

DESIGN STATEMENT

COLLEGE LANE - CAMDEN

original FIELD.
architecture & landscape

Design Statement

College Lane - Camden

November 2024

rev	date	note
P01	15.11.24	Preliminary issue to client
P02	23.12.24	Planning Issue

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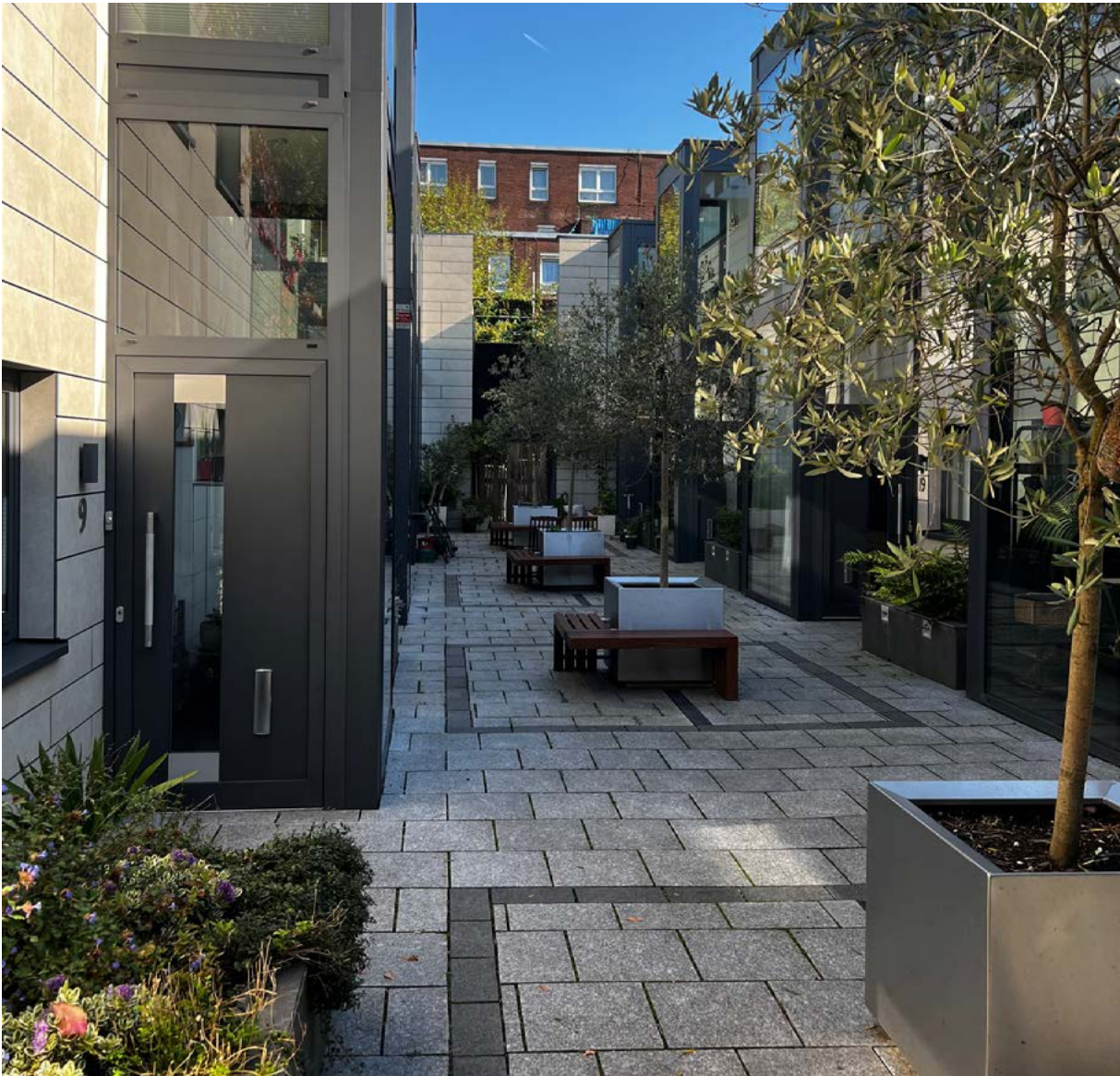


FIGURE 1 SITE BLOCK 2

The Purpose of this Document

The statement supports a Section 73 application under the Town and Country Planning Act 1990 for minor material amendments to planning consent 2019/2623/P. Key amendments include:

- improvements to Block 3's access, additional fenestration, and roof additions. The application considers updated planning policies, viability, and compliance with regulations.
- Amendments to the northernmost units in Block 2 to provide lift access to these units. The inclusion of a lift changes the internal arrangements of the common space and the units, and the external arrangement to one of the balconies and the lift overrun between the units at roof level.

Site Location:

The site is located in a backland area near College Lane and Ingestre Road, adjoining the Dartmouth

Park Conservation Area. While the redevelopment of the site is mostly complete, Block 2 remains partially incomplete at its northern end, and block 3 remains unfinished.

Proposals

Amendments are required for Block 3 to meet current Building Regulations, improve access, enhance natural lighting, enhance sustainability, and ensure viability. Roof additions will provide access and maintenance safety to the proposed air-source heat pumps to be installed to improve the Block's sustainability performance. Amendments are required to the northernmost units of Block 2 to provide step free access to all of the units. More detail is provided on the full amendments proposed to the areas affected on the following pages.

Summary

The proposals align with sustainable development goals and planning policies. Strict affordable housing requirements would render the development undeliverable, leaving Block 3 unused. Considering viability and deliverability, the application supports granting planning permission to optimise the site’s contribution to housing needs.

The proposed adjustments to the existing Block 3 and the previous design of the Maisonettes are reflected in the accompanying architectural drawings. This document is to be read in conjunction with the drawings listed below:

- Block 3:
- 393-EX-300-Lower Ground Floor-As Approved
 - 393-EX-301-Ground Floor-As Approved
 - 393-EX-302-First Floor-As Approved
 - 393- EX-303-Second Floor-As Approved
 - 393- EX-304-As Approved Roof Plan
 - 393- PA-300-Lower Ground Floor-Proposed
 - 393- PA-301-Ground Floor-Proposed
 - 393- PA-302-First Floor-Proposed
 - 393- PA-303-Second Floor-Proposed
 - 393- PA-304-Proposed Roof Plan
 - 393- PA-400-As Approved and Proposed Elevations
- Block 2 Maisonettes:
- 393-WD-200-Maisonettes Proposed LGF and GF Plans
 - 393-WD-201-Maisonettes Proposed FF and SF Plans
 - 393-WD-400-Proposed Sections
 - 393-WD-600-Proposed Elevations



FIGURE 2 SITE PLAN

Block 3

The following items describe the full range of changes proposed to the previously approved plans for Block 3, setting out the shortcomings of the previously approved design when compared to current standards, and the measures proposed to improve them.

1.0 Door Nibs

The existing doors in the building did not meet the minimum requirement of a 300mm nib distance on the leading edge across all four storeys. This issue has been addressed by repositioning the partitions, allowing for an increase in clearance width around these doors to ensure compliance.

2.0 Clear Opening Width

The entrance doors to all flats did not meet the required minimum clear opening of 850mm, as the existing 838mm door leaves provide only a 775mm clear opening. To achieve compliance, these doors will be replaced with larger doors that offer an 850mm clear opening. This adjustment will involve removing sections of the surrounding partitions to accommodate the increased width. Additionally, the door leaf opening sides for Flats 2, 4, 6, and 8 will be mirrored to provide a wider entrance for these units.

3.0 End of Corridor Clear Width

In each flat, the corridor ends did not meet the required clear width and depth of 1500mm x 1500mm to ensure wheelchair accessibility. This has been rectified by relocating the partitions and doors, as shown in the demolition floor plans. New partitions have been positioned in the proposed locations, with updated room dimensions provided in the proposed floor plans.

4.0 New High Level Windows

The northwest-facing bedrooms in each flat on the ground, first, and second floors were designed with vertical, narrow windows, limiting the amount of natural sunlight entering these rooms. To address this, high-level windows have been added with a sill height of 1745mm and a head height of 2045mm to prevent overlooking into neighbouring properties.

5.0 External Landing

The external landings at both the lower ground floor and ground floor levels of the staircase did not meet the required minimum depth of 1200mm. In the existing condition, the depth of the landings measures 1058mm at the lower ground floor level and 1068mm at the ground floor level, at their widest points. This issue has been addressed by relocating the perimeter walls of Flats 2 and 4 to provide the necessary space for the landings. The updated flat and room areas are shown on the proposed plans.

