



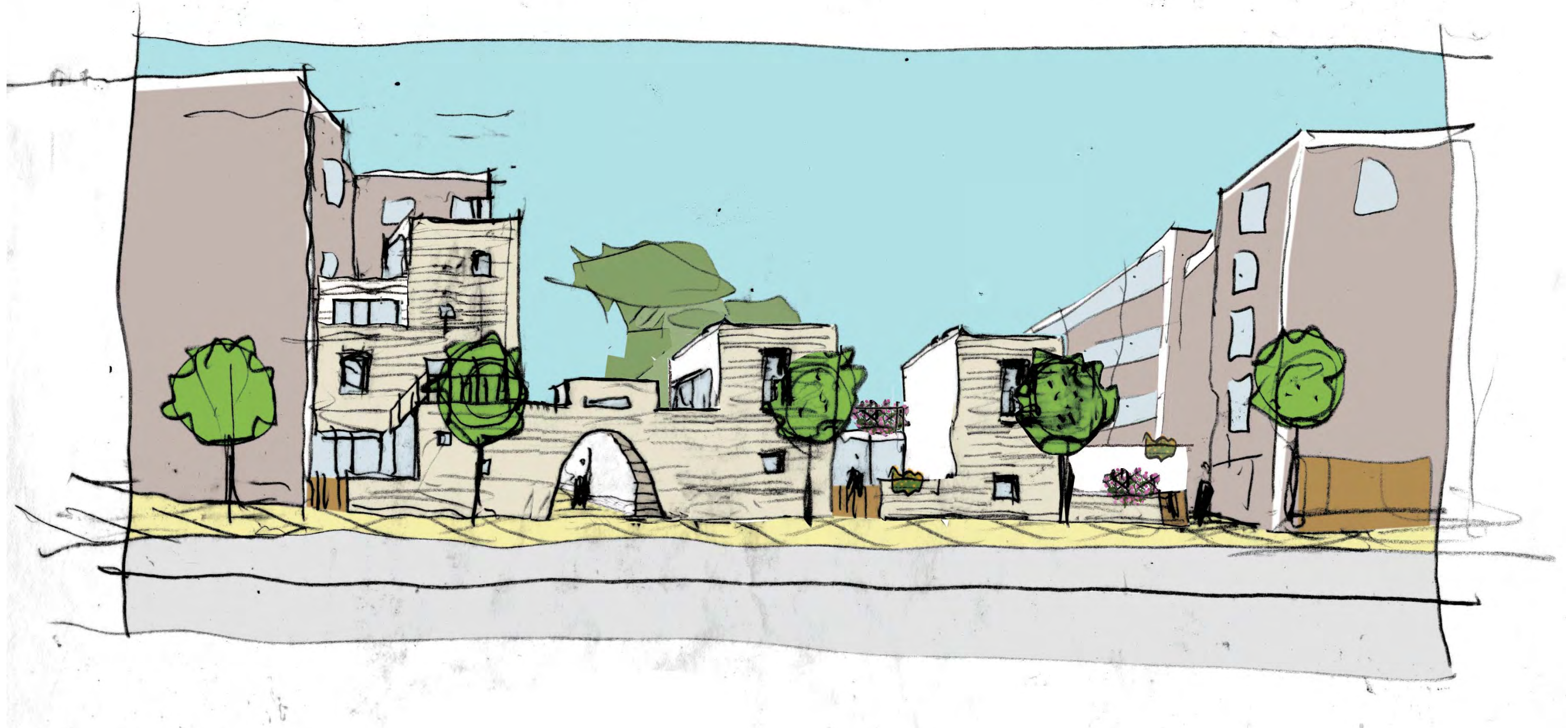


### 3.0\_Design Proposal

Design Development - Perspective View of Site 1 (Kiln Place)  
*scheme now superseded - refer to drawings*









# 3.0\_Design Proposal

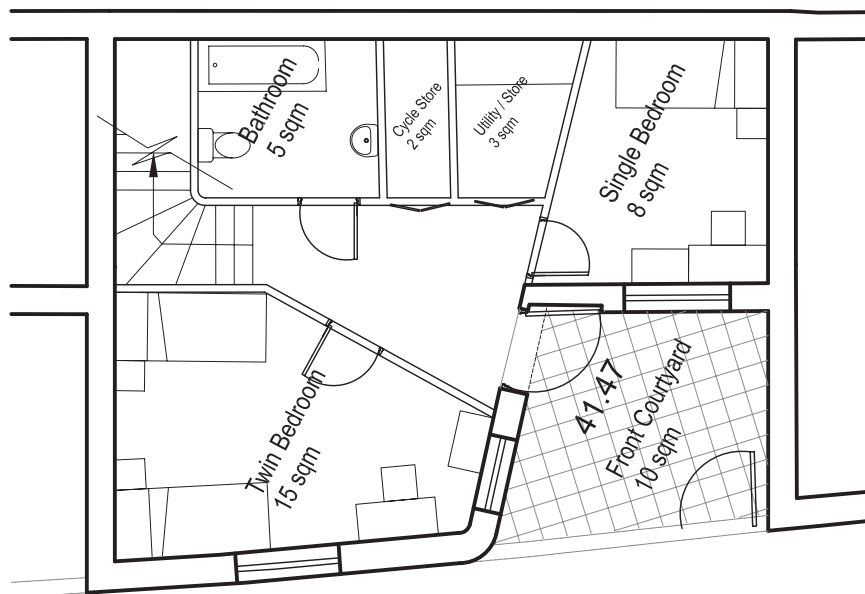
## Site 1 - Typical 3 Bedroom House



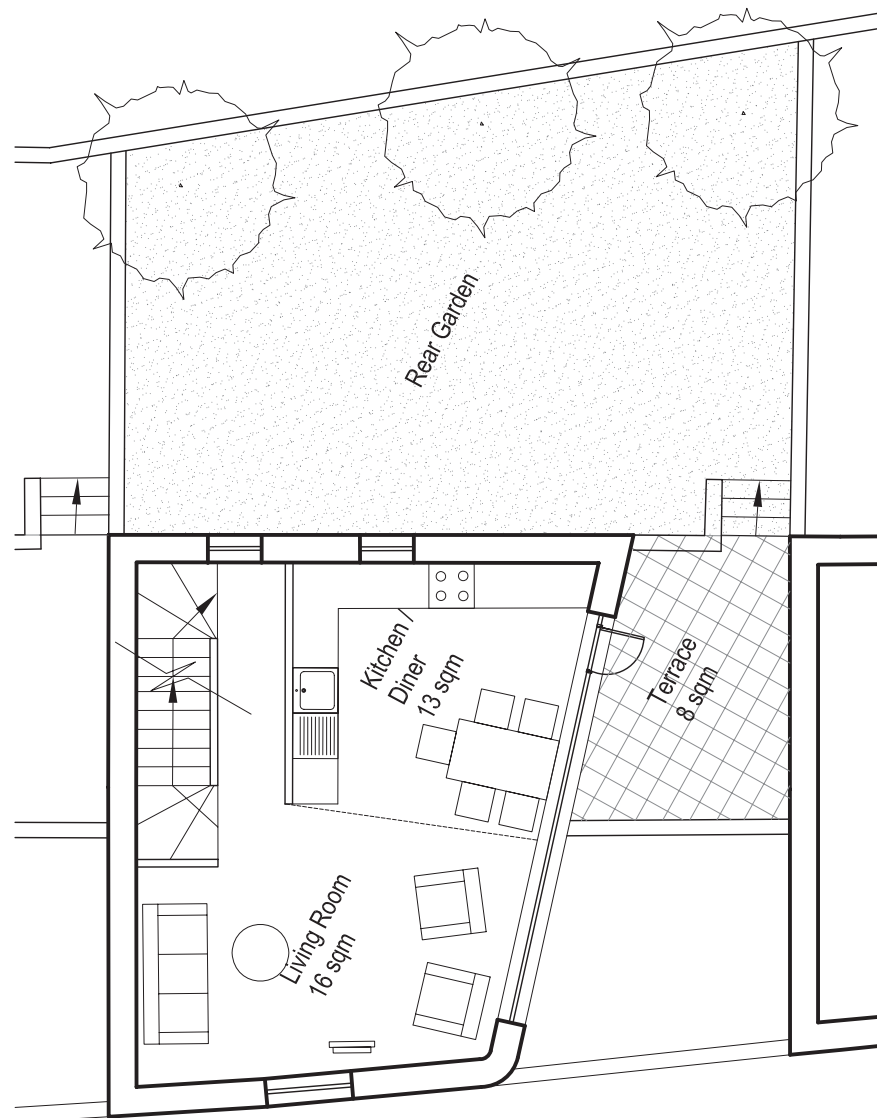
Design Development Sketch Section through 3 Bedroom House



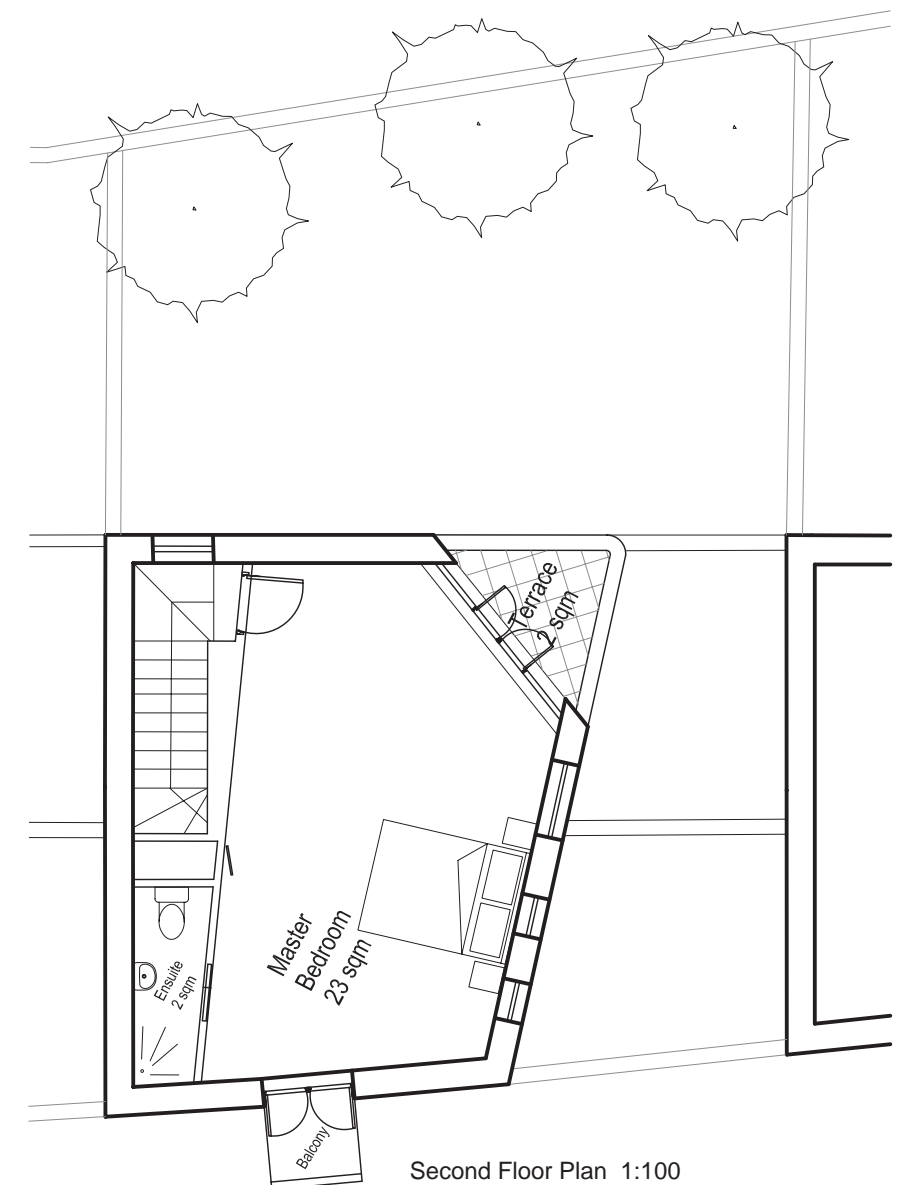
Design Development Axo Sketch of Typical 3 Bedroom House



