## 8. SCALE/ MASSING

8.1 The scale and massing of the proposed buildings has been designed to minimise the impact on the surrounding properties.

Following consultation with sunlight and overshadowing specialists we have designed the building to step down in order to minimise the overshadowing of neighbouring properties.

8.2 As such, the rear the building steps down to ground floor level which results in the additional building mass being largely kept within the shadow of the existing building.

8.3 The terrace and balcony on the penthouse have parapets to 1100mm high with obscured glass balustrading and planting to at least 1800mm high. This eliminates any issues of overlooking into neighbouring properties from the terrace areas.

8.4 At its highest the proposed development matches the roof height of 43 Pilgrims lane at 11600mm.

8.5 We have proposed glass for the South East corner of the front facade to offer occupants views across to Hampstead Heath. This aspect has been carefully designed to avoid direct overlooking of neighbouring properties through the use of angled vertical timber slats.

The front of the building steps in to continue the 8.6 rhythm of the street scene. The boundary wall is 1800mm high at its lowest point and conceals a secure gated courtyard and light well down to the lower ground stories.

Structural Principles: 8.7

The building will have a steel frame with concrete slab floors to allow maximum flexibility of floor space and ease of construction. A structure and construction report is included within a separate documents

8.8 Floor Plans:

The schematic opposite indicates how the proposed development compares to the existing building's floor plans. The massing is designed to largely follow the existing building lines, encroaching no further into the rear garden or street, and stepping back on the side elevation to minimise any impact on neigbouring properties.



Ground Floor

First Floor



## 9. LANDSCAPING

9.1 Hard and soft landscaping will be designed to enhance the proposal and ensure inclusive access for all. Whilst the detailed design has not been completely finalized it is intended that hard surfaces will be paved with semi-permeable hard landscaping to provide firm and level finishes.

Brick walls and hedging will provide screening 9.2 to private amenity space to the front of the building and new timber boarded fence panels will ensure adequate privacy to surrounding properties and street.

As part of the proposed landscaping, provision 9.3 has been made for the integral inclusion of bin stores and secure bike storage of one bike per unit.

Green roofs are proposed to various areas 9.4 of the design providing a grass like appearance as viewed from other houses.

Shrubs and planting will provide screening on 9.5 the terrace and balcony, and will be visible above the boundary wall panels to provide greenery to the street.

## 10. APPEARANCE/ MATERIALS/ STRUCTURE

10.1 As stated in previous pre application recommendation by planning officer Carlos Martin (Appendix article 2) "The site is located on the northwest side of Pilgrims Lane and is within the Hampstead Conservation Area and close to Hampstead Heath......The building is not identified as a building that makes a positive contribution to the character and appearance of the conservation area, nor is it listed"

10.2 The proposed material palette is intended to be simple but finished to a high quality. London brickwork will be used to match the existing brick in the street to continue the rhythm and continuity.

The timber cladding for the windows and boundary panels will be a western red cedar to give a warm natural finish.

The cantilevered box and penthouse will be finished in a polished concrete to give a high quality modern aspect to the design.

Materials will be used to articulate key areas such as the entrance and the sliding doors and light wells.



Material Swatch



Polished Concrete

10.3 Material junctions and finishes will be simply detailed to ensure quality of workmanship and lasting durability.

10.4 Feature lighting will be used to ensure the building is both safe and usable in the evening. The main entrance will be light and well defined.

10.5 The windows are positioned and sized to accent the verticality of the building and to keep the appearance of a solid being punctured by glazing.

quality timber frame.

10.7 All Glazing will be UV rated with high performance glass, while the balustrading will be obscured toughened glass.

## 10.8 Overshadowing Analysis:

Overshadowing and Daylight analysis will be sent to planners separately.

The proposed massing on the site (grey) is shown in comparison to data from the sunlight analysis outline study showing an area (blue) where building mass would not overshadow the neighbouring properties more than the existing building. As shown, the proposed scheme keeps largely within this area, slightly breaking through only towards Pilgrims Lane where the overshadowing impact will be towards a double garage.



