



Theobalds Road Junction



Theobalds Road Junction



Gray's Inn Road towards Theobalds Road



Gray's Inn Road towards Chancery Lane



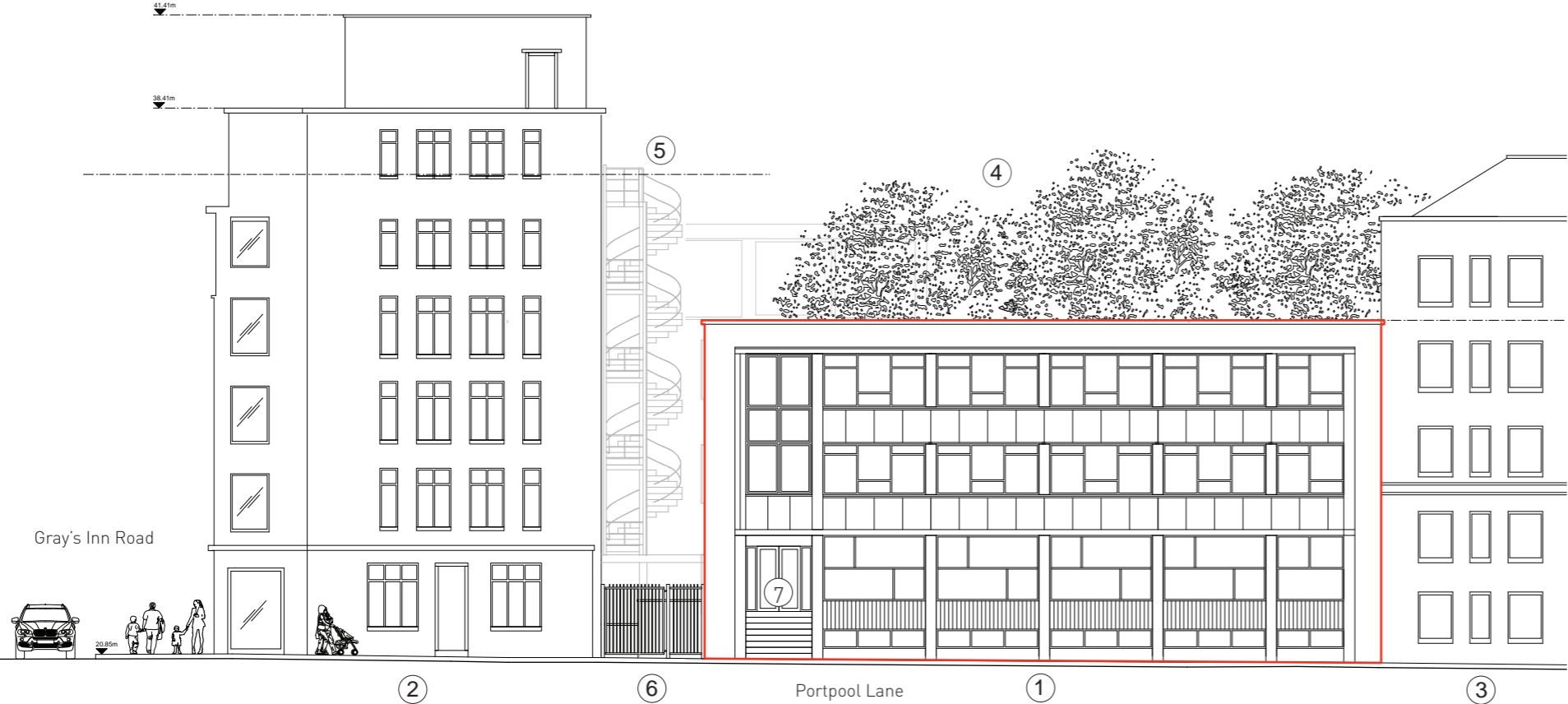
Bourne Estate garden opposite 1-5 Portpool Lane



