



503

152 Royal College Street NW1 0TA

Planning consent for erection of a new building comprising 5 apartments  
and a retail unit.

Design & Access Statement





## Site and Scale

*152 Royal College Street. London. NW1 0TA*

**The site sits at the junction of Royal College Street and Baynes Street**

The site comprises a vacant plot previously occupied by an end of terrace building of ground plus two storeys and is located in the Camden Broadway Conservation Area.

The site has last been used for the sale of motor scooters and is fenced off from the street. It also housed an advertising hoarding. Now partly removed,

To the east the site is bounded by the 1980's multi colour live/work development running between Randolph Street and Baynes Street.



# Existing Photographs



*aerial view from the south*



*aerial view from the west*



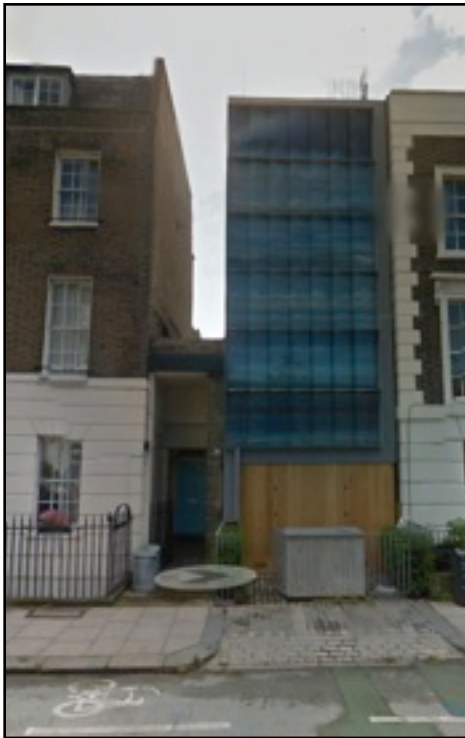


*site from Royal College Street*



*terrace with site to right from Royal College Street*





**Local Vernacular**

Royal College Street is characterised by a very varied style of buildings. The early 1800's



terraced buildings many with with a stucco ground storey and facing brick upper floors or facing brick used on the entire elevation. There



are however a good number of modern insertions. The closest of which is opposite the application site consisting of a curved rendered corner with inset timber panels and dark coloured metal framed windows. Pictured above.

There are examples of more extreme modern design infilling gaps in the terrace with fully glazed upper parts set into metal clad framework with a timber base.

Corners are also treated in more a traditional manner at the junction with Georgiana Street where an applied render frontage sits rather poorly with the re-built red brick faced block.

It is, however, the rich variety that gives the architectural interest to Royal College Street.

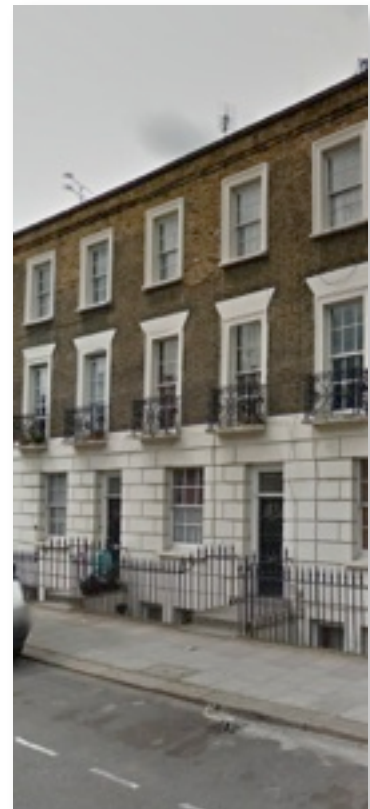
**This part of the terrace**

As seen on the previous page this part of the terrace comprises four re built fully residential buildings, including ground floors.to the north. There are two of the original 1800's terraces left although from a cursory inspection these are in a very poor state of repair with substantial brickwork cracking externally.



At the southern end of the terrace is the application site.

The conservation area appraisal refers to consistency of materials and character which clearly relates to original buildings and not the more modern insertions and replacements.





### **Existing Uses**

The site has previously housed a vehicle sales use and a large motorised changing advertising hoarding. It is now disused.