UV Glass

Red Cedar

10.6 The windows will be deeply set in brick reveals and have high

11. PREVIOUS SUBMISSION NOTES & DESIGN	<ul> <li>The amount of glazing has been significantly reduced</li> <li>and the window proportions have been designed to follow</li> </ul>	Recent pre-app feed
KEPLON2E2	with those of the neighbouring properties which help to accentuate the verticality of the façade. The façade now	As a result Charles Ros he stated:
11.1 Planning History	appears as a predominantly solid elevation with glazed	# 1
- 2007/1796/P & 2007/1801/C	openings.	considered to have
Was withdrawn, scheme was reworked and then submitted in pelow application.	• Issue 3	Council during the init the dismissed appeal.
- 2007/6314/P & 2008/0755/C	"The Council would suggest that the consistent 6m	Lie mentioned that ke
Was refuse permission on grounds of bulk and massing.	<ul> <li>emphasized through the articulation and fenestration of the</li> </ul>	
	front façadebreak down the approx. 12m frontage to	" the success of reinfo
- 2008/2/14/P - Refused at appeal	accentuate the 6m plot width rhythm	development will dep
	As shown by the drawings the 12m front façade has	the scheme relies on t
11.2 Pre app planning feedback:	been split into 2 distinctive 6m elevations which emphasise	and depth to the elev
n meeting ( ref: - 2009/3308/NEW ) on 25th August 2009 the	the vertical aspect rather than horizontal. The split has been achieved by stepping the front of the front parapet and a	reveals should be at le
refusal of the previous application was discussed with Charles	subtle back along the 6m line which creates a shadow and	detailed design and f
Rose and Sara Whelan attending. Subsequently the pre app	visual separation in the flow of the elevation.	
B - separately attached doc) outlining the reasons for refusal		In response we have t
and key issues that needed to be addressed for a successful		drawings 2006-154-2-
application.	"Extending the projecting bay full height puncturing the	2006-154-2-400
Following this Crawford Partnership redesigned the scheme and	balustrade rather than alazing would add more detail and	In addition all materic
sent the revised drawings along with the subsequent explanation	depth to the elevations and reduce the amount of glazing	quality
article 4) to Charles Rose.	visible from the street-level as well.	
he key design issues and responses are as follows:	The projecting bay has been extended past the	-An appendix and of
	parapet to extend the vertical emphasis and to provide	
	a high walled roof terrace area with obscured glazing to	
'At the pre-application meeting it was suggested that the rear	properties. Similar design has been incorporated into the rear	
protruding element of the proposed third floor level should	balcony from the penthouse level.	Entra
be removed from the proposals. The second floor corner level should be reduced in width and depth so that the rear most		
corner of the second floor adjacent to the rear boundaries		4
of properties on Willow Road should be off set from the		
Soundary.	1100mm high parpet Soldie	r course
<ul> <li>As illustrated by the drawings, the massing has been</li> </ul>	for terrace 200mr	n brick reveal
stepped down in the highlighted areas to reduce the		1,288
corner where the stepping levels will have green roofs installed.	UV rat	ed double glazed unit
		E
	limbe	r Frame + SIII
'The 'new wider building proposed' was considered to		
nave different proportions to those of the terraced buildings		0
preaominating the vicinity, with 'marked horizontal emphasis,		6,085
of frontage glazing which would give the impression of a		
predominantly glass building framed by solid piers.'."		

Window Detail

### dback-

ose responded in an e-mail (article 5) in which

t in my view the revised set of drawings are addressed the comments outlined by the nitial revised pre-application scheme following al. "

key to the success of this proposal would be

forcing the rhythm and verticality of the epend upon a sufficient depth in the his should be as deep as possible. Moreover in the fenestration to provide visual interest evations. In this respect the external t least 120mm to ensure the visual interest e appropriate use of high quality materials, I finished appearance is essential. "

e further increased the step in the frontage to ne windows are set back 200mm as shown in **2-105** to **2006-154-2-109** and details drawing

rials used on the project will be of a high

#### Entrance Gate Entran

# other documentation is attached in regard to these conversations.

## SUSTAINABILITY

By adopting an environmentally responsible attitude towards the specification, design and construction of our building, infrastructure and civil engineering projects, we can choose materials for all the right reasons and our choice can have beneficial effects all the way through the life-cycle of a building or structure.

## 12. CARBON FOOTPRINT

12.1 A core issue in the proposal is the wish to minimize the environmental impact of the development in its construction and occupancy. Crawford Partnership have recently designed schemes with Eco Home ratings of Excellent and strive to equal or better this standard for each and every proposal.

## 13. PHOTOVOLTAIC TILES

The main roof will have 20sqm of photovoltaic panels situated on the upper most roof level, which will contribute to the provision of 10% energy being produced from renewable sources, in line with current legislation.

## 14. GREEN SEDUM ROOFS

14.1 Where posible the proposal looks to incorporate a sedum roof system.

14.2 The proposal is to use an extensive 'green' roof system which consist of a shallow substrate layer and stress tolerant grasses and moss. They have the added benefit of being lightweight and require little to no maintenance, they give excellent foliage colour and texture and are attractive to all kinds of insects and birds.

