



1-8 College Yard

DOCUMENT TO ACCOMPANY MEETING
OCTOBER 23RD 2014

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THIS YARD IS
PRIVATE PROPERTY
VEHICLES PARKED HERE
WITHOUT PERMISSION ARE
LIABLE TO BE REMOVED

PEACELINE LTD

INTRODUCTION

TEAM

One of the starting points in our design development for this planning application was to look at the refusal given to the previous planning application PA/2013/1873.

We developed a design strategy for a smaller scheme that addressed each reason for refusal in the previous scheme in detail. There were 12 reasons for refusal, of which 4 were related to the design of the scheme; the other 8 were all in relation to planning obligations. The four reasons were:

FOR:

PEACELINE LTD

1.) The proposed development, by virtue of its design, bulk and massing, would appear as an over-dominant feature in the townscape, and would fail to preserve and enhance the character and appearance of the adjacent Dartmouth Park Conservation Area and the setting of nearby listed buildings.

Architecture

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2.) The proposed internal layout, by virtue of its location, layout and proximity between habitable rooms windows would fail to provide a satisfactory level of amenity for future residential occupiers.

Planning

MRPP

3.) The proposed built form of the development, by virtue of its layout and location, would encroach further into the yard, which would have a harmful impact on access, turning, and general manoeuvrability for vehicles accessing this area, detrimental to general road and pedestrian safety

4.) The proposed development, by reason of its siting, design and reliance on planting, would not provide sufficient mitigation to prevent overlooking between potential future residential occupants of the development and existing residential windows surrounding the site

The following pages set out how we have addressed each of these issues in our proposed scheme.

COMPARISON FIGURES

BETWEEN PREVIOUS REFUSED SCHEME, EXISTING BUILDING AND PROPOSED SCHEME

	Refused Scheme PA/2013/1873	Existing Building	Proposed Scheme	Comparison with Refused Scheme	Comparison with Existing Building
Volume Above Ground (Excluding front and rear gardens):	2648m ³	2474m ³	2221m ³	-16.1%	-10.2%
			If roof terrace removed: 2010m ³	-24.1%	-18.8%
Footprint:	360m ²	381m ²	287m ²	-20.3%	-24.7%
Roof Terraces Area:	94m ²	n/a	70m ²	-25.5%	n/a
Maximum Height:	9.8m	7.5m	8.9m	-9.3%	17.9%
			If roof terrace removed: 7.5m	-23.1%	0.0%
Minimum Width Across College Lane:	2.3m	2.3m	3.5m	52.2% <i>improvement</i>	52.2% <i>improvement</i>
Distance From Rear Wall to Back Gardens of Evangelist Road (Excluding any pop outs):	2.9m	0.0m	2.9m	0.0%	290.0% <i>improvement</i>
Number of Units:	9	1	6	-33.3%	n/a
Habitable Rooms:	30	n/a	26	-13.3%	n/a

REASONS FOR PREVIOUS REFUSAL

REASON 1 - DESIGN, BULK & MASSING

1.) The proposed development, by virtue of its design, bulk and massing, would appear as an over-dominant feature in the townscape, and would fail to preserve and enhance the character and appearance of the adjacent Dartmouth Park Conservation Area and the setting of nearby listed buildings.

In response to this, we have designed our scheme so that:

- Design of proposed scheme directly influenced by College Lane and the Dartmouth Park Conservation Area
- Scheme provides mostly terraced housing
- Number of units reduced from 9 to 6
- Combination of brick and render
- Varying depth and roofline from College Lane
- Clearly legible separate houses
- Facade consists of small, broken up volumes set back varying distances
- Townscape improved by setting back at least 1.2m from lane
- Safer and more open feel to College Lane - it is now 52% wider between buildings
- Refused scheme had large massing volumes
- Refused scheme built up to College Lane boundary
- Proposed scheme has reduced volume
- Proposed scheme has reduced footprint
- Proposed scheme has reduced height



Existing buildings further along College Lane



Existing buildings further along College Lane

1-8 College Yard

REASONS FOR PREVIOUS REFUSAL

REASON 1 - DESIGN, BULK & MASSING



Existing buildings further along College Lane



The existing view down College Lane from College Yard



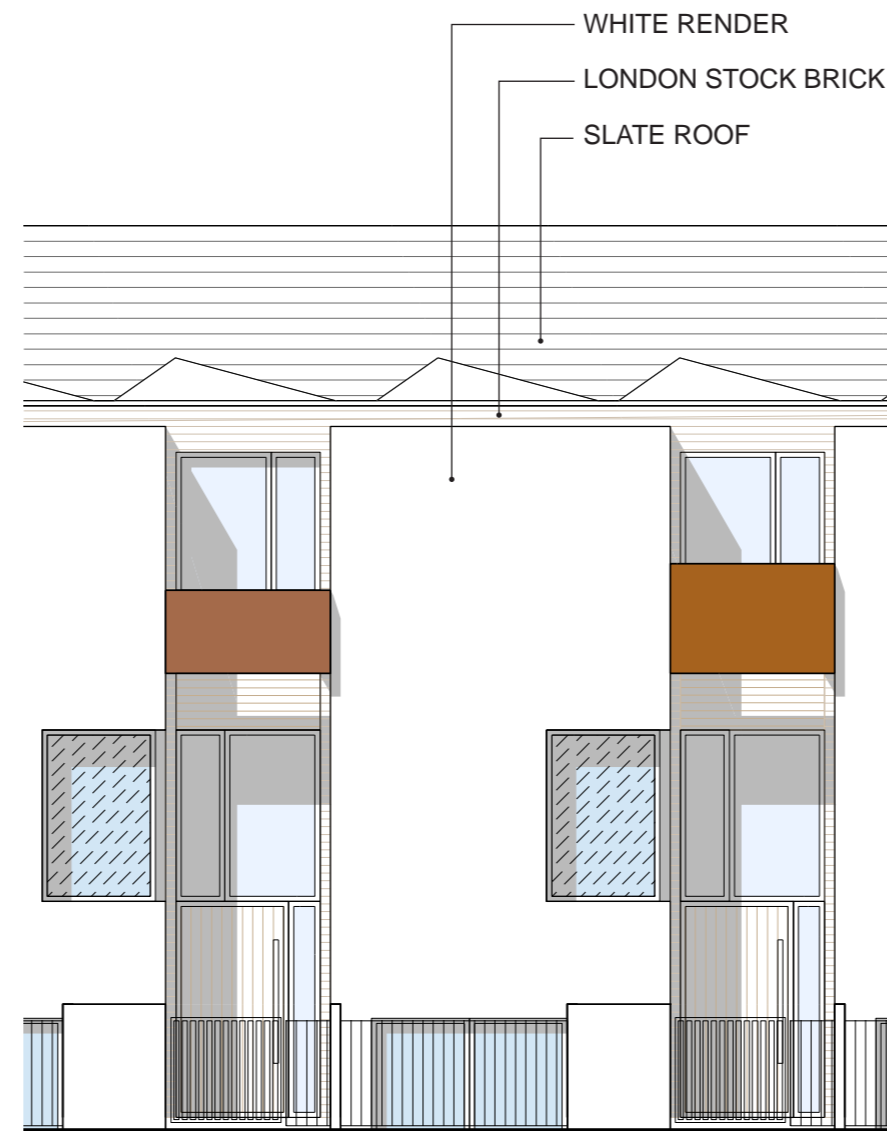
Our proposed scheme

REASONS FOR PREVIOUS REFUSAL

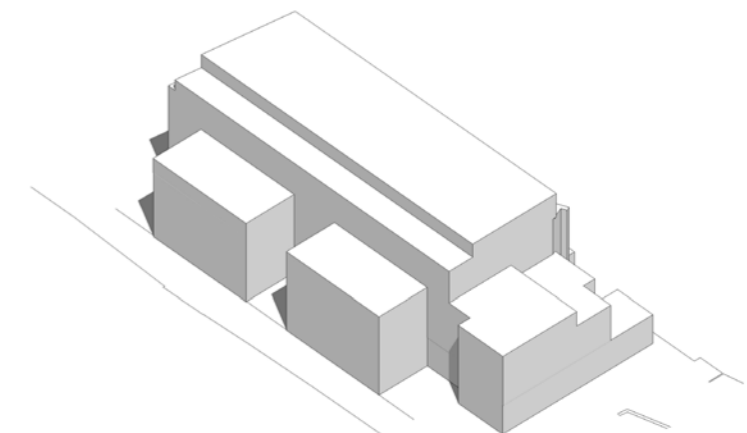
REASON 1 - DESIGN, BULK & MASSING



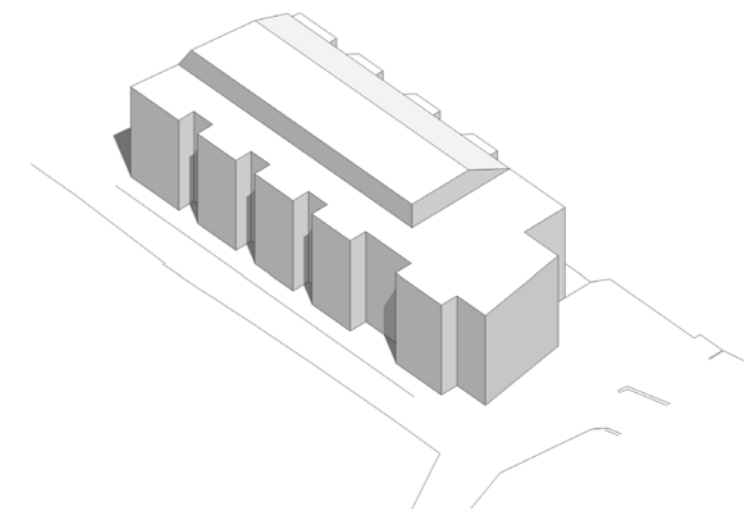
Varying rooflines, facade-depth and materials further along College Lane