6.0 Landing Above Stairs

On the ground, first, and second floors, the existing landing above the stairs measures 1109mm, 1016mm, and 1131mm, respectively, falling short of the required minimum depth of 1200mm. To address this efficiently, it is proposed to extend the floor depth at these levels by modifying the external facade.

7.0 New Pop-out Facade

The new pop-out facade will accommodate the landing depth adjustments across all affected levels. Materials for the facade and roof will be carefully selected to match the existing building’s palette, ensuring consistency with its aesthetic and character.

The facade will incorporate new doors and a window. The ground-floor entrance door and first-floor corridor door connecting the two buildings will be replaced and relocated. A new second-floor window is also proposed to enhance natural light in the landing area.

8.0 Landing Outside Entrance

The ground-floor entrance landing was obstructed by the swing of the double doors, failing to meet the minimum space allowance for wheelchair users. The proposed large single-leaf door, to be installed on the new pop-out facade, will eliminate door swing conflicts and ensure compliance with the required 1500mm by 1500mm landing space.

9.0 Roof Access

It is proposed to install a new retractable ladder and rooflight into the existing roof light opening.

10.0 New Balustrade to Roof

A new 1100mm-high balustrade is proposed for installation on the roof to ensure safe access. It will be set back at least 450mm from the roof edge and installed around the rooflight, providing adequate access space.

11.0 Acoustic Louvre Enclosure

A new acoustic louvre enclosure is proposed to be installed around the new ASHP and MVHR units on the roof. The enclosure panels will be 2050mm high and set back from the roof edge to minimise the visual impact on the building. A minimum distance of 1200mm will be maintained from the new balustrade to ensure sufficient clearance.