- 14.3 The sedum roofing will have a number of benefits :
- reduce rainwater run-off
- is longer life durability than traditional felt
- additional insulative values
- environmental and air quality benefits

## 15. HEAT RECOVERY

15.1 With the increasing requirement of Building Regulations to reduce heat losses through the built fabric, increased air changes and ventilation are needed to ensure a comfortable and healthy environment is maintained. Heat recovery ventilation systems ensure that this requirement is met whist reducing the energy losses to the property therefore resulting in lower heating bills and reduced carbon emissions.

## 16. BASEMENT CONSTRUCTION

16.1 Basement construction will consist of contiguous piling with a rigid concrete wall, then layered with substantial insulation, DPM and a delta membrane plus perimeter channel, sump and pump to fully protect against damp and cold bridging.

16.2 A Basement has far higher insulation properties and is more energy efficient than above ground construction reducing the energy footprint of this development.

## 17. NATURAL VENTILATION

17.1 Openable windows will ensure natural ventilation can be achieved when required with floor depths not excessively large.

## 18. INSULATION

18.1 In accordance with the increased requirements for thermal efficiency the proposed will be insulated above that of the current regulations using where practical recycled materials. This combined with the highly inuslative properties of timber frame construction will help to reduce the total carbon emissions of the buildings.

## 19. RECYCLING

19.1 The proposals include areas for waste storage/recycling facilities, with integral bin stores externally. Current kitchen designs typically incorporate dedicated recycling units as part of the layout.

## 20. GREY WATER RECYCLING

The majority of water used for toilets and watering plants can be sourced from grey water or rain collection/ recycling methods.

Water from the sedum roof can be diverted to storage tanks, along with water collected from dishwashers and other utilities.

## 21. THERMAL MASS

The thermal capacity of concrete structures can be utilised to improve the energy efficiency of buildings. Compared to air conditioning, Active Fabric Energy Storage (FES) reduces carbon dioxide emissions by up to 50%. About 90% of the environmental impact from buildings is from heating, cooling and lighting, and only about 10% is from the embodied energy used to produce the 60 year life-cycle). The concrete fram collecting heat du

## 22. REFUGE STORAGE

A Storage facility for 1 euro bin will be provided, size/ litre suitable for 5 residential units in line with the UDP for Camden Council. This will be a locked shed which only the residents has access to. The refuge trucks will be able to access as they currently do. The size of the units, allow provision to be made in all the kitchens for recycling space.

## 23. UNDERFLOOR HEATING

23.1 The radiant heat output of underfloor heating delivers a balanced and evenly distributed temperature throughout the building.

23.2 By operating at lower temperatures than conventional heating systems the same results can be obtained from less input resulting in added benefits to the environment. Typically 20-25% savings can be made.





used to produce the fabric of the building itself (taken over a 60 year life-cycle).

The concrete frame in the building will act as the heat store, collecting heat during the day and dissipating it at night.

## ACCESS STATEMENT

## 24 FLOOD RISK

24.1 According to the Council's Strategic Flood Risk Assessment (SFRA) that was carried in 2008, the development is outside both high and medium risk flood zones 2 & 3. There is a low risk of flooding in Zone 1.

Zone 1 Low Probability is defined as those areas of the Borough that are situated above (or outside of) the 0.1% AEP (1000 year) flood extent. For SFRA purposes, this incorporates all land that is outside the shaded Zone 2 and Zone 3 flood risk areas (as defined above). Therefore it can be concluded that there is a very low risk of flooding.

## **25. LIFETIME HOMES**

25.1. The proposal has been developed with inclusive access in mind. As such the dwelling has been designed to comply with Lifetimes Homes Standards and addresses the majority of the 16 points for design consideration.

25.2 Furthermore the proposals have been designed in compliance with Building Regulations Approved Documents B, K & M. As such level thresholds, corridor widths and doors sizes have been designed accordingly.

25.3 Refer to drawings for further information, see drawings 2006-154-2-103 to 2006-154-2-108 and 2006-154-2-400

25.4 Brief summary of Points

#### 1. Car parking

To minimise parking congestion and traffic in the area, no parking spaces are being proposed for the development, instead cycle storage and close by transport links will encourage the use of public services

#### 2. Access from Car Parking

N/A

#### 3. Approach gradients

The main entrance has a minimal slope due to the natural aradient of Pilarim's lane. All other doors and entrances have level access. The passenger lift will provide level access to all the flats.

