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:

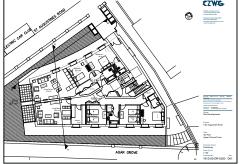
- 1. Introduction of a break on the Agar Grove façade and a re-arrangement of the window spacing in order to harmonize with those on the surrounding buildings.
- 2. West facade window positioning, within the reveal, to minimize industrial language
- 3. Reviewing of the balconies (size and shape) and 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:

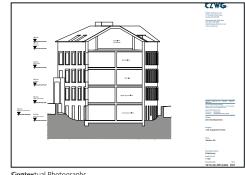
- 1. Bicycle strategy confirmed to be 1 bike = 2 bed, 2 bikes=3beds
- Code for Sustainable Homes level 4 to be 2. achieved
- 3. Camden welcomed Zen developments' proposal to introduce an electric car charging point on the area currently occupied by the access to the site.
- 4. Camden confirmed expected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



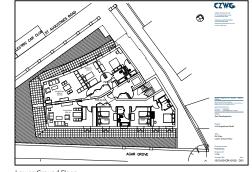


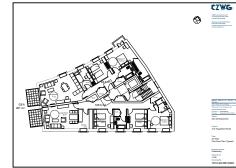
Upper Ground Floor



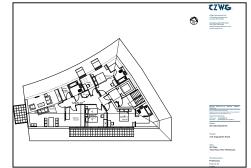
Septentual Photographs











Typical Plan (1st and 2nd Floors)



Third Floor

4 St Augustine's Road									
\$	Schedule of Accom	modation							
	Gross	Flat	Bedrooms	Net Area					
	External Area	Number	(persons)						
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					
			- SEF/						
Total	1212	9	2no 2b(4p)	902.0					
			2no 3b(5p)						
			5no 3b(6p)						

SeheldeleetufpAcontenBelletviont 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

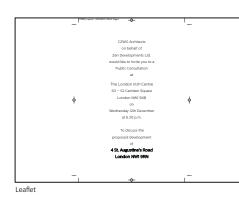
#### Key Points of interest:

- 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
- Resident requested for the southern end of the 4. 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:

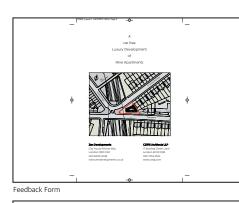
- The balconies were changed to curved ones with 1. a planter only in their intersection.
- The West façade was reinstated as render 2.
- 5. A ROL assessor was appointed (Please refer to the relevant reports)
- 7. A line of windows was introduced on the smaller façade facing Agar Grove.





Section and Landscaping Elements













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:

- We were asked to not use RAL 9007 grey colour 1. 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

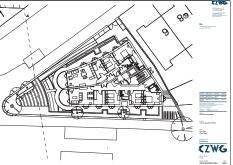
Requirement to comply with Lifetime Homes 3. confirmed

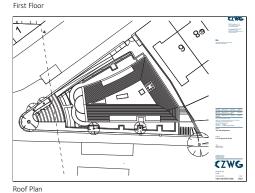
4. Requirement to comply with Code level 4 confirmed. CZWG presented assumptions to date.

Camden confirmed to be satisfied with the 5. level of information reflected on CZWG's schedule of accommodation

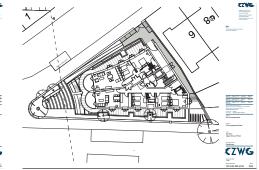
Camden confirmed scope of the application to be 6. in line with the previous application.



