

8.0 Pre-Application/ Consultation

8.1 Pre-Application

(16.11.12)

Attended by conservation officer (Charlie Rose) and the planning officer (Robert Tulloch). For brochures etc please see Appendix A

Key areas proposed by the planning team to focus on:

1. Introduction of a break on the Agar Grove façade and a re-arrangement of the window spacing in order to harmonize with those on the surrounding buildings.
2. West facade window positioning, within the reveal, to minimize industrial language
3. Reviewing of the balconies (size and shape) and privacy provision
4. Reviewing of the west façade render returns to the north and south facades.
5. Reviewing of the roof edge detailing.

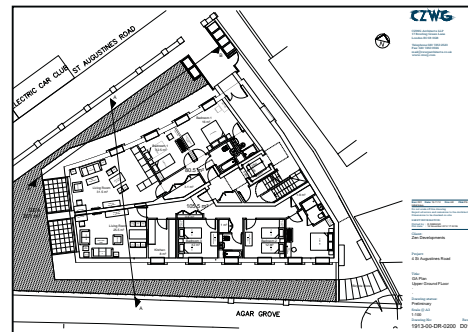
Application related requests:

1. Bicycle strategy confirmed to be 1 bike = 2 bed, 2 bikes=3beds
2. Code for Sustainable Homes level 4 to be achieved
3. Camden welcomed Zen developments' proposal to introduce an electric car charging point on the area currently occupied by the access to the site.
4. Camden confirmed expected S106 contributions to be on highways, public services and local amenities

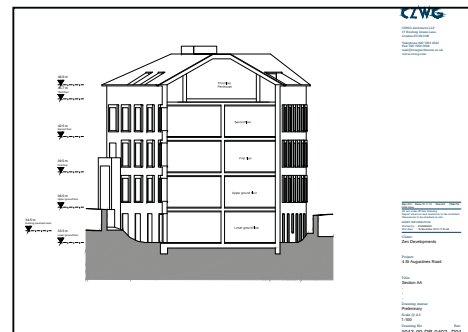
Following the pre-app, CZWG reviewed feedback and made some amendments to the design as well as further developing the design:
(Comments 1, 2, 3, 4, 5 were all incorporated)



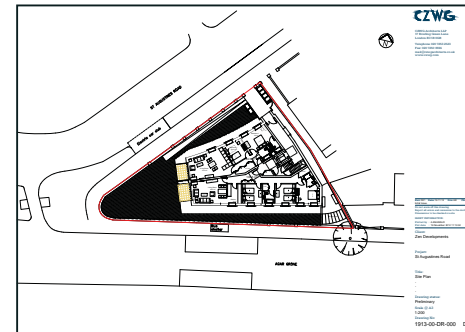
St Augustine's Road Street View



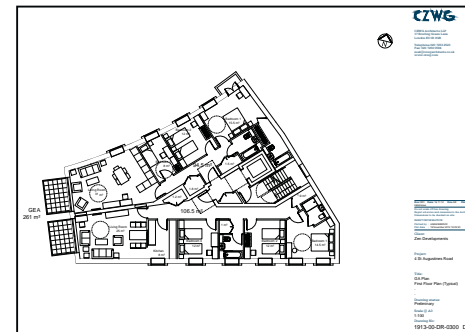
Upper Ground Floor



Contextual Photographs



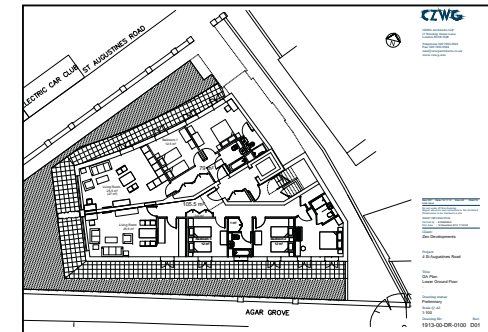
Site Plan



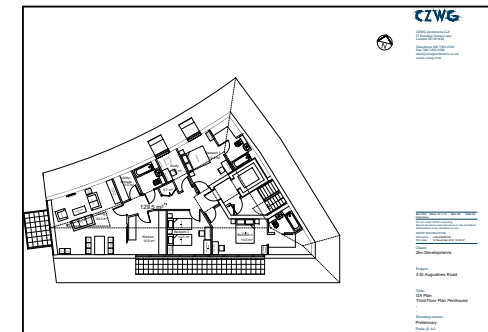
Typical Plan (1st and 2nd Floors)



