

Gospel Oak Infill Sites London NW5

Lamble Street Lamble Street Pram Sheds Barrington & Lamble Boiler House & Garages

Design & Access Statement

Prepared for London Borough of Camden Issue 3: For Planning: May 2015 Variation of condition under section 73 amendments to Site 2 description/areas highlighted



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Contents

- 1.0 Introduction
- 2.0 The Three Sites & Our Approach
- 3.0 Scheme Proposals
- 3.1 Site One3.2 Site Two3.3 Site Three

- 4.0 Surveys & Reports
- 4.1 Measured Survey & GPRS
- 4.2 Arboriculture
- 4.3 Acoustic & Vibration
- 4.4 Daylight & Sunlight Survey
- 4.5 Below Ground Drainage
- 4.6 Soil Investigations4.7 Other Reports & Consultation
- 5.0 Structural Strategy
- 6.0 Environmental Strategy
- 7.0 Consultation & Feedback7.1 Community Consultation
- 7.2 Planning Feedback: Initial Advice & Pre-Planning Application
- 8.0 Conclusions

Appendix A - Architectural Drawings

Appendix B - Surveys & Reports

Appendix C - Design Team Strategies



Site location plan showing the three sites (not to scale)



View of Site 1 from Lismore Circus

1.0 Introduction

This Design and Access Statement forms part of the Planning Application for new houses at three sites on

- Lamble Street
- Lamble Street Pram Sheds
- Barrington & Lamble Boiler House & Garages

The sites are known collectively as the 'Gospel Oak Infill Sites,' and are being developed alongside three smaller sites on Grafton Road and others in Kiln Place, as part of Camden's 15 year Community Investment Programme (CIP). This is a council-led project in which the Council is using its own land, and acting as developer, to build new housing.

These flagship small developments demonstrate the regenerative potential of well designed new housing. It is envisaged the new houses will provide a mixture of private, affordable social rented and shared ownership homes.



View from Lamble Street towards Site 1 and Lismore Circus

2.0 The Three Sites & Our Approach

2.1 The Three Sites

Site One – Corner of Lamble Street

A corner site at the western end of Lamble Street facing Lismore Circus, adjoining an existing terrace of 1980s 2-storey houses designed by Benson and Forsyth. The site is bounded by a white rendered wall. Site area is approximately 125m2.

Site Two – Lamble Street Pram Sheds

A site on the south side of Lamble Street located between the 10-storey Barrington Court block and a terrace of four-storey maisonettes built in the 1960s. It currently houses a tenants store and bin sheds. It is adjacent to an alley that connects Lamble Street and Barrington Close. Site area is approximately 130 m2.

• Site Three – Barrington Close Boiler House and Garages

A site at the southern side of the Barrington and Lamble estate, adjacent to the railway path, which connects Grafton Road and Lismore Circus, and the main railway line to Kings Cross. It currently houses a recently decommissioned single storey boiler house for the estate and four lock-up garages, the parking for which will be reallocated by Camden's Housing Department. Site area is approximately 220m2.





View to Site 2 from Lamble Street

View of Site 3 and the railway path

2.2 Improving the Urban Realm

The starting point in the design of the new buildings on all the sites has been to improve the quality of public space. Currently there is an absence of clarity in the Barrington Court streetscape, and consequently it has undersurveilled public spaces and pedestrian routes. The siting, form and layouts of all buildings aims to improve the local urban environment.

2.3 A Family of Buildings

Whilst proposals for each of the sites all respond to their specific locations and are informed by buildings immediately adjacent, a coherent design approach is applied across the three sites. Similarities in form, massing, material and detail connect all three, so they can be read clearly as a 'family' of new buildings.

2.4 Material and Detail

It is proposed that the new buildings share similar details and materials. Use of two different brick types is envisaged across all three sites - a pale white one as a response to the white render of the Benson & Forsyth housing, and a darker one, that picks up on the brick used in the maisonettes facing Barrington Close & Lamble Street. The limited use of a glazed tile is also proposed at specific points where the buildings are cut back, to further enhance the connection. Similar approach to detailing the window frames, doors, parapets and glazing will further reinforce the connection between the three developments.