Ground Floor Plan 1:100

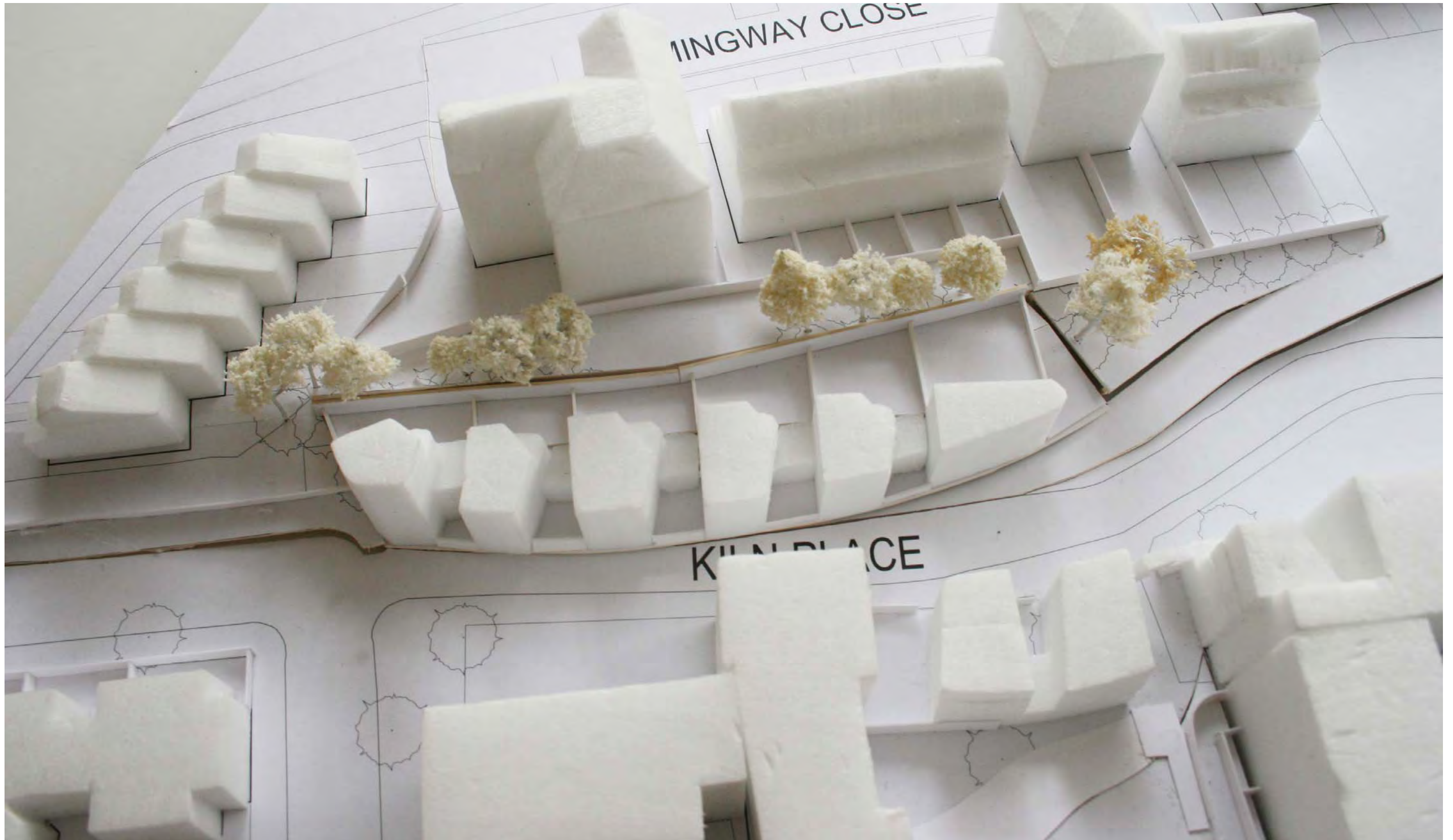


First Floor Plan 1:100



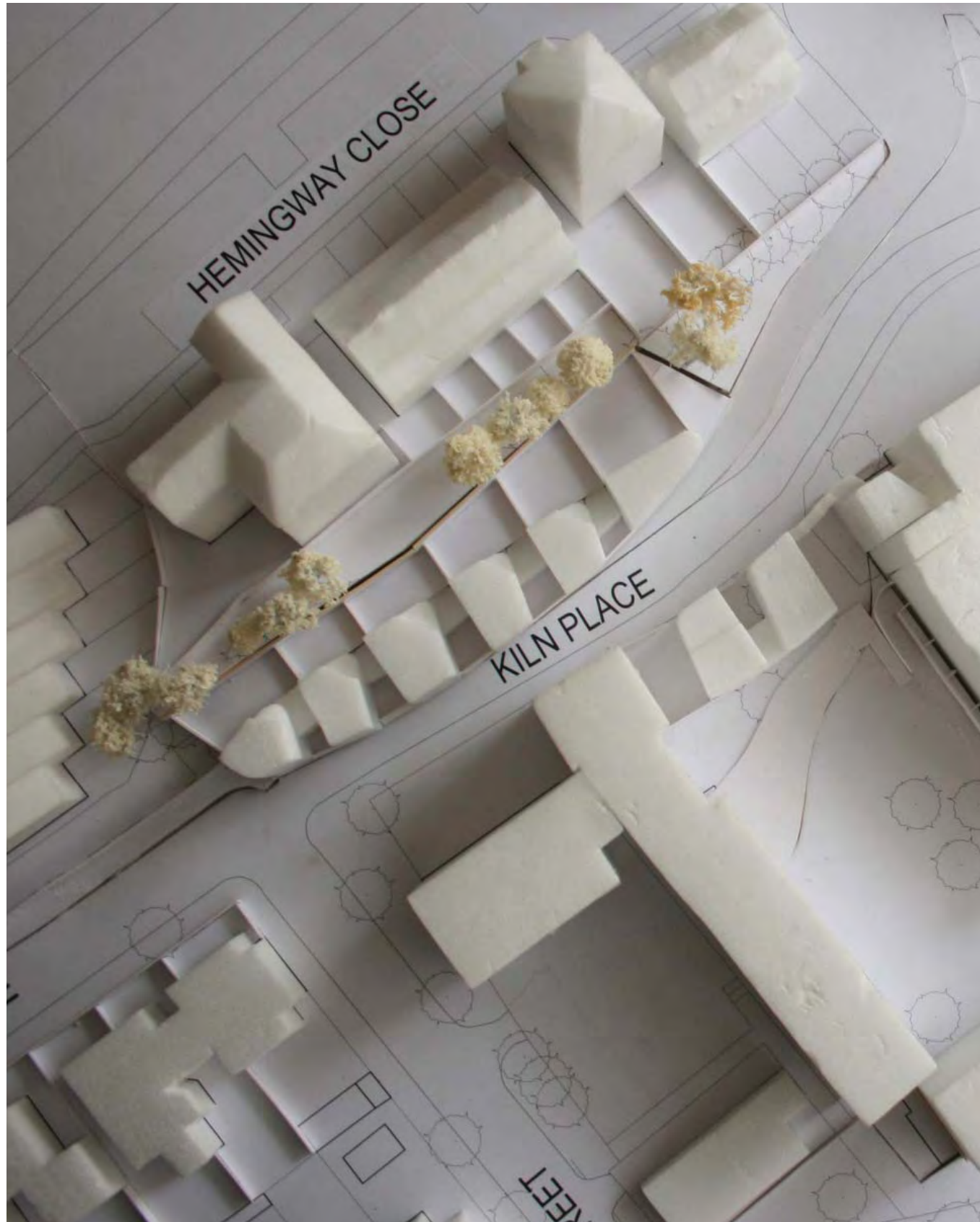
Second Floor Plan 1:100





Proposals for Sites 1 & 2 (Massing Model - Design Development)





Plan View of Proposals for Sites 1, 2 & 3 (Massing Model - Design Development)



Site 1 from Lamble Street / Kiln Place





Sites 1, 2 & 3 from Rear of Site 1



### 3.0\_Design Proposal

#### Proposed Elevation 01 (Kiln Place)



Design Development Elevation 01 (Kiln Place Elevation - Site 1) 1:200  
(Elevation now updated - refer to drawings)



Example of proposed materiality - pale rustic brick



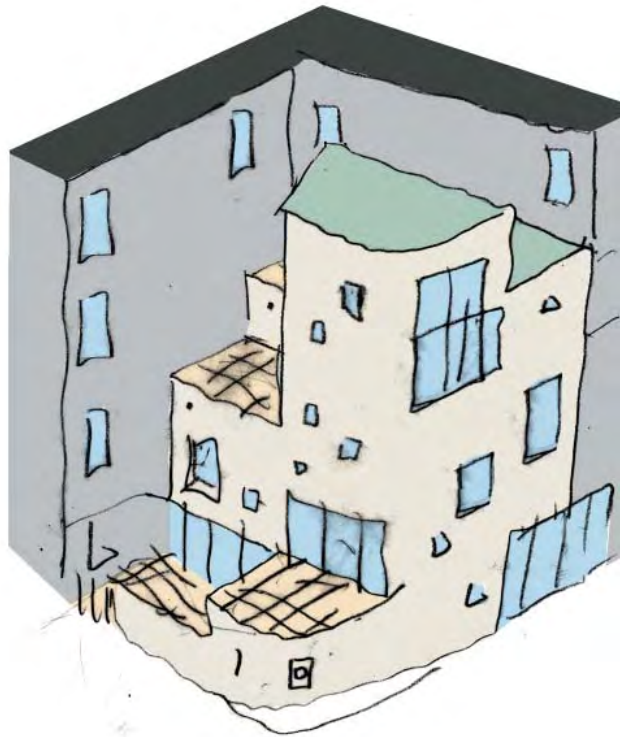


Proposed Cross Section A-A (through Sites 1 & 2) 1:200

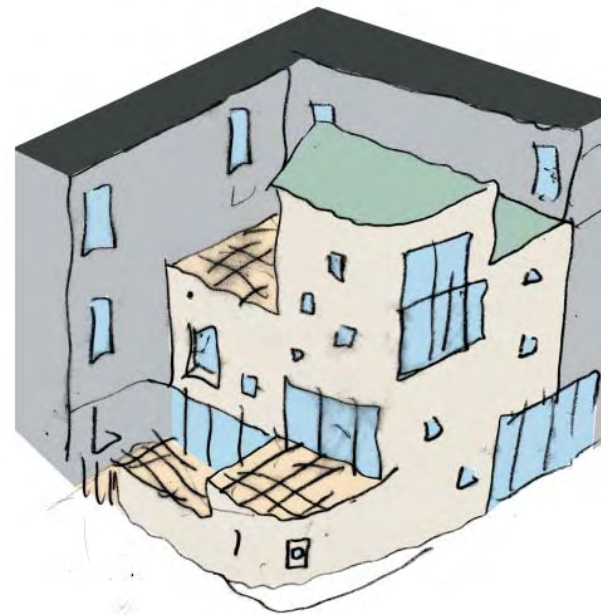




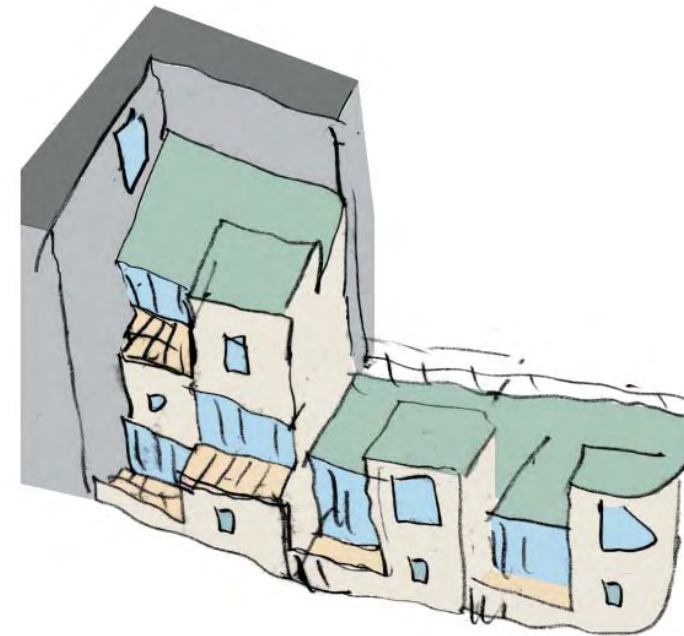
## Design Development Sketches & Model Images, Sites 3, 4, 5 & 6