### **Appearance**

There is no building currently on the site however the appearance and the contribution that the site currently makes to the surroundings must be said to be negative.

### **Existing Access**

Access to the site is currently from Baynes Street where the railings have gates to allow access to the scooter sales operation.

### **Supporting Statements**

The Applicant has license to re submit the following supporting statements previously submitted and accepted under the previous application.

Access Statement

Basement Impact Assessment

Sustainability Statement

Tree Protection Statement





### The Proposals

The proposal constructs a new end of terrace building over basement, ground and three floors and a self contained basement and ground maisonette to the rear. Key points of the proposal are:

- Creation of 5 new residential units
- Creation of new ground floor retail unit
- Car free housing obligation agreed

### Proposed Access

Access to the retail unit will be from Royal College Street maintaining an active frontage on the main street. The residential access will be from Baynes Street as will be the basement refuse storage.

Access is required to be DDA compliant serving ambulant disabled specifications and is provided by a staircase serving all floors.

### Amenity

There is no external amenity space provided on site. The potential for the creation of balconies was explored at the pre application stage and advice received that these would not be acceptable to the LA.

The location provides for many and varied publicly accessible amenity spaces including the Grand Union Canal and Camden and St Martins Gardens

### Proposed Thermal Efficiency

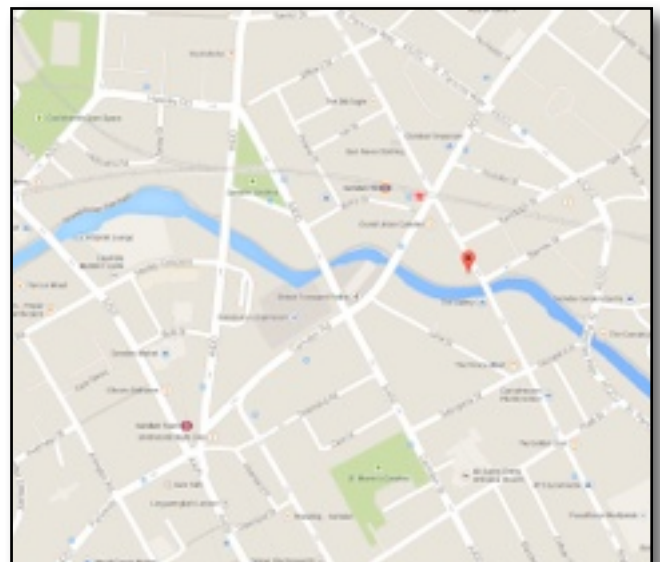
The fabric of the new building will meet current building regulations without the need for external plant.

On site renewables and generation will be examined during the detailed design phase, however

it is expected that the small nature of the site will mean that these are limited.

### The Works / Refurbishment

Externally the existing building will be constructed in facing brickwork and render with high performance aluminum framed windows to provide high levels of acoustic isolation and thermal performance.



# Planning History and Pre Application Advice

Prior to our instruction the owners of the site appointed Westall Walker Associates who entered into pre application discussions with the LA. With the benefit of these discussions an application, reference 2013/5689/P was lodged on 13/11/2013. This application was subsequently withdrawn.

A number of meetings took place with the Council, the Applicant and Westall Walker Associates the last on 27th November 2012. In initial Pre Application assessment comment lodged in April 2012 was issued by the LPA on 17th August 2012.

Foundation Architecture we appointed to develop a revised scheme taking on board comments from the previous Pre Application response and submitted a revised scheme under the Councils Pre Application scheme on 24/06/2014 reference 9484679.

During the pre application process we have issued draft drawings to local Conservation Area groups for comment.

At the date of this application summary response from the Council under the Pre Application relates to the external appearance of the building.

Having regard to previous responses from Conservation Area groups, under the Pre Application Foundation Architecture initially proposed a replica facade which we believed addressed the Councils concerns with the previous scheme. The LA view was that a replica of the adjoining building was not suitable and a modern interpretation of the remaining two buildings of the terrace was required.