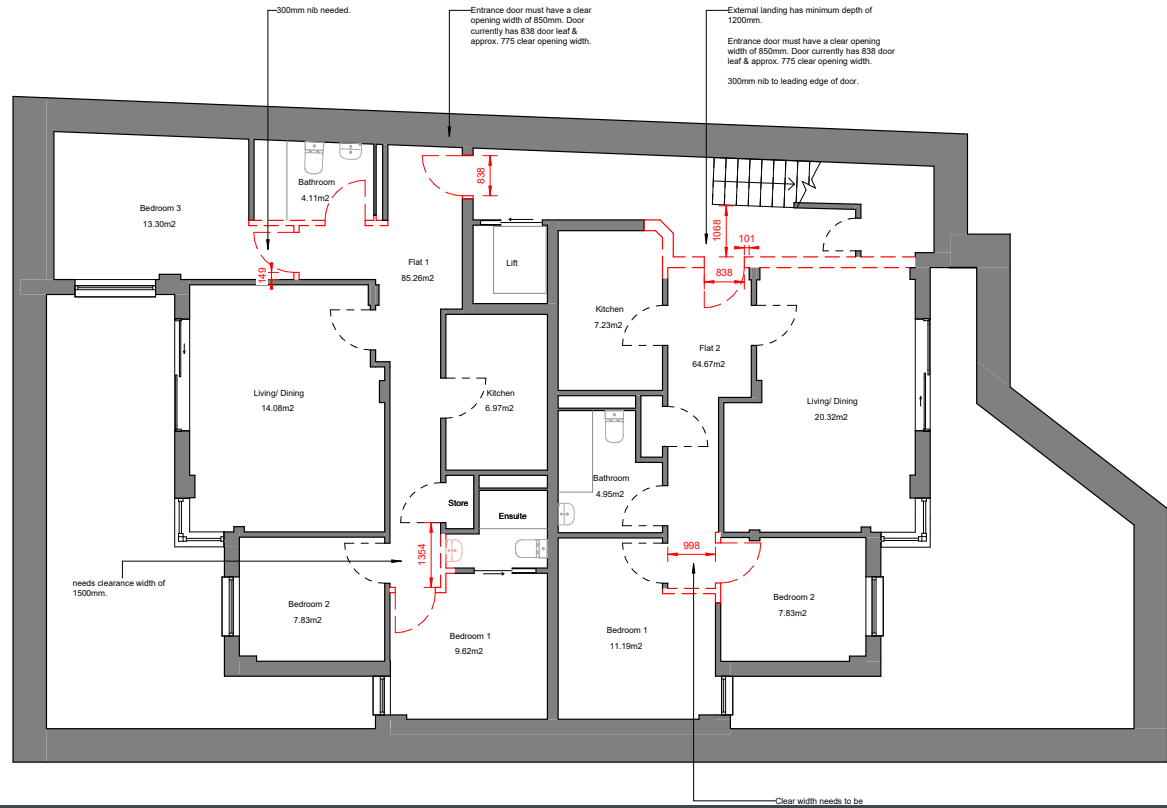


FIGURE 3 BLOCK 3 APPROVED LOWER GROUND FLOOR PLAN

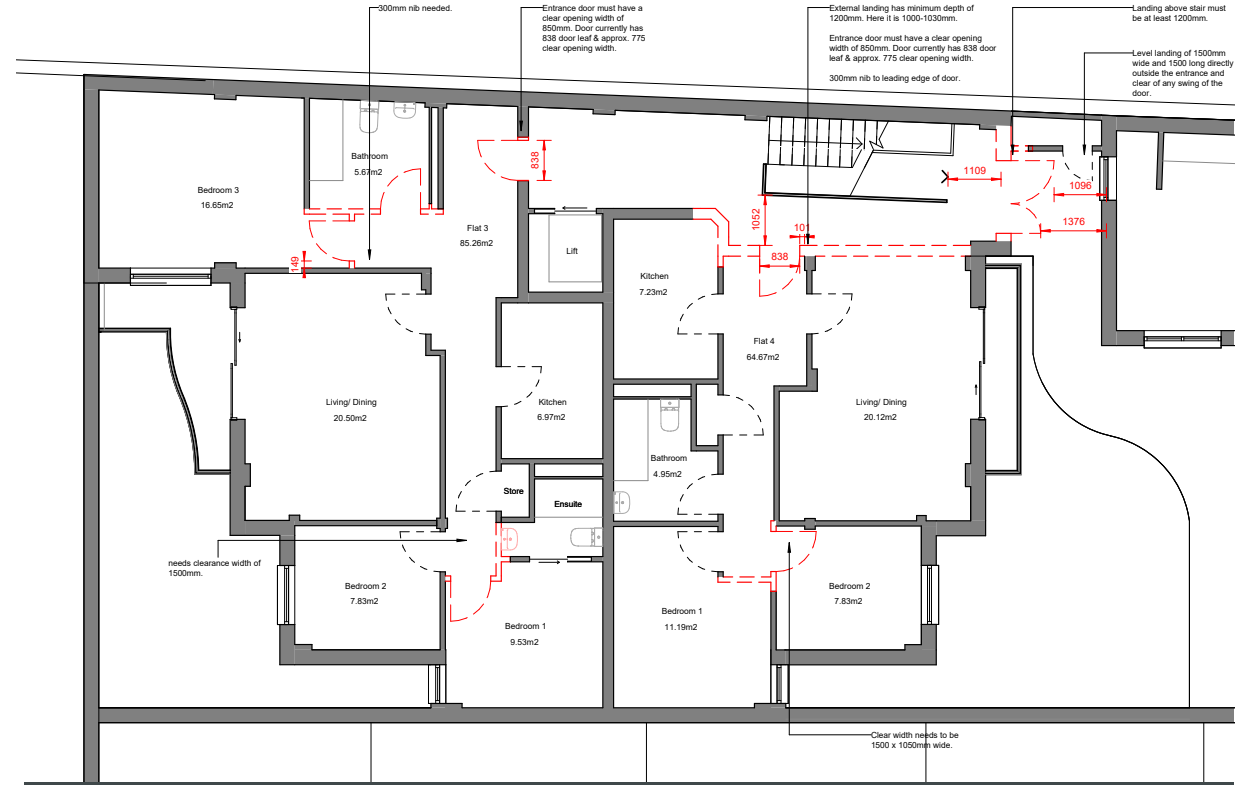


FIGURE 5 BLOCK 3 APPROVED GROUND FLOOR PLAN

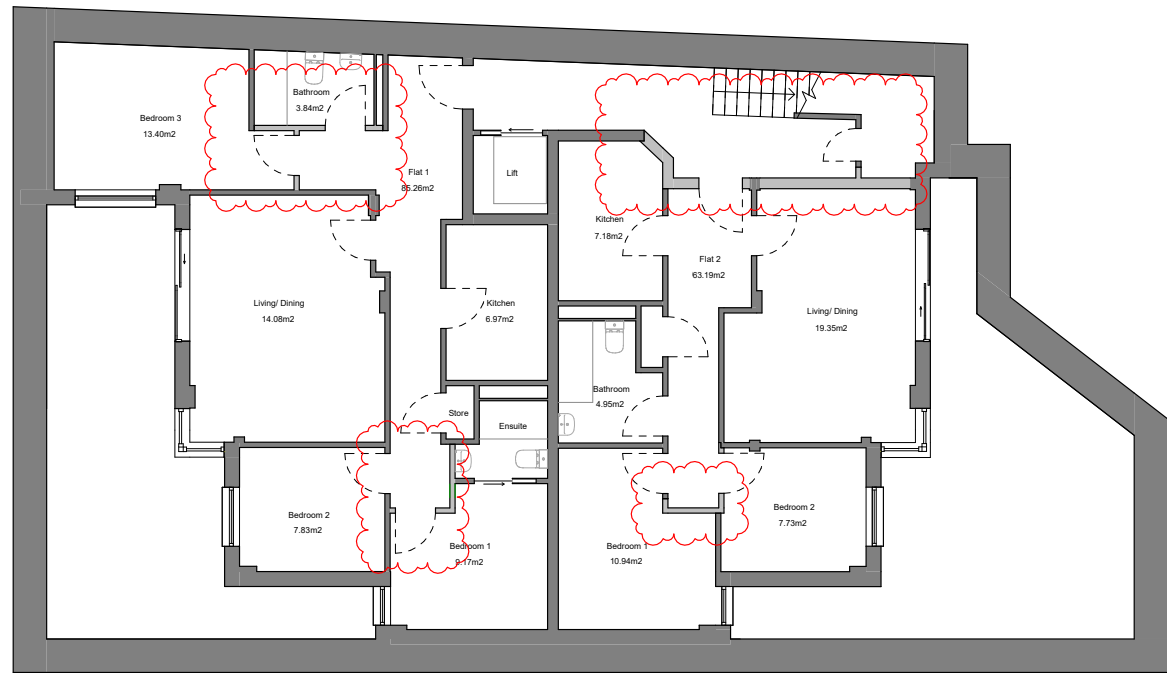


FIGURE 4 BLOCK 3 PROPOSED LOWER GROUND FLOOR PLAN

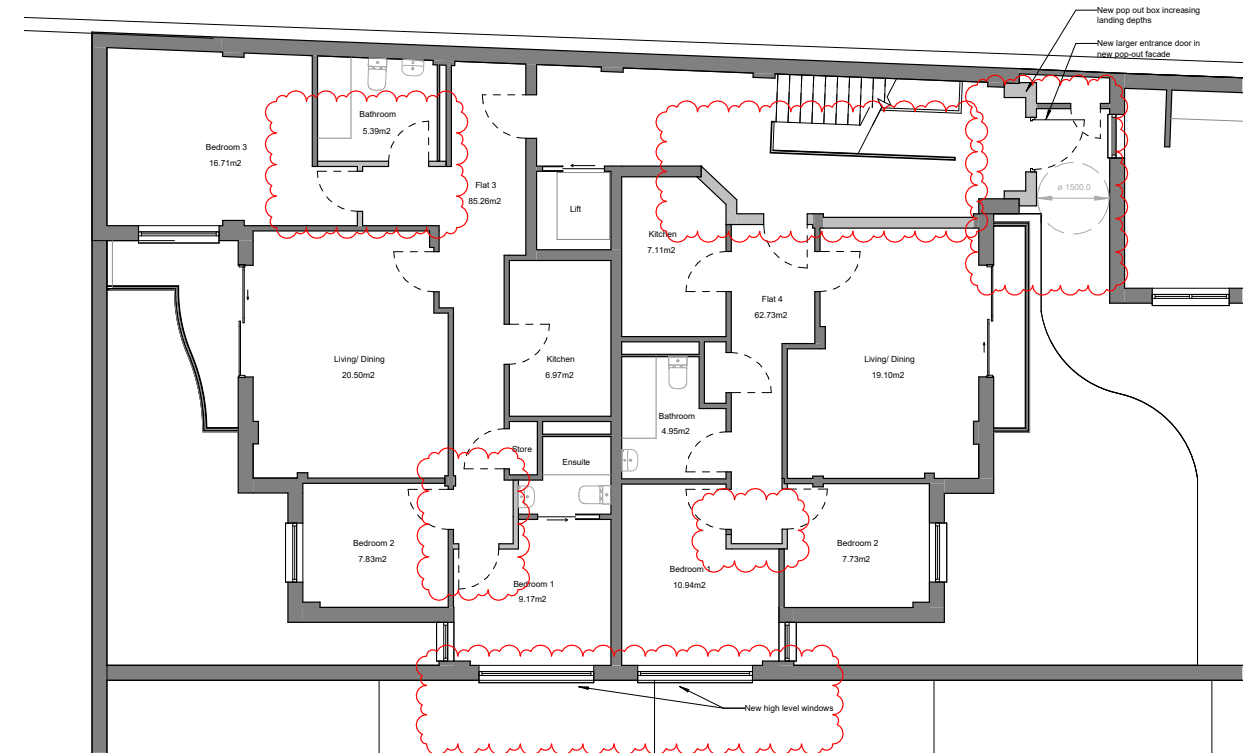


FIGURE 6 BLOCK 3 PROPOSED GROUND FLOOR PLAN

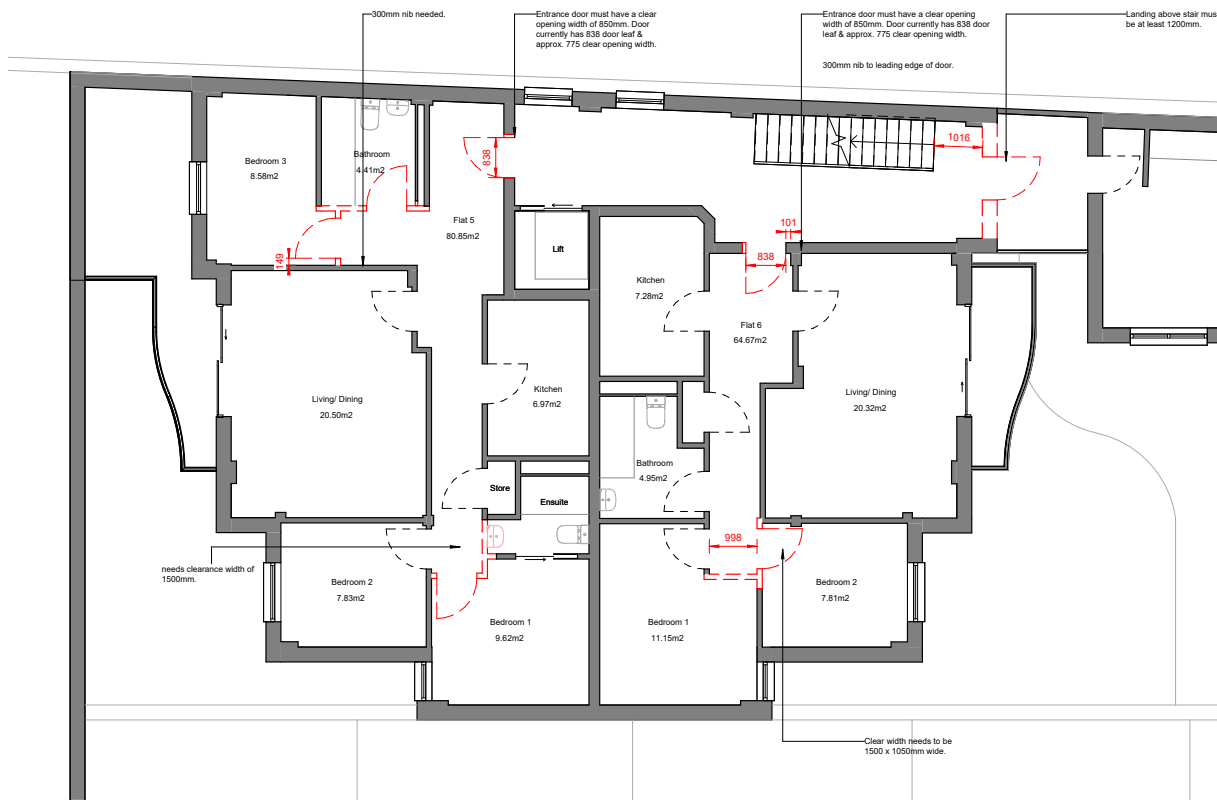


FIGURE 7 BLOCK 3 APPROVED FIRST FLOOR PLAN

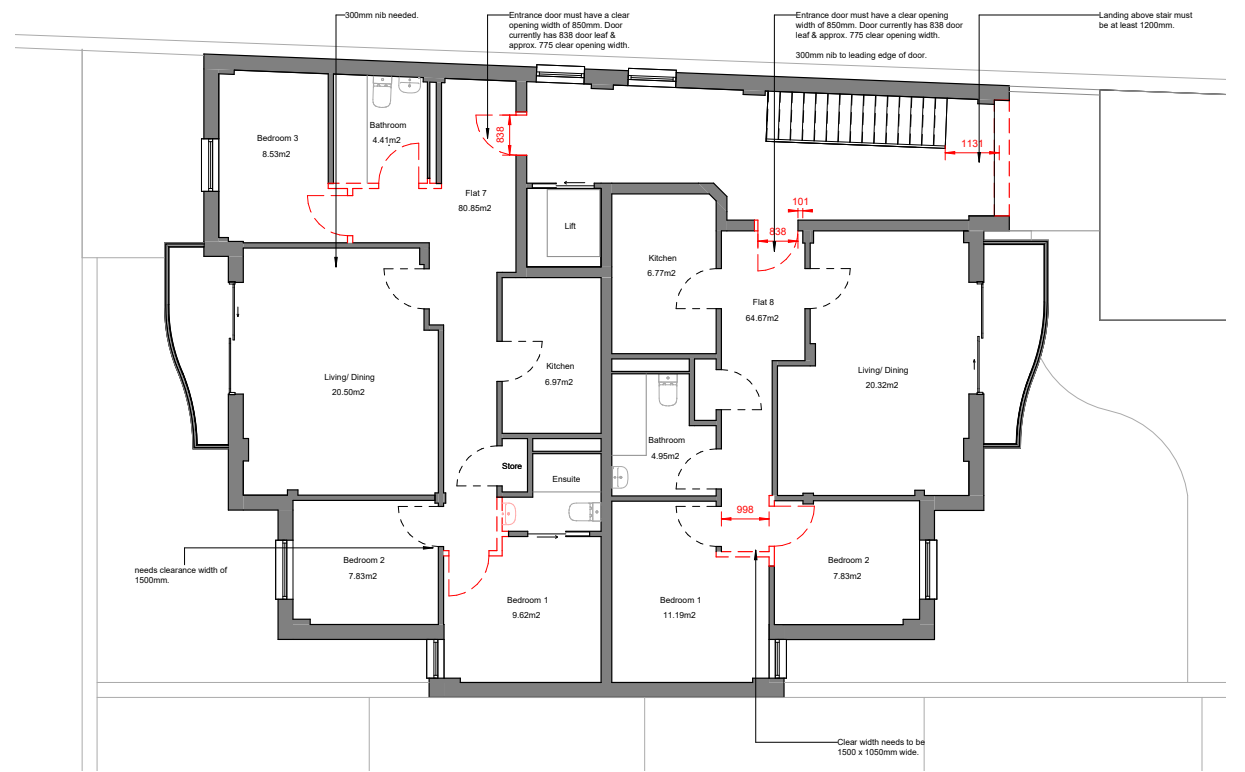


FIGURE 9 BLOCK 3 APPROVED SECOND FLOOR PLAN

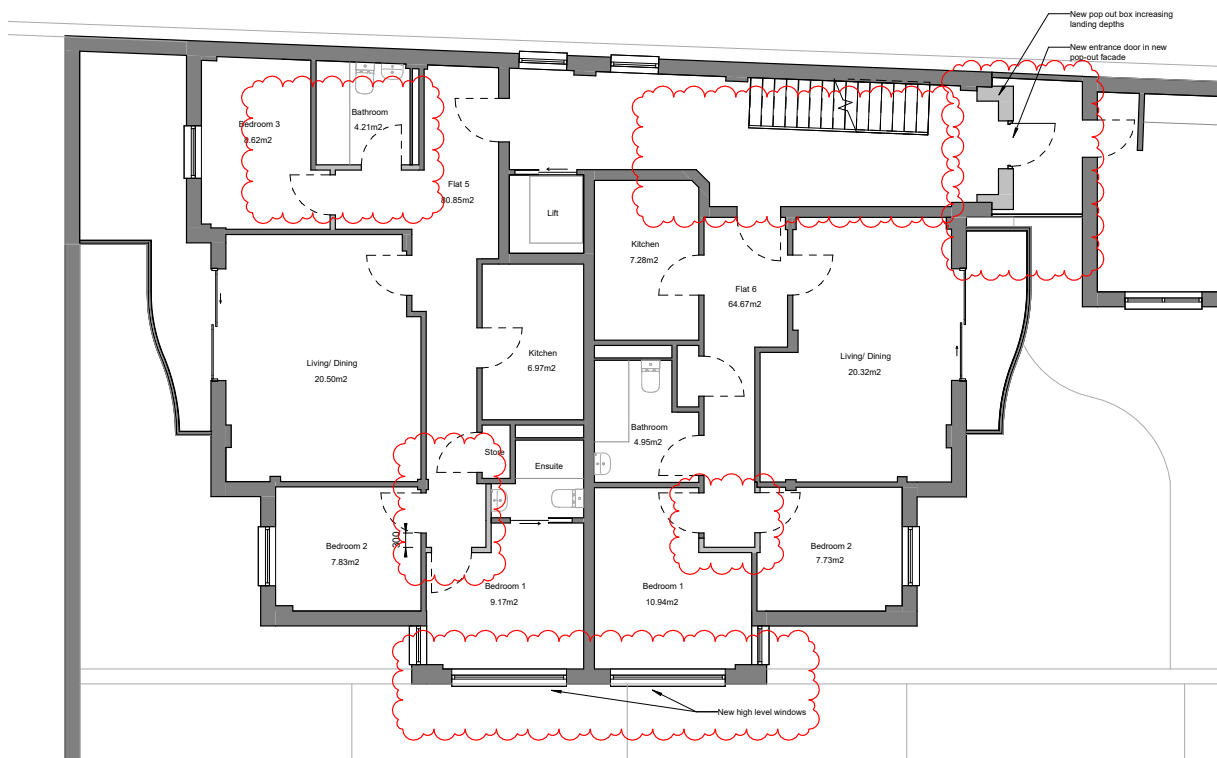


FIGURE 8 BLOCK 3 PROPOSED FIRST FLOOR PLAN

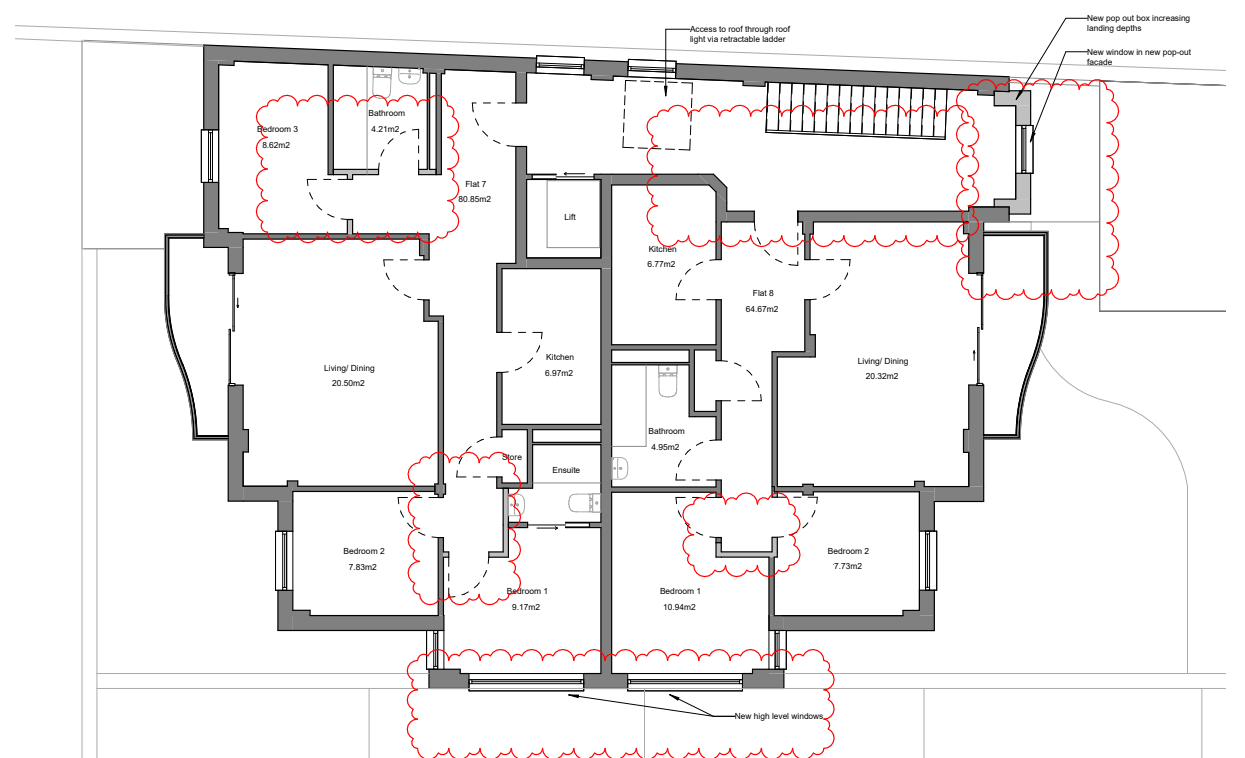


FIGURE 10 BLOCK 3 PROPOSED SECOND FLOOR PLAN

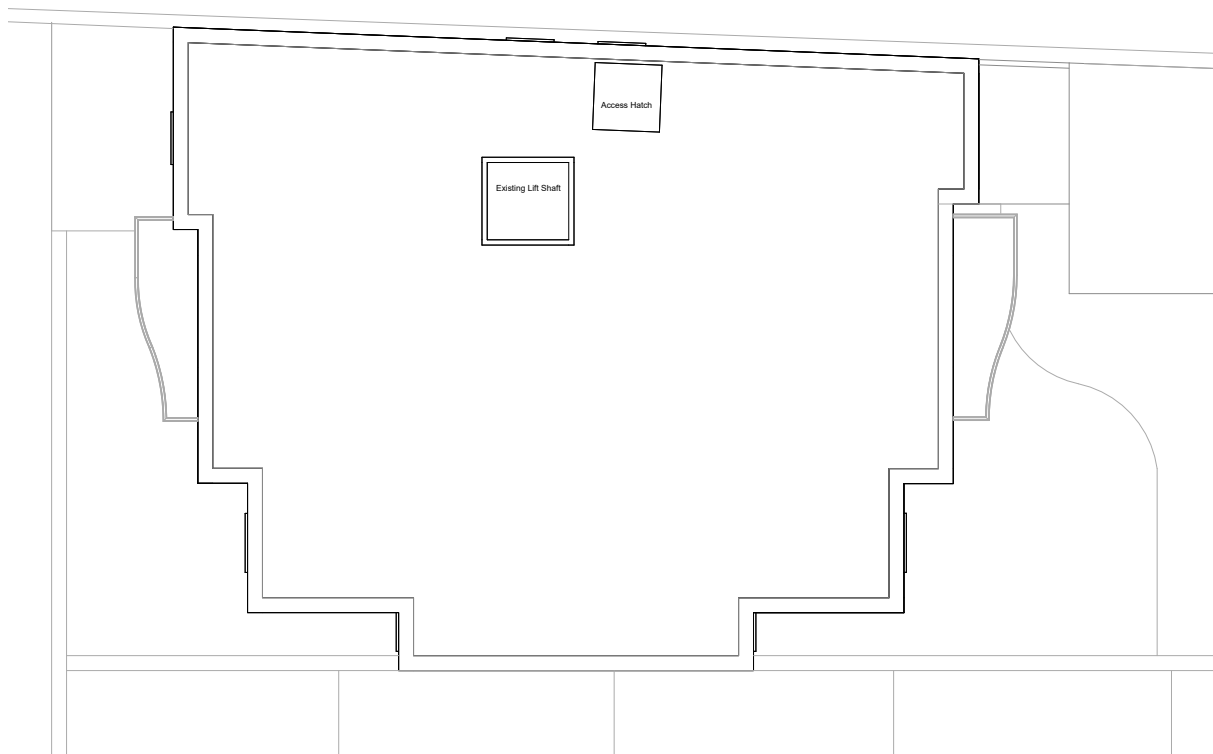


FIGURE 11 BLOCK 3 APPROVED ROOF PLAN

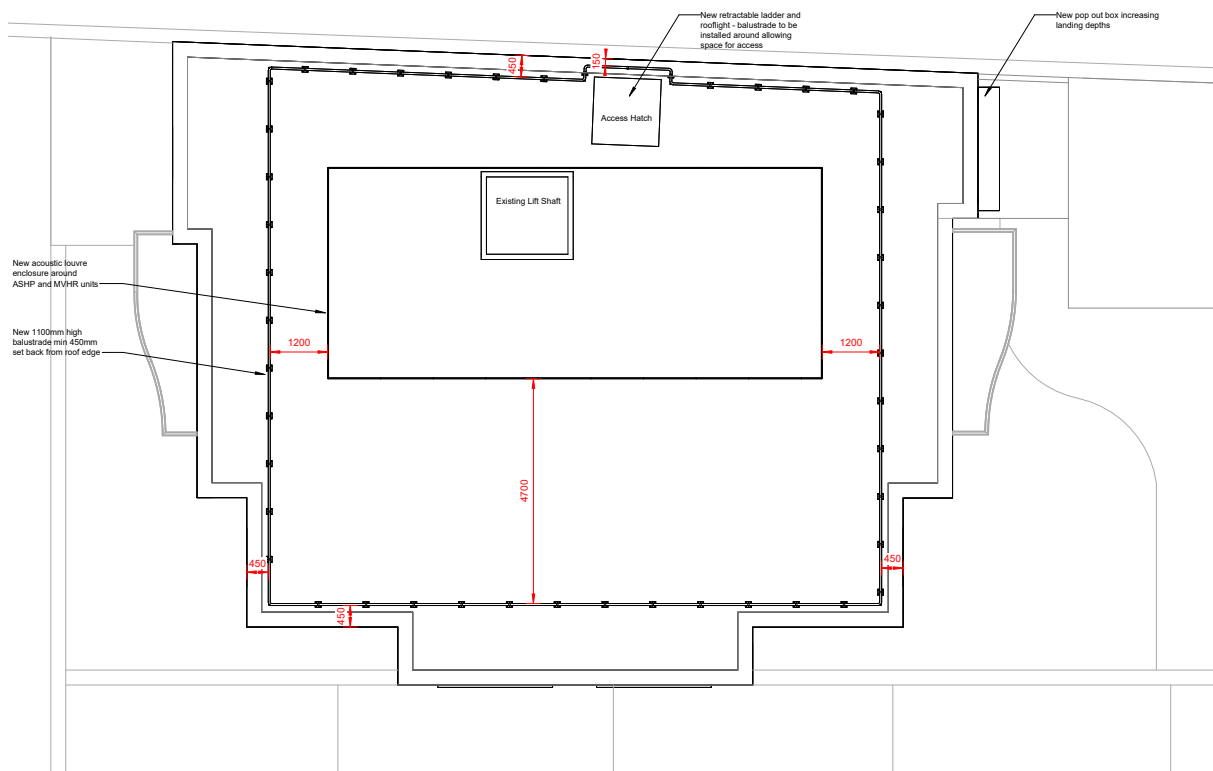


FIGURE 12 BLOCK 3 PROPOSED ROOF PLAN

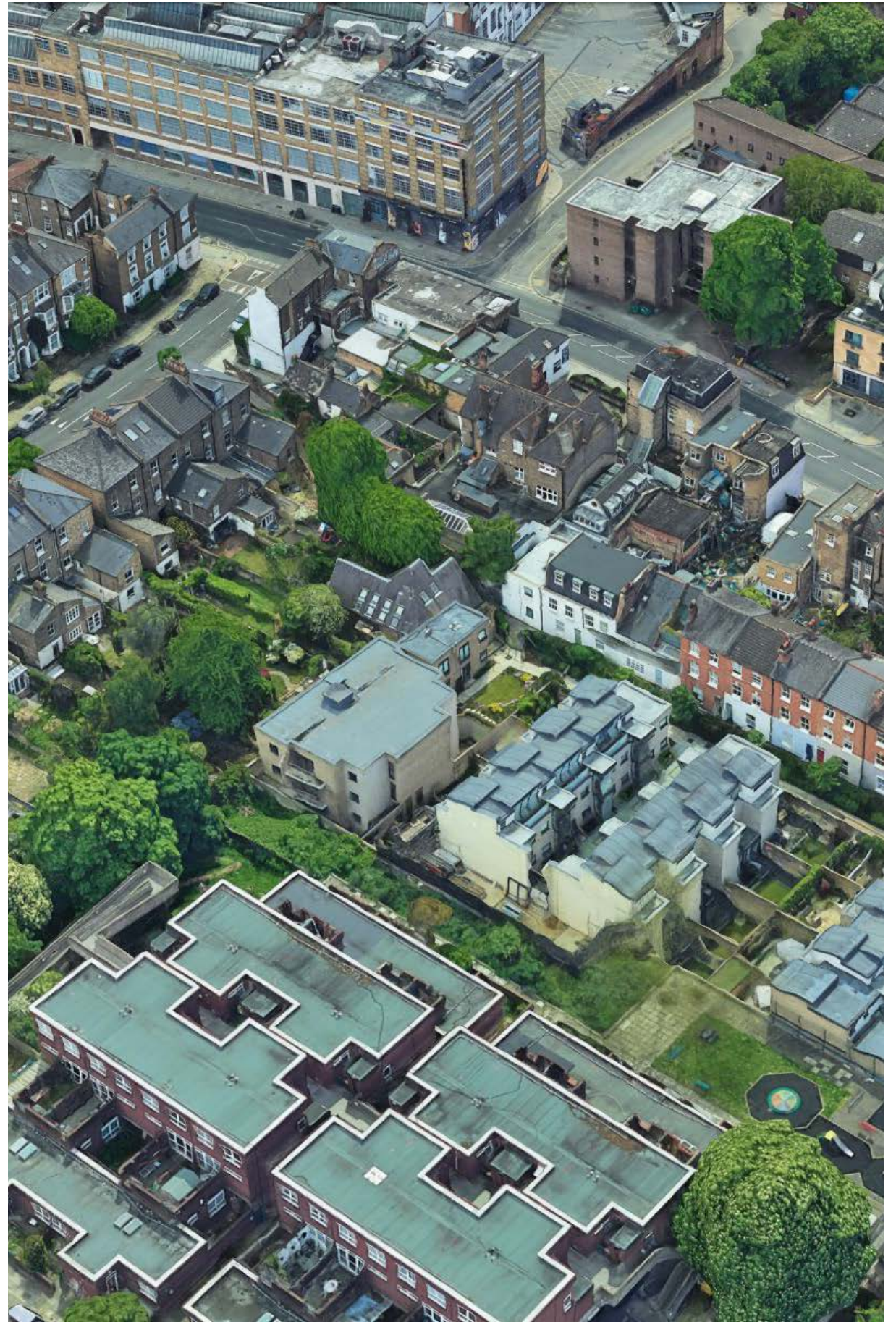
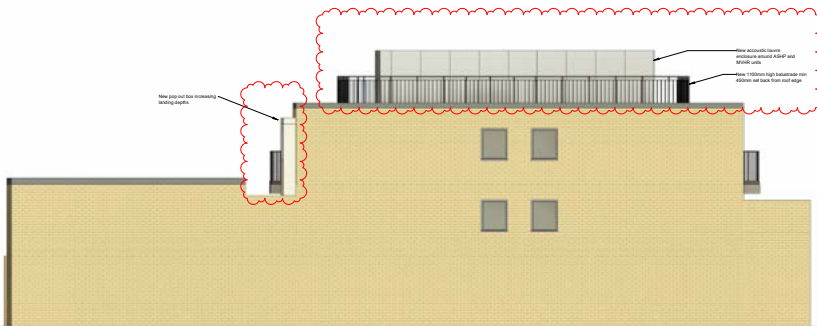


FIGURE 13 AERIAL VIEW BLOCK 3 SHELL CONSTRUCTED



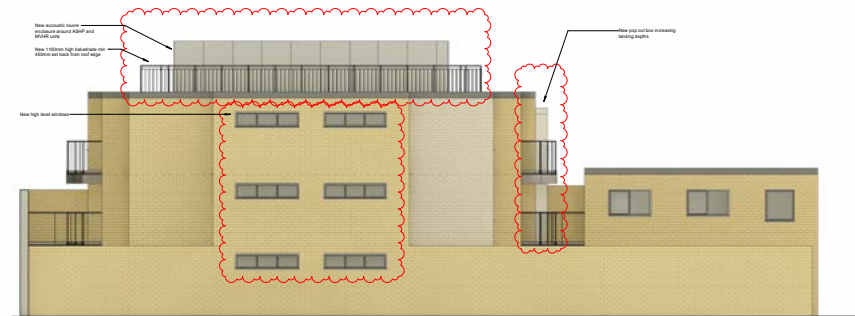