2.5 Landscape

Well designed good quality external landscape including new external walls, ground surfaces and planting will be integral to the success of the scheme, and BHA will work alongside Landscape Architects Lush Landscapes Ltd to ensure the new buildings and landscape works are carefully integrated. A key component will be to make good provision for bin storage for the existing Barrington & Lamble housing, and options for this, including potential introduction of an underground waste storage system are currently being explored.

3.0 Scheme Proposals



View from Lismore Circus towards Site 1

3.1 Site One: Corner of Lamble Street

3.1.1 Existing Context and Proposal

The site, currently empty, is bounded by a high rendered wall and adjoins no 9 Lamble Street and the rear of 35 Elaine Grove. The proposal is for a new 4-bedroom, 6-person family dwelling arranged over two storeys, with private entrance courtyard and garden. This relates to the immediate context of two storey houses, and maintains the amenity of residents in Oak Village and adjacent in Lamble Street. The house is entered from Lamble Street, with a back 'garden gate' entrance on Elaine Grove. Development on this currently empty site will complete the corner of Lamble Street and improve the urban realm.

3.1.2 Design Development, Siting & Form

The design of the new house takes cues from the massing and volume of the adjacent housing by Benson & Forsyth. It is a simple, imaginative architectural response to the distinctive rendered volumes of the adjacent housing, reinterpreted in a robust pale brick.

Detailed consideration has been given to layout, entrance and fenestration, as the site has a prominent and relatively vulnerable boundary at ground level where it faces Lismore Circus. Windows are placed to provide natural surveillance of the street but to minimise overlooking of neighbouring properties at side & rear. Internal floor levels are carefully considered so externally there is a formal coherence with the adjacent housing, and to ensure level access is maintained internally. This results in a generous internal ground floor ceiling height.



Elevation to Elaine Grove

Massing and layout are also informed by the street tree on Elaine Grove, specifically by the large branch that oversails the site. An existing step in the boundary wall is removed and the wall set back to widen the pavement, giving the tree more space around its trunk. The ground floor is raised to avoid damage to the root protection zone, and the upper floor is set back where it faces the tree, with a window and balcony.

3.1.3 Areas / Internal Layout

Proposed new build (GF footprint)	64m ²
Entrance courtyard	18m ²
Rear garden	31m ²
The gross internal areas are as follows:	
Ground Floor	53m ²
First Floor	68m ²
Total	121m
Total garden/amenity	49m ²

The areas exceed recommendations for floor areas and amenity space given in GLA guidance and Camden's Residential Standards. Primary living spaces are on the ground floor, comprising entrance hall, kitchen, wc/shower room, living room and a secure, externally accessed, bicycle and bin store. The first floor has the master bedroom & en suite and double bedroom at the lower part, and two further single bedrooms and the family bathroom at the upper part. There is access to the flat roof above for maintenance.

3.1.4 Accessibility

The house is designed to comply with the requirements of Lifetime Homes. Specific aspects of the design which provide good access include:

- A ramp leading through the entrance courtyard from street level to the front door with a gradient shallower than 1:20;

- Level threshold from the entrance courtyard into the home;

- Sitting room, dining area, kitchen and adaptable Part M WC all on ground floor, with potential to adapt sitting room into a bed space or install a through-floor lift.

3.1.5 Materials

Pale variegated large format bricks are proposed for the external walls, with a small area of coloured glazed brick at the set back entrance; sedum mat on the lower roof and solar PVs on the upper roof; glazing in composite aluminium / timber frames and solid timber doors and gates.



View from Lamble Street towards Site 2 and Barrington Court

3.2 Site 2: Lamble Street Pram Sheds

3.2.1 Description of Proposals

The site is currently occupied by three single storey brick storage sheds, originally designed as pram stores when the estate was built. They are no longer in use and the gated access routes to each block are kept locked with the leftover space becoming a dumping ground for bins and rubbish. The alleyway adjacent, connecting Lamble Street to Barrington Close, suffers from poor supervision and lighting. This, combined with the build up of rubbish makes for an unattractive and potentially unsafe environment.

