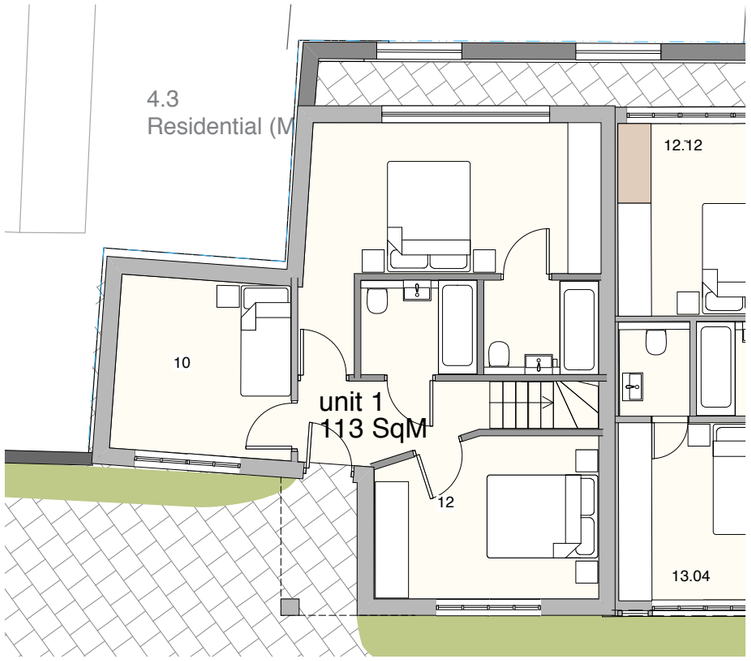
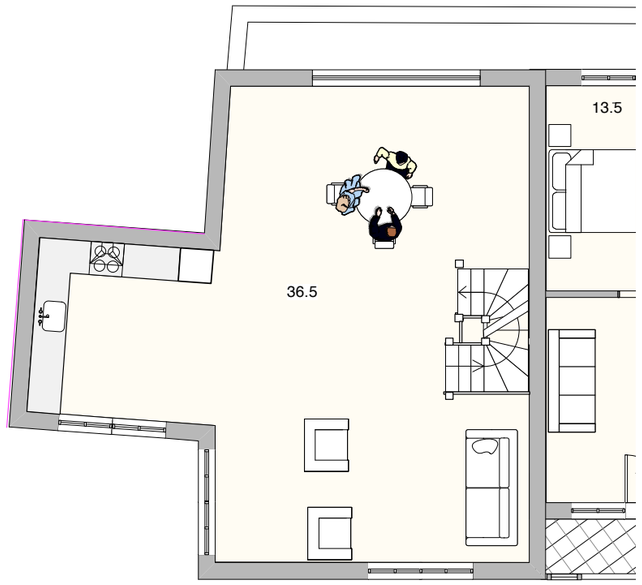
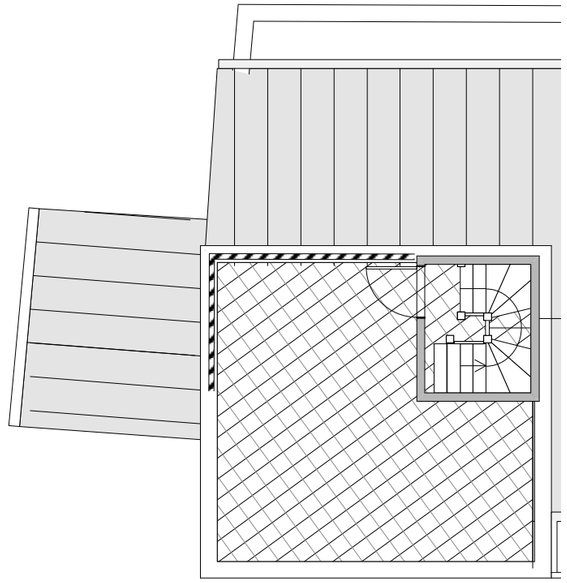
4.5 Residential Houses