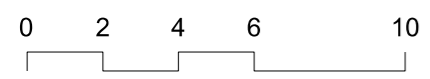
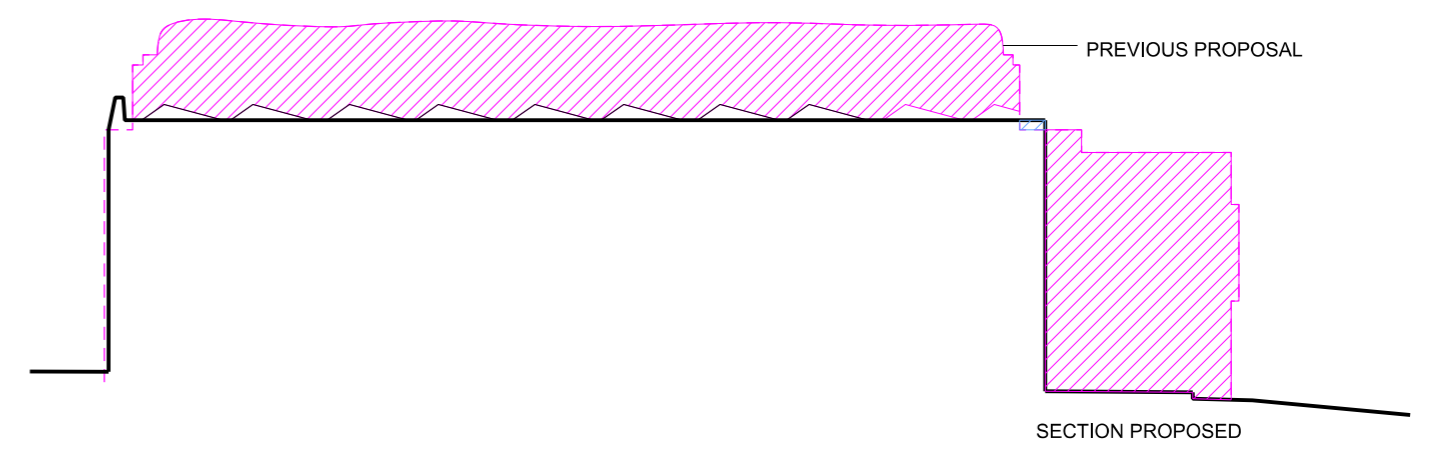
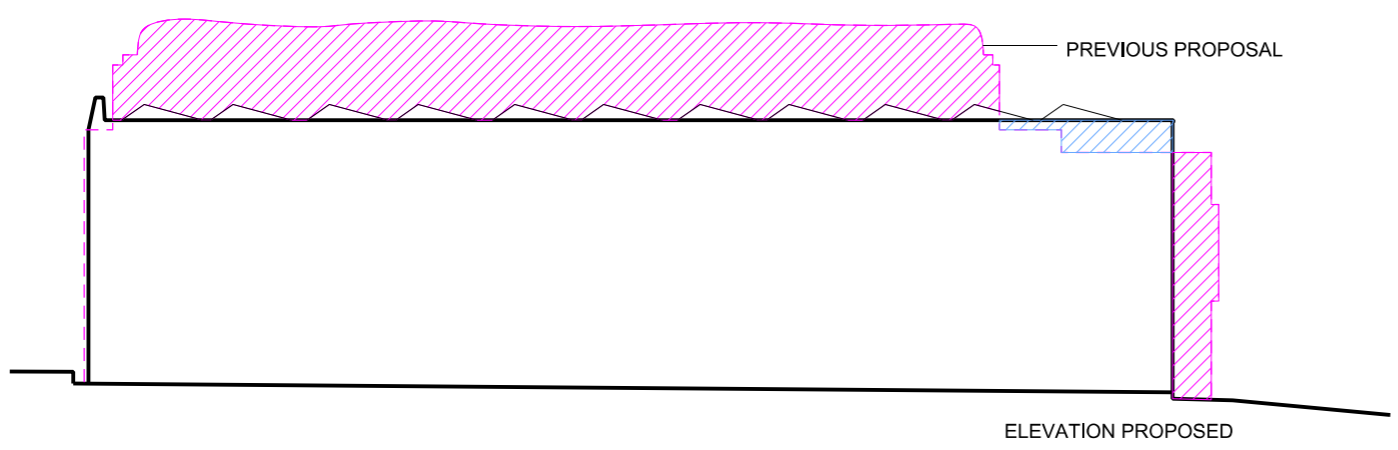
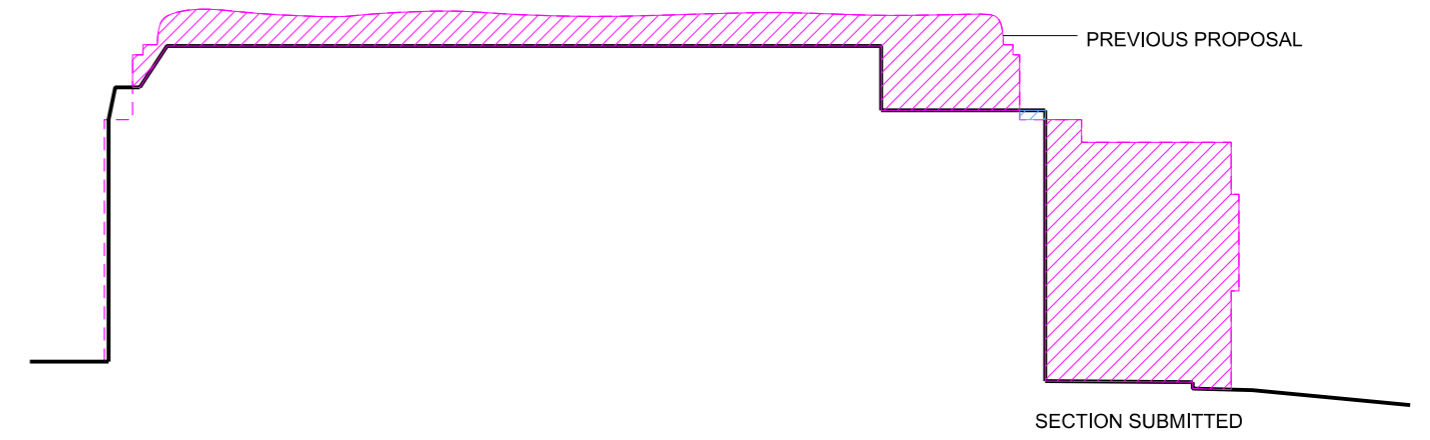
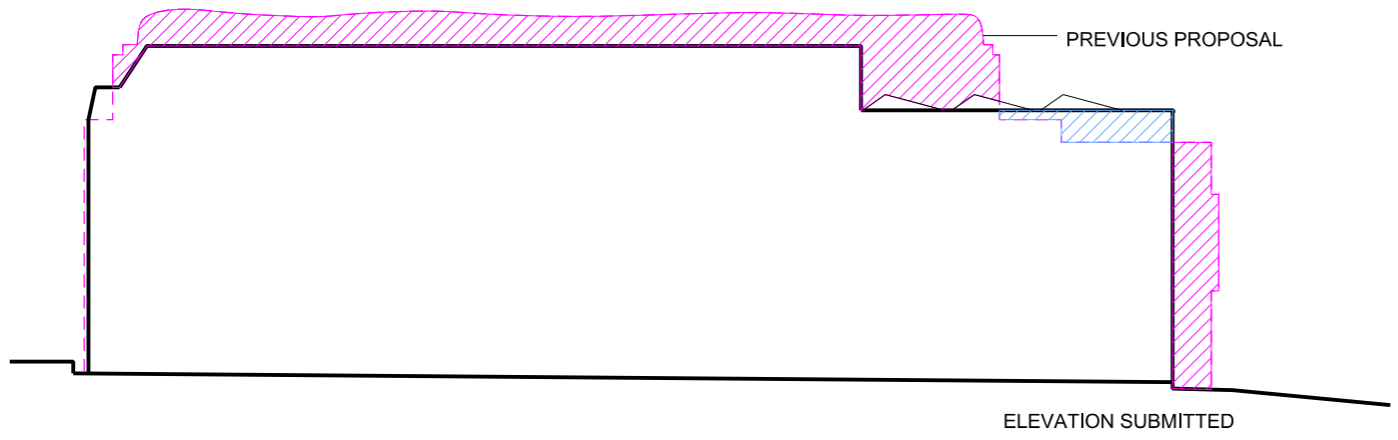
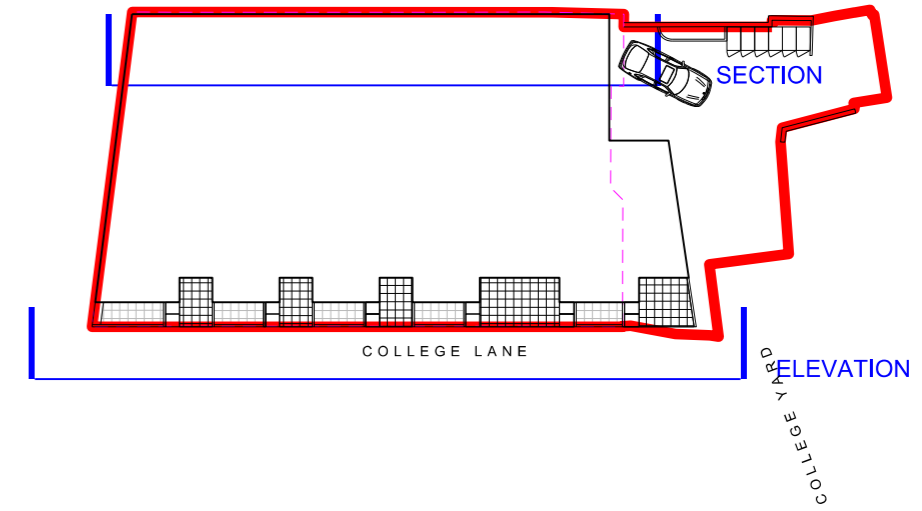
Proposed elevation to College Lane



Massing of refused scheme - large volumes along College Lane



Massing of proposed - broken up smaller volumes set back from College Lane

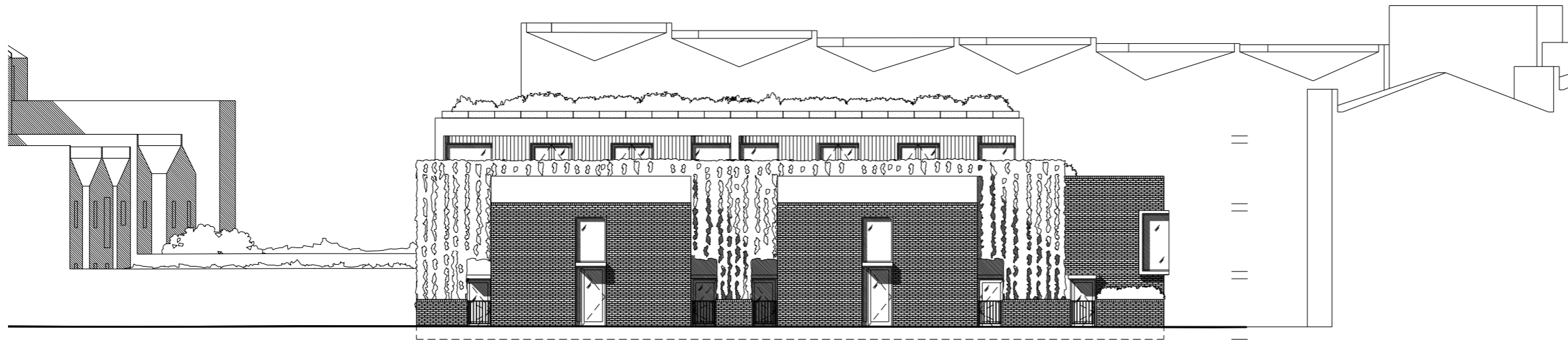


1-8 COLLEGE YARD, NW5 1NX, LONDON

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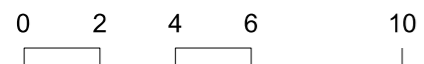
PREVIOUS ELEVATION FOR APPLICATION PA/13/1873



