

TODD

Frognal Garages

Architects Note

July 2024

Architects Note **Frognal Garages**

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Daylight / Sunlight Consultant
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01

01 Introduction

Introduction

This note has been prepared by TODD Architects on behalf of Pollyshire Limited (The Applicant) in relation to their proposal for Frogna! Garages in Frogna! Lane, Camden. This document is supplementary to the information submitted for the full application and was prepared in response to comments received from LBC.

Purpose of this document

This document summarises the design process leading up to the planning application submission. It provides a comprehensive overview of options considered, the feedback received at each stage, the knowledge gained and the subsequent design development that took place.

It shows 5 options:

- Pre-app 1
- Pre-app 2
- Pre-app 3
- Alternative option requested by the case officer.
- Proposed Development



The proposed scheme (rear)

02

02 Design Process

- 02.01 Pre-app 01 design iteration
- 02.02 Pre-app 02 design iteration
- 02.03 Pre-app 03 design iteration
- 02.04 LBC recommended design
- 02.05 Proposed Development submitted

Summary of Scheme

- The first pre-app was to establish the principle of residential development on the site.
- The scheme referenced 'Modernist' villas nearby.
- 2 garages on long leaseholds were retained to one end of the site
- 2 retained parking spaces on the forecourt were proposed for short-term rental.

Officer Comments

- Principle of development accepted
- Architecture should reference neighbouring buildings

Other information

- Negotiation with garage owners begins - garage locations are not flexible.
- Initial Daylight / Sunlight assessment undertaken.