A more modern scheme was proposed and the LA response:

*The design needs to respond to and reinforce the classical facades of the adjoining 19<sup>th</sup> Century terrace. I would recommend uncomplicated scheme which has a simple palette of 1 or 2 materials*

*I am not sure balconies work on either elevation*

And

*I thought my email was clear but as requested to give you further direction....*

*In my view you should be seeing to provide a pared down contemporary version of a terraced townhouse. This is considered to represent a rectangular vertical envelope with simple palette of materials and regular punctured openings. To ensure you respect and not overwhelm, in my view, the contemporary design should be simple and, rational, relying on the fenestration to provide visual interest and depth to the elevations. The success of the development is considered to depend on the appropriate use of high quality materials, detailed design and finished appearance. Finesse can be added if necessary through, window details; brick work; at the base much like a window architraves; brick arches and stucco base found on typical 19<sup>th</sup> Century terraces. See attached pdf for examples!*

A total of 6 elevational sketches were put to the Council for discussion during the Pre Application and as of the date of this application no further responses have been received from the Council.





# Planning History and Pre Application Advice

The following sketch schemes were submitted under the Pre Application for consideration and also circulated to local Conservation Area Groups for comment prior to lodging the application. Responses to those consultations are appended. Given that no preference has been expressed by the LPA the applicants are happy to revise the application during the statutory consideration period to reflect any of these options.



**SKETCH A  
FOR PRE-APPLICATION DISCUSSION**

Foundation	152 ROYAL COLLEGE STREET
PROPOSED SYSTEM	PROPOSED SYSTEM
Scale: 1:100 at A3	Page 1 of 1



**SKETCH B  
FOR PRE-APPLICATION DISCUSSION**

Foundation	152 ROYAL COLLEGE STREET
PROPOSED SYSTEM	PROPOSED SYSTEM
Scale: 1:100 at A3	Page 1 of 1



# Planning History and Pre Application Advice

CONTINUED



**SKETCH C  
FOR PRE-APPLICATION DISCUSSION**

Foundation	152 ROYAL COLLEGE STREET REPRODUCTION
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**SKETCH D  
FOR PRE-APPLICATION DISCUSSION**

Foundation	152 ROYAL COLLEGE STREET REPRODUCTION
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# Planning History and Pre Application Advice

CONTINUED



# Area Schedule

Floor	Existing	Proposed
<i>Basement studio</i>	<i>n/a</i>	<i>41.7</i>
<i>Basement Maisonette</i>		<i>30.8</i>
<i>Ground Retail</i>	<i>n/a</i>	<i>47.1</i>
<i>Ground Maisonette</i>		<i>30.8</i>
<i>First Apartment</i>	<i>n/a</i>	<i>52.5</i>
<i>Second Apartment</i>	<i>n/a</i>	<i>47.1</i>
<i>Third Apartment</i>	<i>n/a</i>	<i>39.7</i>
<b>Total</b>	<i>vacant site</i>	<i>289.7 sq/m</i>
<i>Site Area</i>	<i>114 sq/m</i>	<i>114 sq/m</i>



# Planning Policy

## *Relevant planning policy*

### **Planning Issues**

The proposal delivers key residential accommodation in a sustainable location. It builds upon a now disused vacant site creating an attractive completion of a partly dilapidated terrace.

Essentially planning principles have been dealt with in the previous application and response from the LPA. The principle of creating residential accommodation and a retail unit is agreed with the LPA.

Under the Pre Application the applicant raised a number of questions which remain unanswered relating to the provision of separate refuse storage and cycle parking. Without the benefit of a response we have taken a view with regards to these areas but should the Council express a view during the consideration of this application the Applicants are prepared to revise the scheme accordingly.

The question of the Council's requirement for ground level cycle storage was raised but remains unanswered and therefore an option for the inclusion of a cycle store accessed from Baynes Street is provided on P100A

The external appearance of the proposed building is an area where the LPA have commented. As a result of these comments a number of elevational treatments have been put forward. At the time of this application no preference has been expressed by the LPA and again the Applicants have taken a view as to what the LPA are looking for based upon comment on the previous application and recent comment during the Pre Application. Again the Applicants are prepared to revise the scheme accordingly should further comment be received during the consideration of this application.

### **Duplicate Application**

Given the limited response received to the formal Pre Application from the LPA and in order to allow time for the LPA to formulate comments and for these to be incorporated into the application, duplicate applications have been lodged.



