

Pre-Application Document

For NW3 Community Land Trust

2102 31 Daleham Gardens  
21.06.2021

RIBA STAGE 1

## Contents

### 1.1 Introduction

### 1.2 Brief

## 2.0 Site

### 2.1 Site Location

### 2.2 Site Existing

### 2.3 Site photos

## 3.0 Planning Policy

### 3.1 Planning Policy Review

## 4.0 Site Appraisal

### 4.1 Constraints

### 4.1 Constraints Trees on Site

### 4.3 Opportunities

### 4.4 Site Existing

## 5.0 Proposal

### 5.1 Proposal – Images and plans

### 5.2 Proposal - Distances to boundary/ Overlooking

## 6.0 Alternative proposal with taller shorter building

### 6.1 Proposal – Images and plans

### 6.2 Proposal - Distances to boundary/ Overlooking

## 7.0 Feedback Points



## 1.1 Introduction

This pre-application document for 31 Daleham Gardens has been prepared by Mole Architects on behalf of the client, NW3 Community Land Trust at who have high ambitions for the site to deliver exemplary sustainable housing for the area. This document forms the basis for pre-application discussions. We seek the Planning Officer and Urban Design Teams input into the following areas:

Massing and Context  
Building Heights  
Parking Provision  
Amenity Space  
Bin and Cycle Provision  
Mix of accomodation

We have referenced the following documents throughout our studies of the site:

The London Plan  
Nationally Described Space Standards  
Approved demolition application ref: 2020/2087/P

- existing homes) and Policy H5 (Protecting and improving affordable housing) of the Local Plan;
- The proposed approach to maximising affordable housing with a minimum delivery of 50% affordable housing in total across the scheme, calculated by floorspace, with a mix of appropriate tenures including full re-provision of the lost social affordable floorspace as a minimum level of social affordable;
- The proposed approach to maximising sustainability measures achieving a zero carbon scheme and a minimum of 35% carbon reduction on site, in accordance with policy CC1 and CC2 of the Local Plan;
- The proposed approach to securing high quality design endorsed by the Camden Design Review Panel, which considers the contribution of the previous building as set out in the historic building record submitted to the Archaeology Data Service (ADS), in accordance with policies D1 and D2 of the Camden Local Plan 2017.
- Reason: In order to secure the public benefits of the site Regeneration Strategy in accordance with policy D2 of the Camden Local Plan 2017.
- Consider the wider estate for improvement

## 1.2 Brief

**Description:**  
31 Daleham Gardens occupies a position in Camden, located in the middle of Daleham Gardens and forms part of the Fitzjohn’s Netherhall conservation area, first designated in 1984 then the area extended progressively up to 2001. The Conservation Area generally is characterised by the nineteenth century buildings, large villas, and more modest homes in domestic vernacular styles. On 21st November 2017, the building suffered a divesting fire and has been granted planning approval for demolition on 27.05.2021. The property was residential use consisting of 15 no self-contained residential units.

**Tenure Mix:**  
50% Affordable

**Car Parking:**  
No on site car parking  
Cycle parking to London Plan

The site has been identified for redevelopment with NW3 Community Land Trust selected to improve the type of dwellings and increase the number of dwellings to assist in the ambition of achieving housing requirements across Camden.

- Brief:**
- Replace fire damaged 31 Daleham Gardens building
  - Minimum of 18 units on site
  - Target to achieve Passivhaus accreditation
  - Target to achieve BREEAM Certification
  - The proposed approach to replacing all of the lost residential floorspace, in accordance with Policy H1 (maximising housing supply), Policy H3 (Protecting



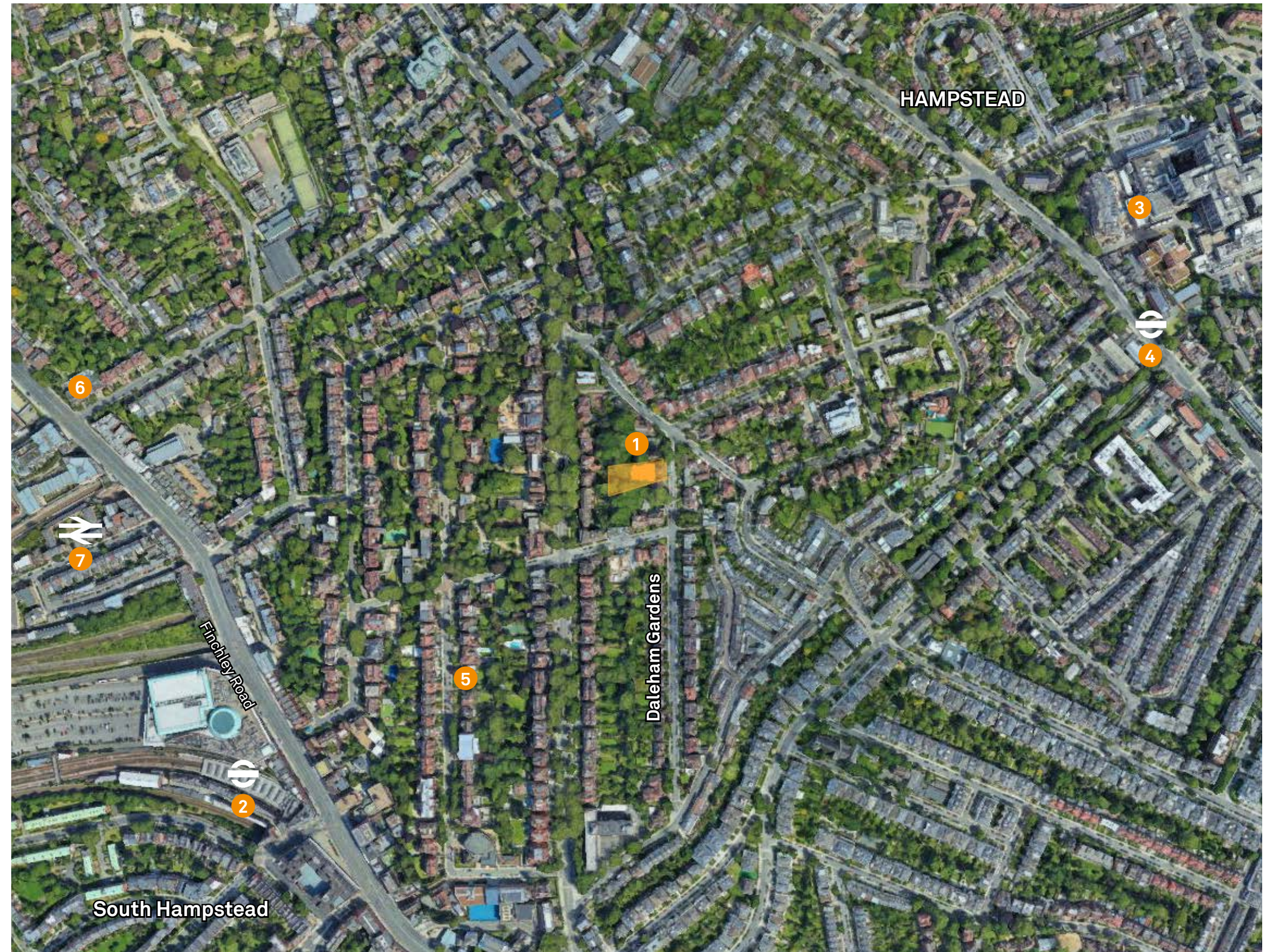


## 2.1 Site Location

The site occupies a position in Camden, located in the middle of Daleham Gardens and forms part of the Fitzjohns Netherhall conservation area.

