

# **Darwin Court**

## **Statement of Community Involvement**



**On behalf of Airspace Group Ltd**  
**January 2024**



# Darwin Court

Statement of Community Involvement - SCI

## Contents

1. [Introduction and Policy Framework](#)
2. [The Proposals](#)
3. [Our Consultation Process](#)
4. [Our response and continued consultation](#)

### [Appendices](#)

### 1. Introduction and Policy Framework

This Statement of Community Involvement has been compiled by specialist community consultation group Your Shout, part of Thorncliffe Communications Ltd, on behalf of the applicant Airspace Group Ltd.

This report has been prepared in support of a planning application being by Airspace Group Ltd ('the Applicant') to the London Borough of Camden ('the Council') for development at Darwin Court, London, NW1 7BG.

The planning application seeks planning permission for the following description of development:

'Construction of a single-storey roof extension to the properties comprising Darwin Court to provide residential units and improvements to the existing entrances to the building'.

The proposed development would seek the construction of a single-storey roof extension to each of the five existing buildings to provide eight self-contained residential dwellings (6 x two-bedroom units and 2x three-bedroom units). The proposal would also deliver improvements to the existing entrances to the buildings.

The proposed development provides an opportunity to optimise an existing residential building and provide significant upgrades to the existing building to benefit existing residents.

This planning application is being submitted following extensive pre-application meetings with officers at the Council to ensure the appearance and massing of the extension would become a high-quality addition to the local area.

This report details the public consultation we have carried out to inform the evolution of the proposals, in accordance with national and regional policies, and London Borough of Camden's Statement of Community Involvement (SCI), adopted 2016.

Our Statement of Community Involvement (SCI) sets out how we will involve local people, local businesses and other key organisations and stakeholders

when we prepare our planning policies and consider planning applications. When deciding on our consultation strategy for this scheme, we have had regard for:

- The limited size and scale of the development and the likely interest;
- The need to do one round of consultation thoroughly and properly;
- An effective method to reach the local community;
- Using digital tools to enhance accessibility;
- How comments are recorded and fed back to the community.

The aims of the pre-application stage of public consultation are:

- To let local residents, businesses, councillors and other stakeholders know about the ideas for redevelopment on the site.
- To understand local views, engage with the community, help identify concerns and opportunities, and feed these in to the evolving proposals.
- To show how we have responded to the issues of the community and stakeholders, and how changes have been made to the proposals.
- To pledge our continuing commitment to engagement throughout the statutory consultation period and beyond.

We adhere to the Consultation Principles set out by successive governments through the Cabinet Office. Some of these principles are:

- Using plain English and avoiding jargon. Making the whole process clear and concise.
- Using the right tools, whether digital, collaborative, informative or ongoing. Only asking questions where we do not have a final view.
- Ensuring the affected people, groups and businesses are aware, targeted, and allowed proper time to respond. Making sure each group can access and respond to the consultation, however and using whatever means they engage with us.

# Darwin Court

## Statement of Community Involvement - SCI

- Early pre-application engagement and front-loading, where early engagement has significant potential to improve the efficiency and effectiveness of the process for all parties. We recognise that the more issues can be resolved at pre-application stage, the greater the benefits.
- Analysing and responding objectively and properly to consultations, published in writing and online through this document, and by direct contact if possible. Responses will be published where possible, with due regard to GDPR regulations.

This SCI deals with public consultation, with residents of the affected building and their immediate neighbours. Details of engagement with statutory and non-statutory consultees, whose engagement are being led by the team's planning consultant, are contained in other reports submitted as part of this planning application.

This consultation also has regard to the London Plan, adopted March 2021. Planning decisions should be taken as close as possible to the communities and interests they affect, and in as inclusive way as appropriate. Community and voluntary groups, local business organisations and other interest groups have valid contributions to make to planning, and we support their involvement.

## 2. The Proposals



*A model of the proposed development*

Darwin Court, located at 2-24 Gloucester Avenue, comprises 5 x flat roofed apartment buildings constructed in the 1970s. The buildings are constructed in a linear form and are set within large plots with large areas of soft landscaping. The buildings contribute to the varied character of Gloucester Road, which includes a range of buildings with varying heights, age and architectural style.

The application is for the construction of a single-storey roof extension to each of the five existing buildings to provide eight self-contained residential dwellings (6 x two-bedroom units and 2x three-bedroom units). The proposal would also deliver improvements to the existing entrances to the buildings.

### 3. Our Consultation Process

Your Shout has substantial experience in undertaking community engagement activities on behalf of developers in the London Borough of Camden and elsewhere. We believe that our approach is inclusive, accessible and transparent. It also adheres to the council's consultation requirements and abides by the consultation principles set out earlier in this document.

Throughout the process, the applicant has maintained contact with the relevant committees and sub-committees of the Darwin Court Residents' Association. The applicant has regularly met with and attended meetings of the relevant committees and sub-committees and these meetings have consistently informed the progress of the application.

#### PUBLIC CONSULTATION

In this section we deal with the engagement with residents and neighbours.

##### Invitation letters

We publicised the consultation to Darwin Court residents using GPS-tracked hand delivery to distribute the information letter to 103 properties, as shown in the map below. The letter was delivered on 19 June 2023.

# Darwin Court

## Statement of Community Involvement - SCI



Additionally, we informed the households and businesses surrounding the site of the proposals, using GPS-tracked hand delivery to distribute the information letter to 342 properties, as shown in the map below. The letter was delivered on 4 July 2023.

The company that hand-delivered the letter uses GPS to show their delivery – the map below shows this GPS report.

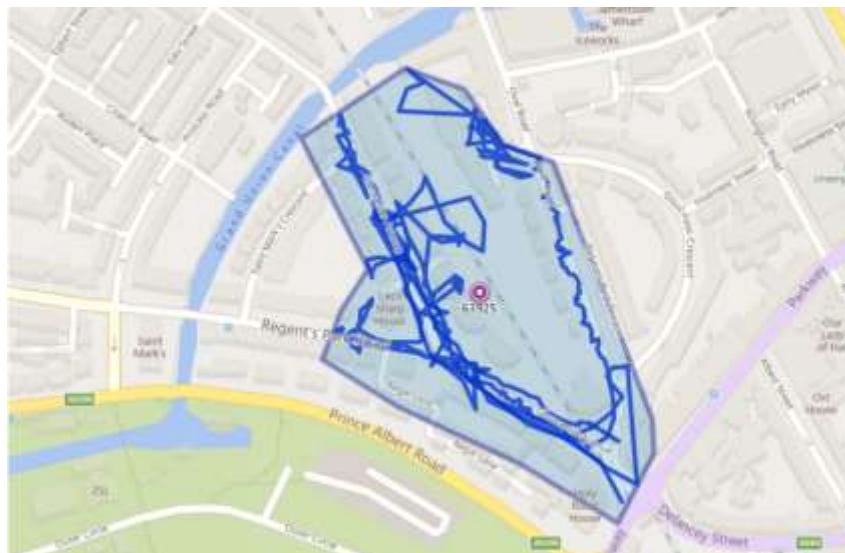


# Darwin Court

## Statement of Community Involvement - SCI



The company that hand-delivered the letter uses GPS to show their delivery – the map below shows this GPS report.



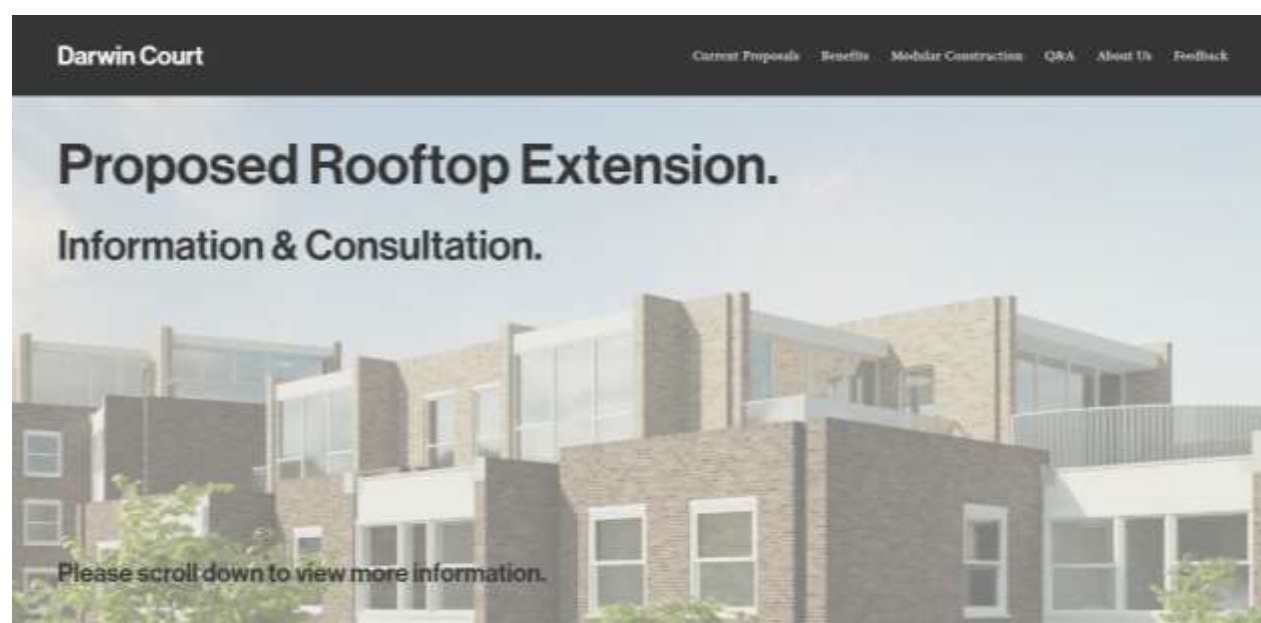
The delivery company also confirmed that all properties within this area were delivered.

