

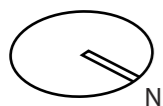
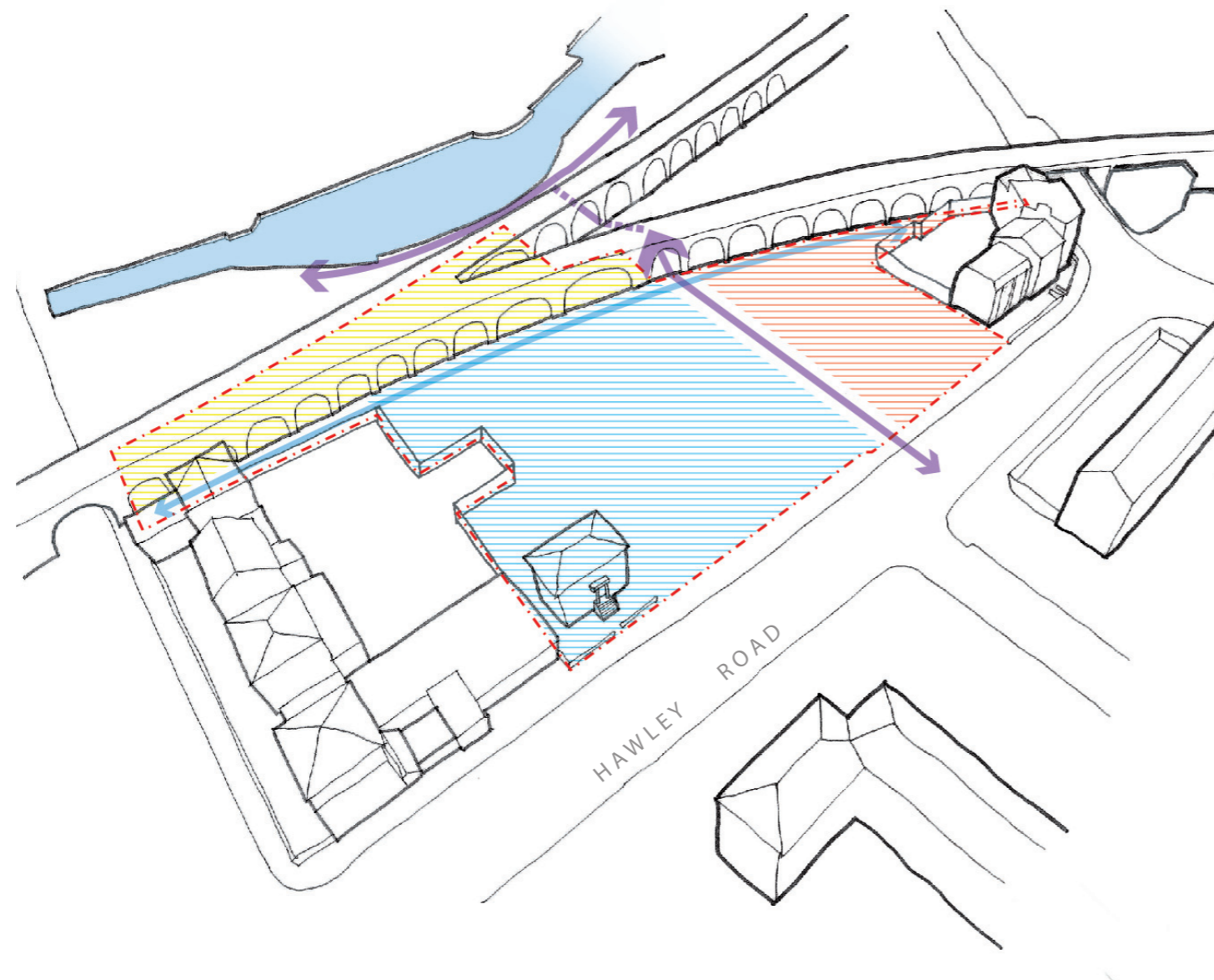
## 4.0 Key Design Moves

### 4.1 Public Route

- Area B is divided into 3 distinct uses:

-  Residential
-  School
-  Employment

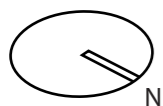
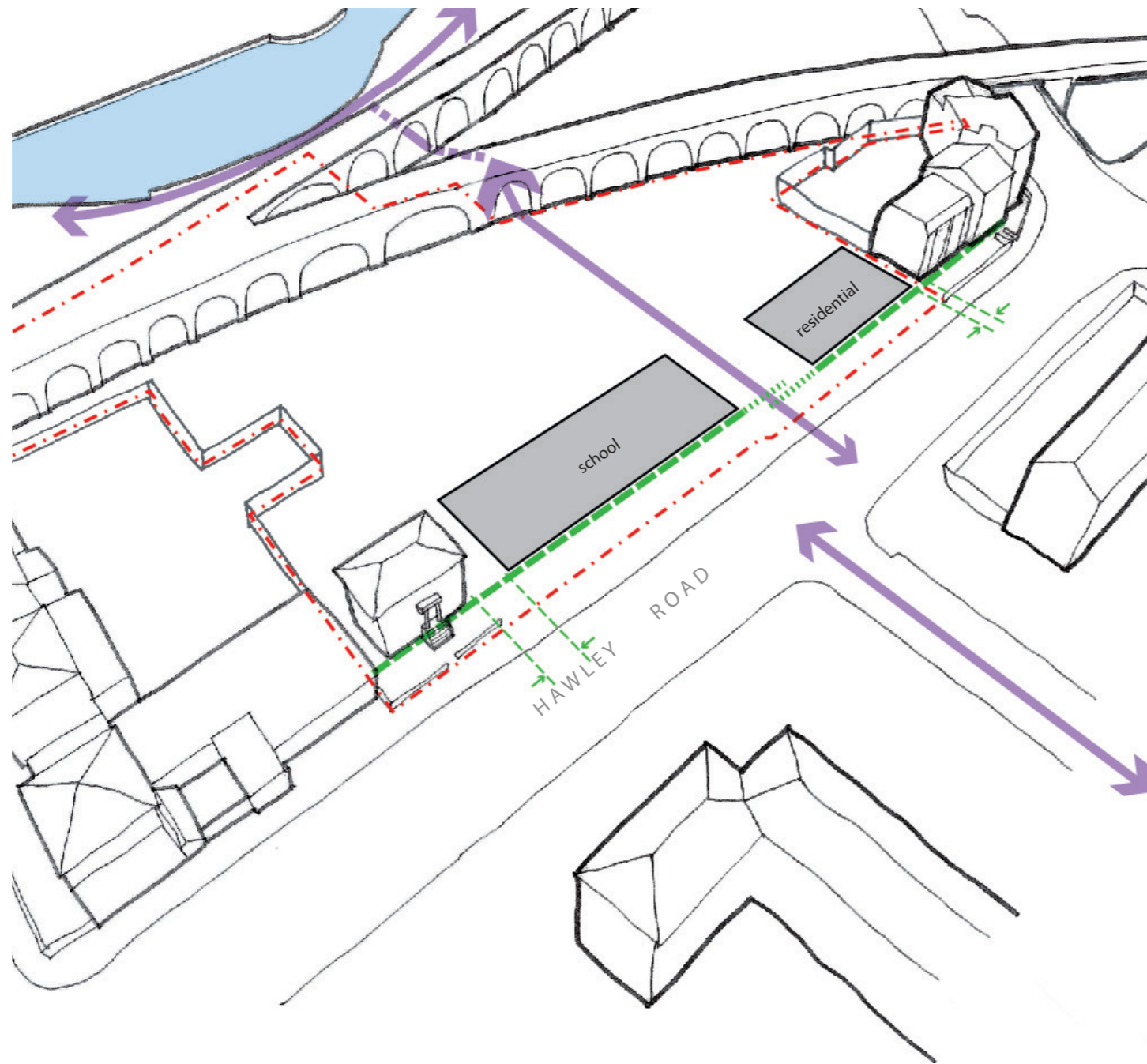
- A new link is to be created through the site running from north to south, connecting the residential areas to the north with the Camden Lock Village masterplan and the edge of the Regent's Canal.
- The position of this route has been used to divide the site into school and residential uses.
- Part of the brief for this route is to encourage movement from north to south but to restrict the flow of market visitors from south to north. Local community groups have expressed a strong desire to protect the local residential communities from the market.
- The Grade II listed building at 1 Hawley Road is to be converted to educational use.
- A railway viaduct abuts Area B on its southern edge. To allow for emergency access for Network Rail a zone 5m wide has been allowed for within the design proposals.



## 4.0 Key Design Moves

### 4.2 Building Lines

- The proposed building lines are continuations of the prevailing existing building lines
- The new route has been intentionally staggered against the existing route that runs through Torbay Court on the opposite side of Hawley Road. This has been designed to reduce permeability from the market to the south.
- The distance between the proposal and neighbouring properties has been established by existing adjacencies.



## 4.0 Key Design Moves

### 4.3 Open Spaces: Residential

- The proposed residential building that faces Hawley Road is extended back through the depth of the site in an 'L' plan.

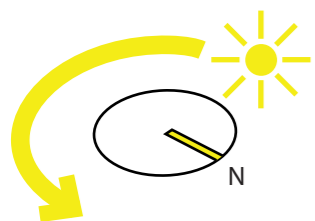
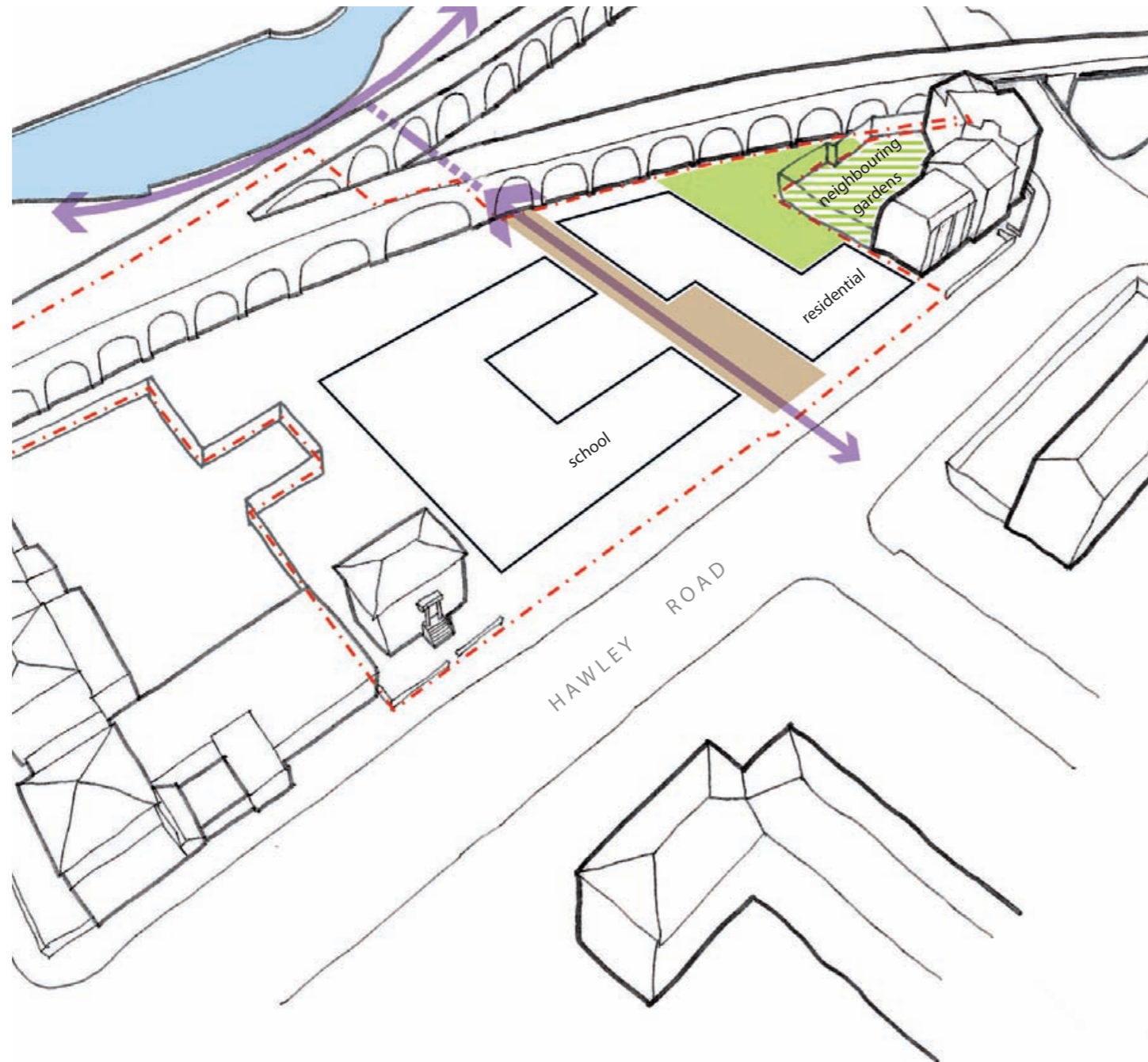
- Two types of open space are created by this move

public courtyard  
& pedestrian route

communal private garden for  
use by residents of Area B

- A small public square addresses Hawley Road and signifies the entrance to the pedestrian route.

- The proposed communal private garden is located to the southwest of the main building mass and adjacent to existing neighbouring gardens providing a degree of privacy and direct sunlight.

