

## 6.0 Consultation

### 6.2 Residents and Staff

Origin housing had Ashton court in mind for remodelling for a number of years prior to this application. This has allowed the housing team to hold voids in the scheme to limit the amount of disruption for residents, also there are now 24 residents in the scheme so everyone can have access to a new apartment.

The design team held a consultation meeting with the residents on the 28th April 2015. Overall the residents were happy with the design and agreed that Ashton Court needs a lot of work to meet current standards. Key concerns were the phasing and disruption this would cause especially to the less able residents. Origin have offered to cover any moving costs and will find alternative accommodation for residents who do not wish to stay on site during the work.

Another issue that the residents discussed was being able to close off the kitchen and one resident requested a bath instead of a shower. There were concerns about the full height door on the ground floor which could be adjusted so the top half was a normal window. The current design has been adapted to suit these requests.

The staff that Origin has working in Ashton Court were also consulted on the design and a wish list was developed including things such as a staff toilet was designed in to the ground floor.

Moving forward Origin hope to include the residents in the detailed design phase including decoration and landscaping which will be facilitated by the design team.

During the construction period residents will be regularly consulted on progress and potential disruptions.



Images from Consultations at Ashton Court





Archadia Chartered Architects  
58-60 Ashley Road  
Hampton, TW12 2HU  
www.archadia.co.uk

Origin Housing  
Design and Access Statement  
Remodelling of existing building and 5 new mews houses  
August 2015

## Invitation Ashton Court, Public Consultation



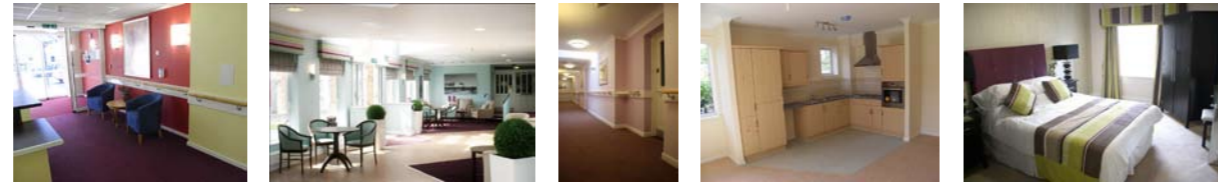
**Date:** Wednesday 3rd June  
**Time:** 4-8pm  
**Location:** Communal Hall, 254 - 256 Ashton Court, Camden,  
NW1 9HE

Origin Housing invites you to a public consultation on the proposals for the upgrading and remodelling of Ashton Court. The scheme provides supported housing to older people in the local area and is in need of upgrading. The proposed development will include remodelling the existing units to meet current standards and improving the living accommodation on offer. The communal facilities will be rebuilt and new apartments will be provided above. To fund this Origin will be creating 5 new town houses on Camden Mews for market sale to replace the current apartments.

This consultation event is an opportunity to review the proposal with Origin and the design team who will be present to answer any queries and collect feedback.



For further information about this event contact:  
Mark.Connell@eu.jll.com



Images from Archadia completed schemes

### Ashton Court Consultation

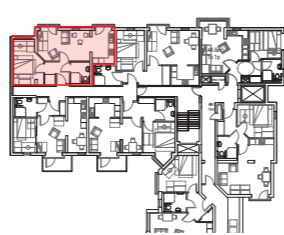
#### Typical Flat Plan and Features

The remodelled flats will be one bedroom with an open plan living area and kitchen. Bathrooms will be upgraded with level access showers and new suites to meet current standards. The remodelling has also allowed us to change many of the bay windows into full height glazing with either Juliet balconies on the roadside or full balconies facing the courtyard. This new feature will make the accommodation much lighter with a better connection to the outdoors. These new windows will be double glazed and easily operated.

Origin have committed to providing new Kitchens and carpets for the new apartments and details of this will be presented at a later date for discussion.