Unit 1 - Ground Floor Plan

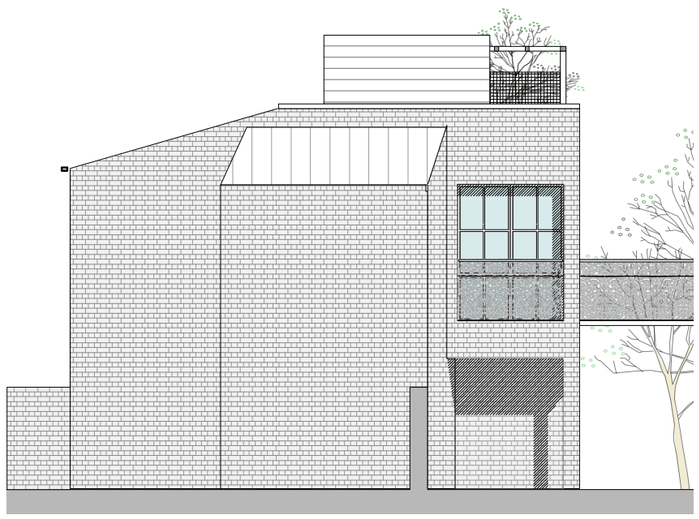


Unit 1- First Floor Plan



Unit 1- Roof Plan

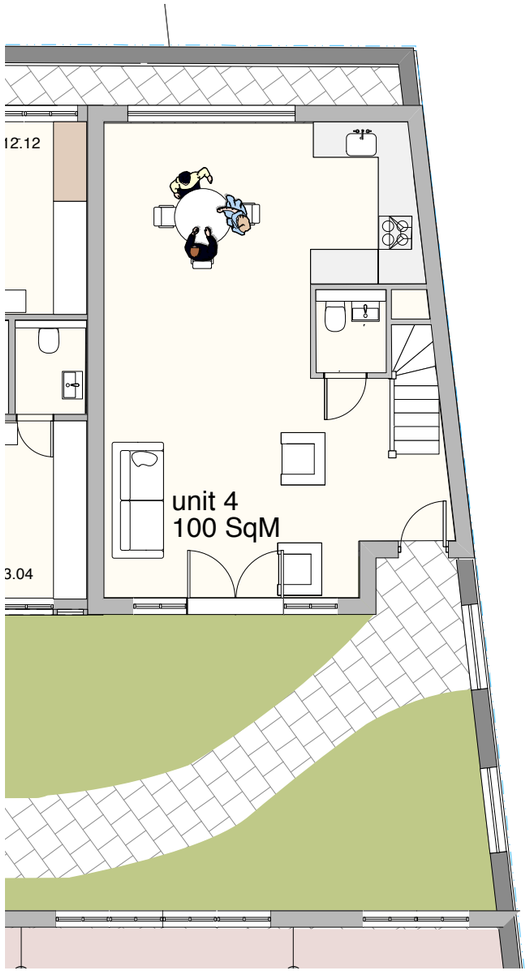
Unit 1 - SE elevation



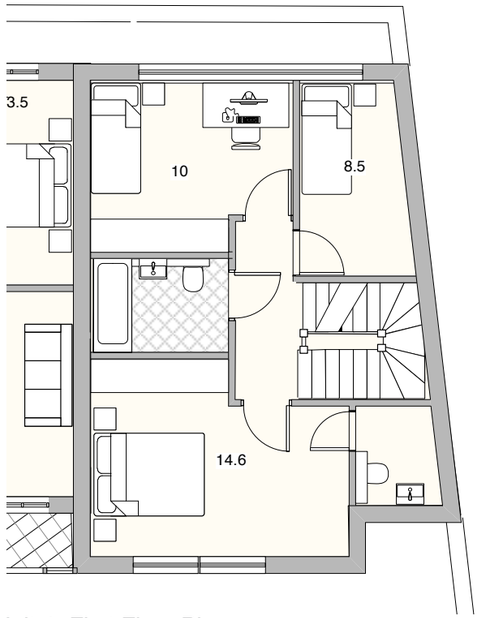
Unit 1 - SW elevation

House unit 1 (113 SqM)

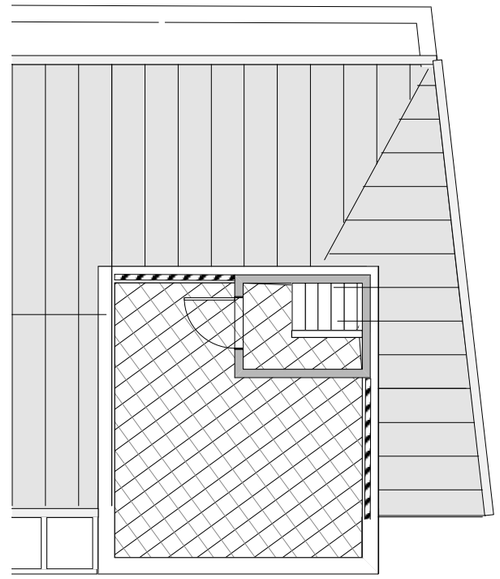
The three bedroom house has a large open plan the living room on the first floor with a 25 SqM roof terrace above.



Unit 4 - Ground Floor Plan



Unit 4- First Floor Plan

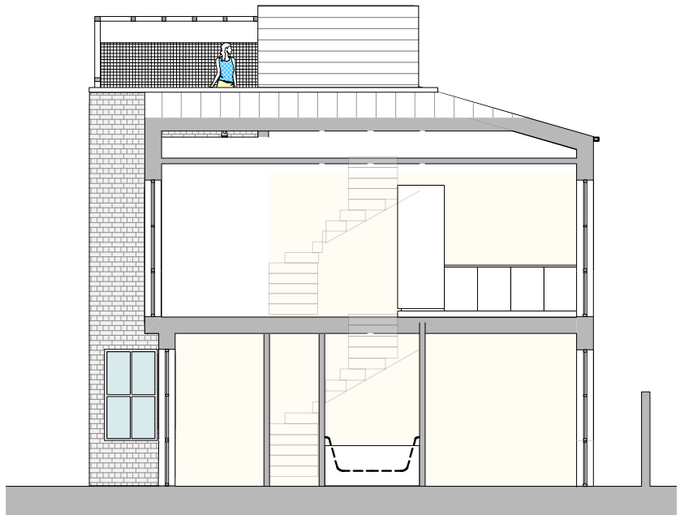


Unit 4- Roof Plan

House unit 4 (100SqM)

The three bedroom house has a large open plan the living room on the ground floor opening up to the end of the mews garden. The House also has an 18SqM roof terrace

Unit 4 - SW elevation



Unit 4 - Section

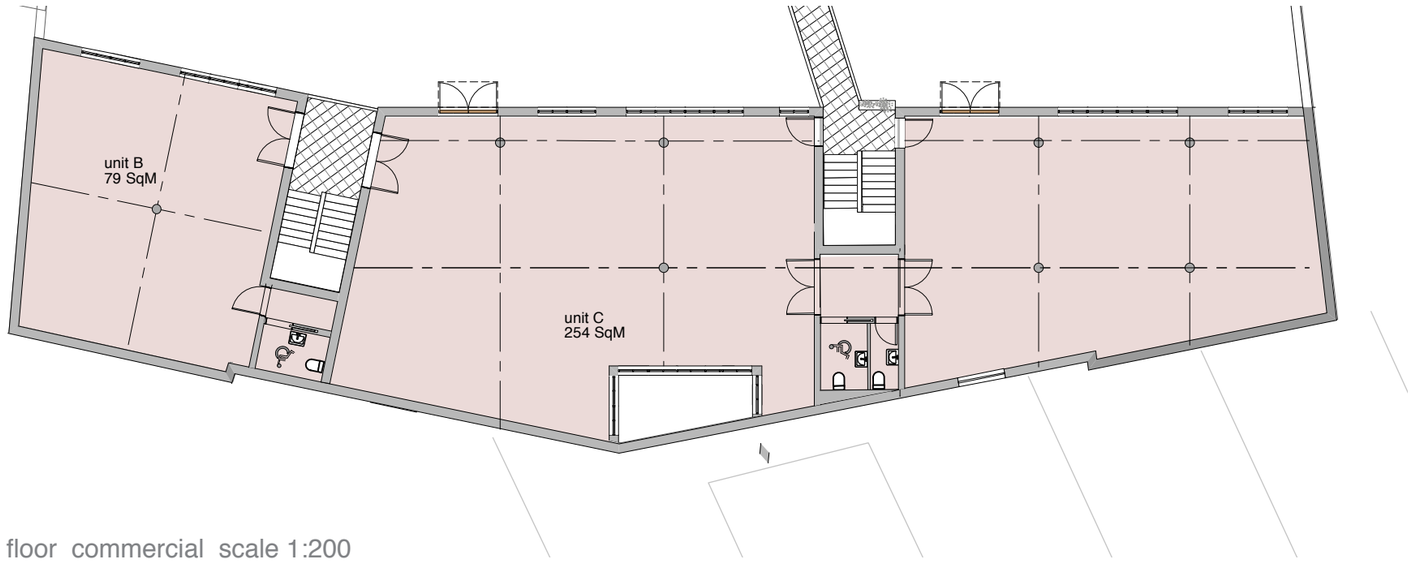
4.6 Commercial premises

The proposal is for highly efficient work spaces featuring:

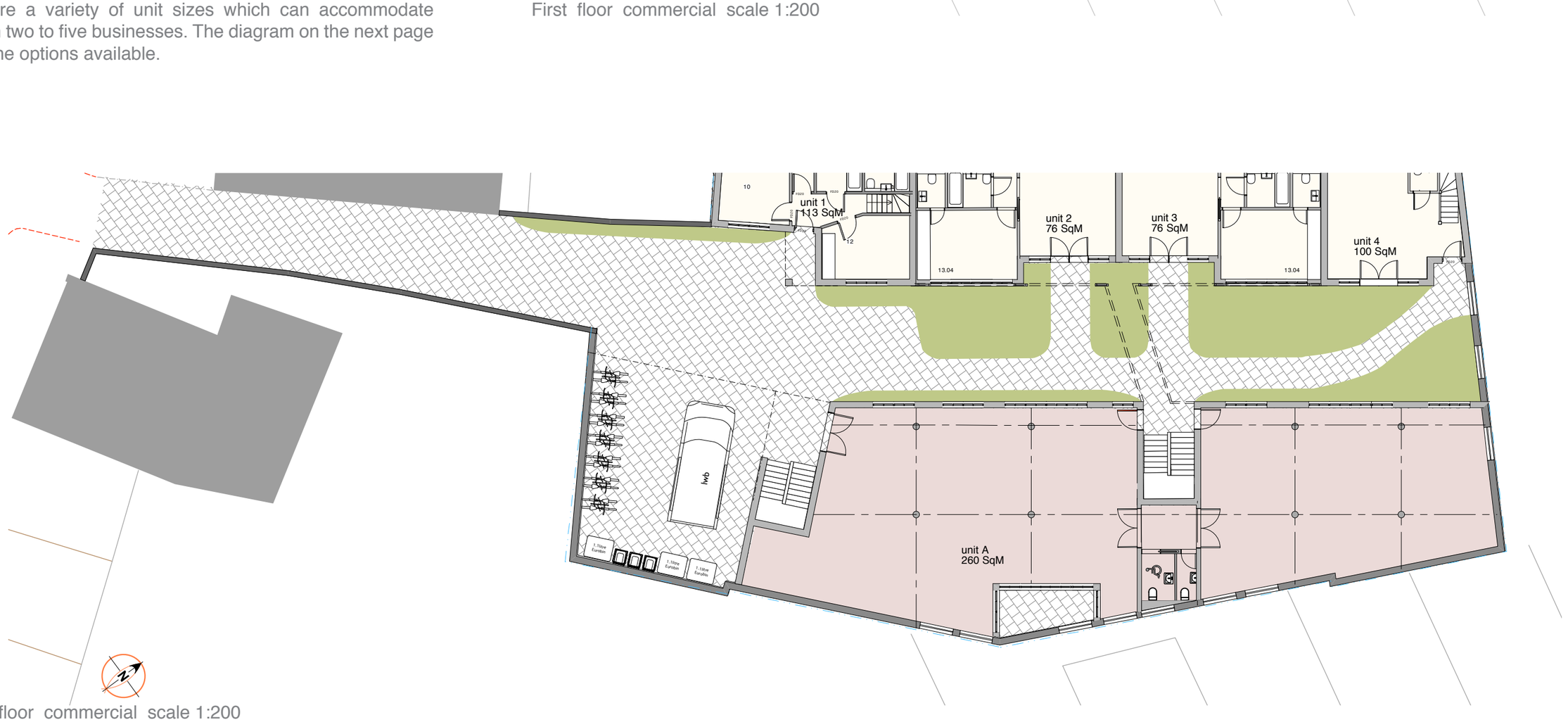
• Large North facing windows to give regular even working light.
• Generous 2.75m floor to ceiling height
• Generous covered loading bay
• Traditional loading doors with hoist and jib for first floor units
• Covered cycle storage
• Covered refuse area
• Accessible WCs for all units
• All units fully accessible

Flexibility

There are a variety of unit sizes which can accommodate between two to five businesses. The diagram on the next page shows the options available.