Block 3 Approved Elevation 1



Block 3 Proposed Elevation 1



Block 3 Approved Elevation 2



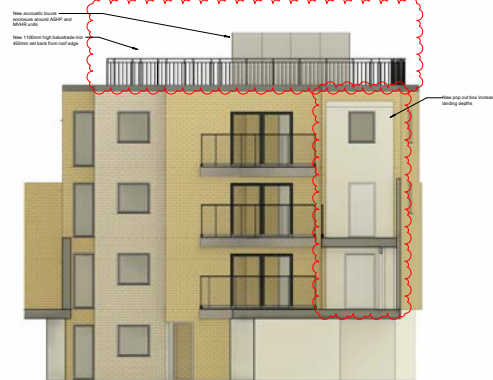
Block 3 Proposed Elevation 2



Block 3 Approved Elevation 3



Block 3 Approved Elevation 4



Block 3 Proposed Elevation 3



Block 3 Proposed Elevation 4

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FIGURE 15 BLOCK 3 PREVIOUSLY APPROVED AND PROPOSED ELEVATIONS

FIGURE 14 BLOCK 3 PREVIOUSLY APPROVED AND PROPOSED ELEVATIONS

Maisonettes

1.0 Lift Access

The previous design proposal did not include a lift, which prevented step-free access to the entrances of Flats 3 and 4. Our updated design proposes installing a lift easily accessible from the main entrance, with adequate clear width leading to the upper flat entrances. The lift pit on the ground floor is shown in the proposed lower ground floor plan. The lift shaft headroom is designed to be built between the second-floor flat units, measuring 4903mm high from the first-floor level (final lift stop) and 2200mm high from the second-floor finished level.

