



Kiln Place Infill Sites

Design & Access Statement Planning Report

by Peter Barber Architects

produced on behalf of

EC Harris & London Borough of Camden

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"....the passion for improvisation, which demands that space and opportunity be at any price preserved. Buildings are used as a popular stage. They are all divided into innumerable, simultaneously animated theatres. Balcony, courtyard, window, gateway, staircase, roof are at the same time stages and boxes."

Walter Benjamin 'One way Street' 1924

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Illustrative sketch along Kiln Place towards Lambie Street & Gospel Oak
(Site 1 design now superseded)

The project aspirations have been developed through close consultation with the Tenant's Resident Association at Kiln Place and are as follows:

- *Provide a thriving neighbourhood with green tree lined avenues, communal courtyards, private gardens, play areas and private amenity spaces for residents to enjoy.*
- *Provide a range of mixed tenure homes built to high space standards.*
- *Be environmentally sustainable with energy efficient homes, low running costs, and with a reduced impact on the environment.*
- *Have an efficient, locally based and resident driven housing management service, with service charges that maximise value for money.*
- *Be a socially sustainable community with Tenant Resident Association taking an active role in all aspects of their neighbourhood.*

The proposed development is for a residential development comprising of 15 new homes split between 6 infill sites within the existing Kiln Place Estate. The proposed buildings are 1,2 and 3 storeys (total residential GIA 1309 sqm).

The development takes the form of one terrace of 6 houses (site 1), facing a smaller terrace of 2 houses (site 2), a further 3 small buildings which each complete the empty corners of 3 existing residential blocks (sites, 3, 4 & 5) and a single storey house (Site 6). The residential accommodation comprises a mix of houses (11 no.), flats (1 no.) and maisonettes (3 no.) ranging from 1 to 3 bedrooms. The dwellings are designed to a high standard of design with generous and high quality living space and external amenity spaces.

Further improvements are also proposed to the wider existing estate.

This Design & Access Statement has been prepared by Peter Barber Architects on behalf of EC Harris and London Borough of Camden. It sets out the background, context, analysis and proposals in relation to the site which is located in Gospel Oak, in the London Borough of Camden. This document forms part of the Planning Application for the development of the 5 infill sites and should be read in conjunction with the following supporting information:

- Existing & Proposed Drawings
- Planning Statement (by Quod)
- Tree Survey, Arboricultural Implications Assessment (by Tree Aware UK Ltd)
- Sustainability & Energy Statement (by Ramboll)
- Code for Sustainable Homes Pre-Certification Report (by Ramboll)
- Transport & Waste Management Statement (by Ramboll)
- Geotechnical & Environmental Study (by Ramboll)
- Flood Risk Assessment (by Ramboll)
- Daylight / Sunlight Assessment (by Brooke Vincent and Partners)
- Noise & Vibration Assessment (by Ramboll)
- Construction Management Plan (EC Harris)

PBA were appointed by EC Harris and London Borough of Camden in August 2013 to bring a fresh architectural approach to the possibilities offered by the development and regeneration of infill sites within the Kiln Place Estate.

The Clients were aware of PBA's experience in producing award winning residential projects within Camden and various other London Boroughs. Extensive consultation has been undertaken with the Client, Council Officers and Local Residents over the past 9 months to inform the developing design, and is summarised in more detail within this document.

A team of leading Consultants have undertaken the various pieces of analysis, technical assessments and reports (as listed above) in order to ensure that the proposals are well considered and are consistent with the London Borough of Camden's requirements and aspirations for the infill sites.

2.0_Context & Existing Site Analysis

Camden Core Strategy
2010-2025
Local Development Framework

Camden Development Policies
2010-2025
Local Development Framework



2.1 National, Regional & Local Planning Context

The statutory development plan for the application comprises The London Plan (2011) and Revised Early Minor Alterations to the London Plan (2013) and the LB of Camden Local Development Framework (2010) which includes Camden's Core Strategy, Development Policies and Planning Guidance. Various planning policy and guidance documents are also relevant including Supplementary Planning Guidance (SPGs) and Supplementary Planning Documents (SPDs).

National Planning Policy Framework (NPPF) 2012

Paragraph 14 of the NPPF states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as the golden thread running through both plan-making and decision-taking.