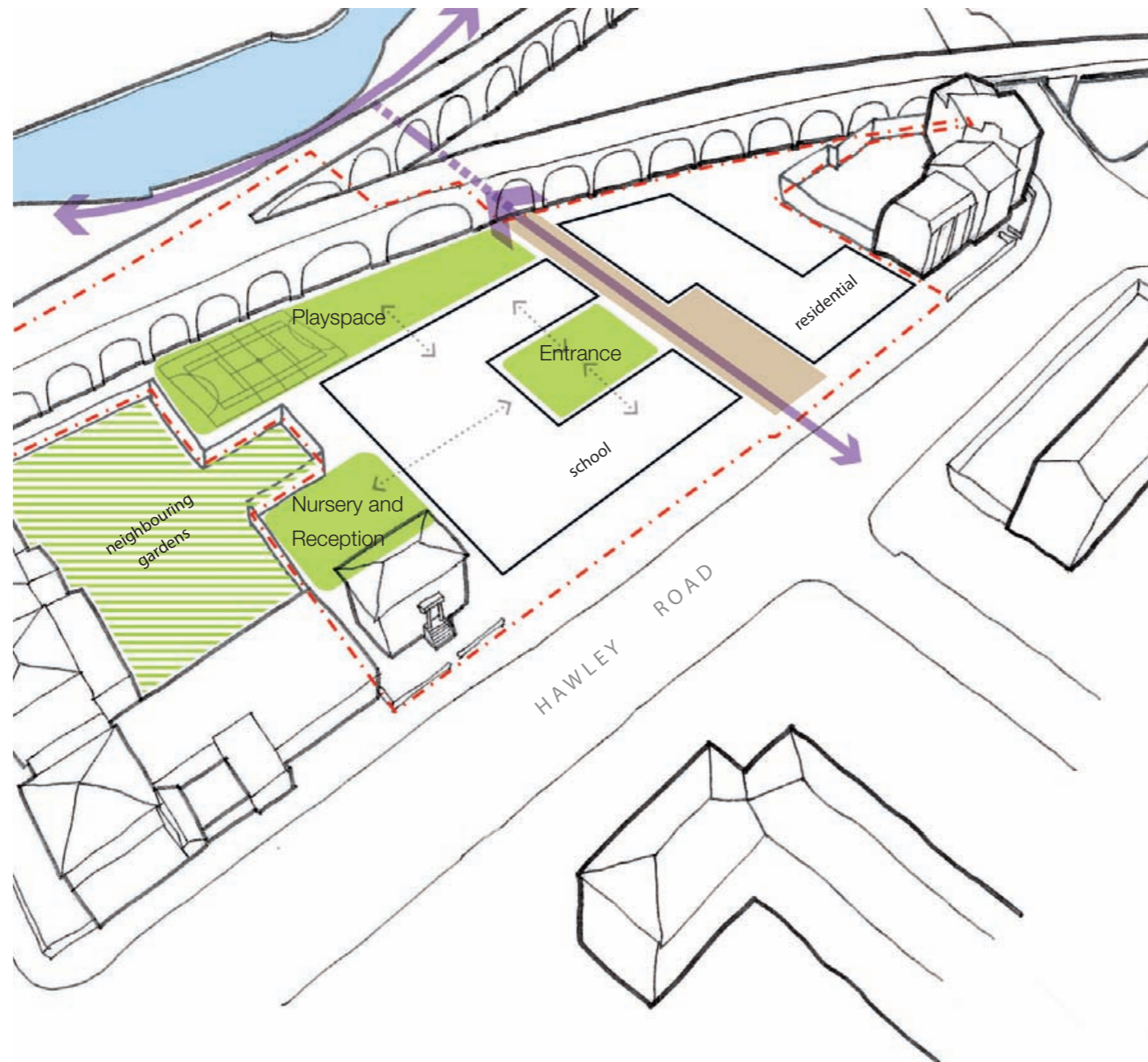


## 4.0 Key Design Moves


### 4.4 Open Spaces: School

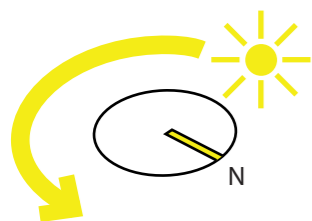
The illustrative images opposite show how the school building forms a courtyard defining a series of external amenity spaces at ground floor. These are:

- To the East: A new amenity space is created for the nursery and reception classes which is accessible directly from their learning spaces. A new domestic scale garden will also be created to the rear of No.1 Hawley.
- To the South: Play space is located to the south of the site, including a MUGA. The siting of the school must allow for a MUGA (multi use games area) to be located within the site boundary while minimising overlooking from the adjacent residential properties (existing and proposed). Years 1,2 and 3 will have direct access from their learning spaces to this external amenity.
- To the Western Boundary. The main pupil and parent entrance at the start and end of the school day is off the new pedestrian route into a private courtyard space within the school. This space forms the heart of the new school, creating a new village green for a village school.
- It is proposed that the external amenity space is supplemented by play space at roof level.
- It is also proposed that the school's external space is supplemented by the use of the existing MUGA on Castlehaven Road.



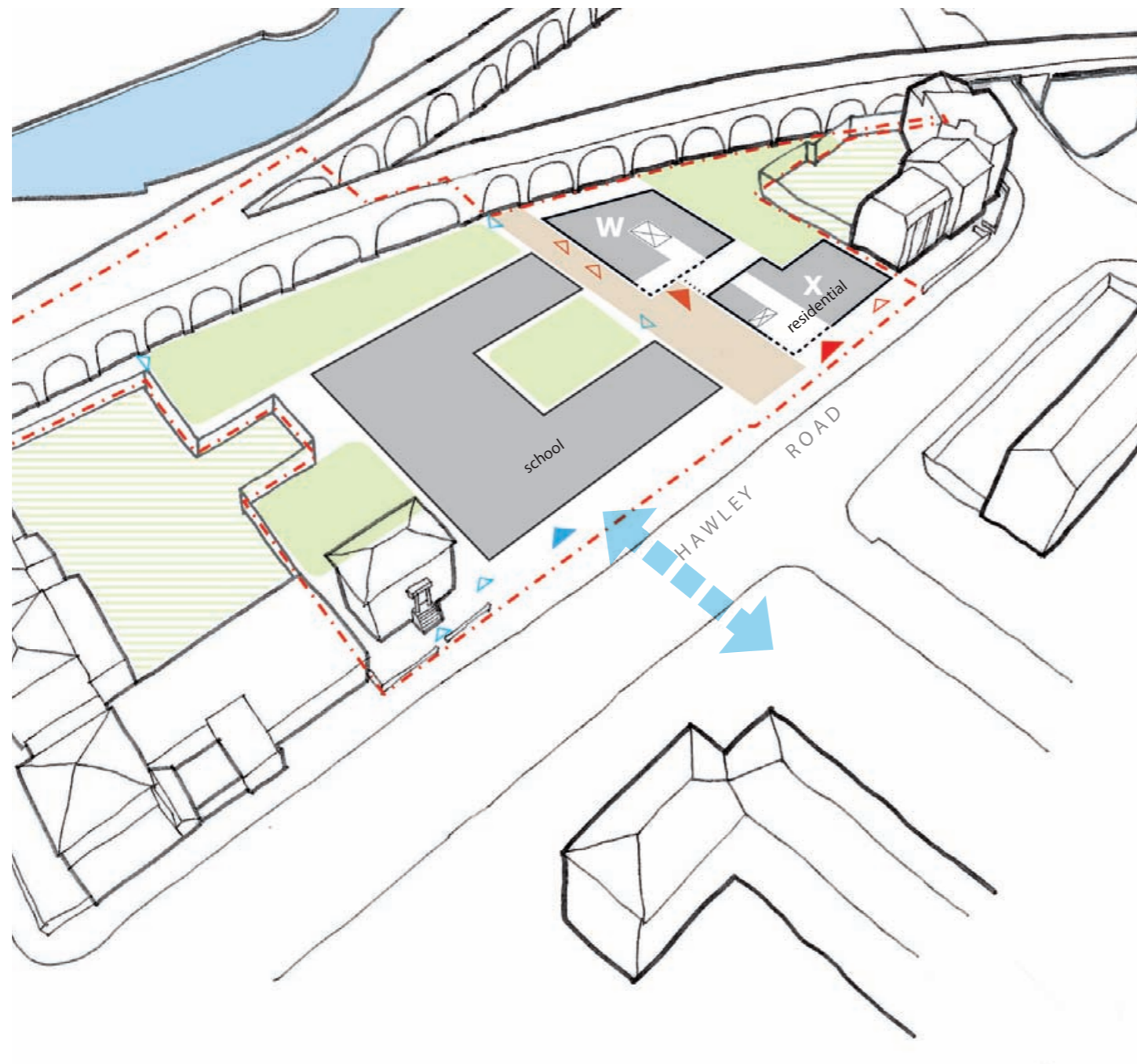
 public courtyard & pedestrian route

 school amenity area



## 4.0 Key Design Moves

### 4.5 Access and Entrance

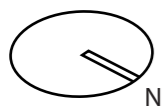


#### RESIDENTIAL

- Access is granted to the communal private garden through a double height external entrance area that also links directly into the vertical circulation for both residential buildings.
- An entrance and reception area for building X is located on Hawley Road.
- Ground floor units are accessed directly through individual front doors providing an active frontage to all public areas of the proposal.

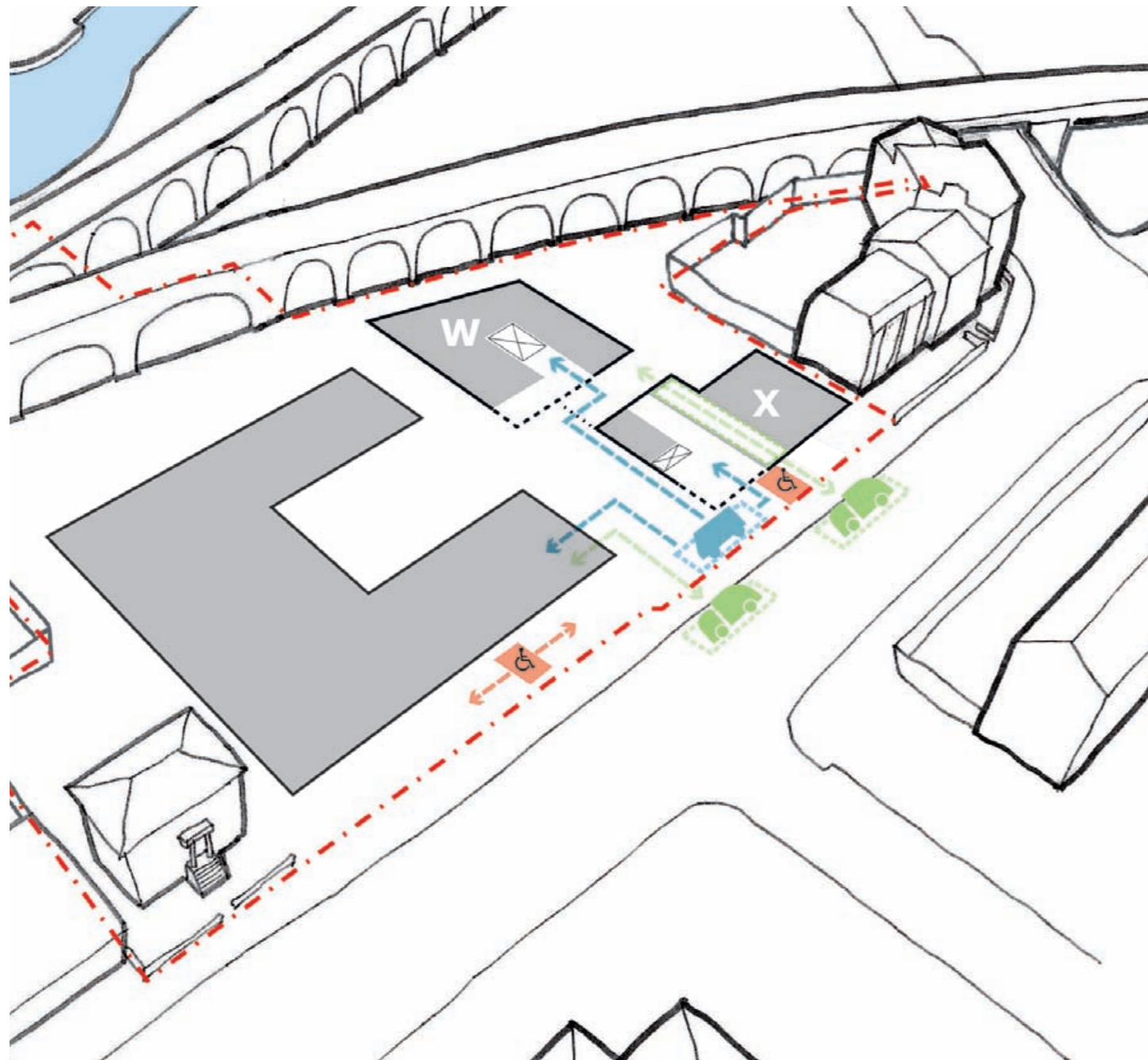
#### SCHOOL

- The primary visitor entrance to the School building is set back off Hawley Road.
- The main pupil entrance to the school is off the new pedestrianised route to the west into a generous private courtyard. Away from the busy Hawley Road, this will be main parent and pupil entrance at the start and end of the school day, giving further levels of activity to the public routes and space.
- External access for nursery and reception may also be via a new entrance between No.1 Hawley and the school building. This will allow pupils to be picked up during the day.
- Access at the southern end site is provided to the Network Rail access zone and to allow out of hours community access to the MUGA.
- A pedestrian crossing relating to the school entrance on Hawley Road will be considered through further consultation with LBC. The location and design of this crossing does not form part of this application.



## 4.0 Key Design Moves

### 4.6 Vehicular Access



- In order that Area B can be completely car free (with the exception of emergency vehicles), a number of strategies have been adopted through consultation with LBC.

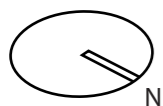
- Vehicular access for residential and school uses has been consolidated within Area B. This means that the site area used for vehicular access is kept to a minimum and that the main pupil entrance to the school building is kept apart from any vehicular movement.

**■** A delivery bay to serve both residential and school uses has been provided adjacent to the pedestrian route. This allows for rigid delivery vehicles up to 10m in length to park off the street without entering the depth of the site.

**■** Wheelchair accessible parking bays have been located within the curtilage of the site. Due to the distance between the building line and site boundary these can be accommodated 'off-street' without taking cars into the site.

**■** Refuse vehicles will park on street to serve both residential and school buildings. A common bin store for the residential buildings runs through the depth of the block X. It is positioned to allow residents to deposit refuse from the entrance courts while allowing the refuse truck to park on street for collection.

For more information please refer to the Transport Statement prepared by Arup.