PROPOSED FRONT ELEVATION ALONG COLLEGE LANE AS SUBMITTED



NEW PROPOSED FRONT ELEVATION ALONG COLLEGE LANE

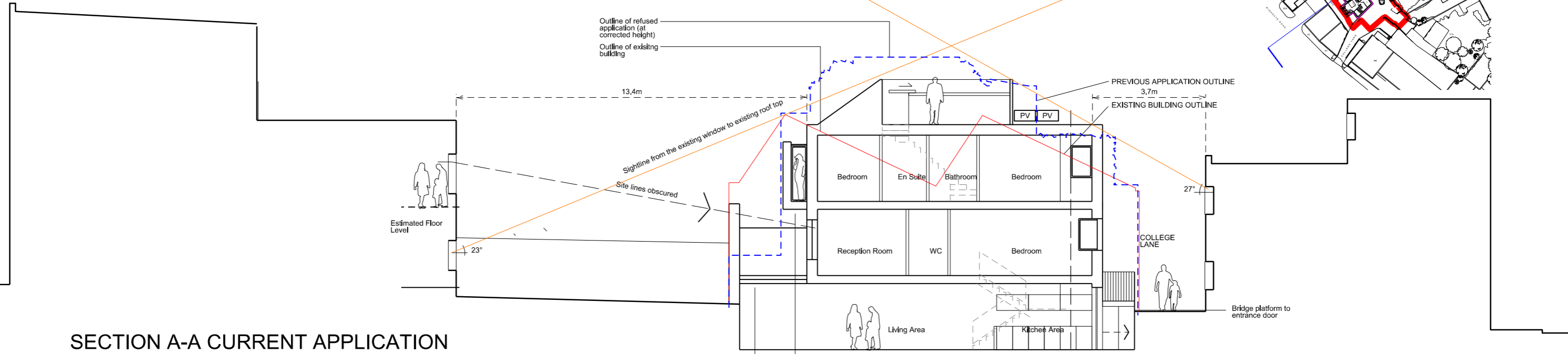
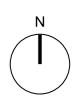


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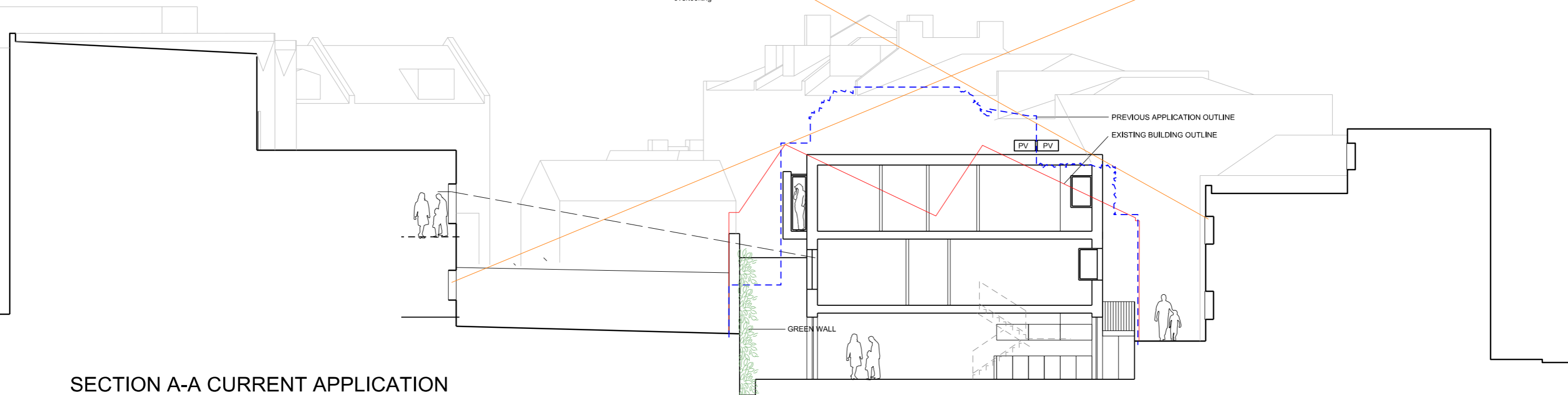
Proposed South West Elevations
Comparison
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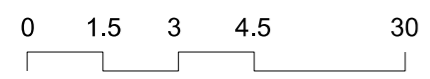
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SECTION A-A CURRENT APPLICATION



SECTION A-A CURRENT APPLICATION



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Proposed Section AA Comparison
 Through 62a Highgate Road & 15 Evangelist Road
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PRECEDENTS

TOPLIT INTERIORS AT PREVIOUS SCHEME ON TOTTENHAM LANE



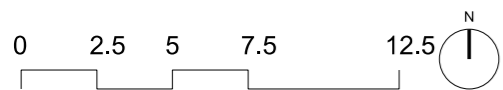


KEY

- SITE BOUNDARY

- FOOTPRINT OF PROPOSED GROUND FLOOR - 287 SQM

- FOOTPRINT OF REFUSED SCHEME GROUND FLOOR - 360 SQM

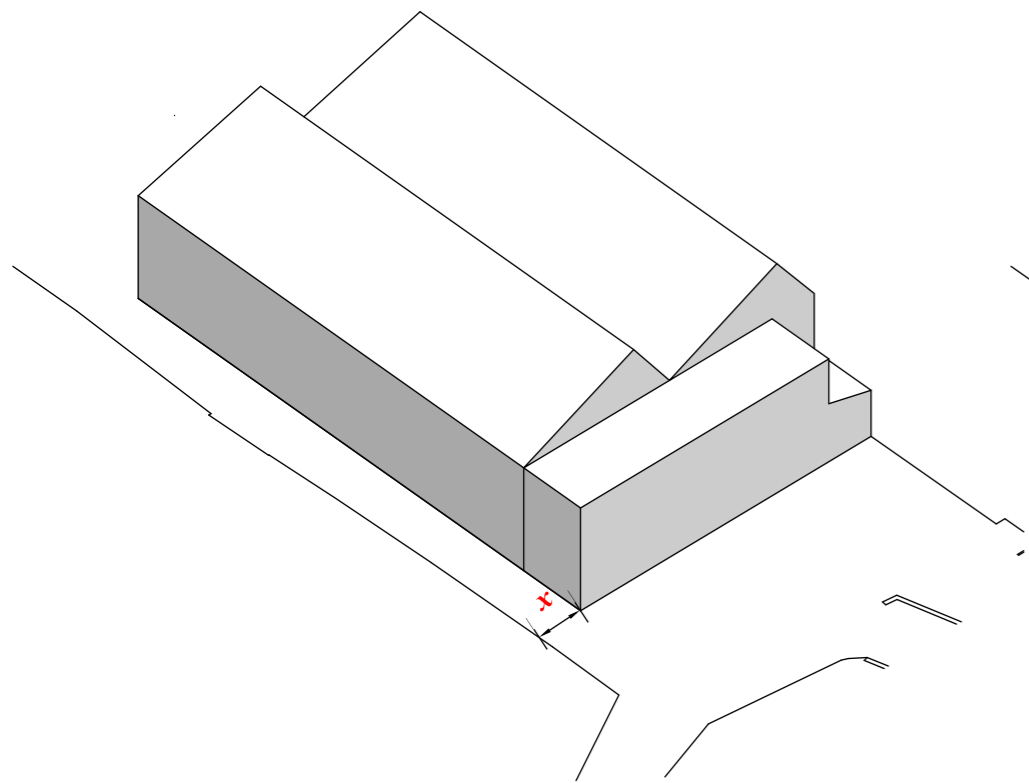


1-8 COLLEGE YARD, NW5 1NX, LONDON
Site Comparison- Upper Ground Floor

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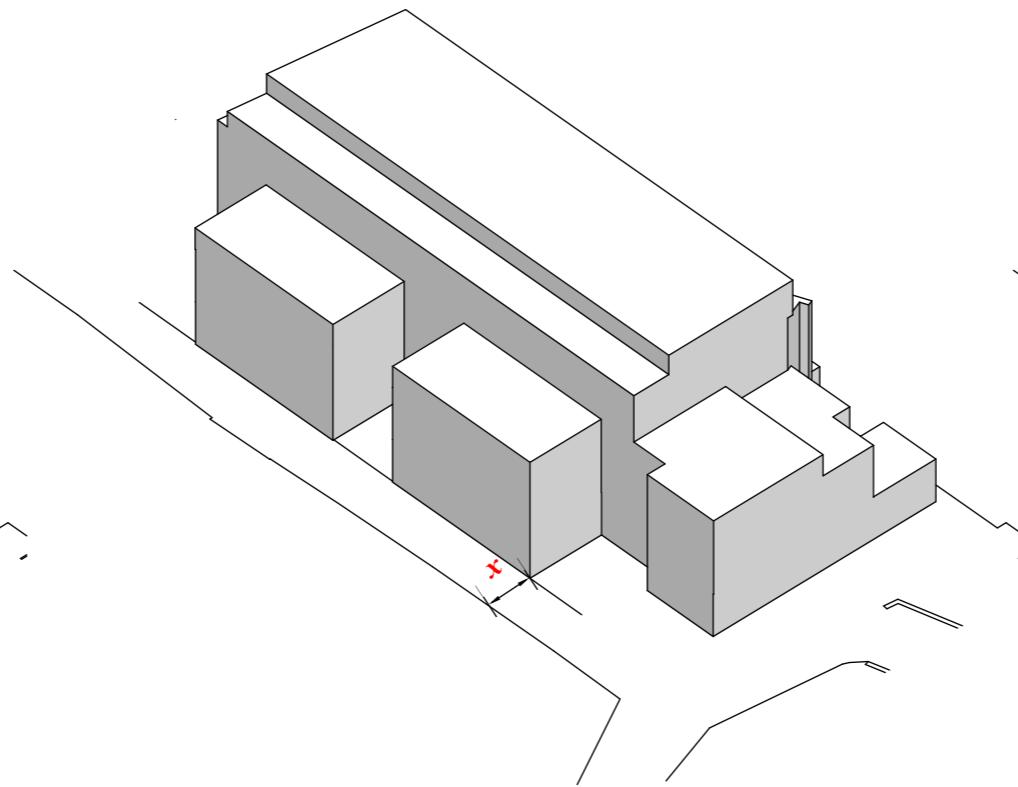
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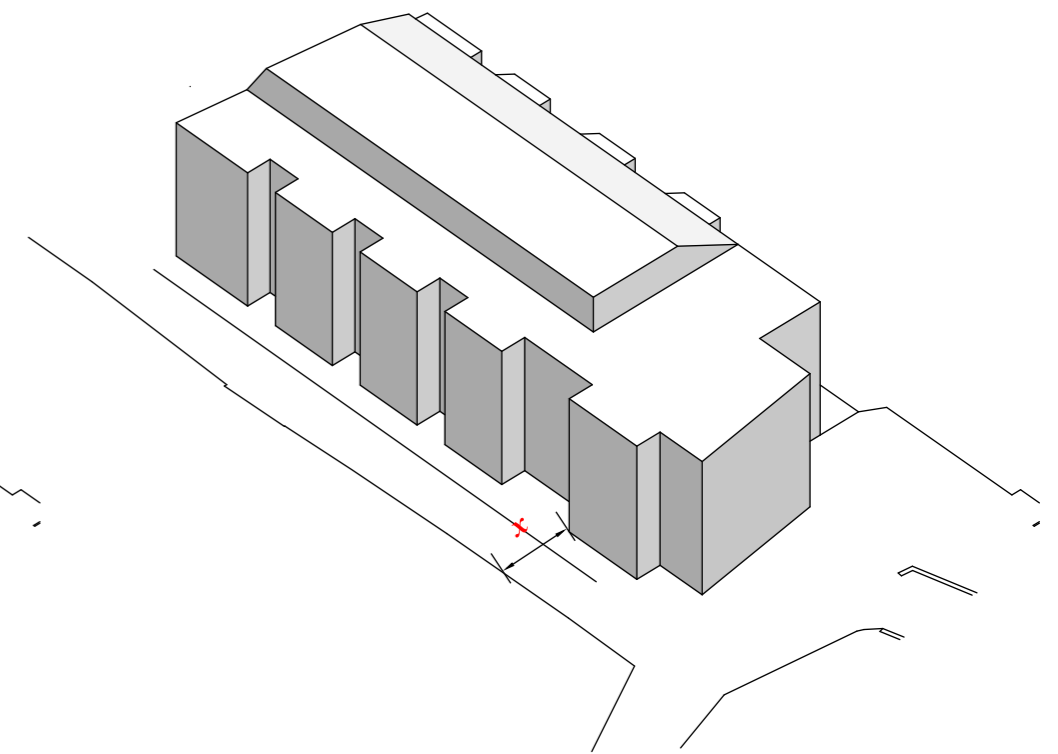
Existing Site