Kitchen View



Living Room View

March 2015 © Archadia Chartered Architects

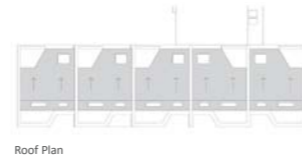


### Ashton Court Consultation

#### New Build Mews Houses

The 5 new houses have been designed to be in keeping with the low rise mews style and the original character of Ashton Court. The two bedroom homes include a basement with living and storage space, a bedroom at ground level with a bathroom and utility, and at first floor level there is a light open plan kitchen/living area with balcony. The master bedroom is on the second floor with ensuite and another balcony.

The homes will be designed with a fabric first approach to sustainability and seek to exceed current building standards in this area.



Roof Plan



Camden Mews Front Elevation



Second Floor Plan



Camden Mews Rear Elevation



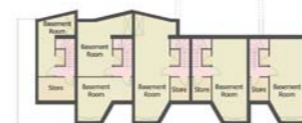
First Floor Plan



Ground Floor Plan



View along Camden Mews



Basement Plan



March 2015 © Archadia Chartered Architects

## 6.0 Consultation

### 6.3 Public Consultation

A public consultation was held on the 3rd June 2015, from 4pm-8pm residents within a 1/2 mile of the proposal were invited. The consultation took place in the communal hall in Ashton Court and many of the residents who attended were from Camden Mews.

#### Key comments included;

- Loss of the undercroft is a welcome change. Two residents expressed the opinion that it was used for anti-social behaviour and felt unsafe walking past this space at night.
- The window materials and colours should be included in the design and access statement and should be good quality.
- There was a general agreement that the design fitted into the Mews however some residents commented that the design was too subtle.
- Parking was a concern however this is not a design issue as the scheme is in line with Camden's policy on parking provision.
- Basements were also commented on as both positive and negative addition.

The owner of the house adjacent to the Mews development was unable to attend but was contacted and has received drawings. She has commented that she does not have any objections and welcomed the redevelopment.

### 6.4 Camden Square Conservation Area Committee

The design team have had contact with a representatives from the CCAC and have reviewed the checklist and detailed study of the conservation area. Based on these documents the design team considered the impact of the roof and incorporated more of a setback, the end house on the Camden Park road elevation was also adjusted to be in keeping with the existing and break up the solid wall.



## 7.0 Architectural Design

### 7.1 Scale and Massing

The main block has been extended to the rear, stepping back over the four floors, the scale of this extension is in keeping with the rest of the building and is necessary to maximise the amount of units origin can provide. On the rear elevation balconies have been proposed which will require a supporting structure that has been designed as an elegant steel frame.

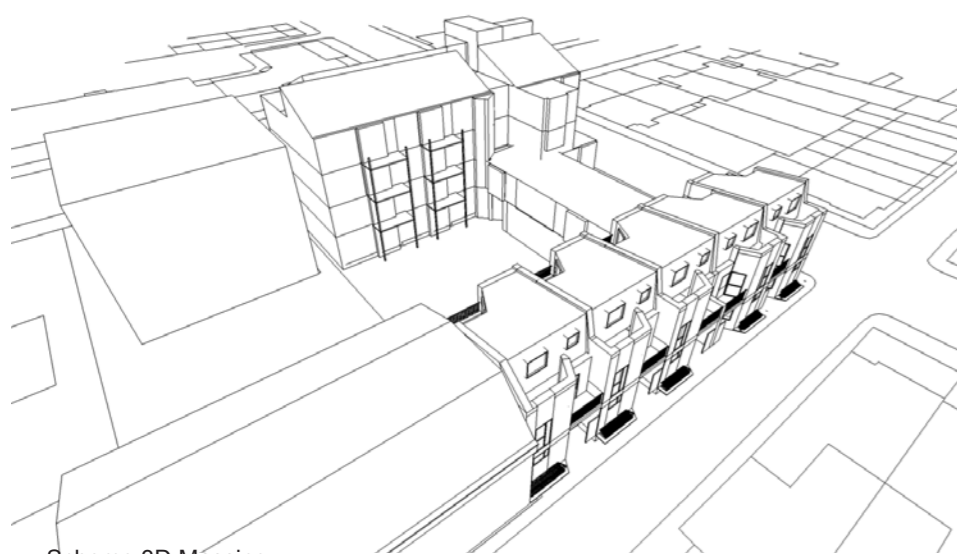
The extra floor above the link building has been designed with the circulation on the street side under the slope of the roof so the elevation along Camden Park Road retains the scale of a single story structure and respects the adjacent tree.

