

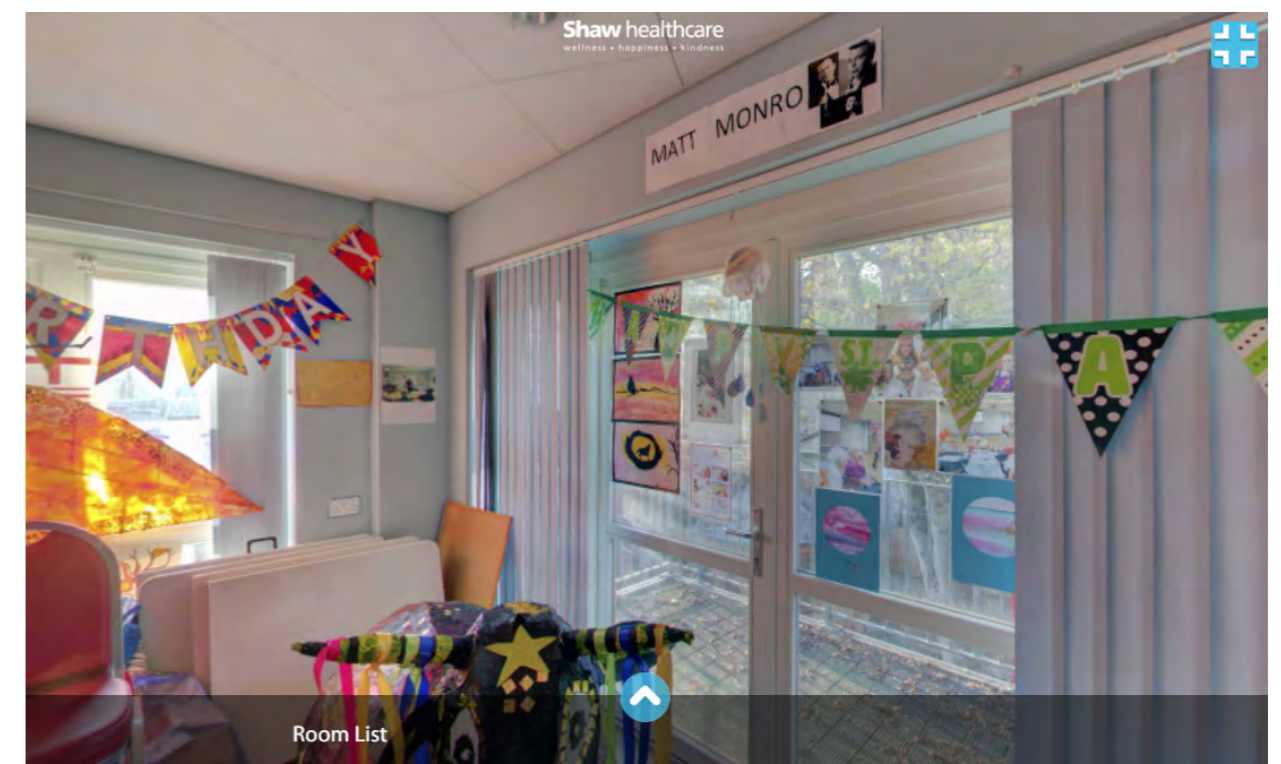