Min width of **x** = 2.3m
 Footprint = 381m²
 Building volume above ground = 2474m³



Refused Scheme

Min width of **x** = 2.3m
 Footprint = 360m²
 Building volume above ground = 2648m³



Proposed Scheme

Min width of **x** = 3.5m
 Footprint = 287m²
 Building volume above ground = 2221m³

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Volume Comparison

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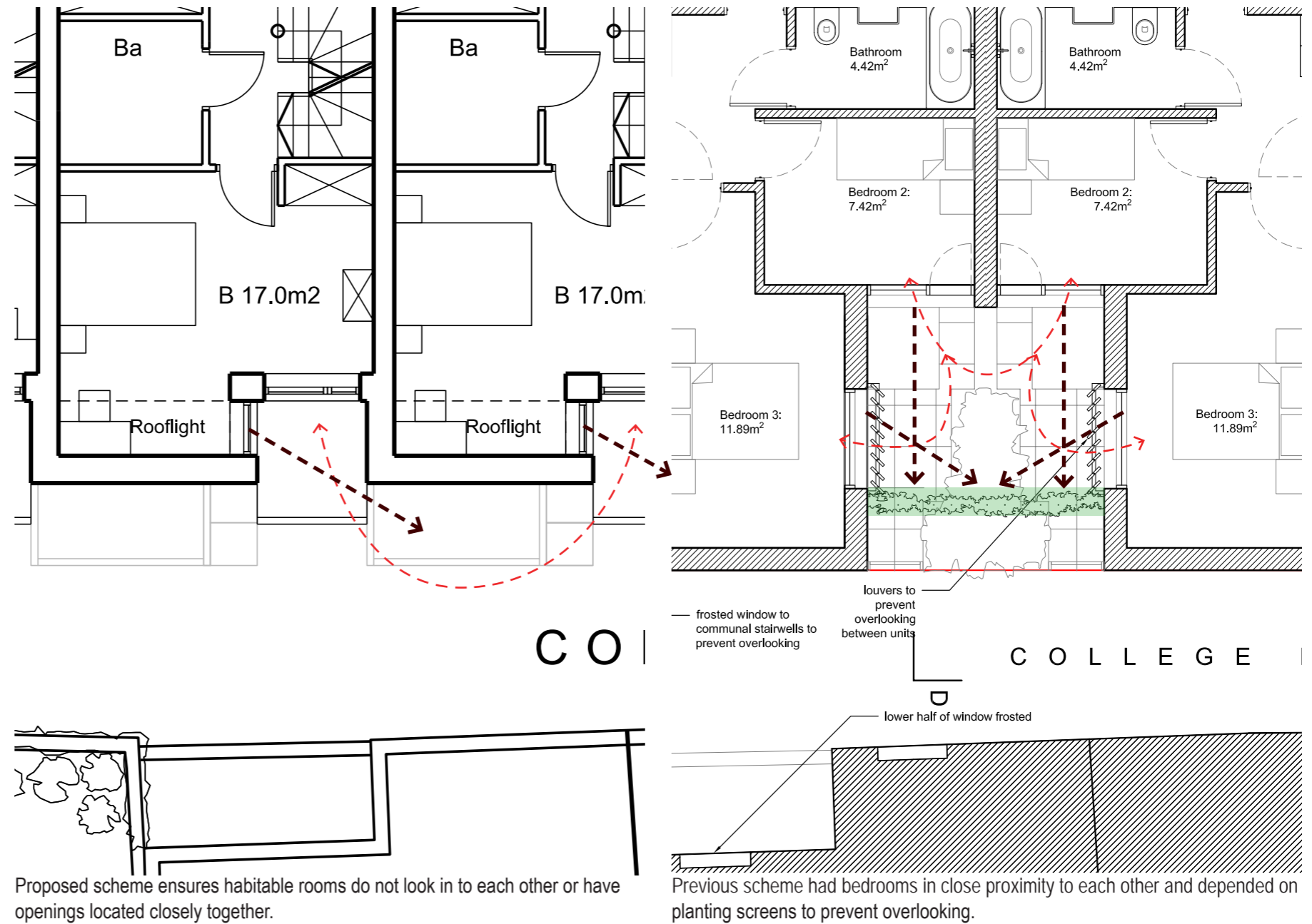
REASONS FOR PREVIOUS REFUSAL

REASON 2 - LOCATION, LAYOUT AND PROXIMITY BETWEEN HABITABLE ROOMS

2.) The proposed internal layout, by virtue of its location, layout and proximity between habitable rooms windows would fail to provide a satisfactory level of amenity for future residential occupiers.

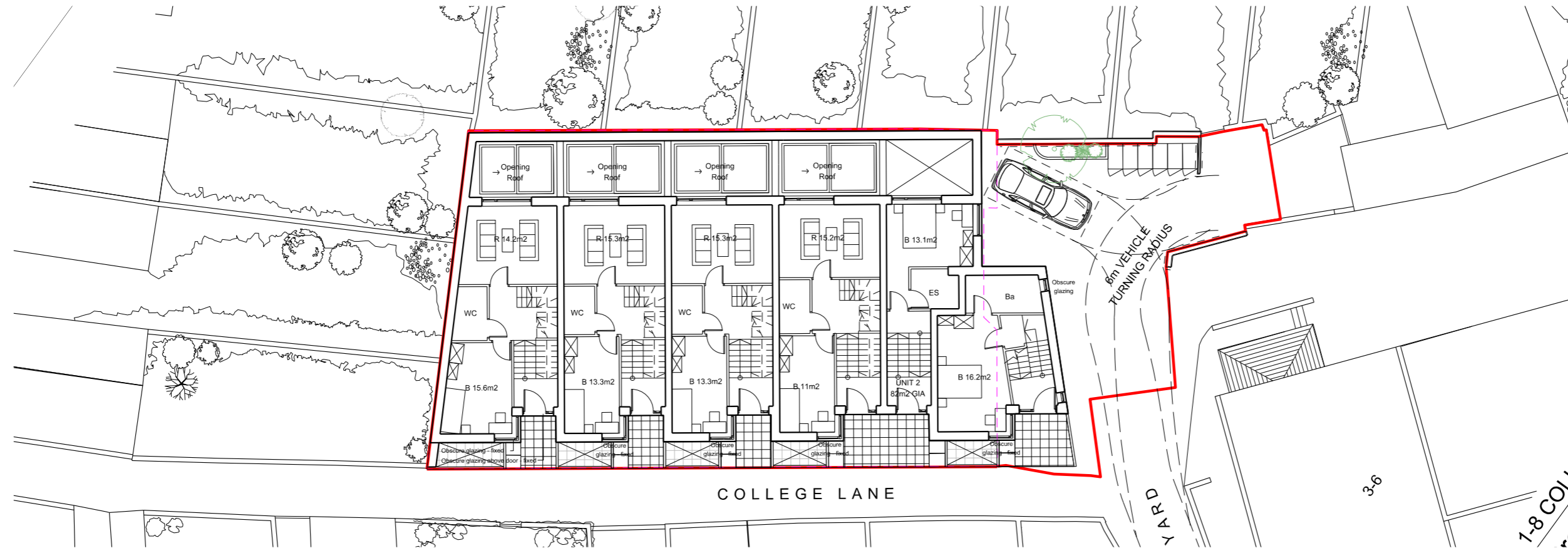
In response to this, we have designed our scheme so that:

- Layout of habitable rooms so that no habitable rooms look into other private habitable rooms within the development or outside.
- All windows in habitable rooms along upper front and rear façades face in the same direction, and therefore away from each other.
- Windows to habitable rooms located at furthest point away from next habitable room.
- All houses have at least 3 habitable rooms with views over distance (over 18m).
- All houses and flats have suitable daylight levels to provide adequate amenity.