# Darwin Court

## Statement of Community Involvement - SCI

The objective of the letters was to publicise the project website (<https://www.darwincourtnw1.com/>), provided by the applicant, and consultation events, to communicate information about the scheme, and to encourage local residents to share their views about the proposal. The letter included a freephone number to increase accessibility in the consultation. A copy of these letters is available in the [appendix](#).

Below is a screenshot of the homepage of the website.



### The consultation events

For this scheme, we held three in-person drop-in exhibitions.

# Darwin Court

## Statement of Community Involvement - SCI

The face to face drop-in sessions were held in the Committee Room, Cecil Sharp House, Gloucester Avenue, NW1 7AY on Monday 26 June from 2:30 PM to 5:30 PM, Thursday 29 June from 10:30 AM to 12:30 PM, Monday 1 July from 4:30 PM to 7 PM.



The times and dates of the consultation events were chosen to encourage the maximum number of people to participate, including those in full-time employment and those with parental responsibilities. We ensured the date did not fall on any locally observed religious or cultural festivals.

Representatives from the applicant and the consultant team were present throughout the consultation events. Copies of the exhibition boards can be viewed in the appendix.

31 households from Darwin Court participated in our consultation events. The participants had the opportunity to view the proposals, speak to the project team, and ask questions or make comments.

### Response mechanisms

We have maintained, and continue to maintain, a freephone number, staffed during office hours (0800 955 1042) for the local community and stakeholders to share their views about the scheme.

Additionally, through our project website, which has received 477 unique visitors since its inception, interested stakeholders can ask questions and submit comments.

Finally, we have collected 28 unique email addresses from people who have registered interest in project updates. Of these, 9 were collected in person at our consultation events and 19 via the online form on our website.

All survey information was held in a GDPR-compliant format, with the following privacy notice published on the invitation letter:

*Data will be held by Your Shout and the project team. By volunteering this information you are giving your consent for us to process your data regarding the Darwin Court project. Your comments will be given to the council as part of the planning application process. You are also confirming you are aged 16 or over. You can withdraw consent for us to use your data at any time by emailing us at [privacy@yourshout.com](mailto:privacy@yourshout.com). You have a right to complain to the Information Commissioner's Office at any time if you feel there is a problem with the way we are handling your data.*

A community meeting was held on 17 August 2022 with members from the project team and Darwin Court residents. The following topics were discussed:

1. Service charge split between existing and proposed flats.
2. Overlooking and impact on view from the new flats.
3. Questions on water tanks and water table.
4. A question regarding the applicant's history.
5. A question on the timeline of common parts works.
6. Discussion about a fund to handle disputes, warranties, etc.

### 4. Our response and continued consultation

The following table covers issues raised by residents throughout the process of pre-application consultation. As well as direct communication, the questions and the associated answers have been placed on the project website.

The application team have listened closely to issues raised by residents and neighbours and have sought at all times to respond proactively to their concerns.

Issue	Applicant's response
Who is bringing forward the proposals?	Airspace Group is working in partnership with the freeholder of Darwin Court to prepare a planning application for the development. We are also working closely with the DCRLA (Darwin Court Residents' Leaseholder Association), to ensure the proposals deliver the appropriate benefits to the building. It is our objective that this development is a win:win for all stakeholders.
What benefits will the project deliver for the building?	The development will deliver a whole raft of direct and indirect benefits, including upgrades to the common parts, new lifts, level access to building entrances, new better insulated and waterproofed roofs and other benefits. The new apartments will contribute to the service charge on a pro-rata basis, helping reduce the overall service charge costs per flat.
Will there be an impact on property values?	This is a subjective point and one we would encourage residents to do their own research on, but our experience on previous projects has been that the investment in the common parts, lifts and landscaping that the development has facilitated has the potential to increase property values by around 5%.
Will a surveyor be appointed to act in the	Yes, a surveyor will be appointed by DCRLA to act on behalf of leaseholders. The cost of the surveyor will



# Darwin Court

## Statement of Community Involvement - SCI

interests of leaseholders once planning consent is granted and an on-site start date known?	be borne by the developer. It will be the surveyor's job to ensure the development is delivered in accordance with the planning consent, health and safety regulations and Development Lease granted by the freeholder.
What will be the impact on our service charges?	The new apartments will contribute to the service charge on a pro-rata basis, helping reduce the overall service charge costs per flat. It is anticipated that each existing leaseholder will benefit from a reduction in service charged of 7.5%. Any reduction in energy costs as a result of the proposal will reduce service charges further.
Will apartments in the building be affected by the development?	<p>There will be no negative impact on the existing apartments. The new apartments will be separated in terms of services and therefore will not impact on the existing services.</p> <p>Should our plans be approved, we will, of course, continue to work with residents so that they are fully informed of any works that will take place to ensure any disruption is kept to an absolute minimum. We take resident liaison very seriously and would ensure there is an ongoing dialogue with residents</p>
How will services such as water, heating and waste be affected by the proposed new apartments ?	<p>Noise Transfer: The new apartments will sit on a separate structure with a void of 300-500mm between the existing roof and the new apartments, so noise transfer to flats below will not be an issue.</p> <p>Heating: The new apartments will not connect into the existing communal heating system. The new apartments will be heated by individual energy efficient heat pumps located in noise reducing enclosures at roof level.</p>

# Darwin Court

## Statement of Community Involvement - SCI

	<p>Cold Water: The existing cold water tanks on the roof will be removed and each block will be connected to the mains water supply, subject to a capacity survey. This provides the opportunity for increased cold water pressure to all existing apartments.</p> <p>Hot Water: The new apartments will not connect into the existing communal hot water system. Hot water will be provided by the dedicated heat pumps with an immersion heater back-up.</p> <p>Drainage: A drainage survey will confirm that there is sufficient capacity to accommodate the extra one or two apartments per block.</p>
Will there be a lot of disruption?	<p>We use a method of construction which incorporates off-site manufacture to minimise all works on site. This means that the new apartments will be built off site in 'modules' that are craned onto the building over a short time period. We can normally install a whole apartment in a single day. The preparatory works can be undertaken quietly with minimal disturbance. The only major disruption will be the upgrade works to the lifts.</p>
How long will the development take?	<p>There is a period of detailed design following planning consent but once works start on site we anticipate approximately 3-6 months of quiet and considerably undertaken upgrade and preparatory works whilst the apartments are constructed off-site. When the apartment modules are ready, they will be delivered to site and craned into place, with</p>

# Darwin Court

## Statement of Community Involvement - SCI

	installation of each apartment likely to take just a single day (likely to be carried out at weekends).
Will we have blanket scaffolding covering our property for 12-24 months?	No, unlike traditional construction, blanket scaffolding is not necessary. Typically, we will only need scaffolding at the parapet level to make it safe to work on the roof and this will be on for far less than 12 months. It won't cover any windows.
Will the lifts be out of order?	Yes, in order to extend and upgrade the lifts they will need to be out of order for a period of around 4 to 6 weeks. We will also have a team on site who can provide assistance with carrying shopping and buggies if necessary. The good news is that the lift works will mean that there will be no need for costly upgrade works or lift maintenance for some time afterwards, minimising future disruption to lift service. We have set aside a budget to rent temporary accommodation in Darwin Court to house residents that may be significantly inconvenienced by these works.
We are concerned about the risk to the building during the on-site works and after practical completion. We don't want to incur any costs. How are Leaseholders covered?	<p>Leaseholders will not have to pay for any remedial work to the building resulting from any damage during the construction phase or after the project is finished. We undertake 90% of the project off-site which greatly reduces the risk of any damage.</p> <p>The existing structure will be rigorously assessed beforehand to ensure the existing building can take the additional load and a survey of condition will be undertaken prior to works commencing on site. Moreover we will have full 'contractors all risk</p>



# Darwin Court

## Statement of Community Involvement - SCI

	<p>insurance' and professional indemnity cover. The entire professional team including the structural engineer and Mechanical &amp; Electrical engineer will also have the requisite collateral warranties and professional indemnity cover. Once the development is finished it will be signed off by a building regulation surveyor and a building warranty policy will commence.</p> <p>It is our responsibility to rectify any issues within the new apartments after they have been completed.</p>
Can our property take the additional weight of the new structure?	<p>This is a fundamental consideration and one we assess at an early stage. We only undertake projects where the structural integrity has been confirmed by an experienced and suitably qualified structural engineer. A report has been produced by a leading Structural Engineer to assess the building's capacity for additional loading, taking into consideration the HS2 tunnel, and this confirms that Darwin Court is capable of supporting an extra floor.</p>
What will be the impact on neighbouring buildings?	<p>As part of the planning application, we will submit a technical study which demonstrates that neighbouring buildings do not experience a noticeable loss of sunlight or daylight as a result of the proposals. The new apartments have been designed with a set-back from the existing building line to minimise impact. Moreover, the design has given due regard to minimising glazing where possible to avoid any unwanted light-spill onto Gloucester Avenue.</p>