2.0 Staircase Arrangement

The staircase arrangement and the layout of flats in the previous design caused several problems. The stairs for Flats 1 and 2 from the basement level did not meet the minimum head height requirement, with the height being as low as 1600mm at some steps. The stairs in Flats 3 and 4 did not lead directly to a living space and a WC on the same level. Additionally, the misaligned stairwells between different flats made it difficult to provide proper compartmentation between the stairs and wall structures.

The approach to the stairs and layouts needed to address these issues. We propose building a public staircase next to the lift, leading to the relocated entrances for Flats 3 and 4 on the first floor. The private stairs within the flats are separated by solid floors and aligned within clear vertical boundaries, avoiding any head height limitations.

The proposed staircase arrangement and layout provide a more balanced area distribution between the flats, addressing the tight areas in Flat 2 bedrooms and offering larger living spaces for Flats 1 and 3.

3.0 Layout Changes

3.1 Lower Ground Floor:

No changes are proposed to the bedroom layouts in Flat 1, while the bedrooms in Flat 2 are increased in size. Both flats on this level include larger bathroom spaces, and the bedrooms in Flat 2 are also provided with WCs and washbasins alongside the main bathroom. The WC in Bedroom 1 is positioned beneath the staircase, with a ceiling height between 1750mm and 2397mm.

3.2 Ground Floor:

Flat 1 living space remains similar to the previous scheme, while the entrance lobby area has shifted the Flat 2 boundary further, maintaining minimum space requirements.

3.3 First Floor:

The entrances for Flats 3 and 4 have been repositioned on the first floor, with a new lobby area accessed via the lift and public staircase. Instead of the WCs shown in the previous scheme, the flats on this level are now provided with larger shower rooms. Storage rooms are incorporated beneath the private stairs leading to the second floor.