Relevant Experience



Lower Ground Floor



Third Floor

	Gross External Area	Flat Number	Bedrooms (persons)	Net Area
Lower Ground floor	247	1	2(4p)	80.0
		2	3(6p)	105.5
Upper Ground Floor	265	3	2(4p)	80.0
		4	3(6p)	105.5
First Floor	265	5	3(5p)	94.5
		6	3(6p)	107.0
Second Floor	265	7	3(5p)	94.5
		8	3(6p)	107.0
Third Floor	170	9	3(6p)	128.0
Total	1212	9	2no 2b(4p) 2no 3b(5p) 5no 3b(6p)	902.0

Relevant Experience

8.2 Consultation

(12.12.12)

Hosted at the Irish Centre and attended by Local Residents. For leaflets, and boards etc. please see Appendix B

Key Points of interest:

1. Mixed reviews received for the planting around the west façade
2. Amenity space/ planting were seen as an asset
3. West façade's relationship with the pedimented villas on St. Augustine's Road was felt to be weakened by the choice of materials (brick)
3. East boundary queried: Wall height, materials and lighting arrangement
4. Resident requested for the southern end of the east facade to face Agar Grove head on
5. ROL / Daylight sunlight impact assessments were enquired about
6. Proposed density and massing were welcomed by local residents
9. Removal of basement was also welcomed
12. Local residents voiced concern with regard to the Camden Council's recycling facilities occupying the arrival area to Camden Square Conservation Area.

Following the consultation, we collected feedback forms which were shaped into a series of graphs by the chairman of the Local Residents Association. (Please refer to appendices of the planning Statement)

CZWG reviewed the feedback as well as taking the opportunity to further develop the design. As a result, the following changes were introduced:

1. The balconies were changed to curved ones with a planter only in their intersection.
2. The West façade was reinstated as render
5. A ROL assessor was appointed (Please refer to the relevant reports)
7. A line of windows was introduced on the smaller façade facing Agar Grove.



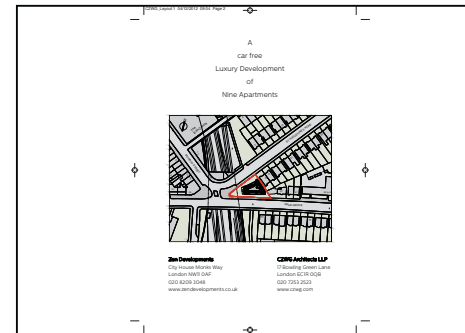
Leaflet



Section and Landscaping Elements



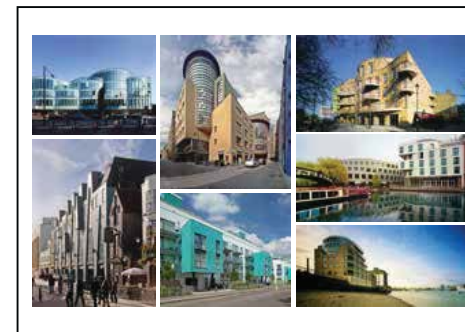
CZWG



Feedback Form



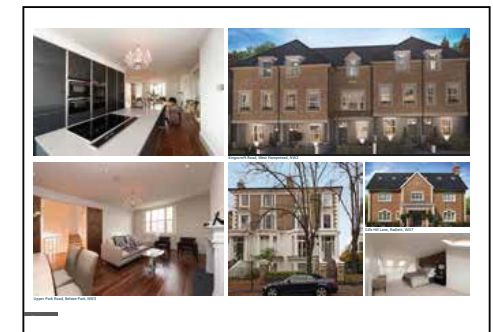
St. Augustine's Road Street View



Plans



Contextual Elevations



8.3 Pre-Application

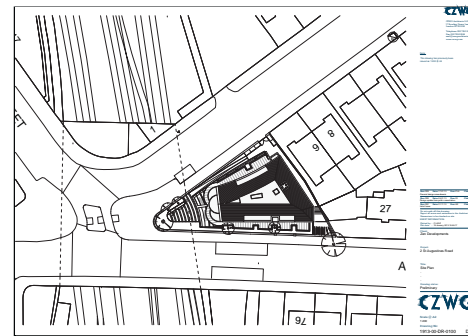
(18.01.13)

On the 18th of January, we met both the conservation officer (Charlie Rose) and the planning officer (Robert Tulloch) again in order to discuss the consultation process and to report progress. See Appendix C

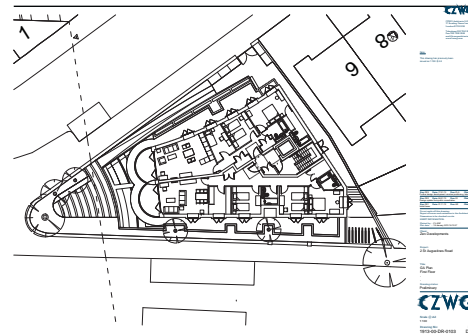
The meeting was positive. All changes incorporated on the design since the November pre- application meeting were welcomed:

New key areas proposed by the planning team to focus on:

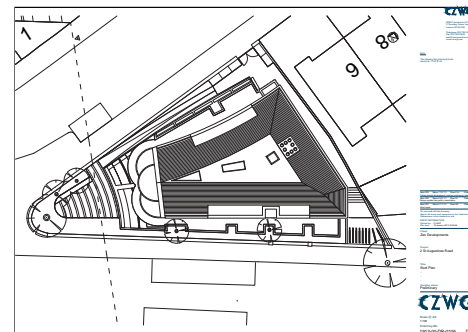
1. We were asked to not use RAL 9007 grey colour on the window frames
2. The change of material on the west elevation between the lower and the upper ground floor was questioned but defended from the aesthetical point of view by CZWG
3. Requirement to comply with Lifetime Homes confirmed
4. Requirement to comply with Code level 4 confirmed. CZWG presented assumptions to date.
5. Camden confirmed to be satisfied with the level of information reflected on CZWG's schedule of accommodation
6. Camden confirmed scope of the application to be in line with the previous application.



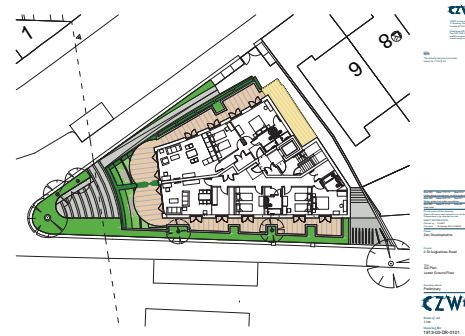
Site Plan



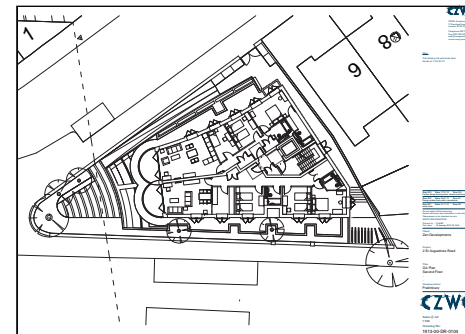
First Floor



Roof Plan



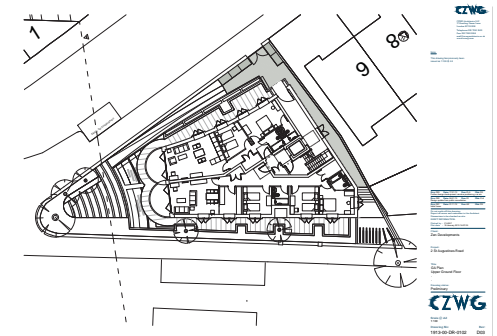
Lower Ground Floor



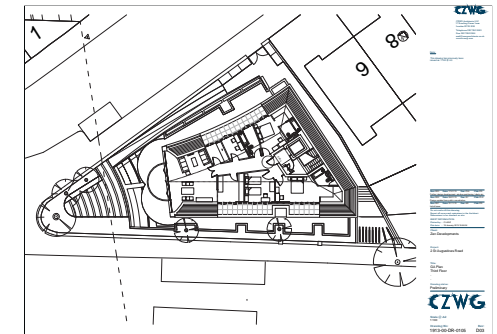
Second Floor



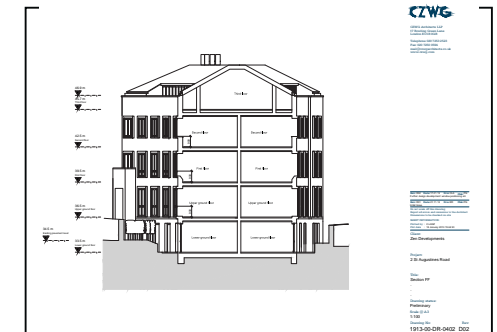
Section EE



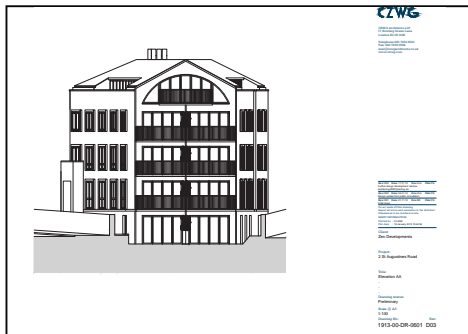
Upper Ground Floor



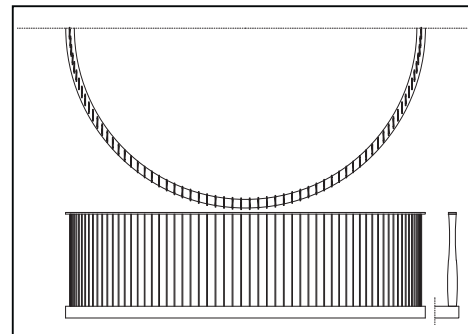
Third Floor



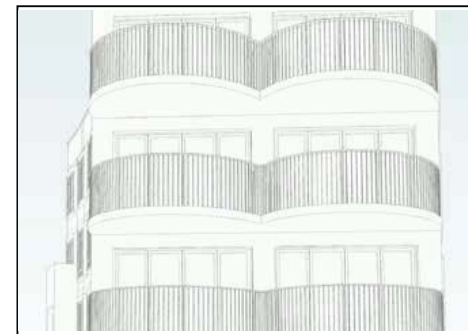
Section FF



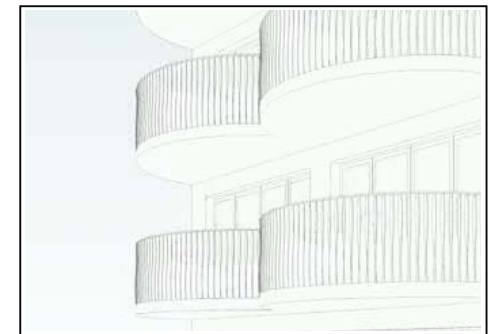
Elevation AA



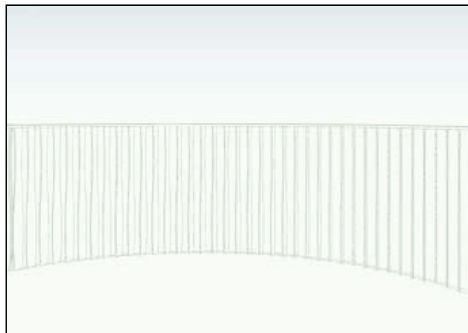
Balcony Plan



View of balconies from below



Side of the balconies



View from the balcony



Elevation BB



Elevation CC



Elevation DD



Contextual Elevations



Agar Grove , West Facade



Agar Grove, East View



St. Augustine's Road, West View

9.0 Access

9.1 Introduction