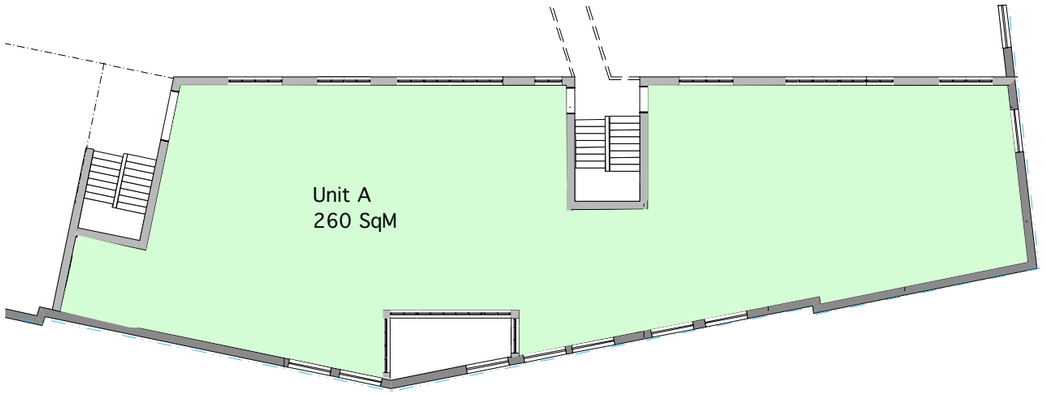


First floor commercial scale 1:200

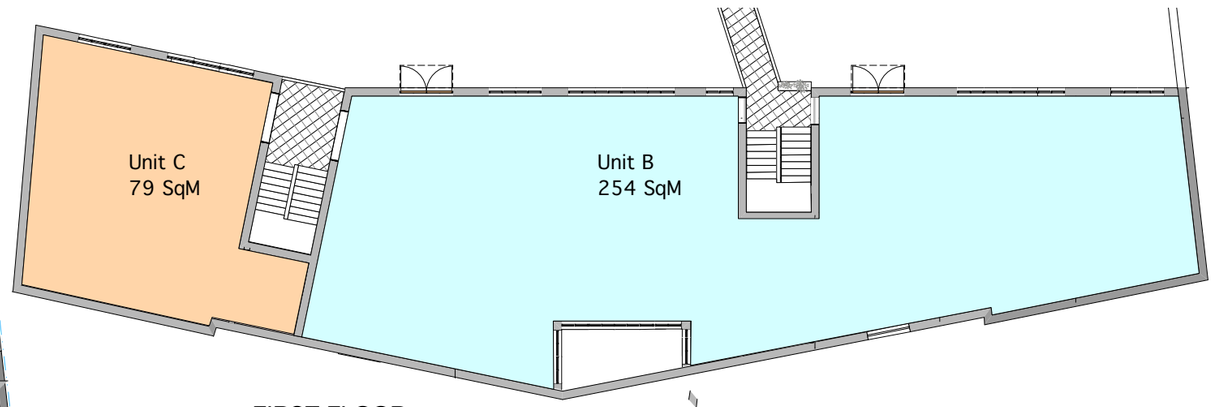


Ground floor commercial scale 1:200

LARGE BUSINESS UNITS

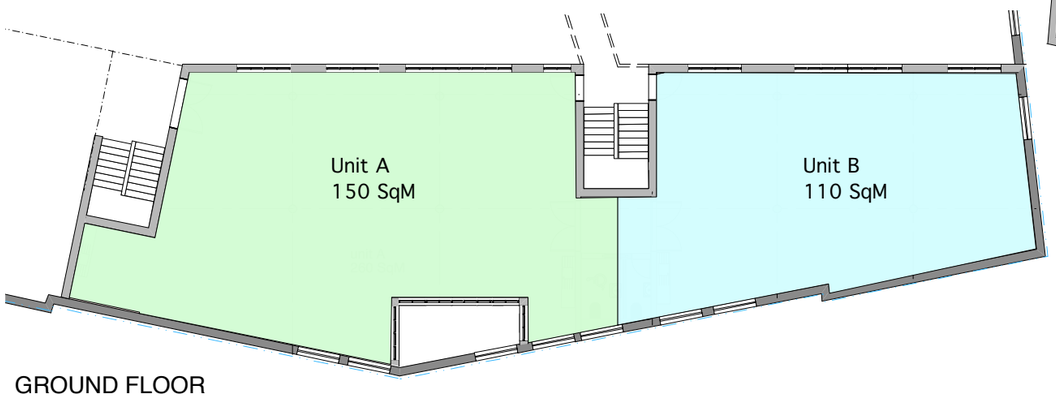


GROUND FLOOR

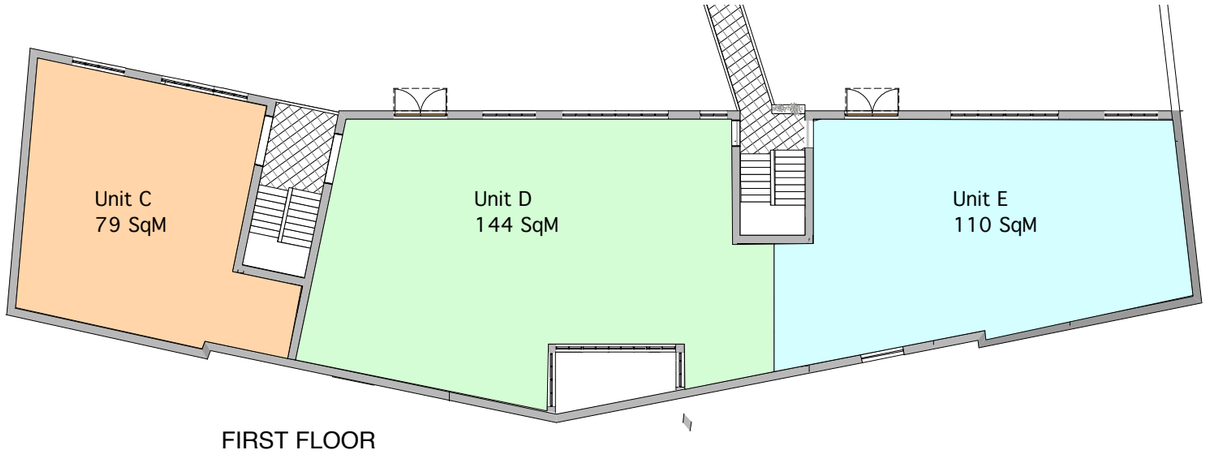


FIRST FLOOR

SMALL BUSINESS UNITS



GROUND FLOOR



FIRST FLOOR

4.7 Privacy within the proposal site

Overlooking issues within the central courtyard concern residential to residential and commercial to residential

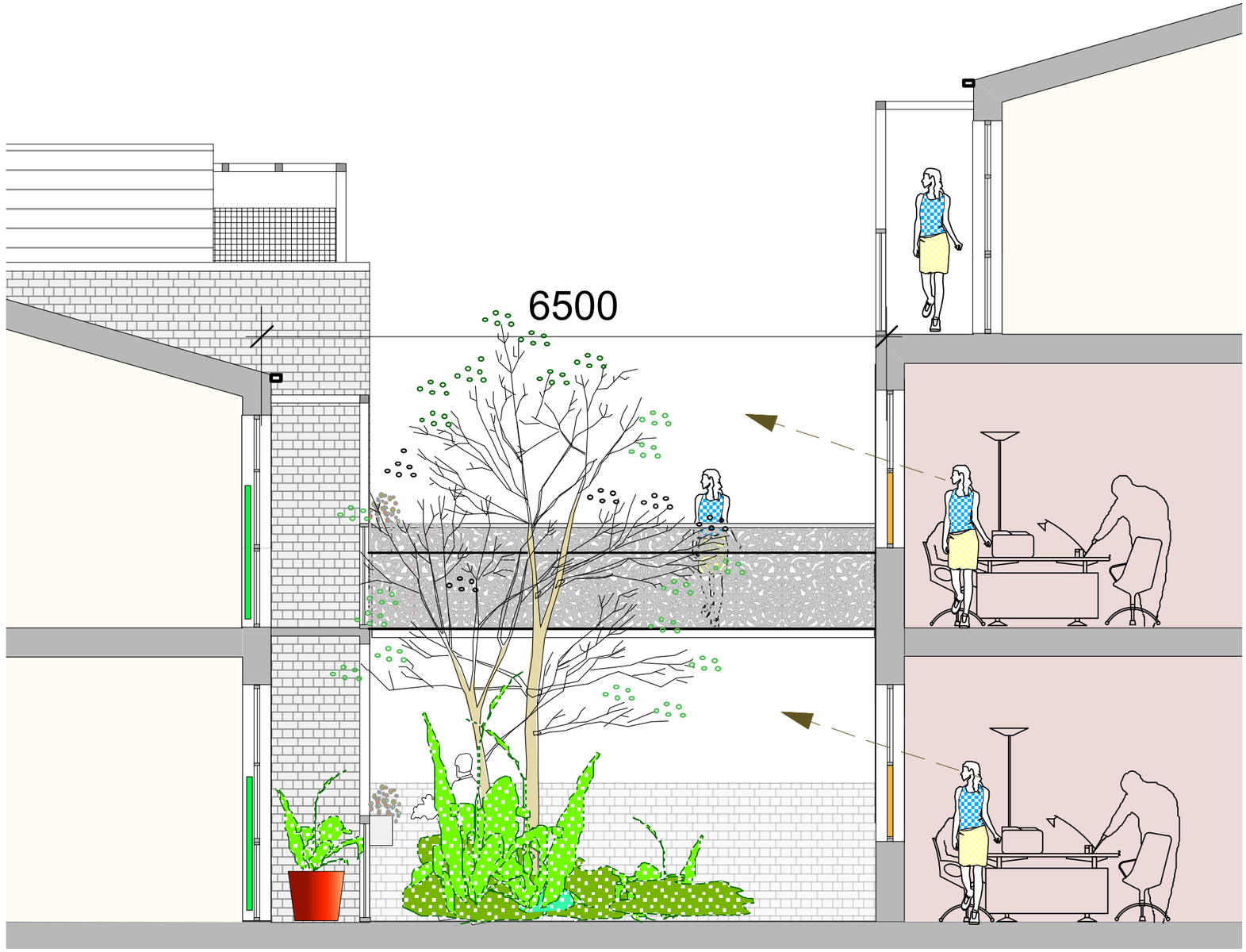
The strategy that has been adopted has the following aspects:

• Lower panels to the windows in the commercial building to be fixed with obscure glass or fixed louvres

• Flats and houses: Windows supplied with roll up blinds or louvres or venetian type blinds

•Planting to create privacy

•Trellises and balconies create visual screen.