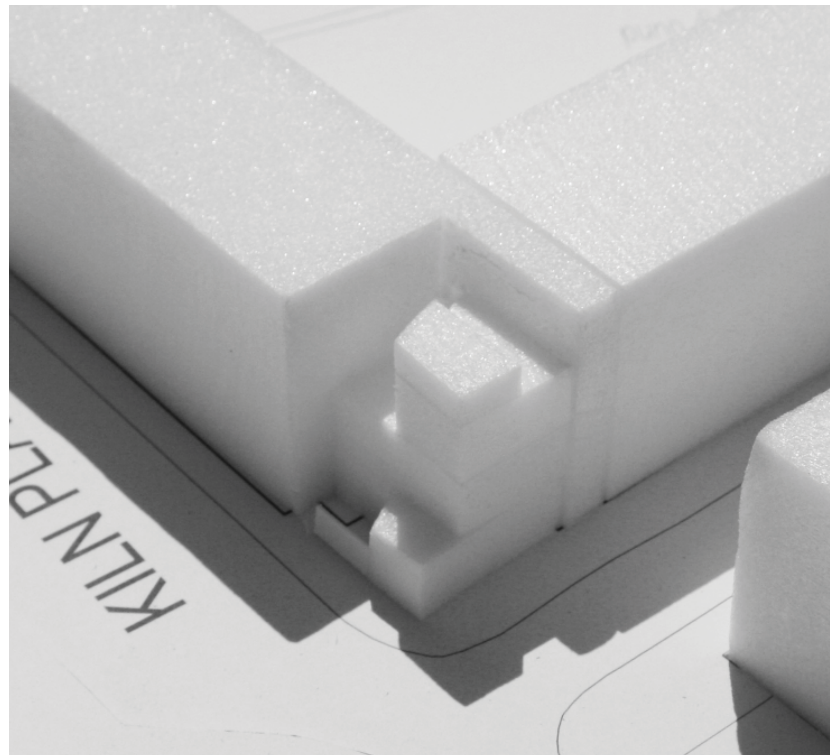
Sketch Axo View Site 3



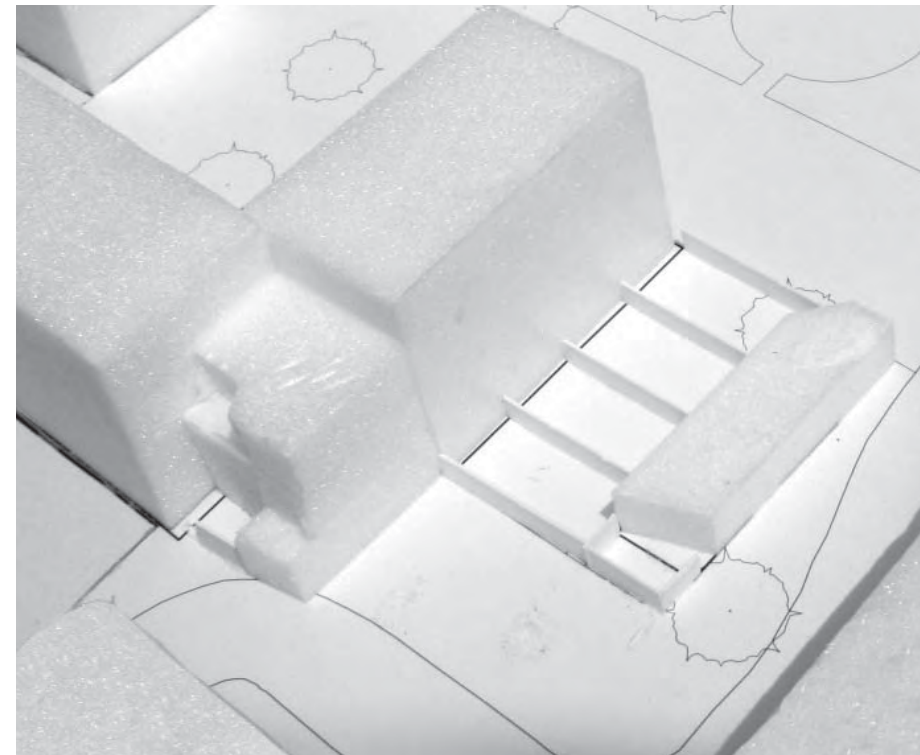
Sketch Axo View Site 4



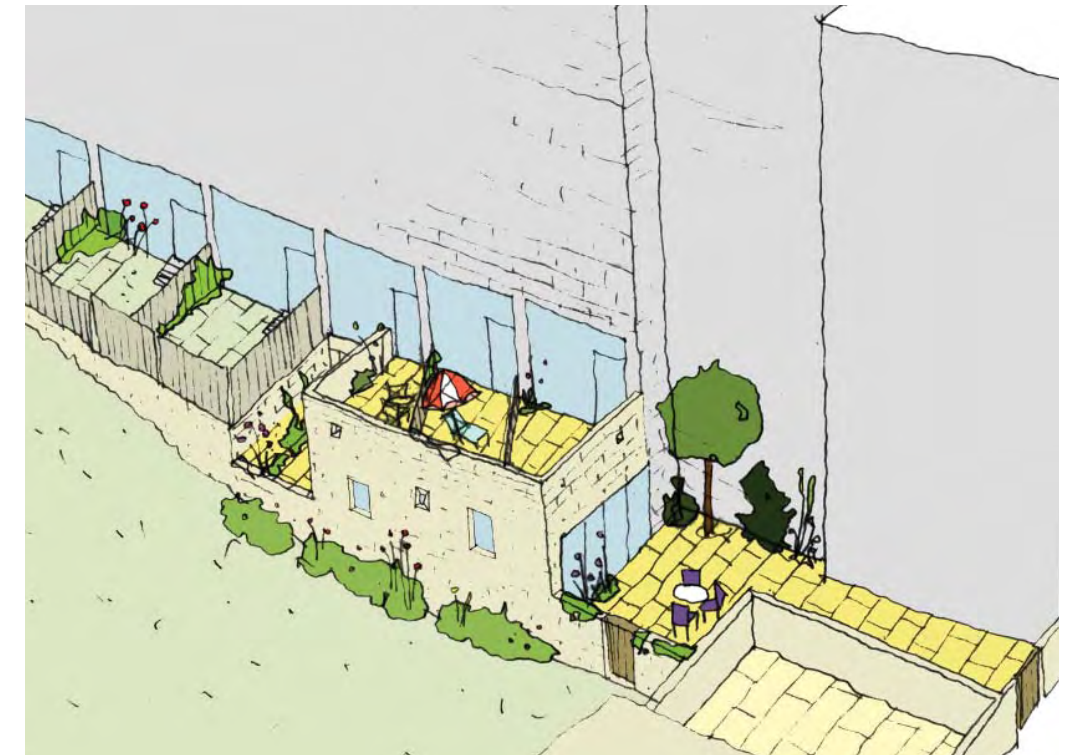
Sketch Axo View Site 5  
(scheme now superseded)



Proposal for Site 4 Infill (Massing Model)



Proposal for Site 5 Infill & 1 Bedroom Cottage (Massing Model)



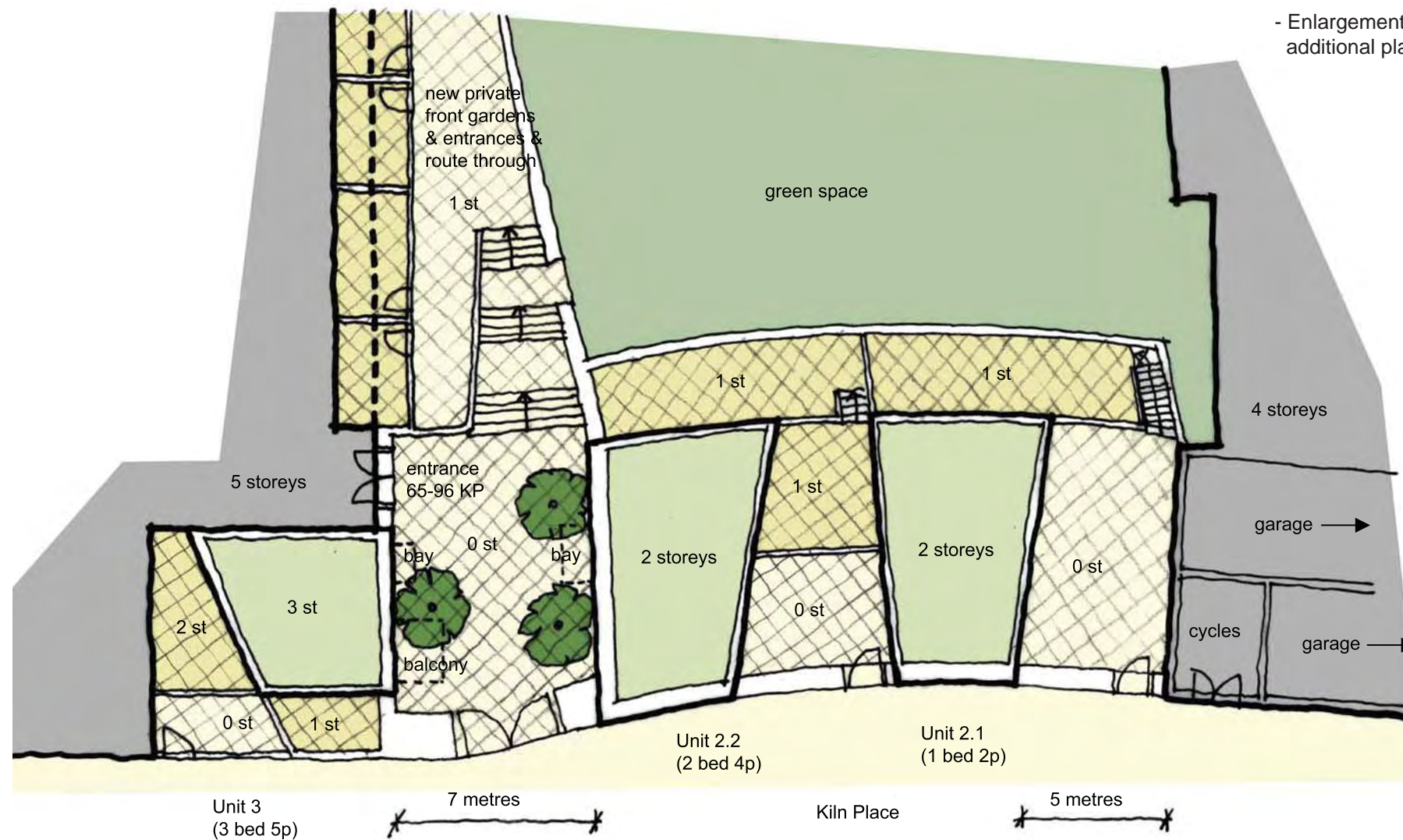
Sketch Axo View Site 6 (scheme now superseded)



### 3.3 Wider Estate Improvements

We have worked closely with the Kiln Place TRA to understand where additional improvements might be made to the wider estate. The following are included within this application:

- External pathway alongside 81-96 Kiln Place providing access to private front courtyards & entrances to the lower maisonettes. Removal of enclosed podium access route.
- Removal of existing single storey entrance 'Foyers' from 117-164 Kiln Place, 65-96 Kiln Place (Site 3), 1-64 Kiln Place (Site 4) and 97-116 Kiln Place (Site 5). Relocation of refuse storage areas. Reinstall the main entrance doors to each block in their original location.
- Relocation of entrances to garages beneath 117-164 Kiln Place to their original position (where foyer currently located); brick up current entrances.
- Enlargement of existing playground, removal of 'turning circle', re-leveling grassed area, provision of additional play equipment.



