

Camden Design Review Panel

Agenda for Formal Review of 31 Daleham Gardens

Friday 19 August 2022

09.30 – 10.00

Site visit: 31 Daleham Gardens

Meeting point: 31 Daleham Gardens, London NW3 5BU

10.45 – 11.00

Coffee / tea and panel briefing

Room 10.10, 10th floor, Camden Council, 5 Pancras Square, Kings Cross, London N1C 4AG

11.00 – 12.30

Formal review (Room 10.11)

Panel

Peter Studdert (chair)
Amber Fahey
Scott Grady
Andrew Harland
Shaun Ihejetoh

Attendees

Nick Baxter	London Borough of Camden
Alex Bushell	London Borough of Camden
Bethany Cullen	London Borough of Camden
Kevin Fisher	London Borough of Camden
Jane Hylton	London Borough of Camden
Edward Jarvis	London Borough of Camden
Josh Lawlor	London Borough of Camden
Richard Limbrick	London Borough of Camden
Neil McDonald	London Borough of Camden
George McKenzie	London Borough of Camden
Daniel Pope	London Borough of Camden
Lavinia Scaletti	London Borough of Camden
Richard Wilson	London Borough of Camden
Deborah Denner	Frame Projects

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1. Project name and site address

31 Daleham Gardens, London NW3 5BU

2. Presenting team

Meredith Bowles	Mole Architects
Christopher Cain	Altair
Bradley Tollon	Altair
David Woods	NW3 CLT

3. Project team

Client / developer	NW3 CLT
Land ownership	London Borough of Camden
Architect	Mole Architects
Planning consultant	Altair
Project manager	Altair

4. Planning information

Planning authority	London Borough of Camden
Type of application	full
Planning status	pre-application
Statutory constraints	Fitzjohns / Netherhall Conservation Area
Public consultation	September 2022

5. Planning context

The council's regeneration strategy requires any new development to ensure no loss of affordable floorspace and deliver a significant increase in the supply of affordable housing. This is particularly important in this part of the borough as there are fewer affordable homes and limited opportunities to provide new affordable housing here.

The previous building on this site was described by Historic England as a 'subtle Arts and Crafts house of 1898 by the notable architect Horace Field, which was a bespoke design for a published Victorian author, Annie Ridley.' The building was a stylistic interpretation of a Scottish fortified house in the Arts and Crafts style. The dominant characteristics were the height of the building (relative to its width), the steep roof and chimneys, and the dominating stepped access and large porch canopy. The committee report on demolition of the fire-damaged building asked for its replacement to take inspiration from the previous development.

The most recent pre-application meeting was held on 20 July 2022. The revised scale and massing of the proposed building were viewed positively, and the plan form was noted as improved. The council noted that the roof could be more integrated with the building to prevent it becoming the dominant feature which could be achieved by reconsidering its proportions and / or materiality.



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The council supports the use of low embodied energy materials. The applicant team should consider the possibility of using a cross-laminated timber structure. There was also discussion about the use of hanging tiles instead of brick. The council's conservation officer noted that the facing material and its pattern are likely to form the most important elements in terms of streetscape. The tile hanging provides a historic finish, but it is relatively unusual to use it in large concentrations. Instead, it is typically used at upper levels, for example on a bay window or a gable. The council would like to see full details of a rainscreen product before proceeding with this option.

The applicant team have also been asked to further explore the Arts and Crafts context, with a greater 'looseness' of composition. Additional consideration is also needed of whether the balconies can be integrated more with the building's overall architecture.

If stack ventilation can mitigate overheating, this must be shown in the next stage of the design process. The provision of a stair and lifts on the external wall would be supported by officers, but it is important to think about how natural light can be sustained in this circulation area.

Daylight distribution and the average daylight factor must be calculated for the basement flat. More consideration of the risk of overlooking towards the rear of No. 31a and the demonstration of view angles is required.

The bin and bike stores require more care as they are located at the front of the building. The applicant team is encouraged to explore clever landscaping options or alternative ways of hiding them from street view. The entrance to the development also needs more thought. This could be improved through use of landscaping which would make it more welcoming and defined.

Finally, council officers noted that community feedback will be essential to the application's progress.