#### 4. External entrances

All external entrances will be illuminated to lifetime homes standards. All entrance doors and balcony access to and from the apartments are designed with level threshold and a minimum clear opening width of 800mm to assist those with mobility difficulties.

#### 5. Communal stairs and lifts

#### Communal stairs:

Uniform rise 170mm, uniform going 250mm has been designed for all communal staircases in line with the lifetime home standards.

Handrails extend 300mm beyond the top and bottom step, handrail height 900mm from each nosing.

#### Lifts:

Clear landing entrances minimum 1500mm x 1500mm The lift controls will be 1100mm from floor and 400mm from the lift's internal front wall.

#### 6. Doorways and Hallways

All entrance doors and balcony access to and from the apartments are designed with a level threshold and a minimum clear opening width of 800mm to assist those with mobility difficulties.

Each entrance door to the apartments has a minimum of 300mm unobstructed spaces to the leading edge of the door to enable those in wheelchairs to manoeuvre.

The main access to the proposed building is gained via a level entrance leading into a lobby area, from which access to all private residents and the lower basement parking can be aained via a four person code operated lift. A single stair will also serve the entire building and be in accordance with the Building Regulations approved documents K & M.

#### 7. Wheelchair accessibility

The condition of the existing building is such that it would require considerable work and financial investment in order to comply with the high standards that are called for in today's built environment. Level access, door widths, room sizes, bathroom/ WC layouts, electrical sockets and switches would all require upgrading to comply with the standards set out within Building Regulations and Lifetime Homes. These are all be designed in from the beginning with the new scheme.

#### 8. Living rooms

All the living areas are level with the access from the lift. There is level movement throughout the flats.

#### 10. Entrance level WC and shower drainage

A Part M WC is provided in all flats.

#### 12. Lift capability

A wheelchair friendly lift is to be installed

#### 14. Bathroom Layout

All the bathrooms have been designed with space for a wheelchair to turn and manoeuvre and also could easily be adapted for wheelchair specific use in the future.

#### 15. Window Specification

openings starting at floor level. easy use.

#### 16. Controls, Fixtures & Fittings

floor).

## 26. CODE FOR SUSTAINABLE HOMES

26.1 This development aims to reach Level 4 in the code for sustainable homes through use of materials, construction techniques, recycling, design and energy saving technology.

A turning circle of 1500mm or a turning ellipse of 1700mm x 1400mm is provided in all living rooms and dining areas.

The windows throughout the flats have been designed to begin no higher that 800mm with the majority of window The opening mechanism will be specially selected to allow

Switches, sockets, ventilation and service controls will be at a height usable by all (between 450mm and 1200mm from the

## 27 CONSTRUCTION STRATEGY

27.1 See attached Construction Management Plan (article 7 in appendix)

27.2 Works will be undertaken between 08:00 – 18:00 hours Monday to Friday and 08:00 - 13:00 hours Saturday. Noisy works will be only carried out .....

## 27.3 Construction/structure

Crawford Partnership has a growing portfolio of projects that utilise the services of structural engineers with the design and construction of below ground structures. The basement levels within the proposed new building will be constructed to a very high standard in line with the current regulations and approved codes of practice.

Contiguous concrete piles will form the structural perimeter that will enable the ground works to be excavated. The internal face of the concrete piles will then be cast with 'Caltite' water proof concrete which is certified by the British Board of Agreement and exceeds a Grade 3 & 4 rating which is suitable for habitable rooms.

The superstructure will also be cast in-situ concrete to comply with Robust Standards and Building Regulations Part E concerning the transmission of sound.

Structural glass element will be utilised to enhance the lightness and transparency of the elevation and upper storeys.

## 28 ACCESSIBILITY

28.1. Inclusive access The design has been discussed with building control on a number of occasions to ensure the access requirements are acceptable. All doorways both internal and external have a minimum width of 900mm with a front door structural opening of 950mm. There is a WC on the lower ground level designed for disabled usage. The entrance and stair design has been agreed with building control to meet ambulant disabled requirement.. The kitchen and living areas are open plan allowing easy access. All switches and controls would be located at a useable height between 450mm and 1200mm from the floor for all occupants and visitors

Located in the London Borough of Camden and the Hampstead Heath Conservation Area Pilgrim's Lane is within close proximity to surrounding amenities whether this is green open space, transport links, health care facilities or the town centre.

### Designated open space

The proposed site is less than 200m from Hampstead Heath which offers 791 acres of open space that stretches from Underground Zones 1 to 3 and encompasses a wide range of facilities and panoramic views overlooking London.