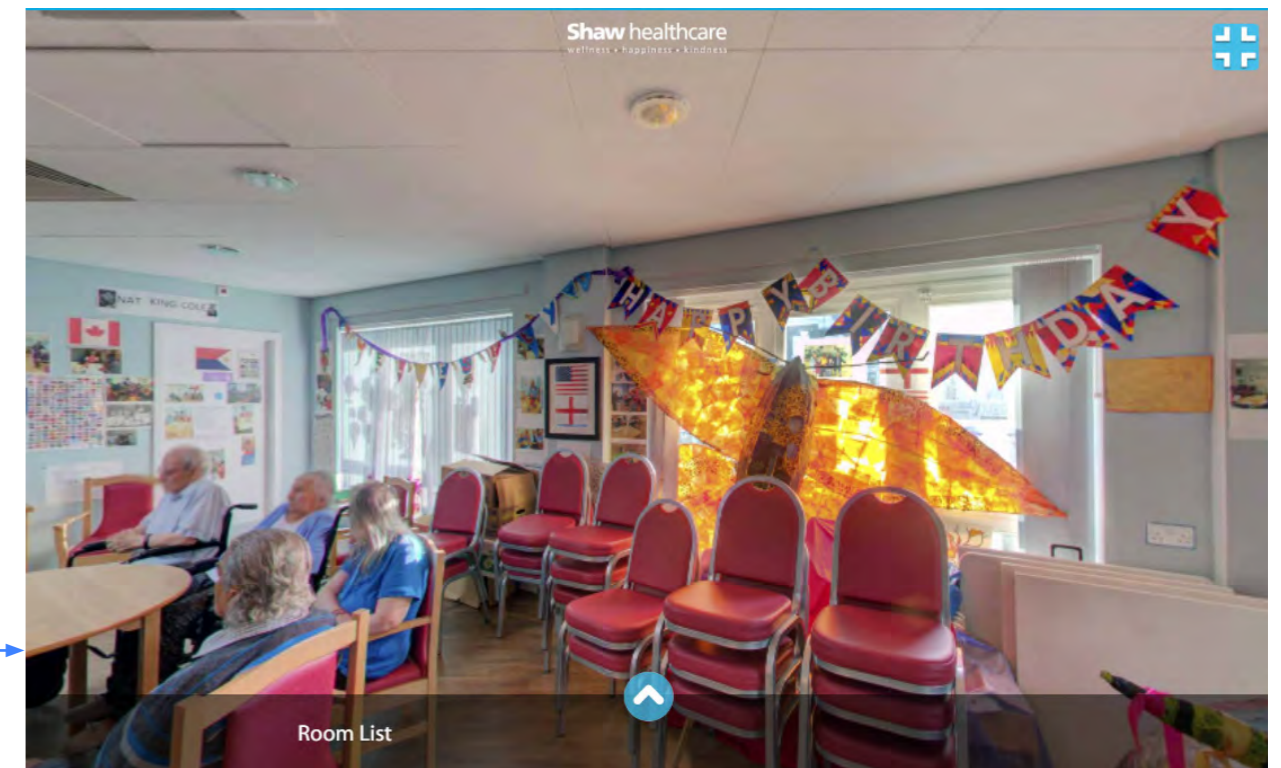
# 1.1 Site Context