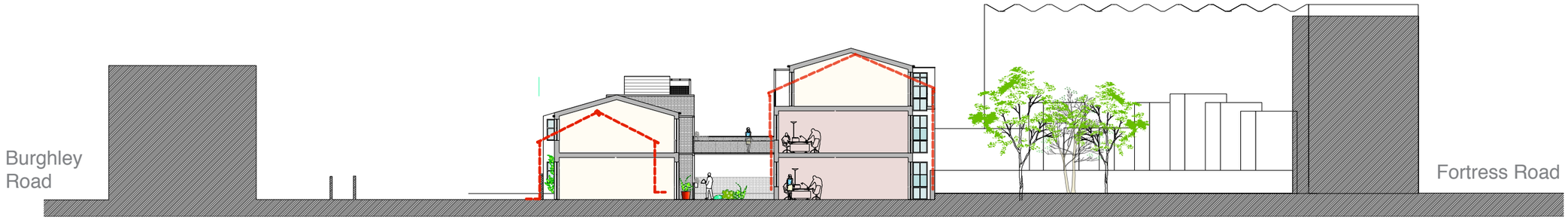
Obsure glass

Owners venetian blinds or roller blinds

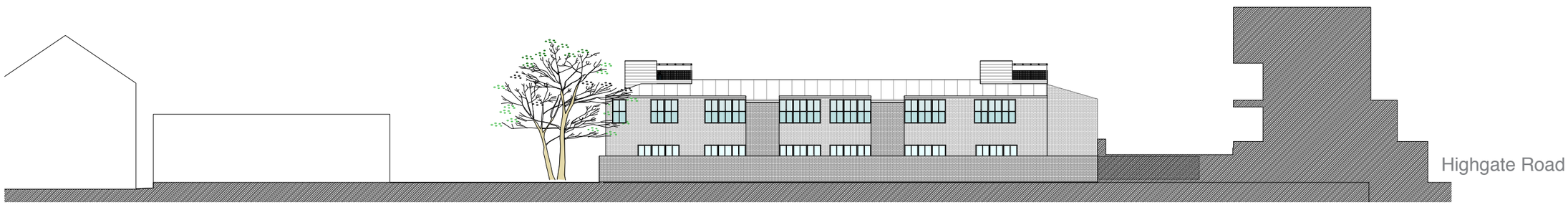
4.7 Impact - Privacy and overlooking

4.8 Impact- Massing and scale

The section taken along the length of the mews with the Fortress Road houses in the background

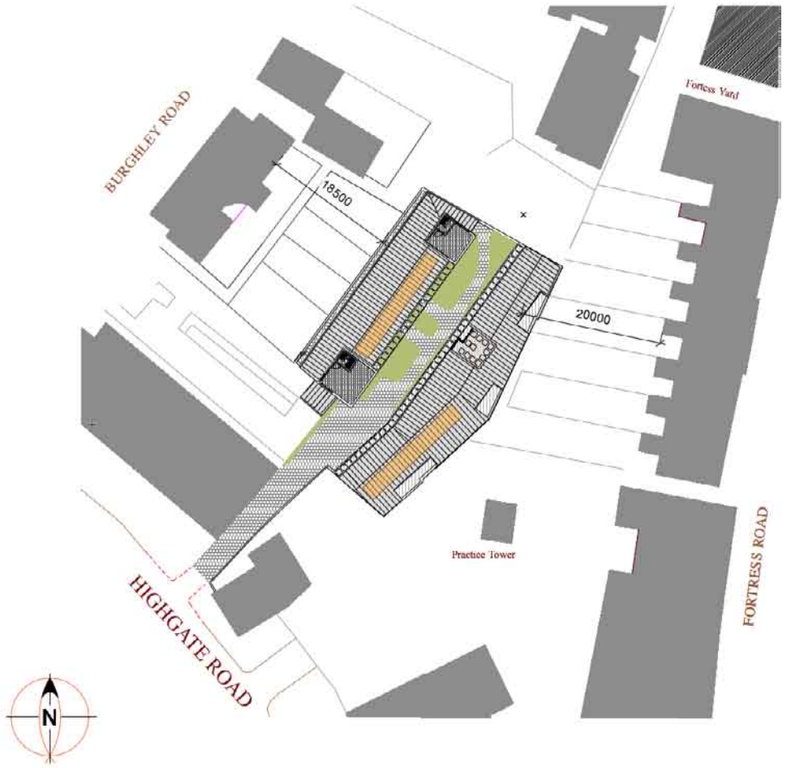


The cross section through the mews. The red dotted line shows the existing profile for comparison purposes.



The section taken through the flats on Highgate Road with elevation of the two storey houses

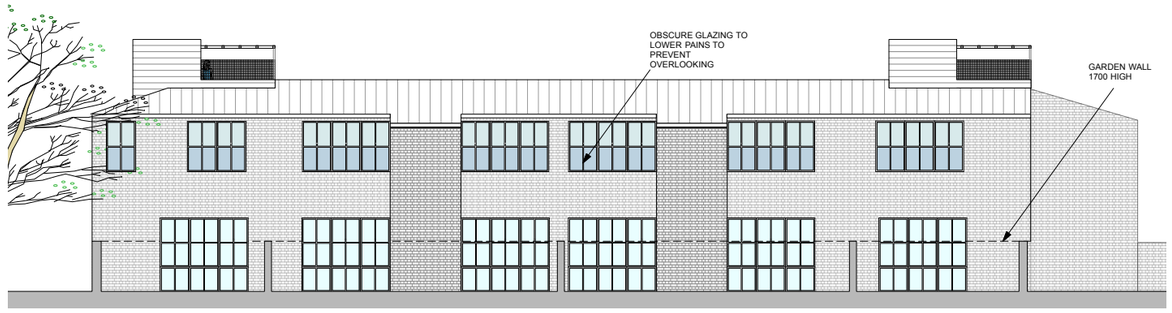
4.9 Impact - Overlooking in relation to Neighbors