# Listed Building

## *Conservation Area impact assessment*

### **Conservation Area**

The site lies in the Camden Broadway Conservation Area.

### **Historical & Special Architectural Interest/Character**

*Question: Have you assessed the elements which constitute the historic and special architectural interest/character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimise impact.*

Yes. the proposal replaces a building that completes the existing terrace. The proposal makes a positive contribution to the Conservation Area improving the situation of this vacant, unused site:

### **Impact on Building's Settings**

*Question: Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?*

There are no building in the site however the proposal addresses the historic but dilapidates adjoining buildings by relating to the proportions of the existing terrace.

### **Size and Scale of Proposal**

*Question: If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the listed building being affected? PPS5 Planning for the Historic Environment*

A new building essentially following the proportions of the existing terrace is proposed. The massing of this has been the subject of pre consultation with the Council and has not been objected to.

### **Materials**

*Question: Describe the materials you propose to use, why you chose them, the way in which they relate to the historic character of the building? Have environmentally friendly materials been considered? What consideration has been given to maintenance?*

The proposal uses the materials prevalent in the existing buildings of the terrace. Predominantly facing brickwork (specification to be agreed under condition) and render.



# Energy & Sustainability

## *Energy Efficiency and Sustainability*

### **Assessment**

#### *Has the development been assessed for energy-efficiency and predicted carbon emissions?*

Initial assessment has been undertaken and this will be developed further in the detail design. Generally the environmental approach proposes equipment with a high COP (Coefficient performance) and is geared to lower the building energy usage. Given the listing of the Building and the Conservation Area designation we do not anticipate that active or passive energy generation proposals will be acceptable to the LPA.

#### *Will the development use vacant or under-used land or buildings?*

Yes. the site is essentially vacant.

#### *Has the potential long-term future use of the proposed building been considered?*

Yes; the layout is suited to restaurant, financial or retail use – A3, A2 or A1.

#### *Has the option of reuse of an existing building or its materials been assessed?*

There are no existing buildings on the site

#### *Are the designs flexible enough to accommodate possible change of use in the future?*

Yes, the building could be brought into A1, A2 or A3 use if the Council deemed this to be appropriate on the lower floors.

#### *Has an energy statement been prepared to demonstrate how energy-efficient measures will work and how carbon emissions will be minimised?*

No, we believe the scale of the project would render a full energy statement inappropriate, especially as there is no end user in place at the moment; however the Contractors will undertake a full design of Building Regulations Part L2B for the Building Control Application and make recommendations on the building fabric, heating and lighting, with the issue of an EPC.

#### *Have material specifications incorporated lifecycle impacts and expected whole life costs, bearing in mind the building's likely refurbishment cycle? For example, timber certified as sustainable; natural insulation products; natural flooring materials; timber frame*

#### *windows and natural paints. Do material specifications have a recycled component?*

The proposal will look to use local materials from sustainable sources wherever possible to reduce transportation and to minimise the impact on the environment.

### **Plant, Machinery or Equipment**

#### *Give outline information on any plant, machinery or equipment proposed for the development, that might emit air pollutants (type, size, fuel).*

There will be a gas fired condensing boiler to the new flats

#### *Will aspects of the development or its use cause odors? If so, indicate what measures will be taken to contain these and to prevent the spread of odors outside the development.*

No.

### **Asbestos**

#### *Have potential risks to air quality (e.g. asbestos) associated with demolition or refurbishment been considered? What measures will be taken to contain the risk?*

A Type 3 Asbestos Survey will be carried out before work begins on site.

#### *If the development is for housing or schools along heavily trafficked roads, what design measures are being introduced to minimise occupiers' exposure to air pollution? Such measures might include designing buildings so that upper floors graduate away from the road; incorporating planting to screen buildings from the road, and avoiding creation of "street canyons" . Have you prepared an air quality assessment, and what are your findings?*

Heat recovery systems are a likely requirement of the building regulations so will provide filtration to make up air.