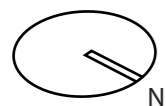
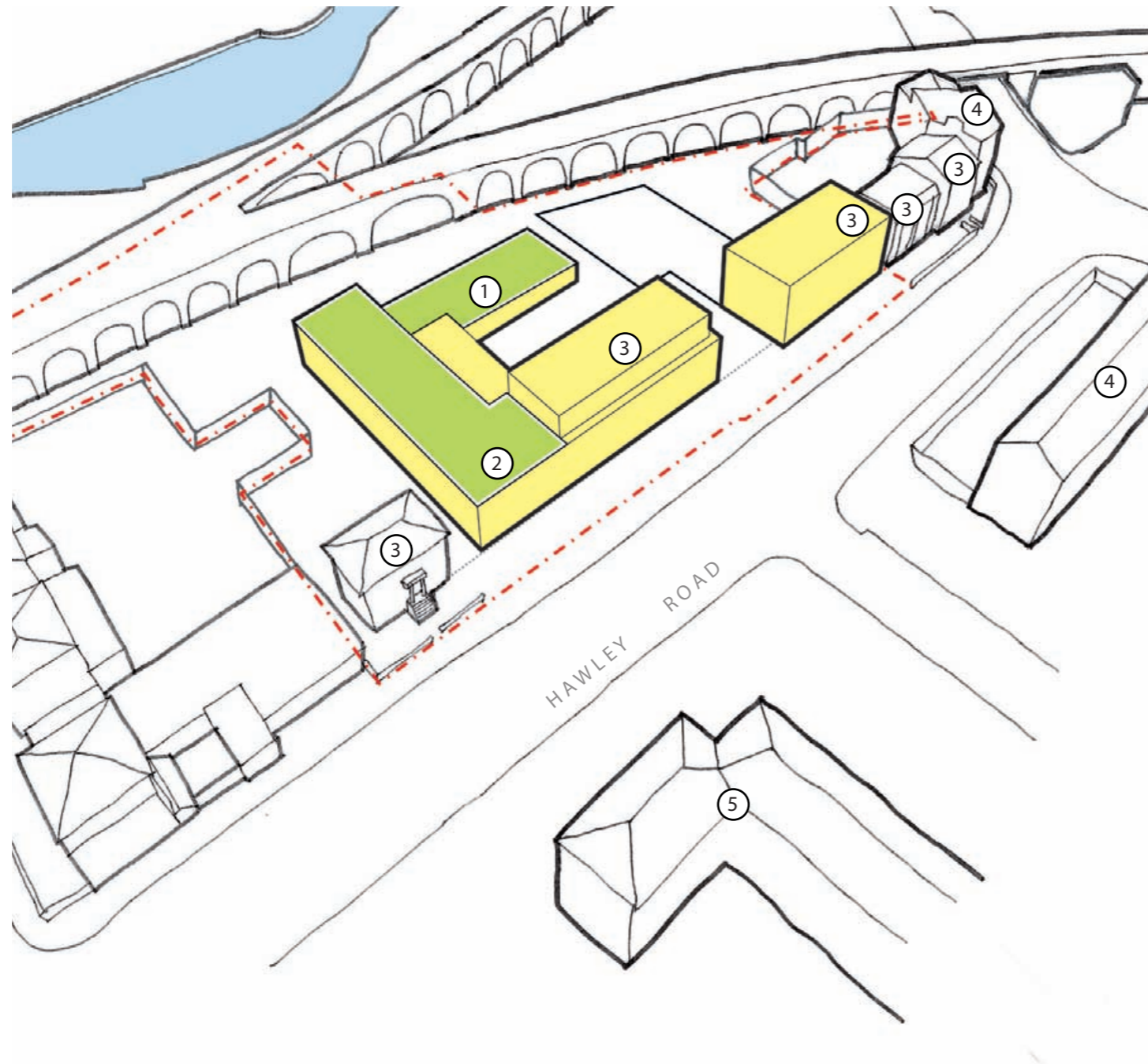


## 4.0 Key Design Moves

### 4.7 Building Heights 1

- The prevailing building heights on the south side of Hawley Road are used to establish a datum for the proposed buildings that address the street.
- The illustrative diagram to the left shows how the parameter plans for the school could be interpreted, with the school building being 3 storeys at Hawley Road, stepping down to 2 storeys to the east to No.1 Hawley and again to 1 storey to the south west of the site to allow daylight into the courtyard.

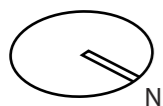
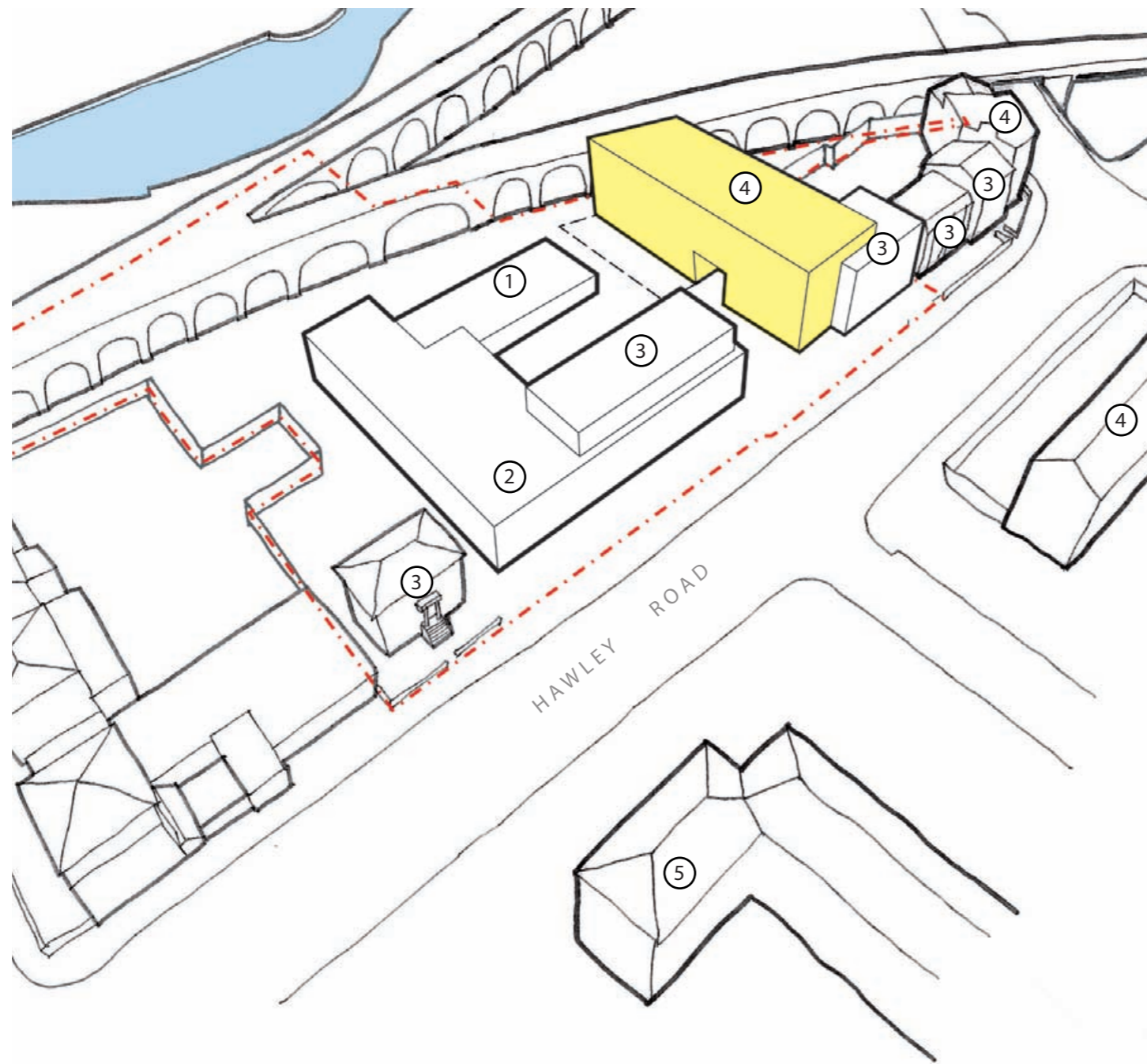
Ⓝ = number of storeys



## 4.0 Key Design Moves

### 4.8 Building Heights 2

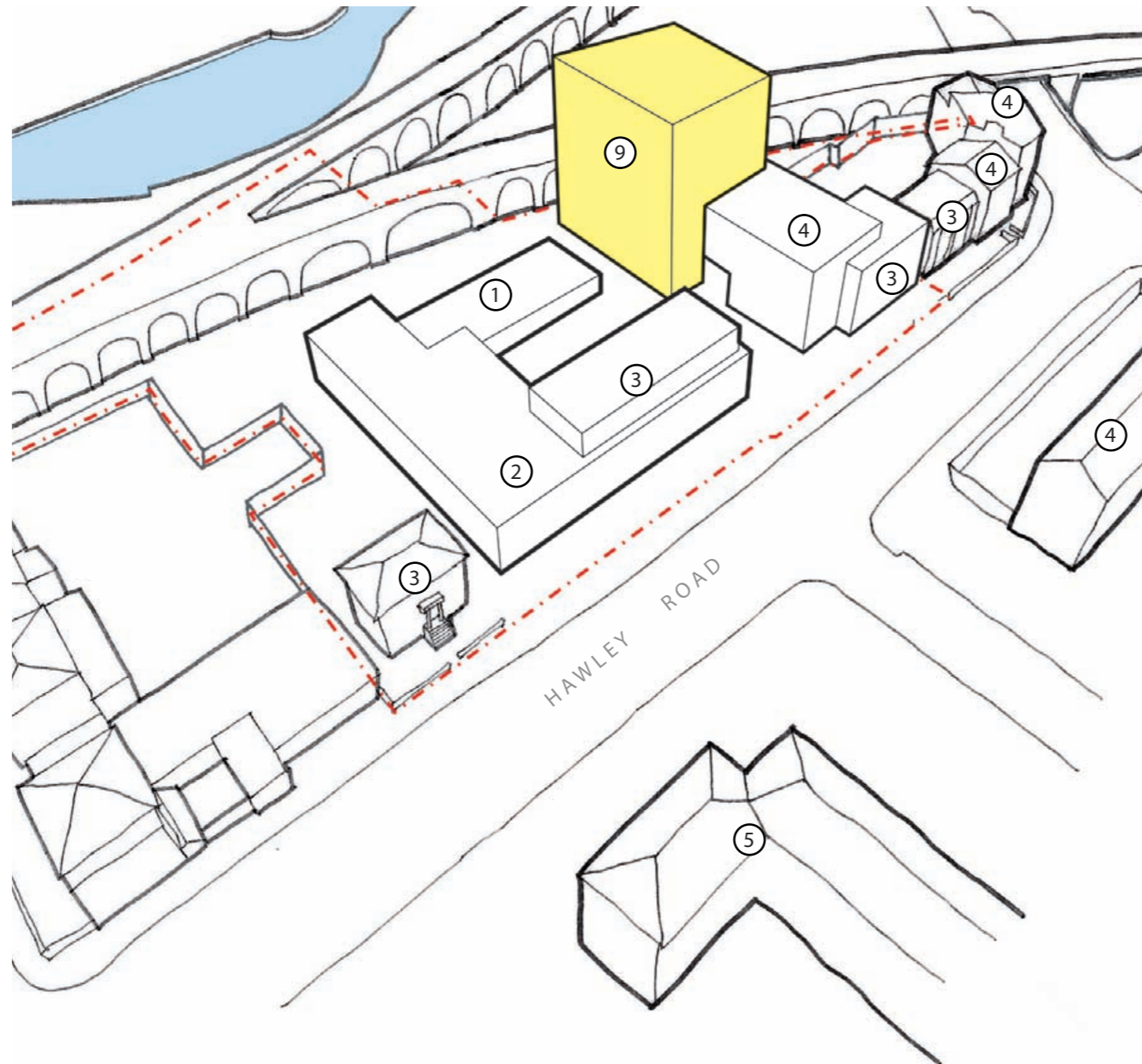
- A second mass is introduced to the residential building that steps back from the street edge and steps up in height to 4 storeys.
- This tiered massing signposts entrance to the residential component of Area B and the larger masterplan beyond.
- The set back mass also provides setting for the new entrance square located off Hawley Road.





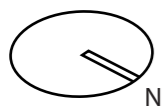
## 4.0 Key Design Moves

### 4.9 Building Heights 3



- Area B provides the connection between the quiet residential North and the bustle and scale of Camden Town to the south. This presents an opportunity to engage in the dialogue between these two distinct architectural characters.
- At a depth of approximately 20m from Hawley Road, the residential building steps up in height again to 9 storeys. This is designed to act as a gateway into the masterplan beyond and to continue the tiered massing that rises in height as it recedes from Hawley Road.
- The increased height reflects the height of Torbay Court, located off Hawley Road to the North, while the step up in scale also responds to the rest of the masterplan.
- Locating this extra height adjacent to the most open part of the school grounds means that issues of internal daylighting and overlooking are minimised.

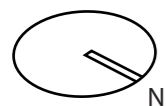
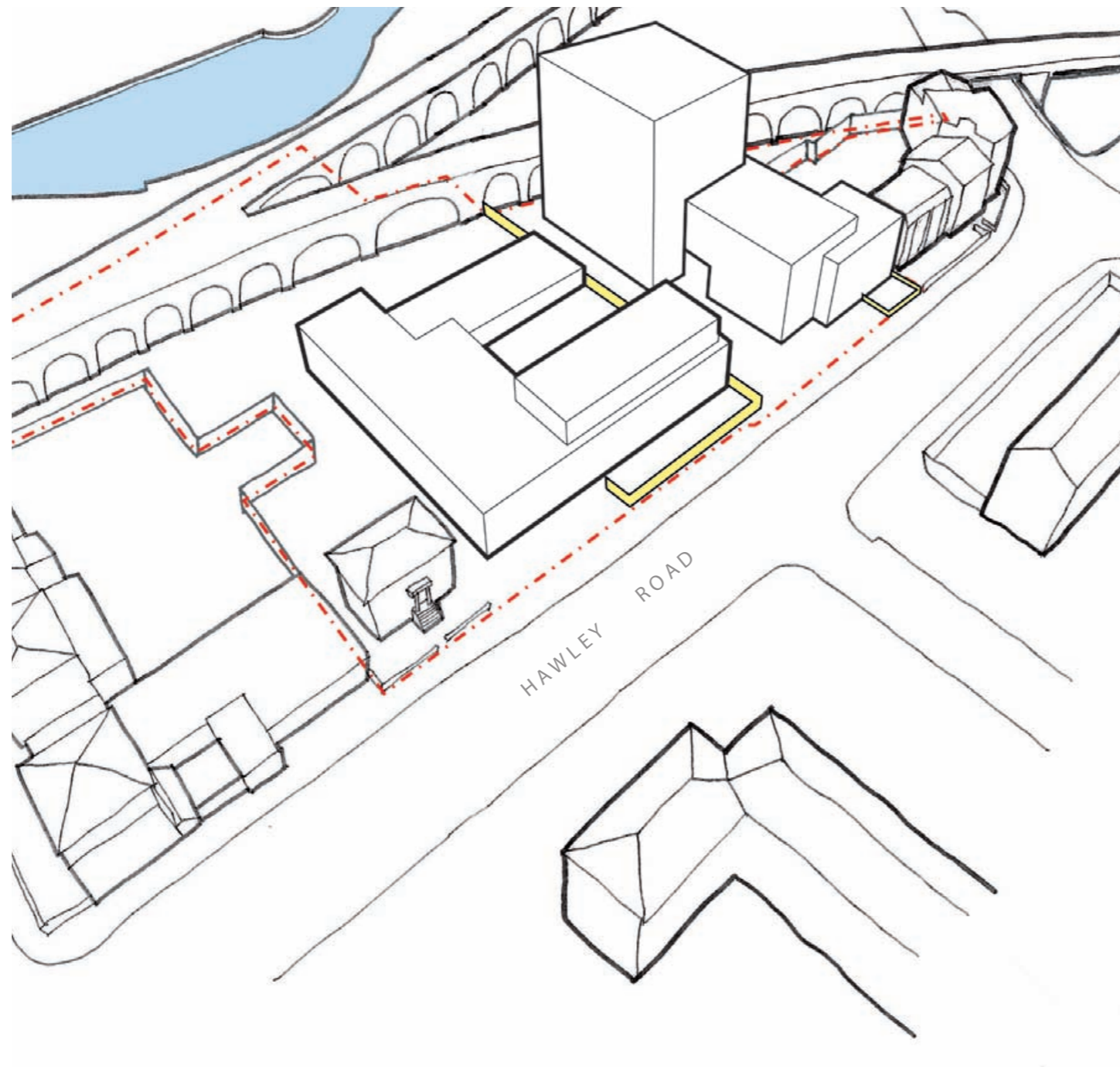
Ⓝ = number of storeys



## 4.0 Key Design Moves

### 4.10 Garden Walls




- The language of garden walls is reinstated to Hawley Road. The walls are designed to provide a buffer zone to both residential and school building while connecting to the scale and character of the residential context
- The school wall is extended back into the depth of the site along the pedestrian route to help manage the relationship between the residential properties, pedestrian route and school grounds.



