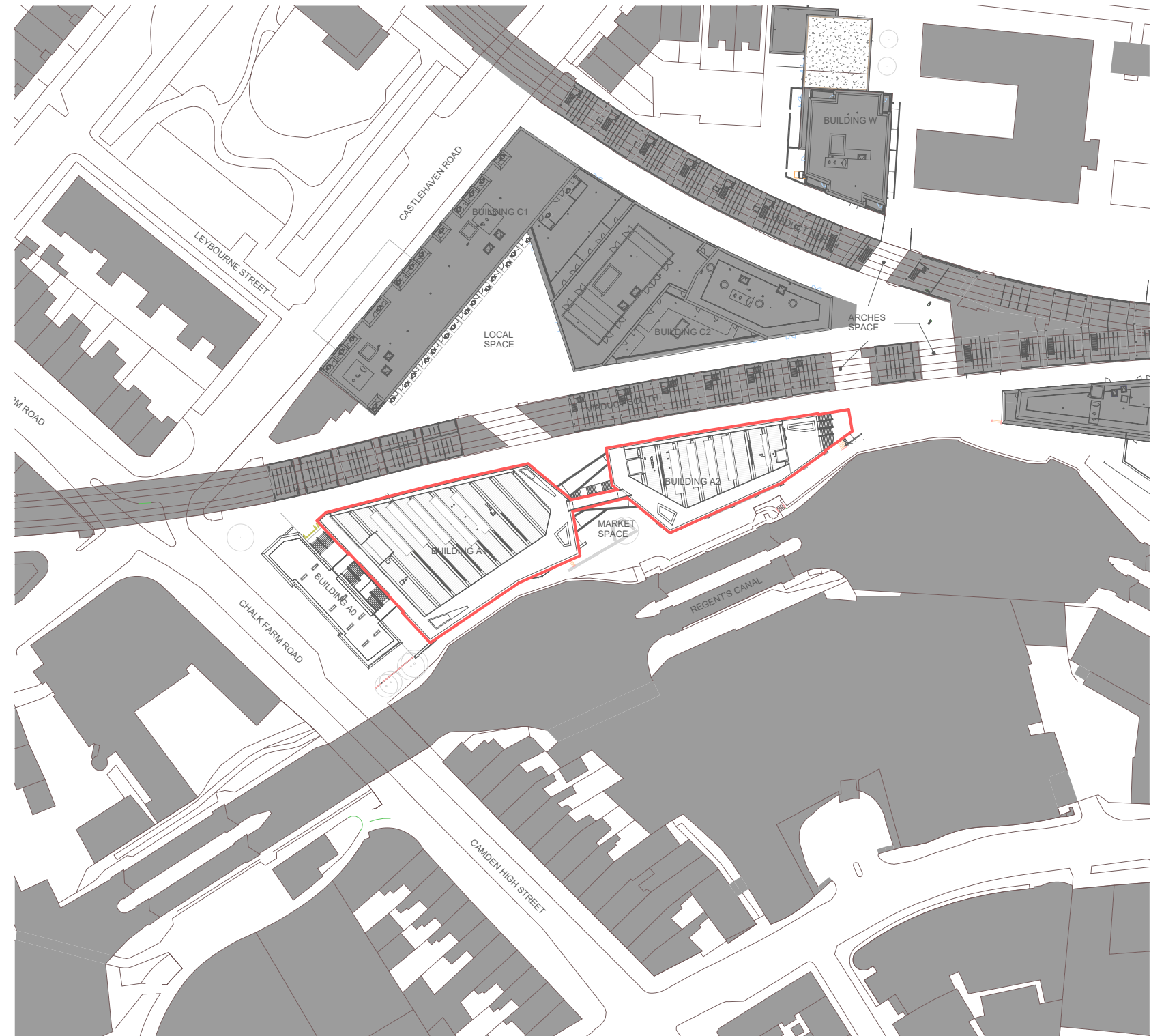


1.0	Introduction	
1.1	Site Location Plan	3
1.2	Design & Access Statement (DAS)	4
1.3	Site Photos	7
1.4	New Gate	9
2.0	Existing	
2.1	Existing Floorplan	10
2.2	Existing Roofplan	11
3.0	Proposed	
3.1	Proposed Floorplan	12

1.0 Introduction

1.1 Site Location

Hawley Wharf buildings A0, A1 and A2 are shown on the site plan adjacent.



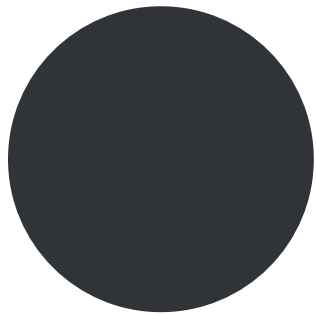
Location plan shows the location of the three buildings where the change of use on the rooftop is proposed.