Conservation area's character:

- Homogenous affluent late 19th Century domestic red-brick character of large buildings in varying styles.
- Range of architectural details across the conservation area including extensive tiling and tile hanging, stone mullions to windows and bay windows
- Roof forms are an important and noticeable element with the most common type being gables of various design often with dormers
- The majority of properties are detached or semi-detached with few terraces.
- Small gaps between the buildings therefore provide views to the rear gardens and a rhythm to the frontage
- Contribution of trees and vegetation to rear gardens and front boundaries is significant



1. Site
2. Finchley Road Underground Station
3. Royal Free Hospital
4. Belsize Park Underground Station
5. Freud Museum London
6. Camden Art Centre
7. Finchley Road Station



## 2.2 Site Existing

The site measures approximately 22 metres to the west and 14.5 metres on the east boundary. The site has an approximate length of 42 metres (at its longest point).

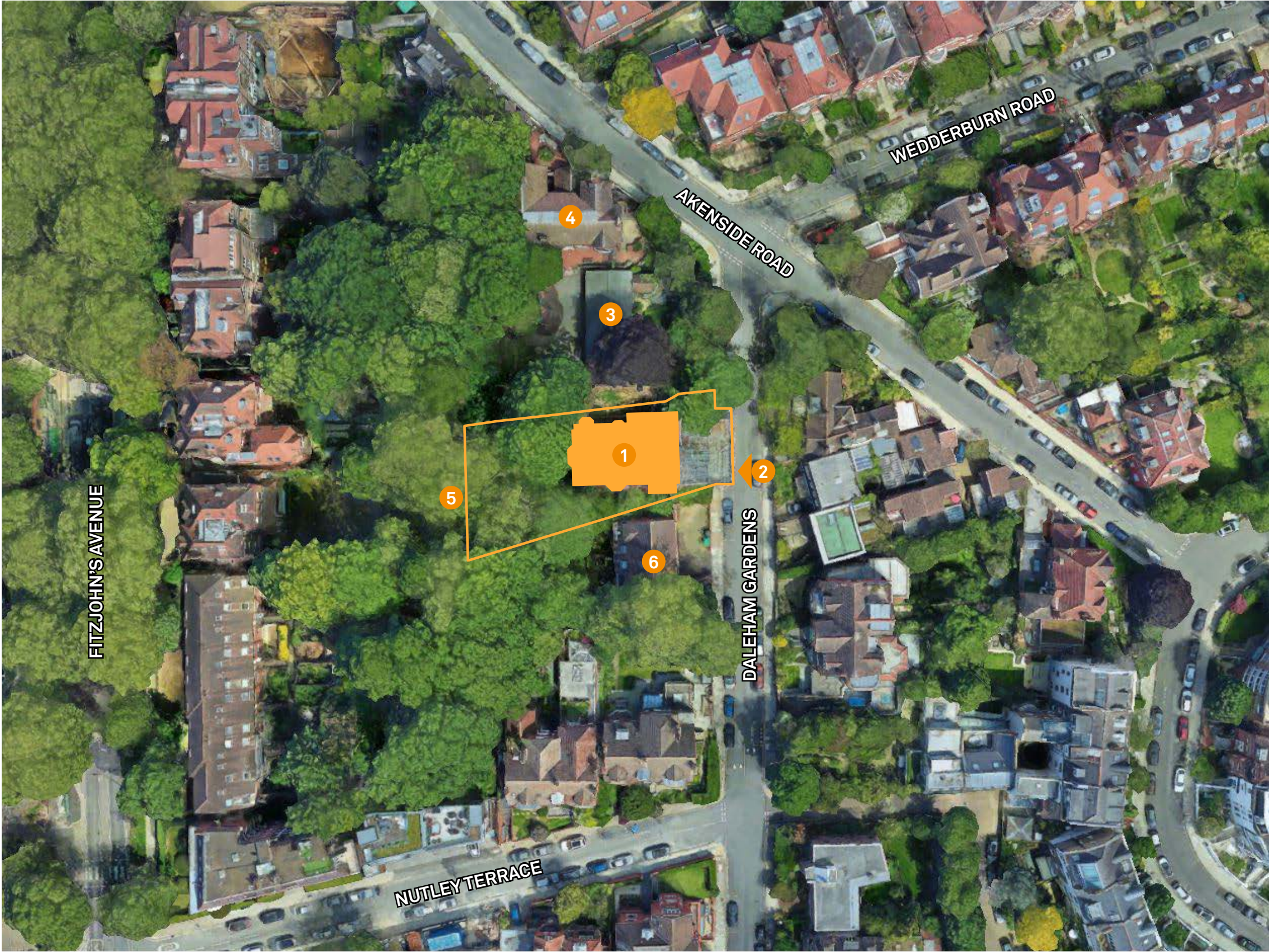
The total site area amounts to approximately 742 square metres, of which roughly 190 square metres is currently occupied by the existing building.

Access to the rear garden is pedestrian only.

There are 6 existing mature trees within the site boundary, ranging from canopy widths of approximately 3 m up to 11m, based upon the site survey acquired from Camden Council. The plot boundary is shown in orange on the plan, right.

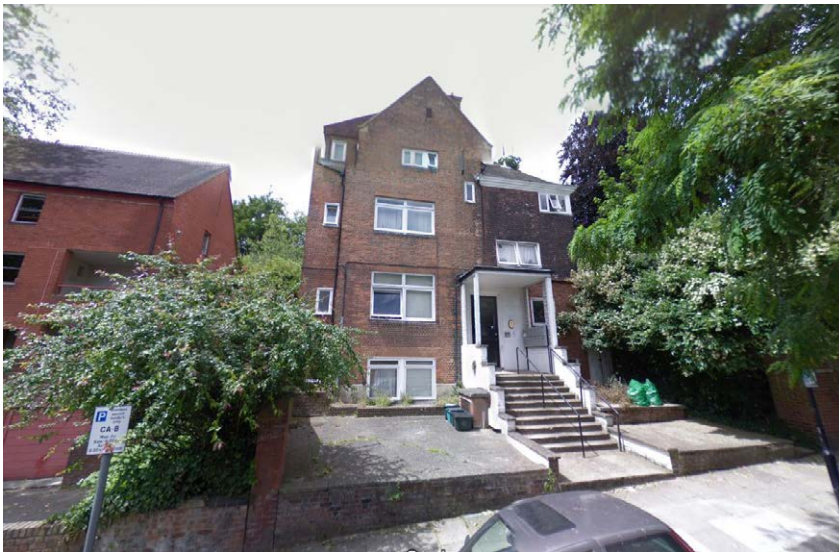
Key:

- 1. Existing footprint of building on site
- 2. Site access from Daleham Gardens
- 3. Monroe family centre
- 4. Gloucester house nursery
- 5. Site Boundary
- 6. No. 31a Daleham Gardens





2.3 Site Photos



1. Site photo of 31 Daleham Gardens before devastating fire Circa 2012

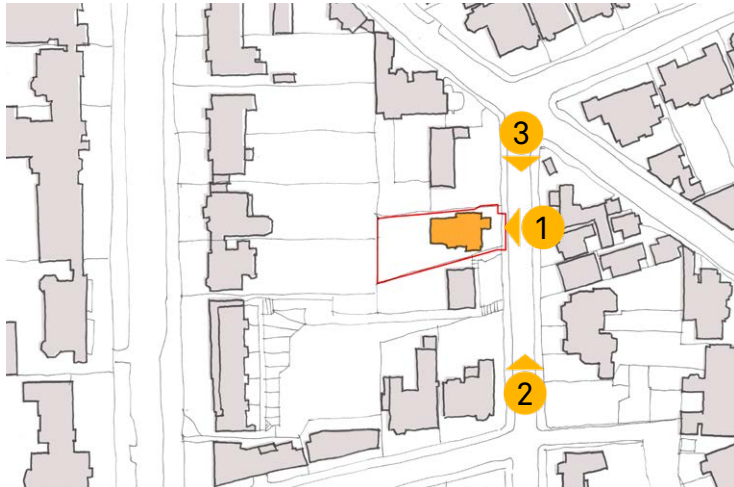


2. View looking North on Daleham Gardens



3. View looking South on Daleham Gardens

Key:





2.3 Site Photos



1. View along south boundary



2. Street view of 31 Daleham Gardens

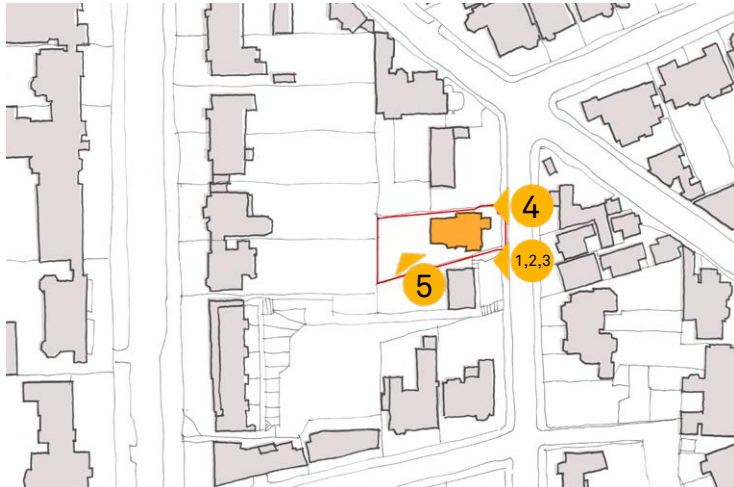


3. Street view of 31 Daleham Gardens



4. View of north boundary

Key:



5. Rear gardens of 31 Daleham Gardens



Precedent buildings in the area







## 3.1 Planning Policy Review

### 3.1.1 Planning Compliance

The main constraints at this stage relate to Space Standards, Car Parking and Cycle Parking, Accessible Homes, Affordable Housing, Minimum Distances for Privacy, Responding to context, and Bin and Waste Disposal.

Please do draw our attention to any additional policy specific to this site which is not covered here.

### 3.1.2 Planning Conditions Relating to Application ref: 2020/2087/P

The following compliance statement has been approved as part of the planning approved demolition Application ref: 2020/2087/P

#### 8 \*\* Compliance Statement

A statement shall be submitted by the Owner to the Council for its approval demonstrating how any new development in relation to the Property permitted under any subsequent planning permission will meet the planning objectives of developing the Property, these being:

- a. The proposed approach to replacing all of 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;
- b. The proposed approach to maximising affordable housing with a minimum delivery of 50% affordable housing in total across the scheme, calculated by floorspace, with a mix of appropriate tenures including full re-provision of the lost social affordable floorspace as a minimum level of social affordable;
- c. The proposed approach to maximising sustainability measures achieving a zero carbon scheme and a minimum of 35% carbon reduction on site, in accordance with policy CC1 and CC2 of the Local Plan;
- d. The proposed approach to securing high quality design endorsed by the Camden Design Review Panel, which considers the contribution of the previous building as set out in the historic building record submitted to the Archaeology Data Service (ADS), in accordance with policies D1 and D2 of the Camden Local Plan 2017.

Reason: In order to secure the public benefits of the site Regeneration Strategy in accordance with policy D2 of the Camden Local Plan 2017

### 3.1.3 Summary of agreements made at previous informal Pre Application

The following information summarises written advice from R. Limbrick in relation to the initial pre application made. Comments received by email dated 26.05.2020.

The council:

- » Outlines that the principle of development is encouraged; residential redevelopment of the derelict site in a zero carbon and sustainable building that provides a high proportion of affordable homes to directly meet local need.
- » Agrees that all units should be car free
- » Supports the use of sustainable materials like CLT and brick
- » Supports social rent (normally targeted at London Affordable Rents) as a tenure, it was previously proposed that 6 units that would meet this. 3 social units for Camden nomination rights + 3 social units for NW3 CLT nomination rights.
- » Agrees that the character of the area is large scale brick buildings in spacious green plots
- » Requests a tree report as soon as possible so the impact of any proposal can be assessed.
- » Encourages the potential to green the buildings as much as possible throughout the plot, and ensure the landscaping across the site is sustainable and preserves the character of the area.
- » Outlines that careful consideration should be given to the massing and plot coverage as greening alone is unlikely to address the impact.
- » Requires consideration of the standard of the homes proposed, and this includes accessible units, meeting the national space standards, and provision of outdoor amenity space

### 3.1.4 Conservation Area Guidance

The following information comprises guidance on New development within the conservation area:

New development should be seen as an opportunity to enhance the conservation area. All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, Architectural characteristic, detailing profile, and material of adjoining building. Proposals should be guided the UDP in terms of the appropriate uses and other matters such as density and parking standards.

#### 3.1.5 Needs Survey results and CLT user needs

NW3 CLT are currently evaluating their allocations policy and as part of this process a comparison with Camden's strategic housing needs will be undertaken.

London Borough of Camden's Strategic Housing Market Assessment report (2016) showed that the greatest need for affordable housing was for 2 bedroom properties (38%) and for 3 bedroom properties (35%) (fig 96, LBC Strategic Housing Market Assessment)

The greatest need for Market housing was for 3 bedroom properties (41%) and for 2 Bedroom properties (36%)






# 4.1 Constraints


Through our observations and desktop analysis we have identified initial constraints of the site for consideration in our design development:

- Potential overlooking into neighbouring sites
- Retention of boundary wall as a condition of the approved demolition application ref: 2020/2087/P
- The site is long and narrow with the frontage on the narrow side to Daleham gardens. Careful consideration will need to be given to access.
- The site is well overlooked by neighbours and properties adjacent.
- Proposals should be orientated to make the most of the southern sun aspect.
- There are mature trees surrounding the site which will have root protection zones which are yet to be determined.
- There is possible underground services and tunnels under the site which are yet to be determined.
- The site is located in the Fitzjohns Netherall Conservation area.