Fig 5. Sketch of Architectural idea

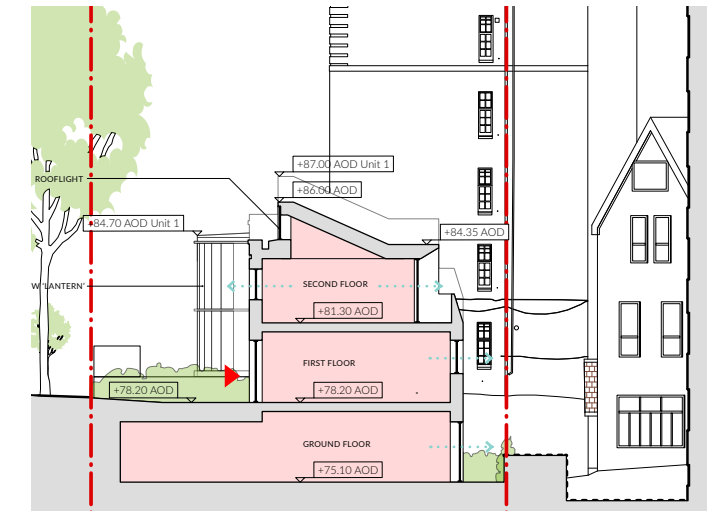


Fig 4. Section - PPA 01

Floor Plans

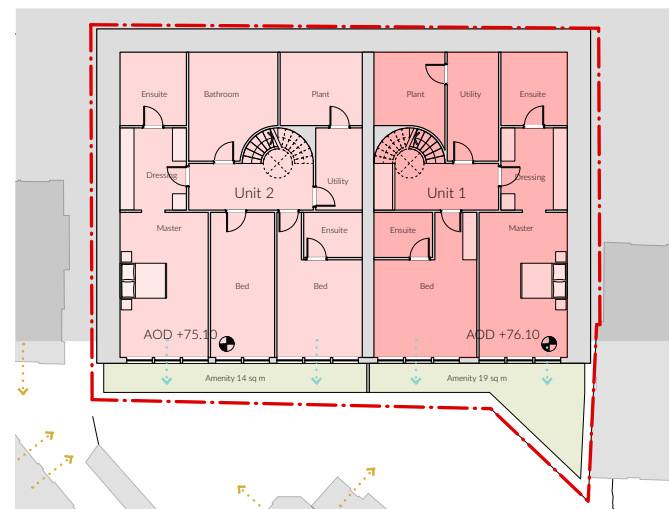


Fig 1. Lower Ground Floor Plan - PPA 01

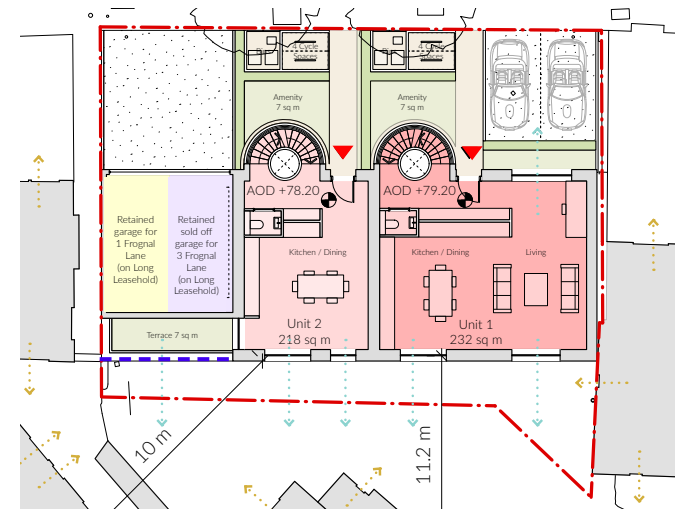


Fig 2. Upper Ground Floor Plan - PPA 01

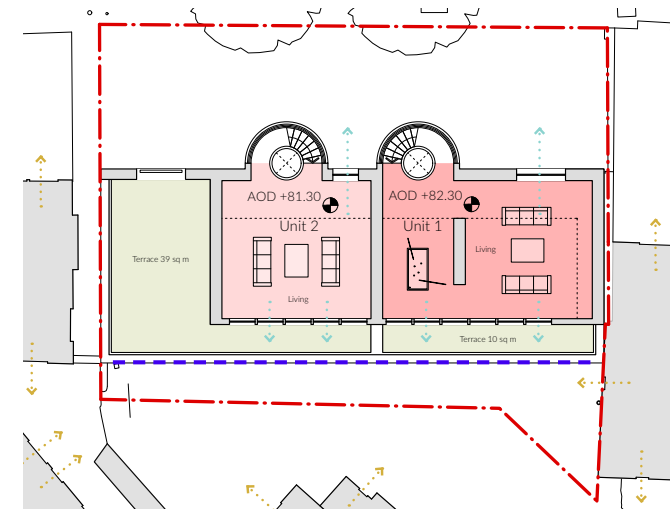


Fig 3. First Floor Plan - PPA 01

Summary of Scheme

- Redesigned with traditional references
- Adjusted section to optimise site use within the Rights of Light envelope

Officer Comments

- Stair location in bay window reduces benefit of primary aspect onto street
- Basement too large
- False chimney questioned

Other information

- Short-term parking space leaseholders request garages (not hardstanding)