# Darwin Court

## Statement of Community Involvement - SCI

Will the heritage value of the building be harmed?	We are taking every care to ensure that the proposals enhance rather than harm the character of Darwin Court. We are working with Tony Fretton Architects (TFA), one of London's foremost experts in working with significant 20th Century buildings and a former Stirling Prize nominee. We believe that the design they are developing is sensitive to the existing buildings 1970s heritage and celebrates many of the design details implemented by the original architect Ronald Salmon & Partners. More detail regarding TFA's design interpretation can be found in the pre-application design and access statement on the website.
Will the new apartments be good quality?	The new apartments are being developed for private sale and will be of the highest quality. Building them in a factory off-site means we have much more control over the build and can achieve a high-quality finish. The apartments will meet all current building control and fire regulations and will receive a third-party warranty from a recognised industry provider. The new apartments will exceed current building regulations in terms of energy efficiency and CO2 emissions, meaning that they will have excellent sustainability credentials and will be operationally net zero carbon.
Where's the catch: what do I pay?	There is no catch. We take the financial risk and undertake all of the work from conception to completion. There will be no cost implications for residents during or after the works. There will be some minor disturbance during the on-site

# Darwin Court

## Statement of Community Involvement - SCI

	preparatory works and lift upgrade works, but we aim to minimise that.
Will there be any further opportunities to engage with the proposals and developer before the planning application is submitted?	<p>We have an on-going relationship with residents via the dedicated rooftop development sub-committee that was set up by the Darwin Court Residents' Leaseholder Association.</p> <p>We plan to do a final round of engagement at Cecil Sharp House with residents just before submission. This will be on Monday 4th September between 3:30 - 8pm. This event will allow for us to respond to feedback we receive as a result of this exhibition.</p>
Will the lifts be upgraded as part of the project?	<p>Yes. The existing lifts are regularly failing and are approaching the end of their product life. The development will fund and install brand new lift car and extend the lift shaft to the new penthouse level. The new modern equipment will ensure a vastly improved reliability and reduce repair times and costs. This will be the most disruptive part of the whole project for residents. Our expectation is the five new lifts will cost no less than £550,000. We will do everything we possibly can to minimise the time the lifts are partially out of action.</p>
We have water ingress issues with our existing roofs, how will the proposals effect this?	<p>The proposals will see the existing roof covering replaced and recovered with a brand new waterproof membrane before the new penthouse units arrive and assume the role of the new roof. The new penthouses will have modern drainage and ensure there will be no further water ingress issues for the existing flats.</p>

# Darwin Court

## Statement of Community Involvement - SCI

How will the proposals impact Darwin Courts carbon footprint?	The new penthouse units and associated works to Darwin Court will ensure the buildings long term carbon footprint is reduced significantly. This will predominantly be achieved by the new better insulated roof covering, helping minimise heat loss. The proposed green roofs will consume CO2 and emit oxygen. The photo voltaic tiles will generate electricity throughout the year but especially in the summer months. This energy will be sold back to the grid and help reduce the cost of lighting the common parts on every floor.
Will level access lifts to the building entrances be part of the project?	Yes. We are aware that the front steps can be an issue for some residents and make access difficult. Therefore, we will be installing new level access lifts to each block. The platform lifts will accommodate wheelchairs and large buggies.
How will the proposed development impact the annual rent obligations placed on leaseholders by the land to the rear of Darwin Court?	The land to the rear of Darwin Court is not owned by the freeholder or developer, but is owned instead by a completely unrelated third party company. The development will have no impact on the obligations leaseholders have to paying this annual rent.
How much will the long term building improvements save leaseholders if they paid for these works themselves out of the sinking fund?	The total investment by the developer in the wider upgrades to Darwin Court is in excess of £2,400,000 which equates to more than £23,000 per leaseholder.
What will be the impact on fire safety?	Fire safety is a key concern of the project and the developer will be working with the Health and Safety

# Darwin Court

## Statement of Community Involvement - SCI

	Executive (HSE) in the design process, along with London Fire Brigade and Building Control to ensure the building is significantly safer than it currently is. The fire safety upgrades the developer will fund will include new dry riders, automatic opening vents (AOVs), cross-corridor doors, lighting, signage and sprinklers in the new apartments.
How will our bin stores be affected ?	It is proposed that the existing bin stores will be re-housed in a dedicated enclosure at the bottom of the vehicular ramp. The existing parking spaces here will be relocated.
Some residents are concerned with security, how will this be improved?	Video intercom system will be provided.  A secure enclosed staircase joining the car park and rear access to the building will be created so residents can move to and from the car park without leaving the walls of the building.
Will the new development prevent 5G masts being installed?	We believe it will. The planning application for new residential apartments will take precedent over any application for the 5G masts. In addition, the incorporation of solar panels and green roofs on the new apartments will make it much more unlikely that future telecoms mast applications will come forward.
What will be the impact on Service Charges?	The 8 new penthouses will contribute to the service charge on a pro rata basis, thereby dividing future service charge costs by 111, not the current 103 ways. This includes payment of the amenity land and

	<p>payment for heating costs, even though the new apartments will be self-sufficient in terms of heating.</p> <p>The investment the development will be making into Darwin Court will reduce the annual service charges (by how much is impossible to quantify), however two major savings; A) new roof coverings and B) five new lifts, are two huge future cost savings for leaseholders. A conservative estimate would put this saving at well over £1,000,000. How and when leaseholders would make this saving in the future is impossible for us to know.</p> <p>PV Solar panels which are solely for the benefit of electricity in the common parts will further reduce costs by reducing the buildings' energy bills. Currently Darwin Court's energy costs are around £70,000 per annum, or circa £680 per leaseholder. This will reduce by around £12,000 per annum, approximately a 17% saving in energy costs. This will further reduce because of the additional apartments. Instead of £70,000 divided by 103 flats, the new cost will be £58,000 divided by 111 flats.</p> <p>The amenity land to the rear is separated into two parts, that which is owned by the freeholder (closest to the buildings), and the former Network Rail Land which is subject to an annual charge.</p> <p>The amenity land owned by the freeholder is now being incorporated into the proposals, allowing for its use by residents.</p>
--	--

# Darwin Court

## Statement of Community Involvement - SCI

	The former Network Rail land does not form part of the proposals.
Who pays the service charge if the flats remain unsold for a period?	Once practical completion is achieved, the developer will be liable for the service charge in relation to the new apartments prior to any sale.
You write that the development will not impact existing Amenity Land obligations of the current leaseholders.	The development will not change leaseholders' obligations to pay the annual rent but it will reduce the cost for existing leaseholders on a pro rata basis (cost split 111 ways not 103 ways).
Does this mean that the new flats will not have in their leases an obligation to contribute to the Amenity Land payments?	The new flats will have the same Amenity Land obligation and contribute towards these costs on a pro-rata basis.
Will there be a legally binding document signed BEFORE the planning approval, which will guarantee that the promised benefits will be delivered by the developer? If yes, what type of document will it be and who will be the signatories? When do you expect this document to be signed?	<p>Currently there is a memorandum of understanding (MOU) which lists out the benefits and works to Darwin Court – this document is under review subject to the current process of consultation with residents. It will contain the final agreed upon package of benefits to residents and a minimum financial contribution for each from the developer. It will be high level and will not detail specifications. These will need to be agreed by the parties if planning consent is granted. It will be signed by the Developer, the Freeholder, and a representative from the Darwin Court Committee.</p> <p>All benefits listed in the MOU will appear in the planning application. They will be stated in various</p>

	<p>documents, but the MOU itself will be submitted as part of the application.</p> <p>The planning application will also enshrine leaseholder benefits via the planning drawings. In addition, items included with the application but not detailed in drawings will be proposed as planning conditions which will form part of the Section 106, a legally binding agreement with the local planning authority.</p> <p>After planning consent is granted, a development lease which reflects all obligations of the planning application will be drawn up by the Freeholder and provided to the Developer. This will safeguard leaseholder benefits even further. The Developer will require a long leasehold interest in the roof space in order to seek development funding from an institutional grade lender.</p>
<p>During the presentation at Cecil Sharp House, Airspace verbally agreed they would cover leaseholders' legal costs, to allow us to seek professional advice. Please confirm that AA will cover the cost of such legal advice. If yes, what is the budget we can count on and the mechanism of such coverage?</p>	<p>Yes, Airspace Group are prepared to cover costs of this initial advice of professionals to review the planning application.</p> <p>Airspace Group will cover costs of up to a maximum of £10,000+vat prior to planning consent for this professional advice. Any costs in excess of this amount will be at DCRLA's cost.</p> <p>DCRLA should identify the professional advice they wish to have in place. Suitable professionals would then be agreed, and AG will pay their costs, up to £10,000+vat.</p>



	<p>DCRLA to decide how these costs are apportioned by their professional team.</p> <p>Post planning consent, in the lead up to construction, the developer will fund further cost for advice from professionals on behalf of DCRLA.</p>
<p>Aren't the benefits to Darwin Court that you describe are all things that you would be doing anyway?</p>	<p>This argument has been made by a small number of residents; however, the logic is flawed. If the development doesn't go ahead, then the works described will not be undertaken, or will have to be paid for entirely by residents.</p> <p>Some of the works, such as the lifts or a new roof are works that are required to facilitate the development, but there is a clear benefit to Darwin Court in the development funding these as opposed to Darwin Court residents having to pay for them.</p> <p>Replacing all five lifts, for example, will cost Darwin Court a minimum of £550,000. By us doing this work there is clearly a considerable saving.</p> <p>Replacing the roof, for example, could cost anywhere from £500,000 to over £1million. Again, this money will be spent by the developer not by residents.</p>
<p>Some of the benefits listed seem to be low costs. What happens if they cost more?</p>	<p>The amounts shown on our benefits page are minimum costs to show the minimum expenditure or saving that the development will generate. Some elements may cost more, and any additional cost will be paid for by the developer.</p>