## 4.0 Key Design Moves

### 4.11 Detail and Outline

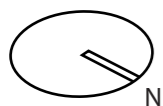
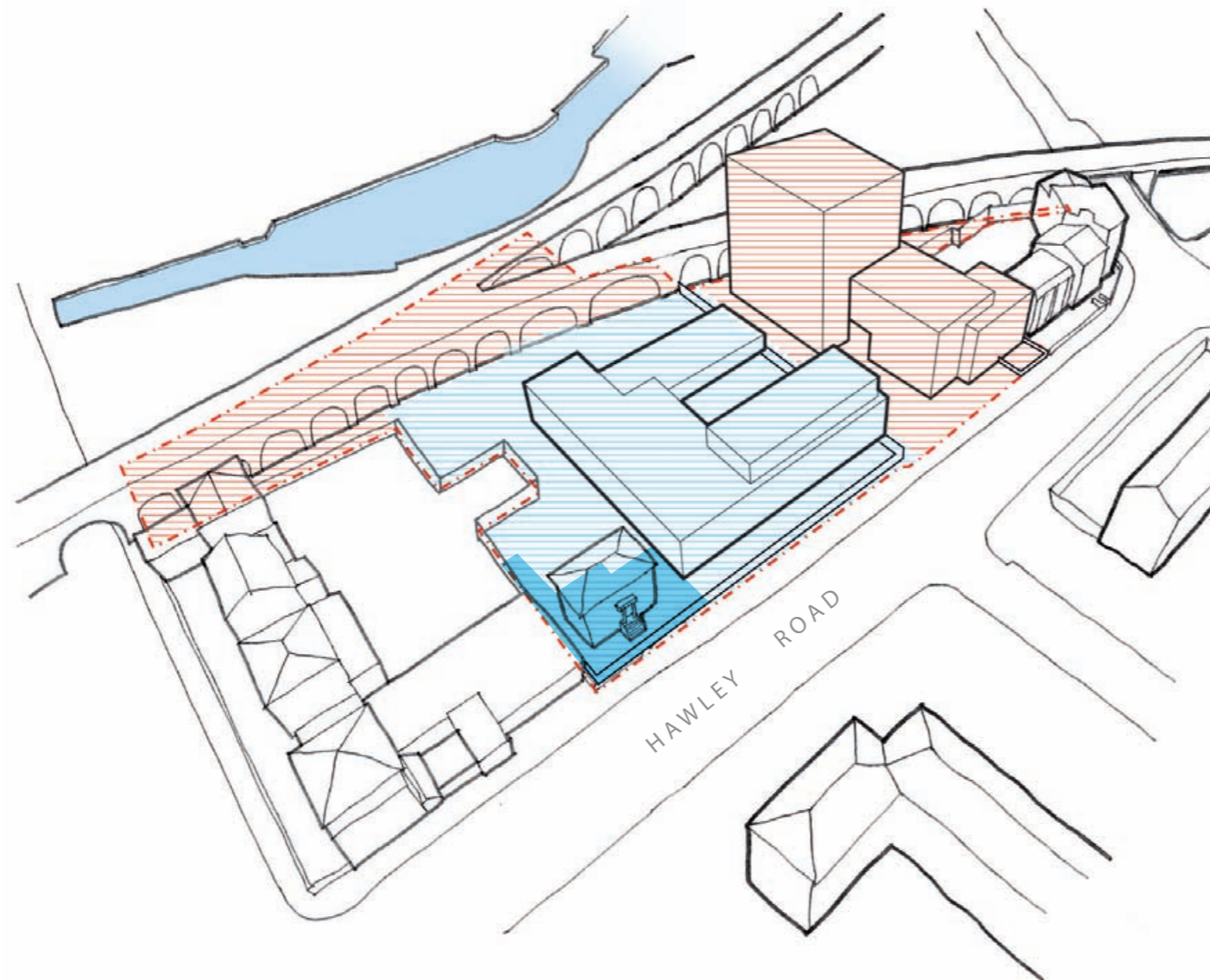
Due to the various levels of statutory consultation involved in preparing a detailed school application it has been agreed with LBC that in respect of Area B, the following is proposed:

-  Detailed Application residential and employment uses)
-  Outline Application for new building (school use)
-  Detailed Listed Building Consent for Change of Use and internal and external changes.

(Note: attenuation tanks serving the whole site are located under the external amenity spaces of the proposed school, for which detailed planning permission is sought)

For the school building, parameter plans are submitted as part of the outline planning application and will guide the future reserved matters applications through the next design stages.

The illustrative images of the school contained in this document demonstrate how the parameter plans may be interpreted to develop a scheme that responds to the detailed school brief and enhances the qualities of No.1 Hawley and the surrounding areas. These should not be used as material consideration when assessing this application.



## 6.0 Scheme Description

### 6.1 Area B



Area B is split into two halves by a new pedestrian route leading to the Regent's Canal to the south.

The western half accommodates two residential buildings (W and X) that interlock to form an L- shape, lining the two public edges of the site. A new courtyard is created signalling the junction of the pedestrian route and Hawley Rd as well as the entrances to the new residential buildings. The land to the west of the blocks is to be used by the residents as shared private gardens, overlooked by the residential properties.

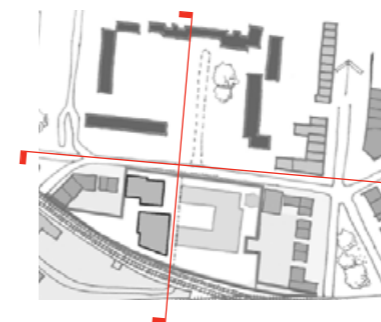
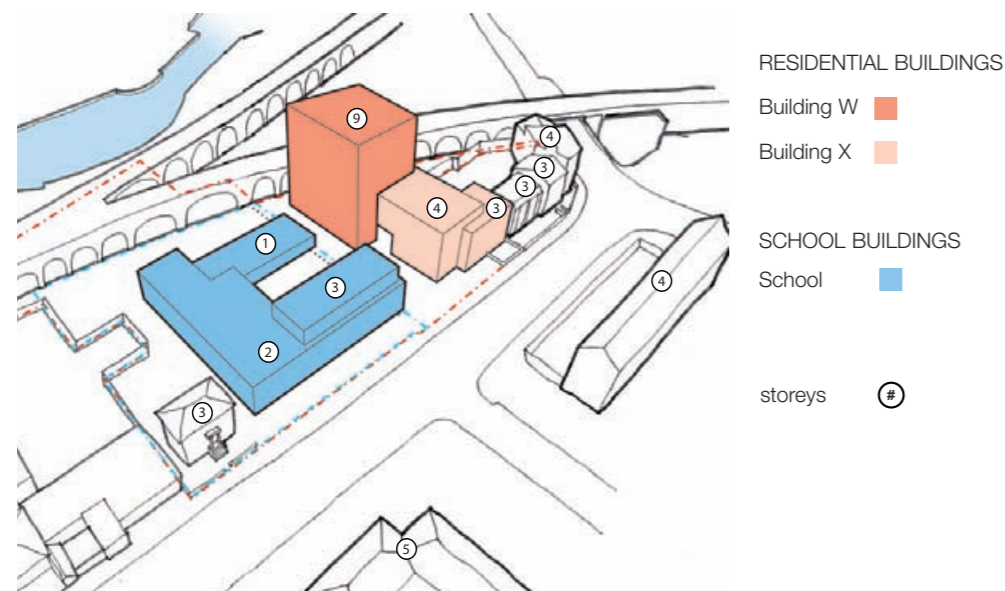
The eastern half of Area B accommodates the school and its playgrounds. The school continues the prevailing building line along Hawley Rd to the north and projects to the south to form a courtyard composition that creates a number of amenity spaces of different sizes. The listed building at no.1 Hawley Rd sits within the school site and will be refurbished and converted for school use.

A 5m wide strip adjacent to the railway viaduct on the southern edge of the site allows for access by Network Rail. This area is incorporated into the shared gardens of the residential blocks, the school playground, and further to the east is used for access to the light and general industrial units located within the railway arches. One of the railway arches is left open to provide turning for vehicular access with a further arch incorporating a public cycle store. For more information on the proposals for the arches that are located within the boundary of area B please refer to the end of this chapter.

Roof Plan - 1:500

## 6.0 Scheme Description

### 6.2 Proposed Building Heights and Depths



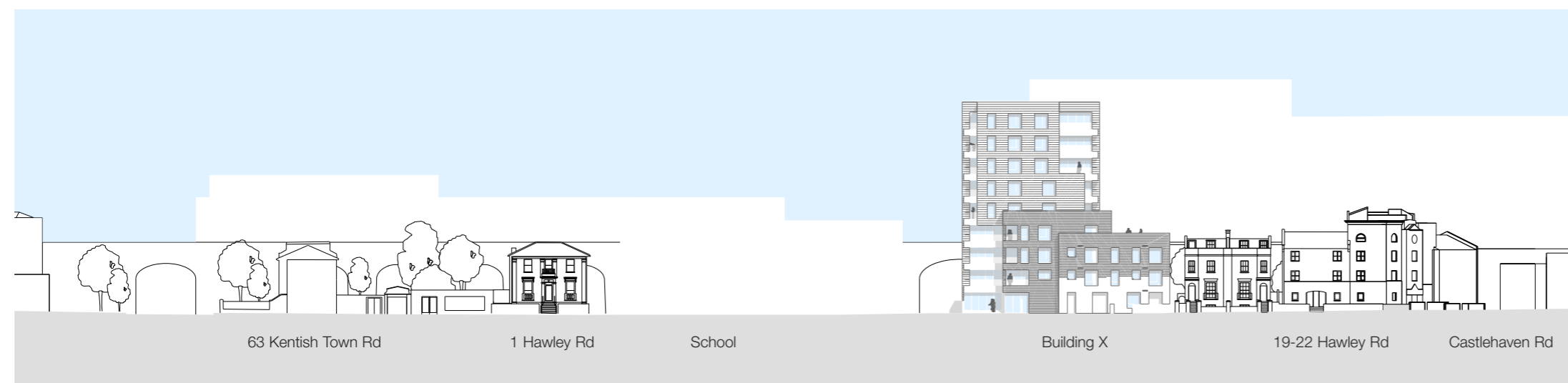
The heights of the buildings facing Hawley Rd (buildings X and the school) relate to the scale and streetscape of the existing buildings in the immediate surroundings and wider residential context.

The three storey element of Building X is equivalent in height to its immediate neighbour at 19 Hawley Rd, while the set back four storey volume is the same height as the recent flats at 22 Hawley Rd, and Welford Court across the road.

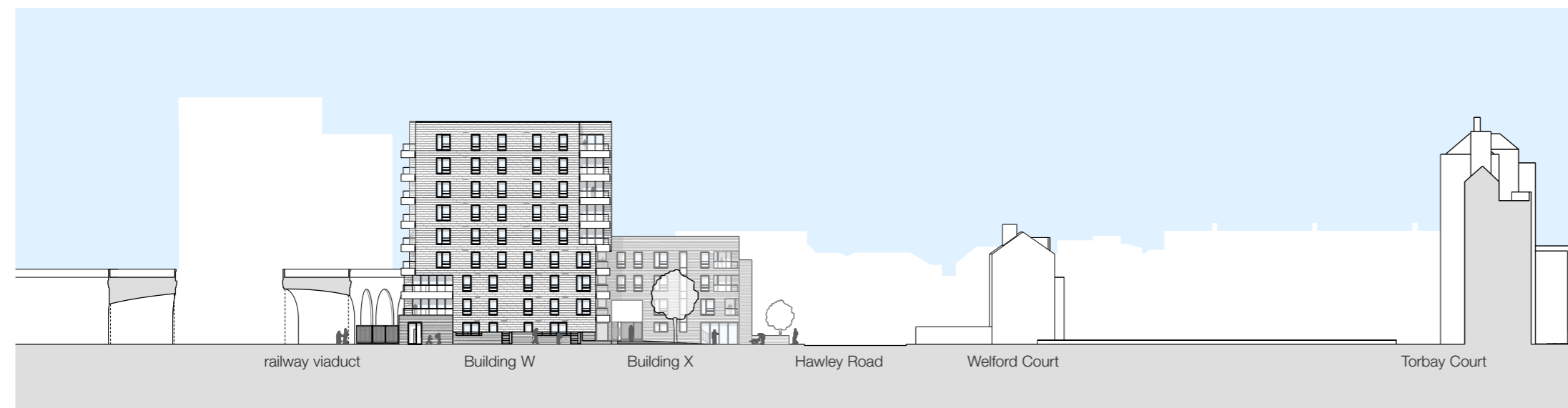
Building W is set back by almost 25m from Hawley Road and takes its cue from its closest neighbour, the 10 storey building proposed on Area C to the south. The 9 storey Building W interlocks with the 4 storey volume of Building X, and rises above the railway viaduct to provide views to the canal and beyond. It also strikes up a strong relationship with Torbay Court to the North, which is similarly set back from the edge of Hawley Road and is equivalent in height to the proposed Building W (see long section opposite).

The depth of these buildings is a result of maximising the efficiency of the residential layouts they contain, and the brief to maximise the number of dual aspect flats and maintain decent internal daylighting levels. It varies from 20m (building W), to 13.5m (building X).

For the school, parameter plans are submitted as part of the outline planning application and will guide the future reserved matters applications through the next design stages. These drawings illustrate the maximum and minimum heights of the school.



Hawley Road Elevation, Looking South - 1:750



Long Section through Pedestrian Route looking West - 1:750

## 6.0 Scheme Description

### 6.3 Proposed Frontage, Security and Overlooking



#### Hawley Road

The residential site within Area B has a 34m frontage onto Hawley Road, which is currently lined with front gardens and entrances to a row of semi-detached villas with upper and lower ground floors.

The proposed scheme replaces five of these properties with Building X which contains 9 properties, five of which directly overlook Hawley Road, and one of which has a private front door and garden that addresses Hawley Road. The shared lobby for Building X faces Hawley Road and provides a large area of window increasing the natural surveillance of the public realm. Entrances to refuse stores and service rooms also help to enliven this facade.

The remaining 3 properties are replaced by the school proposal. The main entrance to the school is located adjacent to 1 Hawley Road with further points of access located along the Hawley Road elevation giving the school a strong street presence.

#### Entrance Courtyard

The entrance courtyard is defined by the junction of Hawley Road and the proposed public footpath to Camden lock and overlooked on two sides by the windows and balconies from 14 properties, the glazed entrance lobbies of buildings W and X and ground floor windows to the cycle store located in building X.

A potential community entrance and service access for the school are located on the east edge of the entrance courtyard.

#### Pedestrian Route

The Pedestrian route is overlooked on one side by 18 residential properties and balconies. At ground level gardens, doors and windows open directly onto the route ensuring good levels of activity and overlooking.