The Camden Square Area is easily accessible from both central London and Camden Town and as such, the site presents a good opportunity for growth .

9.2 Strategic Context

The National Planning Policy Framework (NPPF – Paragraph 34.) states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods and people. Therefore, developments should be located and designed where practical to:

- give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;

- consider the needs of people with disabilities by all modes of transport

9.3 Site specifics

The development includes no provision for car parking spaces within the site, however, it proposes the use of the existing access point as a new on-street electric car charging space.

We believe that this is in line with the London Plan which states that residential developments are encouraged in areas with good public transport and/or close to a town centre to lower car parking provision. It is also in line with Camden's own policies and targets to promote sustainable and efficient transport.

Car clubs do operate in the area, giving occupants convenient access to motor vehicles should they require.

The PTAL rating for this site is 3 or 'Moderate' , however, we do believe that the range of transport in offer and the proximity to Camden Town Centre makes

our proposal more than justifiable.

Each of the apartment has been allocated space to store two bicycles at ground level on the east side of the site.

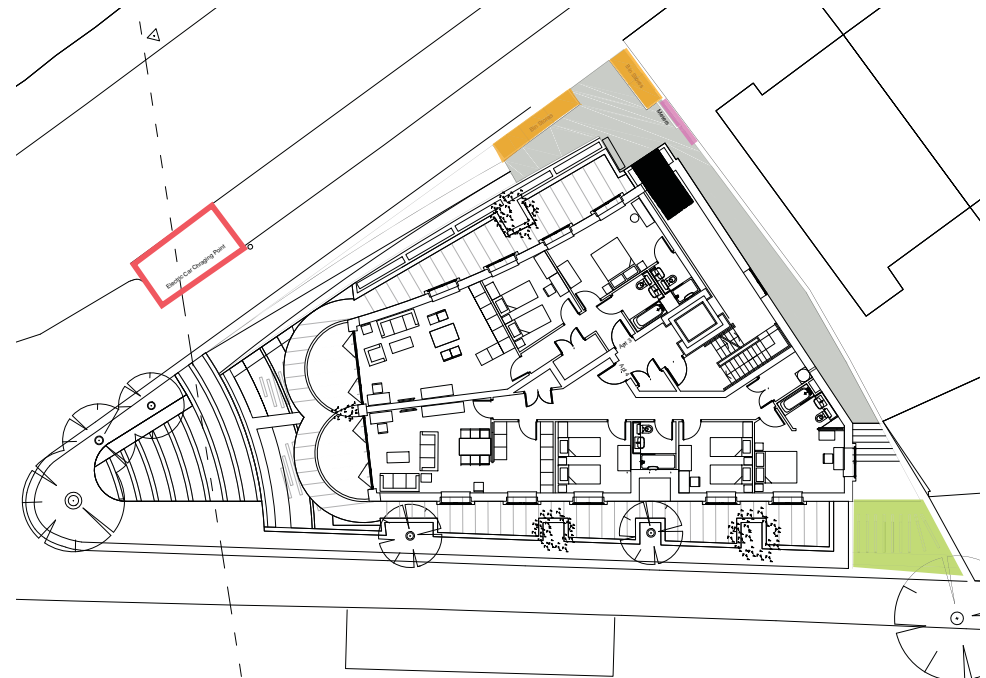
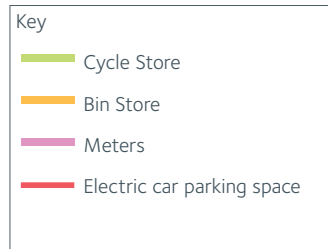
Access for Emergency Vehicles:

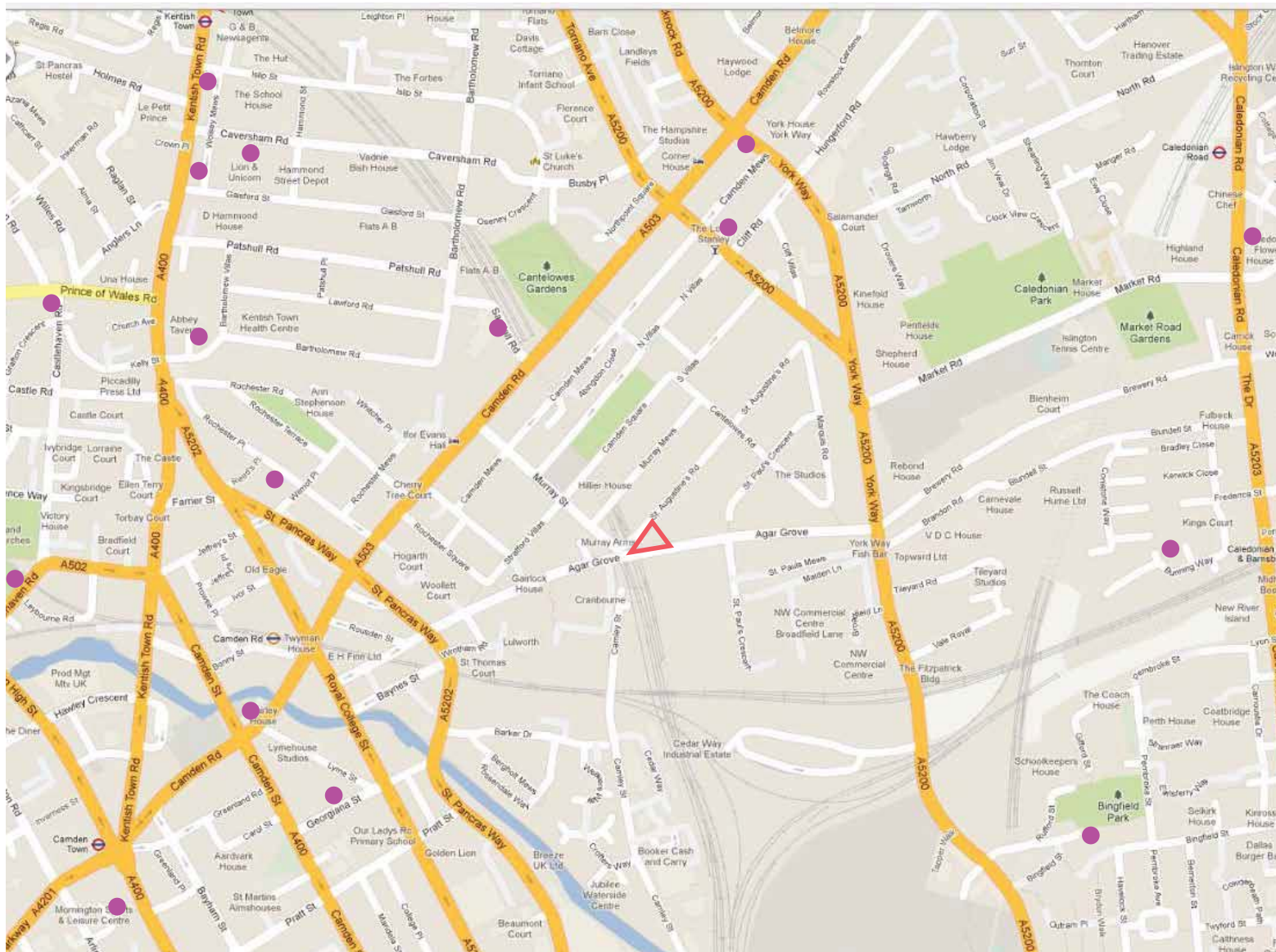
Access for emergency vehicles is from both St. Augustine's Road and agar Grove.