Open space makes a significant contribution to the built environment and increases the health and well being of the general public and residents that gain access to these spaces. It also increases the general biodiversity within the area and provides suitable habitats for local wildlife.

The proposal does not involve the loss of public open space though its proximity offers the opportunity for residents to take advantage of this large amenity provision.





#### Accessibility

Pilgrim's Lane is situated within close proximity to a range of public transport facilities as shown in diagram B opposite taken from the Camden Annual Monitoring Report 05/06. Within a 400m diameter of the proposed site; (approximately 10-15 minutes walk), access to the Underground, National Rail and a number of bus routes can all be made, linking the area to Greater London.

Given the proximity available to a wide selection of public transport routes and the provision made for bicycle storage for five bikes within the proposed building, this development offers the residents a choice of travel options and is therefore in line with the Governments Policy to promote sustainable modes of transport and reduce the number of cars on London's Roads.

Promoting more sustainable and active ways to travel increases the general health and well being of the residents involved, whilst also reducing the CO2 emissions expelled into the environment and therefore benefiting all those who reside within the borough.

#### Facilities

The area offers access to a number of local amenities that include GP surgeries, a hospital and schools. Diagram C opposite indicates that there are 3 GP surgeries, 1 hospital and a number of schools located within the immediate area of Hampstead Town.

The proposed replaces the five existing units with five new therefore not adding additional pressure to these local facilities that a higher density proposal would.







Source: Development Monitoring (LB Camden)

#### **Town Centres**

Within the London Borough of Camden there are five designated town centre areas as indicated by the diagram opposite; taken from the Camden Annual Monitoring Report. These five centres are as follows:

- Camden Town
- Kentish Town
- Finchley Road/ Swiss Cottage
- West Hampstead
- Hampstead Town

All town centres within the borough are easily accessible via a number of public transport routes that are within close proximity to the proposed site. The closest of the areas mentioned however is Hampstead Town which is less than 400m and within easy walking distance.

The proximity of the Hampstead Town offers amenities in the way of small retail and commercial outlets. These will be further sustained and supported by this investment into the local economy.





## 29. APPENDIX

## Article

- 03/06/2008

Date: 8 Nov	ember 2006	
Our Ref:CA	\2006\ENQ\12	2431
Contact: Ca	assie Plumridg	e
Direct Line:	: 020 7974 5	821
Email:Cass	ie Plumridae@	camden dov uk

Mr Alan Crawford Crawford Partnership

Email: acrawford@crawfordpartnership.co.uk

Dear Sir.

#### Town and Country Planning Act 1990 (as amended) RESPONSE TO ENQUIRY, REFERENCE CA\2006\ENQ\12431 45 Pilgrim's Lane, NW3

Thank you for your recent enquiry regarding proposed works to the above property or redevelopment of the site and the adjacent garages which also front onto Pilgrim's Lane. Unfortunately, on the basis of the information you have provided I can only offer general advice on the acceptability of the proposals:

#### Mix of unit sizes:

- Policy H3 Protecting Existing Housing states that "The Council will resist proposals that lead to a development that would involve the net loss of two or more residential units."
- Policy H8 Mix of Units states that "The Council will only grant planning permission for residential and a mix of smaller units".
- to provide a range of unit sizes, including family sized units, as well as smaller residential units.

#### Design, bulk and visual massing:

- The following is only intended as general advice with regard to design, bulk and visual massing street scene.
- The site falls within the Hampstead Conservation Area, however, is not identified as a building redevelopment scheme being proposed.
- It is noted that the site forms part of a group of buildings (No. 35 to No. 45) between Willow Road

Article 1	Letter from Camden Council - Cassie Plumridge
Article 2	Carlos Martin - Recommendation for approval document on previous application - 03 - Separate document attached to application
Article 3	Pre application planning meeting - 25/08 2009 ref: 2009/3308/NEW -Separate document attached to application
Article 4	Crawford Design Response to Planning feedback
Article 5	Email from Charles Rose - Conservation Officer following response to pre app meeting
Article 6	Construction Management Plan -Separate document attached to application
Article 7	Code for sustainable homes Report -Separate document attached to application
Article 8	Arboricultural report -Separate document attached to application
Article 9	Existing Building Report Survey -Separate document attached to application
Article 10	Sunlight and overshadowing Analysis - To follow separately from application
Article 11	Previous basement projects by Crawford Partnership
Article 12	Crawfrod Partnership precedents Crown Place Mews - Camden Lee High Road - Lewisham Snowden House 1 - Islington Kensington Town House - Kensington