Care Home building - internal layout



## Care Home Planning

First Floor Plan



Internal view of the First floor lounge



## 1.1 Site Context

Care Home building - views out



View from lounge



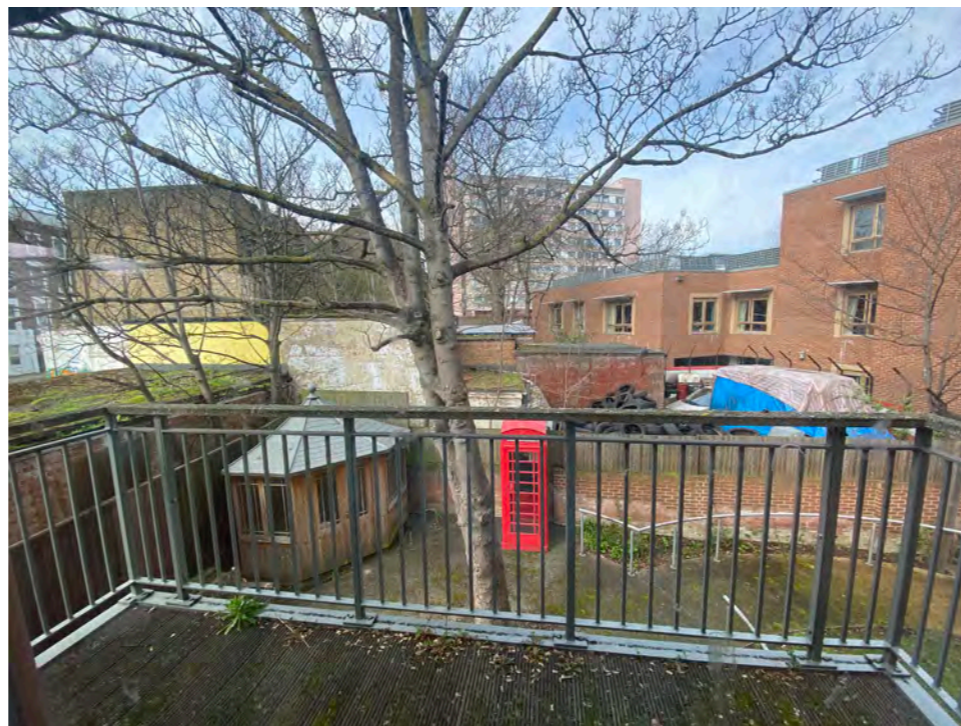
View from lounge



Roof of Reception block



Roof of Reception block



View from balcony



Back of service garage





## 2.0 Previous schemes summary

### Timeline



#### **Pre Application advice**

Submitted May 2020; Comments received Nov 2020



#### **Planning submission**

Submitted Nov 2022; Comments received June 2023



#### **Pre Application advice 2**

Submitted Aug 2023; Comments received Oct 2023



#### **Pre Application advice 2 - Design Panel Review**

Submitted Oct 2023; Comments received Nov 2023

## 2.1 Pre application advice 1

### Scheme overview

#### Scheme overview

The proposal included a development of 24 residential units ranging from studio flats to three bedrooms flats; there was no provision for employment.

The principal of the design for the massing was a creation of series of setbacks: which created a stepping effect to the south east corner of the building and provided areas for terraces for upper levels.

All flats on the ground level had access to a private garden but only some apartments on the upper levels had access to private amenity space.

Timber slats and brick were proposed as an external cladding.



#### Malden Road - Pre application advice scheme

Aerial views to the right



## 2.1 Pre application advice 1

### Advice overview

#### Pre application advice overview

The Design Team have submitted a request for a Pre application Advice to Camden Planning Authority in May 2020.

The advice from the Planning Team was received in November 2020. The development of the site was encouraged however the report highlighted number of challenges and provided a list of recommendations. The key challenges pointed out were:

- Scale, bulk and massing of the building
- Stepped design does not relate to the context
- Impact on the residential amenities of neighbouring occupiers
- Poor standards of accommodation to future occupiers
- The loss of the existing employment

The proposed scheme is addressing those and other comments.



## 2.2 Planning Submission 1

### Scheme overview

#### Scheme overview

The proposal included a development of 15 residential units ranging from one bedroom flats to three bedrooms flats; and an office unit.

All flats had access to a private gardens as well as access to shared garden on first floor.

Brick and metal composite panels were proposed as an external cladding.