# Darwin Court

## Statement of Community Involvement - SCI

<p>Aren't you are just doing this to make a profit?</p>	<p>We are a commercial business and hope to make a reasonable profit from the development.</p> <p>We believe in the ability of rooftop development to transform existing buildings and deliver meaningful long-term benefits for residents. The benefits proposed are significant and will have a positive impact on values and, we hope, Darwin Court residents' lives.</p> <p>There is a clear and obvious mutual interest for us and residents to want to improve the building. We want it to be a fantastic place to live.</p>
<p>Will residents get compensation for the works?</p>	<p>The benefits to the existing building are substantial, and in our view more than compensate for the short-term disruption from the works. No further compensation other than what has been listed will be provided.</p>
<p>There is a proposal to change the Cold-Water system. How will this work?</p>	<p>Given the concerns regarding cold water supply, we have revised our proposals to retain the existing arrangement. The only change will be that new rooftop cold-water tanks will be installed to replace the old rooftop tanks.</p> <p>This has been done successfully on several of our previous projects.</p> <p>Any works to services will be subject to rigorous surveys, expert design, and liaison with residents to ensure minimal disruption.</p>
<p>Hot Water Supply - Heating and hot water supply to the new</p>	<p>The Air Source Heat Pumps will be at located roof level, above the new apartments. Planning</p>

# Darwin Court

## Statement of Community Involvement - SCI

<p>apartments will be generated by air source heat pumps. Where will these be located, and will they create noise?</p>	<p>Applications are dependent on demonstrating that there will be no adverse impact from noise, and an acoustic report will accompany the application. This report will set the acceptable decibel levels based on existing noise on site which will determine the type of equipment that can be used and any requirements for sound protection or acoustic baffling. There will therefore be no impact from noise.</p> <p>Air Source Heat pumps are the recognised preferred way of providing sustainable heating. The technology has advanced considerably in the last 10 years, and modern units are much less noisy and more efficient than they were in the past.</p>
<p>Why not take this opportunity to replace the existing boiler room which was clearly designed incorrectly, not fit for purpose, and will have to be changed/upgraded anyway? The heating and hot water supply to new and existing flats by a new boiler room would be much more stable and reliable than the heat pumps. Part of the cost can be covered from the existing reserve fund and part of the costs can be one of the benefits</p>	<p>Most residents we speak to have concerns about additional strain being placed on their existing services. Our approach to the new apartments is therefore to make them as self-sufficient as possible and avoid, where possible, use of the services from the existing building. Given the opposition to the proposal to update the cold-water system, we envisage a proposal by us to alter the hot water system would also not be welcomed.</p> <p>By providing heating and hot water through modern, sustainable methods we can make the new apartments operationally net-zero carbon. They are a stable, reliable, and sustainable method of heating.</p> <p>We have heard accounts from residents that there are issues with hot water supply but have not seen a</p>

# Darwin Court

## Statement of Community Involvement - SCI

<p>leaseholders do really need. This is a matter of vital importance to DC. Please comment.</p>	<p>definitive report which diagnoses these problems. The issues could be the boilers, the communal pipework, or pipework in individual flats.</p> <p>We are committed to working with residents to help with this. We have allocated money for a report to diagnose the problem, and there is a designated minimum contribution of £150,000 to the building's sinking fund which could be allocated to resolving this issue. If it makes sense to carry out works at the same time as the development, we are happy to facilitate this.</p> <p>We understand MLM – the buildings' management company, is in the process of investigating this further. We would be happy to review the results of this investigation.</p>
<p>External Platform Lifts and Common Parts: What will these look like and what will be the specification.</p>	<p>We are preparing more detail on these, including a visual and more detailed specification. We will share this when we can.</p> <p>We will also share studies that we have undertaken that demonstrate that this is the best solution, and that other ideas, such as ramped access, are not realistic or desirable.</p> <p>We will also supply an estimate of annual maintenance costs in due course.</p> <p>The platform lifts have been discussed at length with the Design Officer at Camden. Having looked at alternative designs, we feel the proposal is a good solution which has a minimal impact on the</p>

# Darwin Court

## Statement of Community Involvement - SCI

	<p>appearance of the buildings. The existing stairs will not be altered (although we are proposing some upgrades to the surface of the steps which is in a poor state in some places).</p> <p>We believe that the platform lifts are a considerable benefit for the building, both in terms of residents who have mobility issues now and futureproofing the building. We appreciate that some residents feel they are not necessary, but we would encourage you to consider the needs of those residents for whom this will be a huge benefit. There will be a maintenance cost, but we believe this will be relatively small and is significantly outweighed by the benefit of providing easy access to the buildings for all residents.</p>
<p>Redecoration of each entrance and upgrade to common parts - Please confirm (or comment otherwise) that the overall style of the entrance area (Dinosaur tiles, etc) will be kept as it is.</p>	<p>Yes, we are keen that any redecoration respects the mid-century style of the buildings and is faithful to the existing design. Our architect is an expert in working with Modernist buildings and is very aware of the specifics of the existing entrances.</p> <p>The tiled 'Darwin' murals will all stay.</p> <p>Some design ideas will be incorporated into the planning application, but the final design will likely be subject to further discussion with residents post-planning.</p>
<p>Can sensor lights that only operate when needed be incorporated into the</p>	<p>We think this is a good idea and would be happy to provide these if there is resident support for this. We will continue to discuss this with the committee.</p>

# Darwin Court

## Statement of Community Involvement - SCI

common parts to save money and energy?	
Why are you proposing parcel rooms and how will these work?	This idea arose from discussion with the committee, however resident feedback has suggested that these were not well received and may cause security issues. They have therefore been omitted from the proposal and the money that was allocated for this work can be spent elsewhere as decided by leaseholders.
Are you upgrading security?	<p>Yes, we are keen to upgrade security where we can. We are looking into this.</p> <p>We have been made aware of some issues with the block entry systems. We would anticipate upgrading this as part of the development.</p>
How does Airspace plan to remove the asbestos in the artex in the ceiling (prior to creating the hole for the extended stairs to penthouses), whilst continuing to provide access for top floor residents to their flats?	Detailed asbestos surveys will be undertaken prior to any work. Method statements will be developed based on this survey information and compliance with the Control of Asbestos Regulations (as well as building regulations). Of course, maintaining safe access for residents will be essential in preparation and planning of the work.
If the infrastructure for fibre optic broadband is installed, will residents be restricted to one provider?	No, the installation will give the ability to connect to multiple providers.
What is the developer's track record and what projects have they	Please see our team bios on the About Us page. Collectively we have 70 years rooftop development experience.

# Darwin Court

## Statement of Community Involvement - SCI

delivered in the last 5 years?	<p>The Airspace Group and its subsidiaries are relatively young companies. We have not started or completed any rooftop projects on-site in the past 5 years. We have been focused on progressing planning applications. We are currently progressing 5 applications in London.</p> <p>The team was all formerly employed by a company called First Penthouse, a leading rooftop development specialist. The Co-founders of First Penthouse are consultants to our business, so all knowledge and expertise is retained by the Airspace team. The projects shown on our website and track record pages were delivered under the First Penthouse banner. Airspace Advisory Ltd was founded in Dec 2020. The team all previously worked for First Penthouse but resigned during 2019 &amp; 2020. The team also own other businesses in the property sector.</p> <p>We are confident that we are industry leaders in rooftop development. We are chartered members of the Association of Rooftop and Airspace Developers, the Royal Institute of British Architects, and the Royal Institute of Chartered Surveyors. To our knowledge, there are no specialist rooftop development companies that have a better level of expertise than the Airspace team.</p>
Will the Airspace Group will be the project manager until completion or will it only be involved up to	It is our intention to deliver the project to completion, however there is a clause in our agreement that allows the freeholder to develop the project themselves should they choose (we think this

# Darwin Court

## Statement of Community Involvement - SCI

the point of planning application approval?	would be unlikely). They will therefore determine if they wish to continue with us or an alternative partner once planning consent is granted.
Given examples of such developments failing badly due to the developer running out of funds (with existing leaseholders left to bear damage control costs through service charges) it is of vital importance for leaseholders to receive comfort regarding identity and the financial strength of the developer. How can leaseholders be sure that the company will not run out of money mid-way through the project?	<p>The company that develops the roof space will use debt/equity to fund the build. This debt facility will be sufficient to fully fund the build in its entirety. This is standard practice in construction.</p> <p>The bank will have extremely stringent requirements to ensure that the project is viable and that it has been adequately costed. They of course do not want the project to fail.</p> <p>The debt will be secured against the development lease issued by the freeholder. The debt provider will have step in rights and will complete the project in accordance with the planning consent, if the developer or main contractor are unable to complete the project for any reason.</p>
What are the details of the legal entity that will make the planning application?	The application will be made by Airspace 1 Ltd. This company is a Special Purpose Vehicle set up to bring forward planning applications. SPVs are a common way of structuring development companies so that investment can be procured on a project-by-project basis. Most developers adopt this structure.
Which company will sign the contract with the builder, be the beneficial owner of the flats and sell them?	This is not known yet. It could, for example, be a new joint venture company set up between Airspace and the Freeholder. It is our strong intent that it would be a company wholly owned and managed by the Airspace Group, however the freeholder will