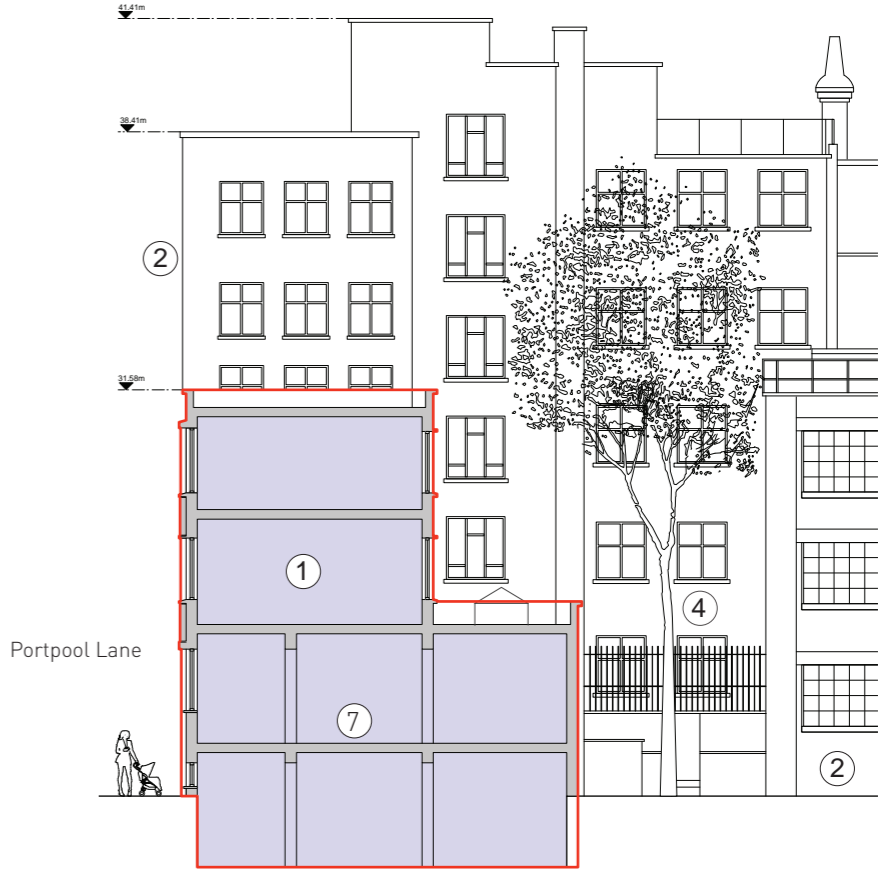
Portpool Lane towards Leather Lane

KEY

- 1 Existing office building to be demolished as outlined in red
- 2 B1 - Office
- 3 Residential
- 4 3no 17m Black Locust trees.To be pruned back
- 5 88-98 Gray's Inn Road escape stair
- 6 Existing gate to be removed
- 7 Raised Ground Floor