The proposal is for a new 4-bedroom, 6-person family dwelling arranged over two and a half storeys, with an entrance garden and rear courtyard. A lower single storey section abuts the existing sloped landscape of Barrington Close, and the house rises to three storeys where it faces Lamble Street to provide a bedroom & ensuite, and access onto a sheltered roof terrace at 2nd floor level.

The new house will abut a clearly defined, and well lit route from Lamble Street to Barrington Close. The existing retaining wall beyond the site will be kept but it is proposed this is adapted at its South end in the future, to remove the hidden corner and increase security for people using the path.





Long section through Site 2

Elevation to Lamble Street

3.2.2 Design Development, Siting & Form 3.2.3 Areas & Internal Layout

The building form and its siting has evolved through detailed physical massing models together with input from local tenants and Camden. Balancing the scale of 10-storey Barrington Court to the East, the 4-storey housing opposite, and at the same time protecting the amenity and outlook for all, has been key to the development of this proposal.

The house is single storey on its side closest to Barrington Court, where it abuts the sloped green space, to allow light into and views out of the adjacent flats to be maintained. The main body of the house rises to three storeys at the Lamble Street elevation and two storeys at the rear, again to preserve views and light to the neighbouring flats in Barrington Court. The three-storey element gives the front elevation some weight on the street and mediates the scale between the 10 and 4 storey buildings on either side.

The location of the front wall of the house responds to the building line of the neighbouring maisonettes. This opens up views along Lamble Street to the green space adjacent to Barrington Court, and at the same time provides space for a front garden/ threshold for the new house.

Access to the front garden is from the passage to Barrington Close. The main habitable rooms are oriented north and south towards Lamble Street and Barrington Close respectively to avoid overlooking. Secondary windows face on to the alleyway.

Proposed new build (ground floor footprint)	87m ²
Entrance courtyard	26m ²
Rear garden	14m ²
Roof terrace	20m ²
The gross internal areas are as follows:	
Ground Floor	69m ²
First Floor	54m ²
Second Floor	33m ²
Total	156m ²

Total garden/amenity 60m² The areas exceed recommendations for floor areas and amenity space given in GLA guidance

and Camden's Residential Standards. The ground floor comprises an entrance hall, accessible WC and an open plan kitchen/dining & separate sitting room. The dining room & sitting room open onto the sheltered courtyard garden, whilst the entrance garden provides storage space for bins and bicycles. The first floor has a double bedroom and en suite, together with two single bedrooms and a family bathroom. The second floor has master bedroom and bathroom and access to the roof terrace.



3.2.4 Accessibility

The home has been designed to exceed Lifetime Homes standards by providing a fully accessible ground floor with bedroom accommodation. Specific aspects of the design providing good access include:

- Level access from Lamble Street and Barrington Close to the front door;

- Level threshold from the entrance courtyard into the home, and again from the living room and ground floor bedroom into the rear garden;

- Sitting room, dining area, kitchen and adaptable Part M WC all on ground floor, with space for future bedroom if required.

3.2.5 Materials

This site, at a point where all the developments are visible, is the pivot between the three schemes. Pale variegated large format bricks are proposed for the external walls of the three storey section, with darker large format bricks for the single storey part adjacent to the retaining wall. A small area of coloured glazed brick at the set back entrance is also proposed to help link the schemes. Sedum mat on the lower roof and upper roof; glazing in composite aluminium / timber frames and solid timber doors and gates.



View from Barrington Close towards Site 3

3.3 Site 3: Barrington & Lamble Boiler House and Garages

3.3.1 Description of Proposals

The proposal is for a development of 3no new family houses with a total footprint of 157m2. A new 4-storey 3 bedroom house abuts the existing Barrington Close maisonettes, and two 2-storey 3 bedroom houses are connected to this, forming an edge between Barrington Close and the railway path.