3.4 Second Floor:

The layout of Flat 3 on the second floor remains largely consistent with the previous scheme, with adjustments to provide additional space for the single bedroom and the inclusion of an ensuite shower room for the double bedroom. The shower room layout has been revised to meet the required clearances.

Following the revised staircase arrangement, the layout of Flat 4 has been modified to align with the new design. The reduction in living space and bedroom area in one of the bedrooms has resulted in it being reclassified as a single bedroom instead of a double, as shown in the previous scheme. Both bedrooms continue to provide en-suite facilities, as in the previous design. The modification has also led to a slight adjustment of the external wall, creating a narrower yet adequate terrace space. Additionally, a new full height window has been added to the single bedroom to maintain the alignment of the wall line in the updated elevation.

4.0 Changes to the Elevations

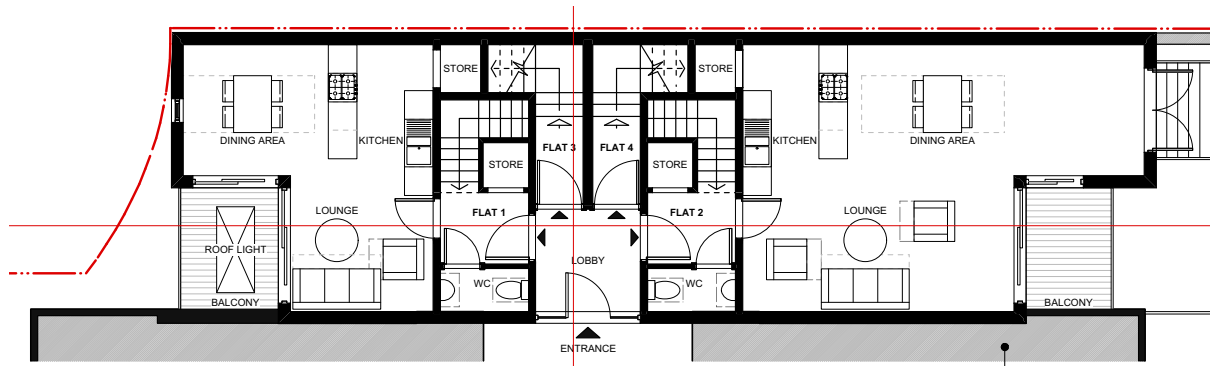
The main entrance door light on the left-hand side has been reduced in size compared to the previous design, following the layout changes. Modifications to the first-floor flat layouts have altered the building's front (entrance) elevation, replacing the two windows above the main entrance door with a single window. Additionally, the south-east facing facade has undergone minor adjustments due to the layout changes detailed in item 3.4. The lift shaft, positioned between the second-floor flats, is another alteration to the external appearance of the building compared to the previous scheme.

5.0 Door Nibs

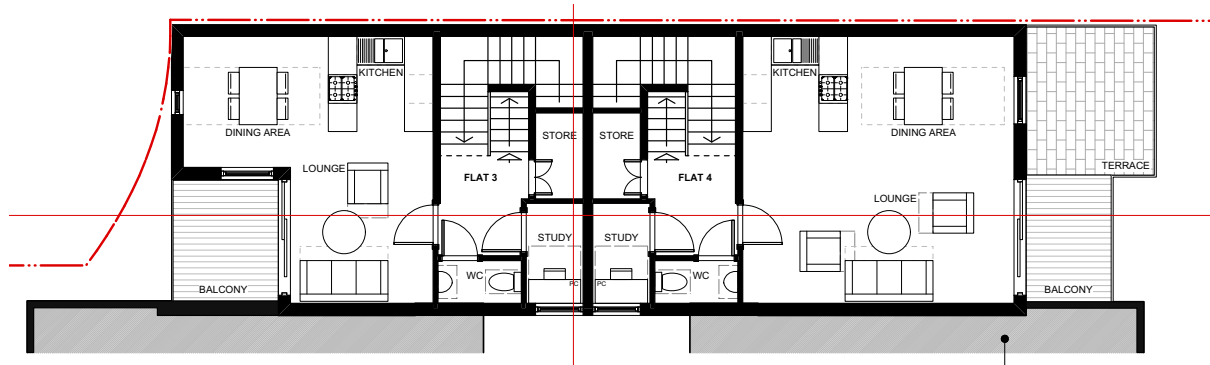
The doors in the previous design did not meet the minimum requirement of a 300mm nib distance on the leading edge across all four storeys. The new layout was designed by considering this requirement.