The scale and massing of the mews houses responds to the existing footprint and surrounding buildings. It follows the trend on this street for two full stories with a prominent bay and a third floor set back from the street in the roof. The parapet height and roof verge respond to the neighbouring properties. The proposal includes a new basement excavation for additional living space, the extent of the basement follows the building line above apart from in the property adjacent to No 103 which will be 0.5m from the party wall line.

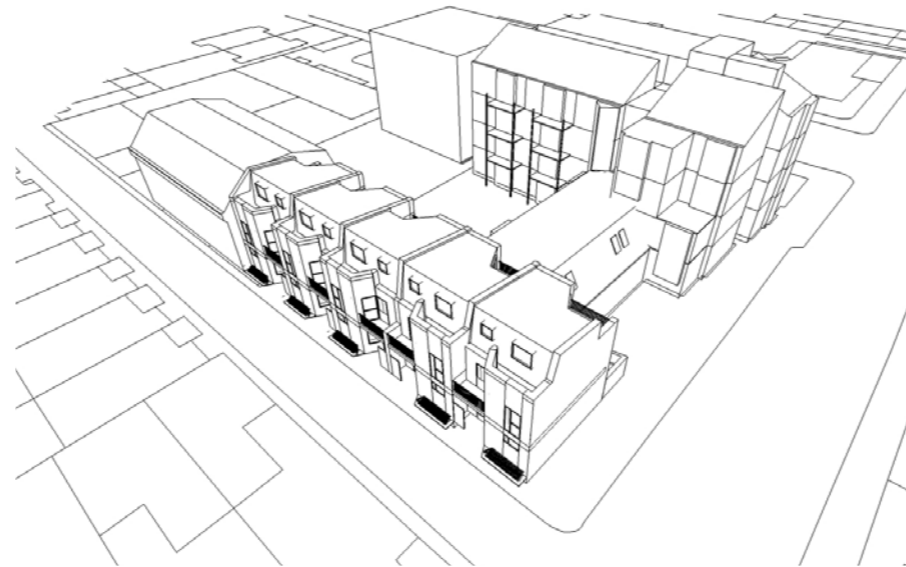
A detailed basement impact assessment has been undertaken to support the case for a basement and the space has been designed to meet Camden Planning Guidance.



Camden Road Proposed Elevation



Scheme 3D Massing



Camden Park Road View



Camden Road View



## 7.0 Architectural Design

### 7.2 Architectural Approach

The design team recognised the positive contribution that the current scheme gives to the conservation area and sought to preserve and enhance this over the proposed development.

The changes to the main block will be limited to internal remodelling, extension to the rear and the introduction of Juliet balconies and full balconies to enhance the living space where appropriate.

The design of the mews houses seeks to add to the distinct character of this zone, the design process included two pre application meetings in which the design team incorporated the planning departments suggestions and addressed their concerns. The final mews design responds to the rhythm of the adjacent buildings with bay windows and entrance doors set into the façade, the angle of the bays provides a new feature to the street with a small balcony outside the kitchen providing life to the façade.

A detailed heritage assessment has been prepared to support these changes.



Camden Park Road View



Camden Park Road Rear Elevation



## 7.0 Architectural Design



Camden Park Road Elevation



Ashton Court Garden View



Camden Mews Street View

### 7.3 Appearance and Materials

The material palette has been chosen to reflect the existing building and context. The extension to the main block will be brick and match the existing with sensitive detailing where the old meets the new. The new windows will match the existing powdercoated grey frame however the solid section across the windows will be thinner as residents complain that this limits their view. The new Juliet balconies on the Camden road elevation will allow more light into the apartments and improve ventilation. The current detail of the stacked bricks will be incorporated into these remodelled bays.