Existing Front Elevation

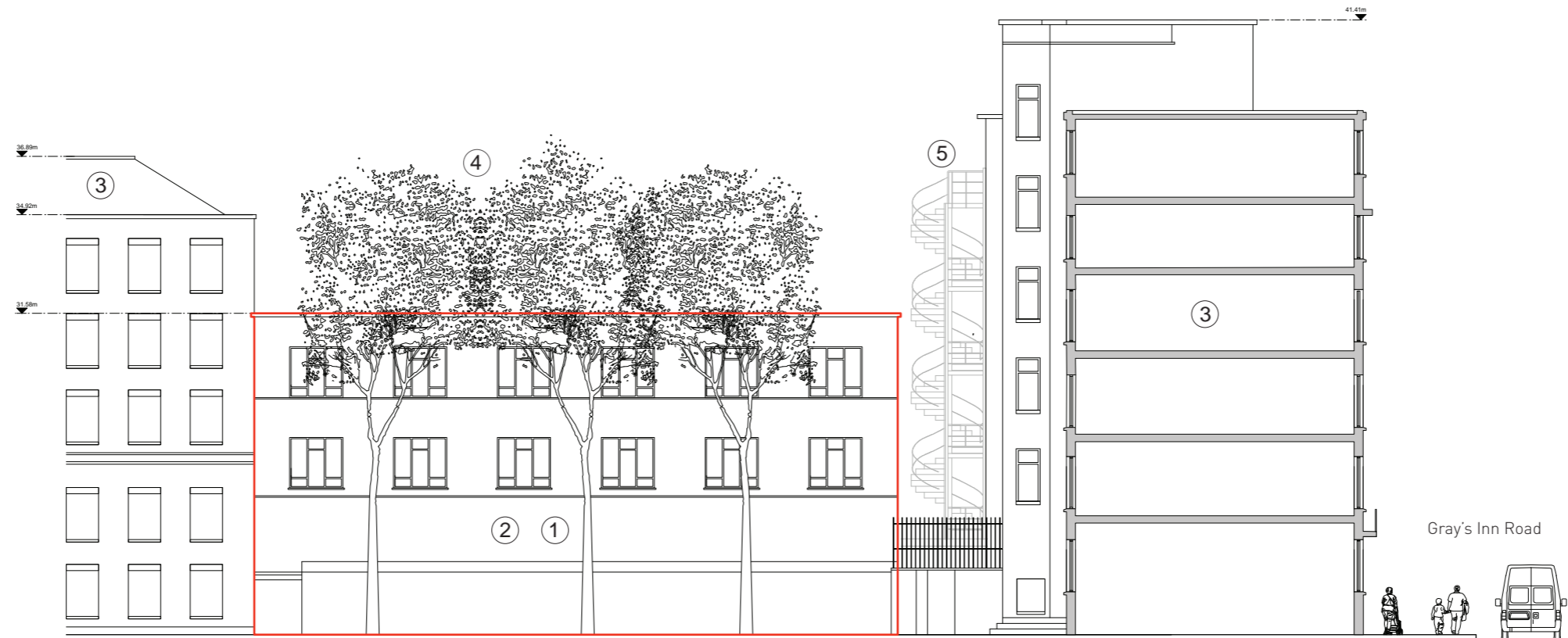


Existing Section

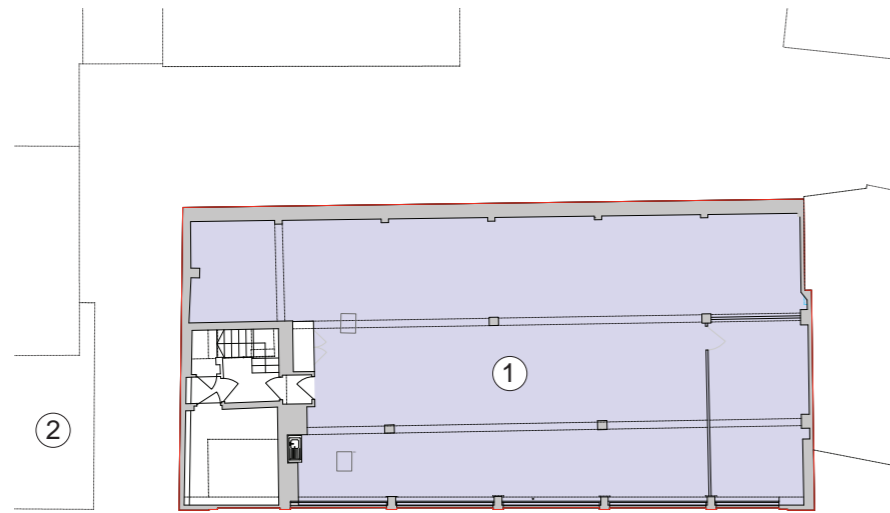
KEY

- 1 Existing office building to be demolished as outlined in red
- 2 B1 - Office
- 3 Residential
- 4 3no 17m Black Locust trees.To be pruned back
- 5 88-98 Gray's Inn Road escape stair