Access for Refuse / Recycling Collection:

The Bin Stores, are located in a convenient location close to the front door of the building . The bin stores are of sufficient size to accommodate and allow access to the equivalent of 72 l per person for Non-recyclable Waste and Recyclable Household Waste to fit in within the Camden Waste Management Strategy.

Furthermore, the enclosed stores are located by the main entrance to allow direct access by the Local Authority Refuse Collection Service omitting the need to place household waste containers on the pavements. Each flat also includes ample storage for recycled materials





Key

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Car Club Cars

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Main Traffic Routes

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Secondary Traffic Routes

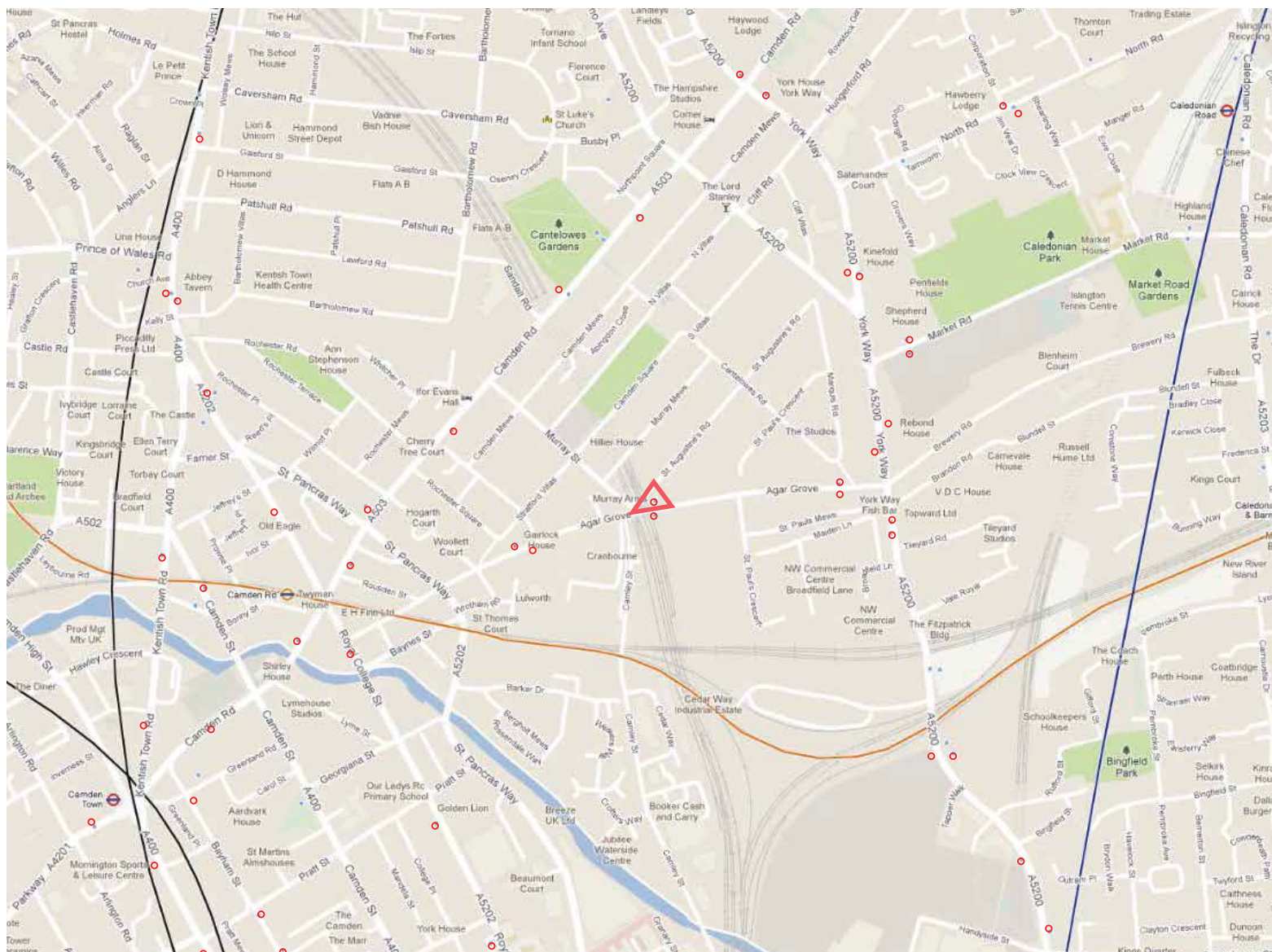
⬮

London Underground

⬮

London Overground



Map of main Road Connections & Car club cars
Not to Scale