**Development Control** Planning Services London Borough of Camden Town Hall Argyle Street London WC1H 8ND

Tel 020 7278 4444 Fax 020 7974 1975 env.devcon@camden.gov.uk www.camden.gov.uk/planning

net loss of residential floor space ... The Council will not grant planning permission for a

development that provides an appropriate mix of unit sizes, including large and small units. The Council will consider the mix and size of units best suited to site conditions and the locality, and the requirements of special needs housing". Paragraph 2.62 states in relation to this policy "Schemes for conversion of residential properties will generally be required to retain at least one unit with three or more bedrooms, as these are suitable for families and other large households,

Therefore, the Council would resist a scheme for redevelopment of the site to convert the 5 existing flats to 1 or 2 dwellinghouses. You have advised that the site currently accommodates 5 residential units and therefore the minimum number of residential units on the site we would allow would be 4 units as part of the redevelopment. This policy must also be balanced with the need

as we only have limited information with regards to the existing building and the surrounding

which makes a positive contribution to the Conservation Area. As such the Council would entertain a proposal for full demolition of the existing building, conditional on an acceptable

and Denning Road, and the height of the new/altered building must have regard for this setting, rather than simply mirroring the height of the adjoining building at No. 43. A building of similar height to the existing may be more appropriate. As noted above, further information would be required to determine the appropriate form of bulk and massing.

- The Council supports innovative and contemporary design, however this must be balanced with the need to preserve and enhance the special character and appearance of the Conservation Area. The building must use high quality materials that compliments the characteristics of the area. It is recommended that you provide further detailed drawing for comment regarding the detailed design of the proposal.
- With regard to redevelopment of the garages, a scheme similar to the example provided would generally appear to be acceptable on the site. The garages form part of a townscape gap between the properties fronting Pilgrim's Lane and Willow Road, and as such the scale and profile should respect this, and show consideration for the ratio between built and un-built space. The detailed design should ensure the building is subordinate to the main buildings fronting the Pilgrim's Lane street scene.
- Any increase in the bulk, height and mass of the building may have implications on the amenity of neighbouring properties in terms of daylight, sunlight and outlook. This should be given consideration when you are designing your scheme. You should also be aware of the need to ensure that there is no increase in overlooking and loss of privacy to the neighbouring properties.

#### Traffic and car parking:

- The Council aims to increase the attractiveness of walking, cycling and public transport. As such Council Standards require the provision of secure cycle parking, with Appendix 6 of the UDP directing for C3 Residential development, 1 cycle storage space per unit.
- As this site is close to good bus, tube and rail connections, in order to overcome any objections relating to the existing capacity of on-street parking, and to adhere to Councils' strategic transport and sustainable development objectives, it is expected that any additional units on the site need to be car-free such that future occupiers of the new dwelling will not be eligible for on-street parking (secured by a Section 106 Agreement).
- Any existing crossovers that became redundant would need to be removed and the footway and kerb reinstated, at the expense of the applicant. This would also be included in the Section 106 Agreement.

#### Lifetime homes:

- All new housing needs to be accessible to all, in accordance with Policy H7. All new housing needs to be built to Lifetime homes standards and 10% of all new housing should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Information needs to be provided as to how proposals would meet this policy i.e. housing built to "Lifetime Homes" standards.
- The 16 points need to be clearly addressed (i.e. dot points) and the plans need to show how the requirements for 1,3,5,6,7,10,12,14, + 15 have been achieved, where necessary. You are advised to look at <u>www.lifetimehomes.org.uk</u> and in Accessible London SPG to the London Plan 2004 available online at <u>www.london.gov.uk/major/strategies/ sds/accessible\_london.jsp</u>.

#### Sustainability:

• You are advised that the issue of sustainability is a topical issue, see Policy SD9. You are recommended to comment on the sustainability of the scheme, to show how the proposal will, through design and construction measures: reduce energy consumption; reduce water consumption and reduce water runoff; reduce the use of materials and resources in construction and reduce waste from the construction process.

The standard application forms for lodging an application for planning permission are available on the Council's web site (<u>www.camden.gov.uk</u>), together with guidance notes on completing the forms, and the information you need to provide. You are advised to address the above comment prior to the submission of a new application.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control Section or to the Council's formal decision.

Should you require any further help please do not hesitate to contact either the duty planner or myself on 020 7974 1911.