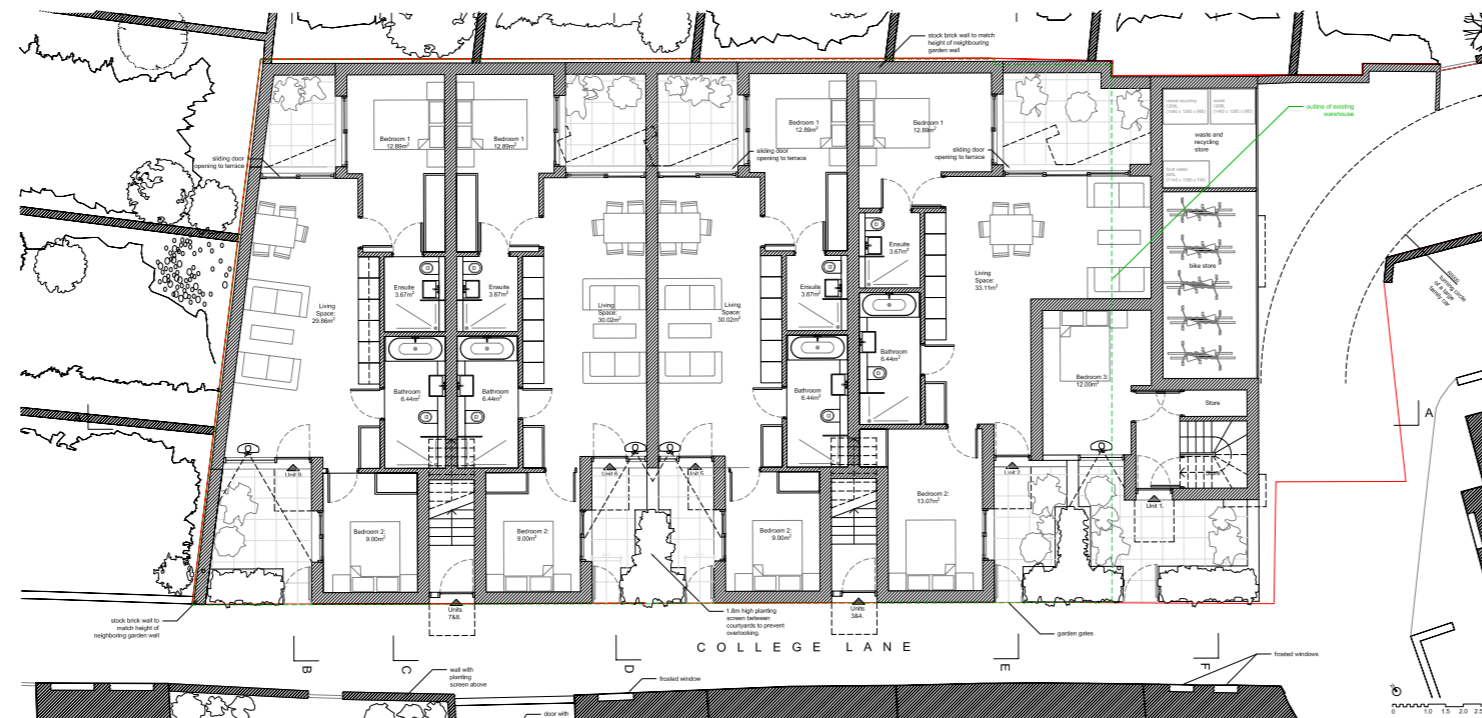


REASONS FOR PREVIOUS REFUSAL

REASON 2 - LOCATION, LAYOUT AND PROXIMITY BETWEEN HABITABLE ROOMS



Proposed scheme above



Refused scheme below

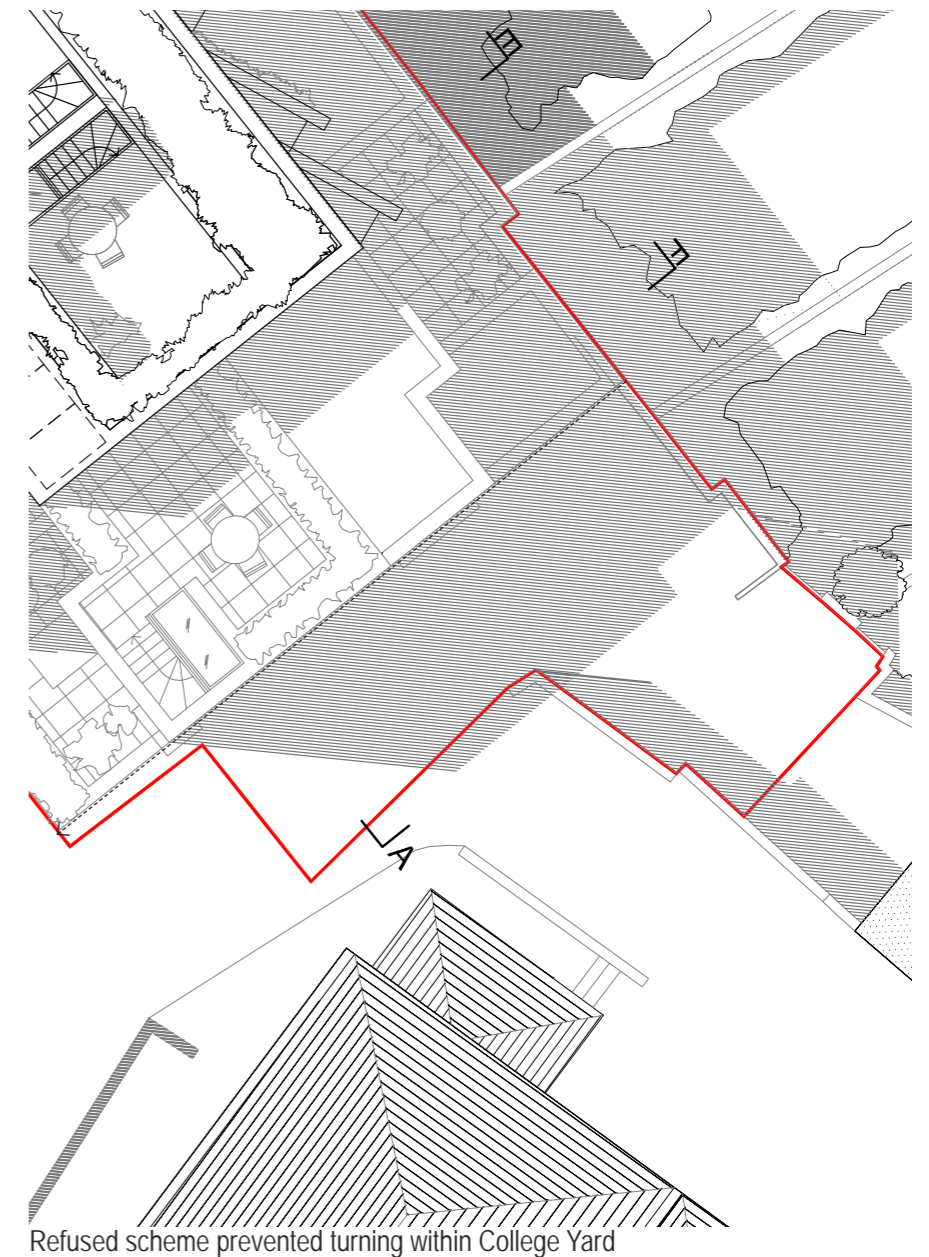
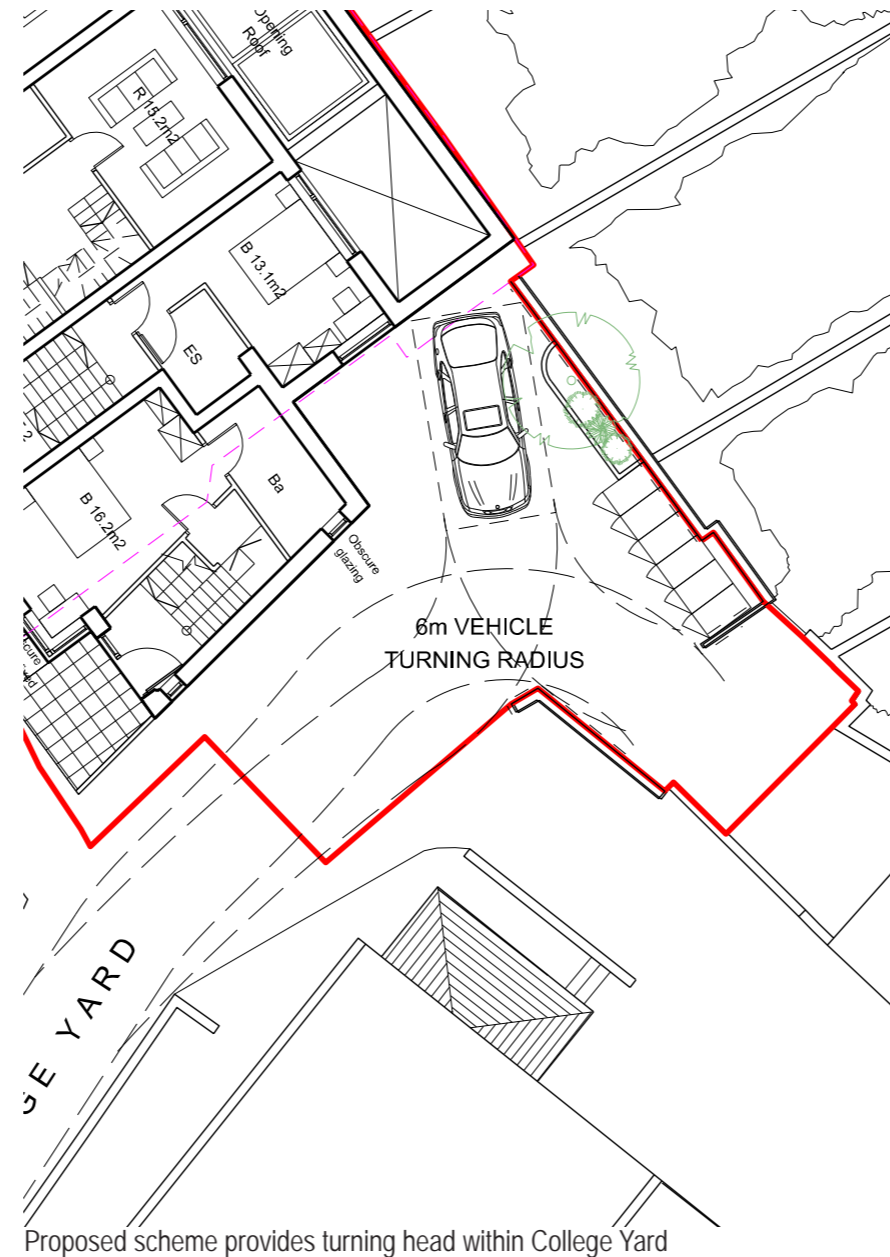
REASONS FOR PREVIOUS REFUSAL

REASON 3 - HARMFUL IMPACT ON ACCESS & TURNING IN COLLEGE YARD

3.) *The proposed built form of the development, by virtue of its layout and location, would encroach further into the yard, which would have a harmful impact on access, turning, and general manoeuvrability for vehicles accessing this area, detrimental to general road and pedestrian safety*

In response to this, we have designed our scheme so that:

- Scheme designed to allow turning head in College Yard
- Turning head allows vehicles to access and exit College Yard in forward gear.
- Proposed scheme brought back behind existing building line to improve access over existing situation
- Building footprint reduced significantly in this area compared to refused planning application