The new building here provides an opportunity to generate significant improvement to the external spaces and is arranged to form the edge of a new entrance courtyard to the existing maisonettes and the new housing. This, together with improved landscaping, will make Barrington Close into a pleasant and generous external space for use and benefit of all residents.

3.3.2 Design, Siting & Form

The form of the new building has been carefully considered to improve the streetscape and help create a sense of place, without compromising sunlight and daylight into existing homes.

Massing models show a that morning sunlight into Barrington Close is maintained by the proposal: a two-storey building that follows the line of the railway path, with a mono-pitch roof sloping down towards the Close. By keeping the footprint parallel with the railway path (rather than building to the edge of the site) the width of Barrington Close is increased, and opens up towards Grafton Road (see diagrams overleaf).

At the west end, on the site of the existing boiler house, a taller 4-storey house is proposed that



South Elevation to Railway

is connected to, and matches the height of, the Barrington Close maisonettes. The proposal steps back where it touches the maisonette block to maintain natural light into the existing bathroom windows.

The entrances to all the new homes are located on the north face, reinforcing the courtyard as 'front door'. Kitchens and living spaces are arranged on the ground floor looking over both Barrington Close to the front and also over the railway path to the rear, to provide natural surveillance and improve safety of this pedestrian route. Where they face the railway path the windows at ground floor are recessed and have integral planters.

Where the building faces east towards Grafton Road the elevation opens up with large windows and balcony at first floor to address the entrance to Barrington Close. The roof form provides an opportunity for a green roof.

The proposals have been presented to Camden and the local tenants, and have received enthusiastic support.

3.3.3 Areas / Internal Layout

The proposal shows the following areas:

Proposed new build (ground floor footprint) 157m²

The gross internal floor areas for the proposed units are as follows:

Unit 1	3-bed/4-person house	
	Ground	31m ²
	First	26m ²
	Second	32m ²
	Third	27m ²
	Total	116m ²
	Gardens	5m ²
	Balconies	10m ²
	Total gardens/amenity	15m ²

Unit 2 3-bed/5-person house

Ground	43m ²
First	49m ²
Total	92m ²
Total gardens/amenity	18m ²

Unit 3 3-bed/5-person house

Gro	und	52m ²
First	t	50m ²
Tota	ıl	102m ²
Garo Balo	den conies	19m ² 4m ²
Tota	l gardens/amenity	23m ²



Before and After diagram showing new houses following line of railway path thereby increasing the width of Barrington Close and opening up towards Grafton Road

These areas exceed recommendations for floor areas and amenity space given in guidance by the GLA and Camden's Residential Standards for a dwelling of this type, and are designed to meet Lifetime Homes standards. The units are arranged internally as follows:

• Unit 1:

This four storey unit has a kitchen / dining space and an accessible WC on the ground floor, with the living space and a balcony on first floor. The upper two floors house the bedrooms: two singles on the second floor with the family bathroom and a master bedroom with balcony and en suite on the third. There is storage space for bicycles under the stairs and for bins in the small entrance yard in Barrington Close. The solar PVs on the roof of this unit (that serve all three houses) can be accessed from the roof of the adjacent building.

• Unit 2:

The entrance hall is accessed through a private front garden from Barrington Close, and gives direct access to a large accessible WC and a dual aspect kitchen / living space which can potentially be subdivided. Upstairs are two double bedrooms, a single bedroom and the family bathroom. There is access from the first floor to the flat roof above for maintenance of the sedum roof.

• Unit 3:

Similar to Unit 2 the ground floor is accessed through a front garden facing Barrington Close, but taking advantage of the corner site the dining space also has access to a small terrace at its the eastern end. On the first floor there is the family bathroom alongside two single bedrooms and a master bedroom with an east-facing balcony. There is access from the first floor to the flat roof above for maintenance of the sedum roof.