Initial Concept Design for route through to new private front courtyards for 81-96 Kiln Place 1:200



Photo of existing enclosed podium access to lower maisonettes of 81-96 Kiln Place





Fig 1A. View down Kiln Place back towards Oak Village & Lamble Street (scheme now superseded)



Fig 1B. NMLA View down Kiln Place from the corner of Oak Village



Fig 2A. Typical 3 Bedroom House Plans - Site 1



Fig 2B. NMLA Typical 3 Bedroom House Plans - Site 1

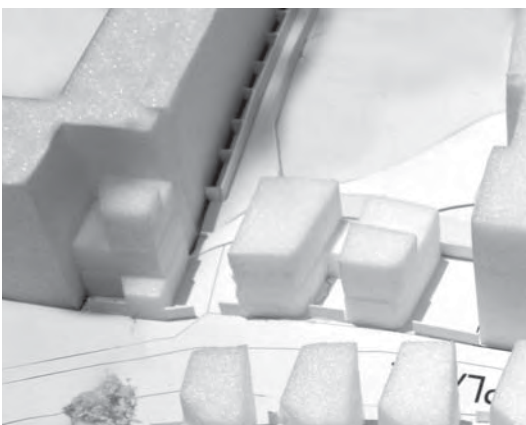


Fig 3A. Developed massing model of Sites 2 & 3



Fig 3A. Previous massing model of Sites 2 & 3



Fig 3C. NMLA Massing model of Sites 2 & 3

## 3.4 Design Evolution

Prior to Peter Barber Architect's involvement, LB Camden commissioned a Feasibility Study from Niall McLaughlin Architects which provided initial designs for each of the infill sites. When PBA were brought on board, each site was reconsidered from first principles whilst also taking on board the feedback from the Client and residents regarding the previous architect's proposals.

The proposed PBA designs for each of the infill site proposals have developed further through close consultation with Client, Consultants and particularly the local residents over the past six months.

Below is a summary of how the design for each site has evolved:

**Site 1:** Six x 3 bed Courtyard Houses are proposed which vary between 1 and 3 storeys high stepping up to 4 storeys at the corner of Lamble Street and Kiln Place (fig 1A).

The previous architects' scheme proposed eight x 4 bed houses between two and three storeys high (fig 1B).

**Site 1:** Triple aspect 'notched' courtyard houses are proposed which are built into the sloping site with three areas of terraced private outdoor space (fig 2A).

The previous architects' scheme proposed single aspect houses with a central light well courtyard (fig 2B).

**Site 2:** 2 Courtyard houses proposed, which vary between one and two storeys high. Buildings step down and are set back from the existing buildings at either end of terrace to preserve daylight, outlook & privacy of existing dwellings (fig 3A).

PBA's initial proposals for Site 2 were for a terrace of 3 courtyard houses of 1-3 storeys high. Concerns were raised by residents regarding the scale and number of new houses proposed in this location & the proximity to the existing buildings, PBA revised the proposals to mitigate these concerns (fig 3B).

The previous architects' scheme proposed a solid terrace three storeys high plus roof terraces. Massing did not step down to respect amenity of adjacent existing buildings (fig 3C).

**Site 2:** Two existing garages are proposed to have their entrances returned to their original locations on the opposite side, and the foyer to 117-164 Kiln Place removed.

PBA's initial proposals relocated the entrances of the existing garages to the Kiln Place elevation, but residents requested that the entrance be returned to their original location and asked for the existing foyer to be removed, as per the other infill sites.

**Site 3:** Two x 1 bedroom maisonettes are proposed within a four storey building which varies between one, two, three and four stories high.

PBA's initial proposals were for a 3 bedroom, 3 storey house in this location (as per Site 4). The Client was keen to introduce more 1 bedroom units into the scheme to enable existing residents to downscale from their current 3 bed properties and the proposals were amended accordingly.

(cont. overleaf)



### 3.4 Design Evolution (cont.)

**Site 4:** A single 3 bed house is proposed. Varying between one, two & three storeys high - the house steps down and away from the existing building at the upper levels to preserve daylight and outlook for the existing dwellings at third floor (fig 4A).

The previous architects' scheme proposed a four storey double stacked unit with a roof terrace which compromised outlook and privacy of the existing dwellings at third floor (fig 4B).

**Site 5:** A 3 storey building is proposed with a ground floor wheelchair accessible flat and two storey 2 bed maisonette above. Varying between one, two & three storeys high - the building steps down and away from the existing building as the upper levels to preserve daylight and outlook for the existing dwelling at third floor (fig 5A).

The previous architects' scheme proposed a four storey double stacked unit with a roof terrace which compromised outlook and privacy of the existing dwellings at third floor (fig 5B).

**Site 5:** A single storey, 1 bedroom courtyard wheelchair accessible house is proposed in the location of the existing refuse storage area (fig 6A).

PBA's initial proposals also included two further 1 bedroom courtyard houses, in the location of the current parking spaces. Residents raised concerns regarding these units at the consultation, and they were removed from the proposals to mitigate the concerns (fig 6B).

**Site 6:** A single storey 1 bedroom courtyard house is proposed in line with the existing gardens at the lower level of 117-164 Kiln Place.

The proposal was refined to include three new roof terraces for three existing lower floor flats within 117-164 who currently do not have external terraces.

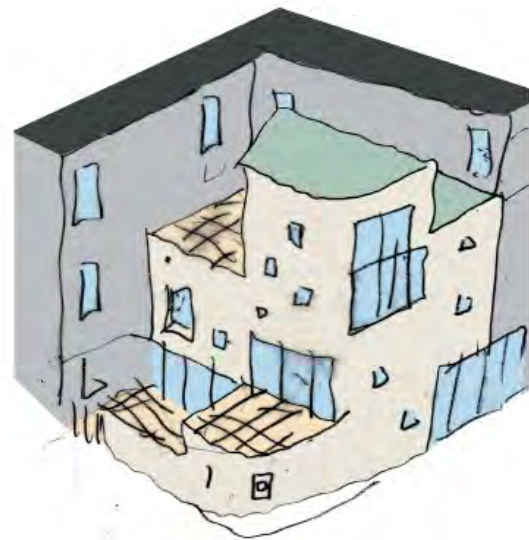


Fig 4A. Current sketch View of Site 4 Infill Proposal



Fig 4B. NMLA sketch Axo of Site 4 Infill Proposal

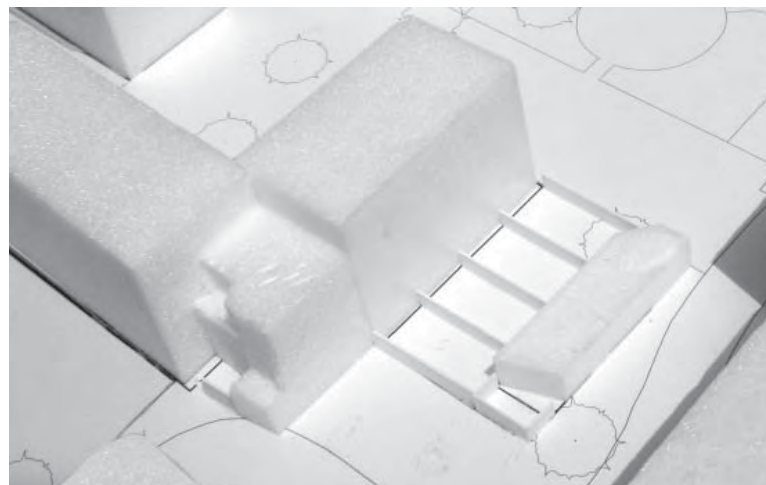


Fig 5A. Current massing model of Site 5 Proposals

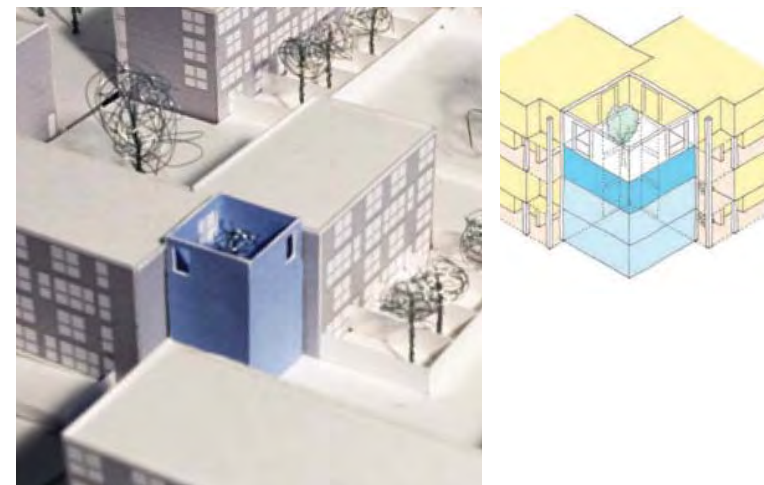


Fig 5B. NMLA massing model of Site 5 Proposals

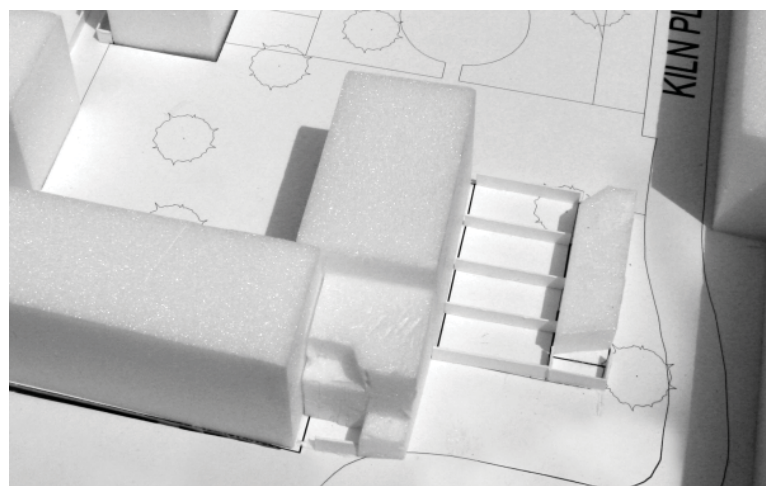


Fig 6A. Current massing model of Site 5 Proposals



Fig 6B. Previous massing model of Site 5 Proposals



3.5 Scale & Massing

Extensive analysis of the existing estate and surrounding area has been undertaken, assessing the scale, mass, form, grain and materiality of the surrounding streets and buildings to ensure that the design proposals worked within the context of their immediate area.

The new buildings proposed are designed to create building lines and reinforce street edges along Kiln Place as it runs through the estate. The scale and massing have been sensitively considered to ensure that there are no adverse impacts on the adjacent existing dwellings.