# Darwin Court

## Statement of Community Involvement - SCI

	determine the course of action after planning consent.
What is the total project budget and how this company will finance it – what is expected debt/equity proportion?	The total budget is unknown at the moment and is subject to change, but we anticipate at total development cost of not less than £9m. The debt/equity proportion is subject to several variables which are not yet known.
What will be the sales price of the new flats? How will they affect Darwin Court property Values?	<p>We don't yet know the sales values of the new flats – this is dependent on the market once they are complete. We base our current appraisals on existing sales values, with a reasonable premium on top.</p> <p>We would encourage residents to ask local agents views on the impact on their property values given the upgrade works. On all our projects existing sales values have seen an uplift because of the development and works to the existing building. We are confident of a similar positive impact at Darwin Court.</p>
In what respects (if any) will the new leases for the eight Penthouses differ from the existing leases?	The new leases will mirror existing leases. The only difference will be the number of years on the lease.
Will there be insurance and warranties in place in relation to the works?	<p>Yes. During the build both the developer and the contractor will have the required all risks insurances in place. We wouldn't be able to secure development finance without these.</p> <p>The contractor and professional team will have the requisite Professional Indemnity Insurance. They will</p>

# Darwin Court

## Statement of Community Involvement - SCI

	<p>also supply collateral warranties which will benefit the freeholder and by extension leaseholders.</p> <p>In addition to this, product warranties, such as for the roof covering, new lifts etc will, where relevant, be for the benefit of the freeholder and by extension leaseholders.</p>
Will the project contribute to affordable housing?	<p>Yes, the project will make a payment called a commuted sum towards affordable housing. The exact amount will be determined in consultation with the council. However, we expect that this could be as much as £1.4million.</p> <p>On-site affordable housing is neither practical, realistic nor desirable for Housing Associations for many reasons. It is almost certain that the project will not contain affordable housing on-site.</p>
Why install dry risers now? There seems to be no current legal requirement. They will have to be tested/inspected regularly, which will increase the service charge.	<p>Dry risers are a simple bit of equipment. They are essentially a pipe that has an inlet at ground level and an outlet at each floor which the fire services can connect into, this effectively extending the length of their hoses.</p> <p>They are used by the fire brigade to fight fires in multi-storey buildings and will make the building much safer, potentially saving lives.</p> <p>The cost of installation will be covered by the development. The equipment is not complex, so maintenance and inspection costs are minimal.</p>

# Darwin Court

## Statement of Community Involvement - SCI

	<p>We believe this is an 'easy win' for residents, making the buildings safer. We cannot see any reason to oppose this.</p> <p>As part of the planning process the Health and Safety Executive are a statutory consultee and will need to review and approve our fire safety plans.</p>
<p>Cross Corridor Doors to create protected stair and lift. Why are they proposed at all? Please provide plans to understand exact positions of the proposed doors.</p>	<p>Again, this is a measure that will make the building safer. They will create additional protection from smoke, so if there is a fire in a flat, there is less chance of the smoke entering the corridor and stair, further protecting the escape route.</p> <p>In addition, the new lift upgrades will give the fire service the ability to use them in the event of fire to either fight fire or evacuate the building. These doors create a protected lobby around the lifts.</p> <p>Fire strategy documents and plans are being produced, and these will show the locations of the proposed doors.</p>
<p>Please provide proposed architectural plan and design visual of the bin and garage approach area.</p>	<p>Many residents did not feel that the proposal presented at consultation was the correct approach. We acknowledge it was not well resolved. We are therefore redesigning this element and hope to have an updated proposal to share with you soon.</p> <p>The updated proposal will not relocate the contractors' parking spaces.</p>

	<p>More detail will also be provided on bike stores, but the intention is to create storage for use by all residents in a safe and discrete location. This is being looked at now.</p> <p>Landscaping proposals are also being developed further, with the key consideration being the balance between enhancing security and a sense of ownership, whilst maintaining openness and visual permeability.</p>
<p>Electrical Supply and PV Panels: Please comment why this is deemed needed at all. If this to introduce green energy to the overall electricity needs of DC, please provide information on the total electricity consumption by DC common areas and the power generation capacity of the proposed panels to understand their possible contribution.</p>	<p>Our approach to all projects is to make the existing buildings more sustainable where we can. We aim to reduce the carbon footprint of the building.</p> <p>Photovoltaic panels (sometimes called solar panels) provide a source of sustainable energy. As they will be paid for by the development, in effect this will be free electricity generated for Darwin Court residents.</p> <p>The ongoing cost of the PV panels will be minimal. A warranty will cover any faults, and routine maintenance should be limited to an inspection once or twice a year, which can be undertaken at the same time as other routine maintenance on the roof. Any cost of maintenance will certainly be outweighed by the savings in electricity costs.</p> <p>The annual communal electricity cost at DC is circa £70,000 per annum. The saving from the PV tiles will be in the region of £12,000 per annum. As this is effectively a source of sustainable energy at no net</p>

# Darwin Court

## Statement of Community Involvement - SCI

	<p>cost to Darwin Court residents, we don't see why there would be any opposition.</p> <p>Our benefits document/page gives a minimum cost of this as £50,000, however the specialist report (uploaded to our current proposals page) has since estimated the cost at £93,150. This cost will be paid for entirely by the developer.</p>
Where exactly will new electrical cables connecting the new apartments be running; will they have to be installed in the current cable channels (rather clogged already) leading to existing flats (next to rubbish compartments) or elsewhere?	Yes, electrical cables will run in existing service risers. One or two additional apartments per building will not present any issues in capacity.
Green Roofs: What is the estimated cost of installation?	<p>The cost of installation will be solely borne by the development. There will be no cost to residents.</p> <p>The green roofs and new roof covering will mean there is up to 25% reduction in heat loss from Darwin Court. This will further reduce communal heating costs for all leaseholders and reduce the buildings' carbon footprint. We understand the current communal heating costs at Darwin Court are in the region of £144,000 per annum.</p> <p>Green roofs also have benefits to ecology and sustainable drainage.</p>

# Darwin Court

## Statement of Community Involvement - SCI

What is the estimated cost of annual maintenance?	We are looking into this. The cost of maintenance is not likely to be much different to the annual cost of any roof maintenance.
Internal Route from Car Park to Lobbies: What are the plans in relation to this proposal?	<p>We had initially thought that residents would welcome the ability to have a secure route from the basement car park into the buildings which does not involve going outside the building, however there seemed to be opposition to this.</p> <p>Following discussion with the committee, it has been agreed to omit this from the proposal. The money allocated for this benefit can now be dedicated elsewhere for the benefit of leaseholders.</p>
How will residents with mobility issues be looked after during the lift works?	<p>£50,000 has been allocated for this purpose. How it is best spent is an ongoing matter of discussion.</p> <p>We acknowledge that this is a disruptive part of the proposal and will do what we can to minimise impact on residents, however we would note that lift replacements at any point would be subject to similar disruption.</p> <p>We would also note that if lift replacements are undertaken by Darwin Court in the future, the same funds would not necessarily be available.</p>
Is the replacement of the lifts worth the disruption?	<p>We are working on a more detailed programme of works, but we anticipate the lift works in each block will take around 5-6weeks. There will be some periods of partial service during this time.</p> <p>Block B has experienced some lift outages. We have had a report which suggests that the lifts are coming</p>

# Darwin Court

## Statement of Community Involvement - SCI

	<p>towards the end of their lives. The recommended replacement works would cost £110k per lift.</p> <p>We believe the development providing five new lifts to Darwin Court is a minimum cost saving of £550,000 for leaseholders. The new lifts provided by the development will reduce long-term maintenance costs, costs of replacement parts, and minimise callouts.</p> <p>The previous design had lifts opening directly into the new apartments on blocks A and E. This design has been revised.</p>
Will the new apartments have parking?	<p>No. There will be no allocated parking spaces for the new flats.</p> <p>The planning application will be 'car - free' which means that the new apartments won't be eligible for a parking permit either, so they won't create additional parking pressure on residents' spaces.</p> <p>We are confident that the apartments are saleable without parking, however, should any Darwin Court residents be interested in selling their parking space, we would be interested in discussing a purchase once planning consent is granted.</p>
Will the trees on site be affected?	<p>No trees will be removed because of the proposal.</p> <p>Some trees may need to be pollarded (trimmed) to facilitate the development. This will be subject to future applications, discussion with DCRLA and consent from Camden. The information submitted</p>

# Darwin Court

## Statement of Community Involvement - SCI

	<p>will have to demonstrate that there will be no long-term detrimental effects to the trees in question.</p>
<p>Will the proposal affect the light of other buildings on Gloucester Avenue?</p>	<p>The proposal has been designed specifically to avoid loss of light or privacy to neighbours.</p> <p>Our sunlight and daylight report is now available on our current proposals page.</p> <p>The report confirms that the proposals largely do not affect the light of neighbouring windows.</p> <p>Where windows are affected, the reduction is within the guidelines of the BRE criteria, which is the recognised method of assessing sunlight/daylight impact. No windows receive less than 90% of their original light, meaning that changes in the amount of light to those few windows that are affected will likely be imperceptible.</p> <p>The report also demonstrates that no windows will have a meaningful loss of visible sky.</p>
<p>How long will the build take?</p>	<p>By utilising off-site construction to build the new apartments on-site work and disruption are reduced dramatically.</p> <p>We anticipate 3-6 months of careful, well-managed preparation and upgrade works for each building, which will be undertaken as quietly as possible. Some works to each building will overlap with other buildings so that it is undertaken as efficiently as possible. The craning of apartments then takes about 1-2 days per apartment. Following installation, there will be another 1-2 months internal finishing</p>



# Darwin Court

## Statement of Community Involvement - SCI

	works in the apartments. This work is quiet, contained and won't impact on residents or neighbours.
Will the works be noisy and disruptive?	<p>Residents shouldn't notice works going on in other buildings. They will of course notice the lift and stair works in their own building, but we do everything we can to mitigate this. There will be minimal scaffolding, certainly none directly in front of residents' windows.</p> <p>There is a very limited amount of drilling, demolition, and noisy work. There will be some noisier work in respect of the lifts and the stair which will be carefully managed, and notice will be given.</p> <p>With regards to craning, this will largely be done from the street. This will involve partial road closures, or possibly just parking suspensions on Gloucester Avenue, but we anticipate around 16-20 days in total spread out over the build period.</p> <p>We note that neighbours are concerned about disruption, but we don't anticipate that they would be affected by the development, due to the off-site manufacture which dramatically reduces construction time.</p> <p>A Construction Management Plan will be formulated post planning which will provide much more detail on the exact details of the works, timing, deliveries, safe working and so on. We produce this information</p>

	anyway, but it will also be a condition which Camden places on the planning consent.
--	--

### Feeding-back to participants and the wider community, and opportunities for continuing involvement

One of the main objectives of this Statement of Community Involvement is to help record individual and collective responses to the proposals and how these responses have affected our proposals.