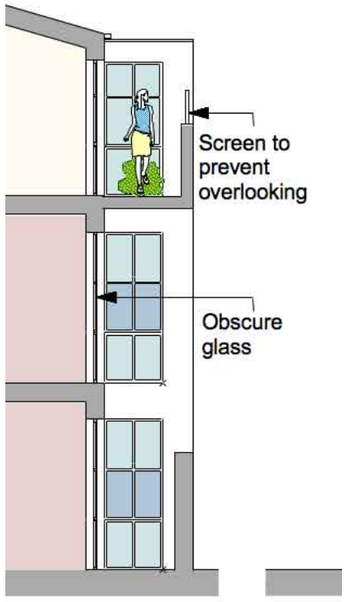


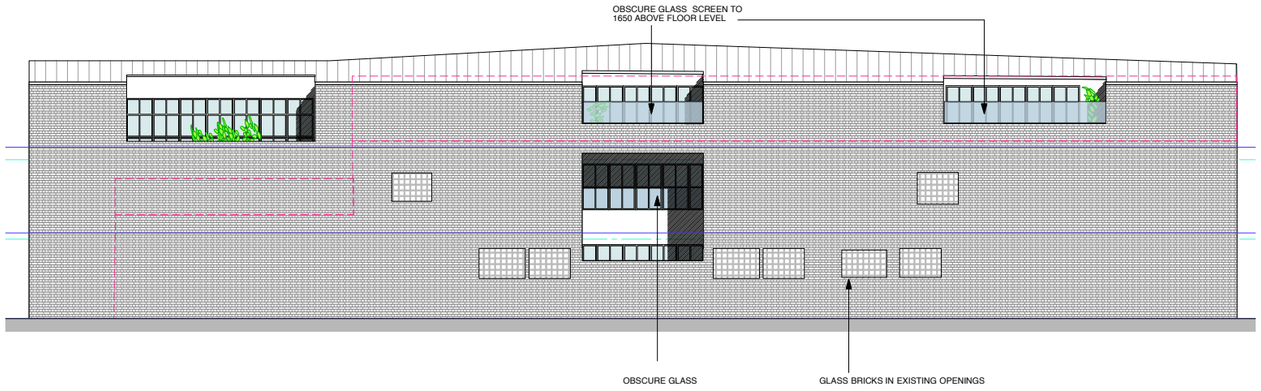
To prevent overlooking the gardens across the NW boundary the first floor windows to the houses and flats have lower panel fixed and obscure to a height of 1650.

Roof terraces on the have screens on the sides facing away from the site. Unit 1 on the NW and SW sides and Unit 4 on the NW and NE sides.

Similarly Patios to units 8&9 on the SE block have screens to prevent overlooking the gardens of the houses in Burghley Road.







5 Statistics

5.1 Existing uses

EXISTING COMMERCIAL BUILDING

Current Use	Use class	GIA SqM	GIA *SqFt*	NIA SqM	NIA *SqF*
Office Unit 1	B1(A)	77	*829*	*72*	*77*
Office Unit 2	B1(A)	120	*1,291*	*109*	*1,17*
Workshop	B1(C)	345	*3,712*	*330*	*3,55*
	Total	**542**	**5,832**	**511**	**5,49**
Showroom	A1	533	*5,735*	*490*	*5,27*

PROPOSED COMMERCIAL BUILDING

Current Use	Use class	GIA SqM	GIA *SqFt*	NIA SqM	NIA *SqFt*
Unit A (Level 0)	B1	260	*2,798*	*252*	*2,712*
Unit B (Level 1)	B1	254	*2,733*	*246*	*2,647*
Unit C (Level 1)	B1	79	*850*	*72*	*775*
	Total	**593**	***6,381***	**570**	***6,133***

EMPLOYMENT

Number of staff based on 12-17 SqM per person(NIA) (BCO guide 2005 occupier density 5.4.1)	**34**	to	**48**	People
Number of staff previously employed			**29**	People

PROPOSED RESIDENTIAL BUILDINGS

	Hab rooms	Bedrooms	Persons	SqM	*SqFt*
Unit 1 (Mews House)	4	3	5	113	*1216*
Unit 2	3	2	4	76	*818*
Unit 3	3	2	4	76	*818*
Unit 4 (mews House)	4	3	4	100	*1,076*
Unit 5	3	2	4	71	*764*
Unit 6	3	2	4	71	*764*
Unit 7	4	3	5	96	*1,033*
Unit 8	4	3	5	93	*1,001*
Unit 9	4	3	4	78	*839*
Total	**32**	**23**	**39**	**774**	***8,328***

RESIDENTIAL BUILDINGS GEA

Level 2	311	*3346*
Level 1	280	*3013*
Level 0	288	*3099*
Total	**879**	***9,458***