## *Energy Efficiency and Sustainability (cont)*

### *What steps will be taken to contain dust during demolition and construction?*

Demolition required for the development (this will be minimal and consist mainly of basement and foundation excavations) will be done so as to avoid disruption to the neighbours. Demolition operations will be enclosed at all times, reducing noise and dust emissions to neighbouring areas. Dust will be controlled further using local water sprays. Scaffolding to the building will be lined with dust sheeting. Debris can only be removed via the rear. Skips and lorries carrying dust laden materials will also be sheeted.

### **Noise Pollution**

#### *What design features are proposed to minimise and contain noise?*

No noise problems are anticipated as there is not external plant included within the proposal.

#### *What design features are proposed to prevent noise or vibration being transmitted through the structure to adjoining properties?*

Building control requirements will require an acoustically isolated floor between the flats.

#### *What plant, machinery and equipment are proposed as part of the development (give details of type and size)?*

New condensing gas boiler to the apartments,

#### *How has the design and location of services and plant been designed to minimise noise generation and transmission of noise and vibration?*

No noise problems are anticipated as there is not external plant included within the proposal.

#### *What hours of operation are proposed for plant and machinery?*

There is no external plant proposed in association with the retail use or apartments

#### *What hours of operation are proposed for the use of the development?*

There is no external plant proposed in association with the retail use or apartments

*Provide an acoustic report indicating maximum noise that will be emitted at times when the existing external noise level is lowest. The results must be expressed as the A-weighted and octave band spectra L90 over a fifteen-minute period. The report must provide information on the existing external (background) noise level close to the development, and demonstrate that any noise generated by plant and machinery will not exceed existing external background noise at any time. Refer to policy ENV 7 for more detail and the requirements for emergency generators.*

Not required

*If the development includes plant and machinery and if the development is for an A3 (food and drink) or D2 (assembly and leisure) use:*

*Give details of the nearest noise sensitive property (Address; distance from the proposed development; type – residential, school, hospital, hotel, hostel, concert hall, theatre, broadcasting studio, recording studio).*

Not Required

*Provide a map indicating the relationship of the development to the nearest noise sensitive property.*

Not Required

*Provide an acoustic report indicating maximum noise that will be emitted at times when the existing external noise is lowest (i.e. noise emitted from plant, machinery, and human voices, amplified or un amplified music). The results must be expressed as the A-weighted and octave band spectra L90 over a fifteen minute period. The report must demonstrate that any noise generated will not be audible outside the nearest noise-sensitive property at any time. For residential noise sensitive properties and those where sleeping accommodation is provided, noise measurements must be taken outside the nearest bedroom or sleeping area.*

Not Required





### *Energy Efficiency and Sustainability (cont)*

*Provide details of proposed measures to ensure that no noise from plant and equipment will be audible at any time at the nearest noise sensitive property.*

Not Required

*For an entertainment use, provide a management plan which should also comply with any concurrent license.*

Not Required

### **Contaminated Land**

*Indicate whether the site previously contained an industrial land use, or is known to be contaminated.*

No known contamination exists see Basement Impact Assessment

*If the land is known to be contaminated, or had a previous industrial land use, provide a summary of land use history, the nature and extent of any known contamination, and method of decontamination planned.*

See above.

*Does the use planned involve the storage, processing or transfer of hazardous substances? What measures are being put in place to mitigate against potential hazards? Have you carried out an off-site accidental risk assessment on surrounding users? Please attach details.*

No, not applicable.

### **Water Saving**

*Is the development close to, or could it affect, watercourses or areas of open water? If so, give details of any proposals to protect or enhance watercourses and aquatic habitats.*

See Basement Impact Assessment

*Will materials be used in the development or its use that could cause pollution to surface run-off, groundwater, watercourses or areas of open water?*

No pollution is anticipated from the proposed development or uses of the development.

*What means will be used to control surface water run-off?*

Drainage using existing mains sewer

*What means are proposed to ensure water efficiency and conservation?*

All toilet areas within the building are to be fitted with dual flushing WC's and aerated taps.

*If your proposal is in the Flood Zone, have you prepared a flood risk assessment?*

The proposal is not located in a flood risk zone.

*Will sub-metering be installed to enable effective water management by occupiers?*

Separate meters.

*Have opportunities for making use of rainwater or recycling water been assessed?*

Because the site is completely built over such measures would not be practical.