Along Site 1, the street fronting terrace typology of Oak Village is extended into Kiln Place (front gardens, individual front doors, etc). The site is steeply banked and the proposed 3 bedroom, 3 storey house typology works with the slope, terracing back towards the Hemingway Close buildings beyond. By alternating between 1 and 3 storeys a 'notched' profile is achieved. The notching reduces the impact of the development on the surroundings and lowers the perceived height of the proposed buildings. Unit 1.1 steps up to 4 storeys to meet the corner of Lamble Street and Kiln Place, with the terrace then stepping down to the 1 and 3 storey notched profile. The terrace is substantially lower than the existing 5 storey Kiln Place buildings opposite. The houses step into the sloped site, meaning that they only project as two storey elements when seen from the higher buildings along Hemingway Close.

Facing Site 1 are the two small two bedroomed cottages of Site 2. These vary between 1 and 2 storeys and are set well back from the adjacent existing buildings either side to ensure that there is no adverse effect of overbearing. The southern elevation overlooks the existing communal green space, forming the fourth side to the communal square and reinforcing both the building line and natural surveillance of this space.

The infill corner sites of 3, 4 and 5 all have their scale and massing carefully tailored to the existing buildings. Each building is sensitively designed to ensure that the residential accommodation at top floor of each existing building is not compromised in any way. The new massing does not project above existing window sill level and steps down by a storey height where it abuts the habitable areas in the existing building.

The small single storey cottage in Site 5 is designed to replicate the footprint of the existing brick enclosure. Along the rear boundary, adjacent to existing gardens, the parapet is 2m high as per the existing garden walls ensuring no adverse impact on the existing gardens. The roof slopes up by 1m towards Kiln Place ensuring that there is a strong street frontage.

The one bedroom courtyard house of Site 6 is designed to project from the existing building only so far as the line of the adjacent existing gardens, and helps to reinforce the edge of the green square. The dwelling sits partially beneath the lower flats of block 117-164. The house is one storey tall with new roof terraces for three existing flats above. The massing is sensitively designed to ensure that the residential accomodation above is not compromised in any way. The southern elevation overlooks the existing communal green space, forming reinforcing both the edge of the square and increasing natural surveillance of this space.



### 3.5 Scale & Massing (cont.)

#### Approach to Thames Water Culvert - Site 1

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. Thames Water advise a 3m easement zone either side of the culvert.

The footprint of the proposed site 1 houses has been designed to avoid any adverse loading impact on the culvert. The six houses at Site 1 are designed so that the rear building line is offset by 2m from the edge of the culvert. As such, the houses at Site 1 will be cantilevered into Thames Water's 3m easement zone by only 1m. No structure will sit above the culvert itself, and no foundations would be located within the Thames Water easement zone.

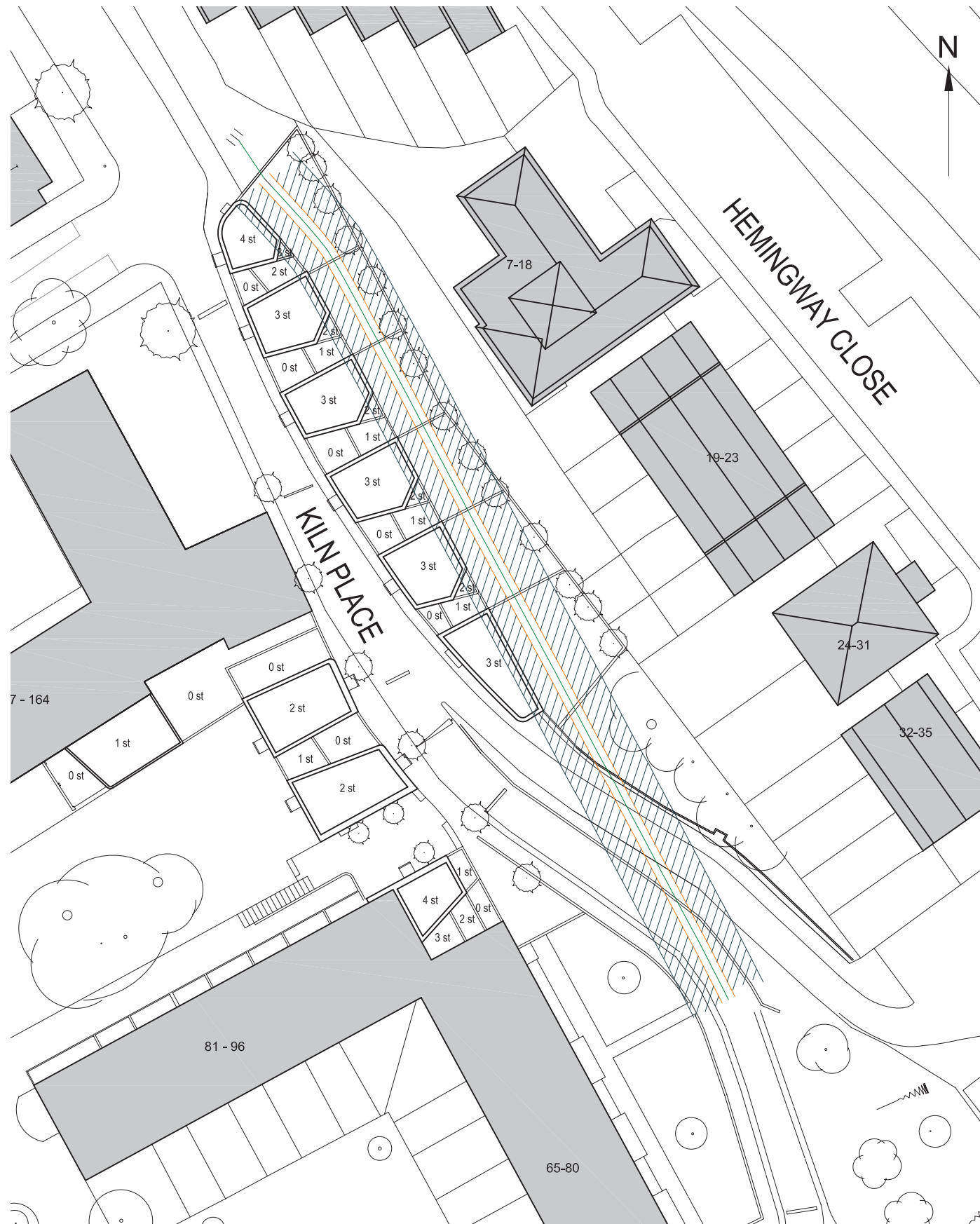
A formal process for a build-over agreement has been entered into with Thames Water. The design team first met with Cyril Okonkwo, Senior Design Engineer at ThamesWater on 10th June 2014 where ThamesWater were presented with the design proposals. At this meeting Thames Water advised that the project team should progress to submitting the planning application. Thames Water issued their preliminary report on 18th July 2014 and, at the time of submission, a formal Structural Impact Assessment is being finalised for Thames Water's approval.

In addition to the culvert, there is an abandoned brick egg sewer that runs parallel to the Thames Water culvert at Site 1 and is assumed to be backfilled. Thames Water have confirmed that the abandoned brick egg sewer is redundant and has already been divested.

Please refer to Ramboll's Report for further information.

ThamesWater Culvert (as identified by InfoTech's Gyroscopic survey)

ThamesWater Easement Zone





3.6 Housing Design

*“The council will expect all residential dwellings to meet minimum floorspace standards as set out in Camden Planning Guidance 2- Housing, however any proposals should aim to meet the Mayor’s Housing Design Guide (2010) standards.” [LB Camden “Kiln Place Development Sites, Planning & Urban Design Briefing” document, issued 12/06/13.]*

We have developed housing designs which are spacious, flooded with natural daylight, and have a high level of privacy and external amenity. The design of each individual dwelling is a specific reaction to the site conditions, constraints and opportunities. Each of the dwellings internal and external area meet or exceed the Mayor of London’s minimum area requirements, exceed LB Camden’s CPG2 Residential Floorspace Standards and have been designed to meet the requirements of the London Housing Design Guide.

Site 1

The six 3 bedroomed, south facing terraced houses of Site 1 are based on a typical unit layout, with slight variations due to the slow curve of the terrace. The end of terrace dwellings (unit 1.1 and unit 1.6) are atypical variants with picturesque elevational designs which maximise the opportunity presented by their positions (Unit 1.1 - at the main entrance to Kiln Place with views from Oak Village and Lambale Street, and Unit 1.6 at the end of terrace with views from Meru Close and the top of Kiln Place.)

The typical 3 bedroomed, 3 storey house is entered through a front gate into a private courtyard from the street. The front door into the dwelling leads into a generous hallway, with storage, bathroom and two generous, brightly lit bedrooms at ground floor level. Stairs lead up to an open plan first floor kitchen / dining / living space which has floor to ceiling glazing looking into the private terrace and courtyard. The first floor terrace is accessed through double doors and steps from the terrace lead down to a rear garden at the back of the dwelling. Back inside, the stairs lead up to the second floor master suite which has a private rear terrace and front balcony, generous storage and en-suite bathroom.

Site 2

The two 2 bedroomed cottages of Site 2 have been developed as variations of the typical 3 bedroom house typology. Both dwellings are accessed through a front gate from the street, with a front courtyard leading to the private front entrance door. Unit 2.2 has a similar internal layout at ground and first floor, with the entrance hallway leading to bathroom and two generous bedrooms, and stairs lead up to a first floor open plan kitchen / dining / living room. Large glazed screens ensure that the space is filled with natural light, and double doors provide access out onto the private terrace. Unlike the typical 3 bedroomed houses of Site 1, unit 2.2 has a rear southerly aspect overlooking the communal garden area, and the terrace wraps around the south elevation.

Unit 2.1 has its open plan living / kitchen / dining area at ground floor level, with large floor to ceiling windows overlooking the generous courtyard area. Stairs lead up to first floor level, with a bathroom and two generous double bedrooms. The rear aspect overlooking the garden is again maximised with doors leading from the half landing to the rear south facing terrace, which is linked back to the ground floor courtyard by external steps.

Site 3

The infill plot of Site 3 completes the corner of the 5 storey existing block 65-96 Kiln Place. Two double stacked 1 bedroom maisonettes are proposed, creating a 4 storey building. The building sets back and away from the existing building with inset courtyard and terraces. The lower maisonette is accessed at ground level through a front courtyard which leads into an open plan kitchen / diner. Stairs lead up to first floor level with the living room, bedroom and bathroom. All rooms are flooded with natural light from large windows and the living room has the benefit of a further terrace. The upper maisonette is accessed via the existing stair core. Entering at second floor, an open plan kitchen / diner / living room has full height glazed screens opening onto a terrace. Stairs lead up to a generously sized bedroom and bathroom at third floor level.

[cont. overleaf]



3.6 Housing Design (cont.)

Site 4

The infill plot of Site 3 completes the corner of the 4 storey existing block 1-64 Kiln Place. A three storey, 3 bedroom house is proposed. The building sets back and away from the existing building with inset courtyard and terraces. The house is entered at ground floor through a front courtyard and into an open plan kitchen / diner / living room. An alternative back door provides secondary access through a lobby. Full height glazed screens flood the space with natural light. Stairs lead upstairs to two bedrooms and a family bathroom at first floor, with a further terrace providing additional external amenity space. Stairs lead up to the second floor master suite, with a generous bedroom and ensuite bathroom.

Site 5

The infill plot of Site 5 completes the corner of the 4 storey existing block 97-116 Kiln Place. A ground floor 1 bedroom flat with a two storey 2 bedroom upper maisonette located above create a 3 storey building. The buidling sets back and away from the existing building with inset courtyard and terraces. The ground floor flat is entered through a front courtyard into an open plan kitchen / diner / living room. This unit is designed to be wheelchair accessible. A generous bedroom is flooded with light from glazed screens onto the courtyard. The upper maisonette is accessed via the existing circulation core at first floor level. An open plan kitchen / diner / living room has full height glazed screens leading onto a first floor terrace. Stairs lead up to second floor level, with two generous bedrooms, family bathroom and further roof terrace.