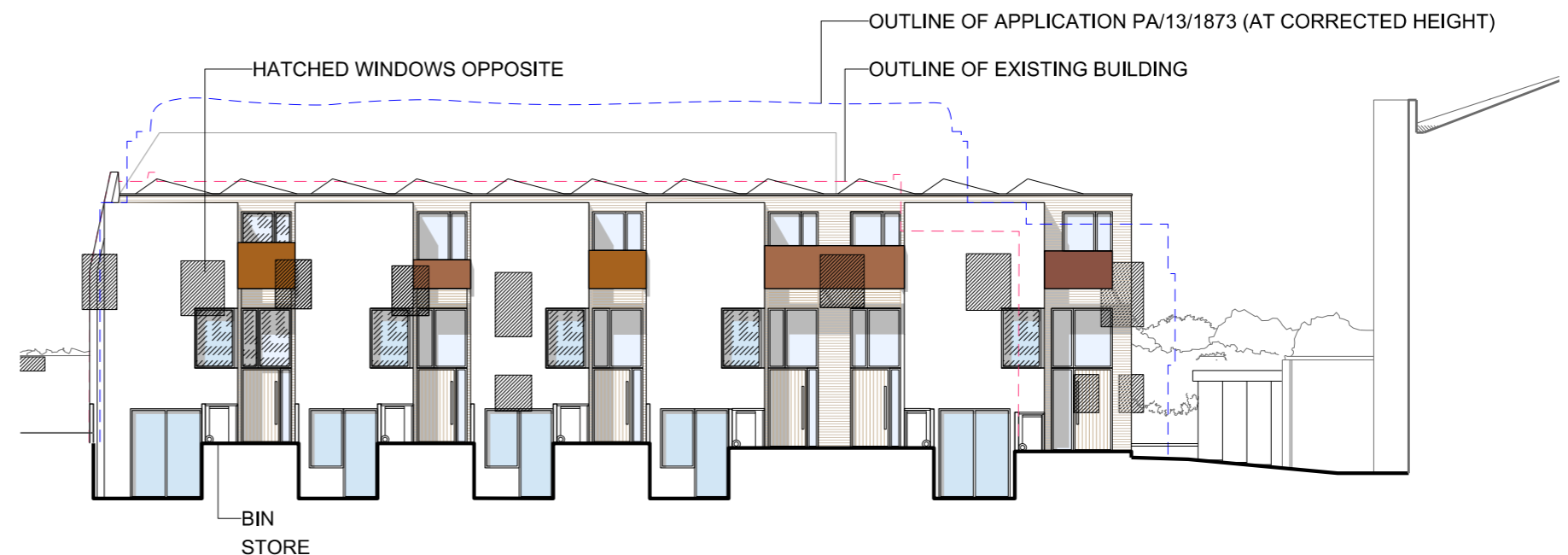
REASONS FOR PREVIOUS REFUSAL

REASON 4 - OVERLOOKING BETWEEN FUTURE RESIDENTIAL OCCUPANTS AND EXISTING WINDOWS

4.) *The proposed development, by reason of its siting, design and reliance on planting, would not provide sufficient mitigation to prevent overlooking between potential future residential occupants of the development and existing residential windows surrounding the site*

In response to this, we have designed our scheme so that:

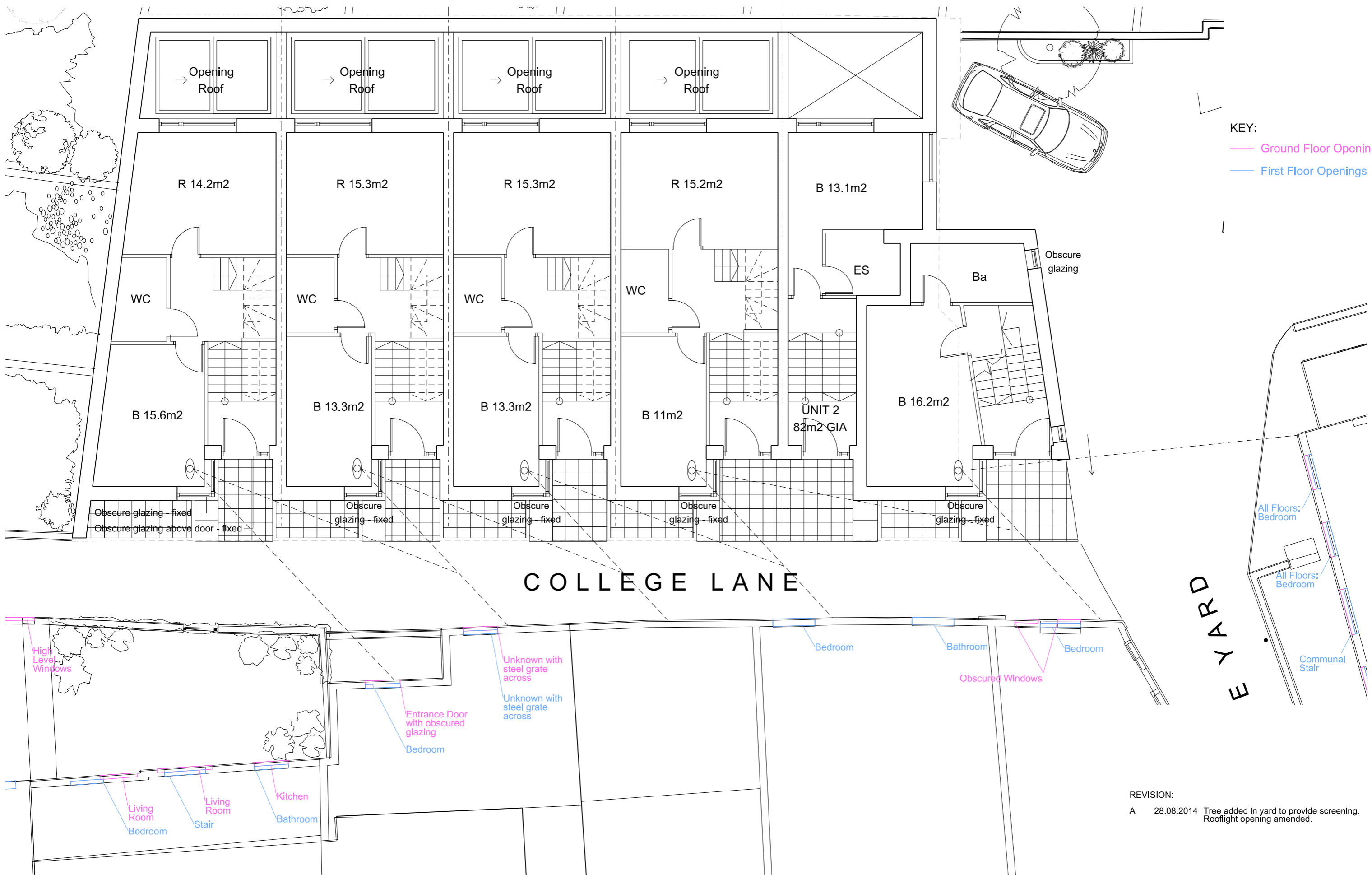
- Careful surveying and analysis has been undertaken of existing residential windows surrounding the site.
- Scheme design developed in response to the analysis
- On College Lane, a combination of frosted glass and fixed metal screens prevents overlooking both ways between occupiers and neighbours
- To the rear, pop-out windows prevent overlooking of houses on Evangelist and Lady Somerset Roads
- Proposed roof terrace uses fixed solid walls to provide screening
- There is no reliance on planting to form permanent screening, as proposed in the refused scheme
- All screening is by fixed elements integrated within architectural design of the scheme.



Elevation on College Lane designed in response to windows opposite to prevent overlooking



Elevation to rear of gardens on Evangelist Road uses pop-out blinkered windows to prevent overlooking



KEY:
 — Ground Floor Openings
 — First Floor Openings

COLLEGE LANE

COLLEGE YARD

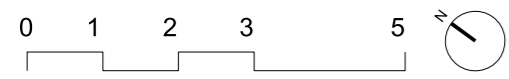
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 A 28.08.2014 Tree added in yard to provide screening. Rooflight opening amended.

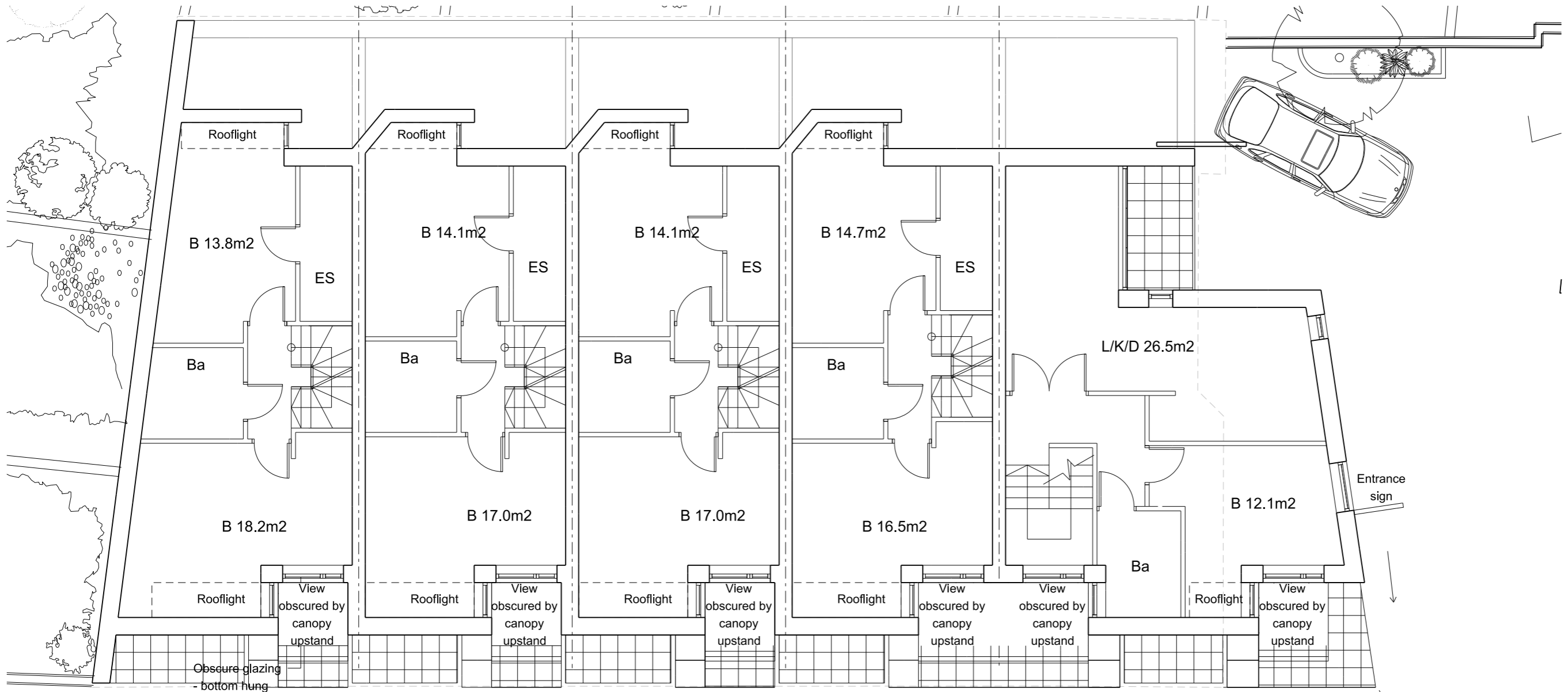
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Proposed Site Layout
 UPPER GROUND FLOOR & CONTEXT
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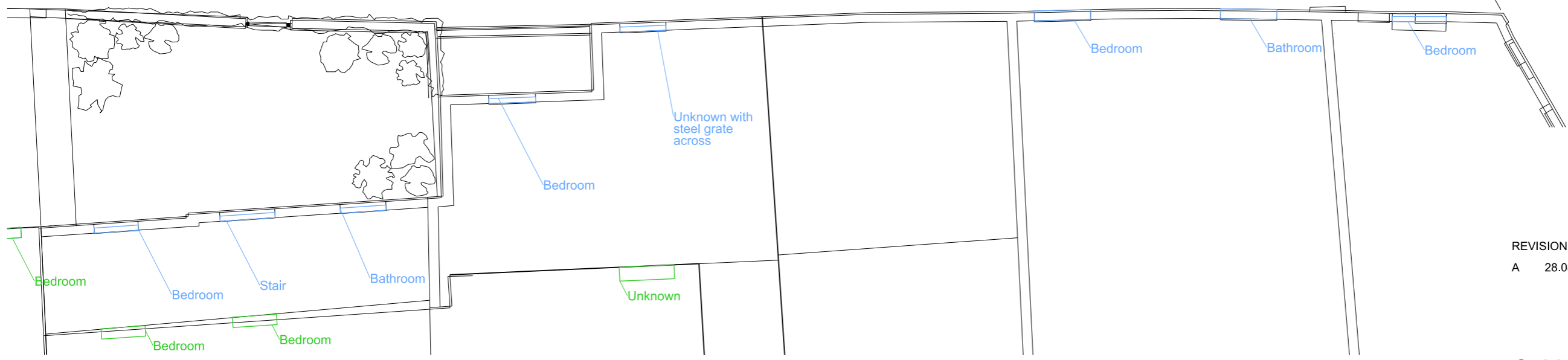