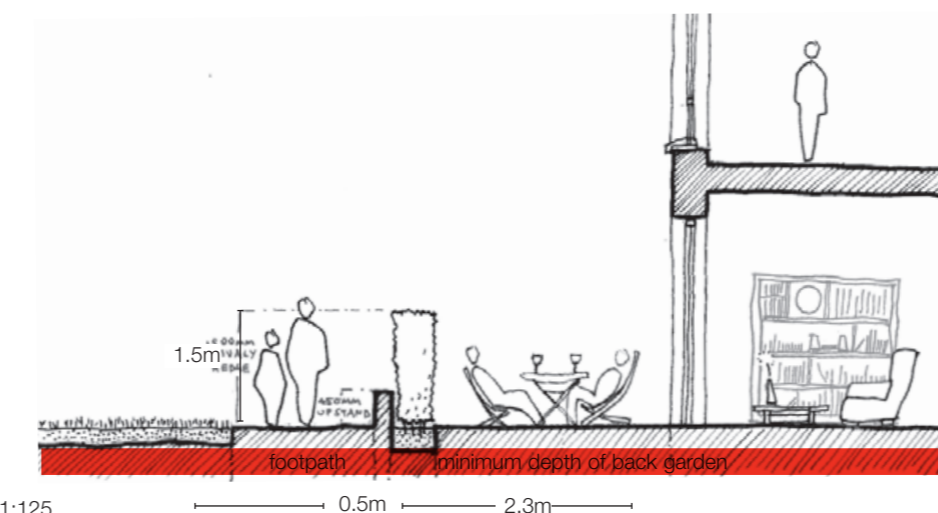
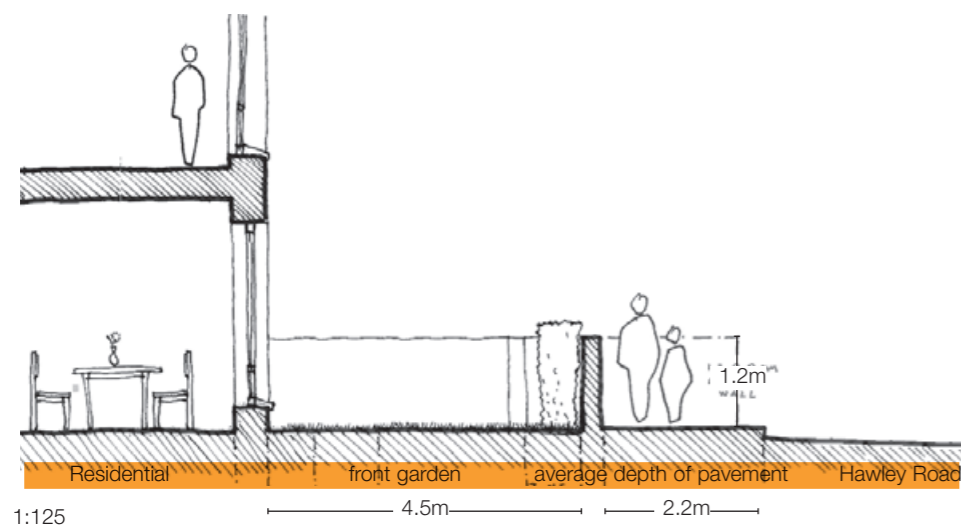
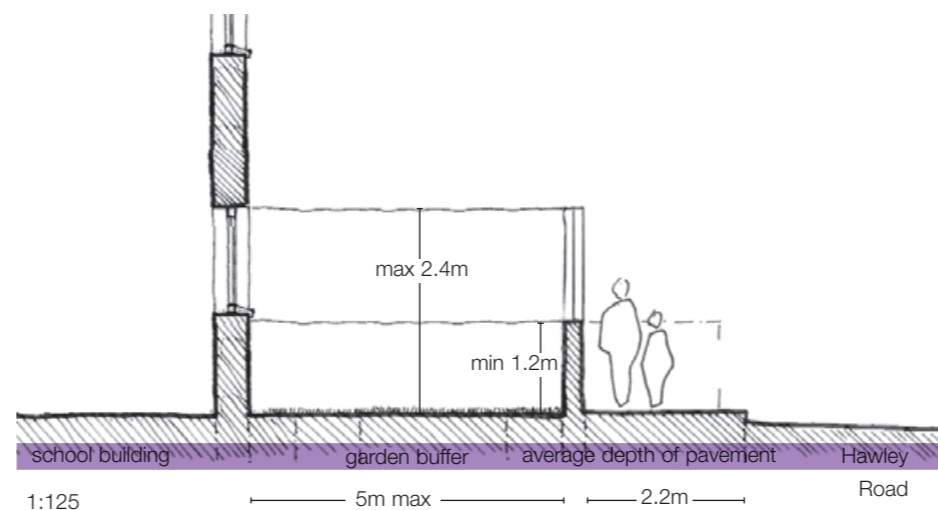
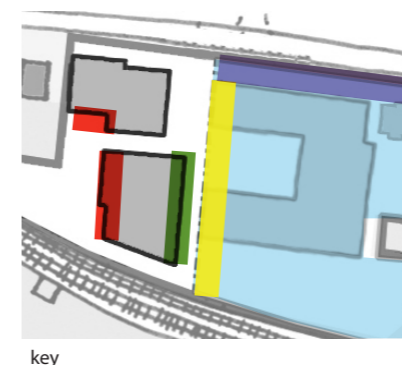
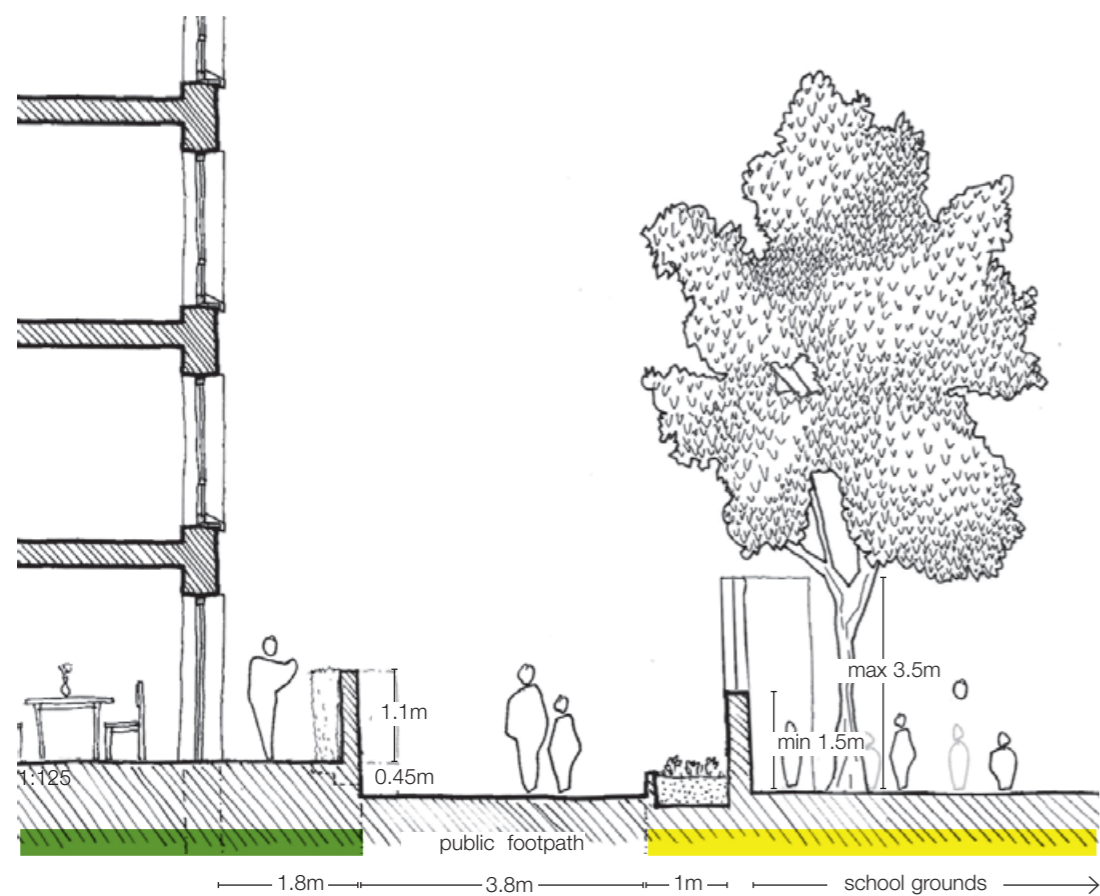
Direct access is provided to the school playground from the pedestrian route which will further activate this route and provide a point of entry to the school grounds that is removed from the busy road. The boundary wall to the school grounds will be designed to provide a balance of security for the playground and frontage to the pedestrian route.

#### Overlooking

None of the proposed residential buildings in Area B overlook any of their neighbours or each other at a distance closer than 20m.

## 6.0 Scheme Description

### 6.4 Privacy



Ground floor units facing the public footpath leading to the Regent's Canal are set back behind a 1.8m deep front garden wall, and raised by 450mm, so that the eye line of passers-by is below that of the residents and may be obscured by other means.

The boundary wall that addresses the pedestrian route has to provide a balance of security for the school and overlooking of the public realm. To provide this a maximum height of solid enclosure (1.5m) has been defined along with a maximum height of permeable enclosure (3.5m).

A 1m deep landscaped buffer runs along the edge of the wall to further separate the footpath from the school grounds. High level planting within the school grounds provides screening from the adjacent residential properties.

Where any ground floor units face directly onto the private communal gardens they are separated by private terraces with hedges to a height of 1.5m, to preserve the privacy of those inside or sitting within the terraces.

The north elevation of the school building is set back from Hawley Road by 5m. This distance is designed to provide both security and privacy to the school premises and a protective buffer zone for children when entering and exiting the building from Hawley Road.

The boundary wall that addresses the road has to provide a balance of security for the school and overlooking of the public realm. To provide this a maximum height of solid enclosure (1.2m) has been defined along with a maximum height of permeable enclosure (2.4m).

The ground floor unit facing Hawley Road is set back from the pavement by a 4.5m front garden. This garden also contains an in-curtilage wheelchair compliant parking space

## 7.0 Appearance

### 7.1 Overview: residential buildings



The proposal comprises a pair of buildings that align with an existing vehicular road and a new pedestrian route and are articulated as interlocking volumes distinguished by their contrasting cladding. Building X ranges in height from three to four storeys along Hawley Road and interlocks with building W which is set back to the south by nearly 25m and rises to nine storeys.

When viewed from Hawley Road a layered effect is created, starting from the garden wall at the back of the pavement to the north façade aligned with the building line of its neighbours, to the four storey element of building X that steps back from the building line where it meets the pedestrian route, and finally rising to the taller volume of nine storey building W.

The proportion of these interlocking volumes changes as they set back to the south: from the 3 storey facade of block X echoing that of the adjacent villa at no.19, to the square proportion of the north facade of the four storey volume behind, to the vertically proportioned facade of block W further south.

The solidity of the buildings is eroded by balconies recessed into the volumes, particularly at the edges. Balconies are also located where two volumes intersect in the form of roof terraces.

The built forms are further articulated by the regular pattern of window openings reflecting the internal layouts, generally repeating from floor to floor but with noticeable exceptions that offset the symmetries. The windows are vertically proportioned, and they repeat across the facade in two different widths, depending on the room they illuminate. Their head and cill heights are constant with the exception of those to bathrooms and kitchens. The cill level continues across the recessed balconies providing a small upstand which will partially conceal any clutter and keep the elevation looking tidy.

Whilst the materials express the difference between the buildings, the architectural language employed is consistent across the development, uniting the two addresses and residential tenures. The two buildings are each described in more detail below.



## 7.0 Appearance

### 7.2 Building X

Building X is L-shaped in plan with approximately 22.5m of elevation facing Hawley Road. By aligning the mass of building X with the prevailing building line, space is left between the building line and back of pavement for a 5m deep garden fronting onto the street. The garden is designed to stitch the proposals into the streetscape by the continuation of the existing line of front gardens, walls and gates that exists along Hawley Road.

The 22.5m long facade of the proposed building is less than half that of Welford Court directly opposite. The proposed facade is split into two separate masses. The first mass makes up 2/3's of the street elevation of building X measuring 15m in length. This mass is horizontally proportioned (in a ratio of 2:3, height:width) to further stitch it into the domestic scale of the existing streetscape. The paired arrangement of openings in the facade of building X echoes that of the semi-detached villa at 19-21 Hawley Rd.

The remaining 1/3 of the street elevation steps back from the building line by 1.6m and steps up in height by one storey. The top storey of the recessed mass steps over its smaller neighbour introducing the language of interlocking volumes to the street. This second mass is square in elevation and introduces the change of scale and proportion of building W.

Both masses have an 1100mm parapet that, combined with the subtly asymmetrical fenestration, gives a solidity and formality to the streetscape. Balconies are used to turn the corner of the recessed mass, introducing the pedestrian route and softening the transition to building W.





View from Hawley Road looking south

#### WINDOWS

The windows and balustrades of building X are set back by a full brick from the façade, emphasising the openings in the brickwork and the solidity of the building as a whole. The detailing of the brickwork is uncomplicated and rigorous, while lintels, cills and copings are formed in matching coursed brickwork to emphasise the openings in the brickwork and the solidity of the building as a whole.

The windows across the proposal are vertically proportioned and repeat across the facade in two different widths.

- ① The thinner module applies to bedrooms.
- ② The wider module to living rooms is legible in the configuration of the facade.
- ③ The width of the master bedroom window is the same as that of the living room window. In the living room window this is expressed as an additional fixed glazed panel, but in the master bedroom it is a fixed translucent glazed panel to reflect the more private use of the room behind.



View of shared private gardens and west elevation of building W

#### ENTRANCE

- ④ The glazed lobby to building X has a prominent position on the entrance courtyard, activating the street edge while advertising and illuminating the route through to Regent's Canal. Access to plant and refuse reinstates the rhythm and scale of domestic entrance. Through access is provided from the lobby to the double height entrance space beyond.
- ⑤ The front door to the ground floor unit facing Hawley Road is recessed into the brick facade by 1200mm, distinguishing it from the window openings and providing shelter at the point of entry that is deep enough for wheelchair users. Continuing the language of master bedrooms, an opaque panel is fixed adjacent to the door. This brings natural light into the hallway behind and increases the width of front door recess to match that of the living room and master bedroom windows.
- ⑥ Where building W abuts building X, a double height opening links through to the private shared gardens to the west further articulating the interlocking of the forms. The lobby of building W is accessed from this covered space which is gated to control access to the apartments and shared gardens. Secondary access is provided to the lobby of building X in this location.

#### BALCONIES

- ⑦ Recessed balconies soften the edges of Building X where it meets the new public footpath. The balconies change orientation at second floor level, leading the eye in the direction of Camden Lock.
- ⑧ At the inverted corners of the L-shaped buildings, the recessed balconies are enclosed with folding glazed screens to make winter gardens, allowing the residents to make more use of the space in winter months when daylighting levels are reduced deeper within the flats.