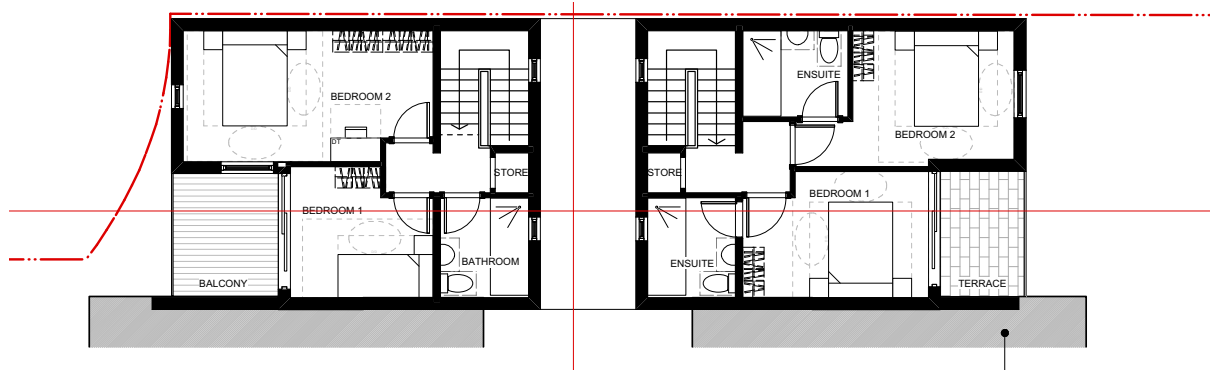
Lower Ground Floor Plan



Ground Floor Plan

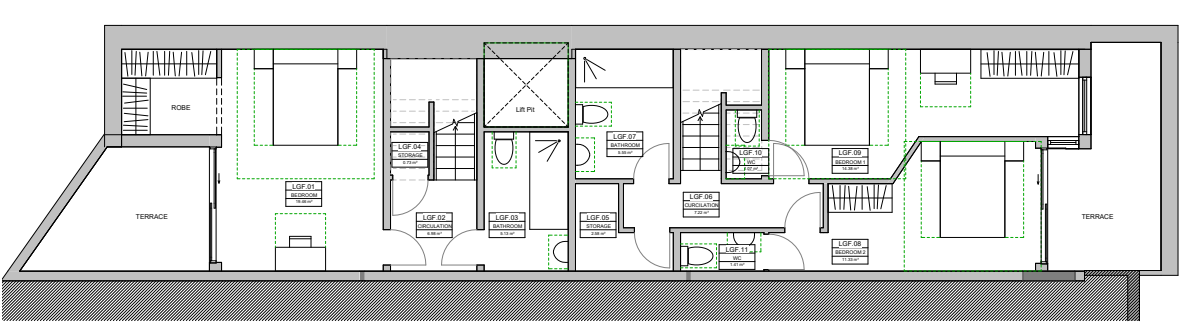


First Floor Plan

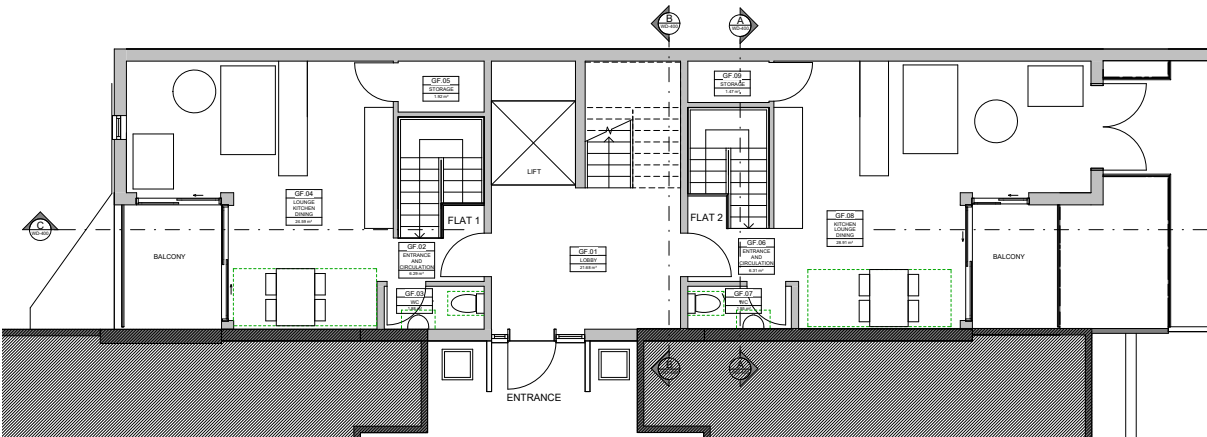


Second Floor Plan

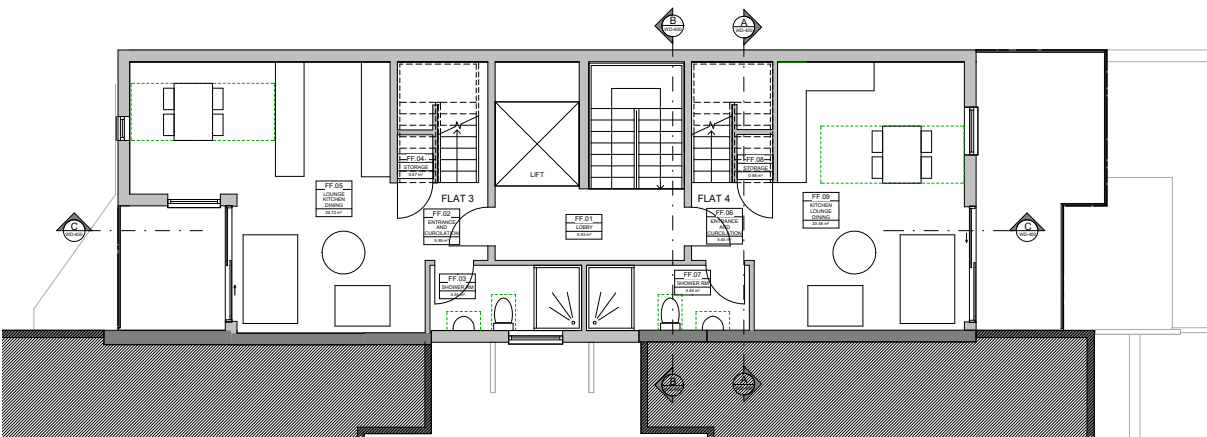
FIGURE 16 BLOCK 2 MAISONETTES APPROVED FLOOR PLANS



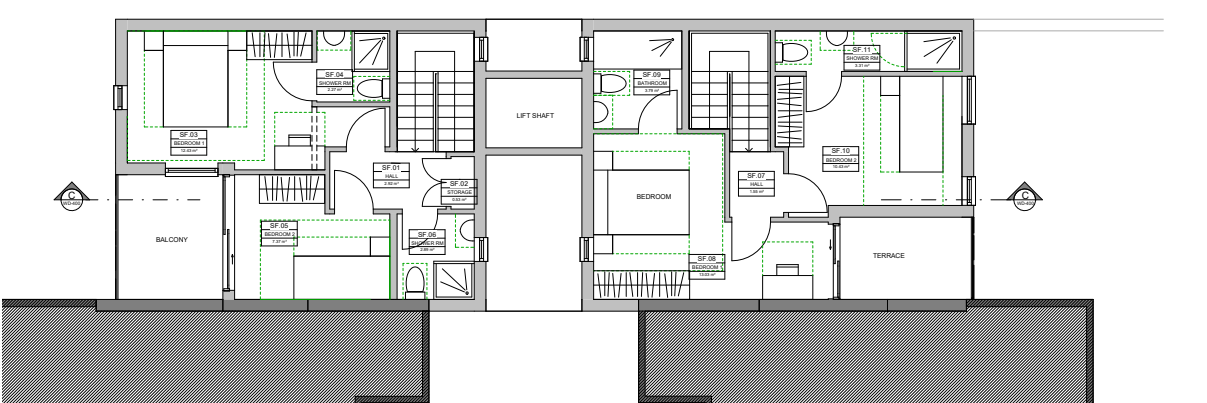
Lower Ground Floor Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan

FIGURE 17 BLOCK 2 MAISONETTES PROPOSED FLOOR PLANS

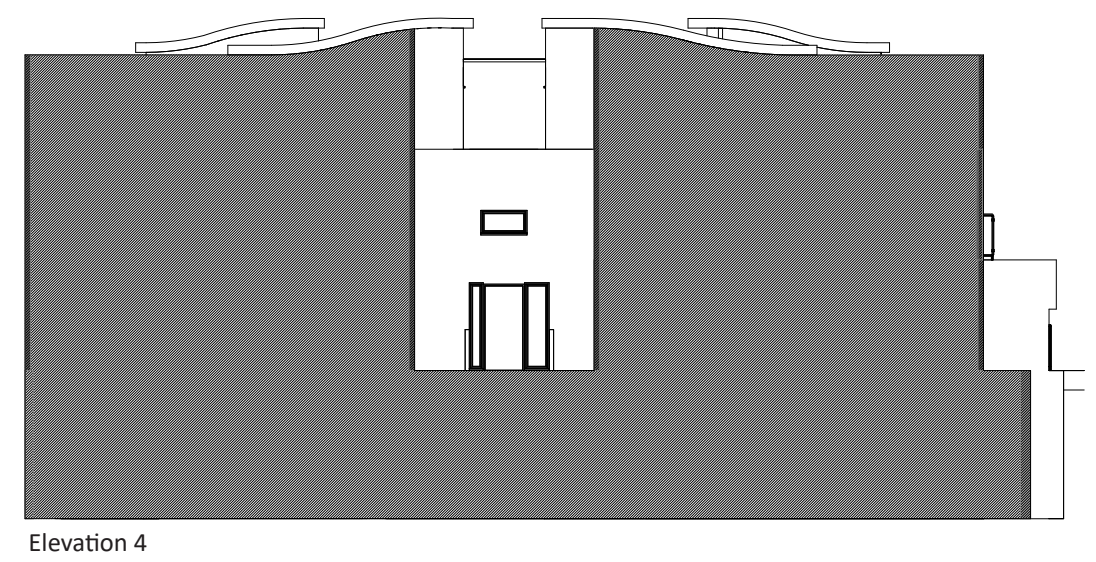
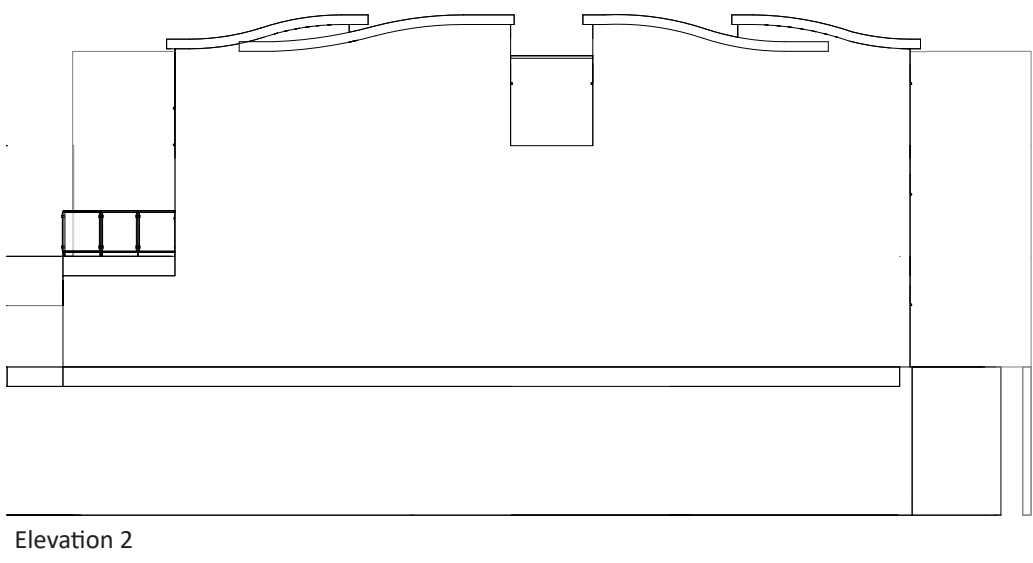


FIGURE 18 BLOCK 2 MAISONETTES PROPOSED ELEVATIONS



FIGURE 19 BLOCK 2 MAISONETTES PROPOSED SECTIONS