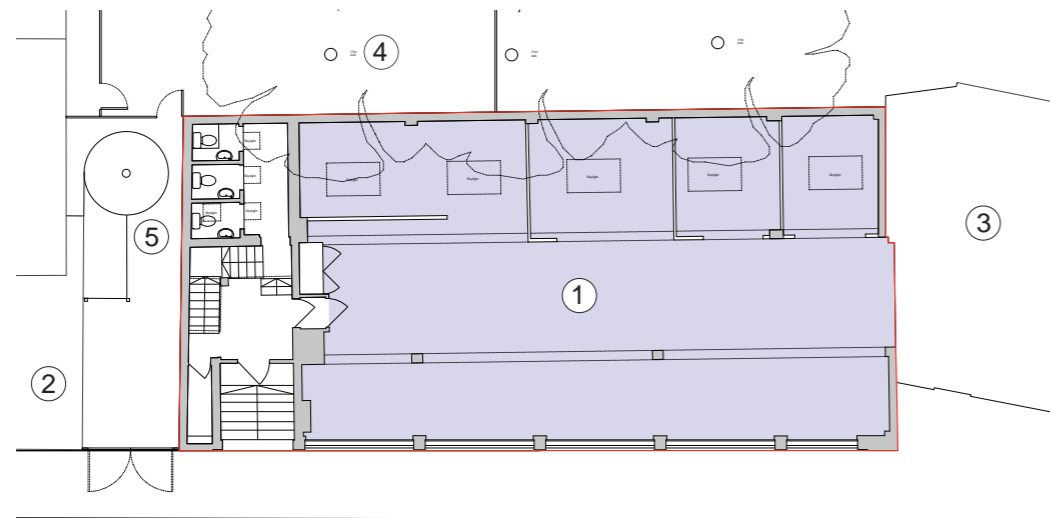
EXISTING NORTH ELEVATION 2.6



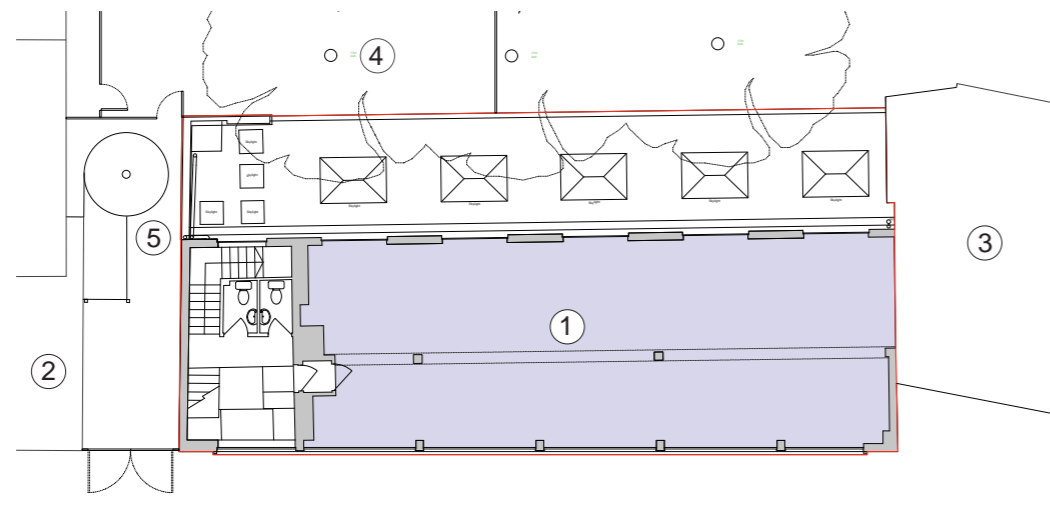
Existing Rear Elevation



EXISTING BASEMENT PLAN



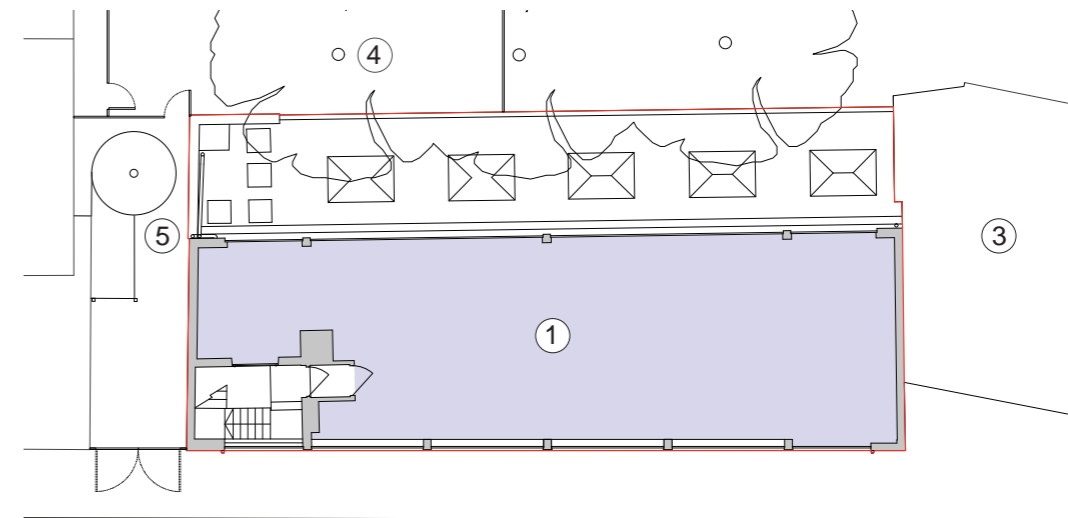
EXISTING GROUND FLOOR PLAN



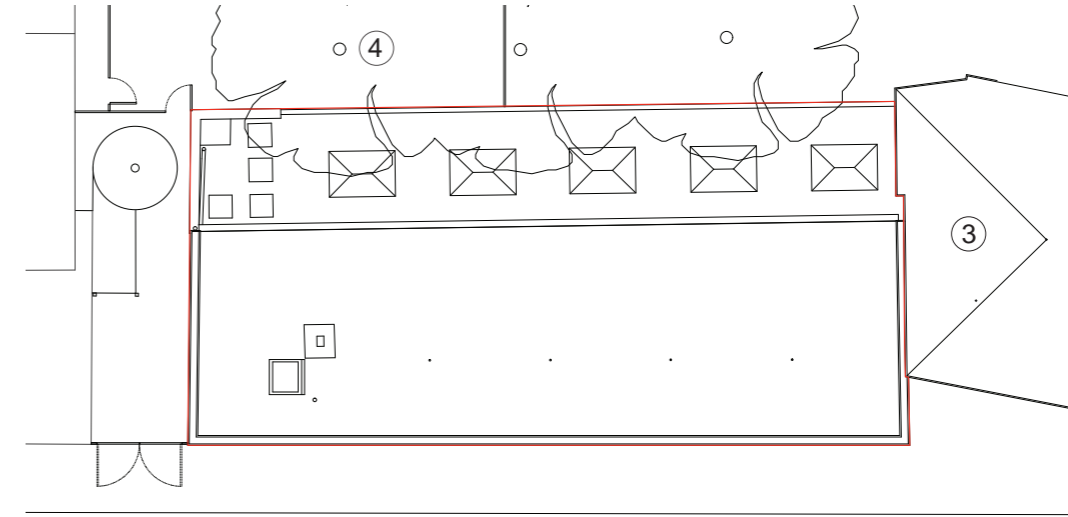
EXISTING FIRST FLOOR PLAN

KEY

- 1 Existing office building to be demolished as outlined in red
- 2 B1 - Office
- 3 Residential
- 4 3no 17m Black Locust trees.To be pruned back
- 5 88-98 Gray's Inn Road escape stair



EXISTING FIRST PLAN



EXISTING SECOND FLOOR PLAN

SOCIAL ASPIRATIONS AND ECONOMIC CONTRIBUTION

The scheme proposes to completely redevelop and regenerate the site through a mixed use development with upgraded and high quality office accommodation at basement to ground floor level and 6 new high quality residential homes on the upper floors.

The scheme will reflect national and local policy objectives by seeking to maximise the re-use of brownfield urban land and will provide much needed high quality office and housing accommodation. The scheme includes retention of 331sqm of upgraded accommodation to suit modern business which will ensure that the site can continue to provide employment uses.

At present the subject site contributes little to the local built environment creating a sense of disruption to the streetscape on Portpool Lane. The proposed scheme seeks to create a strong and consistent new building which sits below the corner building creating a stepping down approach towards the east which is considered to respect and complement the established character and built form of adjoining buildings along Portpool Lane.