## 7.0 Appearance

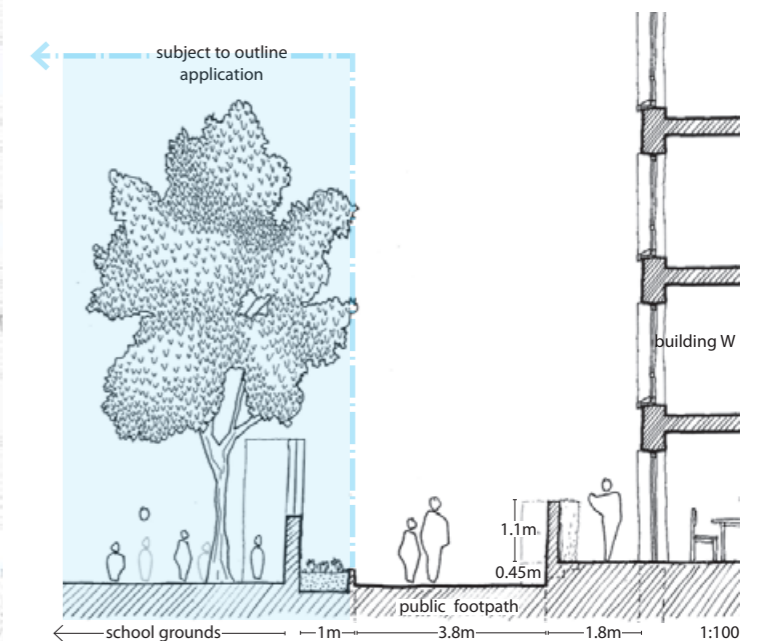
### 7.3 Building W



View from school grounds to east elevation of Building W

At 9 storeys, building W is the most prominent of the hierarchical group of proposed buildings in Area B. An arrangement of four flats per floor places balconies at the four corners of the floor plate to make the most of the dual aspect, and results in dramatic vertical cuts in the form of the building. Unlike the recessed balconies of the other buildings, these balconies are expressed as separate cantilevered structures which emphasises these cuts. As the building rises above the height of the railway viaduct, these balconies turn to the south to give a better aspect and views over the viaduct to Camden Lock, which in turn creates four elevations each with a staggered profile. This movement is then accentuated by an otherwise regular grid of windows which shifts to horizontally align with the staggers reflecting the adjustment to the rooms behind due to the new balcony position.

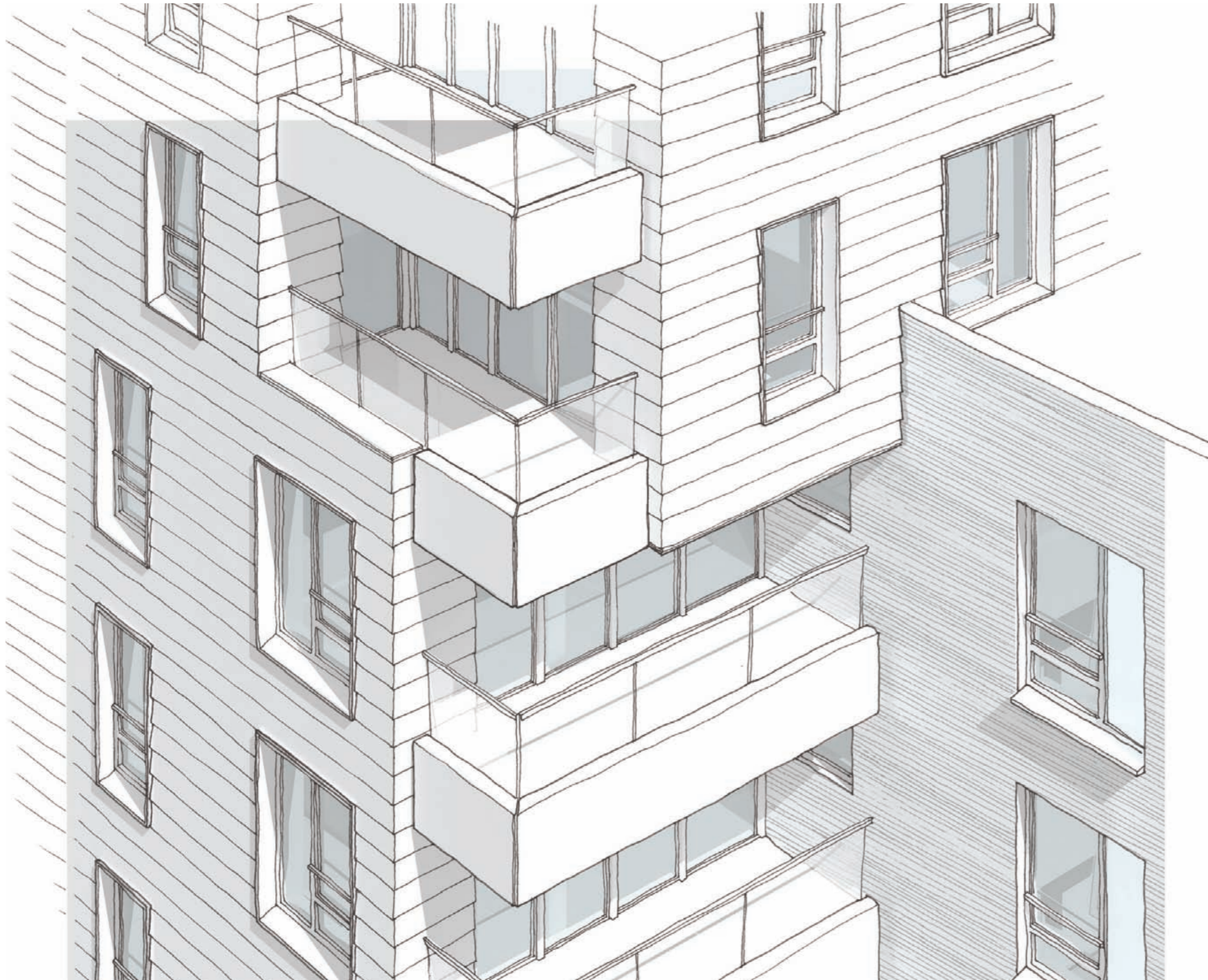
Building W sits on a durable brick base that extends to encompass both the front and rear walls of the gardens to the ground floor units, and lifts the entire ground floor of building W above ground level by 450mm. This change in level defines a threshold between the public domain of the footpath to the canal and the private domain of the residents while improving daylight levels for the two ground floor units that face the school grounds (see section opposite).



Section through public footpath looking south demonstrating public/private threshold

## 7.0 Appearance

### 7.3 Building W



Building W is distinguished from building X by its lapped clay tile cladding, a lighter weight form of masonry cladding more suited to taller structures than the brick of building X.

The clay tile is manufactured from the same base material as the brick, but differences in the manufacturing and cladding system give it a distinctly different character. The material continuity creates a dialogue between buildings W and X, while the difference in construction techniques allows the residential development in Area B to simultaneously engage in conversation with the domestic scale & residential communities to the north and the postcard Camden & Canalside developments to the south.

The lapped tiles are mitred where the vertical cuts return behind the cantilevered balconies, forming a fine saw tooth edge that runs the height of the building. This treatment helps to accentuate the shift in the vertical cuts by introducing a distinctive profile to the corners of the building.

The windows on building W follow the same proportion in relation to bedroom and living space that was established in building X, ensuring further continuity between the two buildings. The windows in building W are set back into the clay tiles to the same depth as those within building X, but with pressed metal reveals and cills framing the opening. The framing results in a fine saw tooth edge abutting the edge of each window module further expressing the material difference between the two buildings.

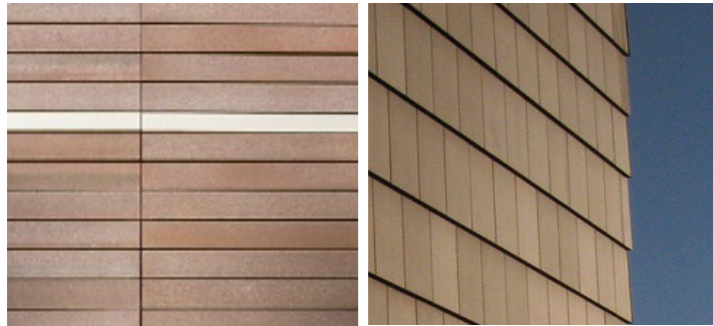
Study of Balcony Articulation (Building W)



## 7.0 Appearance

### 7.5 Proposed Range of Materials

#### Building W



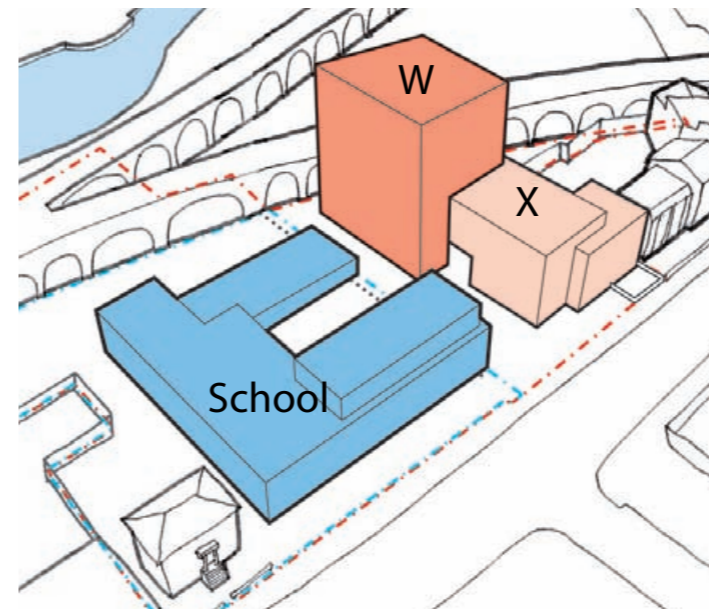
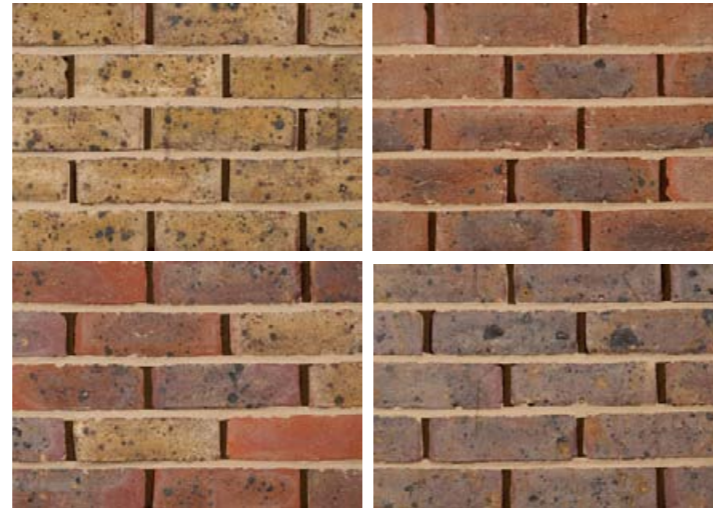
example of varied glaze on terracotta tile

example of lapped tile construction



#### Building X

range of brickwork demonstrating horizontal emphasis



#### School

For information relating to the materials proposed for the school please refer to the outline school section of this document.

#### General

The following principles apply to buildings W and X. The capping to all parapets will be in a pressed metal with polyester powder coated finish similar to that used on the secondary framing of windows on building W. Green roofs are proposed on building X with brown roofs located underneath the photovoltaic panels on buildings W. All roof plant and overruns will be clad in a coated metal finish.

#### Building X

The masonry material will be a single colour of brick, laid in stretcher bond. The jointing of the brickwork will emphasise the horizontal as demonstrated in the images opposite. This will sit in contrast to the vertical emphasis given to the massing by the window proportion and arrangement.

As the dominant construction material of the area, the use of brickwork speaks of a domestic scale of construction and provides a local contextual response to the railway viaducts, Victorian heritage and residential properties.

The windows will be metal faced timber frames, which have a powder coated finish in a dark colour (on the outside) with natural timber on the inside (painted to suit the internal decoration). They will require very little maintenance, and will look sharp edged against the brickwork.

#### Building W

A lapped clay tile cladding, a lighter weight form of masonry cladding is used on buildings W. The construction technique involved is a rainscreen system hung from a secondary frame that is fixed to the structural grid. The tiles are hung from the frame in a dry form of construction that is more suited to this scale of building, opening a dialogue with the larger scale of construction that exists to the south of Area B.

The tiles will be mitred at the buildings corners to create a sawtooth profile. A range of colours and glazes are available, and a semi-reflective 'salt glaze' has been shown for the purposes of this design and access statement.

The windows will be metal faced timber frames, which have a powder coated finish in a dark colour (on the outside) with natural timber on the inside (painted to suit the internal decoration). A secondary frame of pressed metal with a PPC finish is used to cap the edges of the tiles where they meet the windows.

## 8.0 Typical Layouts

### 8.1 Overview

The internal layouts range across the scheme to provide a variety of units sizes, from one bedroom to four bedroom flats.

The internal layouts are principally driven by the following criteria:

- ILHDG space standards (see ILHDG audit)
- Internal daylighting requirements
- HCA furniture layouts
- Non-habitable rooms and circulation to centre of plan
- Maximise number of dual aspect units (85%)
- No single aspect family accommodation
- No single aspect north facing accommodation
- Low number of units per floor to be accessed off single core (max 4)
- Ground floor layouts provide a balance of overlooking of adjacent public realm and privacy for occupants

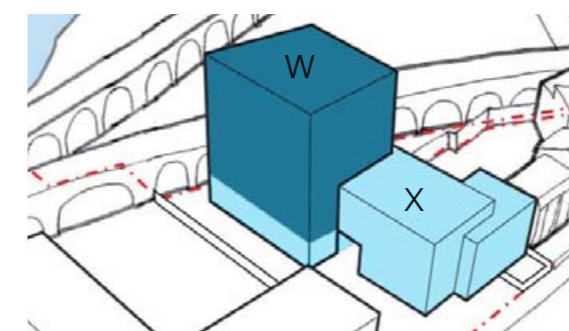
Amenity is delivered in the form of recessed balconies, winter gardens and ground floor gardens dependent on location. All of the units on site meet, and in many instances exceed, the required private amenity as dictated by the Interim London Housing Design Guide.

For performance analysis on daylight and sunlight please refer to the Daylight, Sunlight and Overshadowing report.

For more information on compliance with the Interim London Housing Design Guide please refer to the relevant appendices

note: tenure split and mix is indicative only and subject to change.

please refer to schedule and plans for the exact location of affordable rent and intermediate units.



- Social Rent
- Intermediate (to rear of this image)
- Private

## 8.0 Typical Layouts

### 8.2 Affordable Accommodation

For the purposes of the planning application and taking into account the provision of the school, the maximum reasonable proportion of affordable housing that the proposal can afford is 12% based on floorspace (see schedule and plans for the exact location of the social rent and intermediate units).

The Social Rent accommodation is mainly located within building X which is more flexible in plan than building W allowing larger family flats, with its own entrance and circulation enabling management by an RSL. Two Social Rent ground floor maisonettes in building W have their own external front doors.

The Intermediate accommodation which consists of one and two bed flats is located within the lower floors of building W, the layouts of which lends itself to smaller flats.