Existing Uses

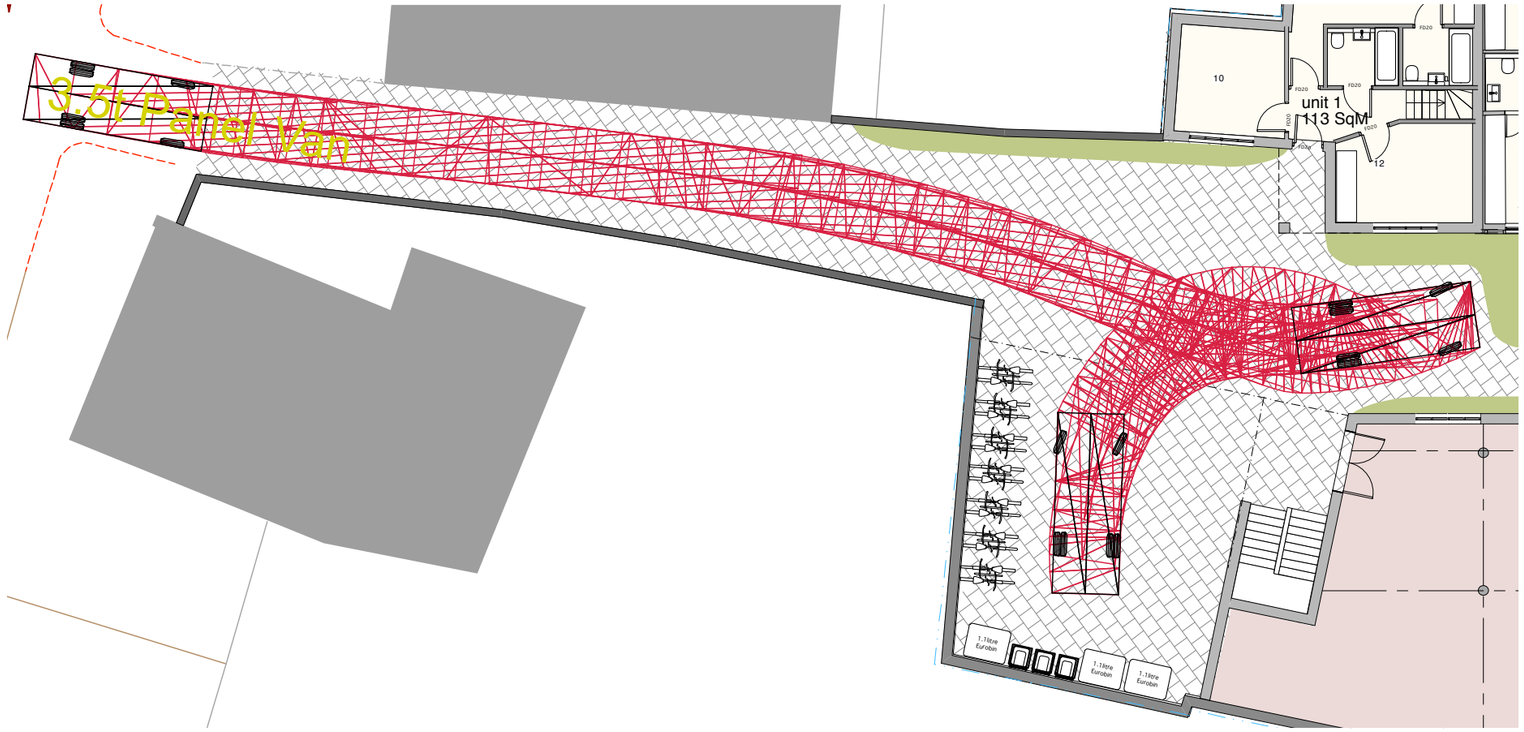
6 Transport, Refuse, Bikes

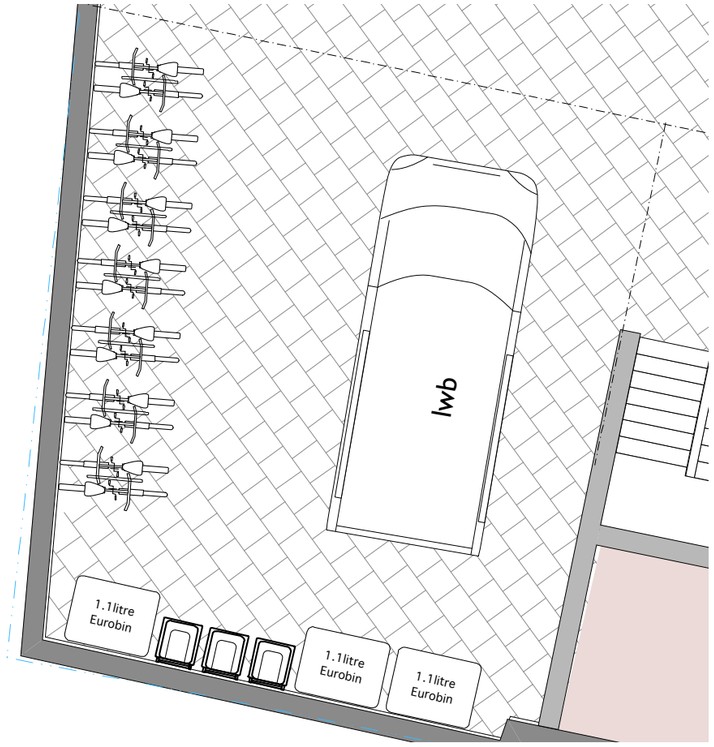
6.1 Residential
The scheme will be car fee. No parking permits for the CPZ area will be allowed.
This proposal involves access for deliveries only.

6.2 Commercial
Access for delivery vehicles has been strategically placed as near to the road as possible served by a covered loading bay so as to leave other parts of the scheme undisturbed.
The access accommodates a 7.5 ton box van arriving and leaving in forward gear.
On-site manoeuvring - The diagrams below demonstrate the provision for turning and access of delivery vehicles

6.3 Refuse
The refuse storage area is in a secure area at the rear of the bay where there is space for the following provision:
Commercial: two 1100 litre euro bins for paper and general waste
Residential: one 1100 euro bin and three 240 litre recycling bins

6.4 Bikes
A run of 8.2m is available for cycle storage. Seven Sheffield stands (14 bikes) are to be provided for both residential and commercial.





7 Site Matters

7.1 Security

Anti-Social Behaviour & Crime
The Commercial element of the scheme has been strategically located at the front of the site. This feature means that people visiting the commercial areas do not need to walk all the way into the site. Towards the rear of the site, where the residential accommodation is concentrated, surveillance of the public area becomes easier and more effective as loiterers have fewer excuses for their presence.
Lighting of the central area is proposed as a combination of LED marker lights and spillover from lights at front doors.

The general principles of Secured by Design will be followed with laminated glass at all windows that are accessible to pedestrians and high security entrance doors with multi- point locking and good quality locks / door frames.

NOTES ON SECURED BY DESIGN - 11oct11

We sent scheme drawings to the CPDA for Camden, Adam Lindsay.

He agreed that the scheme is generally in accordance with Secured by Design for planning stage.
I noted that the perimeter was fairly secure, since it is surrounded by private gardens, and the fire station yard is separated by a two-storey high wall.

I noted that the landscape design will include dawn-to-dusk lighting over the courtyard and access road, which will be low illuminance but high level of uniformity.

Adam's main concern was that there should be a secure gate to the road, self-closing with key-fob access and video entry system.

He noted that the area is particularly prone to anti-social behavior from people leaving the Kentish Town Forum just down the road. He noted that every entrance and recess in the area is fenced-off or gated, because of the intensity of the problem, and the density of people involved. And there is an existing gate on this site.

I asked if it would work to leave the gate open in the day and close it at night; he advised that residential burglary is a daytime crime, and the mews provided a crime opportunity. I asked if surveillance from the flats and commercial units would deter crime. He advised that it would not do so, it would simply lead to residents reporting antisocial behavior which would be over by the time police arrived.

Secured by Design

Adam says he will be consulted when the application is made. If it is gated he will be happy with it, if not he will advise it should have a gate.

7.2 Daylight and Sunlight

The effect of the development on daylight and sunlight has been analyzed by Brooke Vincent & Partners, and the design modified to optimize the benefits available.

Large windows to each space are carefully located to maximise daylight while maintaining privacy. Good levels of day lighting will be achieved in all habitable spaces. All units are dual aspect and sunshine will penetrate different units at different times of day and year, with pergolas and balconies preventing overheating in summer.

Analysis shows that daylight and sunlight to neighboring residential buildings will continue to satisfy BRE criteria in all neighboring location and there will be no adverse effect. Neighboring residential properties will retain existing levels of sunlight.
See stand-alone report by Brooke Vincent & Partners

7.3 Flood Risk Assessment

Environment Agency maps place this site well outside any flood risk areas

7.4 Site Investigation and Contamination

The site has been used as a commercial premises for light industrial uses since developed from a green field site in the 18th C.
As it is contemporary with some of the oldest housing in the area the history of the site is likely to have been one of continuous occupation and so not have any buried contaminants.
It is thought that the site might have served as a stables block before being used as warehousing.

7.5 Trees

There are no trees or bushes on site at the moment, but new trees and planting are proposed.

Trees adjacent to the site have been assessed by Hal Appleyard of ACS Consulting. (see separate report)

The largest trees are growing in land to the east and north of the site, and which are rooted within neighboring, residential gardens.

An ash tree is the best quality and which provides the most effective amenity. The remainder of the trees on the east are self seeded Sycamore trees, which have, by neglect grown quite large and over-hang the roof of the existing buildings.