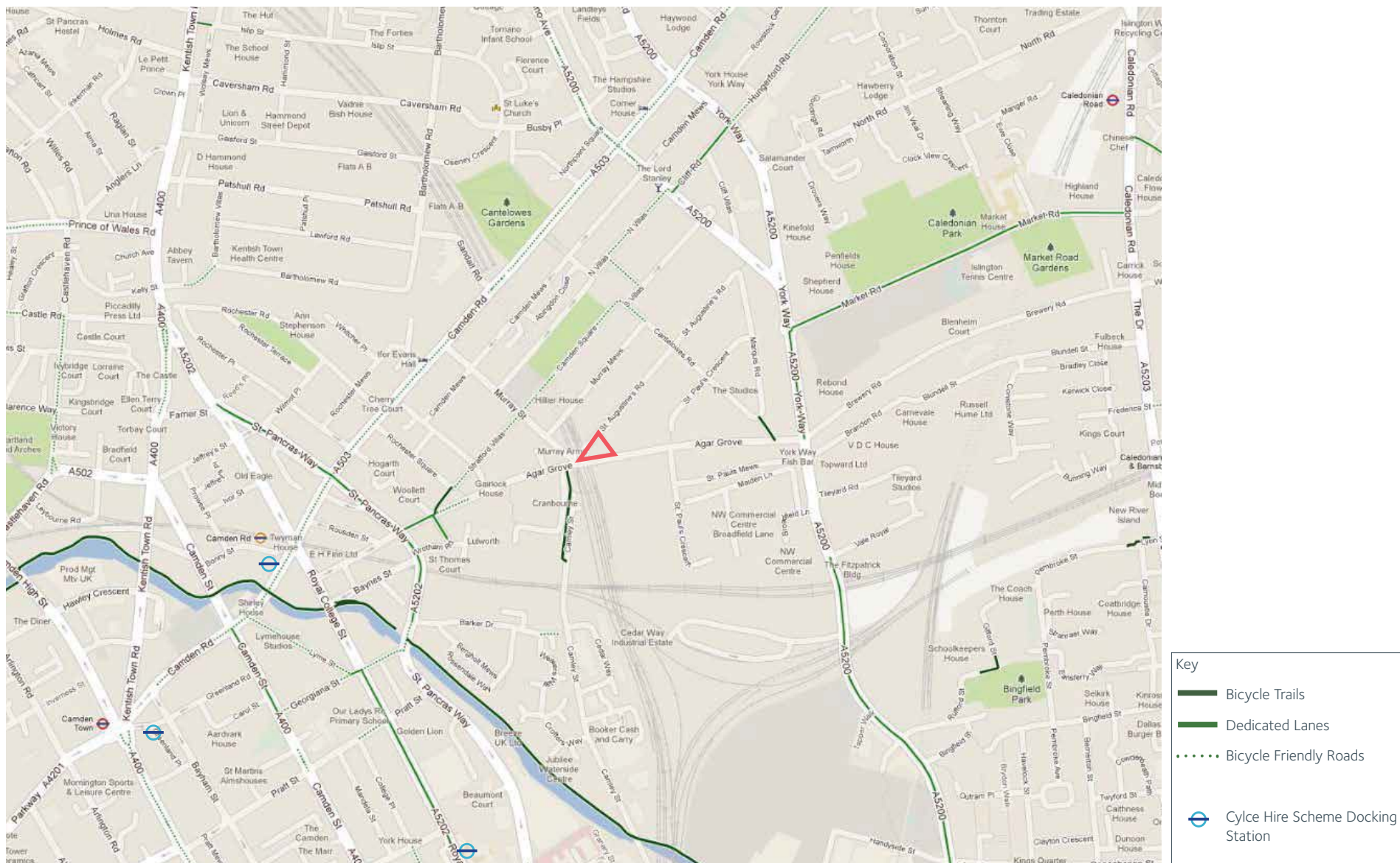
Buses

29	Trafalgar Square Wood Green	400 m
253	Euston Hackney Central	400 m
274	Islington Lancaster Gate	60 m
390	Archway Notting Hill Gate	450 m
393	Chalk Farm Clapton	450 m
N29	Enfield Trafalgar Square	400 m
N253	Aldgate Tottenham Court Road	400 m
N279	Trafalgar Square Waltham Cross	400 m
Overground:		
	Camden Road	550 m
Underground:		
	Camden Town	950 m

Key

- Picadilly Line
- Northern Line
- Overground
-  London Underground
-  London Overground
-  Bus Stops

Map of Public Transport Connections &
Streets



Map of Bicycle Connections & Routes
Not to Scale

Open Space:

Public open space in the local area is limited and does not meet the Borough's target for open space. However, the development site is in close proximity to various areas such as Camden Square (150m) and Canteloves Gardens (350m) where amenity is provided to the local community.

There are also various sporting and recreational activity areas, which provide a safe and secure amenity for all residents of the area.