3.3.4 Accessibility

The units are designed to meet Lifetime Homes standards; specific aspects of the design that provide good access include:

- Level access from Barrington Close into all dwellings and level access to all gardens and balconies;

- Dining area, kitchen and adaptable Part M WC all on ground floors, with the potential to adapt the sitting room into a bed space for units 2 & 3.

3.3.5 Materials

Pale variegated large format bricks are proposed for the external walls with a small area of coloured glazed brick at the set back entrance and balconies; sedum mat on the lower roof and solar PVs on the upper roof; glazing in composite aluminium / timber frames and solid timber doors and gates.



Excerpt from Measured Survey

4.0 Surveys and Reports

A number of surveys and reports have been commissioned in order to develop the scheme including the following:

4.1 Measured Survey & GPRS (Appendix B.1)

Measured & GPRS surveys for the sites were commissioned in September 2013, produced by ELB Surveys.

These surveys have been used as the basis for all architectural drawings and models, as well as providing the base layer for the arboriculture, acoustic & vibration, daylight & sunlight, soil investigations and below ground drainage surveys. The key findings from the measured surveys and the GPRS are as follows:

• Site 1:

Clear site with some yard drainage that will be made redundant by the build;

• Site 2:

Pram sheds will to be demolished, and retaining wall incorporated into structural strategy;

• Site 3:

Gas routes and drainage routes identified by GPRS survey, further investigation suggests some drains will need to be re-routed.



Plane tree adjacent to Site 1



Excerpt from Acoustic Survey for Site 3

4.2 Arboriculture (Appendix B.2)

• Site 1:

The plane tree adjacent to this site was first reported on by Camden's Arboricultural Services department (email dated 25th May 2012), and more recently Simon Pryce Arboriculture (report dated 12th September 2013) who identified it as category B1. Both investigations suggest there are no significant roots growing under the existing wall into the site. Limited pruning is considered acceptable for the lower branch, but the tree crown should be protected.

• Site 2 & 3:

The trees adjacent to these sites are the subject of a report by Simon Pryce Arboriculture which also examines the proposal for straightening of the footpath between Lamble Street and Barrington Close. The report concludes that the building works will not have any significant impact on the neighbouring trees. The report also advises that the footpath adjacent to Site 2 is not straightened completely but offset by an angle of 8° as described in drawing 13_066 dwg 2 to protect the roots of the pear trees to the South of Site 2.

4.3 Acoustic & Vibration Survey (Appendix B.3)

An acoustic & vibration survey was instructed by Camden from Shaun Murkett Acoustic Consultants on 30th September 2013, with a focus on acoustic surveys for all three sites and a vibration survey for Site 3 due to its proximity to the railway lines. The conclusions of the reports are as follows:

• Site 1:

Falls under Category B for PPG24, with a suggestion for a maximum of 33dBA sound reduction with regards to BS8233, seen to be an achievable reduction;

Site 2:

Falls under Category B for PPG24, with a suggestion for a maximum of 30dBA sound reduction with regards to BS8233, seen to be an achievable reduction;

• Site 3:

Falls under Category C for PPG24, with a suggestion for a maximum of 40dBA sound reduction with regards to BS8233, seen to be an achievable reduction. Further to this the vibration survey found that vibration levels were below the "low probability of adverse comments" threshold due to the depth of the railway cutting, and that no mitigating measures are necessary.





Excerpt from Below Ground Drainage Survey

4.4 Daylight & Sunlight Survey (Appendix B.4)

Following pre-planning advice that Sites 2 & 3 would require daylight and sunlight studies, Waterslade were commissioned to produce a report. Planning officers considered that such a study was not necessary for Site 1 as the proposal appears to have low impact on its surroundings.

The detailed study examines the effect the proposed developments have on Vertical Sky Component, No-Sky Line and Average Daylight Factor for all adjacent existing neighbours, in line with BRE measures for Daylight and Sunlight.

The report finds the proposed new buildings have 'no significant impact on neighbouring properties,' properties 'will retain very good daylight and sunlight levels' and the proposals fully complywith BRE criteria.