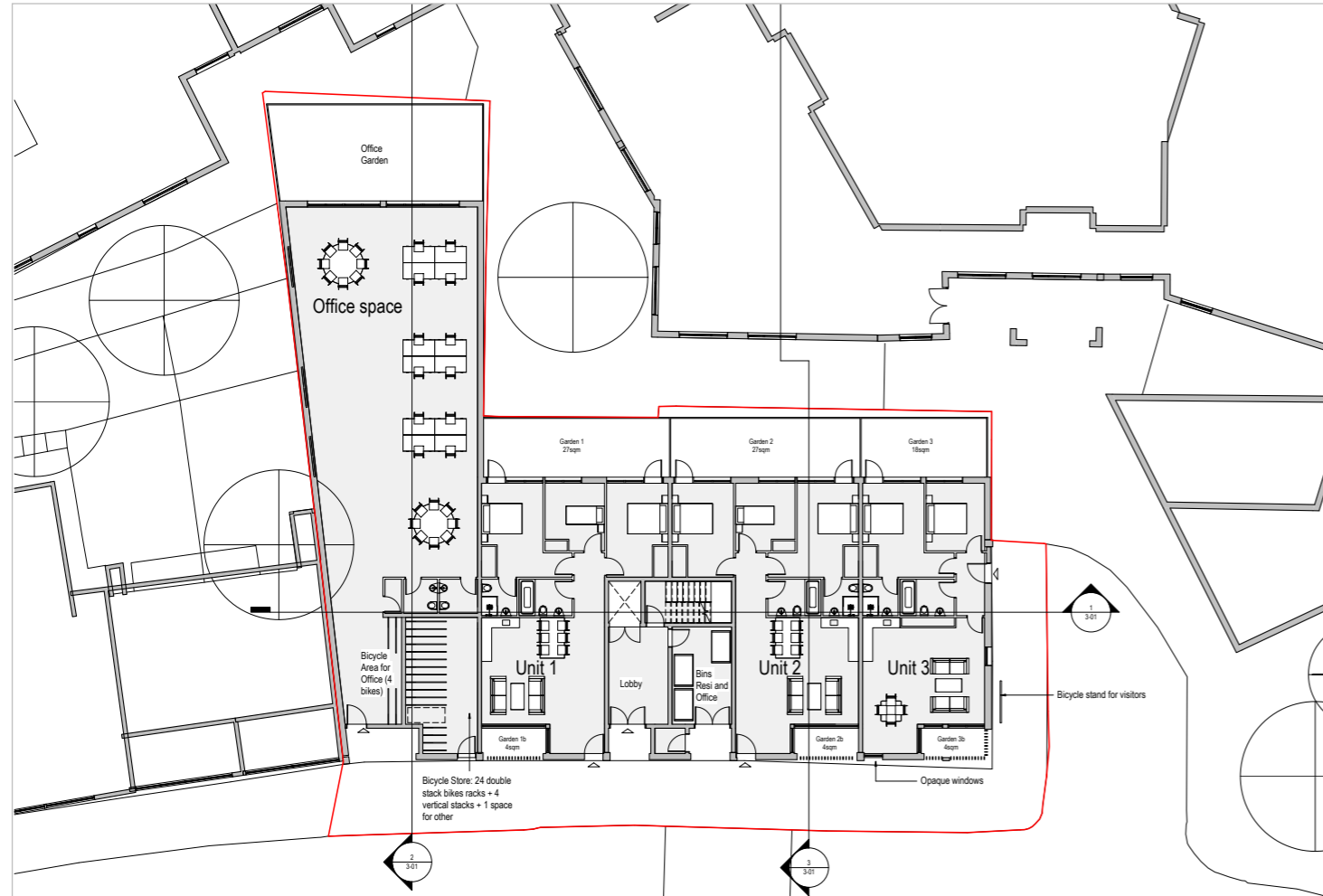
**2.2 Planning Submission 1**  
Visuals



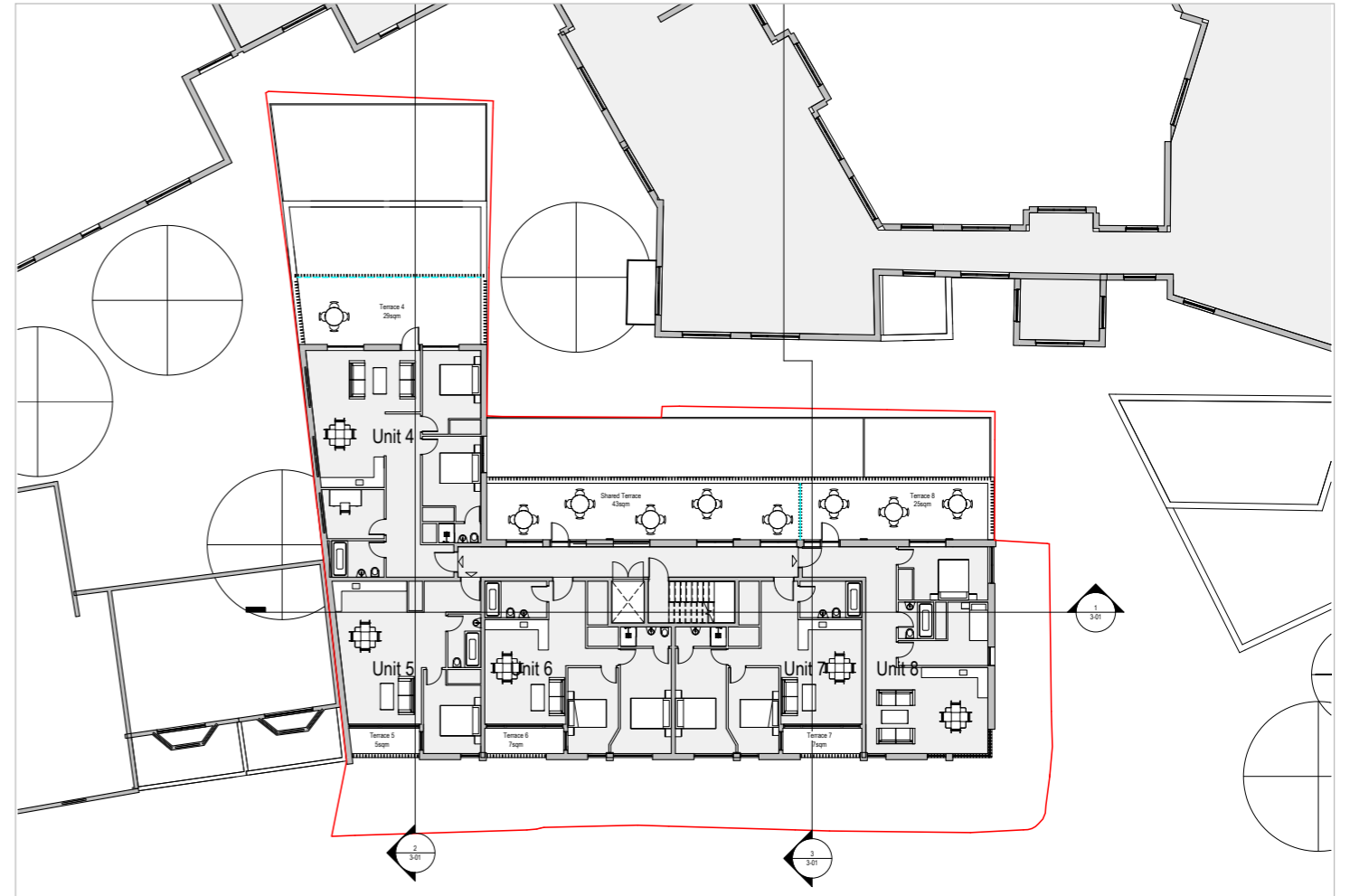