This report also allows us to feed back this information, in a more readily digestible form to the local community, respondents, other stakeholders and councillors.

This Statement of Community Involvement will be made available, alongside other planning documents, as part of the planning submission to the planning authority.

We remain committed to keeping in touch with local groups, individuals and all those that have participated throughout this consultation exercise. The team will be available to meet consultees again as appropriate.

This Statement of Community Involvement fully demonstrates the applicant's commitment to thorough and meaningful public consultation and meets the requirements set out by the council. The submission of the planning application does not mark the end of this consultation and the team will continue to meet with local groups and individuals as appropriate throughout this process.

### Your Shout

19 January 2024

## Appendices

[Appendix: Public consultation – example invitation letter](#)

[Appendix: Consultation events – exhibition boards](#)

### Appendix: Public consultation – invitation letters



0203 925 0430  
info@airspacegroup.co.uk  
www.airspacegroup.co.uk

Darwin Court Residents

June 2023

Re: Rooftop Development at  
Darwin Court

Dear Resident,

As you may be aware we are working alongside Darwin Court's freeholder, Central and Metropolitan Estates to progress proposals for a rooftop development at Darwin Court.

This project would have the ability to deliver significant benefits to Darwin Court, and we have been in discussion with members of the Darwin Court Residents' Committee to arrive at a suitable package of benefits for the building.

We will be shortly making a planning application to the London Borough of Camden, but we would like your views on the proposals and the benefits they will deliver before we do.

We would therefore like to invite you to attend an exhibition for Darwin Court Residents on one of the following dates. The exhibition will be held in the committee room on the **first floor of Cecil Sharp House**, on Gloucester Avenue opposite Darwin Court. It will give details of the proposals and will be attended by members of our team who will be pleased to answer any questions you have.

- |  |                        |
|--|------------------------|
| • <b>Monday June 26<sup>th</sup></b>   | <b>2.30pm – 5.30pm</b> |
| • <b>Thursday June 29<sup>th</sup></b> | <b>10.30am-12.30pm</b> |
| • <b>Monday July 1<sup>st</sup></b>    | <b>4.30pm-7pm</b>      |

Alternatively, you may wish to view the proposals online on our dedicated website (which will go live on Friday June 23<sup>rd</sup>):

[www.darwincourtinvol.com](http://www.darwincourtinvol.com)

You will be able to give us your feedback on the website via the online form. You can also give us feedback or ask any questions by calling our free phone number: 0800 955 0142.

Of course, we hope that you will support the proposals, and look forward to meeting you to discuss them in person.

Yours Sincerely,

Tom Grey  
Director, Airspace Advisory  
In partnership with the freeholder of Darwin Court

# Darwin Court

## Statement of Community Involvement - SCI



# Airspace

0203 925 0430  
info@airspacegroup.co.uk  
www.airspacegroup.co.uk

Darwin Court Neighbours

July 2023

Re: Rooftop Development at  
Darwin Court

Dear Neighbour,

We write to you regarding a proposed extension at Darwin Court, Gloucester Avenue. We are currently working alongside Darwin Court's freeholder to progress proposals for a rooftop development at Darwin Court. The proposed development will create eight new apartments in a sensitively designed additional storey on top of the existing buildings.

This project would have the ability to deliver significant benefits to Darwin Court, and we have been in discussion with members of the Darwin Court Residents' Committee to arrive at a suitable package of benefits for the building. These include significant upgrades to the landscaping and entrances of the buildings, which will improve Darwin Court's contribution to the Conservation Area.

We have worked with the award-winning and internationally renowned Tony Fretton Architects to carefully design a scheme that is complimentary to the existing buildings, in our view improving their appearance, and avoiding any harm to the surroundings or neighbouring properties. The design process has included a technical study of sunlight and daylight which confirms that there is no material impact on the light received by neighbouring buildings.

We will be shortly making a planning application to the London Borough of Camden, but we would like your views on the proposals and the benefits they will deliver before we do.

We would therefore like to invite you to view the proposals online on our dedicated website.

[www.darwincourtnw1.com](http://www.darwincourtnw1.com)

You will be able to give us your feedback on the website via the online form. You can also give us feedback or ask any questions by calling our free phone number: 0800 955 0142.

Of course, we hope that you will support the proposals, and look forward to hearing your views.

Yours Sincerely,

Tom Grey  
Director, Airspace Advisory  
In partnership with the freeholder of Darwin Court

# Darwin Court

## Statement of Community Involvement - SCI

### Appendix: Consultation events – exhibition boards

## Welcome.

---

### Thank You for Coming to our Exhibition.

The information presented here outlines the latest designs for the proposed development at Darwin Court.


The proposals are still being finalised and we would like to hear your views before we submit our planning application, which we hope will be in September.

Currently the proposals include:

- 8 x new apartments designed by Tony Fretton Architects
- 5 x new platform lifts - one for each block entrance
- Upgraded lifts in each block
- A brand new better insulated and waterproofed roof to each block
- Landscaping improvements and upgrade works
- Redecoration to each entrance and upgrades to common parts
- PV (Solar) Panels which will provide electricity for the existing buildings only
- Fire safety upgrade works to each block
- Various other upgrades to the existing building, such as bin stores, video entry systems and upgraded broadband provision.

The information below and more can be viewed online at the following address:

**[www.darwincourtnw1.com](http://www.darwincourtnw1.com)**



# Darwin Court

## Statement of Community Involvement - SCI

### Where We Are in the Process.

#### Planning Timeline.

Airspace Group was approached by the Freeholder of Darwin Court, Central & Metropolitan Estates, to bring forward a planning application for a rooftop development at Darwin Court.

We have been preparing designs in consultation with members of Darwin Court's Residents' Committee and would now like to hear all residents' views before we finalise our proposals.





# Darwin Court

## Statement of Community Involvement - SCI



# Darwin Court

## Statement of Community Involvement - SCI

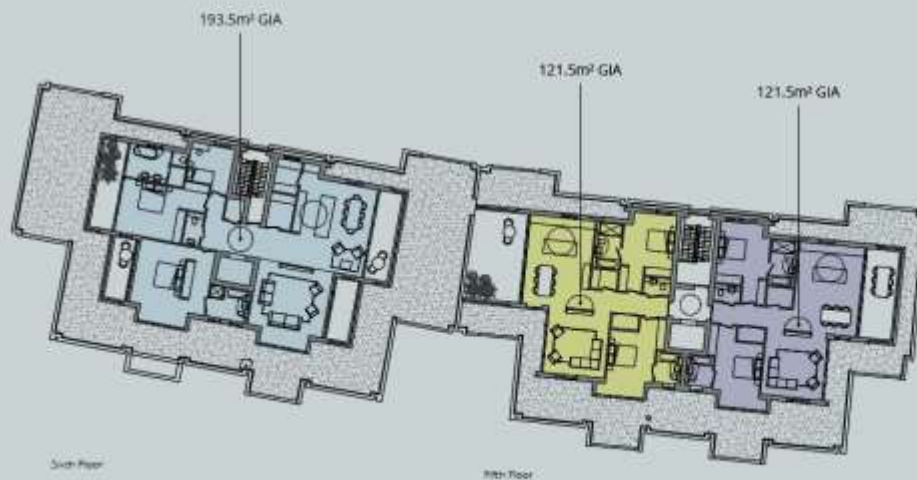
### Floor Plans.

We have commissioned Tony Fretton Architects to design the proposals for the rooftop extension to Darwin Court. Tony Fretton Architects is an award-winning practice that has established an international reputation for an architecture of original and intelligent design.

Tony Fretton is a trustee of ducommun, which exists to document and conserve the legacy of modernist architecture.

The areas of existing roof surrounding the new apartments will incorporate planting to improve biodiversity and reduce surface water run-off rates.

These areas will be inaccessible to all residents and will not be included within the demise of the new apartments.



Examples of biodiverse planted roofs

# Darwin Court

Statement of Community Involvement - SCI

## Indicative View

---



# Darwin Court

## Statement of Community Involvement - SCI

### Design Inspiration.

#### Learning from the original architects.

The original architect of Darwin Court was Ronald Salmon & Partners. Analysis of their work at Darwin Court and elsewhere has informed the design response.

Ronald Salmon & Partners were a well-respected practice operating in the 1960s to 1980s. Their work included a number of residential projects of which Darwin Court and its sister building, Mourne House in Hampstead, are the best examples.

The design of Darwin Court is of its time with a raised entrance ground floor (over semi-basement car parking) and repeating typical floors above. There was no termination of the design at roof level only the rather podiatric roof housings for water tanks and lift overruns. Mourne House has similar features using brick planes, strong geometric forms and sculptural elements. The vertical brick planes rising above the roofline are a more adept roof termination.