Paragraph 17 of the NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The London Plan (2011) and Revised Early Minor Alterations to the London Plan (2013)

Policy 1.1 of the London Plan states that in order to deliver the strategic vision and objectives, London should be:

- a) a city that meets the challenges of economic and population growth
- b) an internationally competitive and successful city
- c) a city of diverse, strong, secure and accessible neighbourhoods
- d) a city that delights the senses
- e) a city that becomes a world leader in improving the environment
- f) a city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities.

London Borough of Camden - Planning Brief

London Borough of Camden issued the "Kiln Place Development Sites, Planning & Urban Design Briefing" document on 12/06/13.

Key Design-Related Planning Policy

London Plan 2011 Policies 3.5, 7.1 to 7.6

LB Camden Planning Guidance Documents: CPG1, CPG2, CPG6

LB. Camden Core Strategy: CS6, CS15

LB Camden Development Policies: DP3, DP5, DP6, DP17, DP18, DP22, DP24, DP29



Aerial View of Gospel Oak - Kiln Place Estate shown in red boundary



Site Location Map

2.2 Development & Regeneration

London Borough of Camden are committed to delivering high quality homes and sustainable communities. Officers have identified the opportunity to develop small plots of land within the Kiln Place Estate that can positively enhance the urban fabric, provide new homes for local people (including smaller units for existing residents of the estate to downscale) and also generate a capital receipt that can be used to invest in estate refurbishment and improvements.

This project presents a historic opportunity to introduce high quality new homes within the existing Kiln Place Estate which reinforce the street line with new street fronting terraces and infill houses. The new buildings, albeit contemporary, can adopt some of the characteristics and character of the neighbouring Oak Village, improving and enhancing the clarity, way-finding, security and appearance of Kiln Place.

In summary, the redevelopment of the infill sites within Kiln Place offer an exciting opportunity to provide high quality, innovative new homes within the estate, whilst also offering existing residents the benefits of improved amenities and local environment.

Development of these sites is a historic opportunity to:

- Provide an attractive/picturesque backdrop to the street
- Much needed homes
- A more effective and secure boundary for residents currently backing onto Kiln Place
- Improvements to the landscape and public realm
- Better overlooked and secure public space

2.3 Location, Size, Shape, Orientation

Kiln Place Estate is situated within Gospel Oak, just north of Kentish Town. The Estate is bounded to the north by Lambie Street and Oak Village, to the west by Grafton Road, to the east by Hemingway Close and Meru Close, and to the south by Carlton Road Junction (rail line) with land leased to the Kentish Town City Farm forming a buffer from the tracks.

The immediate area is heavily dominated by railways. The mainline Midland railway which runs to St Pancras International is situated to the south of the site. To the east, beyond Hemingway Close lies the London Overground rail lines. These railway lines limit permeability to the surrounding streets in the area, meaning that the residents of Kiln Place rely on Lambie Street and Grafton Road as their access roads.

Kiln Place Estate contains 164 dwellings. The estate area is 1.8 ha. Facilities include car parking, communal gardens, community centre 'The Shack', and playgrounds.

The Kiln Place Estate was constructed in the 1960s. Of the 164 properties, the majority are 2 and 3 bedroom duplexes, with the ground floor units having access to private gardens. There are some 4 bedroom duplexes on the top level of some of the blocks and some 1 bed flats. The estate has an abundance of large green open spaces with mature trees and play areas. See photos on following pages.

2.0_Context & Existing Site Analysis

2.4 Existing Photos - Kiln Place Estate & surrounding streets, Gospel Oak



Gospel Oak Station



The Old Oak pub, Gordon House Road



Oak Village



Kiln Place Estate



Hemingway Close



2.5 Access to the Site

Pedestrian, cycle and vehicular access to the site is provided via the well connected network of streets in the local area, to Kiln Place itself which is a private road which runs through the estate. Kiln Place is well linked with routes to the north via Oak Village and Gordon House Road, and to the south via Grafton Road which crosses the main line railway and links to the network of streets leading to Kentish Town.

Gospel Oak station is the nearest London Overground station, on the Overground and Overland Line. Kentish Town Underground Station is a 15 minute walk to the south east. The area is well served by bus routes, with the C11 running along Gordon House Road linking between Archway and Brent Cross, the C2 and 214 buses run from Highgate Road and the 24 runs along Malden Road all feeding into central London.

The Transport Statement, undertaken by Ramboll, suggests that the site has an accessibility level of PTAL 3. Please refer to this statement for further information.

The estate has noticeable changes in levels. Kiln Place rises up by over 3 metres between the two main entrances on Lambie Street and Grafton Road respectively, with various banks and slopes around the estate.