Key:




Existing tree with root protection zone potentially impacting the site




Existing Tree




Existing wall to be retained as condition of demolition approval.




Narrow street frontage




Active frontage




Open gardens at rear of property




Main vehicular routes



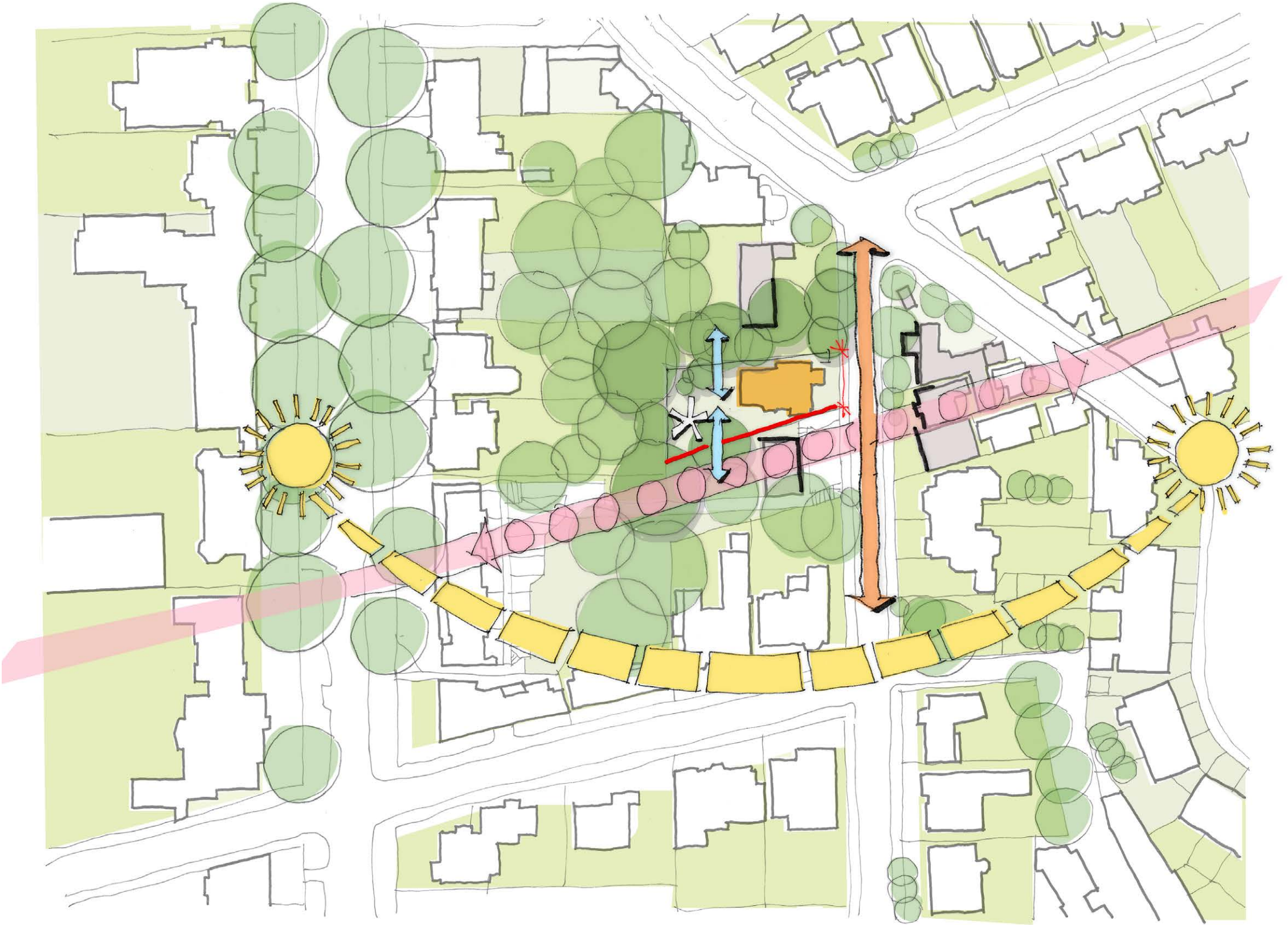
Potential Overlooking



Underground tunnels on or adjacent to site. To be determined.