EVALUATION 2.8

The site is currently under-utilised. In its current condition, will continue to deteriorate and will be very difficult to let. The building would require a level of expenditure that may not be a viable investment for the owner and the return would not justify the expected level of expenditure required to create a property that is more attractive to tenants than others in the market area. Due to the age and style of the existing accommodation, physical restrictions of the building in terms of internal and external alterations to provide modern office space with adequate disabled facilities, it is considered that the building would benefit from a change.

All levels of planning policy place a priority on making the best use of urban land, particularly brownfield sites in accessible locations and have a presumption in favour of sustainable development. The site is currently an under-utilised brownfield site in a highly accessible location (achieving PTAL 6b).

We conclude that the redevelopment of the site for a mixed use development is in accordance with Camden's Core Strategy, Development policies document, and Planning Guidance documents. The proposal represents an important opportunity to deliver a more efficient and attractive form of development that will complement and enhance the streetscape.

DESIGN EVOLUTION 3.0

PUBLIC CONSULTATION

A public consultation letter and leaflet was sent out to the local residents on 20th June.

Public Consultation
For the proposed redevelopment of
1-5 Portpool Lane,
Camden EC1N

Dear Resident,

We are writing to seek your views on the redevelopment of 1- 5 Portpool Lane for a new mixed use development comprising retained and upgraded office (Class B1) accommodation at basement and ground floor level with 6 new high quality residential homes (Class C3) above, and associated external alterations.

The scheme, designed by Stiff + Trevillion Architects Ltd, proposes the construction of a basement, ground plus four upper storey contemporary building. The existing building is an outdated 1960s building which detracts from the street and is in need of significant refurbishment as is no longer fit for purpose. This is an unsustainable situation for a site in the heart of Camden.

The scheme includes upgraded accommodation to suit modern business needs at ground and basement level which will ensure that the site can continue to provide employment uses. On the upper floors of the building, we propose to build 6 residential units comprising 1x one bedroom unit, 4x two bedroom units and 1x three bedroom unit. All homes will be spacious and designed to exceed relevant standards. The proposal will be car free and residents will



Key Points:

- Replacement of an out-dated building that detracts from the conservation area;
- New development designed to a high standard that responds to the established architectural character of the area;
- New homes for the borough;
- New employment opportunities into the area and has long term economic benefits;
- Highly energy-efficient and sustainable building;
- Car free development;
- Landscaping enhancements to the rear of the site.

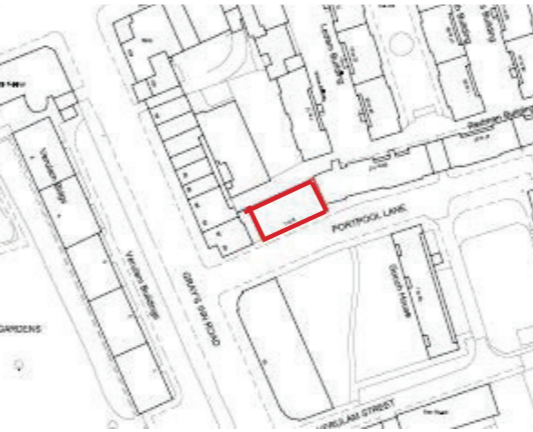
Our vision for the site responds to the two most pressing needs in Camden and across London – the need for economic growth and the need to build more housing. The proposal will complement the surrounding buildings and has been designed to respect the neighbouring properties.



Existing



Proposed



We would like to know your views and we'd be delighted to hear from you or if you would like further information, you can contact the development team in the following ways:

By Letter: Rolfe Judd Planning,
 Old Church Court,
 Claylands Road,
 The Oval, London
 SW8 1NZ

By Email: Lucy Pitham - lucyp@rolfe-judd.co.uk
 Sandra Pearson - sandra@mjw13.com

By Phone: 020 7556 1642 (Lucy Pitham)



PRE-APPLICATION DEVELOPMENT

With the guidance of pre-application discussion the following elements were agreed:

- + The existing building is not considered to be a building worthy of retention and the proposed building is considered to be a suitable replacement that works well with the adjacent grade II mansion block
- + Design and massing considered acceptable
- + Loss of off space was deemed acceptable as the current building is dilapidated and would need significant investment, in addition, that the office space is surplus to demand in the local area, especially given the new high quality office accommodation at Kingscross.
- + The massing was developed to maintain the Rights to Light of neighbouring residents
- + Residential element to achieve Level 4 of the Code for Sustainable Homes
- + Layout plans and Unit numbers were adjusted to suit local needs
- + Development to be car free
- + Privacy screen to the roof terrace to be included to limit overlooking
- + All residential units to meet Lifetime for homes standards
- + Proposed material palette acceptable. Brick sample to be submitted as part of the planning application
- + Detailed window section to be submitted as part of the planning application

DESIGN RESOLUTION 4.0



THE PROPOSAL

The scheme proposes to completely redevelop and regenerate the site through a mixed use development with upgraded and high quality office accommodation at basement to ground floor level and new high quality residential homes on the upper floors.