6. Project brief

31 Daleham Gardens is the site of a former residential building which was demolished in 2021 due to its poor structural condition following a fire in 2017. The four-storey building was originally constructed in the late 1880s as a single-family dwelling. It was subsequently turned into 15 self-contained residential units with a total net internal area (NIA) of 552sqm before demolition in 2021.

The proposals for the site have undergone development since 2020, and have been the subject of two pre-application meetings with the council.

The site was identified for redevelopment by the council, and NW3 Community Land Trust (NW3 CLT) is the preferred developer for the site. NW3 CLT has developed proposals to create a new community-led development which maximises the number of affordable dwellings on-site.



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Unit types	Number	NIA (sqm)
3B 4P	1	80
1B 2P	5	55
2B 3P	4	70
2B 4P	4	80

Total units 14
Total NIA (sqm) 859

7. Programme and procurement

Planning application November 2022
Start on site October 2023

8. Project description

The proposal is for an apartment building providing 14 flats with a total NIA of 950sqm. The building will have six floors which will be arranged as follows:

- A lower ground floor with an entrance at the side.
- Four full upper floors covered by a sloping roof.
- A partial top floor with a roof terrace.

A communal entrance will lead to the internal stairs and lift which both lead to 'tenure-blind' flats. There is a communal garden which can be accessed either from steps at the lower ground floor or through a level access internal corridor. The flats are a variety of sizes, and each one has its own external amenity space.

The scheme will replace the lost residential floorspace, in accordance with Policy H1 (maximising housing supply), Policy H3 (protecting existing homes), and Policy H5 (protecting and improving affordable housing) of the Local Plan. The applicant is targeting Homes Quality Mark 4* certification. The applicant aims to deliver a minimum of 50 per cent affordable housing across the scheme (calculated by floorspace) with a mix of appropriate tenures.

Response to context

A drawing of the house by Horace Field that occupied the site until 2022 was exhibited at the Royal Academy in 1890. It was a tall building with a vertical emphasis in the manner of a Scottish fortified house, influence by Field's work in Glasgow.

Horace Field is the architect of listed buildings in the area, known for working in a variety of historical revival styles. His houses on Wedderburn Road, for example, vary in both style and scale.

The house had been unsympathetically altered, with many of its details and features removed. It was converted into flats in 1927, and additions were made in the 1960s and 1970s.



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The proposal has been informed by an analysis of the Fitzjohns and Netherhall Conservation Area, with a view to understanding the general context as well as the particular characteristics of the nearby buildings.

Fitzjohns and Netherhall Conservation Area was first designated in 1984 and the area extended progressively up to 2001. The conservation area is generally characterised by 19th century buildings, large villas, and more modest homes in domestic vernacular styles. The conservation area's character is typified as the following:

- Affluent, late 19th century, domestic red-brick character of large buildings in varying styles.
- A range of architectural details across the conservation area, including extensive tiling and tile hanging, stone mullion windows, and bay windows.
- An overriding character of red brick buildings with decorative qualities such as sash windows, chimney stacks, and projecting bay windows.
- Noticeable roof forms, of which the most common type is gables of various design, often with dormers.
- The majority of properties are detached or semi-detached, with few terraces.
- Small gaps between the buildings which provide views to the rear gardens and a rhythm to the frontage.
- Significant contribution of trees and vegetation to rear gardens and front boundaries.

The conservation area is further split into sub-areas. Sub Area 1 describes Fitzjohns Avenue and the parallel streets which are predominantly residential suburban Arts and Crafts-style houses. Sub Area 2 describes an area dominated by larger properties, including purpose-built flats. The site at the top of Daleham Gardens is within Sub Area 1, but sits directly adjacent to Sub Area 2. The character of the lower end of Daleham Gardens is clearly consistent with the dominant characteristics of Sub Area 1. The upper end of Daleham Gardens has a unique character which is not well described in the Conservation Area Appraisal document.

The pattern of development and character changes throughout the conservation area, and each area has its own particularities. Daleham Gardens can be divided into a lower part below Nutley Terrace, and an upper part where Nos 31 and 31a sit. In the middle and at the southern end there is a pleasing group of late 19th century houses of ample size, defined by architectural quality and consistency of layout and scale. The overriding characteristics of Daleham Gardens in the context of the conservation area are the frontage boundary walls and extensive greenery, with trees lining the road and dominating the views.