*What measures have been incorporated to reduce the speed and volume of water runoff?*

None possible.

*Has the potential for extracting water from boreholes been investigated?*

This can be investigated during the site investigation phase.

### **Light Pollution**

*Give details of any proposals for installation of external lighting, including advertising panels, indicating how glare or conflict with street or traffic lighting will be avoided; how upward light spill will be avoided, or minimised; and the energy-efficiency of proposed equipment.*

Not applicable.



## *Energy Efficiency and Sustainability (cont)*

### **Waste & recycling**

*What provision will be made within the development for storage of waste and materials for recycling?*

All waste will be stored in the flat, and removed to the street via an existing doorway as currently exists.

*Indicate on a plan of the development where the waste & recycling storage area/s will be provided.*

Within the kitchen area. The Council employs street collections in this area.

*Indicate the size/s of proposed storage areas.*

See plans.

*Give outline information on any provision proposed for compactors.*

It not proposed to install a compactor.

*Will discarded building materials and components from the site be salvaged and re-used, and will waste materials be recycled on or off site. If on-site, how will effects such as noise and dust be controlled?*

It is unlikely that materials can be reused on-site, so demolition materials will be removed from site, sorted, crushed and stored off site for use as hard core elsewhere. Waste materials will be separated and sorted for recycling or reuse as appropriate.

*Has the transfer of demolition materials by water been considered?*

Not appropriate to this project.

*What provision will be made for interim storage of separate materials for recycling in each dwelling and on each level in developments of more than one dwelling?*

Within the kitchen area. The Council employs street collections in this area.

*For Developments that will generate large volumes of waste (such as retail, food, drink or entertainment premises, or any large development):*

*Provide a waste management plan. This should include: estimates of volumes and types of waste that will be generated; proposed means for its separation, for recycling; movement within the development and its storage; locations and sizes of storage areas; access for waste and recycling collections; measures to keep all waste off-street; any arrangements for collection*

*and disposal of special waste; use of compactors and skips; any on-site equipment to process waste.*

Not applicable to the proposed extension

*Developments with grassed or landscaped, or garden areas: Indicate what facilities will be provided for on-site composting.*

Not applicable.

*All workplaces and other developments with no-smoking policies: Indicate what provision will be made for bins for smokers' waste outside main entrances.*

Not applicable.

### **Large developments:**

*Are there opportunities within the development for provision of public sites to collect materials for recycling?*

Not applicable.

### **Medical, dental or veterinary developments:**

*If clinical waste is likely to be generated (medical, dental and veterinary) indicate what storage provision will be provided entirely separate from storage of nonclinical waste.*

Not applicable.

### **Achieving sustainable buildings**

*Are the following being considered?*

- 1. Pre-fabrication*
- 2. Standardised components*
- 3. Flexible designs*
- 4. Waste segregation and recycling storage*
- 5. Composting*
- 6. Specification of materials to include those with recycled component*
- 7. Planning the construction process to minimise waste being thrown away due to time or storage constraints.*
- 8. Water transport to transfer demolition materials*

Facing materials are likely to be sourced from reclaimed stock bricks, subject to the Councils approval of samples. Where possible flexible design has been used, in particular with lifetime homes



## **Amenity, environmental quality, daylight and sunlight**

*What effects will the development have on daylight and sunlight?*

No effect on adjoining amenity.

*For effects on residential accommodation, how do these compare with the standards set out in the BRE (Building Research Establishment) publication, 'Site planning for daylight and sunlight'?*

The proposal will not affect any residential accommodation.

*How will the development affect overlooking of neighbours or their privacy?*

The proposal will not alter existing overlooking situations.

*What effects will the development have on micro-climate (for tall buildings this may relate particularly to wind turbulence)? If high level winds will be channelled or deflected by the development, what solutions are proposed?*

No impacts on the microclimate are anticipated.

*What effects will the development have on air quality?*

The development will have no impact on air quality.

*Does the building meet Part M of the Building Regulations and BS 8300: design of buildings and their approaches to meet the needs of disabled people?*

There is no public access to the upper parts of the building and DDA access is achieved as are lifetime home standards.