KEY:
 — First Floor Openings
 — Second Floor Openings

COLLEGE LANE

COLLEGE YARD



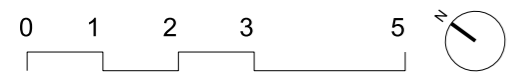
REVISION:
 A 28.08.2014 Tree added in yard and screen extended to provide screening

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Proposed Site Layout
 FRIST FLOOR & CONTEXT
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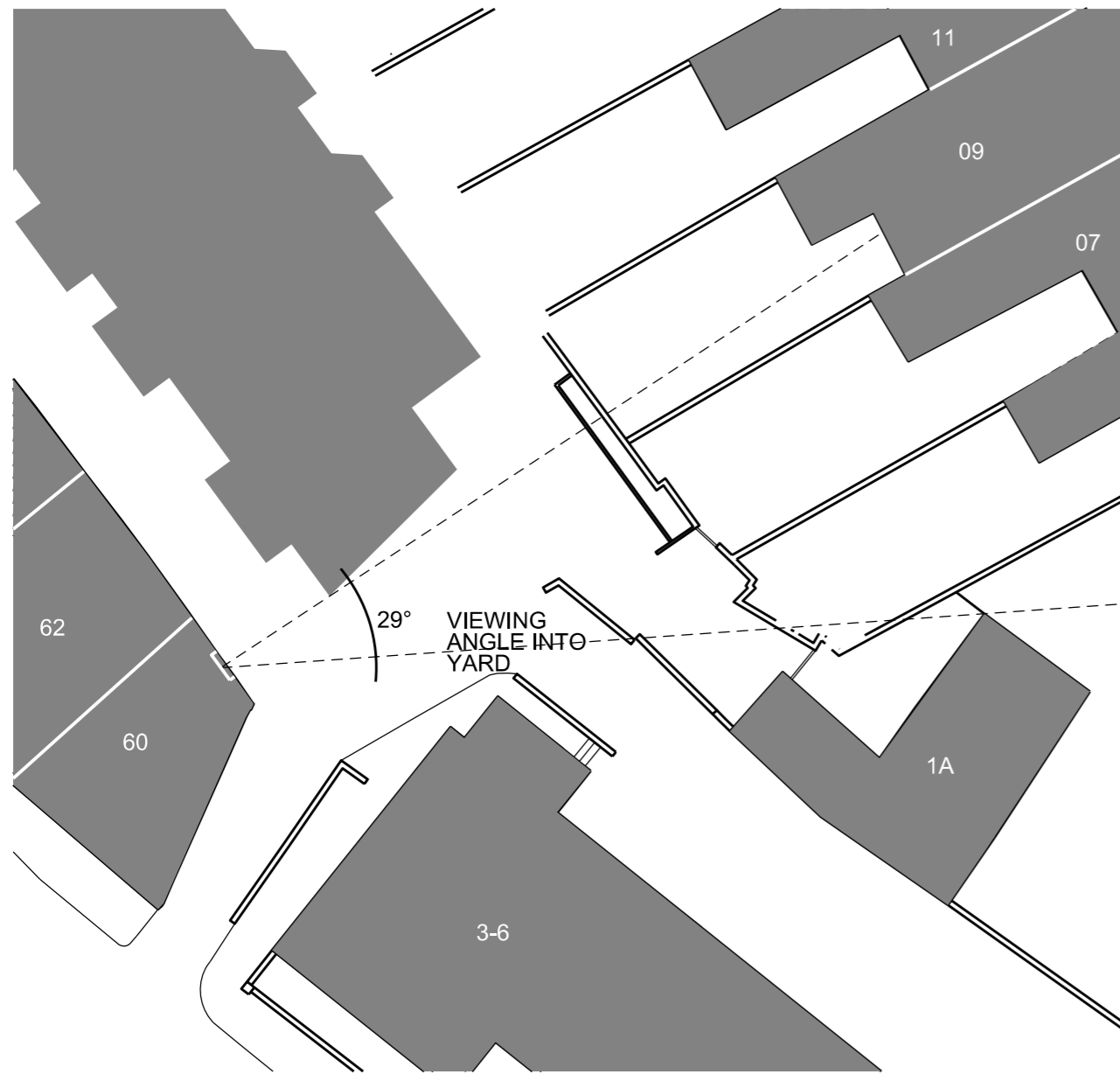
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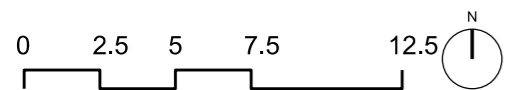
NO 60 HIGHGATE ROAD



PROPOSED FIRST FLOOR PLAN



REFUSED SCHEME FIRST FLOOR PLAN



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No.60 Study - Plans

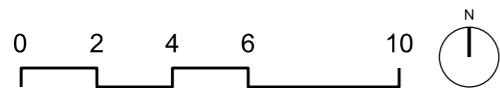
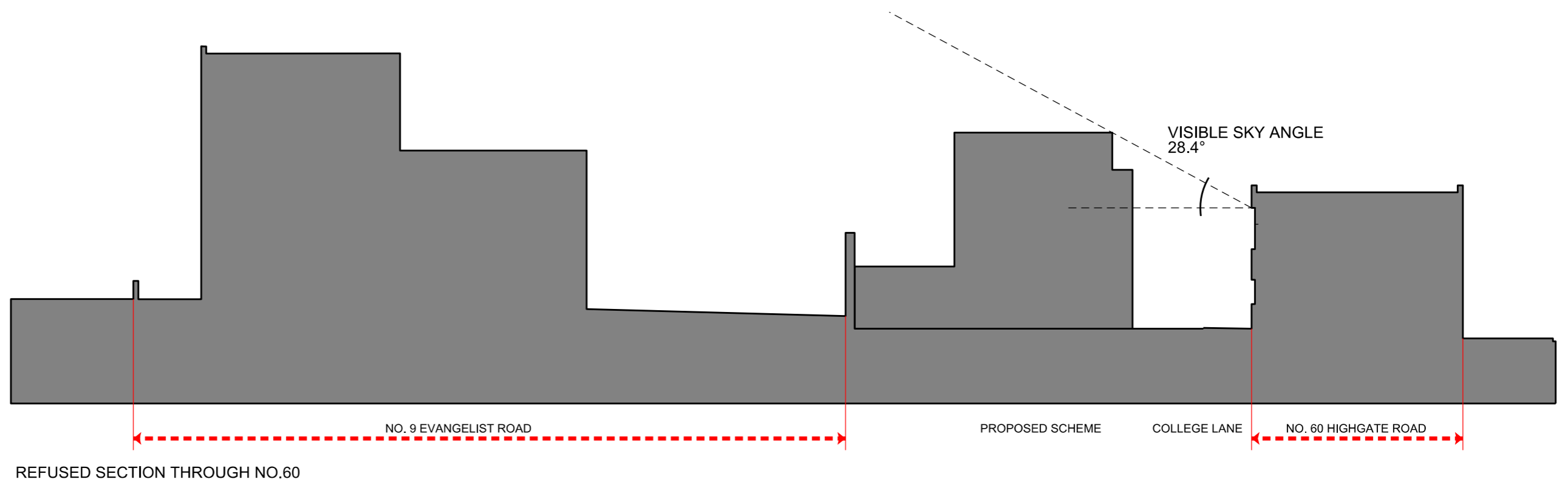
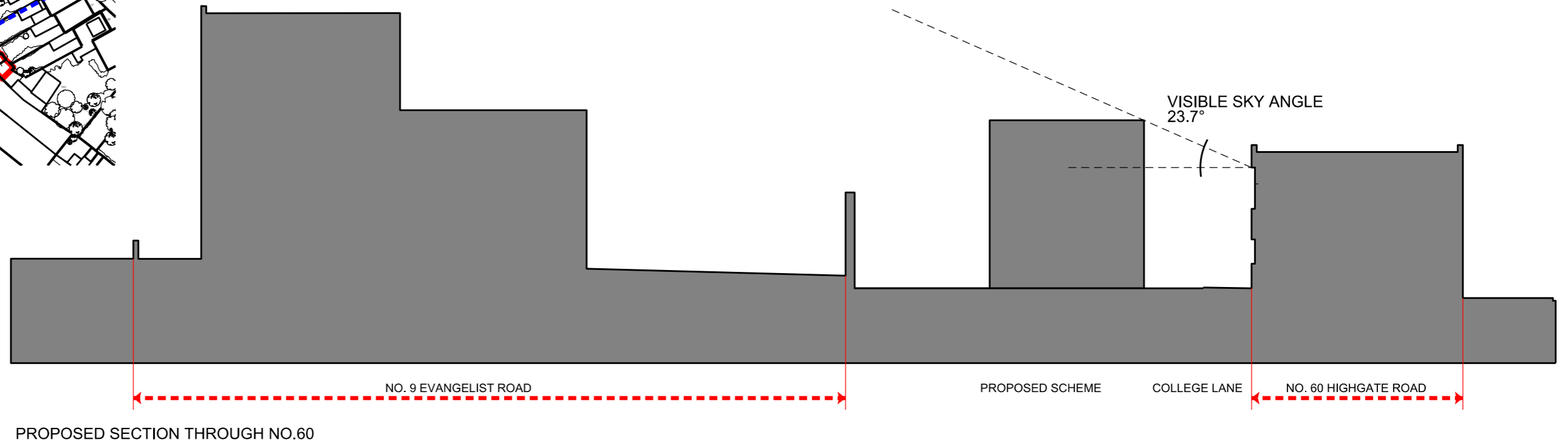
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No.60 Study - Sections