2.6 Kiln Place Estate & the Surrounding Areas

The Kiln Place estate consists of 164 properties in total. They are contained within four large 4/5 storey residential blocks, which differ in plan form but all share the same elevational aesthetic of white painted concrete frame with dark red/brown brick infill. White PVC doors and windows (some full, some half height), and inset deck access at ground and second floors. The estate has plentiful open green spaces and communal play areas. The boundaries of the site are greened and softened with some mature trees and planting.

Overlooking Kiln Place to the east are the late 20th century apartment buildings and houses on Hemingway Close and Meru Close. Both Hemingway and Meru Close are steeply sloped, meaning the houses overlook Kiln Place from an elevated position. The buildings are faced in yellow brick with clay roof tiles.

The surrounding area is predominantly residential, with small local commercial buildings along main roads, and some light industrial buildings located on railway land. The immediate area is heavily dominated by railways. The mainline Midland railway which runs to St Pancras International is situated to the south of the site. To the east, beyond Hemingway Close lies the London Overground rail lines. These railway lines limit permeability to the surrounding streets in the area, meaning that the residents of Kiln Place rely on Lambie Street and Grafton Road as their access roads.

The local amenities are excellent, making Kiln Place an extremely desirable residential location. Hampstead Heath is a 5 minute walk with the Parliament Hill Lido, Tennis Courts, Athletics Track etc. There are excellent local schools. Local convenience stores and cafes are located along Mansfield Road & Highgate Road with high street amenities a 15 minute walk away on Kentish Town Road or in Hampstead.

The streets immediately surrounding the site are quiet, leafy and residential. Oak Village is characterised by 2 storey, pitched roof, semi-detached cottages. Lambie Street and Grafton Road are fronted by 3-4 storey post war housing. The Oak Village typology of street fronting cottages can be captured by the new development, extending the picturesque aesthetic and strong urban form into the Kiln Place Estate.

2.7 History of the Site

Gospel Oak was predominantly developed for housing during the mid 19th Century, having previously been farm land. The development of the area also coincided with the railways arriving, with the Midland Railway cutting through Gospel Oak Fields. The arrival of the railways triggered a spread of industry into the area, with local industries including brick making and piano making.

By the 20th Century, the Victorian housing stock had become neglected and overcrowded. The area was subject to some bombing during WWII, although it appears that the site itself avoided damage in this time. The St Pancras Council began slum clearance in the 1960s, enabling large scale redevelopment of the Gospel Oak area. Camden Council inherited and completed the regeneration of Gospel Oak, creating the post-war housing estates we see today and removing all trace of the previous street patterns.

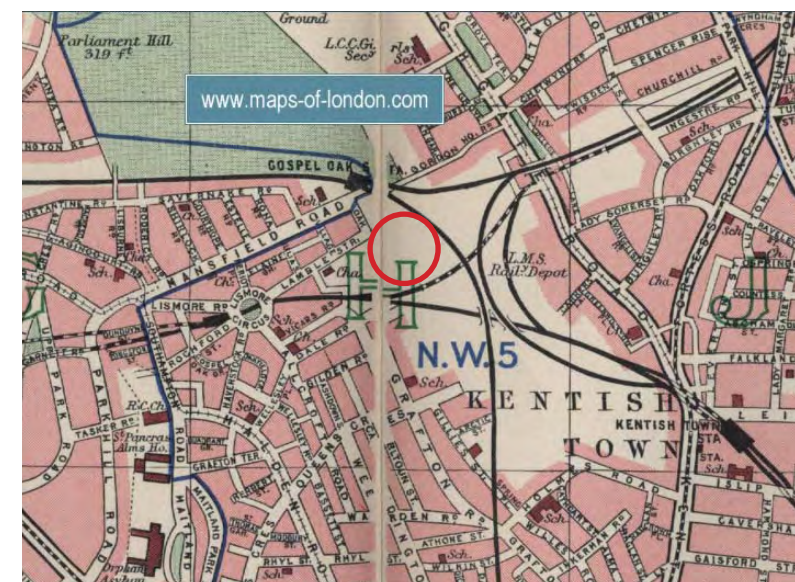
The Gospel Oak Brickworks were located on the site from the 1870s onwards, going out of use prior to WWII. The disused brickworks were finally cleared in the 1960s to facilitate the development of the aptly titled Kiln Place Estate.