The link building and mews will incorporate a standing seam zinc roof which has been influenced by the material palette in the Mews and surrounding area.

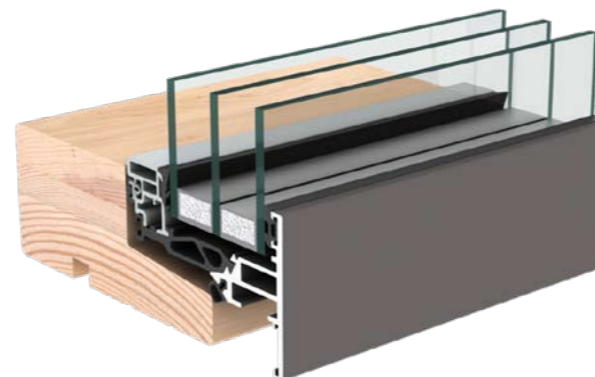
The brick detailing takes inspiration from the existing building with the stacked brick effect and banding but will reinterpret this in a more contemporary way in the facade of the mews and link building.

### 7.4 Interior Design

The scheme will incorporate decoration that will suit the older residents and incorporate features such as handrails and contrasting colours for people who are visually impaired.

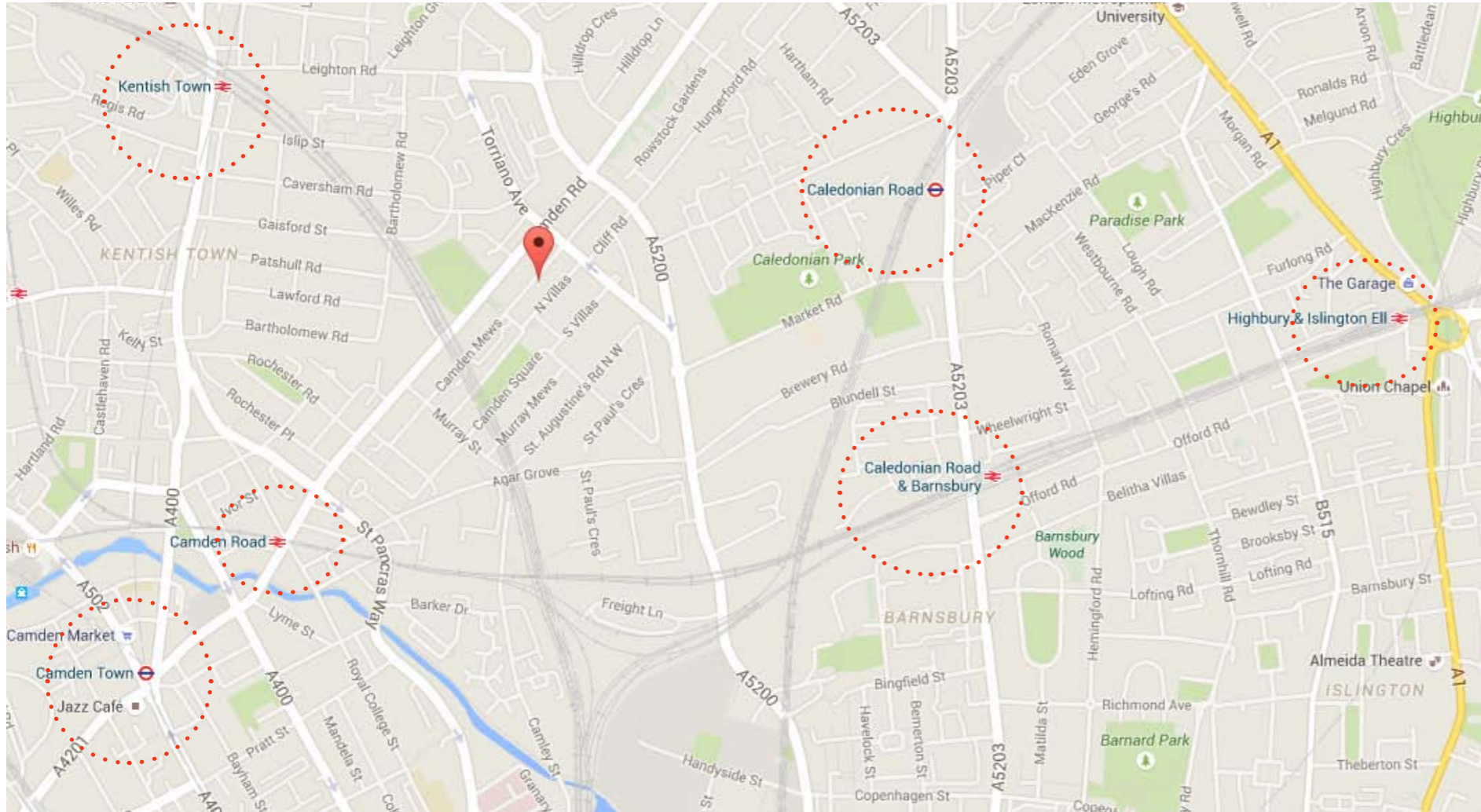
### 7.5 Landscaping

The front garden to Camden Road will be enhanced, the rear garden will be redesigned with contribution from residents to be more accessible with decking for events and BBQ's. The currently underused space at the