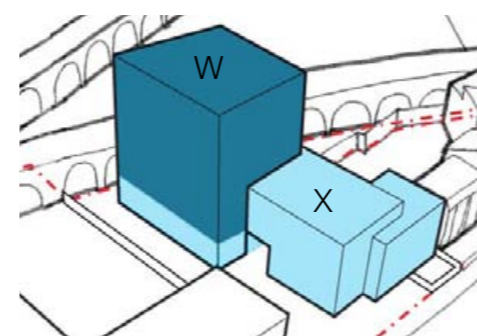
All units have been designed to affordable housing standards, and the architectural strategy has been developed without regard to difference in tenure

The diagram below identifies the location of different tenures within the proposal. For a unit by unit breakdown of the tenure split please refer to the schedule of areas within the planning statement.

note: tenure split and mix is indicative only and subject to change. please refer to schedule and plans for the exact location of affordable rent and intermediate units

Schedule showing mix and tenure split in Area B

	Private	Intermediate	Social Rent
1 bed	-	1	4
2 bed	28	3	-
3 bed	5	-	5
4 bed	1	-	1

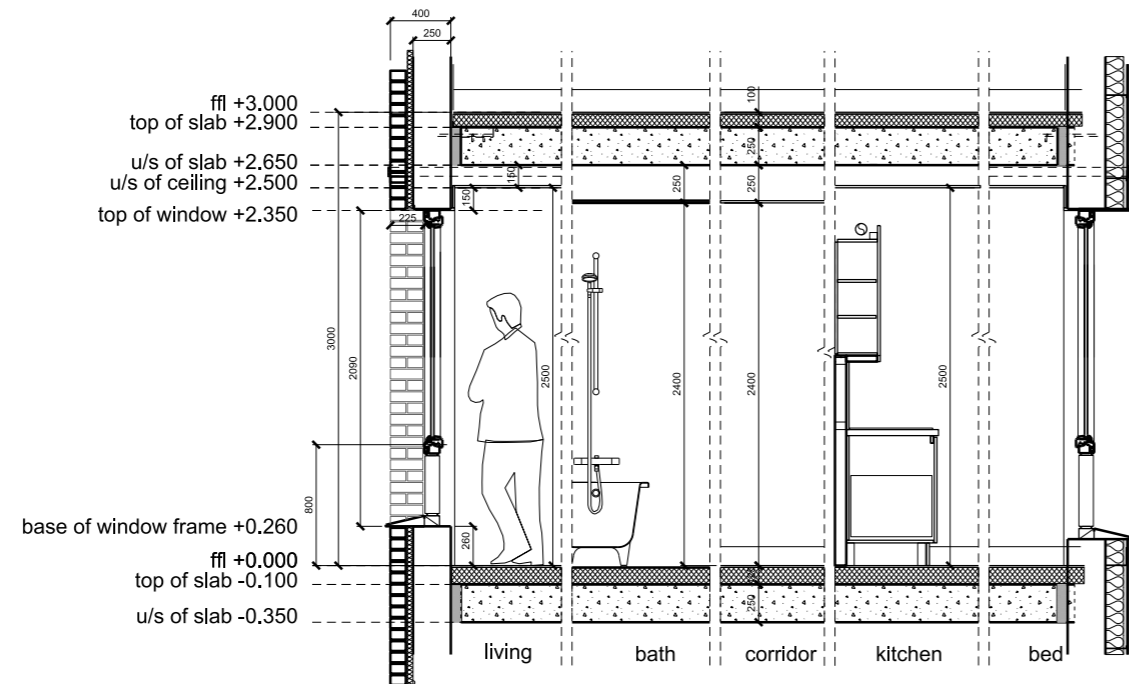


- Social Rent
- Intermediate (to rear of this image)
- Private



## 8.0 Typical Layouts

### 8.3 Flat Layouts



#### Typical Section

The typical section of 3000mm floor to floor is designed to provide a floor to ceiling height of 2500mm as specified in the Interim London Housing Design Guide while ground floor units facing Hawley Road have a floor to ceiling height of 2950mm.

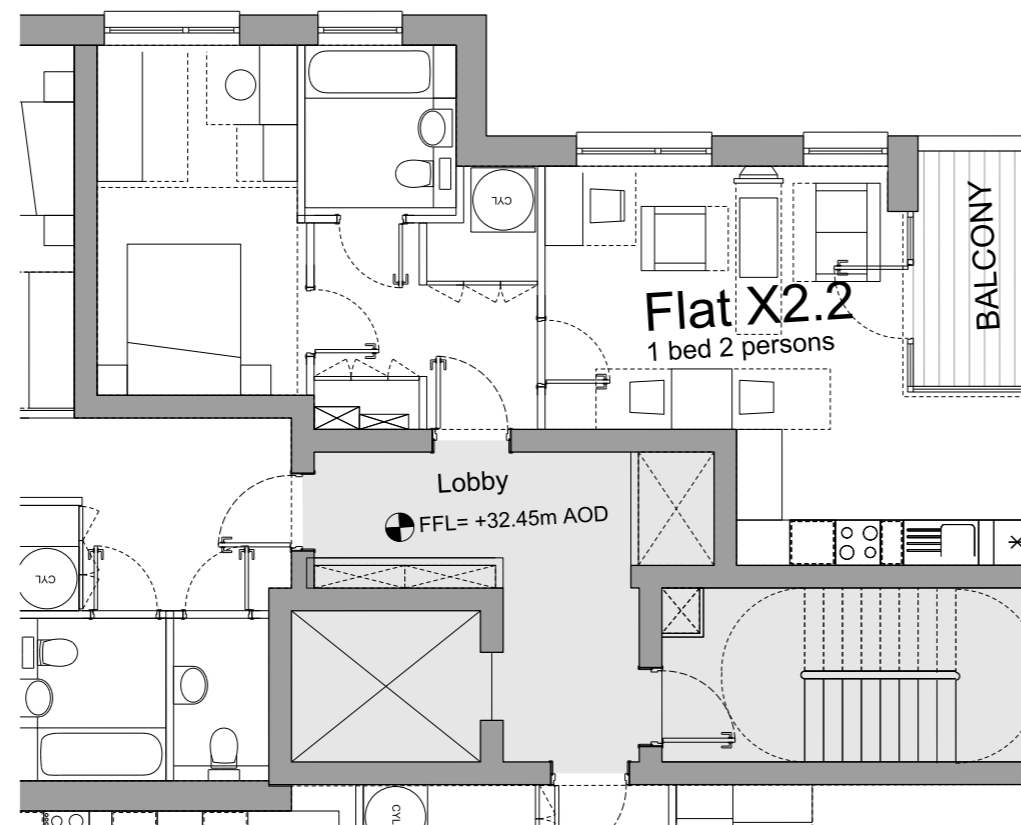
A floor zone of 100mm has been included to allow for floor finish and potential service distribution. A ceiling zone of minimum 150mm has been included to allow for intake/extract ducts from MVHR units along with any other service distribution

The window sizes have been designed to provide a 260mm upstand from floor along with 150mm downstand from ceiling to provide for the installation of curtain rails to the internal facing while allowing the maximum possible daylight into the apartment.

For a unit breakdown and tenure split please refer to the schedule of areas within the planning statement.

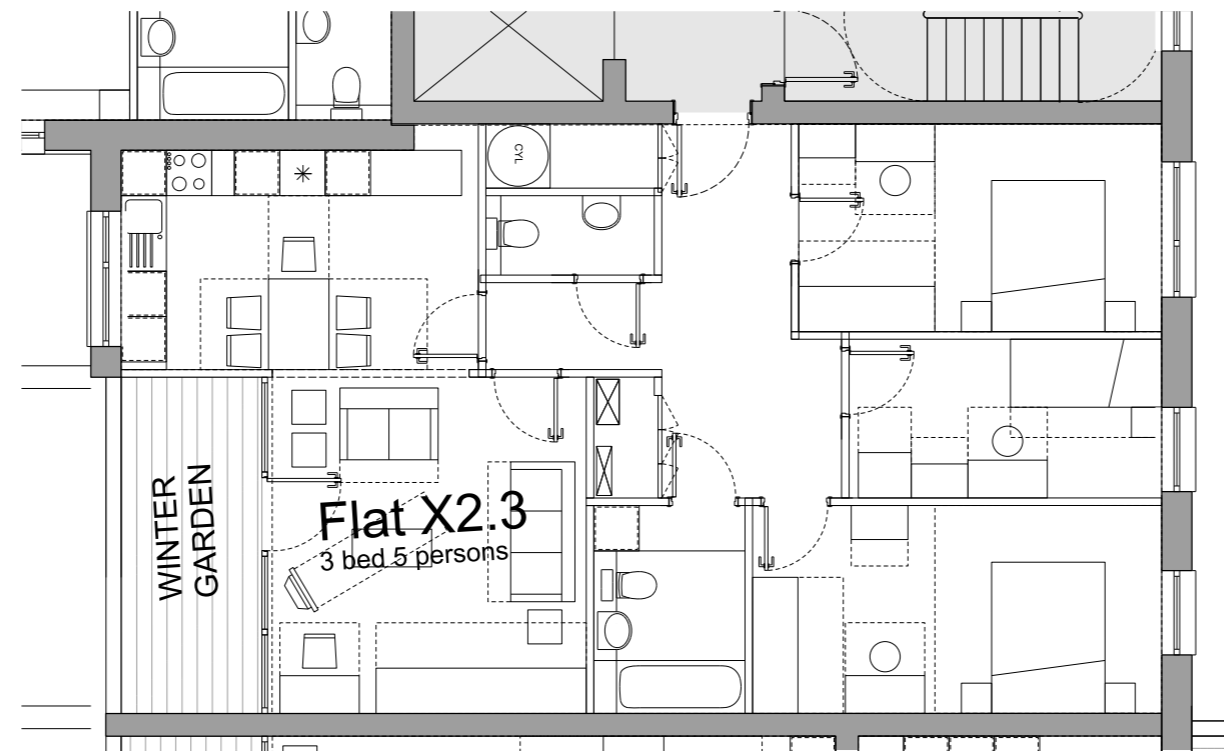
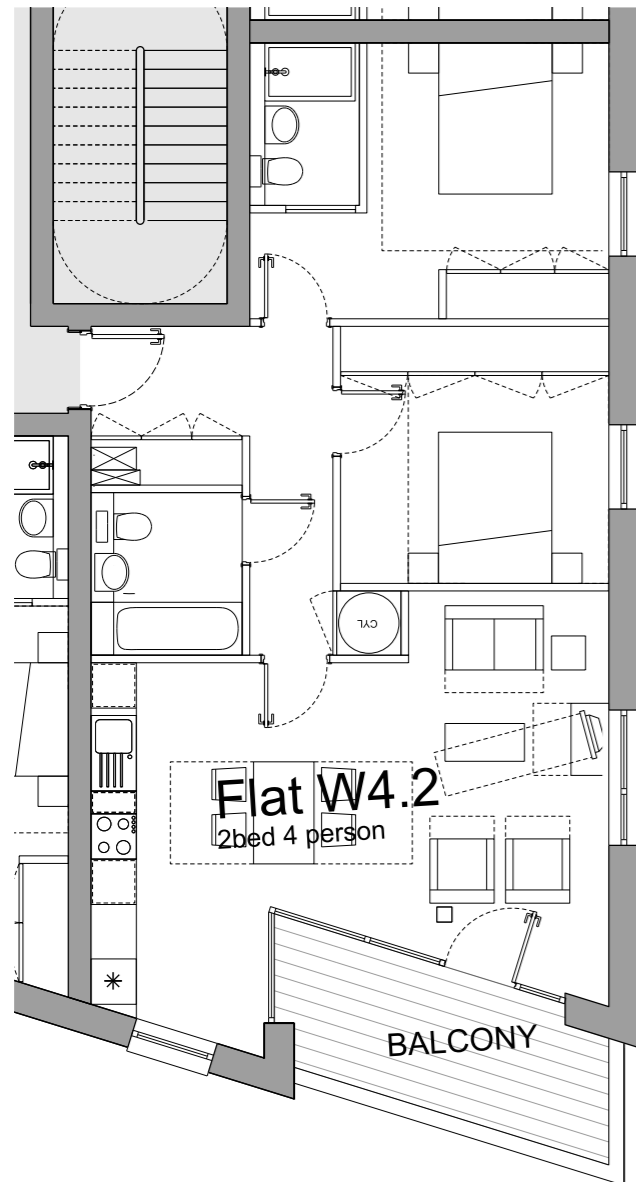
#### 1 Bedroom Corner Flats

- Buildings X houses five 1 bedroom flats. These flats vary in layout and location, a typical layout is provided opposite. All of the 1 bedroom accommodation in building X is dual aspect.
- The flat is entered into a generous hallway at the centre of the plan from which all rooms and storage can be accessed directly.
- The bathroom is located on the elevation and as such benefits from natural daylight
- The flat is arranged to provide dual aspect to the living, kitchen and dining accommodation by locating this use at the corner of the building
- The open plan kitchen/living/dining space is situated on the corner of the building and opens directly onto the corner balcony.
- Generous storage is provided within the central hallway



## 8.0 Typical Layouts

### 8.3 Flat Layouts



#### 2 Bedroom Corner Flats

- The typical floor plan for block W is arranged around a central core that serves 4no. 2 bedroom flats. On the lower levels an extra one bedroom flat is accessed from the central core where building W intersects with building X .
- An open plan living, kitchen and dining area is appropriate for the 2 bedroom accommodation, with direct access from this space being given to the balcony area.
- Each of the typical flats is arranged to provide dual aspect to the living, dining and kitchen accommodation by locating this use at the corner of the building. This also allows the architectural expression of building W to be developed by creating a simple module of accommodation that is augmented to maximise aspect as the building rises.
- Building W houses a majority of the market accommodation within area B, and as such master bedrooms are equipped with an en-suite bathroom.

#### 3 Bedroom Corner Flats

- Building X houses three 3 bedroom flats. A typical layout is shown opposite. All of the 3 bedroom accommodation is dual aspect
- The flat is entered into a generous hallway at the centre of the plan from which all rooms and storage can be accessed directly.
- Living kitchen and dining spaces are located on the more private western elevation to benefit from the evening light while all bedspaces are located on the eastern elevation to benefit from the morning light.
- The configuration of living/kitchen/dining is such that the living room is separated from the kitchen and dining space with both rooms being accessed directly from the hallway
- The wintergarden can be opened out during the summer to provide an external amenity space, and in the winter it can be closed to provide the residents with usable amenity during the colder months of the year.
- Direct access is given from the living space to the wintergarden
- Two double bedrooms and one single bedroom are located off the central hallway along with one bathroom and one W.C.

## 9.0 School

### 9.1 Design Principles

Since early 2010, Camden Planning Department had been suggesting that Area B would be a suitable location for the expansion of the nearby Hawley Infants school into a full Infant and Junior Primary school. As a result, the design team worked on both a solely residential proposal for Area B and a School and combined residential and school option, both of which were consulted on for over a year with relevant parties including the School Governors and the GLA.

As part of Camden's Community Investment Programme, Camden's Cabinet Committee met on 20 July 2011 and confirmed their preference for a new Hawley Primary School at Hawley Wharf.

