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Date 27 February 2015
Our ref 13974/SSL/8519267v1
Your ref 2014/6903/P

Dear Michael

32 Lawn Road: Planning application by Fairview Estates (Housing) Ltd, reference 2014/6903/P

Request to amend planning application

We are writing to request that the above planning application be formally amended to encompass changes to the proposed development at 32 Lawn Road.

These changes respond to comments received during the course of the application process and detailed discussions with officers, particularly with regards to the design of the scheme and affordable housing provision. The resulting amendments relate to the design of the proposed development, where further refinement has taken place resulting in a reduction in the scale and mass of the building, and to the inclusion of affordable housing. The overall number of residential units has also reduced from 73 to 72 dwellings. The changes are described in detail below.

Description of Development

To reflect the proposed changes, we request that the description of development be amended to:

"Erection of part 5, part 7 storey building comprising 72 flats (Class C3) (25x1-bed, 33x2-bed and 14 x3-bed) with associated amenity space and landscaping, following demolition of existing buildings containing car parking, employment floorspace and rooftop, and community centre."

Substitution of Drawings

In seeking to amend the proposed development, we also request that the planning application drawings be substituted as set out in the table at Appendix 1. We would note that where 'no change' is indicated in the right hand column, the existing drawing should continue to be considered as part of the planning application.



Summary of development changes

Housing mix

In addition to the change to the number of units as defined by the above description of development, Fairview is proposing to incorporate up to 22.22% affordable housing within the development (by floorspace and unit numbers) in accordance with the information provided to you by the applicant.

This comprises 16 affordable units, split between 10 affordable rent and 6 shared ownership; comprising 62.5% and 37.5% by unit number respectively.

The proposed housing mix will therefore be:

	Market housing	Affordable Rent	Shared Ownership	Total
1-bed	18	2	5	25
2-bed	28	4	1	33
3-bed	10	4	0	14
Total	56	10	6	72

The distribution of units and their size and layout are shown on the accompanying revised floor plans.

The mix of units takes into account the economics and financial viability of the development, consistent with Policy DP3 of Camden's Development Policies on affordable housing. A viability appraisal has been submitted to the Council by the applicant under separate cover (email dated 26th February 2015) to demonstrate how the level of affordable housing has been derived, which we understand is now subject to independent assessment.

Design changes

Following comments received from Camden officers and from local residents in response to the application consultation process, Fairview and its architects have developed the design of the scheme further with a view to addressing outstanding concerns, working in discussion with Camden planning and design officers.

The design changes are shown on the amended application drawings (listed in Appendix 1), and explained in the accompanying addendum to the Design and Access Statement prepared by John Pardey Architects.

Fairview understands that concerns regarding the scheme have related, in particular, to the scale and massing of the development and, as such, the revisions to the scheme have focussed on addressing this concern. The key changes are as follows:

- 1 Removal of the fifth floor unit on the south east corner of the proposed building, such that the south east façade facing directly on to Upper Park Road and Garnett House is five storeys, reducing the scale of building on this corner.
- 2 Increased modelling and articulation of the upper 'attic' storeys at fifth and six floors, with all building corners to be rounded, and increased set-backs from the lower floors and a recess introduced on the courtyard facade.



- 3 The previously proposed light render finish on the upper attic storeys is to be replaced with a brick finish of a different tone to the lower brick elevations.
- 4 The central stair tower facing Lawn Road has been re-modelled to create a semi-circular glazed structure, with vertical aluminium mullions, so forming a lighter, more transparent feature.
- 5 Greater articulation and detailing has been introduced to the facades, including the introduction of a vertical recess adjacent to the stair tower on Lawn Road at 3rd and 4th floor, and the increased use of recessed balconies in this façade; variation of brickwork, for example, through the use of alternate projecting brick courses around windows; the inclusion of recessed downpipes; and the introduction of a dropped recess to the courtyard façade.
- 6 Entrances are to be finished with curved mosaic tiles, in place of the metal finished previously proposed, to highlight entrances and to integrate with the relocated mosaic.
- 7 The refuse store to the southern 'block' will be set into the main building, to increase courtyard space and open-up the entrance.

Landscaping proposals

Officers have previously advised that they consider the landscaping concept for the development, as submitted for illustrative purposes with the planning application, to be of a high standard which would result in townscape and biodiversity enhancements. Following further discussions with the London Borough of Camden's Landscape Officer, further refinements have been made to the illustrative landscape masterplan in relation to tree species selection and boundary treatments to ensure the benefits of this scheme to the new residents and the wider community are maximised.

We therefore attached a revised Landscape Masterplan (reference FNH413 LS01A), prepared by MCA Landscape Architects, which we request be substituted for the earlier Landscape Masterplan (reference FNH413 LSO1).

Off-site pedestrian and highway improvements

In conjunction with the planning application, Fairview has submitted an application under s247 of the Town and Country Planning Act for the stopping up of small sections of highway within the development site. Following consultation with and advice from LB Camden transport officers, as well as discussions with and feedback from local residents' groups, a package of options to improve the pedestrian environment in the vicinity of the development site has been submitted to the Council by URS on 18 February on behalf of the applicant. The proposed works would mitigate any impacts arising from the stopping up of existing routes through the application site and substantially improve the pedestrian environment and safety for residents. We would ask that these improvement options, and the applicant's commitment to working with the Council to secure improvements of this nature, are taken into account in the consideration of the planning application.