The single storey courtyard houses, unit 5.3, is accessed through a front courtyard. This unit is designed to be wheelchair accessible. The open plan kitchen / living / diner overlooks the courtyard and is flooded with natural light from the full height glazed screens. A generous bedroom is located at the rear of the property with a small rear courtyard.

Site 6

The one bedroom courtyard house at Site 6 continues the line of the existing raised gardens and sits beneath the lower flats of block 117-164. The flat is entered through a sunny front courtyard from Kiln Place into an open plan kitcen / diner / living room. Full height glazed screens ensure a light and airy open plan kitchen/living/dining area leading out into two private courtyards. A generous bedroom is set back from the open green space and leads out onto a sunny private courtyard. The roof of the dwelling also provides three beautiful south facing roof terraces for three existing flats above.

3.7 Use (Tenures) & Density

*“Policy CS6 states that the Council will aim to secure high quality affordable housing available for Camden households that are unable to acces market housing.”*

*“Policy DP3 applies the Affordable Housing target with a sliding scale from10% for developments with a capacity for 10 dwellings to 50% for developments with a capacity for 50 dwellings.” [LB Camden “Kiln Place Development Sites, Planning & Urban Design Briefing” document, issued 12/06/13.]*

The existing estate contains 164 dwellings. The proposals add an additional 15 dwellings, ie a total of 179 dwellings. The estate has an area of 1.8 hectares.

- existing estate density = 91 dwellings per hectare
- proposed estate density = 99 dwellings per hectare

7 proposed new dwellings are to be for Social Rent, with 8 for Market Sale (36% social rent by total GIA). Units 1.1 - 1.6 and Units 2.1 & 2.2 are proposed to be market sale and the remainder of the units 3.1, 3.2, 4, 5.1, 5.2, 5.3 & 6 to be social rent. This equates to a tenure split of 64% market sale and 36% social rent by total GIA. Please also refer to Schedule of Accommodation (Appendix) and Quod's Planning Statement for further explanation of tenures.





Proposed Brick (pale, rustic bricks)



Recently completed PBA building (Employment Academy, Peckham) using the same pale rustic brick

### 3.8 Materiality & Appearance

#### Proposed Materiality Concept

Analysis of the neighbouring streets (Oak Village, Lamble Street, etc) provided the design team with key considerations to give to the design of the building forms and openings and materiality. The intention is to select a palette of materials which is redolent of the Oak Village vernacular whilst also complimenting the materiality of the existing estate buildings. The new buildings are conceived as a contemporary extension of Oak Village, with picturesque elements designed to celebrate the corners of the existing blocks.

The selection of well considered, high quality, contextual materials is intrinsic to the success of the design and longevity of the development. The intention is for all the new buildings to be clad in a pale rustic facing brick. The elevations are designed with careful control of the variation, positioning and size of windows, bay windows and balconies.

#### Brick Choice

The proposed choice of facing brick is that of a pale, rustic brick type that is similar to the pale London stock of Oak Village and which will enhance the natural light within the streets and private courtyards and gardens. A high quality brick which is pale yet varied in tone, with white mortar, will sit in harmony with the existing buildings, but does not attempt to replicate the brick colour of the existing buildings, ensuring the new proposals appear as new feature additions.

The choice of a pale, rustic brick is not only in keeping with the context of the site, it also gives a lightness and softness to the elevations which is appropriate to their design.

We investigated a range of modern brick types, including modern reds and dark stocks, but all these lack the appearance of quality and tonal sensitivity of the pale rustic bricks. A hard, mono-colour or dark brick would not have the blending or softening capacity of a lighter brick and would mean that the connection with Oak Village would be lost.

[cont. overleaf]







Images of similar detailing: brickwork and windows



### 3.8 Materiality & Appearance

#### Windows & Doors

The generously sized windows are very important to the success of the design, both aesthetically and practically, to ensure an abundance of natural light and relax the need to use artificial lighting. The glazing system used throughout the scheme is proposed to be a composite aluminium / timber window system, with high insulation values. The window system selected will achieve the security requirements set by Secured by Design.

It is considered important to select a consistent window type and colour for the whole development of new dwellings. A frame colour which compliments the brick and hard-landscaping materials needed to be selected. The window frames are proposed to be a mid to dark green or grey colour (RAL 6013 Reed green or similar) which compliments the palette of proposed materials. It is considered that replicating the white uPVC windows of the existing estate buildings would not compliment the proposed pale bricks.

The front doors will be solid timber with a glazed vision panel. The system selected will achieve the security requirements set by Secured by Design.

#### Roofs

An ecology roof system is indicatively proposed to be incorporated on the building roofs, where not occupied by terraces.

Ecological 'brown' roofs have the following advantages:

- Creating a natural habitat for flora and fauna to help support the local ecology.
- Aiding biodiversity – encouraging a wider spread of species in the area.
- Storm water management – helps to reduce the risk of flood by retaining large proportions of annual rainfall and reducing rainwater run-off.
- Environmental masking – blending the building into its surroundings and in part replaces the permeable land surface otherwise lost to the construction.
- Improved air quality – reducing both gaseous pollutants and dust particles by removing them from the immediate environment.
- Photosynthesis - This is part of a plants' living process whereby they actively convert carbon dioxide to oxygen.
- Improving thermal insulation – the thermal mass of the substrate provides additional insulation for the building.
- Reduced carbon footprint through lowering building running costs.
- Increased life expectancy – life expectancy of waterproofing membranes are substantially increased.

The lower roofs on the scheme are private terraces accessed from patio doors. The terraces will be paved or decked and will have brick walls to the rear and railings to the front.

#### Detailing

The Kiln Place proposals do not seek to pastiche the details or design of the surrounding houses. The proposed development seeks to use appropriate detailing for the modern design and materiality and avoid overcomplication while adopting a scale and palette of materials that is contextual and that compliments the surrounding buildings.

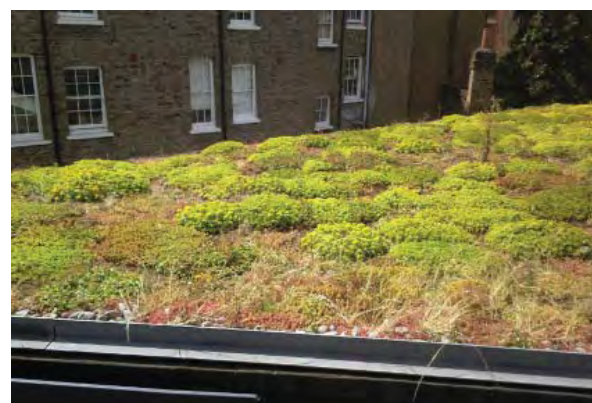
The proposal seeks to use high quality modern materials which will be well detailed to ensure that the quality of the contemporary design is not let down by the construction. Good detailing is vital to ensure the aesthetic quality of the design is maintained and to enhance the longevity of the development.

#### Hard/Soft Landscaping

The proposed new pavements and squares will be hard-landscaped in permeable surfacing material likely to be small granite-esque setts. Private courtyards will likely be paved in small granite-esque setts, with the rear gardens of Site 1 proposed to be grassed.



Photovoltaic cells and Ecology Roofs





3.9 Lifetime Homes & Wheelchair User Dwellings

Wheelchair Units

10% of the residential units have been designed to Habinteg Wheelchair Standards and L.B. Camden's Wheelchair Housing Design Guide 2013. The units currently proposed as wheelchair accessible dwellings are two x 1 bedroom units situated within Site 5 (Units 5.1 and 5.3).

PBA met with Michelle Horn, L.B. Camden Access Officer on 23/09/13 and she advised that she would support this provision of wheelchair accessible units in the proposed locations.

In their document “Kiln Place Development Sites, Planning & Urban Design Briefing” document, issued 12/06/13, L.B. Camden Planners state: *“Policy DP29 seeks to promote fair access and remove barriers that prevent people from accessing facilities... Promoting shared surfaces and pedestrian routes would help enhance accessibility and circulation arrangements and improve the space for pedestrians and people with disabilities... (Open space) should be overlooked making it accessible and safer, which is what is currently lacking within the estate.”*

The design proposals seek to meet the requirements stated by the Planners, providing proposals which provide overlooking to and natural surveillance of areas of currently unoverlooked outdoor space. The adaptations to the existing buildings are intended to simplify access arrangements and make way finding and accessibility easier and more inclusive across the existing estate.

Lifetime Homes

Residential unit layouts have been designed to meet the Lifetime Homes standards wherever possible. We have applied site specific interpretations of some of the requirements where deemed necessary. These have been discussed in detail with Michelle Horn, who has confirmed that the current proposals are Lifetime Homes compliant in her opinion. See Schedule of Compliance below.

P E T E R   B A R B E R  
A R C H I T E C T S

KILN PLACE  
Habinteg Lifetime Homes 2010 – Schedule of Compliance

PBA Stage D Review 14/08/14  
Rev5

- Key
- √ = compliant
  - X = non-compliant

- Notes
- Criterion 1 & 2: Currently presuming a zero car parking strategy, aside from the provision of car parking for wheelchair accessible units.
  - \* Criterion 4: No covers / canopies provided over Entrances, as these create a security risk given stepped profile of unit typologies; entrance door set back into depth of reveal giving 300mm overhang.
  - Criterion 4: Step onto terrace where insulation required over habitable space below presumed acceptable
  - Criterion 5: not applicable where individual dwellings with private entrances. Units 3.2 and 5.2 accessed via existing stair core. No communal lifts.
  - Criterion 7: Where twin room furniture shown, circulation space presumed to be required next to 1 bed only
  - \*\* Criterion 8: In the typical 3 bed houses, the proposals provide 2 bedrooms at entrance level and the living space at first floor; the living space and twin bedroom are interchangeable should future requirements change, thus the unit can easily be adapted to provide an entrance level living space.

Unit Number	Unit description	Criterion 1b - Parking	Criterion 2 - Approach to dwelling from Parking	Criterion 3 - Approach to all Entrances	Criterion 4 - Entrances	Criterion 5 - Communal Stairs & Lifts	Criterion 6 - Internal Doors & Hallways	Criterion 7 - Circulation Space	Criterion 8 - Entrance level living space	Criterion 9 - Potential for entrance level bed space	Criterion 10 - Entrance level WC and shower drainage	Criterion 11 - WC and bathroom walls	Criterion 12 - Stairs and potential through floor lift	Criterion 13 - Potential for fittings of hoists and bedroom / bathroom relationship	Criterion 14 - Bathrooms	Criterion 15 - Glazing & window handle heights	Criterion 16 - Location of service controls
1.1	3 bed 5p	N/A	N/A	√	√*	N/A	√	√	√**	√	√	√	√	√	√	√	√
1.2	3 bed 5p	N/A	N/A	√	√*	N/A	√	√	√**	√	√	√	√	√	√	√	√
1.3	3 bed 5p	N/A	N/A	√	√*	N/A	√	√	√**	√	√	√	√	√	√	√	√
1.4	3 bed 5p	N/A	N/A	√	√*	N/A	√	√	√**	√	√	√	√	√	√	√	√
1.4	3 bed 5p	N/A	N/A	√	√*	N/A	√	√	√**	√	√	√	√	√	√	√	√
1.6	3 bed 5p	N/A	N/A	√	√*	N/A	√	√	√**	√	√	√	√	√	√	√	√
2.1	2 bed 3p	N/A	N/A	√	√*	N/A	√	√	√	√	√	√	√	√	√	√	√
2.2	2 bed 4p	N/A	N/A	√	√*	N/A	√	√	√**	√	√	√	√	√	√	√	√
3.1	1 bed 2p	N/A	N/A	√	√*	N/A	√	√	√	√	√	√	√	√	√	√	√
3.2	1 bed 2p	N/A	N/A	√	√*	√	√	√	√	√	√	√	√	√	√	√	√
4.1	3 bed 5p	N/A	N/A	√	√*	N/A	√	√	√	√	√	√	√	√	√	√	√
5.1	1 bed 2p	√	√	√	√*	N/A	√	√	√	√	√	√	√	√	√	√	√
5.2	2 bed 4p	N/A	N/A	√	√*	√	√	√	√	√	√	√	√	√	√	√	√
5.3	1 bed 2p	√	√	√	√*	N/A	√	√	√	√	√	√	√	√	√	√	√
6	1 bed 2p	N/A	N/A	√	√*	N/A	√	√	√	√	√	√	√	√	√	√	√



3.10 Open Space Assessment

Please refer to Existing and Proposed Site Plans.