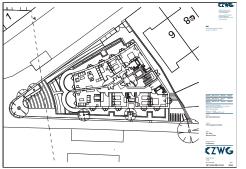




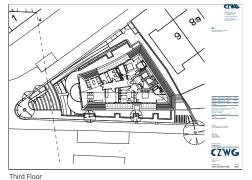




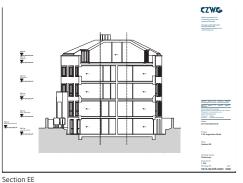
Lower Ground Floor

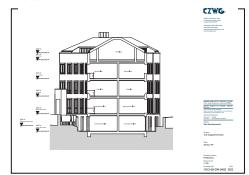


Upper Ground Floor

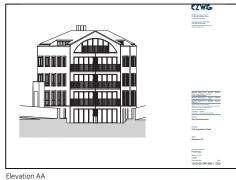


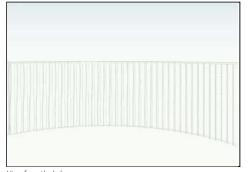
Second Floor





Section FF

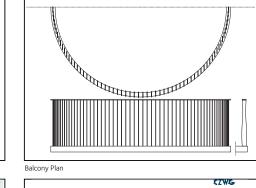




View from the balcony

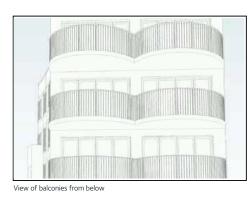


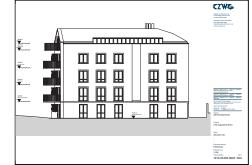
Contextual Elevations



ЩЩ And the second s Π П Ш П Π Ш In company of the local sector of the local se Ш П Durating matrix Patientiany finale () A1 5100 Durating Kin Rev 1913-00-DIR-0502 D03 Elevation BB

Agar Grove , West Facade





Side of the balconies



Elevation CC



Agar Grove, East View

Elevation DD



St. Augustine's Road, West View

Side of the balconies

1913 St. Augustine's Road, London (ZWG

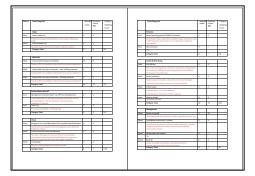
48

dóress:		2 28 Augustins's Road, Camden																				
erix:								Zen Developmen	ta .						CZW	1						
g No.:								1913-00-5C-0100							C Z YY	G						
hitects								CZWG														
edification:								Medium - High														
de:								05.01.2012														
ole:																						
evel 1	Lower Grou																					
				Flat Number	Flat Type	NIA (Som)	NIA (So Pi)	Befrooms	Occ. (People)	Amenity (som)	Aspect	Tenure	Hab, Rooms	Livingåd (som)	Living (sam)	Kitchen (som)	Study	Red 1 (som)	Bed 2 (sam)			
EA (sq m)	GEA (SQ I)	GIA (sq m)	GIA (sq1)	Fiat Number	Hat Type	NIA (Sq m) 80.20	NIA (SQ H) 863	Bedrooms	Occ. (People)	Amenity (sqm)	NW	Private	Hab. Rooms	Living/kit (sqm) 31.30	Living (sqm)	Kitchen (sqm)	Study	16.50	12 20	Bed 3 (sqm)	Bathrooms	Storage (sqm) 2.50
					B B	109.20	1 181	2	2	40	SW	Private	3	31.30	24.20	8.90		13.60	11.90	12.00	2	4.85
247.9	2668 37	004.0	0000.05	4	B	189.9	2 044	50	10.0	40	511	Private	7.0		29.20	0.90		13.60	11.90	12.00	4	9.00
241.2	2000.37	441.2	2362.00		_	169.9	2,044	2.0	10.0	02.9	_	_	1.0				_					
ave 2	Upper Grou	nd Floor																				
EA (sa m)	GEA (sq f)	GIA (sq m)	GIA (saf)	Flat Number	Flat Type	NIA (Sam)	NIA (Sg Ft)	Bedrooms	Occ. (People)	Amenity (som)	Aspect	Tenure	Hab, Rooms	Living/kit (sam)	Living (sam)	Kitchen (sam)	Study	Bed 1 (sam)	Bed 2 (sam)	Bed 3 (sam)	Bathrooms	Cobd / Stra (sar
				3	C	80.20	863	2	4	7.3	NW	Private	3	31.30				16.50	12.20		2	2.50
				4	D	107.20	1,154	3	6	7.3	SW	Private	4		24.20	8.90		13.60	11.80	12.10	2	4.10
265	2852.43	235.3	2532.75			187.4	2,017	5.0	10.0	14.6			7.0									
						_	-															
	First Floor																					
GEA (sq m)	GEA (sq f)	GIA (sq m)	GIA (sq f)	Flat Number				Bedrooms	Occ. (People)	Amenity (sqm)			Hab. Rooms	Living/kit (sqm)	Living (sqm)	Kitchen (sqm)	Study				Bathrooms	Cpbd / Strg (sqr
				5	E	95.60	1,029	3	5	7.3	NW	Private	4	31.50				15.20	11.80	9.80	2	3.00
				6	F	106.80	1,150	3	6	7.3	SW	Private	4		24.20	8.90		13.60	11.80	12.10	2	3.80
262.7	2827.68	235.5	2534.90			202.4	2,179	6.0	11.0	14.6			8.0									
Level 4	Second Flor																					
			1014 (and 0	Flat Number	1 mar 1	NIA (Som)		Bedrooms	One (Decele)	Amenity (som)	Aspect		Ush Barren	Living/kit (sgm)	Living (sam)	Kitchen (som)	Cardon Andrew	Ded 4 (see )	Ded O (see )	Ded 5 (see )	Cash or a second	Cobd / Stra (sar
acw (sd m)	GEA (sq I)	Olw (sq m)	GIR (sq1)	Flat Number	Fiat Type	95.60	1 (29	Bucrooms	Occ. (People)	Z 2 3	NW	Private	Hab. Rooms	31.50	Living (sqm)	Kitchen (sqm)	Study	15.20	11.80	9.80	2	Cpbb/ 80g (sqr 3.00
			-	8	Ē	106.80	1,150	3	6	7.3	SW	Private	4	51.50	24.20	8.90		13.60	11.80	12.10	2	3.80
262.7	2827.68	225.2	2522.75			202.4	2 179	60	11.0	14.6		11110/0	20		17.10	0.30	-	13.00	11.00	14.10	<u>^</u>	3.00
					-																	
	Third Floor																					
avel 5			GIA (snf)	Flat Number	Flat Type			Bedrooms	Occ. (People)				Hab. Rooms	Living/kit (sqm)	Living (sqm)	Kitchen (sqm)			Bed 2 (sqm)		Bathrooms	Cpbd / Strg (sqt
	GEA (sq f)														34.30	10.50	5.70	15.40	21.20			
evel 5 3EA (sq m) 180.9		161.6		9	G	139.60 139.6	1,503	3	6	31.5 31.5	NSW	Private	5							13.20	3	4.80