Sun Path



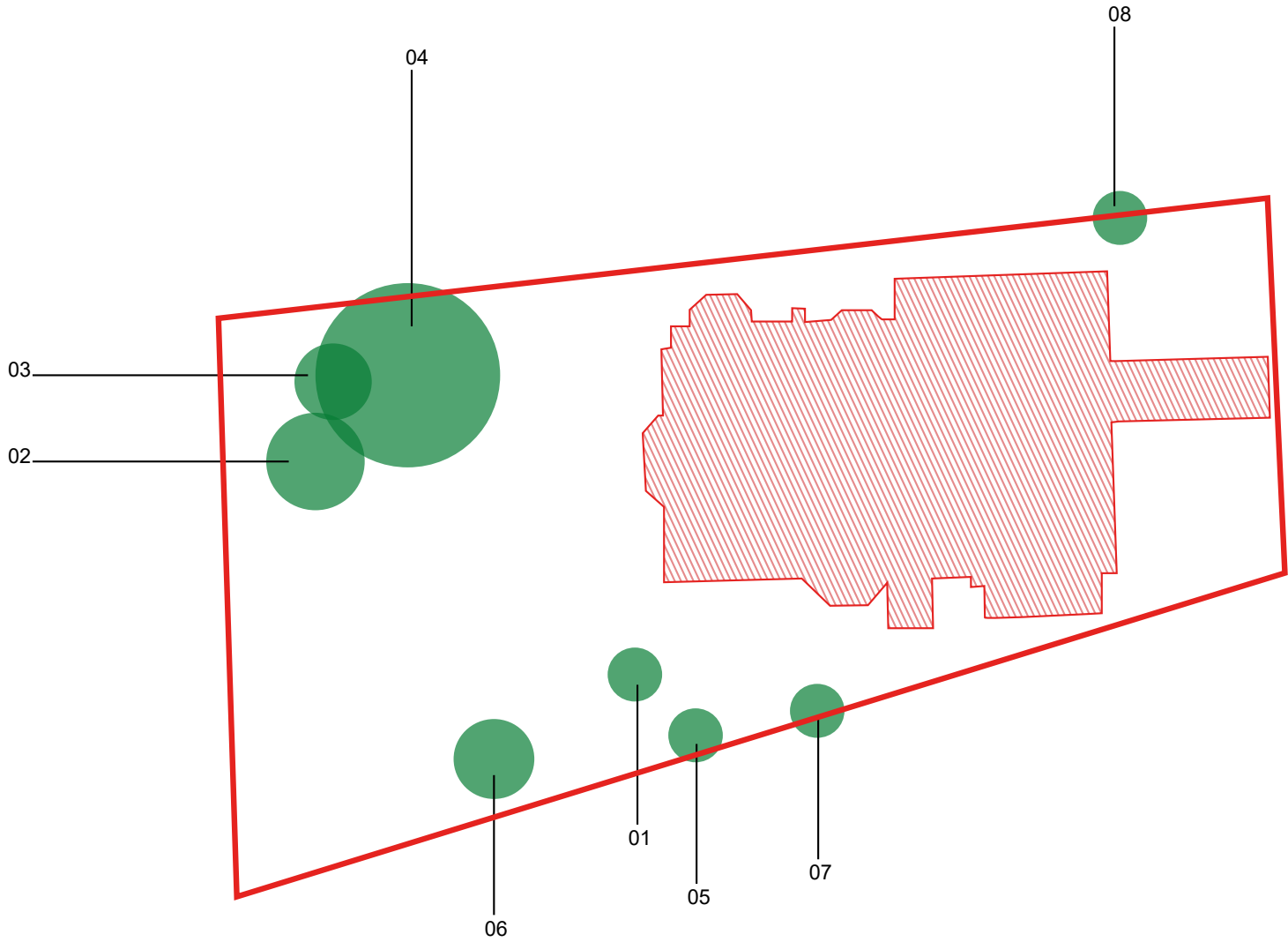


4.2 Constraints trees on site

The diagram to the right shows the existing trees on site. The tree survey was undertaken by Camden council in December 2020. The trees beyond the site boundary have not been surveyed.

The proposal in section 05 would require the removal of trees 02,03,04 and 08.

We seek clarification that these trees can be removed and clarification for the potential to build within the root protection zone of neighbouring trees beyond the site boundary.



Key	Tree Type	Height	Condition
01	Ilex aquifolium	4 metres	Fair
02	Sambucus nigra	6 metres	Fair
03	Magnolia- unidentified species	6 metres	Fair
04	Acer pseudoplatanus	10 metres	Fair
05	Prunus unidentified species	3 metres	Poor
06	Salix caprea	6 metres	Fair
07	Sambucus nigra	3 metres	Unknown
08	Unknown	3 metres	Unknown

Red hatch indicates extent of proposed demolition  
Tree Location Plan  
02/12/2020







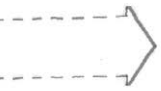





### 4.3 Opportunities

Through our observations and desktop analysis we have identified initial constraints of the site for consideration in our design development:

- Clear pedestrian access to site
- Height on the street of Daleham gardens
- Enhance access to the gardens and play areas of 48-52 Daleham Gardens
- Connect the gardens to the rear of 31 with 31A
- Produce a massing which gives passive surveillance over the gardens
- Generate a building which is in keeping with the character of the area and is developed within the building line of the adjacent buildings.

Key:

-  Existing tree with root protection zone potentially impacting the site
-  Existing Tree
-  Adjacent buildings forming building line
-  Active Frontage
-  Shared communal spaces
-  Passive surveillance of garden spaces
-  Building Line
-  New routes into the site
-  New routes between shared spaces
-  Opportunity for Height





4.4 Site Existing

Description:

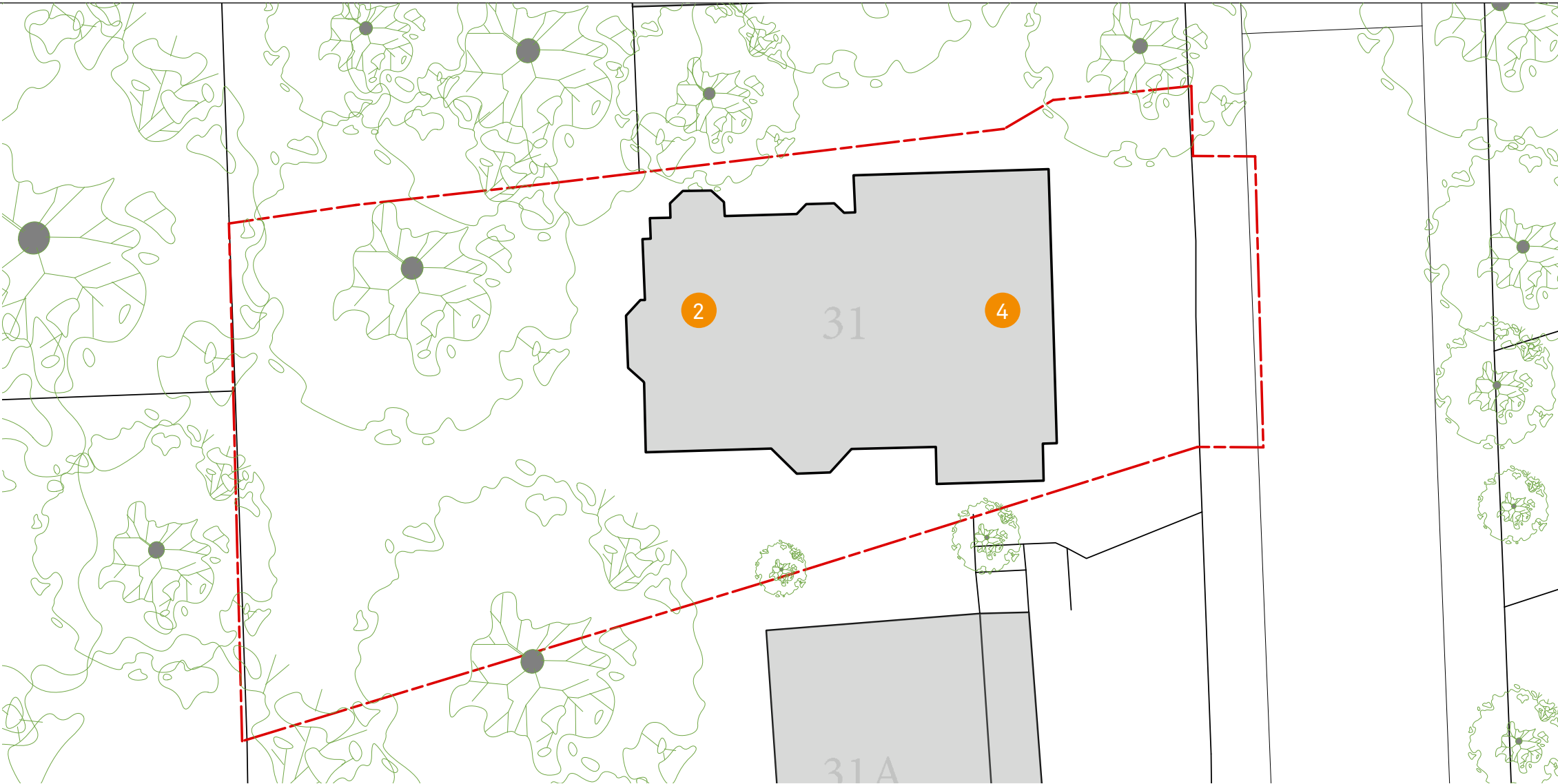
The existing building on site to be demolished was a stylistic interpretation of a Scottish Fortified House in the Arts and Crafts style. The dominant characteristics being the height of the building relative to its width, the steep roof and chimneys, and dominating stepped access and large porch canopy.