Yours sincerely,

#### **Cassie Plumridge**

Planning Officer Culture and Environment Directorate

## Article 4

Design Response to Pre-Application meeting: 45 Pilgrims Lane - 25 August 2009/3308/NEW

#### Issue 1

"The increased height, bulk and width of the building proposed would be likely to cast a greater degree of shadow over the nearest neighbouring properties, especially during winter months. At the pre-application meeting it was suggested that the rear protruding element of the proposed third floor level should be removed from the proposals. The second floor corner level should be reduced in width and depth so that the rear most corner of the second floor adjacent to the rear boundaries of properties on Willow Road should be off set from the boundary."

• As illustrated by the drawings, the massing has been stepped down in the highlighted areas to reduce the overshadowing effect of the building, particularly at the rear corner where the stepping levels will have green roofs installed.

• Issue 2

"The 'new wider building proposed' was considered to have different proportions to those of the terraced buildings predominating the vicinity, with 'marked horizontal emphasis, particularly as a result of the width of the large expanses of frontage glazing which would give the impression of a predominantly glass building framed by solid piers."

• The amount of glazing has been significantly reduced and the window proportions have been designed to follow with those of the neighbouring properties which help to accentuate the verticality of the façade. The façade now appears as a predominantly solid elevation with glazed openings.

#### • Issue 3

"However this not considered to be sufficient to respond to the rhythm of the terrace, or satisfactorily address the verticality necessary to preserve the local distinctiveness of the surrounding context. .....In this regard the Council would suggest that the consistent 6m plot widths found on the existing adjoining properties is emphasised through the articulation and fenestration of the front façade. This would help continue the rhythm of the terrace and help emphasise the verticality. This can be done in a number of ways which would break down the approx. 12m frontage to accentuate the 6m plot width rhythm

• As shown by the drawings the 12m front façade has been split into 2 distinctive 6m elevations which emphasise the vertical aspect rather than horizontal. The split has been achieved by stepping the front of the front parapet and a subtle step back along the 6m line which creates a shadow and visual separation in the flow of the elevation.

• Issue 4

"Extending the projecting bay full height puncturing the parapet line.Introducing solid materials for the balcony balustrade rather than glazing would add more detail and depth to the elevations and reduce the amount of glazing visible from the streetlevel as well as providing a more private enclosure to the balconies which maybe more in-keeping to the residential character of the area

• The projecting bay has been extended past the parapet to extend the vertical emphasis and to provide a high walled roof terrace area with obscured glazing to 1800mm which prevents overlooking into neighbouring properties. Similar design has been incorporated into the rear balcony from the penthouse level.

## Article 5

From: Rose, Charles [mailto:Charles.Rose@Camden.gov.uk] Sent: 11 December 2009 11:33 To: Richard Shaw Cc: Alan Crawford; Whelan, Sara Subject: RE: 45 Pilgrims Lane

#### Richard

I have had an opportunity to study your revised scheme. I can confirm that in my view the revised set of drawings are considered to have addressed the comments outlined by the Council during the initial revised pre-application scheme following the dismissed appeal.

You are advised that I the success of reinforcing the rhythm and verticality of the development will depend upon a sufficient depth in the stepped frontage. This should be as deep as possible. Moreover the scheme relies on the fenestration to provide visual interest and depth to the elevations. In this respect the external reveals should be at least 120mm to ensure the visual interest is maintained

The appropriate use of high quality materials, detailed design and finished appearance is essential. As such information with regards to materials and detailed design should be included as part of the application as possible.

Sara Whelan will contact you separately with any planning concerns.

Please note that the information contained in this email represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control Section or to the Council's formal decision. Should you require any further help please do not hesitate to contact me.