Fig 11. Sketch of Architectural idea

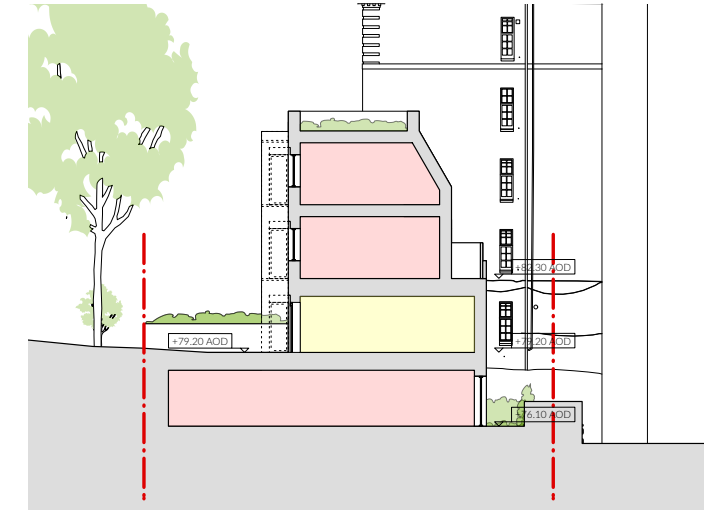


Fig 10. Section - PPA 01

Floor Plans

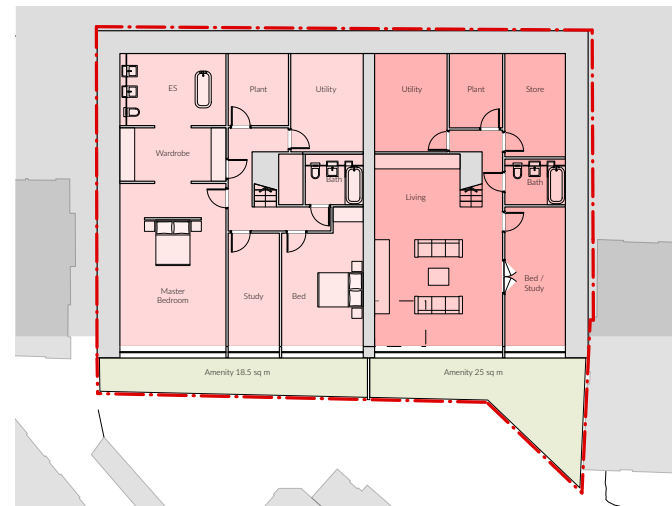


Fig 6. Lower Ground Floor Plan - PPA 02

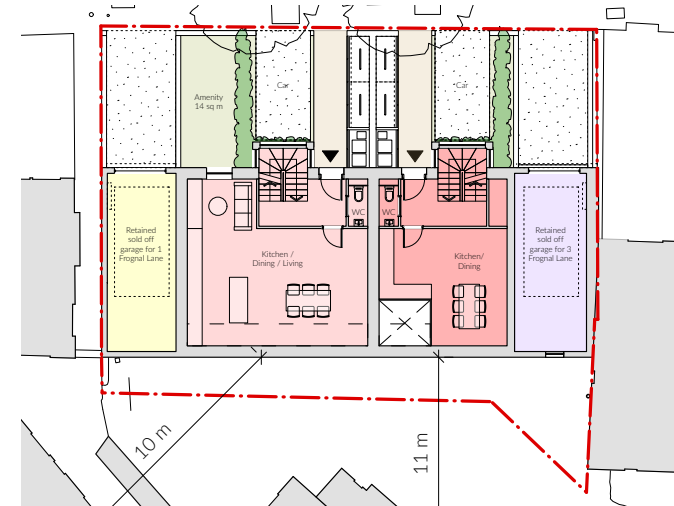


Fig 7. Upper Ground Floor Plan - PPA 02

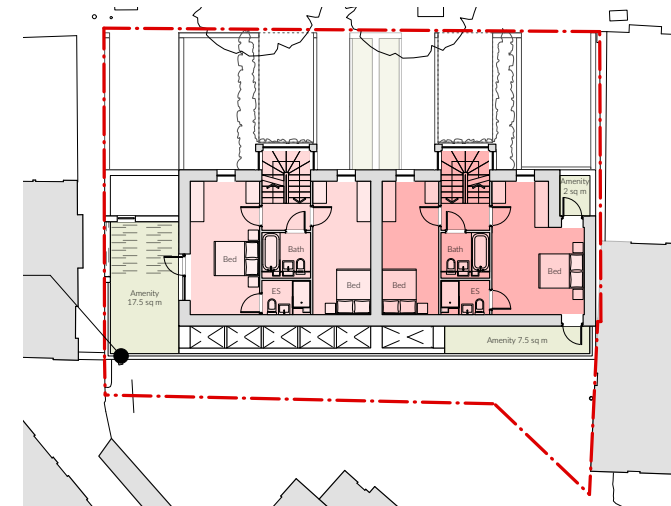


Fig 8. First Floor Plan - PPA 02

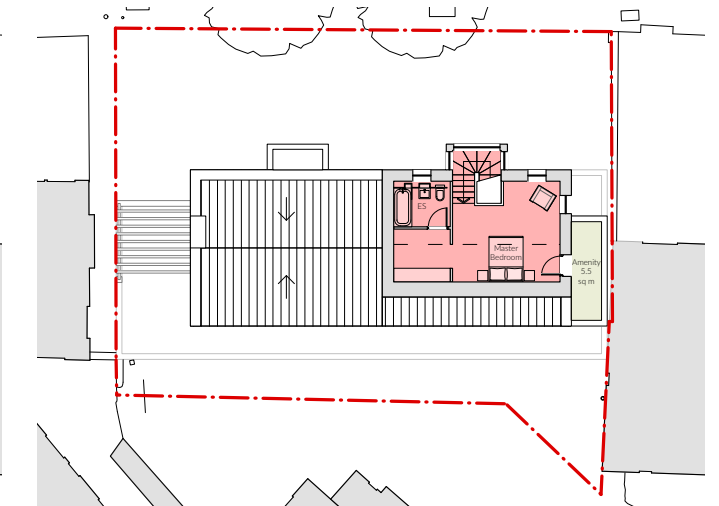


Fig 9. Second Floor Plan - PPA 02

Summary of Scheme

- Stair moved to the rear; primary rooms all have unrestricted aspect.
- Extent of basement reduced
- Short-term rental garages now included
- Split level living introduced, with kitchen on upper ground and living room on lower ground.
- Removed chimney

Officer Comments

- Officer questioned the need for larger units, and speculated that the site could be capable of delivering more, smaller homes by reconfiguring the site.

Other information

- Daylight & Sunlight studies reveal insufficient level of light into lower ground floor bedroom at lowest level (subsequent to pre-app)