Key Features:

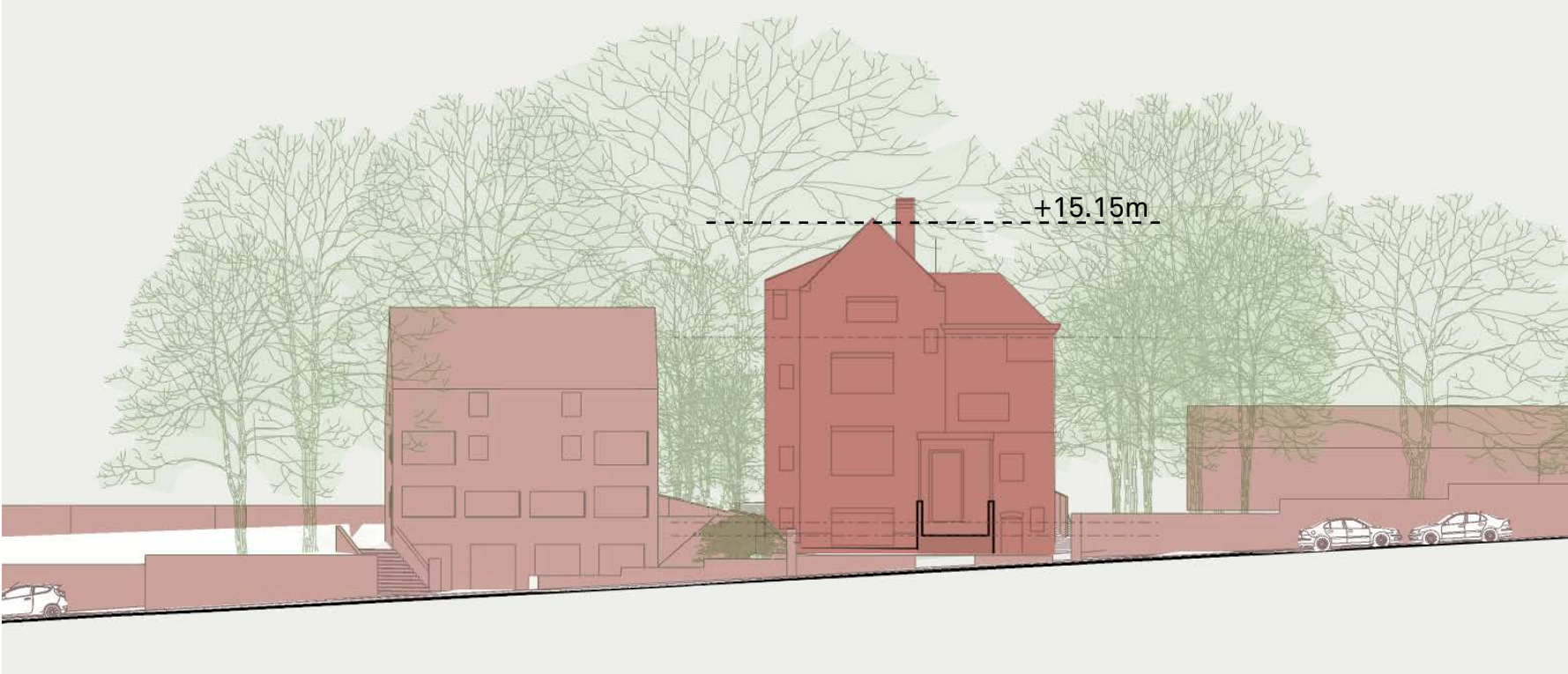
- The existing building consists of 552m2 of residential accommodation
- 14 flats and bedsits
- Planning permission has been granted to demolish the fire damaged building (application number: 2020/2087/P)
- The garden wall is considered a heritage asset, to be retained and prominence enhanced by the new scheme
- 31 and 31a are the only two properties on West side of Daleham Gardens located between Akenside Road and Nutley Terrace

Accommodation Schedule

Storey heights shown adjacent




Plan of existing building to be demolished



Elevation view along Daleham Gardens

Key:

 Indicates Storey Heights







5.1 Images & Plans

Key Features:

- 18 2 bedroom apartments
- Similar form to the existing building being tall relative to its width
- Retains characteristically small gap between its neighbour (31a) which provides a view through to rear gardens and trees and vegetation (mostly the mature trees of the rear gardens of the houses along Fitzjohn Avenue)
- Retains the steeply pitched roof and gable facing the road.
- Encloses the gardens to 31a Daleham gardens, which it is proposed new residents will have access to
- Respects building lines of neighbouring buildings on Akenside Road and Nutley Terrace




Plan View

Accommodation Schedule

Storey heights shown adjacent

Building	Type	Total Homes
Total	2B3P	18

Key:

 Indicates Storey Heights



Elevation view along Daleham Gardens



## 5.1 Images & Plans

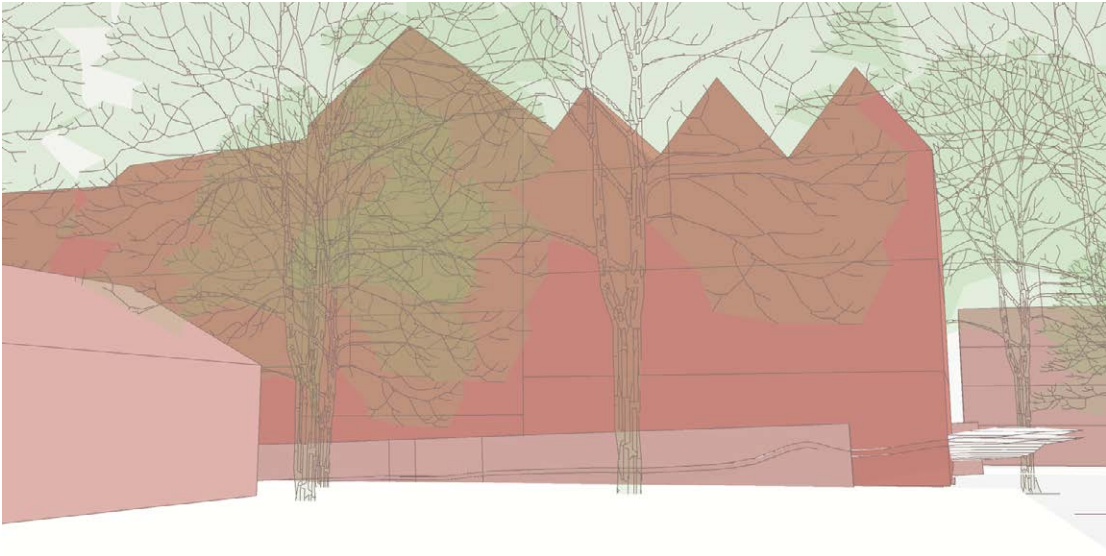
The following images are perspective images of the proposal on the previous page the locations of the images are shown on the plan diagram below:

Key Features:

- Restores high quality building frontage to Daleham gardens
- Maintains characteristics forms and materials of conservation area
- Opportunities to create better visibility of feature garden wall from street
- Opportunity for improved street frontage and planting
- NW3 CLT propose improvements to the shared amenity space and future management, details TBC with garden owners (Camden)



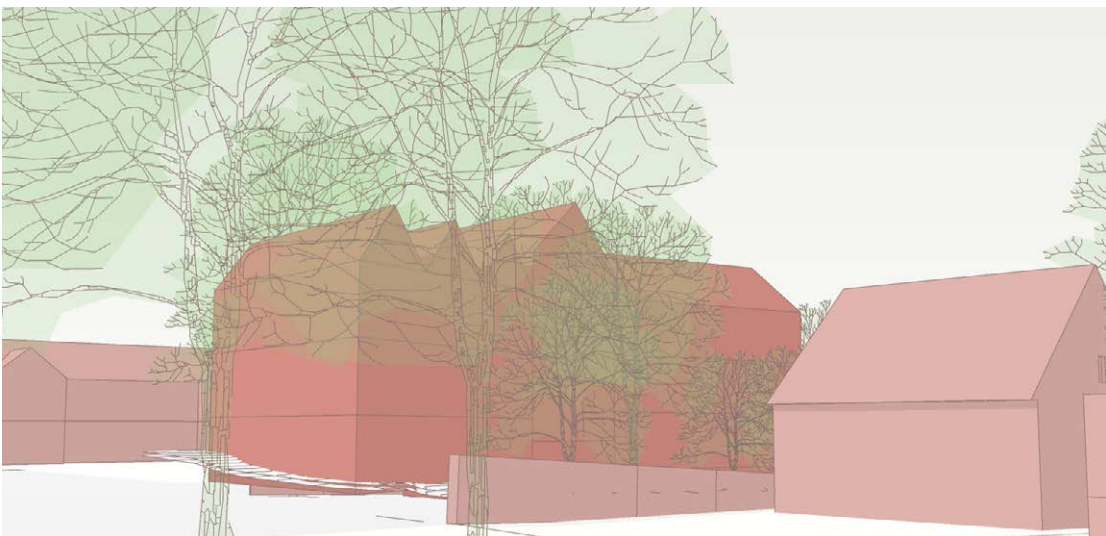
1. View looking North along Daleham Gardens



4. View from rear



2. View from across the street



5. View from rear



3. View looking south along Daleham Gardens





## 5.2 Proposal – Distances to boundary – overlooking

- Building outlooks are south and north
- No windows to habitable rooms looking west
- Northern windows bedrooms overlook school playground through dense tree canopy
- Southern windows and access from living room overlook semi public gardens between 31a Daleham Gardens and Fitzjohn Avenue (it is intended future residents will have access to)
- Depth of proposal in keeping with building lines of neighbouring buildings fronting Akenside Road and Nutley Terrace
- Requires removal of trees 01, 02, 03, and 04 trees to be described in 'fair' condition
- Amenity space created between building and garden wall to southern aspect
- Minimum distance to northern boundary 1m
- Minimum distance to western boundary 1m
- Minimum distance to southern boundary 1.5m





# 6.1 Proposal -Alternative Taller Shorter Building

Key Features:


- The proposed building 1150m2
- 18 1, 2 & 3 bedroom apartments
- 5/6 storeys
- Relationship of height to width maintained
- Retains characteristically small gap between its neighbour (31a) which provides a view through to rear gardens and trees and vegetation (mostly the mature trees of the rear gardens of the houses along Fitzjohn Avenue)
- Retains the steeply pitched roof and gable facing the road
- Retains west facing amenity space
- Encloses the gardens to 31a Daleham gardens, which it is proposed new residents will have access to

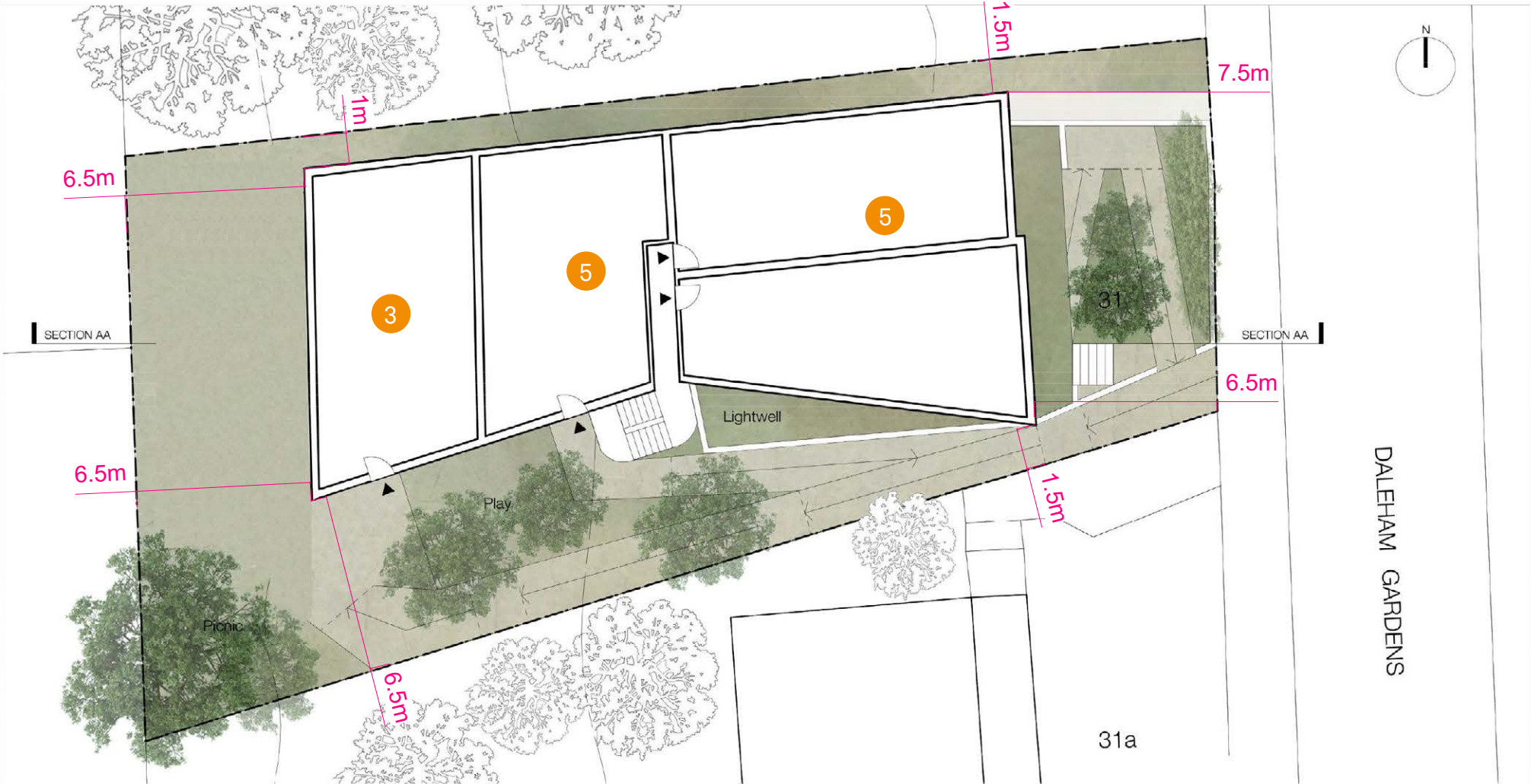
Accommodation Schedule

Storey heights shown adjacent

Building	Type	Total Homes
Total	2B3P	18

Key:

 Indicates Storey Heights





6.1 Images & Plans

The following images are perspective images of the proposal on the previous page the locations of the images are shown on the plan diagram below:

Key Features:

- Restores high quality building frontage to Daleham gardens
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- Opportunities to create better visibility of feature garden wall from street
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- NW3CLT propose improvements to the shared amenity space and future management, details TBC with garden owners (Camden)



1. View looking North along Daleham Gardens



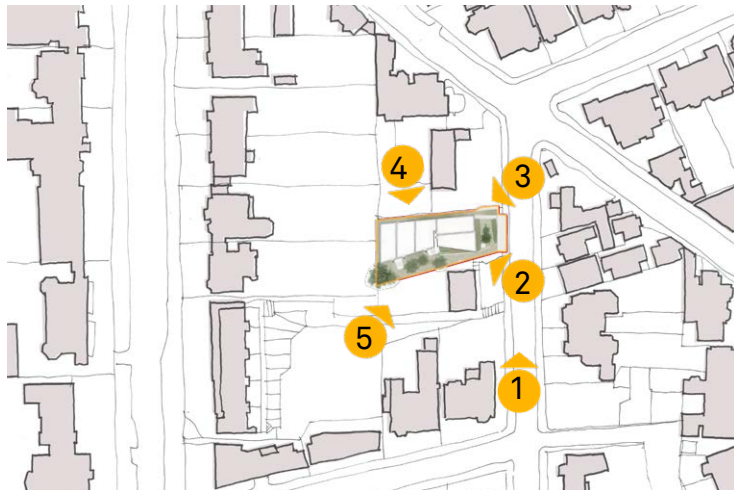
4. View from rear



2. View from across the street



5. View from rear



3. View looking south along Daleham Gardens



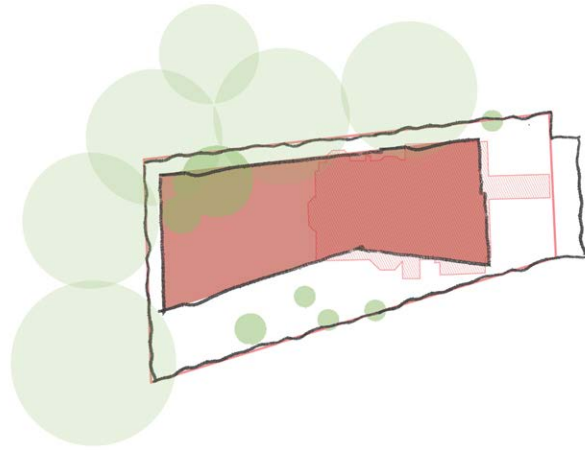
## 6.2 Proposal – Distances to boundary – overlooking

- Building outlooks are south and north
- Western facing windows look into communal amenity space
- Northern windows bedrooms overlook school playground through dense tree canopy
- Southern windows and access from living room overlook semi public gardens between 31a Daleham Gardens and Fitzjohn Avenue (it is intended future residents will have access to)
- Depth of proposal in keeping with building lines of neighbouring buildings fronting Akenside Road and Nutley Terrace
- Requires removal of trees 04 and 01 described to be in 'fair' condition
- Amenity space created between building and garden wall to southern aspect
- Minimum distance to northern boundary 1m
- Minimum distance to western boundary 6.5m
- Minimum distance to southern boundary 1.5m

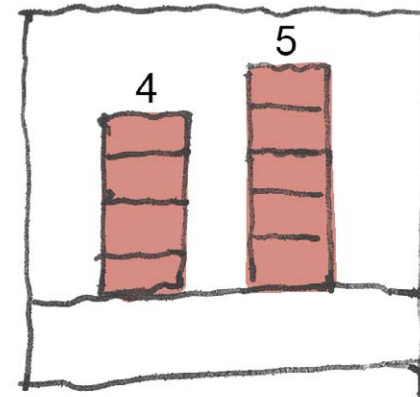




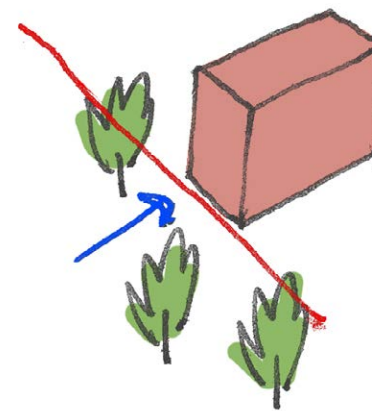
## 07 Feedback Points



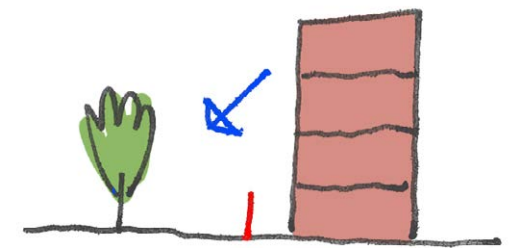
**01 Existing trees on site and in the immediate surrounding area**



**02 Building Heights**



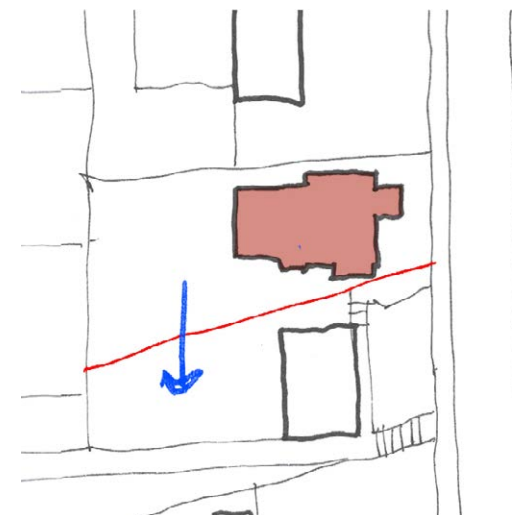
**03 Proximity to boundary**



**04 Massing and context**



**05 the gardens of 31a + 48-52 forming part of 31's amenity space**



**06 acceptability of creating access through the wall between 31 and 31a**

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