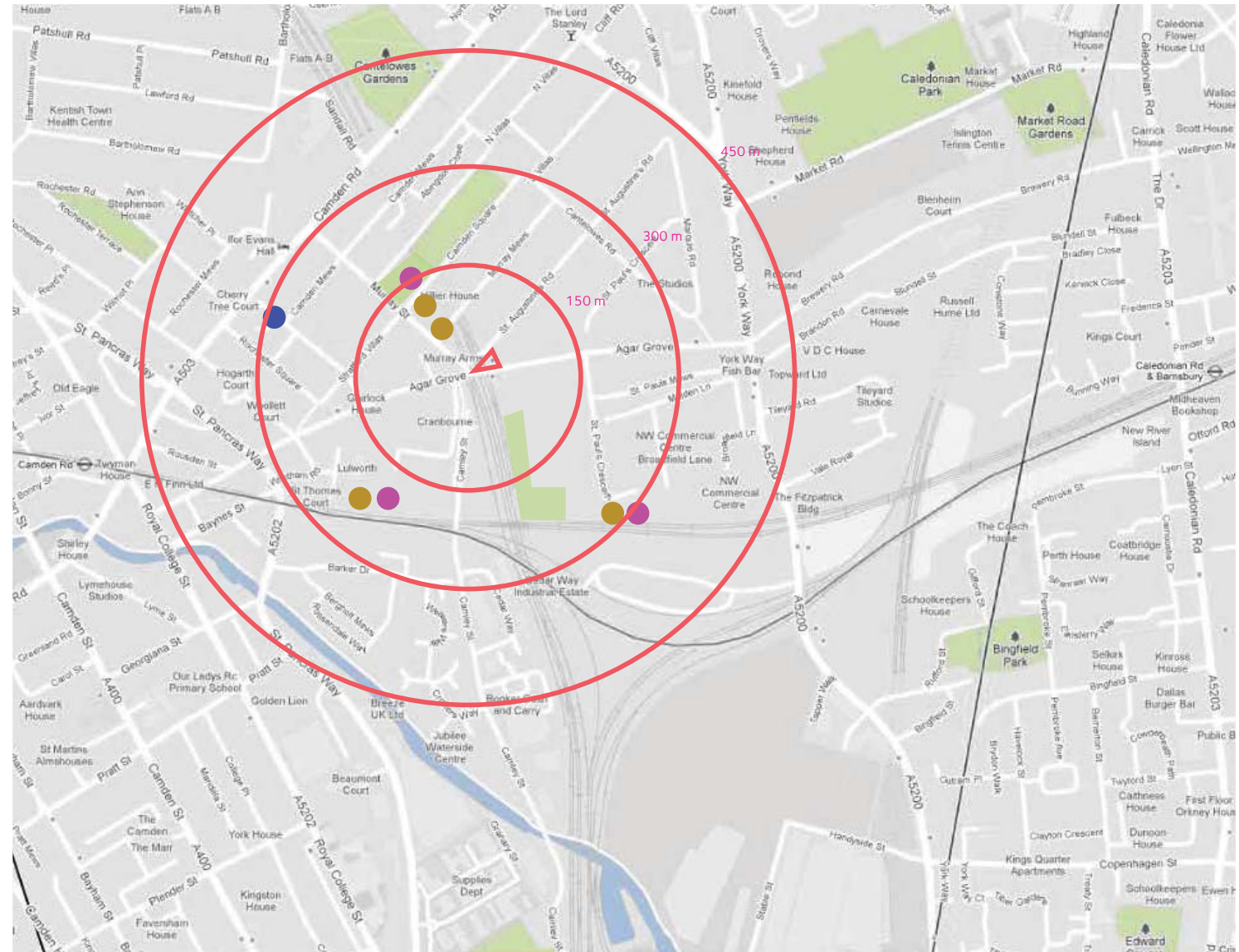
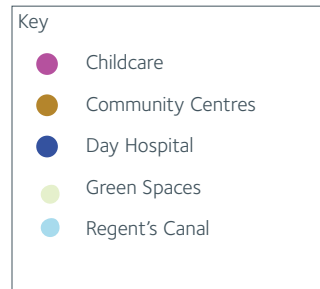
- Basketball court at nearby Maiden Lane Estate (150m)
- Basketball courts at Caledonian Park (500m)
- Football ground and sports centre by Market Road Gardens (600m)
- Skate park on Canteloves Gardens (350m)

Both Regent's Park and Primrose Hill are 1500 m west of the site and can be easily accessed by bus (274), and Hampstead Heath is 2000 m away, also accessible by bus.

Community services:

The area is catered for by various community centers providing services such as support to local ethnicities, childcare and adult education.

There is also a local Day Hospital in nearby Camden Mews.



Map of Open Spaces and Community Services
Not to Scale