front of the link building facing Camden Park Street will be enhanced with planting and a seating area. During the consultation process the residents of Ashton Court requested that a pond and this will be included in the final landscape design.



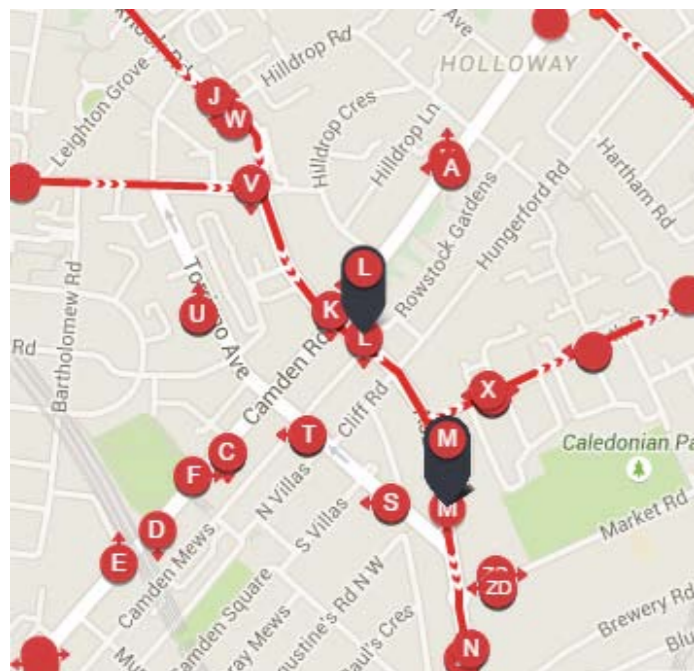


## 8.0 Vehicular Access and Transport



The rebuilding of the mews will result in the loss of parking spaces which is in line with the CPG, there will be no vehicular access on the proposed site. Visitors and residents using cars will have to follow the restrictions or apply for a parking permit.

The transport links to central London from the site are very good with local bus routes such as the 390 stopping adjacent to Ashton Court. Overground stations Camden Road and Kentish town are within a mile from the site and Caledonian Road Underground station is within walking distance.