Assessment of impacts

The planning application was accompanied by a series of technical reports addressing the expected impacts of the proposed development in response to the Mayor's Camden's development plan policies and guidance.



These reports have since been supplemented by additional material responding to particular issues raised by officers, relating to energy supply, noise and air quality.

In addition and in response to comments made by residents, a Pedestrian Level Wind Microclimate Assessment, prepared by RWDI has been submitted to you on behalf of the applicant (on 23 February). This examines the likely impact of the proposed development on the wind environment in the vicinity of the site. The report concludes that the wind conditions around the developed site are expected to be comfortable for its intended use by pedestrians.

In light of the design changes now proposed, Fairview and its consultants have reviewed the initial technical reports and can confirm that there will be no substantive changes to the conclusions and recommendations of these studies.

The amendments described above will, however, result in additional positive impacts in terms of the design of the development and its contribution to townscape setting, including the heritage assets previously identified. From a policy perspective, the changes to the mix of units will assist in meeting a wider range of housing needs in the Borough, contributing to the supply of affordable housing in line with Policy DP3.

Community Infrastructure Levy Additional Information Form

The changes described result in changes to the information submitted with the planning application on the Community Infrastructure Levy (CIL) Additional Information Form. This includes overall floorspace figures, and the level of floorspace dedicated to 'social housing'.

We therefore attach a revised version of the form for your records and for future processing of associated CIL requirements.

We trust the above and enclosed information meets your requirements, and that you are now in a position to progress the application to a committee decision on the 26 March 2015. Please do contact either Daniel Di-Lieto or me if you have any questions.

Yours sincerely

Simon Slatford

Senior Director

Copy

Matthew Parsons

Fairview Estates (Housing) Ltd



Appendix 1

Planning application drawing schedule – Proposed substitutions

Drawing Title	Current Application Drawing Number	Application drawing to be substituted
Location plan	1406-100	No change
Existing Plans and Elevations		
Existing Workshops Floor Plans and Elevations	FNH413_P_201 Rev. A	No change
Existing Community Centre Plans and Elevations	FNH413_P_202 Rev. A	No change
Site Survey	DAT/9.0/Planning Rev. A	No change
Proposed Site Plan and Plans		
Site Plan Ground Level	1406-200	1406-200 Rev. A
Level 0 - Ground Level	1406-210	1406-210 Rev. A
Level 1	1406-211	1406-211 Rev. A
Level 2	1406-212	1406-212 Rev. A
Level 3	1406-213	1406-213 Rev. A
Level 4	1406-214	1406-214 Rev. A
Level 5	1406-215 Rev. A	1406-215 Rev. B
Level 6	1406-216 Rev. A	1406-216 Rev. B
Level 7 – Roof Plan	1406-217 Rev. A	1406-217 Rev. B
Waste Storage and Management Plan	1406-250	1406-250 Rev. A
Tenure Plans	N/A	1406-251
Drainage Plan	FNH413_P_203	No Change
Proposed Elevations and Sections		
Proposed Streetscenes	1406-400 Rev. A	1406-400 Rev. B
West Elevation – Lawn Road	1406-450 Rev. A	1406-450 Rev. B
East Elevation – Upper Park Road	1406-451 Rev. A	1406-451 Rev. B
South Elevation – Garnett House Courtyard	1406-452 Rev. A	1406-452 Rev. B
North Elevation	1406-453	1406-453 Rev. B



Drawing Title	Current Application Drawing Number	Application drawing to be substituted
Site Sections AA + BB	1406-454, Rev. A	1406-454 Rev. B
Site Section CC	1406-455, Rev. A	1406-455 Rev. B
Site Section DD + EE	1406-456	1406-456 Rev. A
Detailed Unit Layouts		
Lifetime Homes Compliance – Typical 1-bed flat	1406-500	1406-500 Rev. A
Lifetime Homes Compliance – Typical 2-bed flat	1406-501	1406-501 Rev. A
Lifetime Homes Compliance – Typical 3-bed flat	1406-502	1406-502 Rev. A
Wheelchair Accessible Unit – Plots 14 + 27	1406-503	No change
Wheelchair Accessible Unit – Plot 6	1406-504	1406-504 Rev. A
Wheelchair Accessible Unit – Plot 2	1406-505	1406-505 Rev. A
Wheelchair Accessible Unit – Plot 3	1406-506	No change
Wheelchair Accessible Unit – Plot 10	1406-507	1406-507 Rev. A
Wheelchair Accessible Unit – Plot 19	N/A	1406-508
Bay Study Elevations and Sections		
Bay Study – Entrance 32A	1406-600 Rev. A	1406-600 Rev. B
Bay Study – Entrance 32B	1406-601 Rev. A	1406-601 Rev. B
Bay Study – Entrance 32C	1406-602 Rev. A	1406-602 Rev. B
Bay Study – Entrance 32D	1406-603 Rev. A	1406-603 Rev. B
Bay Study - Prow Balconies	1406-604	1406-604 Rev. A
Typical Details	1406-610	1406-610 Rev. A
Miscellaneous		
Material Images	1406-611	1406-611 Rev. A