In their design, Tony Fenton Architects has been faithful to the language used by Ronald Salmon & Partners in their seminal projects.



Darwin Court



Mourne House

### Materials.

#### A complementary brick.

The design of the rooftop extension has been carefully considered to reference the architectural features of Darwin Court.

Following positive consultation with Planning Officers and their internal design review panel, we have arrived at a scheme that comprises brick planes and bay windows that echo Darwin Court's architectural details.

Darwin Court is a predominantly brick building and the integration of brick on the proposed rooftop extension has been well-received with the Planners. The proposed brick will be a complementary colour to the existing brick façades to integrate the proposal with existing building whilst being visually lighter.

We feel that this is a successful architectural proposal that respects the existing building, the design ethos of the original architect and the period in which Darwin Court was built.



Darwin Court's brick



The proposal

# Darwin Court

## Statement of Community Involvement - SCI

### Landscaping.

We have engaged James Aldridge Landscape Design to consider improvements to the landscaping to the front of Darwin Court.

Some of the proposed changes include:

- New wider entrance paths in 'stack bond' clay pavers
- New low metal railings located behind the existing low brick boundary walls to pick up detail on Darwin Court facade. The railing would be approximately 900mm high with wide-spaced verticals
- Large scale perennials will be used in the planting parallel to the pavement to balance the mass of the facade
- A new band of planting between the low wall and communal lawn areas will give space separation. Planting will be naturalistic in style but bold enough to balance the mass of the facade. The planting will be semi-transparent in nature and maintain the feeling of openness while limiting direct access
- Root surfaces will use low fertility substrates to achieve species rich decorative planting
- Consideration in the landscape design has been given to long term maintenance of the landscaped areas





# Darwin Court

## Statement of Community Involvement - SCI



# Darwin Court

## Statement of Community Involvement - SCI

### Off-site Construction.

#### How We Build.

Airspace Group is a specialist in off-site modular construction methods, which are significantly faster and less disruptive than traditional construction.

Off-site construction is

- Better for the environment, better quality and delivered in a quicker time frame than traditional construction
- Modular off-site construction allows for apartments to be built in a precise, clean factory environment meaning a very high quality finish
- Modular off-site construction also results in less waste and greater efficiency.
- The process involves careful surveying of the existing roof and meticulous planning of the proposed development before the modules are lifted into place
- Modules are built off-site and craned into place. It is possible to crane an entire apartment in a single day
- Scaffolding of the building is not required for the rooftop development.



Parapet Scaffolding Only - St John's Wood Court



Modules Constructed in Factory Environment



Module Delivery and Craning



Module Delivery and Craning



Precision Locating of Module



Finished apartment - Chesham Place

# Darwin Court

## Statement of Community Involvement - SCI

### Timeline after Planning Consent.

We will be building the new apartments using off-site modular construction. The programmes below indicate the reduction in build time and disruption for residents.

- Anticipated start on site: July 2024
- Estimated on-site works duration: 6 months
- Estimated apartment installation: 6 weeks
- Estimated completion: March 2025

### Off-Site Modular Construction Method Indicative Programme.





### Benefits to Residents.

The proposal provides an opportunity for Darwin Court. All costs listed will be borne by the Developer. All elements will be discussed and agreed with DCRLA once planning permission is granted and before construction commences.

Item no	Benefit	How will the benefit be secured?		Estimated Minimum Value of benefits provided as a result of
		Included in Planning permission	Included in Development Lease	
1	Improving security			
	Video Entry System - Entrance installation and units in new penthouses	Yes	Yes	£12,000
	Video Entry System - entry units in existing flats at residents' discretion	Yes	Yes	£18,000
	Improving CCTV	Yes	Yes	£15,000
	Creating internal route from car park to lobbies	Yes	Yes	£37,500
2	Landscaping			
	Approach to Entrances, Dwarf Walls, Paving Slabs	Yes	Yes	£25,000
	General Landscape Improvements, new planting to edges etc	Yes	Yes	£50,000
3	Lifts (in buildings)			
	Replacement of all lifts	Yes	Yes	£555,000
4	Refurbished Entrances and Common Parts			
	Platform lifts outside blocks	Yes	Yes	£115,000
	Interior refurbishment - Entrance Lobbies	Yes	Yes	£75,000
	Improving existing External Entrance doors	Yes	Yes	£50,000
	Parcel Delivery Facilities	Yes	Yes	£10,000
5	Cycle storage			
	Providing better/increased residents cycle parking	Yes	Yes	£25,000
	Visitor cycle parking - Sheffield Stands etc	Yes	Yes	£5,000
6	Bin storage			
	New bin storage enclosures	Yes	Yes	£30,000
7	Fire strategy/Fire safety upgrades			
	Automatically opening vents	Yes	Yes	£50,000
	Dry Risers	Yes	Yes	£75,000
	Cross corridor doors to create protected stair and lift	Yes	Yes	£80,000
	Fire Fighting lift	Yes	Yes	
	Improved alarm/detection and signage	Yes	Yes	£25,000
	Sprinklers (to new apartments only)	Yes	Yes	
8	New better insulated and waterproofed roof			
	Works undertaken to roof as part of the development reduce future maintenance - better insulation, waterproofing and drainage	No	Yes	£550,000
9	Boilers/Hot water contribution			
	Technical investigation post planning into boiler issues	No	Yes	£5,000
10	PV panels			
	On new roof - electricity generated to power lighting etc in existing communal areas reducing building electricity costs	Yes	Yes	£50,000
11	Internet Provision			
	Fibre broadband installation	No	Yes	£5,000
12	Financial contribution to Darwin Court sinking fund.			
	Monies to be spent as DCRLA chooses	No	Yes	£150,000
13	Flat Rental			
	Budget for rental of ground floor apartment(s) to potentially house residents while lift is out of service	No	Yes	£36,000
14	VAT saving			
	On items 1-14 if implemented as part of the rooftop development	No	Yes	£372,500
Total Estimated minimum value of benefits delivered as part of development				£2,421,000

# Darwin Court

## Statement of Community Involvement - SCI

### Questions & Answers.

#### ■ Who is bringing forward the proposals?

Airpace Group is working in partnership with the freeholder of Darwin Court to prepare a planning application for the development. We are also working closely with the DCRLA (Darwin Court Residents' Leaseholder Association), to ensure the proposals deliver the appropriate benefits to the building. It is our objective that this development is a win-win for all stakeholders.

#### ■ Will the new development prevent 5G masts being installed?

We believe it will. The planning application for new residential apartments will take precedence over any application for the 5G mast. In addition, the incorporation of solar panels and green roofs on the new apartments will make it much more unlikely that future telecoms mast applications will come forward.

#### ■ What benefits will the project deliver for the building?

The development will deliver a whole raft of direct and indirect benefits, including upgrades to the common parts, new lifts, level access to building entrances, new better insulated and waterproofed roofs and other benefits. The new apartments will contribute to the service charge on a pro-rata basis, helping reduce the overall service charge costs per flat.

#### ■ Will apartments in the building be affected by the development?

There will be no negative impact on the existing apartments. The new apartments will be separated in terms of services and therefore will not impact on the existing services.

Should our plans be approved, we will, of course, continue to work with residents so that they are fully informed of any works that will take place to ensure any disruption is kept to an absolute minimum. We take resident liaison very seriously and would ensure there is an ongoing dialogue with residents.

#### ■ How will services such as water, heating and waste be affected by the proposed new apartments?

##### Noise Transfer

The new apartments will sit on a separate structure with a void of 300-500mm between the existing roof and the new apartments, so noise transfer to flats below will not be an issue.

##### Heating

The new apartments will not connect into the existing communal heating system. The new apartments will be heated by individual energy efficient heat pumps located in noise reducing enclosures at roof level.

##### Cold Water

The existing cold water tanks on the roof will be removed and each block will be connected to the mains water supply. This provides the opportunity for increased cold water pressure in all apartments.

##### Hot Water

The new apartments will not connect into the existing communal hot water system. Hot water will be provided by the dedicated heat pumps with an immersion heater back-up.

##### Drainage

A drainage survey will confirm that there is sufficient capacity to accommodate the extra one or two apartments per block.

#### ■ Will there be a lot of disruption?

In short, no. We use a method of construction which incorporates off-site manufacture to minimise all works on site. This means that the new apartments will be built off site in 'modules' that are craned onto the building over a short time period. We can normally install a whole apartment in a single day. The preparatory works can be undertaken quietly with minimal disruption. The only noticeable disruption will be for the upgrade

works elsewhere in the building, such as works to the common parts, and these will be minimised as far as possible. What this means is that there will be a significant reduction in the duration of the works and while the works are happening there will be much less noise and disruption than most traditional methods of construction.

#### ■ How long will the development take?

There is a period of detailed design following planning consent but once works start on site we anticipate approximately 3-6 months of quiet and considerably undertaken upgrade and preparatory works whilst the apartments are constructed off-site. When the apartment modules are ready, they will be delivered to site and craned into place, with installation of each apartment likely to take just a single day (likely to be carried out at weekends).

#### ■ Will we have blanket scaffolding covering our property for 12-24 months?

Unlike traditional construction, blanket scaffolding is not necessary. Typically, we will only need scaffolding at the project level to make it safe to work on the roof and this will be on for no more than 12 months. It won't cover any windows.

#### ■ Will the lifts be out of order?

In order to extend and upgrade the lifts they will need to be out of order for a period of around 4 to 6 weeks. We will also have a team on site who can provide assistance with carrying shopping and luggage if necessary. The good news is that the lift works will mean that there will be no need for costly upgrade works or lift maintenance for some time afterwards, minimising future disruption to lift services.