Fig 17. Sketch of Architectural idea

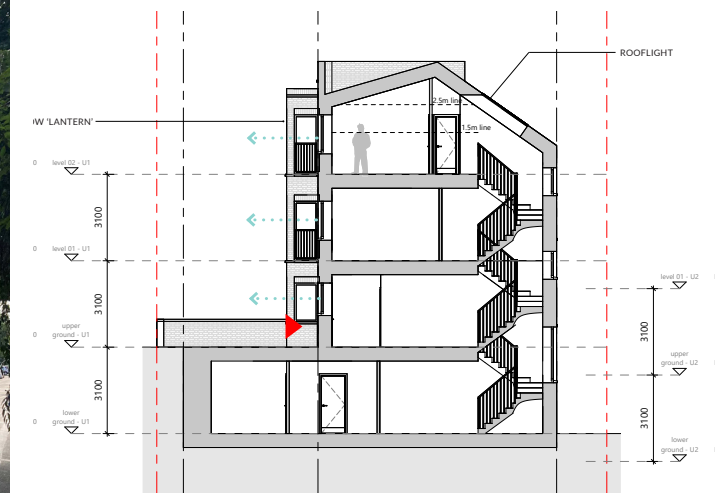


Fig 16. Section - PPA 03

Floor Plans

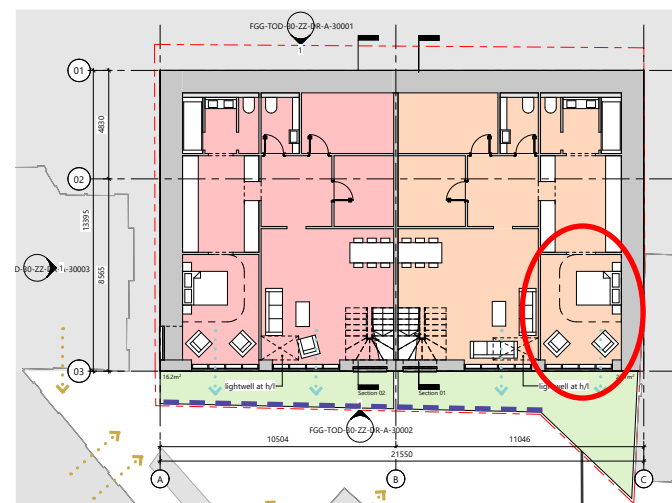


Fig 12. Lower Ground Floor Plan - PPA 03

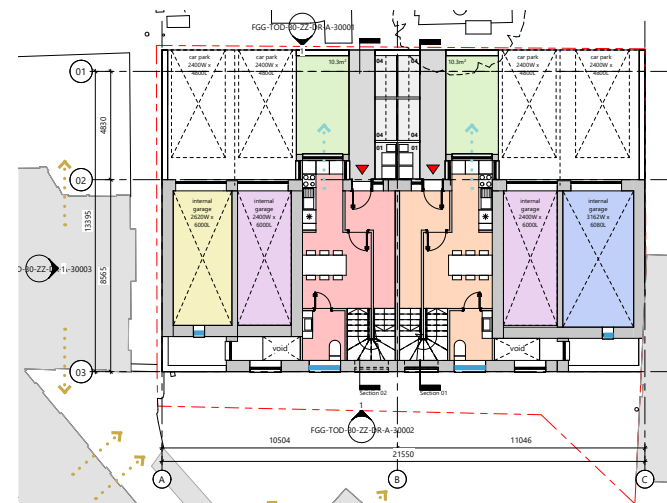


Fig 13. Upper Ground Floor Plan - PPA 03

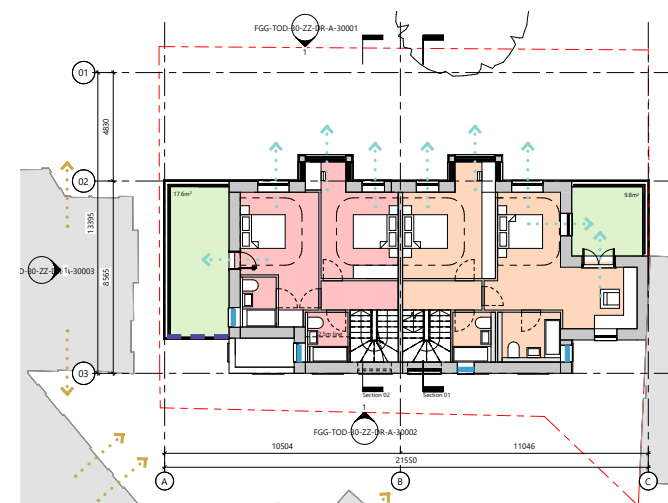


Fig 14. First Floor Plan - PPA 03

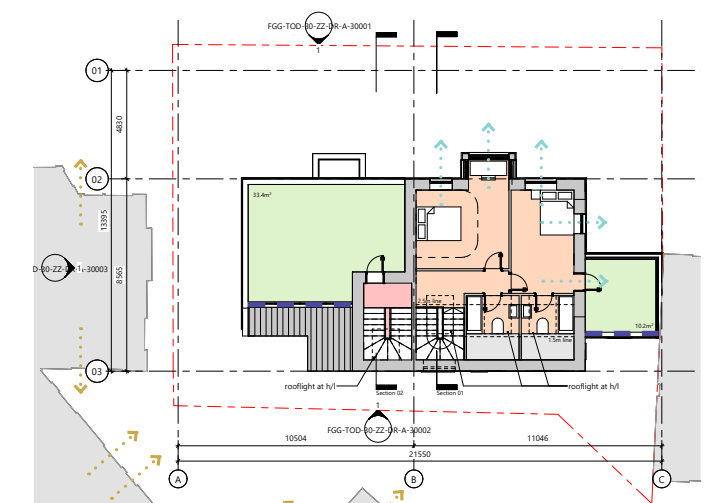


Fig 15. Second Floor Plan - PPA 03

Failed Daylight & sunlight testing

Summary of Scheme

- Scheme promoted by LBC within the Pre-app 03 feedback, to allow potential future development of garages.
- Due to plot width of plot of 4.5m, centralised staircase is the only workable configuration.
- Living room and kitchen both on upper ground floor
- Rooms achieve minimum space standards only

Commentary

- Two primary rooms to the rear have compromised aspect - frosted glazing to avoid overlooking.
- Daylight & Sunlight studies reveal insufficient level of light into lower ground floor bedroom at lowest level (as pre-app 3)