4.5 Below Ground Drainage (Appendix B.5)

A below ground drainage survey was instructed by Camden from Chelmer Drainfix Ltd on the 7th October 2013. The conclusions of the reports are as follows:

- Sites 1:

Yard gulleys currently in need of repair, but will be made redundant by building works.

- Site 2:

Yard gulleys and soil vent pipes will be made redundant by building works.

- Site 3:

Yard gulleys drain out of the site & can be sealed and built over. It is likely that the storm drains will need to be re-routed around building works.



Excerpt from Soils Investigation Trial Pits

4.6 Soil Investigation (Appendix B.6)

A soil investigation was commissioned from LBH Wembley by Camden on 8th October 2013. The conclusions of the report are as follows:

Consistent ground conditions over all three sites of London Clay with a mixture of gravel near the surface and a variable thickness of made ground.

Some contamination was found in the upper levels of the soil requiring no remediation under the new buildings, and a geotextile layer with 600mm of new soil to be installed in garden areas.

Further to this waste soil is classified as inert.



Excerpt from Structural Strategy for Site 1

5.0 Structural Strategy Ellis & Moore

5.1 Structural Strategy Summary

A preliminary structural strategy, produced by Ellis & Moore, has been prepared for each site (see Appendix C.1).

All sites are currently proposed to be timber framed buildings with masonry outer leaf. The foundation design for each site varies to reflect specific site conditions. Preliminary proposals are as follows:

Site 1:

Pile foundations, in order to protect roots of the adjacent plane tree and the foundations of the adjacent property.

Site 2:

Strip footings to allow a connection to the existing retaining wall. Further investigation of retaining wall required.

Site 3:

Following discussion with Network Rail, and from the findings of the soil investigation, pile foundations provide the best solution as they limit bearing onto the railway cutting.

6.0 Environmental Strategy Ingleton Wood

6.1 Environmental Strategy Summary

A preliminary environmental strategy has been prepared for each site by Ingleton Wood and includes a Code for Sustainable Homes (CSH) pre-assessment report (see Appendix C.2 & C.3)

In line with the London Plan the scheme achieves an overall 44.6% reduction in regulated CO_2 emissions compared to the Part L 2010 TER.

Further to this all sites have been designed to achieve a minimum of CSH level 4.

The core approach is for the houses to limit the use of energy through good fabric design (i.e. effective levels of insulation and airtightness). All sites will have low energy fittings (electric and mechanical) and heating will be underfloor heating to ground floors and radiators to upper floors. Other measures, such as space for bicycle storage, drying clothes and home working, help contribute to the designs' meeting the CSH 4 targets.

In conjunction with this, environmental strategies specific to each site are proposed, enabling them to reach the code levels and London Plan requirements as follows:



Summary Graph of Regulated CO, Emissions from Environmental Strategy

Site 1:

Heating from a 90% efficient gas fired boiler with load compensator. In addition Solar PVs to produce 0.9kWp (approximately 8m² of solar PVs on the roof).

A green roof is proposed for the lower section.

Site 2:

Due to overshadowing by the large Turkey Oak to the south and the adjacent housing, solar PVs are not considered suitable for this site.

Heating is therefore from a 250% efficient Air Source Heat Pump (ASHP) with load compensator, sited at roof level in an acoustic enclosure to avoid disturbance. Oversized radiators on the upper floors will compensate for the lower heat output of the ASHP.

As this site is especially suitable for green roofs, both for biodiversity and to reduce the impact on neighbours overlooking the site, they are proposed on all levels.

Site 3:

Heating is proposed from a 90% efficient gas fired boiler with load compensator. Solar PVs to the roof of the 4-storey element will supply all three dwellings by producing c. 2.7kWp (approximately 22m² of solar PVs). The lower roof (above the two storey houses) is proposed to be a green roof.