The scheme provides 330sqm of upgraded office accommodation and 6 residential units comprising 1x 1 bedroom unit, 4x 2 bedroom units and 1x 3 bedroom unit.

The scheme proposes a car free development given the high accessibility levels and excellent transport links. Cycle parking and plant/refuse storage is also provided at ground level.

The scheme will reflect national and local policy objectives by seeking to maximise the re-use of brownfield urban land and will provide much needed high quality office and housing accommodation.

SUMMARY

Our proposal includes an Class B1 OFFICE unit at Basement + Ground Floor level, with 6 no. Class C3 Private Residential apartments above.

The general brief that Stiff + Trevillion were asked to respond to can be outlined as follows:

- The 1960's building that occupies the site is at the end of their useful life. Studies have demonstrated that refurbishment is not a viable option.
- The building is to be replaced with a new structure that accommodates high quality private residential and also provides office space.
- The new building should be contemporary but timeless, designed and constructed to last well into the next century.
- Basement + Ground office Space that provides 330 sq m.
- The need to improve the immediate Public Realm area.

Between November 2013 and June 2014 Stiff + Trevillion have continued to develop the proposal in consultation with MJW LTD, Rolfe-Judd, GVA Schatunowski Brooks, Price + Myers, Meinhardt as well as the Camden Planning department, and the local community.

PROPOSED DEVELOPMENT IN RELATION TO ITS SURROUNDINGS

RESIDENTIAL UNITS:

The provision of high-quality residential accommodation is strongly supported by all levels of planning policy.

MIX:

Policy DP5 identifies two bedroom units in market homes to be 'very high' priority' whereas one bedroom units are 'lower priority' and three bedroom units are 'medium priority'

The development will be a mix of 1,2 & 3 bedroom apartments.

- 1x1 bed unit
- 4x2 bed unit
- 1x3 bed unit

QUALITY OF RESIDENTIAL ACCOMMODATION:

The internal living environment will be of an excellent standard. All the flats will be dual aspect. All flats have access to a private external area.

With regards to unit sizes, all apartments are above the Mayor of London's minimum standards and range from 67sqm (GIA) to 103sqm (GIA).

All of the accommodation will be built to the 'Lifetime Homes' standards and greater than ten per cent designed to be wheelchair accessible - or easily adaptable for residents who are wheelchair users.

COMMERCIAL UNITS:

As set out in Core Strategy Policy CS8 and Policy DP13 of the Camden Development Policies, the Council seek to safeguard existing employment sites that meet the needs of modern industry and other employers unless it can be demonstrated that a building is no longer suitable for its existing business use and there is evidence that retaining, reusing or redeveloping the building for similar or alternative business has been explored. Further to this it states the Council will consider proposals for other uses of older office premises that are not suitable for any business if they involve the provision of permanent residential housing.

The site is currently under-utilised. In its current condition, will continue to deteriorate and will be very difficult to let, although to improve the likelihood of letting the space, would require a level of expenditure that may not be a viable investment for the owner and the return would not justify

the expected level of expenditure required to create a property that is more attractive to tenants than others in the market area. Due to the age and style of the existing accommodation, physical restrictions of the building in terms of internal and external alterations to provide modern office space with adequate disabled facilities, it is considered that the building would benefit from a change of use to permanent residential homes on the upper floors.

The premise is also not considered to be suitable for flexible employment uses given the surrounding area uses are predominately residential and small scale offices. The site has low floor to ceiling heights, has no car parking, narrow access roads, access appears limited for large vehicles to the site with the absence of a loading bay and loading facilities.

It is considered that there is a supply of office accommodation located nearby which is better located with a higher specification

SCALE & MASSING

SCALE AND MASSING

At present the subject site contributes little to the local built environment creating a sense of disruption to the streetscape on Portpool Lane. The proposed scheme seeks to create a strong and consistent new building which sits below the corner building creating a stepping down approach towards the east which is considered to respect and complement the established character and built form of adjoining buildings along Portpool Lane.

The proposed massing is in keeping with the surrounding context creating a positive and complementary relationship between the proposal and neighbouring properties whilst also respecting the vertical rhythm. This relationship is proposed to be further reinforced by the sensitive use of materials in the main elevation so that the scheme is tied into the local context. Overall the view of the site will be enhanced by a more consistent façade height along the terrace, stronger enclosure of the street and appropriate articulation of the facades and rooflines which will complement the streetscape.