1.0

Introduction

1.2

Design & Access Statement (DAS)



1.2.1

Introduction

This planning application forms part of LabTech’s wider Vision for the Camden Market ecosystem for which they are long-term steward.

LabTech’s Vision seeks to deliver a place which is environmentally, economically, and socially sustainable.

The rooftops have been vacant since the construction was completed. Approved as the former Class A3 restaurant, there has been no real interest from sizeable restaurateurs and no lease agreements were achieved to date.

This proposal seeks to change the use of both rooftops to Class E flexible. Given the existing demand for additional workspace from existing tenants, the flexibility Class E has been designed for would allow for immediate occupation as offices while securing preparedness for emerging trends in the future.

No external changes would be proposed with the exception of additional gates to separate public and private areas.

1.2.2

Design

Within this proposal the rooftop gardens would remain public as it is today (images 01 & 02) having its own terrace seating and plant beds. The current rooftop to A1 & A2 is vacant with one large planter that we would keep.

The external seating zone will remain demised to the rooftop unit in accordance with planning consent 2022/0671/P

1.2.3

Access

The site and the surrounding area are shown on page 4. The site is located approximately 350m north of Camden Town London Underground (LU) station and 450m west of Camden Road Overground Station. There are a number of routes that travel though the local area that form part of the London Cycle Network Plus (LCN+). The closest LCN+ route to the site runs along Camden High Street and Kentish Town Road.

There are nine frequent bus services operating in the vicinity of the site. The nearest bus stops are located on Chalk Farm Road to the west of the site. Hawley Wharf has a PTAL rating of 6b.

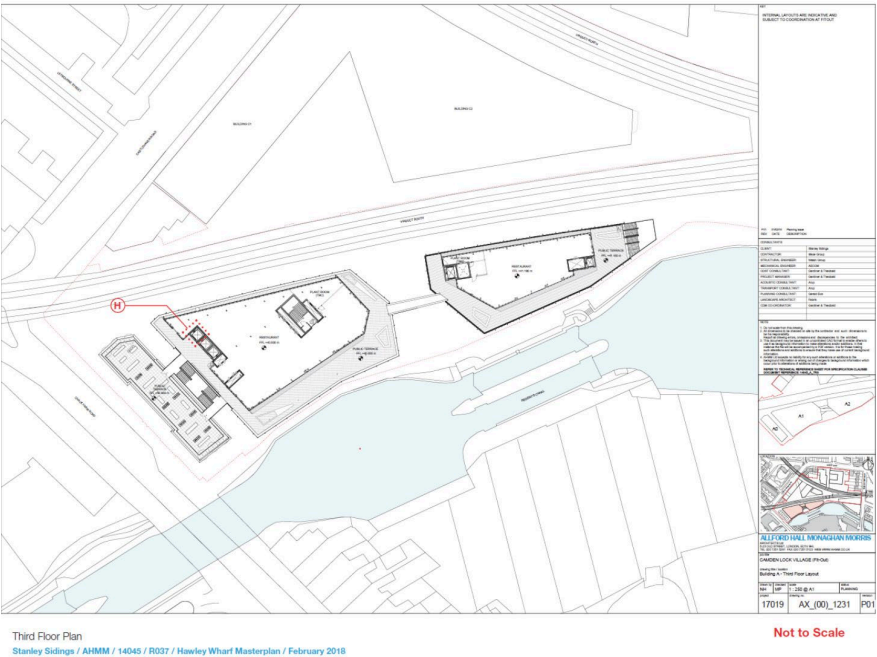
There are lifts that go to the rooftop spaces with a link bridge between A1 and A2.

The proposal would look to create a new metal balustrade in A1 to create a private terrace for the office.

The new balustrade will be designed to match the existing balustrade on the rooftops.

LabTech, with the support of Camden Council, have been working on a strategy to ensure the future prosperity of Camden Market which has been shared at a Strategic Panel review on 17th October 2022. Our Vision forms the basis of our aspirations for the continued success of Camden Market, which can play its part in the ambitions set out in the Camden Local Plan by encouraging strong growth and access to jobs to the benefit of everyone including young people and the local community as a whole.

As the largest landowner Camden Market plays its role curating and catalysing growth in Camden Town to create a more diverse town centre that captures its commercial potential now and in the future. Class E flexible use in the rooftops, and their immediate occupation, will contribute to the larger LabTech plan of a successful future for the borough, providing leisure, access to culture, and employment opportunities for local residents. It is our belief that the proposals submitted under this application will contribute to the realisation of LabTech’s Vision whilst also enhancing and promoting the vitality and activity of this part of the Camden Market ecosystem.