## 2.2 Planning Submission 1

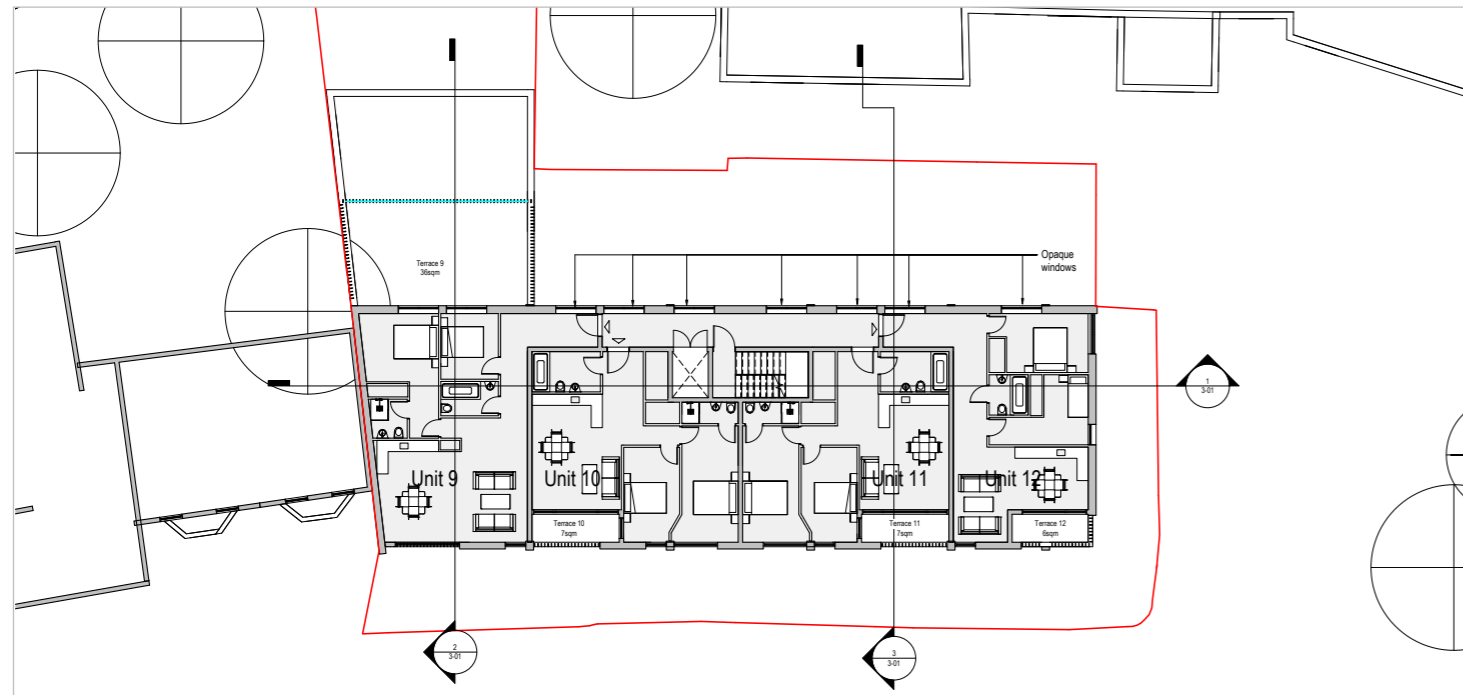
### Plans