#### ■ We are concerned about the risk to the building during the on-site works and after practical completion. We don't want to incur any costs. How are Leaseholders covered?

Leaseholders will not have to pay for any remedial work to the building resulting from any damage during the construction phase or after the project is finished. We undertake 90% of the project off-site which greatly reduces the risk of any damage.

The existing structure will be rigorously assessed beforehand to ensure the existing building can take the additional load. Moreover we will have full 'contractors all risk insurance' and professional indemnity cover. The entire professional team including the structural engineer and Mechanical & Electrical engineer will also have the requisite collateral warranties and professional indemnity cover. Once the development is finished it will be signed off by a building regulation surveyor and a building warranty policy will commence.

It is our responsibility to rectify any issues within the new apartments after they have been completed.

#### ■ Can our property take the additional weight of the new structure?

This is a fundamental consideration and one we assess at an early stage. We only undertake projects where the structural integrity has been confirmed by an experienced and suitably qualified structural engineer. A report has been produced by a leading Structural Engineer to assess the building's capacity for additional loading, taking into consideration the HSE manual, and this confirms that Darwin Court is capable of supporting an extra floor.

#### ■ What will be the impact on neighbouring buildings?

As part of the planning application, we will submit a technical study which demonstrates that neighbouring buildings do not experience a noticeable loss of sunlight or daylight as a result of the proposals. The new apartments have been designed with a set-back from the existing building line to minimise impact. Moreover, the design has given due regard to minimising glazing where possible to avoid any unwanted light-spill onto Gloucester Avenue.

#### ■ Will the heritage value of the building be harmed?

We are taking every care to ensure that the proposals enhance rather than harm the character of Darwin Court. We are working with Taty Trevett Architects (TFA), one of London's foremost experts in working with significant 20th Century buildings and a former Stirling Prize nominee. We believe that the design they are developing is sensitive to the existing buildings 1970s heritage and celebrates many of the design details implemented by the original architect, Ronald Salmon & Partners. More detail regarding TFA's design interpretation can be found in the pre-application design and access statement on the website.

#### ■ Will the new apartments be good quality?

The new apartments are being developed for premium sale and will be of the highest quality. Building them on a factory off-site means we have much more control over the build and can achieve a high quality finish. The apartments will meet all current building control and fire regulations and will receive a third-party warranty from a recognised industry provider. The new apartments will exceed current building regulations in terms of energy efficiency and CO<sub>2</sub> emissions, meaning that they will have excellent sustainability credentials and will be operationally net zero carbon.

#### ■ Where's the catch: what do I pay?

There is no catch. We take the financial risk and undertake all of the work from conception to completion. There will be no cost implications for residents during or after the works. There will be some minor disturbance during the on-site preparatory works, but we aim to minimise that.

#### ■ Will there be any further opportunities to engage with the proposals and developer before the planning application is submitted?

We have an on-going relationship with residents via the dedicated rooftop development sub-committee that was set up by the Darwin Court Residents' Leaseholder Association.

We plan to do a final round of engagement at Cecil Sharp House with residents just before submission. This will be on Monday 4th September between 3:30 - 8pm. This event will allow for us to respond to feedback we receive as a result of this exhibition.

#### ■ We have water ingress issues with our existing roofs, how will the proposals affect this?

The proposals will see the existing roof covering replaced and recovered with a brand new waterproof membrane before the new penthouse units arrive and assume the role of the new roof. The new penthouses will have modern drainage and ensure there will be no further water ingress issues for the existing flats.

#### ■ Will the lifts be upgraded as part of the project?

Yes. The existing lifts are regularly failing and are approaching the end of their product life. The development will fund and install brand new lift cars and extend the lift shaft to the new penthouse level. The new modern equipment will ensure a vastly improved reliability and reduce repair times and costs. This will be the most disruptive part of the whole project for residents. Our expectation is the five new lifts will cost no less than £550,000. We will do everything we possibly can to minimise the time the lifts are partially out of action.

#### ■ How will the proposals impact Darwin Court's carbon footprint?

The new penthouse units and associated works to Darwin Court will ensure the buildings long term carbon footprint is reduced significantly. This will predominantly be achieved by the new better insulated roof covering, helping minimise heat loss. The proposed green roofs will consume CO<sub>2</sub> and emit oxygen. The photovoltaic tiles will generate electricity throughout the year but

especially in the summer months. This energy will be sold back to the grid and help reduce the cost of lighting the common parts on every floor.

#### ■ Will level access lifts to the building entrances be part of the project?

Yes. We are aware that the first steps can be an issue for some residents and make access difficult. Therefore, we will be installing new level access lifts in each block. The platform lifts will accommodate wheelchairs and large luggages.

#### ■ How will the proposed development impact the annual rent obligations placed on leaseholders by the land to the rear of Darwin Court?

The land to the rear of Darwin Court is not owned by the freeholder or developer, but is owned instead by a completely unrelated third party company. The development will have no impact on the obligations leaseholders have to paying this annual rent.

#### ■ How much will of the long term building improvements now leaseholders if they paid for these works themselves out of the sinking fund?

The total investment by the developer in the wider upgrades to Darwin Court is in excess of £2,400,000 which equates to more than £20,000 per leaseholder.

#### ■ What will be the impact on fire safety?

Fire safety is a key concern of the project and the developer will be working with the Health and Safety Executive (HSE) in the design process, along with London Fire Brigade and Building Control to ensure the building is significantly safer than it currently is. The fire safety upgrades the developer will fund will include new dry risers, automatic opening vents (AOVs), cross-corridor doors, lighting, signage and sprinklers in the new apartments.

#### ■ How will our bin stores be affected?

It is proposed that the existing bin stores will be re-housed in a dedicated enclosure at the bottom of the vehicular ramp. The existing parking spaces here will be relocated.

#### ■ Some residents are concerned with security, how will this be improved?

Video intercom system will be provided XXXXXX. A secure enclosed staircase joining the car park and rear access to the building will be created so residents can move to and from the car park without leaving the walls of the building.

#### ■ Impact on property values?

This is a subjective point and one we would encourage residents to do their own research on, but our experience on previous projects has been that the investment in the common parts, lifts and landscaping that the development has facilitated has the potential to increase property values by around 5%.

#### ■ Will a surveyor be appointed to act in the interests of leaseholders once planning consent is granted and an on-site start date known?

Yes, a surveyor will be appointed by DCRLA to act on behalf of leaseholders. The cost of the surveyor will be borne by the developer. It will be the surveyor's job to ensure the development is delivered in accordance with the planning consent, health and safety regulations and Development Lease granted by the freeholder.

#### ■ What will be the impact on our service charges?

The new apartments will contribute to the service charge on a pro-rata basis, helping reduce the overall service charge costs per flat. It is anticipated that each existing leaseholder will benefit from a reduction in service charge of 7.5%. Any reduction in energy costs as a result of the proposal will reduce service charges further.



# Darwin Court

## Statement of Community Involvement - SCI

### Townscape Views.

#### Townscape View 1

Existing



Proposed



#### Townscape View 2

Existing



Proposed





# Darwin Court

## Statement of Community Involvement - SCI

### Townscape Views.

#### Townscape View 3

Existing



Proposed



#### Townscape View 4

Existing



Proposed



# Darwin Court

## Statement of Community Involvement - SCI

### Airspace.

#### About Us.

- Airspace Group is a specialist consultancy and development company focused on advising building owners and residents on how to transform existing roofs with minimal disruption.
- This type of development often enables improvements to existing buildings and unlocking the value of the roof allows these improvements to be realised.
- Improving existing residential buildings as part of our developments is central to our ethos both commercially and ideologically.
- Our developments seek to create high quality new dwellings whilst also dramatically improving the quality and value of existing dwellings.
- Having worked on projects for leading rooftop developers, our team has unparalleled experience and is at the forefront of knowledge and understanding of the sensitivities and opportunities presented by rooftop development.

#### Our Track Record.

Cheyne Place, Chelsea



St John's Wood Court, St John's Wood



Albert Court, Knightsbridge (Grade II Listed)



Albert Court, Knightsbridge (Grade II Listed)





# Darwin Court

## Statement of Community Involvement - SCI

### Have Your Say.

#### Planning Process - Next Steps.

- We are midway through the design process and we would welcome your feedback on the proposals.
- Further technical reports such as a study on sunlight and daylight impact, a comprehensive structural report, a building services (water, energy etc) and a fire safety report are currently being finalised. These will be uploaded to our dedicated website in due course.
- We will hold another consultation event once the proposals are finalised to allow residents to ask further questions and provide feedback on the technical design.
- We aim to submit our planning application to London Borough of Camden in Autumn 2023.
- The Planning application will be decided at a Planning Committee made up of local Councillors in late 2023 or early 2024.

#### How You Can Provide Support.

- We hope that you support the proposals and the benefits to Darwin Court. We would like to hear your views either by filling in a feedback form here or on the dedicated website.
- The London Borough of Camden will consult on the proposals to Darwin Court. Once the application is submitted in September, consultation letters to be sent out shortly afterwards. Residents and neighbours will have the opportunity to comment on the application via Camden's planning website.
- If you support the proposals and benefits planned for Darwin Court, we would be grateful if you could register your support on Camden's planning website after the application has been submitted. Details of how to do this will be provided by Camden.

[www.darwincourtsw1.com](http://www.darwincourtsw1.com)



# Your Shout

28 China Works  
Black Prince Road  
London  
SE1 7SJ



0800 955 1042

[hello@yourshout.com](mailto:hello@yourshout.com)

Your Shout is part of Thorncliffe Communications Ltd