Whilst construction within the site is unlikely to affect the trees in any way, the overhanging branches are likely to cause conflicts and which are best pruned back in advance of any construction works.

Trees on the western and northern side of the site are too remote to be directly at risk of damage from construction works. Trees growing to the east of the site and proposals however, have overhanging branches which should be carefully pruned back off the roof and away from the boundary line so far as reasonably practicable.

The eastern elevations act as retaining walls to soil in the residential rear gardens of Fortess Road, so it is most unlikely that that tree roots penetrate under the building. Boundary walls are to be retained, so there will be no effect on existing trees.

While existing trees will not be harmed, new trees will be added on site to contribute to the area.

See stand-alone report by ACS Consulting

8. Accessability
Lifetime Homes - (Camden template)

1. If there is car parking adjacent to the home, is it capable of enlargement to attain 3300mm width? If not, please explain why.
   *show on plans

   Only relevant if are you providing car parking on site

   N/A car free development

2. Is the distance from the car parking space to the home kept to a minimum and is it level or gently sloping? If not, please explain why.

   Only relevant if are you providing car parking on site

   N/A

3. Are the approaches to all entrances level or gently sloping? If not, please explain why.
   *show on plans

   Yes, including walk-up flats (except for the access stair)

4. Are all entrances illuminated and do they have level access over the threshold and a covered main entrance? If not, please explain why.

   Yes

5. a) Do communal stairs provide easy access?
   b) Where homes are reached by a lift, is it fully wheelchair accessible?
   If not, please explain why.
   *show on plans

   Show dimensions of communal stair case

   Stair is 1m wide with 170mm risers & 250mm goings

6. Does the width of internal doorways and hallways conform to Part M of the Building Regulations except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm? Is there 300mm to the side of the leading edge of the doors on the entrance level? If not, please explain why.
   *show on plans

   Yes

7. Is there space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere? If not, please explain why.
   *show on plans

   A turning circle of 1500mm diameter or a 1700x1400mm ellipse is required.

   Yes

8. Is the living room at entrance level? If not, please explain why.

   Entrance level = where you go into the flat/house/maisonette

   Not in house 1. This is to improve privacy and light standards - as is typical of the Mews housing type.

9. In houses of two or more storeys, is there space on the entrance level that could be used as a convenient bedspace? If not, please explain why.

   Entrance level = where you go into the flat/house/maisonette

   Yes

10. Is there
    a) a wheelchair accessible entrance level WC, with
    b) drainage provision enabling a shower to be fitted in the future?
    If not, please explain why.
    *show on plans

    A wheelchair accessible entrance level WC is one with side and frontal transfer to pan - see websites for dimensions

    Yes

11. Are walls in bathrooms and toilets capable of taking adaptations such as handrails?
    If not, please explain why.

    Yes, plywood lined to take loads

12. Does the design incorporate:
    a) provision for a future stair lift?
    b) a suitably identified space for a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom?
    If not, please explain why.
    *show on plans

    For dimensions – see websites

    Yes, stair is suitable for retrofit lift / there is a possible position for a through floor lift

13. Does the design provide for a reasonable route for a potential hoist from a main bedroom to the bathroom? If not, please explain why.

    Yes

14. Is the bathroom designed to incorporate ease of access to the bath, WC and wash basin? If not, please explain why.
    *show on plans

    For further information and dimensions – see websites

    Yes

15. Does the living room window glazing begin at 800mm or lower and are windows easy to open/operate? If not, please explain why.
    *show on plans

    Yes - full height windows, see elevations

16. Are switches, sockets, ventilation and service controls at a height usable by all (i.e. between 450 and 1200mm from the floor)? If not, please explain why.

    For dimensions – see websites

    Yes

9. Sustainability

The overarching sustainability strategy addresses three main areas:
Environmental Sustainability
Efficient use of the site and the resources consumed by the dwellings (whether in construction or in use), minimisation of waste and creation of new habitats.

Economic Sustainability
Measures taken during the design and construction that will reduce future running costs. Crucially; measures within the proposals that are taken to avoid, or greatly delay, future obsolescence, whether such obsolescence arises from technology change, or changes in living standards and patterns, or even future effects of climate change.

Social Sustainability
Access to a living environment that is wholly fit for purpose; one where the future occupants health and well being opportunities are not compromised by any limitations imposed by the design of the buildings.

The majority of the energy consumed through this development will be due to the lifetime energy consumption of the dwellings from regulated and unregulated energy usage arising from occupation of the dwellings and non-domestic space. The proposed design seeks to reduce energy demand using passive measures of good design;

Orientation and compact building form
Enhanced insulation and air tightness
Good quality construction to reduce thermal bridging
Natural Ventilation
Highly efficient building services.
Code for Sustainable Homes ensures global sustainability is incorporated

The courtyard design means that;
- The rooms are predominately North West or South East facing.
- Compact building form provides a good surface area to volume ratio which inherently makes the dwellings more energy efficient.
- The buildings are Shallow plan - good for both day lighting and natural ventilation.
- Wind shelter in the courtyard

The optimal orientation and shallow-plan building form make a useful contribution toward reducing the overall energy consumption.

Active measures;

- High efficiency lighting used throughout
- Maximum use of photovoltaic generation
- High efficiency heating using innovative gas absorption heat pumps
- Water conservation including greywater harvesting & leak detection
- Rainwater harvesting using water butts

Economic Sustainability
- The proposal brings back optimal use of commercial space and adds much needed new homes.
- Close proximity to shops and transport links means future occupants will not require the use of cars to access the site or basic amenities and will contribute to the local economy
- Highly fuel efficient homes & workplaces cut running costs

Social Sustainability
- Excellent levels of acoustic separation between the dwellings to provide the right acoustic conditions for privacy and the health and welling being of future occupants
- Pleasant living environments with adequate provision of thermal comfort in all seasons
- Fully opening windows above ground floor that permits night ventilation without the security issue of opening windows.
- Pleasant communal spaces to encourage neighborhood integration
- Well designed external areas with lighting provision to ensure the safety of residents and reduce the risk of crime potential.
-

A full analysis of Sustainability and Energy use has been carried out by the sustainability charity Energy Solutions, who have provided four reports accompanying this application;

- Sustainability Report
- Energy Report
- Code for Sustainable Homes Pre-Assessment
- BREEAM Pre-Assessment

10. Summary

The convergence of working and living is a contemporary trend made possible by the internet IT technology.
This leads designers to re-examine the home and office and the relationship between the two.
Such investigation informs the design of this mixed use development.

- Energy management balancing the differing needs of home and office.
- Efficient work space ideal for small and medium size businesses.
- Homes with huge studio living areas, maximizing useful space with practically no space lost to circulation.
- Attractive shared courtyard mews.

The proposed redevelopment of this site constitutes a well designed sustainable scheme replacing aging inefficient building in need of extensive repair.

Houses, flats and workspace are brought together around a convivial space that makes a discreet extension to the city.