Yours Sincerely

Charles Rose Conservation & Urban Design Officer

Telephone: 020 7974 1971

1990 -

#### PROJECTS INVOLVING EXCAVATION TO PROVIDE BASEMENT ACCOMMODATION

The Boltons SW10 - new build 1300 square metre house on site of

	existing including new basement and front façade retention for the Prime Minister of Bahrain (as a Partner with John Rowe-Parr Architects)
1993 -	Hamilton Terrace NW8 - renovate existing 4 storey house and construct new two storey extension including new excavated basement swimming pool and conservatory link (as a Partner with Rowe-Parr Crawford Shores Architects - see attached)
1995 -	High Road, Harrow, HA3 – New build 75 bedroom EMI care unit with extensive basement for catering, plantroom and staff areas
2000 -	Richmond Crescent N1 - New build 2 bedroom house with excavated basement across entire site
2003 -	Highlever Road W10 - New Build 3 Bedroom House with excavated basement across entire site
2004 -	Silver Street Purley - Large 3 storey extension to existing house including new excavated basement to side of existing house
2004 -	West Common Way, Harpenden, Hertfordshire - complete refurbishment and part rebuilding of existing 5 bedroom house including excavation of new basement under house
2004 -	Narcissus Road NW6 - complete refurbishment of existing 3 storey house including the excavation of a new basement
2004 -	Bury Walk SW3 – demolition of existing 3 storey house and rebuilding with front façade retention and formation of new basement.
2005 -	Stanstead Road, Lewisham - 14 new build flats with excavated underground car parking for 15 cars
2005 -	Lee High Road, Lewisham - 35 new build flats with excavated underground car parking for 22 cars
2005 -	Bromley Road, Lewisham - 50 new build flats with excavated underground car parking for 30 cars
2006 -	Cranley Gardens N10 – New build 4 bedroom house including new excavated basement
2006 -	Pangbourne Avenue W10 - New Build 3 Bedroom House with excavated basement across entire site
2006 -	West Common Way, Harpenden, Hertfordshire - complete refurbishment of existing 6 bedroom house including excavation of new basement under part of rear garden with new structural glass conservatory above.
2007-	Cunnington Street W4 – Basement extension below an existing terraced family house in Chiswick

- 2008- Eaton Terrace SW1 Basement extension to provide leisure facilities under a substantial Grosvenor Estate's terrace property
- 2009 St Katharine's Precinct NW1 Refurbishment of a Grade II Listed property including a new basement extension below the garden.
- 2009 Frognal NW3 works to a 2 bed Grade II Listed flat including increasing the size of an existing basement.

## Article 12

#### Design and Access Appendix - Completed Projects - Snowden House I and Kensington Town House



The Crawford Partnership have completed a number of commissions that utilise the use of basements. Snowden House I (the project pictured above) is a two storey plus basement house completed on a restricted site in Islington. The use of a lightwell, extensive glass and cool colours throughout along with the careful use of lighting creates an environment that is calm and pleasant below ground.

The practice has also completed a number of refurbishment projects that have fitted basements retrospectively. The images below were taken from a house in Kensington and demonstrate the spatial qualities that can be created.



With the Government wanting to see 60% of new homes to be built on brownfield sites the use of basements can maximise ever increasingly restricted sites. They carry with them a number of benefits for the home owner, developer and the environment. The homeowner gains more living space and enhanced property values, while the developer utilises the buildable land area and improves the use of difficult sites. The environment has less energy demands placed upon it and there is a reduction in the use of insulation materials required.

"In addition, basements improve the energy of homes. Heat losses through basement floors and walls are less than those at ground and upper floor levels. Research carried out by BRE found that given two houses of the same above-ground size and construction, the one with a basement would be 10% more energy efficient." www.concrete centre.com

"The Government is supportive of the greater use of high quality basements. Bright, modern, energy efficient basements are the future as more living accommodation for the same footprint has to be the right way forward". The Rt Hon Keith Hill MP, Minister of Planning and Housing

"It seems to me that what the Basements Information Centre is trying to achieve is very much in line with the Government's commitment to delivering sustainable communities and economic land use." The Rt Hon Keith Hill MP, Minister of Planning and Housing

### Article 3 - Precedents

Crown Place Mews

Crawford Partnership was commissioned to develop a tight former garage site in Kentish Town and achieved a tightly integrated and efficient scheme of four mews houses.

In 2005 Camden Borough Council awarded this scheme the Building Quality Award for New Dwellings.









#### Lee High Road

Crawford Partnership were commissioned to design an innovative new housing development on the site of a former petrol station.

The development consists of a mix of 35 affordable and private units housed over 4 floors.

Sustainability is key to the development with a green roof, cedar cladding and low E glazing proposed. The design achieved an Eco-Homes rating of Very Good.

The scheme will form a positive addition to the area, we have endeavoured to provide a interesting contemporary styled new building which draws upon the rich and varied context and materials of surrounding buildings.







#### **Completed project - Highlever Road**



The Crawford Partnership have recently completed this project for a three bedroom house split over the ground floor and basement in the London Borough of Kensington & Chelsea. Working alongside the planning and conservation officers the proposal looked to utilise a tight corner plot and accommodate the bedrooms within the basement. Light to the bedrooms is provided through two lightwells situated at the front and rear of the building and landscaped by an award winning landscape architect to enhance the feeling of these spaces.

As the photographs demonstrate the below ground rooms are flooded with natural daylight which dispels the stigma that surrounds basement living as dark and damp environments.