Due to the various levels of statutory consultation involved in preparing a detailed school application it has been agreed with Camden that a hybrid application be submitted for Area B, comprised of a detailed residential proposal and outline application for a single form entry Primary School and Nursery occupying over half of the site.

Since the earlier outline planning application was made for the school ( Ref 2011/4936/P), a detailed brief for the school site has been developed by SCABAL in consultation with the LBC and the school end users and which has allowed the design of the school to be explored further.

The parameters and principles that are being applied for have been developed to allow for the delivery of a Single Form Entry Primary School that meets the requirements of BB99 while ensuring that key variables remain flexible so as to allow for a meaningful process of detailed design and brief development with the various stakeholders. The following pages outline the various considerations that have gone into preparing this application

The design principles on this page have been prepared as part of the outline application. These principles should be read in conjunction with the Parameter Plans B\_120 - B\_123 & B\_220 - B\_221.

The strategies adopted to arrive at these principles are clearly set out in Key Moves section within this chapter.

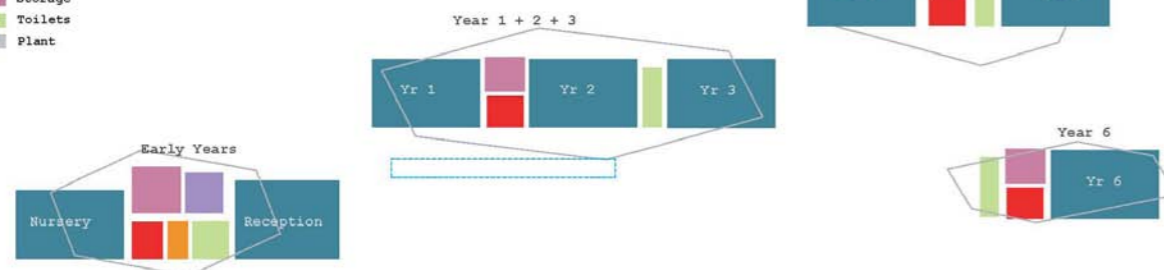
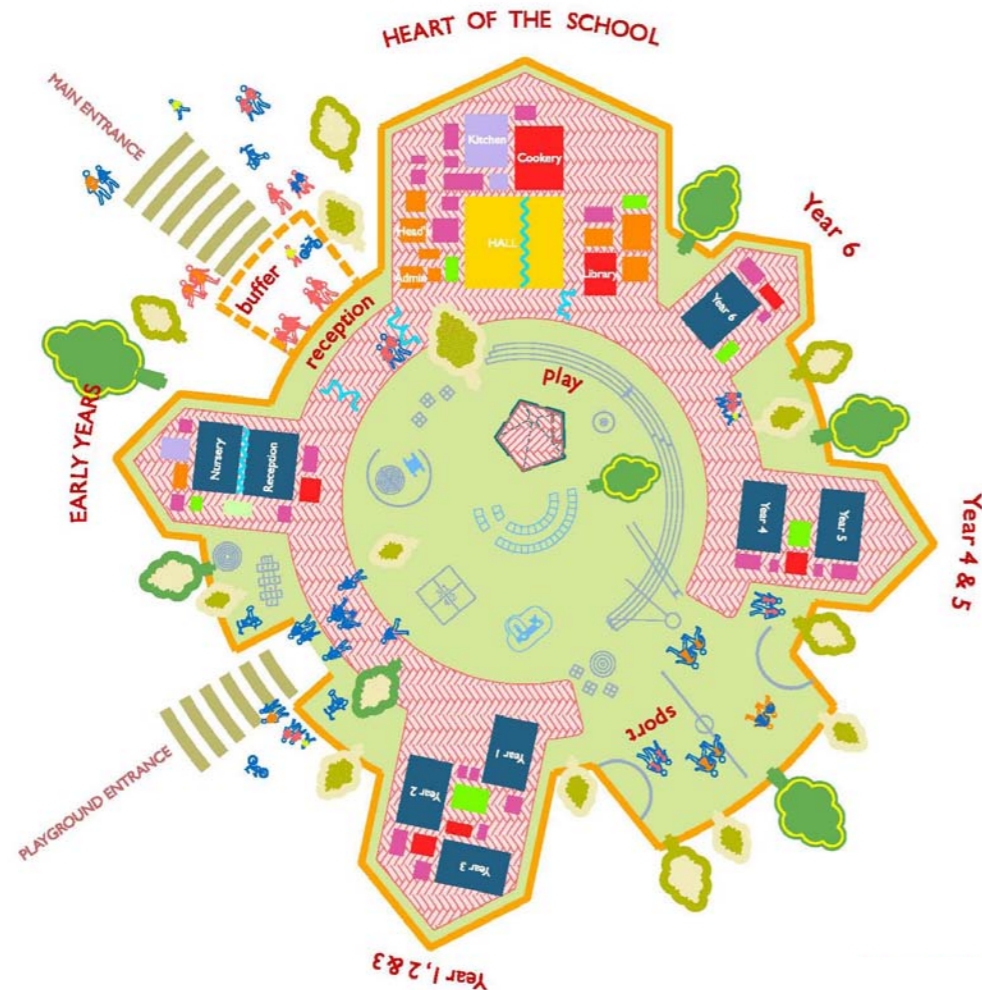
The following pages contain background information on the design proposals that were developed to arrive at the Parameters and Design Principles that are being applied for.



Illustrative view of school proposals from the corner of Hawley Road and Castlehaven Road

## 9.0 School

### 9.2 Brief



SCABAL BRIEF: ORGANISATION OF LEARNING GROUPS

#### HAWLEY SCHOOL

The existing Hawley School is currently located on Buck Street in the heart of Camden Town and is a one form entry community infants school. The scale of the schools existing role, building, its location within Camden and its educational philosophy all contribute to the small scale feeling of a village school.

The key design priorities in the SCABAL brief are set out below to give context to the application:

- The Village School ... A central 'village green' which creates visible and social connections between spaces across the whole school
- Entrances that include a generous breathing space between the threshold of the school and the street. Space for community, parents and families to gather and meet.
- A Small School feel ... and a sense of Progression. Four groupings of learning spaces.
- -Whole School cohesion. Visual connectivity throughout including vertical connections across all the different floors to ensure the school retains a sense of cohesion, integration and visibility.
- - Generous Learning spaces which contribute to the topic-based curriculum and stimulate academic challenge.
- Each child an Individual. Design from the Inside Out with spaces that provide for a range of learning needs.
- Play as an important part of learning. An outdoor area including covered area for every classroom. A wide variety of outdoor space and activities.
- A Creative curriculum mirrored in a creative environment which is steeped in the Arts. Space and resources for Art, Music, Dance and Drama.

- - Social & Emotional wellbeing: space for relaxed dining that encourages and allows rather than preventing activities in the hall.
- Integrated Staff spaces, visible and accessible throughout the school.
- Quality and Practicality: Robust sustainable materials inside and outwith low and easy maintenance and long life cycles.
- Sustainable and comfortable with great environmental controls and services for maximum comfort and minimum expense.

#### THE NEW BRIEF

- The diagram over shows how the years within the school will be organised into four learning groups: Nursery and reception ( Early Years), Years 1,2 and 3, Years 4 & 5 and Year 6.

#### AMOUNT

- It is proposed the school will be a one form entry primary school accommodating 210 pupils aged 4-11 with 26 Nursery pupils.
- Based on the role above, a minimum school internal area of 1450sqm (GIA) will be provided in line with the recommendations of BB99. This will include:
- General teaching space, specialist practical space, halls and non net areas including toilets, storage and kitchens.
- No.1 Hawley will provide additional accommodation for the school over and above the basic BB99 requirement. This area is approximately 229sqm (GIA)

## 9.0 School

### 9.3 Site Layout



Early Illustrative Site Plan for Hawley School ( NTS)

The first strategic move was to locate the schools amenity space to the south of the site adjacent to the railway, creating a buffer between the railway and the new school. This also allows the attenuation tank to sit below ground in this area and the MUGA to be located on top of this, maximising the buildable area on the rest of site for the school and external spaces. The main body of the school is located to the north of the site, off Hawley Road and takes the form of a courtyard.

Here, the key learning groups are organised around a central external space or 'village green'. This space provides a focal point for all the school over which all learning groups overlook. It also provides a secure, sheltered space into which pupils and parents enter at the beginning and end of the school day away from the busy Hawley Road. Access to the new courtyard will be from the new pedestrian route to Camden Lock. Access to the school is located off the widest part of this route and away from the main entrances to the residential blocks.

## 9.0 School

### 9.4 Arrangement



The main shared facilities within the school are located on Hawley Road. The mass of the hall space acts a buffer between the street and the courtyard. The main entrance off Hawley Road is set back creating a generous threshold from the street. From this space, users will enter directly into the internal heart space, which is an extension of the external courtyard space and connects the learning groups together.

Around the courtyard space at ground, nursery, reception and years 1,2 & 3 are located with the older pupils located on the upper floors. At ground, each of the learning groups addresses the amenity space of the courtyard but has also been designed to have its own relationship to an external amenity space. Reception and Nursery have their own entrance between No.1 Hawley and the school, allowing collection of younger children discretely at key points during the school day. Nursery and reception have their own play space, adjacent to the residential gardens of Kentish Town Road.

Years 1, 2 and 3 are located to the south of the courtyard within their own block and will have direct access to outdoor class rooms and play space.

The double height heart space visually connects the upper and lower floor. Years 4 and 5 are located at first floor with access to play space on the roof of the early years block.

## 9.0 School

### 9.4 Arrangement

#### LAYOUT

The illustrative design study opposite is the preferred option of four design studies that were presented to the Hawley Infant School stakeholders, SCABAL and CSF for consideration.

The basic principles of this design were used to develop the Parameter Plans and Design Principles that constitute the Outline Planning Application. These parameter plans are submitted as part of the outline planning application and will guide the future reserved matters applications through the next design stages.

The illustrative scheme over shows how the parameters can be interpreted to produce a high quality scheme that responds to the detailed school brief and enhances the qualities of No.1 Hawley and the surrounding areas. Note that the arrangement of the illustrative scheme may still change within the allowance of the parameter plans as the detailed design is developed with the stakeholders.

#### ACCESS

The primary points of access to the proposal have been considered in relation to street scape, security, legibility and control.

For information relating to access please refer to the 'Frontage, Security and Overlooking' and 'Key Design Moves' sections of this chapter.

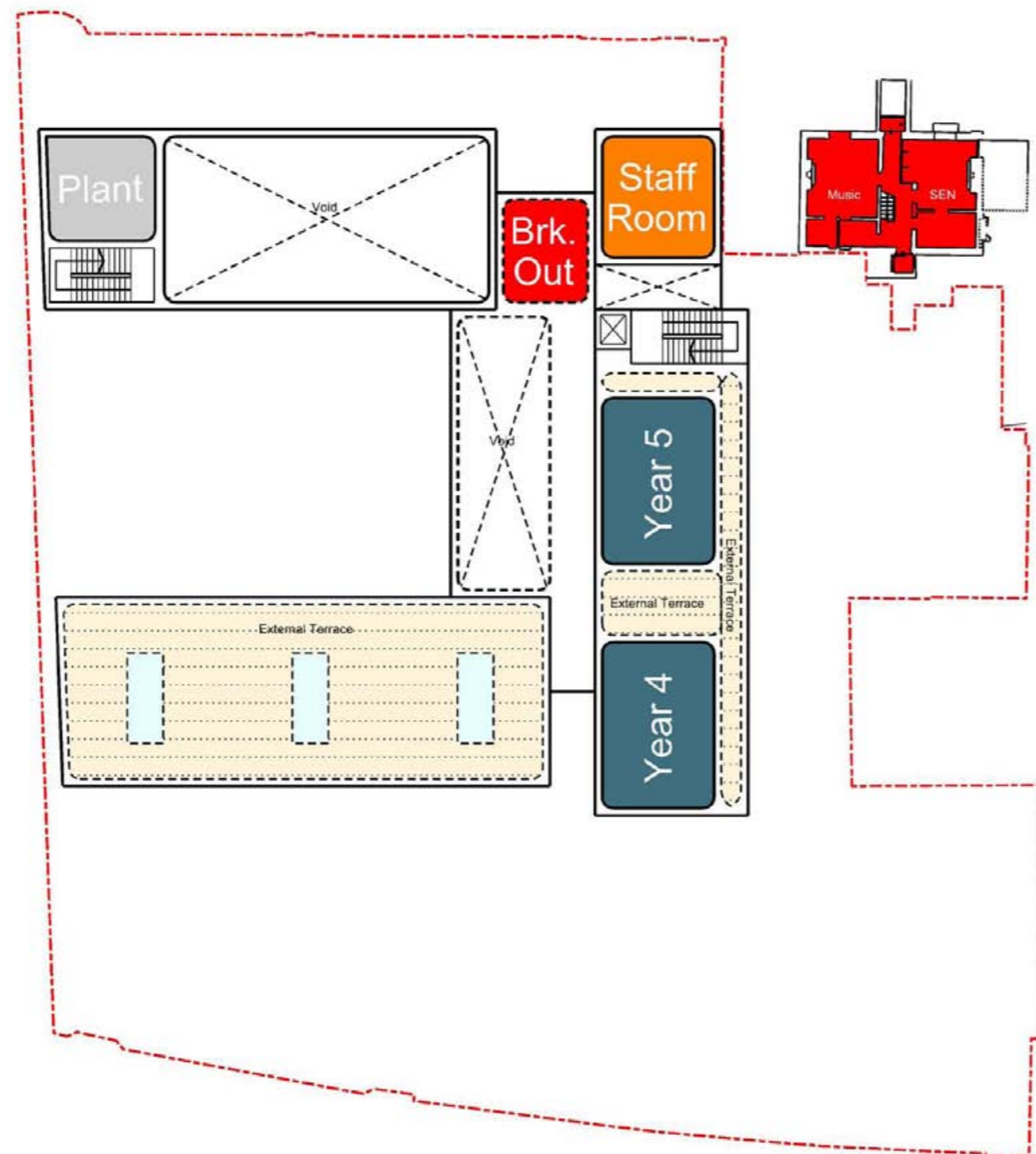
#### SCALE

For information relating to the scale of the development please refer to the 'Proposed Building Heights and Depths' and 'Key Design Moves' sections of this chapter.

#### LANDSCAPE

The outdoor learning environment is a critical pedagogical tool, and as such the types and sizes of spaces proposed must be considered in relation to the proposed internal teaching spaces. The parameter plans define the location of external amenity but do not break this down into hard, soft play and habitat. This will allow the detailed design to dictate the types of amenity provided and the parts of the school building that they relate to. The illustrative plans on the previous page show how the parameter plans may be interpreted and the amenity space may be laid out. The only fixed parameter in the amenity space relates to the provision of a 465m<sup>2</sup> MUGA (minimum) in the southern area of the school grounds as show opposite.

The roofs of the new School Building will be used to provide amenity space for the school.



## 9.0 School

### 9.5 Illustrative Views

View from the corner of Hawley Road and Castlehaven Road looking east

This view demonstrates a school proposal within the parameters established in the outline application



Key Plan