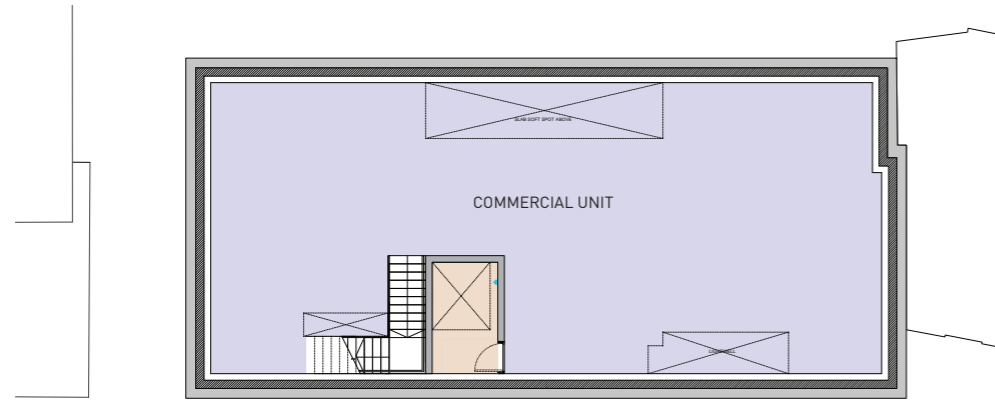


PROPOSED FRONT ELEVATION

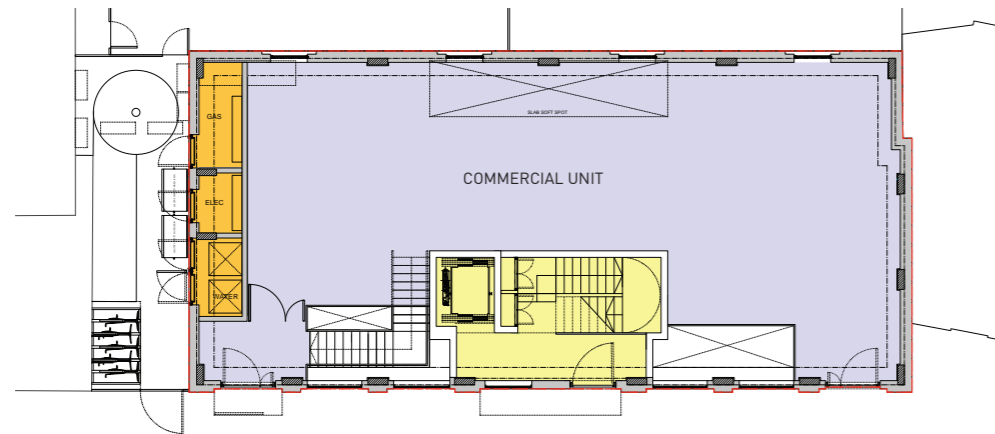
PORTPOOL LANE



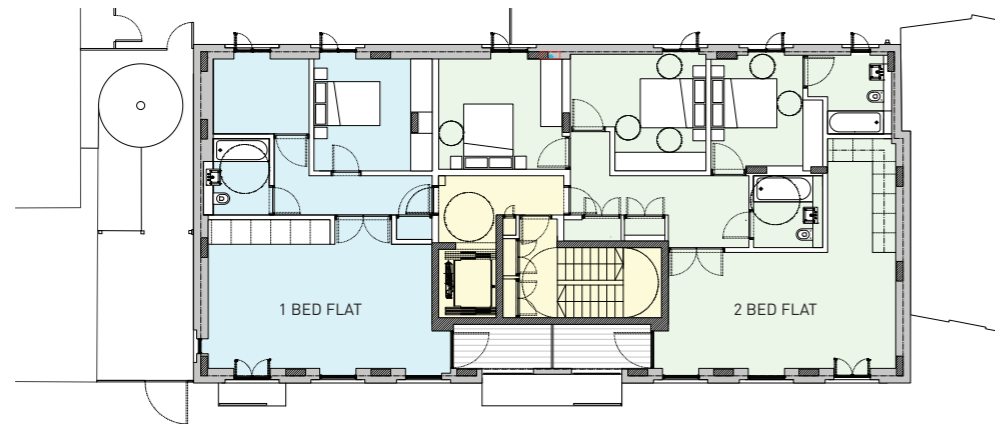
PROPOSED REAR ELEVATION



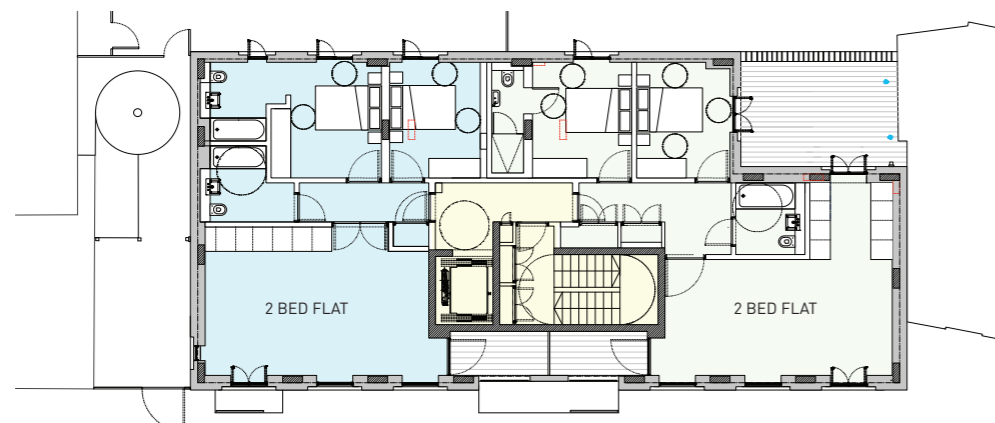
PROPOSED BASEMENT PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