Communal Open Space

The existing estate is 1.8 hectares and currently has 164 dwellings. The existing estate is 4,160m2 building footprint and 13,465m2 open space. The open spaces on the estate are a variety of green (grassed space), both accessible and non-accessible, hard-landscaping, childrens’ playground, boundary planting areas and roadway / circulation.

The proposed infill sites 1, 2 & 6 are located in areas of open space. However, these areas are under-utilised and are not used as amenity space for the existing residents. Site 1 is a steep bank surrounding an area of parking, with scrub trees and rough planting. Site 2 bounds the large existing communal green space but is itself an area of hard-landscaping and fencing with a history of issues with anti-social behaviour due to problems with unpermitted parking and mis-use of the green space. Site 6 is currently a small area of inaccessible green space with poor overlooking. The proposed development seeks to greatly improve the urban realm in these locations, by providing terraces of build-ings providing active street frontages, natural surveillance and constructive use of these estate fringe sites.

The proposed developments result in 4,866m2 building footprint and 12,695m2 open space, a reduction of 770m2 (6%).

In their document “Kiln Place Development Sites, Planning & Urban Design Briefing” document, issued 12/06/13, L.B. Camden Planners state: *“The proposals may result in the loss of existing open space. Core strategy CS15 states that a development may be acceptable as part of the “reconfiguration of the estate” provided there is an improvement to the remaining open space. Therefore the proposals would need to be accompanied by a plan for the improvement of open space on the estate.”*

The existing residents have requested improvements to and enlargement of the existing communal playground area by 63m2, and this is included as part of this application.

Access & Safety

“Policy DP29 seeks to promote fair access and remove barriers that prevent people from accessing facilities... Promoting shared surfaces and pedestrian routes would help enhance accessibility and circulation arrangements and improve the space for pedestrians and people with disabilities... (Open space) should be overlooked making it accessible and safer, which is what is currently lacking within the estate.”

The proposed infill sites are designed to increase accessibility to open space and facilities on the estate. The design increases accessibility to the communal green space surrounded by existing blocks 117-164 and 81-96 by removing fences and barriers which currently restrict access. The design also increases overlooking of the open space on the estate, providing active street frontages, natural surveillance and making the open spaces on the estate safer and encouraging constructive use. A beautiful new public square between Sites 2 & 3 with new entrances and front gardens to the lower maisonettes of 81-96 will not only aid accessibility of the communal green space, but also create a well overlooked space with significantly increased natural surveillance and overlooking of the public realm.

Private Amenity Space

Each new proposed dwelling has a generous amount of private external amenity space. The provision for each dwelling meets or exceeds the London Housing Design Guide minimums and meets the L.B. Camden Policy CPG2/4.29 requirements.

Unit No.	Unit Type	External Private Amenity Space	(LHDG minimum area required)
1.1	3 bed 5p	87 m2	(8 m2)
1.2	3 bed 5p	66 m2	(8 m2)
1.3	3 bed 5p	66 m2	(8 m2)
1.4	3 bed 5p	71 m2	(8 m2)
1.5	3 bed 5p	79 m2	(8 m2)
1.6	3 bed 5p	96 m2	(8 m2)
2.1	2 bed 3p	43m2	(6 m2)
2.2	2 bed 4p	25 m2	(7 m2)
3.1	1 bed 2p	12 m2	(5 m2)
3.2	1 bed 2p	7 m2	(5 m2)
4	3 bed 5p	14 m2	(8 m2)
5.1	1 bed 2p	10 m2	(5 m2)
5.2	2 bed 4p	7 m2	(7 m2)
5.3	1 bed 2p	10 m2	(5 m2)
6	1 bed 2p	69m2	(5m2)

Unit 6 also provides an additional total 50m2 of private amenity space for existing flats in 117-164 Kiln Place. (Please refer to proposed site plan.)



### 3.11 Landscaping Strategy

The proposed landscape strategy has been developed to create a beautiful high quality external environment, significantly enhancing the existing estate. 14 new high quality semi-mature trees are proposed to be planted along Kiln Place and in the 'square' between Sites 2 & 3, to soften the development and provide a green outlook.

New pavements and squares are proposed as hard-landscaped with small unit granite-esque setts creating a beautiful intimate scale to the landscaping and a delightful entrance to Kiln Place from Lambie Street and Oak Village.

The private courtyards are proposed as a hard-landscaped with small unit granite-esque sets, within which residents can establish their own planting in pots, trellises, etc. The rear gardens of Site 1 are proposed to be grassed, giving the residents their own soft-landscaped domain which they can keep as grass or add their own planting areas as they wish.

The landscaping strategy is summarised below:

#### Site 1:

- New pavement outside new dwellings, drop kerb to roadway
- New street lighting (to meet CfSH requirements)
- New street trees along pavement
- New courtyards & gardens as part of proposals
- Removal of existing trees / scrub planting from bank to facilitate development.
- New hard-landscaped 'square' opposite Site 1, where existing Foyer for 117-164 has been removed
- Road layout at separation between Kiln Place and Meru Close adjusted as per plans to create more efficient arrangement and larger Site 1 development area; Security gate to Kiln Place relocated

#### Site 2:

- New pavement outside new dwellings, drop kerb to roadway
- New street lighting (to meet CfSH requirements)
- New street trees along pavement
- New courtyards and gardens as part of proposals
- Removal of existing tree to facilitate development.
- New hard-landscaped 'square' outside new entrance to 65-96 Kiln Place
- New steps and external pathway providing access alongside 81-96 Kiln Place, and access into the new private front courtyards for the lower maisonettes.
- New private front courtyards for lower maisonettes of 81-96 Kiln Place

#### Site 3:

- As above for site 2, plus:
- Removal of existing tree from in front of corner of 65-80 Kiln Place (currently causing subsidence issues).

#### Site 4:

- New pavement outside new dwellings, drop kerb to roadway
- New street lighting (to meet CfSH requirements)
- New courtyards as part of proposals

#### Site 5:

- New pavement outside new dwellings, drop kerb to roadway
- New street lighting (to meet CfSH requirements)
- New courtyards as part of proposals

#### Site 6:

- New street lighting (to meet CfSH requirements)
- New courtyards as part of proposals
- New roof terraces for existing flats in 117-164 Kiln Place

#### Existing Playground & Estate Signage:

- Enlargement of playground footprint by 63m2 to align with surrounding buildings
- Re-landscaping to remove 'turning circle' and re-level grassed area
- Provision of additional items of play equipment
- Removal of gate between 97-104 and playground to allow for enlargement of playground footprint.
- New estate signage to aid wayfinding

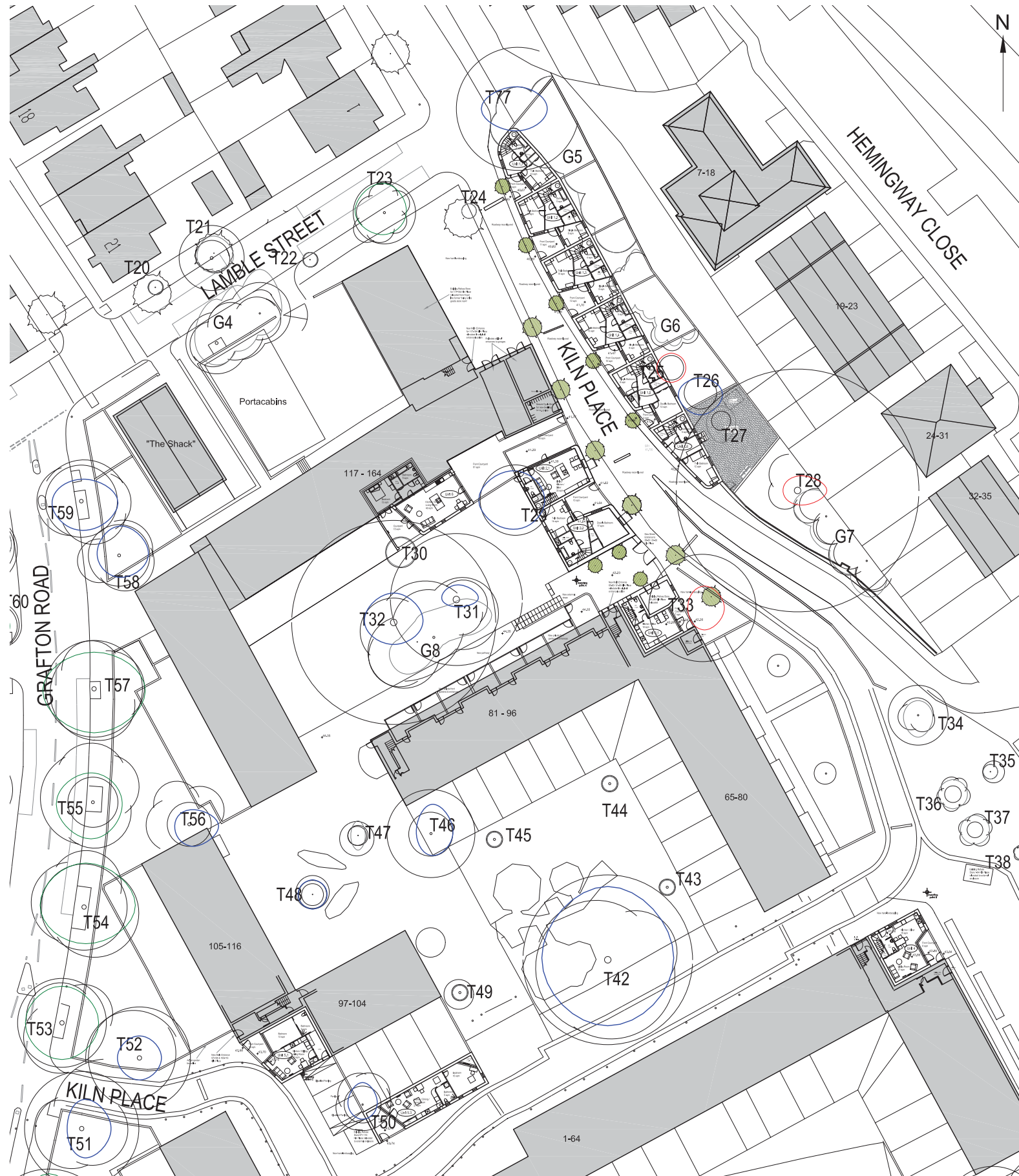


Small unit granite-esque pavers help give a sense of scale to the intimately sized external spaces



Roof terraces at completed PBA housing project (Colony Mews, Islington)





## 3.12 Tree Survey

Please refer to Arboricultural Implications Assessment and Tree Survey.

### Site 1

There are a number of existing trees on Site 1 of varying quality, which we understand the LB. Camden Tree Officer has informally identified as low quality trees which could be removed & new trees planted elsewhere to compensate. Tree Aware's report recommends that low quality affected trees G5, G6, G7, T25, T26, T27, and T28 from site 1 are removed, alongside Category B tree T77. It is proposed that 11 no. new high quality semi-mature trees be planted along both sides of Kiln Place to replace any amenity lost with the removal of T77.