Map dated 1923



Gordon House Road, 19th century (date unknown)



Map dated 1940

2.8 Development Sites

Site 1

The strip of land to the east of Kiln Place, from the corner of Lambie Street and Oak Village. The steeply sloping site is bounded by Kiln Place and Meru Close to the south-west and the rear gardens / tree & scrub area behind Hemingway Close to the north-east.

There are a number of trees on the site, which we understand that the LB. Camden Tree Officer has informally identified as low quality trees. The Arboricultural report recommends for the removal of these trees. Proposals for Sites 1 and 2 will need to include a number of new high-quality semi-mature trees to replace those lost.

There is an existing Thames Water culvert running beneath the site along Kiln Place from Lambie Street. A full Gyroscopic and CCTV survey of the existing Thames Water 1.395m dia. sewer was undertaken by InfoTech in February 2014 to understand the exact location and depth in relation to the proposed development. A 'build-over agreement' is required with Thames Water to enable development. There is also a small abandoned brick egg sewer running parallel to the culvert, which Thames Water have confirmed has been divested. A formal process for a build-over agreement has already been entered into with Thames Water. Please refer to Ramboll's Report for further information.

Site 2

A rectangular strip of land between 65-96 Kiln Place and 117-164 Kiln Place which bounds the main entrance road to Kiln Place to the north-west and creates enclosure to the large communal green space to the south-east.

We understand that underground pipework serving the main district heating system runs between 65-96 and 117-164 Kiln Place, under the footprints of Sites 2 & 3. The depths of these services will need to be ascertained to enable consideration to be given to building over / relocating the pipework. Please refer to Ramboll's Report for further information.

Site 3

An infill site located at the corner of blocks 65-80 and 81-96 Kiln Place. There is currently a single storey entrance / meeting room / refuse store area on the site.

Proposals for Sites 3, 4 and 5 will need to retain / relocate the main entrance access into the existing blocks whilst ensuring sensitive massing does not impede on any existing residential amenity (eg. daylight / sunlight to overlooking windows). Relocation of refuse storage will need careful consideration.

Site 4

An infill site located at the northern corner of blocks 1-64 Kiln Place. Considerations as per Site 3 above.

Site 5

An infill site located at the corner of blocks 97-104 and 105-116 Kiln Place. Considerations as per Site 3 above.

Site 6

A strip of land located at the base of 117-164 Kiln Place adjacent to the existing gardens at the communal green space between 117-164 and 81-96. The site is also incorporates two disused plant rooms at ground floor of block 117-164. The proposal for Site 6 will need to coordinate with the existing structure of 117-164, and ensure sensitive massing does not impede on any existing residential amenity.



Site Location Plan 1:1250 @ A3

2.0_Context & Existing Site Analysis

2.8 Development Sites

Site 1 - Constraints & Opportunities

Opportunities:

South west facing sloping site offering good daylight amenity and outlook.

Opportunity to create terraced dwellings which maximise the opportunities presented by the topography, whilst preserving privacy of the Hemingway Close dwellings beyond.

Creation of a new building line of terraced houses, providing a tree-lined residential street similar to Oak Village beyond.

Creation of delightful, innovative, new build houses which enhance the environment of the existing estate.

Improve overlooking & security of Kiln Place.

Improve & celebrate the entrance to the Kiln Place Estate, and improve way-finding within the estate.

Replacement of trees with high quality trees planted elsewhere on the estate.

Improve security to the rear gardens of Hemingway Close.

Utilise a currently under-used and little cared for space which is overgrown and untidy.

Constraints:

Loss of (low quality) trees and Ash tree at corner of Lamble Street and Kiln Place.

Culvert situated beneath Kiln Place, and divested redundant sewer running parallel. A build over agreement is required with Thames Water for the 1.395m dia. culvert.

Avoiding impact to overlooking, privacy, daylight / sunlight etc to neighbouring dwellings on Hemingway Close and Kiln Place.

Relocation / loss of 7 no. existing parking spaces.



Site 1 Photos



Kiln Place - Infill Sites - Design & Access Statement - October 2014

2.0_Context & Existing Site Analysis

2.8 Development Sites

Site 2 - Constraints & Opportunities

Opportunities:

South west facing site overlooking communal green space offering good daylight amenity and outlook.

Opportunity to create low rise dwellings which maximise the opportunities presented by the topography, whilst preserving privacy of the Kiln Place dwellings either side.

Creation of a new building line of terraced houses along Kiln Place, providing a tree-lined residential street similar to Oak Village beyond.