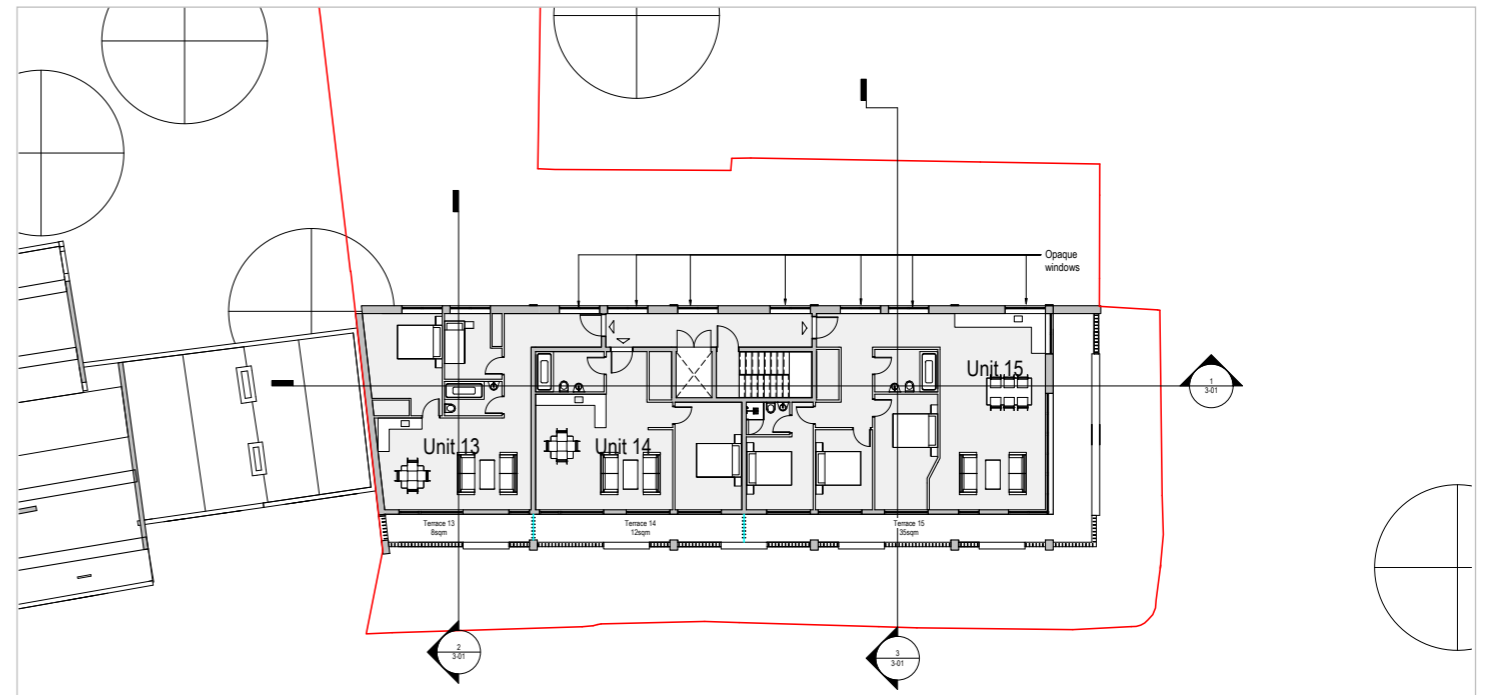
Ground Floor plan



First Floor plan



Second Floor plan



Third Floor plan