1.0 Introduction



External view of Hawley Wharf development

1.0 Introduction

1.3 Site Photos

Below are site photos from across the rooftop space. They all show a standard handrail design that we would look to duplicate on the proposal to create a private terrace space from public access.



1. View from entrance staircase of A2 to the external terrace space



2. Example planter on A1



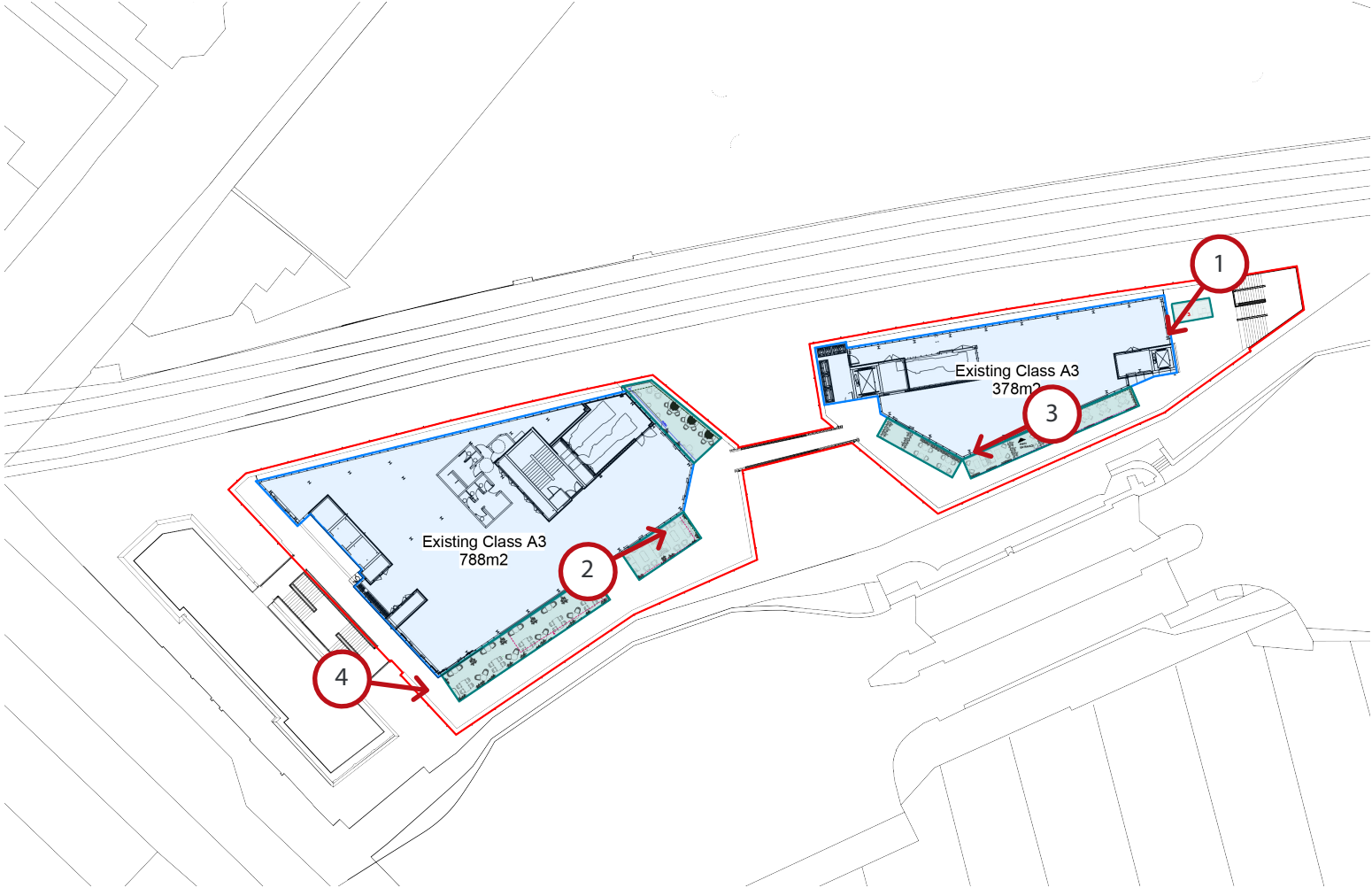
3. View of A2 Terrace

1.0 Introduction

1.3 Site Photos



4. View from public space to entrance of the A1 terrace where a new railing and gate is proposed



HAWLEY WHARF

Thank You