Creation of delightful, innovative, new build houses which enhance the environment of the existing estate.

Improve overlooking & security of Kiln Place.

Replacement of trees with high quality trees planted elsewhere on the estate.

Provide a sense of enclosure to the communal green space, creating a garden square, whilst retaining access through to Kiln Place.

Constraints:

Loss of Hawthorn tree (refer to Arboricultural Report)

District Heating Network underground pipework located beneath the site, please refer to Ramboll's report for more information.

Avoiding impact to overlooking, privacy, daylight / sunlight etc to neighbouring dwellings on Kiln Place.

Relocation of existing garage entrances.



Site 2 Photos



2.0_Context & Existing Site Analysis

2.8 Development Sites

Site 3 - Constraints & Opportunities

Opportunities:

Create a rational entrance to the existing blocks, whilst also providing additional dwellings.

Rationalise the form and massing of the adjoining blocks, by completing the incomplete corner.

Remove unpopular single storey entrance and refuse storage area.

Enhance the character of the estate.

Improve overlooking & security of Kiln Place Estate.

Constraints:

Existing windows overlooking corner site - need to avoid any impact to daylight / sunlight, privacy, etc. Uppermost 2 no. windows residential.

District Heating Network underground pipework located beneath the site, exact position, depth, etc to be established through survey.

Relocation of refuse storage to viable locations. Possible phased strategy with below-ground refuse storage infrastructure scheme being considered for estate in the future.

Coherent entrance arrangement to be provided.

Minimise disruption to existing residents.

Coordination with existing services, structure, etc.



Site 3 Photos



2.0_Context & Existing Site Analysis

2.8 Development Sites

Site 4 - Constraints & Opportunities

Opportunities:

Create a rational entrance to the existing blocks, whilst also providing additional dwellings.

Rationalise the form and massing of the adjoining blocks, by completing the incomplete corner.

Remove unpopular single storey entrance and refuse storage area.

Enhance the character of the estate.

Improve overlooking & security of Kiln Place Estate.

Constraints:

Existing windows overlooking corner site - need to avoid any impact to daylight / sunlight, privacy, etc. Uppermost 2 no. windows residential.

Relocation of refuse storage to viable locations. Possible phased strategy with below-ground refuse storage infrastructure scheme being considered for estate in the future.

Coherent entrance arrangement to be provided.

Minimise disruption to existing residents.

Coordination with existing services, structure, etc.



Site 4 Photos



2.0_Context & Existing Site Analysis

2.8 Development Sites

Site 5 - Constraints & Opportunities

Opportunities:

Create a rational entrance to the existing blocks, whilst also providing additional dwellings.

Rationalise the form and massing of the adjoining blocks, by completing the incomplete corner.

SE and SW aspect, meaning excellent daylight potential for development.

Remove unpopular single storey entrance and refuse storage area.

Enhance the character of the estate.

Improve overlooking & security of Kiln Place Estate.

Constraints:

Existing windows overlooking corner site - need to avoid any impact to daylight / sunlight, privacy, etc. Uppermost window residential.

Relocation of refuse storage to viable locations. Possible phased strategy with below-ground refuse storage infrastructure scheme being considered for estate in the future.

Coherent entrance arrangement to be provided.

Minimise disruption to existing residents.

Coordination with existing services, structure, etc.



Site 5 Photos



2.0_Context & Existing Site Analysis

2.8 Development Sites

Site 6 - Constraints & Opportunities

Opportunities:

Utilise currently disused space in the lower floor of existing block 117-164 Kiln Place.

Provide an additional dwelling.

Provide new roof terraces, in line with existing gardens, to three lower flats of 117-164 who currently do not have private external space.

SE aspect, meaning excellent daylight potential for development.

Enhance the character of the estate.

Improve overlooking & security of Kiln Place Estate.

Constraints:

Coordination with existing structure.

Minimise disruption to existing residents.

Coordination with existing services etc.



Site 6 Photos



Site 6 Photos - Disused spaces in 117-164

3.1 Design Proposal & Precedents

The Kiln Place Cottages proposals provide a mixture of for sale and social rent homes in locations around the existing Kiln Place Estate.

Sites 1 & 2

Two rows of little houses form a picturesque backdrop to Kiln Place.