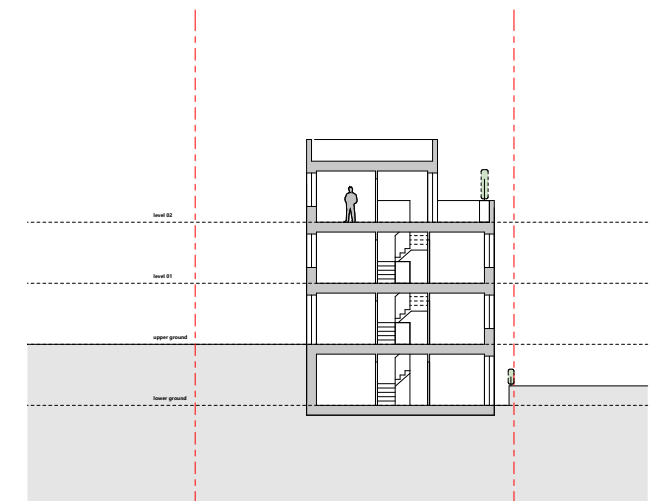


Fig 22. Section - LBC recommended design

Floor Plans

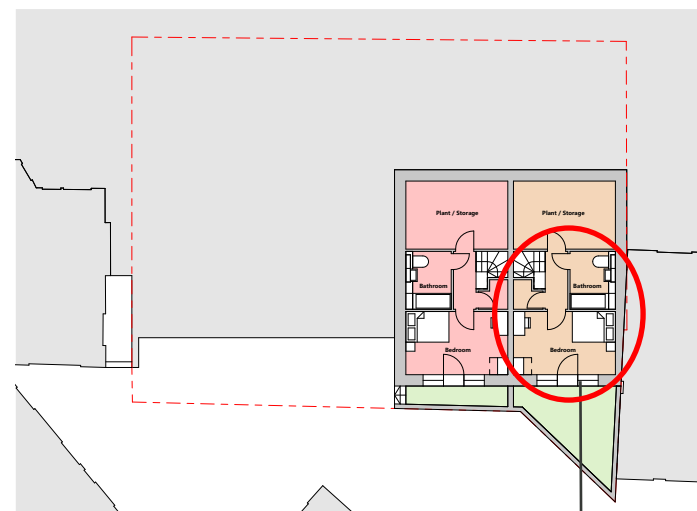


Fig 18. Lower Ground Floor Plan - LBC recommended design

Failed Daylight & sunlight testing



Fig 19. Upper Ground Floor Plan - LBC recommended design

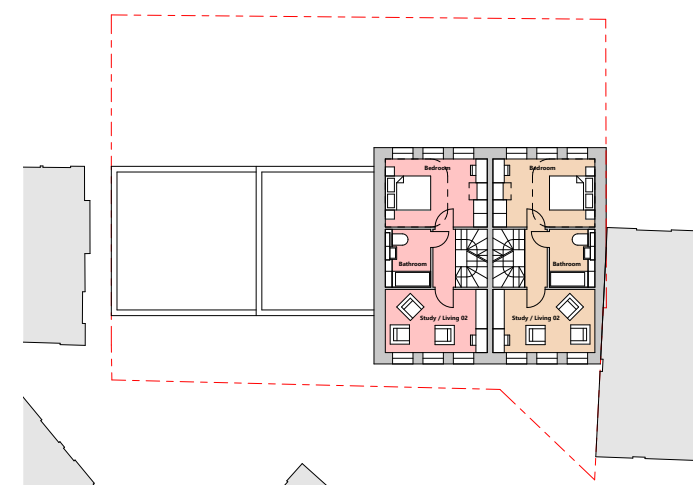


Fig 20. First Floor Plan - LBC recommended design

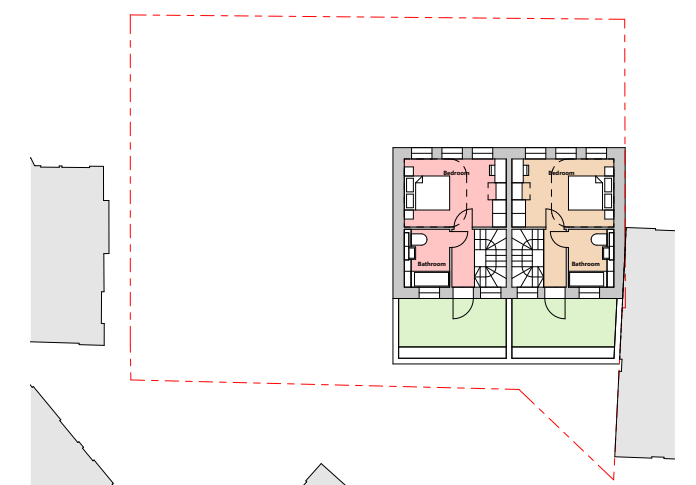


Fig 21. Second Floor Plan - LBC recommended design

Summary of Scheme

- The mix of unit sizes is well considered
(in accordance with policy H7)
- Extent of basement excavation has been reduced
(to comply with policy A5)
- Proposals include 1.5m high privacy screens to prevent any overlooking into adjacent properties
(in accordance with policy A1)
- Private amenity space is reasonably sized
(it conforms to policy A2)
- The proposals would have no significant impact on daylight and sunlight of neighbouring properties
(in accordance with policy A1 and A4)
- Proposals provide high quality housing with adequately sized rooms and homes with dual aspect
(in accordance with policy H6 and D1)
- The proposed development provides no new car parking for future residents
(in accordance with Policy T2)
- Suitable details on cycle and waste storage are proposed
(in accordance with policy T1 and CC5)

Commentary

- Process required by London Plan Policy D3 has been undertaken and has led to a sound design decision:
 - Scheme is optimised to use all available space
 - All primary rooms have aspect
 - Generous living rooms open directly onto private courtyard gardens.

DP9 commentary:

'The Neighbourhood Plan Policy RF9 is a statutory material consideration to which the S.38(6) presumption applies. It accurately identifies the existence of a constraint and does not impose any requirements as to the comprehensibility or form of development, other than the Site should be 'low level residential'.

The Proposed Development contains an element of low level self-contained housing (Camden Policy G1); and provides maximum reasonable provision of housing on an underused Site, compatible with any other uses needed on the site (Camden Policy H1).'