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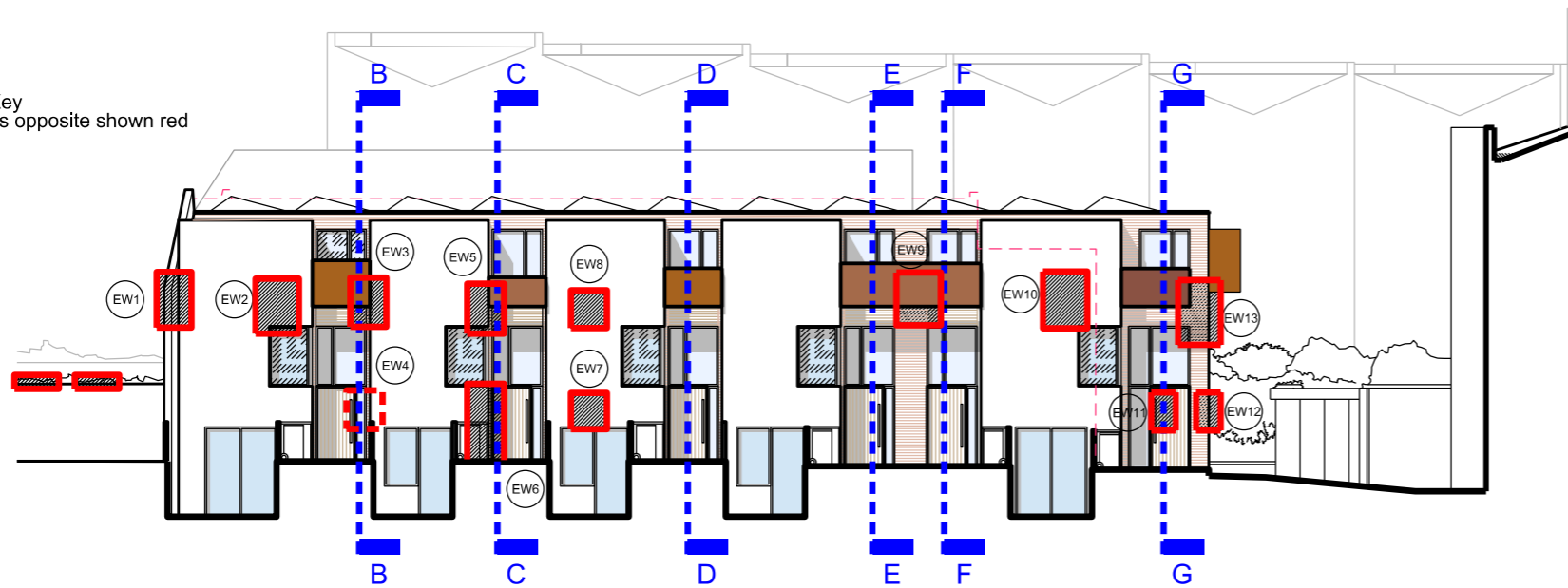
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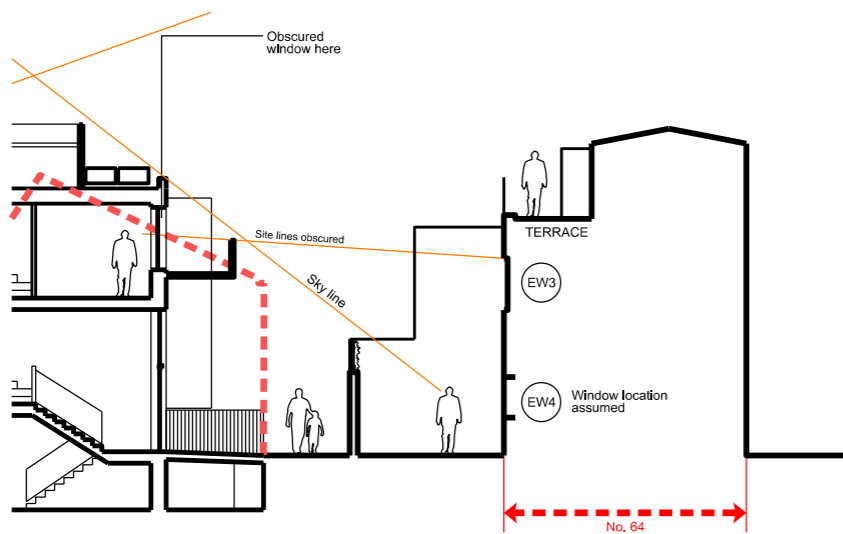
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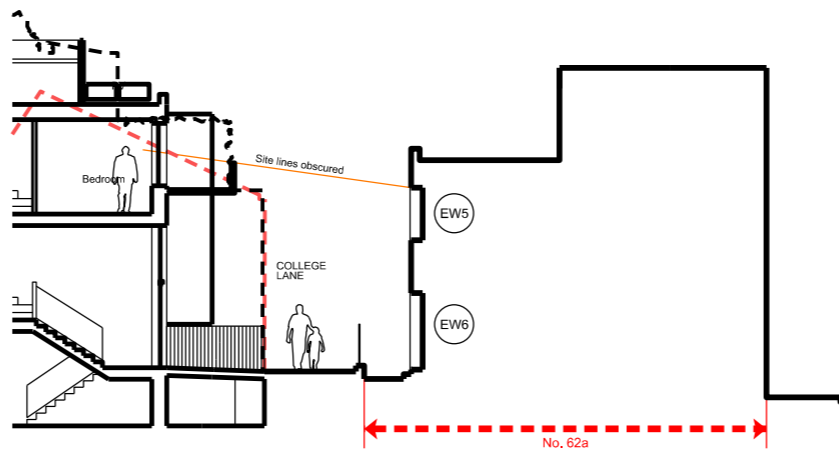
Section Key
- Windows opposite shown red



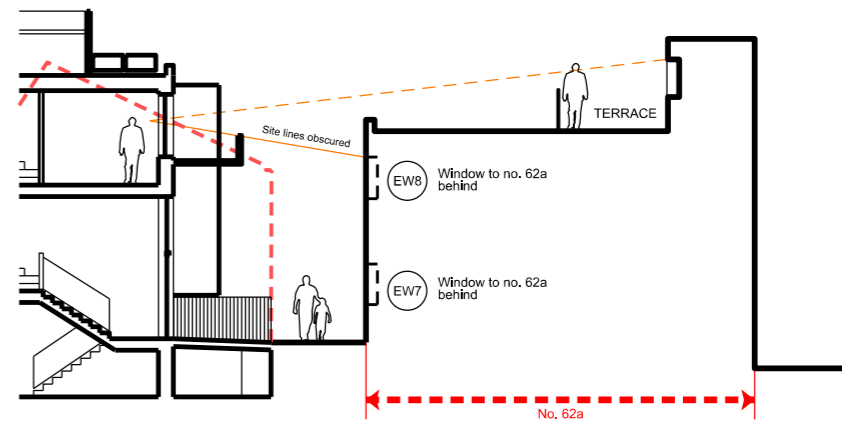
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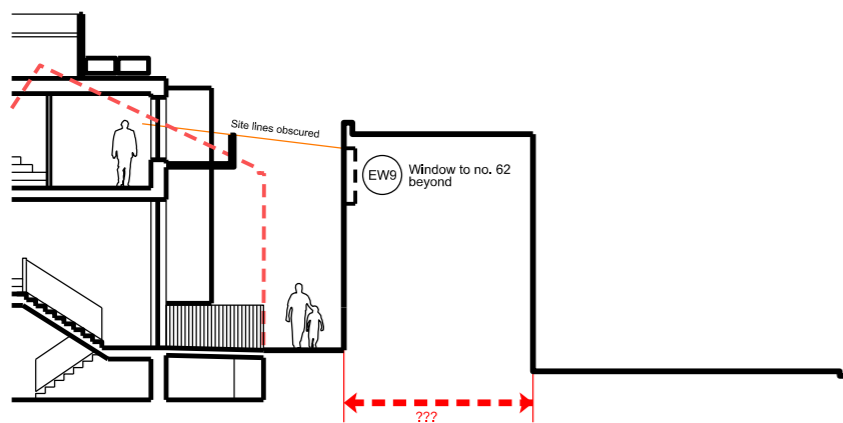
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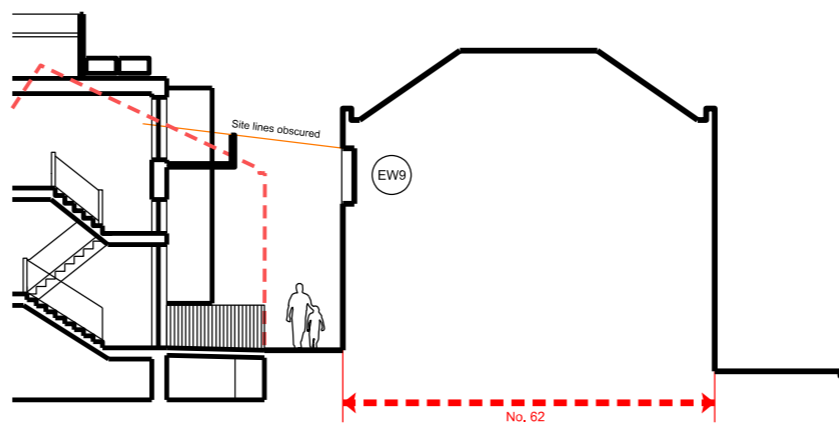
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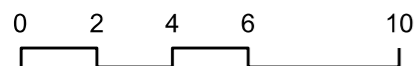
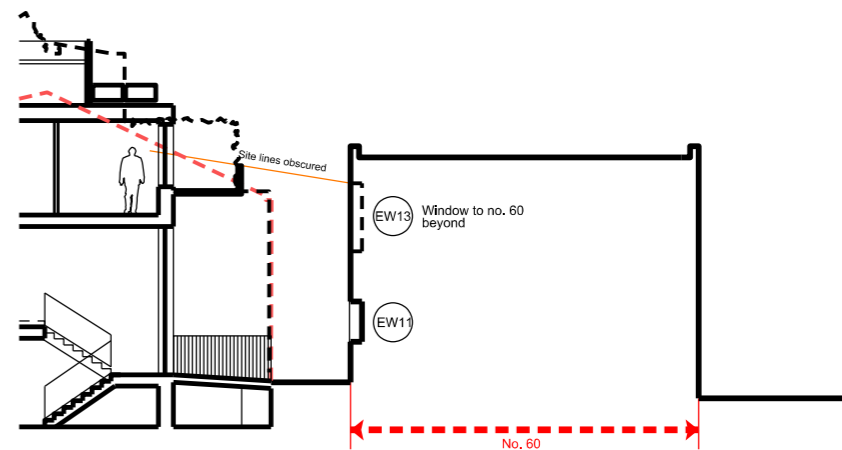
Section E



Section F



Section G



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Overlooking Sections

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