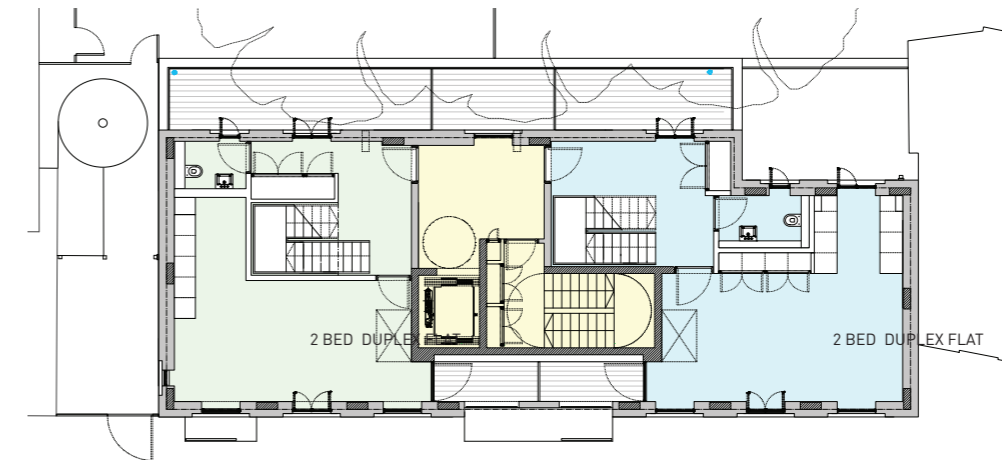
PROPOSED SECOND FLOOR PLAN

SITE ARRANGEMENT

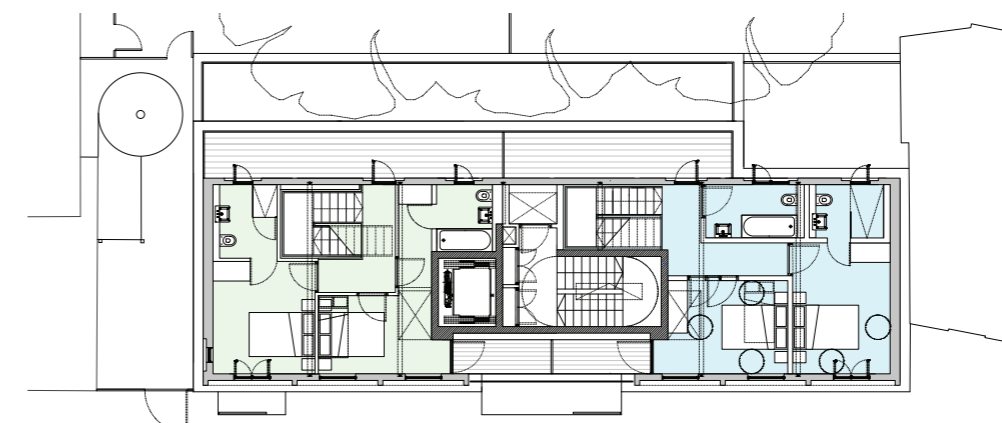
Using the same footprint as the existing building, the proposal for the development is for a 5-storey building of high-quality residential to the upper levels and commercial to the Ground and Basement. The new building will significantly enhance the street scape of Portpool Lane.

The ground floor level will also provide Cycle Parking, Waste Storage, and building services plant areas. The proposal is for a car free development given the high accessibility levels and excellent transport links.

None of the units within the scheme face exclusively in a Northerly direction. All units are dual aspect. It is considered that sufficient sunlight/daylight to each habitable room within all of the residential units will be achieved.



PROPOSED THIRD FLOOR PLAN



PROPOSED FOURTH FLOOR PLAN

OPEN SPACE PROVISION

Camden Planning Guidance 6 (Amenity) states that all new dwellings should provide access to some form of private outdoor amenity space, e.g. balconies, roof terraces or communal gardens. Policy DP26 notes that where a garden cannot be provided alternative outdoor amenity space will be expected, for example balconies, roof gardens or communal space. The proposal provides 103.1sqm of amenity space in the form of private and communal balconies.

Due to site constraints and the fact that the scheme, it is unlikely that open space could reasonably be provided within the scheme. However, the site is located close to large open spaces which would offset demand generated by the proposed development.

LANDSCAPING

To the rear of the development there is a small section of council owned land that is currently used as an escape route for the neighbouring office buildings. The trees have been assessed to be of no more than moderate quality, and due to their limited public visibility, of low landscape value as they make minimal contribution to the character and appearance of the conversation area. We propose to prune the trees as outlined in the Arboricultural Implications Report. Following the pruning, none of the proposed apartments will lie within 1.9m of the extents of the canopies of trees. The proposed terrace to the apartments on the third floor will abut the crowns of the trees however, the terrace on the second floor will be below the height of the crowns, and the proposed terrace on the fourth floor is set back from their crowns. It is considered that none of the proposed apartments are likely to be shaded to the extent that this will interfere with the reasonable use or enjoyment of the properties.



3No. Black locust trees