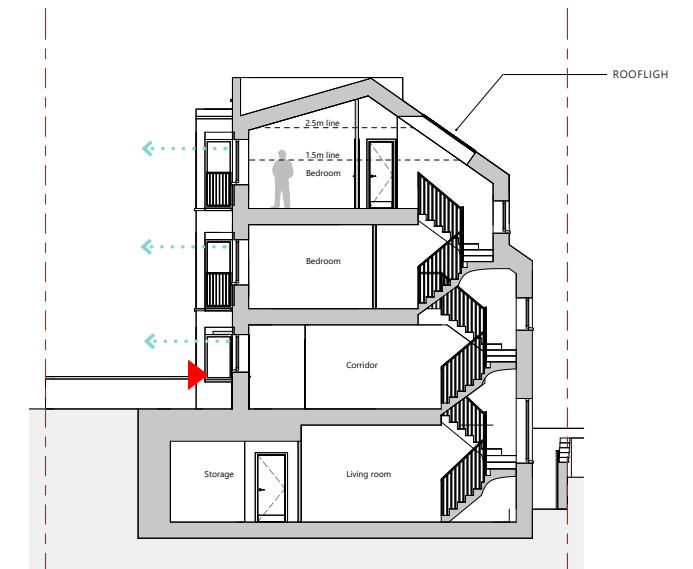


Fig 27. Section - DAS



Fig 28. Sketch of Architectural idea

Floor Plans

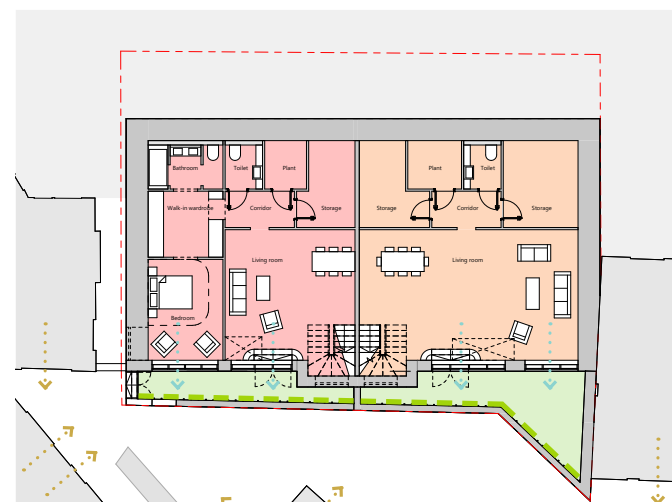


Fig 23. Lower Ground Floor Plan - DAS

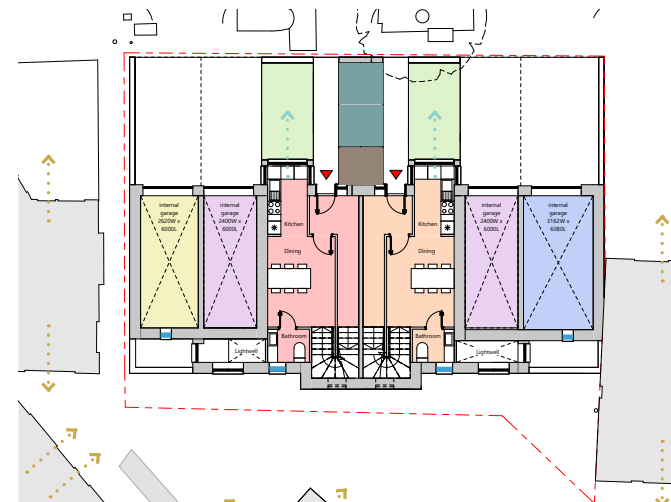


Fig 24. Upper Ground Floor Plan - DAS

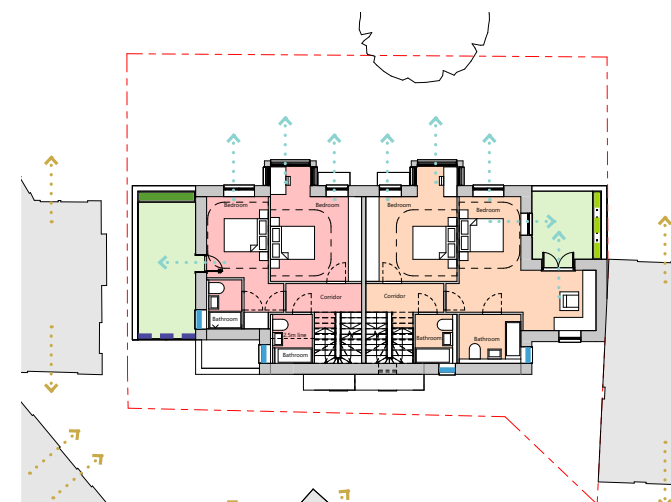


Fig 25. First Floor Plan - DAS

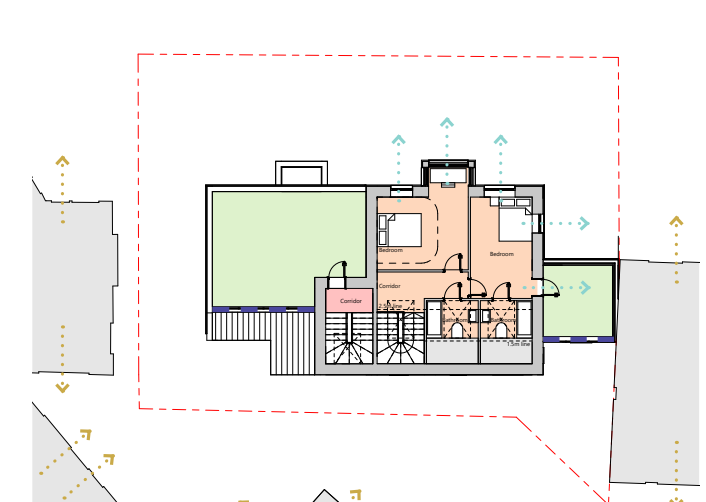


Fig 26. Second Floor Plan - DAS

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