On the north side of the street six 3 bedroom courtyard houses follow the slow curve of the street. Front gates lead to a sun trap courtyard, through a front door and up to a large sunny open plan living area with fully glazed retractable screen leading onto a sunny first floor terrace. Building heights alternate between one and three storeys high. A small lawned area and the existing tree coverage are left in place to maintain the privacy of residents to the rear. The notched profile of the terrace means that all homes are light airy and dual aspect. Importantly, the primary aspect of the houses faces Kiln Place, eliminating overlooking to the apartment buildings to the rear.

The southern terrace comprises two 2 bedroomed cottages. Each cottage has a secluded private garden. The buildings are one and two storeys high.

The new houses are constructed in a mixture of beautiful rustic pale yellow soft brick. The scale and material quality of the buildings is redolent of the Victorian houses of Oak Village itself.

The Infill Sites (3, 4, 5 and 6)

A picturesque feature building is located at each of the corner sites.

Sites 3 provides two 1 Bedroom maisonettes. The lower maisonette of Site 3 is accessed through a front gate from Kiln Place into a sunny courtyard. Full height glazed screens ensure a light and airy open plan kitchen/dining area overlooking the courtyard at ground floor. Stairs lead up to a living room, master bedroom and bathroom at first floor. The upper maisonette is accessed from the communal entrance core to blocks 65-80 / 81-96 at second floor, leading into an open plan living/kitchen/dining area with access onto a sunny second floor terrace. Stairs lead up to the main bedroom and bathroom on the top floor.

Site 4 provides a 3 bedroom house accessed through a front gate from Kiln Place into a sunny courtyard. Full height glazed screens ensure a light and airy open plan living area overlooking the courtyard at ground floor. Stairs lead up to 2 bedrooms and a bathroom at first floor, with a roof terrace. The second floor steps back from the existing building to create a large terrace for the master bedroom.

Site 5 provides a beautiful 1 bedroom ground floor flat with full height glazing onto a sunny courtyard and a 2 bedroom upper maisonette with a bright open plan kitchen/dining/living area leading out onto a sunny SW facing terrace, with two bedrooms on the upper floor and a second roof terrace. A separate single storey 1 bedroom dwelling is located nearby accessed through a front gate into a sunny private courtyard. Full height glazed screens ensure a well lit open plan kitchen/living/dining area.

Each building is sensitively designed to ensure that the residential accommodation at third floor of the existing building is not compromised in any way. The new massing is a storey lower at its highest, and steps down by 2 storeys where it abuts the habitable areas in the existing building.

Site 6

A single storey 1 bedroom courtyard house is located at the ground floor of 117-164 Kiln Place in line with the existing gardens. The dwelling is accessed through a front gate from Kiln Place into a sunny private courtyard. Full height glazed screens ensure a light and airy open plan kitchen/living/dining area leading out into two private courtyards. The dwelling also provides three new south facing generous roof terraces for three existing flats in 117-164 Kiln Place.

Existing Estate Improvements

As part of the proposals, various improvements to the existing estate have been requested by the existing residents. These include:

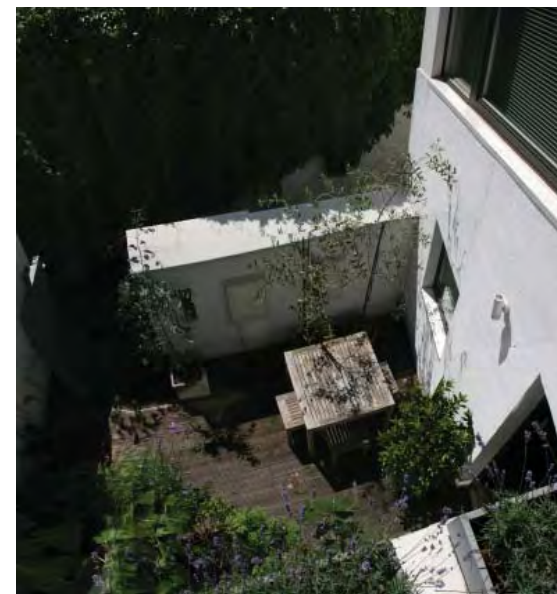
- removal of single storey 'Foyer' entrances and refuse store areas
- reinstatement of original main entrances where Foyers have been removed
- relocation of entrances to existing garages (adjacent Site 2)
- relocation of existing refuse store areas
- new external pathway and individual front courtyard gardens & entrances into lower maisonettes of 81-96 Kiln Place
- enlargement of existing playground & introduction of new play equipment
- improvements to public realm & landscaping



Brick and cement render on cottages in Oak Village



PBA completed building: Colony Mews, Islington



Recently completed PBA building showing possible materiality