Due to acoustic disturbance from the railway it is proposed that each dwelling is ventilated by

a whole-house mechanical ventilation with heat recovery system (MVHR). Each of these will be 90% efficient. Fresh air will then be supplied to the most inhabited rooms (bedrooms and living spaces) and stale air extracted from rooms where moisture and pollutants are most often generated (kitchens and bathrooms). Each system will have a heat recovery unit which will reduce heating costs and energy consumption, contributing to energy use reductions.



Walk-around of all sites at Tenants' Meeting, 17th September 2013



Tenants Presentation, 22nd June 2013

7.0 Consultation & Feedback

7.1 Community Consultation

All three schemes have been developed with extensive community consultation, beginning with the direct involvement of the local community in selecting BHA as the architects for the project.

Since then, exhibitions, walk-arounds, drop-in sessions and consultation evenings have given local residents the opportunity to review and endorse the design proposals as they have developed. The designs being submitted for planning have been enthusuastically received and have support of local residents.

Below is a list of consultation events:

17th May 2013 - Small Sites Architects Selection Event - BHA selected from a panel of four potential architects by tenants of the estate and the local community.

22nd June 2013 - Tenants' Meeting - Preliminary schemes presented and discussed.

16th September 2013 - Meeting with tenant of 9 Lamble Street - Discussion of Site 1 scheme resulting in minor alterations, and agreement of design principles.

17th September 2013 - Tenants' Meeting -Designs described in detail, with generally positive reception. 18th November 2013 - Community Presentation Open evening presenting designs in advance of pre-planning advice, generally supportive response.

18th March 2014 - Community Presentation -Open evening following pre-planning advice presenting revised schemes in detail, generally enthusuastically received.



Walk around discussion with planners and client

7.2 Planning Feedback

7.2.1 Initial Advice

Kevin Fisher (KF) has been the contact for all planning queries since BHA's first contact with the Gospel Oak sites in early 2012, and has supported the design of the proposals. Specific points of communication have been as follows:

- Site 1 Plane Tree

Following initial investigation of the plane tree adjacent to Site 1, KF confirmed that there was little danger of damage to roots due to the existing site wall, and that the design should respect the overhanging branch, which it does (see Appendix B.2).

- Barrington Close and Railway Footpath In conversation with KF regarding the proximity of the building on Site 3 to the railway path, it was agreed that any new building should not extend beyond the current site boundary, and that, if possible, a setback should be maintained between the path and the interior of the houses.

7.2.2 Pre-Planning Advice

On 29th November 2013 all three sites were submitted for pre-planning advice. This was followed by a meeting on the 15th January 2014 between BHA, senior planning officers Eimear Heavey & Kevin Fisher and with LBC clients Julia Farr & Colin Barnes.

EH & KF expressed support for design of all three schemes. Matters raised, and addressed by this full application, included:

• A request for a Daylight & Sunlight assessment for sites 2 & 3 (see section 4.4);

• A review of the location of the ASHP for site 2 (see drawing 1381_B&L_P20_Rev C);

• A request for 1:20 detailed sections through external walls showing the treatment of window reveals and material choices (see drawing 1381_B&L_P40).







8.0 Conclusions

In addition to providing five much needed new homes in Camden, the three buildings described here have potential to substantially improve and reinvigorate the streetscape and urban realm of this part of Gospel Oak.

Developed with input from the local community and with Camden's support, the aspiration is that the projects will act as flagship small developments that demonstrate design excellence and the regenerative potential of new infill housing.

Following positive pre-application feedback it is now hoped that the schemes will be recommended for approval.

9.0 Appendices

A - Architectural Drawings

- **B** Surveys & Reports
- B.1 Measured Survey and GPRS
- B.2 Arboriculture Survey & Report
- B.3 Acoustic & Vibration Reports
- B.4 Daylight & Sunlight Report
- B.5 Below Ground Drainage Survey
- B.6 Soil Investigations

C - Design Team Strategies

- C.1 Structural Strategy Ellis & Moore
- C.2 Environmental Strategy Ingleton Wood
- C.3 CSH Pre-Assessment Ingleton Wood