*Have you incorporated "inclusive design" techniques so that the public spaces, access routes to and around the building are, wherever possible, accessible to wheelchairs?*

lifetime home standards are achieved

## **Residential developments**

*What proposals are included for open space, play-space, or associated community facilities?*

Not applicable.

*What design features are being introduced in order to protect occupiers from air pollution?*

None Required

## **Open Land**

**Development that may affect the settings of Royal Parks, including views from them:**

*Indicate what measures will be taken to avoid harming the settings of the Royal Parks and views from them.*

Not applicable.

**Development on or under Metropolitan Open Land (MOL):**

*Indicate why the development is essential and how it is related to maintaining or enhancing MOL as open space.*

Not applicable.

*Provide information on which open spaces could be affected by the development and how they would be affected.*

Not applicable.

*Describe any proposals that will enhance or provide new public open spaces.*

Not applicable.

*Give information on any proposal to provide new open spaces for public use.*

Not applicable.

*Provide information on any proposals to enhance existing open spaces.*

Not applicable.

## **Trees, Shrubs & Landscape**

*Provide a map showing the location of each existing tree within the site.*

Not applicable.



*energy Efficiency and Sustainability (cont)*

*Provide a list of all trees within the site and within 20 metres of its perimeter and their: species, height, condition.*

See Tree Protection Statement

*Indicate all trees known to be subject to a Tree Preservation Order.*

See Tree Protection Statement

*Is the site in a Conservation Area?*

Yes, the Camden Broadway Conservation Area.

*Give information on any proposals to remove trees.*

See Tree Protection Statement

*Indicate all works that will have direct effects on trees and how they will affect them.*

See Tree Protection Statement

*Show how any changes of level may affect existing trees.*

See Tree Protection Statement

*Indicate how the development may take light from existing trees and may affect wind and other micro-climate conditions for existing trees.*

See Tree Protection Statement

*Describe what measures are proposed to protect trees that are to be retained.*

See Tree Protection Statement

*Describe proposals for planting new trees, shrubs and climbers as part of or adjacent to the development (include location and species).*

See Tree Protection Statement

*Provide information on any proposed landscape aspects other than trees and shrubs (including main plant species and locations):*

\_ Climbing plants Not applicable.

\_ Roof gardens Not possible.

\_ "Green" roofs. Inappropriate to building type, setting and form

*Can the designs for the building incorporate "green roofs" or has it scope for vertical habitats?*

No, see above.

*Do landscaping designs adopt low water-use and low maintenance methods?*

Not applicable.

**Habitats & Wildlife**

*Will any species be affected by the development that are protected under the Wildlife and Countryside Act 1981?*

No.

*Is the development close to a site of nature conservation importance or a local nature reserve, or will it directly affect one? If so, give details.*

No.

*Has the development been assessed in terms of its biodiversity value, in particular the presence or species and habitats in UK, London or Westminster biodiversity action plans? If so, give details.*

No.

*If the development may have effects on any of the above, provide an ecological appraisal of the development.*

Not applicable.

*Is the development in an area of wildlife deficiency? What features for wildlife and to promote biodiversity are planned as part of the development?*

Not applicable.

*Can any potential linkages be made to existing green corridors or wildlife areas?*

**Archaeology**

**Developments in an Area of Special Archaeological Priority:**

*What measures are proposed:*

\_ *To preserve in situ all archaeological remains of national importance?*

\_ *To properly evaluate, and where practicable preserve in situ, remains of local archaeological value?*

\_ *For those archaeological remains for which in situ preservation is inappropriate, full investigation, recording and an appropriate level of publication by a reputable investigating body?*

The site is not in a special archeological priority area. See Basement Impact Assessment



*Forming Part of the Planning Application*

Submitted via the Planning Portal

**Design & Access Statement**

**Existing Drawings**

**Proposed drawings**

including an option for street level cycle parking

**Access Statement**

**Basement Impact Assessment**

**LPA Pre Planning Application Report - previous application**

**Sustainability Statement**

**Tree Protection Statement**

**Pre Application Submission 9484679**

**Pre Application enquiry - FAL Letter 503.3.1.1614tc.01**

**LPA responses to Pre Application - email trail**

**CIL Assumption of Liability Form**



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