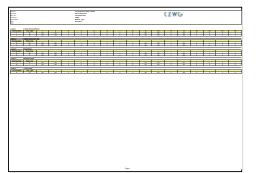
Av. Size Tota NIA 863 1,72

Casteria	Cade Categories	-	Puelinat	Gaugara
		19985	166	faster
	Energy and 000 Emissions	-		
é nati	Durling anission rate	**	*	
	20% improvement (min)			
é nev	fabric energy allocary	•	*	
	e manufaction local			
4 martin	Energy-display devices	~	a.	
	Connect electricity ANE primary treating functions unsplice data are displayed to occupants by a connectly specified among display desize.			
é mati	Erying man	+	*	
	4.7 as 2 landmann drying apprprint copable of holding 4 cm (mar- the main bath, drive retractable lines 1.2m <sup>-1</sup> 4)			
	<ul> <li>For Elastroan drying equipment capable of holding dron (near- both hadro, drone entractable lines i. Sn 74)</li> </ul>			
 d raf.	Energy-interfact white grants		2	
	Folges, Issuers, Issign Insean, working machines and debuschers have an A sating under the Du Energy Efficiency Labellow Colorest			
(md)	External lighting			
	al induced space lighting including lighting in summer area, is previded by deducted aways efficient finings and all samerby light limits are designed for aways efficiency and are controlled.			
6.46	Low and some markets including in	2		
	**	-		
4 math	Cpile storage	2	2	
	2 and 3 hadrone deallings - stronge for 2 spins (Cambon has only requested to have 2 in the three lead but this amplificational and an additional world).			
6140	Poste silve			
	collicient space and services have been provided which allows the acceptanticle set up a home office in a suitable quiet soon			
	Gategory Tabal		45	36.4

Code for Sustainble Homes Asumptions



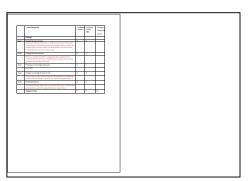
Schedule of accommodation



Mix

8 6

2 Bed



Lifetime Homes checklist

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 transpory 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:

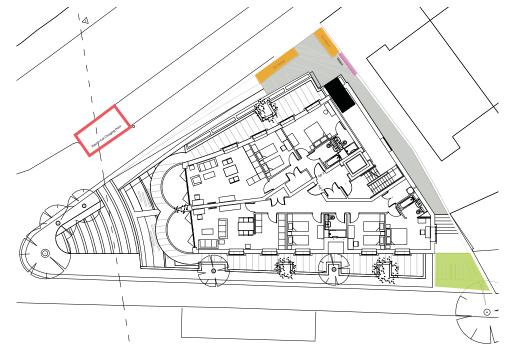
Access for emergency vehicles is from both St. Augustine's Road and agar Grove.

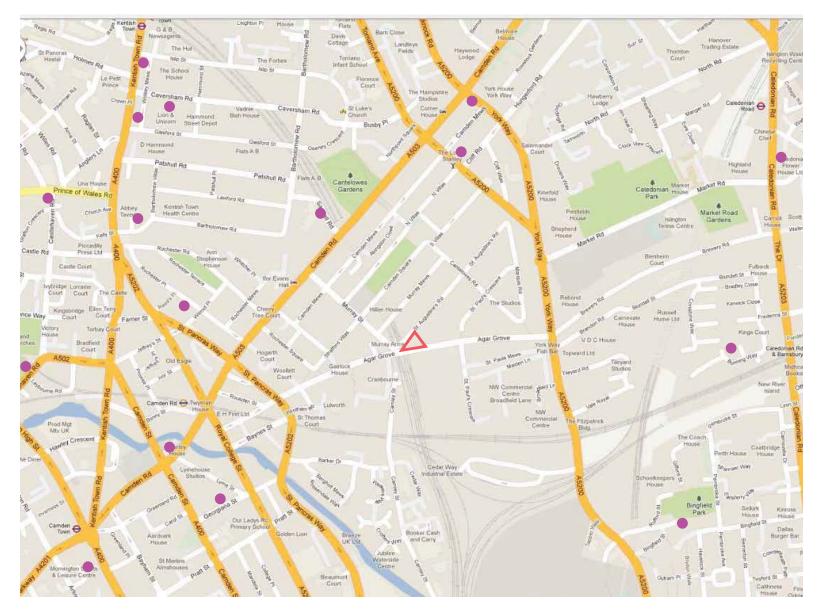
Access for Refuse / Recycling Collection:

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

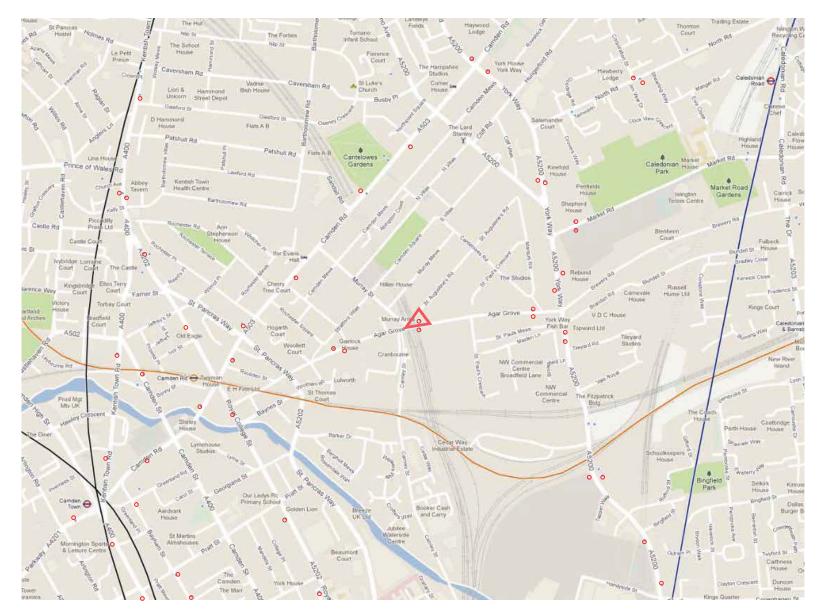








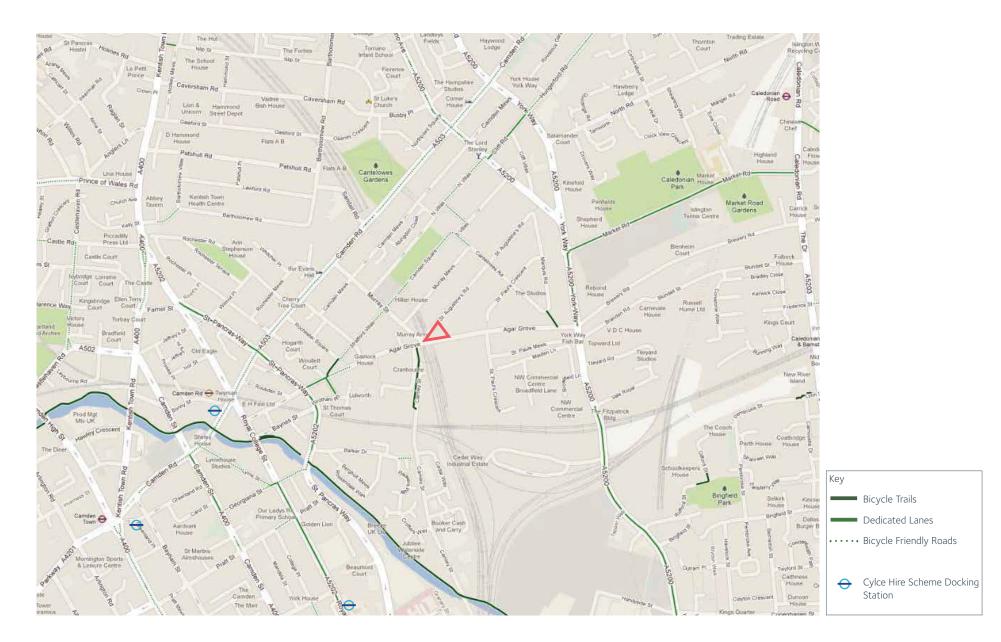
Map of main Road Connections & Car club cars Not to Scale



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 Ro	400 m ad							
N279	Trafalgar Square Waltham Cross	400 m							
Overground:									
Camden Road 550 m									
Underground:									
Camden Town 950 m									
Kov									



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 Cantelowes 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.

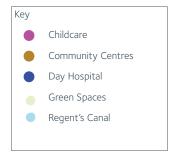
Basketball court at nearby Maiden Lane Estate (150m) Basketball courts at Caledonian Park (500m) Football ground and sports centre by Market Road Gardens (600m) Skate park on Cantelowes Gardens (350m)

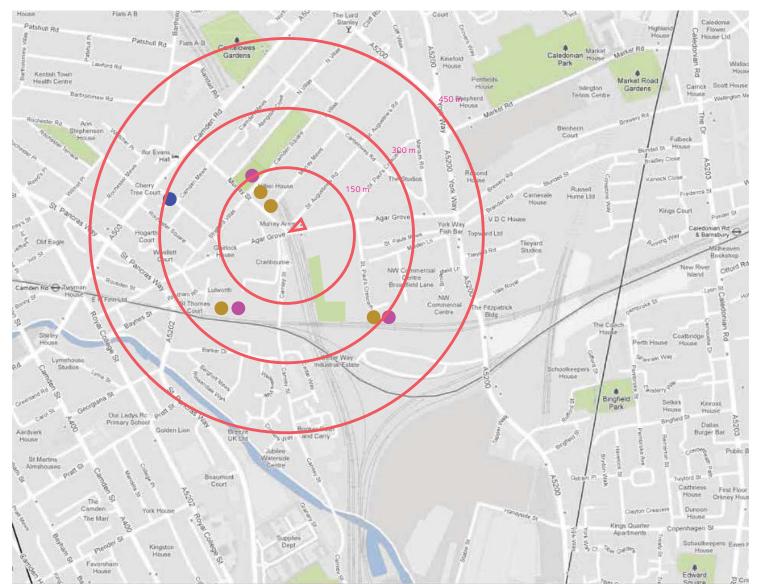
Both Regent's Park and Primrose Hill are 1500 m west of the site and can be easily accessed by bus (274), and Hampstead Heath is 2000 m away, also accessible by bus.

#### 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