Above Nutley Terrace, the pattern changes, with these two houses sitting alone on the west side of the road which is characterised by mature trees. Some 1970s infill buildings on the east side have shaped this part of the road.

Other nearby buildings on Akenside Road have unique and distinct characters. For example, Nos. 4 and 5 have Dutch gabled façades while No. 1 has a strong tile-hung gable on the street.



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Buildings on Wedderburn Road are more varied, with three-storey houses with significant roofs sitting alongside five-storey mansion blocks. In particular, the tall, listed Wedderburn House demonstrates that a much taller house within the mixed local context is a part of the local character. Wedderburn House sits directly adjacent to a two-storey house (with attic rooms).

The immediate area extends to Nutley Terrace and Akenside Road / Wedderburn Road. This stretch has a mixture of historic and infill properties, with varied articulation of façades. There is an assortment of heights, with three storeys being the most common, and views of four storeys found in Wedderburn Road. The character is influenced by substantial trees and enclosing walls to frontages, with a roofline profiled by chimney stacks.

In the 20th century, Nutley Terrace had many infill developments which has resulted in less cohesion. No. 31a is adjacent and was designed in the 1970s. In the Conservation Area Appraisal, it was described as 'relat[ing] well to the conservation area without mimicking it.' However, the garages at ground level could be improved.

Access strategy

There is level access to the site off of Daleham Gardens with brick piers marking the entrance. Ample cycle storage, meeting Transport for London cycling provision guidance and London Plan requirements, will be provided. Cycle and bin storage is located along the southern wall of the site, and the bins are close to the entrance.

In accordance with the council's planning guidance on transport, there will be no on-site parking spaces. However, on-street parking will be available for permit holders.

An internal lift provides disabled access to all floors of the scheme as well as access to the community garden to the rear.

There are good public transport links, with the site an 11-minute walk from both Finchley Road and Belsize Park Stations. Additionally, there are bus networks nearby along the A41 to the south-west and the A502 to the north-east.

Architecture

The proposal seeks to draw from local character and interpret aspects of late 19th century architecture in a contemporary way. In considering the qualities of the building, both local examples and stylistic exemplars have been referenced. The overriding sense of these buildings is their red brick, often with carved detail on 'red rubbers.' However, Daleham Gardens often uses a grey or red brick with red brick detailing.

The main architectural details of this scheme will be verticality; asymmetry; predominant brick materiality; tile hanging; white joinery and details around windows; and roof forms which add character.



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The character of the building has been generally informed by the local vernacular which entails the following:

- Pitched roofs and dormers.
- Horizontal decorative bandings.
- Regularised windows.
- A vertical language of windows, with the windows changing as they are positioned higher up on the building.
- Asymmetry of façades and decorative, imperial red rubber brickwork.

These features create a building which sits comfortably within its context and enhances the character of the surrounding area.

Landscape

In terms of landscaping, there will be a mixture of hard and soft features. There will be rich planting along the site boundary to Daleham Gardens, creating a vibrant street-edge with a character and quality that matches neighbouring properties. Generous steps, with adjacent planting, will lead up to the community garden. The garden will be of a high quality, with planting to promote the growth of biodiversity and wildlife.

Sustainability and low carbon building design

The applicant aims to maximise sustainability measures and create a zero-carbon scheme. The sustainability strategy encompasses the following:

- A passive principles approach to create a comfortable building and minimise operational energy. Orientation, form factor, and glazing design will be considered.
- A 'fabric first' approach will be used, and the building will be well-insulated, ensuring that the U-values exceed those of the existing building and proposed building regulations. These values will be as close to *Passivhaus* as possible.
- A minimum 35 per cent reduction beyond Part L Building Regulations on-site, in line with policy CC1 and CC2 of the Local Plan.
- Minimising use of embodied carbon building materials and working to ensure responsible sourcing.
- A sustainable energy strategy – the scheme will be assessed for viability of community heating using heat pump technology and solar photovoltaics where possible to reduce electricity demand from the grid. Additionally, use of mechanical ventilation heat recovery will be used, reducing ventilation loss and space heating demand.
- Where possible, multi-aspect apartments will be built to ensure good purge ventilation and access to sunlight for residents' wellbeing.

9. Please refer to the scheme drawings provided with the agenda