### Site 2

There is one existing tree within Site 2 (T29 - Hawthorn Tree, Category B). As with T77, it is felt that there is a strong urban design and housing argument for the removal of T29 and Tree Aware's report recommends this tree for removal, with new trees planted elsewhere to replace any amenity lost. It is proposed that, in addition to the 11 no. new trees lining Kiln Place, that 3 no. new high quality semi-mature trees be planted in the small public square between sites 2 and 3.

### Site 3

There is one existing tree within Site 3 (T33 - Sorbus Tree, Category C). Tree Aware's report identifies decay at the base of this tree with an estimated remaining contribution of less than 10 years and therefore recommends T33 for removal.

### Site 4

There are no existing trees within Site 4.

### Site 5

There is one existing tree within Site 5 (T50 - Elderberry Tree, Category B). Tree Aware's report recommends this is retained.

### Site 6

The tree survey identifies two existing trees within Site 6 (T30 - Elderberry Tree, Category C and T29 - Hawthorn Tree, Category B). T29 is located within both Site 2 and Site 6 (please refer to Site 2 above for recommended removal of T29). T30 is identified as a low quality Category C tree and as such is recommended for removal in the arboricultural survey. At the time of submission, however, it is understood that T30 is no longer on the site.

### Proposed New Trees

It is proposed that a total of 14 new high quality semi-mature trees (Cherry/Plum blossom trees, Prunus Sargentii, Acer Campestre or similar, for example) are planted. This includes 11 semi-mature high quality trees along Kiln Place and 3 semi-mature high quality trees in the small public square between sites 2 and 3 (totalling 14 new high quality trees) which will all be for the amenity of the same residents affected by the loss of T77 and T29.



Prunus Sargentii



Plum (ume) blossom tree



3.13 Pedestrians, Cycles, Vehicular Circulation, Parking

Please refer to Transport Assessment for further information.

Pedestrians

The existing estate has a private through road (Kiln Place) which is lightly trafficked and has pavements either side. The only exception to this is the section of Kiln Place running along Site 1 where there is pavement only on the southern side of the road with car parking on the northern side. There are also further pedestrian only routes through the site. The estate has changes in level which are mediated by slopes and steps.

The proposed infill developments are designed to sit within the existing pedestrian network. All the infill sites are street fronting (onto Kiln Place) and the proposals will involve pavements being replaced / repaired to facilitate the developments. Way-finding through the estate should be improved by the addition of these new infill proposals which will help reinforce designation between public and private realm.

The pedestrian routes adjacent to the new developments will be well lit with level surfacing to ensure easy and safe access for disabled people.

A new access route for the existing residents of the lower marionettes to 81-96 Kiln Place is proposed to be introduced. This provides an external pathway to access these units, who are each given their own private front courtyard. Previously these units were accessed via covered deck access. This new pathway has to accommodate a large change in level, but level access can be provided from the west, with stepped access to the east. This will significantly improve the entrance experience, security and privacy of these dwellings.

Cycles

The proposals meet the minimum London Housing Design Guide requirements for dedicated cycle storage provision:

- 1 per 1 or 2 bedroom dwelling; or
- 2 per 3 or more bedroom dwelling

*Individual or communal cycle storage outside the home should be secure, sheltered and adequately lit, with convenient access to the street. Where cycle storage is provided within the home, it should be in addition to the minimum GIA and minimum storage and circulation space requirements. Cycle storage identified in habitable rooms or on balconies will not be considered acceptable.*

Therefore the proposed development generates a requirement for storage for 22 cycles under the LHDG.

Code for Sustainable Homes also has a requirement for cycle storage provision, which is less than the LHDG if applying for a single credit:

- 1/2 per 2 studio / 1 bed unit
- 1 per every 2 or 3 bed unit

Therefore the proposed development generates a requirement for 13 cycles under CfSH. CfSH does not allow cycles to be stored in designated storage areas within the dwelling, whereas the LHDG does allow provision within the home (see above). Therefore, the strategy is to provide a communal cycle store which can accommodate 13 cycles. The 3 bed units of Site 1 also have individual cycle storage to accommodate 2 cycles per dwelling. This ensures that the LHDG storage provision is also met.

Vehicular Circulation

Vehicles currently access the existing estate via the entrances on Lambie Street and Grafton Road. The existing estate has a private through road (Kiln Place) which remains unchanged in the proposals, aside from minor adjustments to the junction with Meru Close and public realm improvements to pavements adjacent to the new developments. Vehicular circulation to the estate will therefore remain unchanged.

Car Parking

There is existing car parking around the Kiln Place Estate providing 41 car spaces and 10 car garages. A use and capacity study has been undertaken by Ramboll (refer to Transport Statement) which has concluded that 66% of the existing spaces and 100% of the existing garages are currently in use.

The new infill developments are proposed to be “zero parking” and would therefore not be entitled to an on-street or estate parking permit, aside from 1 wheelchair accessible parking space to be provided for each of the 2 wheelchair accessible units proposed in Site 5.

The development proposals will result in the loss of nine designated parking spaces (Site 1) and five parking spaces (Site 5). Proposals for Site 5 reprovide three parking spaces, two of which are designated as wheelchair accessible. Therefore there is an overall loss of 11 spaces on the Estate as a result of the redevelopment.

Further analysis in Ramboll’s Transport Statement shows that this loss is justifiable given the current under-utilisation of the current parking spaces and availability of presently unoccupied spaces.”

3.14 Waste Storage and Collection Strategy

Please refer to Waste Strategy Assessment for further information.

The development proposals include the demolition of the existing ‘foyer’ entrance and refuse storage areas for each of the existing blocks. New entrances are to be provided to each block, and new refuse storage areas are to be proposed. These have been sized in accordance with the capacity study undertaken as part of the Waste Strategy Assessment, and are proposed to be located as follows (also refer to GA ground floor plans):

- 117-164 Kiln Place - refuse & recycling store relocated into the under-utilised ‘White Goods Bulk Store Room’ as indicated on Proposed Ground Floor Plan 116\_L\_001.
- 65-96 Kiln Place - refuse & recycling store relocated to a new storage room within the new infill development of Site 3, as indicated on Proposed Ground Floor Plan 116\_L\_001.
- 1-64 Kiln Place - refuse & recycling store relocated to a new enclosure built external to the block (outside the current existing store location), as indicated on Proposed Ground Floor Plan 116\_L\_002.
- 97-116 Kiln Place - refuse & recycling store relocated to a new external enclosure (outside the current existing store location), as indicated on Proposed Ground Floor Plan 116\_L\_002.
- New dwellings - all new dwellings to take responsibility for their own refuse & recycling, with bins located in their front courtyards, with the exception of Units 3.2 and 5.2 which will use the communal stores.

L.B. Camden have a long term strategy for introducing a below ground refuse & recycling storage system into the estate. Part of the works covered under these proposals is to provide the below ground infrastructure for this system, which L.B. Camden hope will come into action with the new Environmental Management Contract in 2017.

The estate will continue to be serviced via the estate road (Kiln Place) as per the existing situation.



3.15 Crime Impact Assessment

We have liaised with the Designing Out Crime Officer (Adam Lindsay) for LB Camden regarding the scheme's compliance with the principles of Secured by Design.

The design has been developed with consideration to creating a safe and secure environment for the future residents and for the existing estate residents and wider local community.

The new infill developments create street frontages in sites which were previously either empty or under-utilised. Strong visual connections are reinforced between the new buildings and the public realm. An abundance of windows help ensure that the infill sites greatly improve the natural surveillance and security of these areas of the estate.

The key principles of how the scheme meets the expectations of Secured by Design are a combination of passive urban measures, subtle active interventions such as good lighting, and technical specification (windows, doors etc).

Adam Lindsay was supportive of the proposals and provided the following additional comments / clarifications as to the requirements which he would be looking for should Secured by Design accreditation be sought by the Client:

- 1. All communal and residential doors will be to BS PAS 24-2012 or other acceptable standard. [www.securedbydesign.com](http://www.securedbydesign.com) provides details.
- 2. All opening and accessible windows will be to BS PAS 24-2012.
- 3. No access control required.
- 4. Lighting will be street lighting.
- 5. Post to the front door.
- 6. Utility meters outside of the location.
- 7. Bins and bikes. self closing and locking fit for purpose door.
- 8. Consider CCTV and alarm. A fused spur should be provided to facilitate fitting of an alarm.
- 9. Perimeter fencing of each residence should be a 1.8m close boarded fence.

3.16 Protecting the Amenities of Existing & Future Residents

The infill site development proposals have been sensitively designed to ensure that the amenities of existing and future residents are protected.

The proposed new buildings avoid any over-bearing or overlooking of neighbouring buildings, thus protecting the amenities of existing neighbours. A simple test to judge whether any existing building will suffer from a sense of overbearing or unreasonable loss of outlook as a result of the proposals, is to project a line from the base of the relevant habitable room window at 45 degrees - if any part of the proposed building is taller than the projected line then it is possible that a sense of overbearing could occur. Where relevant these 45 degree tests are shown on the proposed GA Section drawings.

The Site 1 terrace of houses are designed to work with the existing slope, with the massing terraced into the bank and utilising a notched profile to reduce impact. The existing buildings to the north (Hemingway Close) are on significantly higher land, at the top of the slope, therefore further minimising any impact of the new buildings. Please also see the results of the Daylight / Sunlight Assessment.

The Site 2 houses are pulled well away from the existing residential blocks to the north and south, and are a combination of one and two storeys high. There is no impact on any existing residential habitable space, as the ground floors of both buildings are not habitable spaces (storage, etc). We have undertaken the 45 degree test from the closest habitable room windows, see GA Section CC, and also refer to the results of the Daylight / Sunlight Assessment.

The Site 3 infill building is 4 storeys high and the massing has been sensitively worked out to ensure that there is no adverse effect on overbearing or overlooking for the residential habitable spaces at the uppermost (5th) floor of the existing building (65-96). We have undertaken the 45 degree test from these habitable room windows, see GA Section CC, and also refer to the results of the Daylight / Sunlight Assessment.

The Site 4 infill building is 3 storeys high and again the massing has been sensitively designed to respect the amenity of the existing residential habitable spaces at the uppermost (4th) floor of the existing building (1-64). We have undertaken the 45 degree test from these habitable windows, see GA Section DD, and also refer to the results of the Daylight / Sunlight Assessment.

As above, the Site 5 infill building is 3 storeys high and the massing has been designed to respect the amenity of the existing residential habitable spaces at the uppermost (4th) floor of the existing building (97-116). The building varies in height from 1, 2 and 3 stories with the massing stepping back and away from the existing building. We have undertaken the 45 degree test from the habitable window at 4th floor, see GA Section EE, and also refer to the results of the Daylight / Sunlight Assessment.

The Site 5 single storey infill is designed to avoid any impact on the adjacent neighbours. There is an existing single storey enclosure currently on the site which is 2m high and abuts the existing gardens of the ground floor marionettes. The new single storey building is designed to ensure no adverse impact on the existing gardens, with the rear wall 2.5m high, rising to 3m high on pavement edge. We have undertaken the 45 degree test from the ground floor of the existing dwellings, see GA Section FF, and also refer to the results of the Daylight / Sunlight Assessment.

The Site 6 single storey house is located at ground floor level of 117-164 where no residential accommodation is located. It is designed to project from the existing building in plan only so far as the line of the adjacent existing gardens. The massing is sensitively designed to ensure that the residential accommodation above is not compromised in any way. The house provides roof terraces for three existing flats above.

Based on the above, it is not anticipated that the development will unreasonably impact on the outlook, privacy or have an overbearing or dominating effect on the existing buildings.

The new buildings have all been designed to ensure the privacy of the new residents. Private external amenity spaces are carved out of the massing and are cleverly designed to be private and un-overlooked by the adjacent neighbours. The new dwellings all achieve high levels of daylighting, refer to Daylight / Sunlight Assessment.