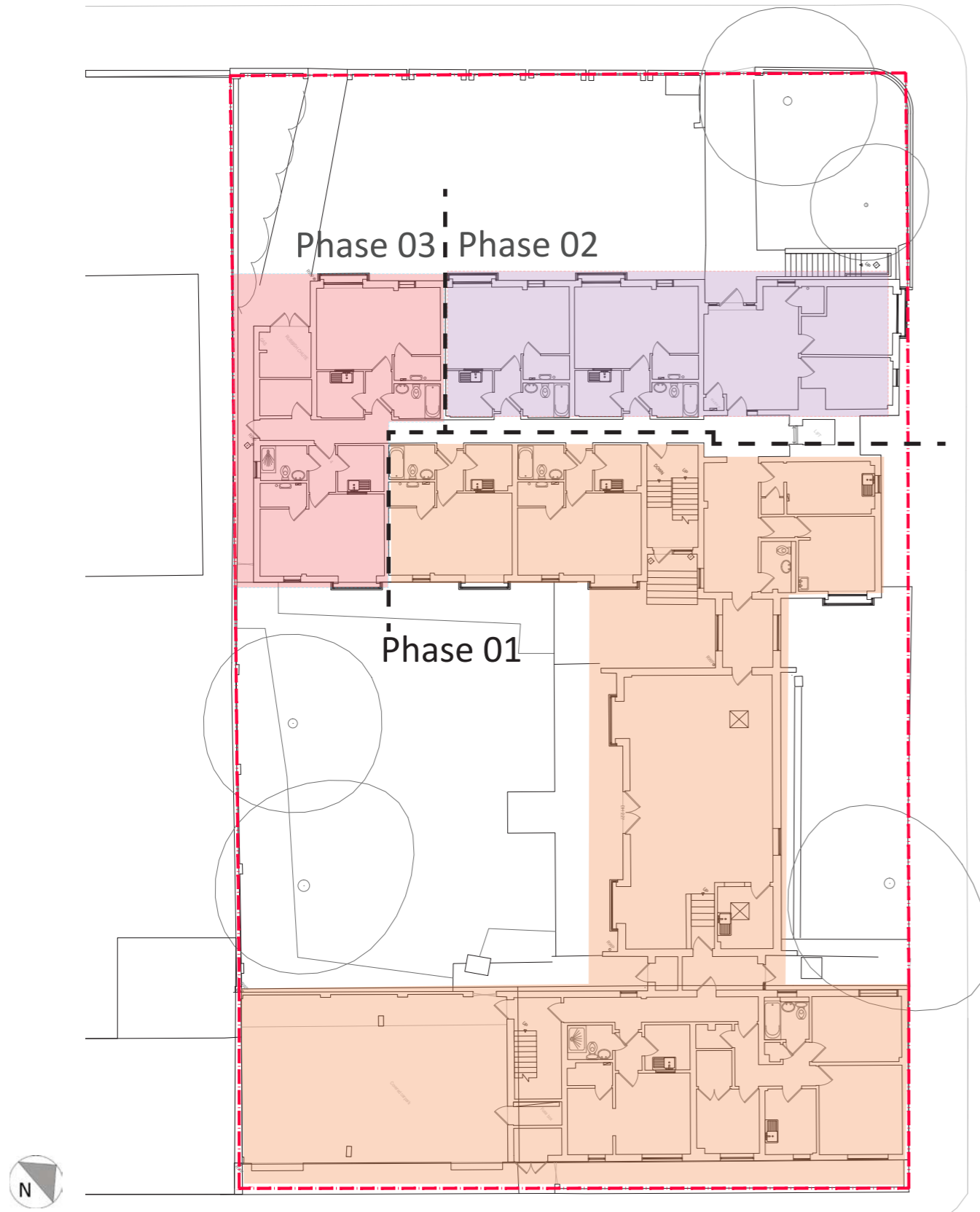
## 9.0 Proposed Phasing Strategy

Origin would like the works to be completed in phases to allow residents to remain on site. The phasing strategy will be more developed at detailed design stage but currently the design team are working towards the 3 phase option shown in the diagram opposite.

Stage 01 – Demolish the apartments on Camden mews and the link block and rebuild starting with the Mews houses and continuing to the junction with the main building.

Stage 02 – Renovate the apartments on the right of Ashton Court along Camden Rd and Camden Park Rd, this stage may require a temporary access for residents.

Stage 03 – Renovate the apartments on the left side of Ashton Court, moving residents into the finished apartments from the other phases.





## Secured by Design



**Police Preferred Specification**



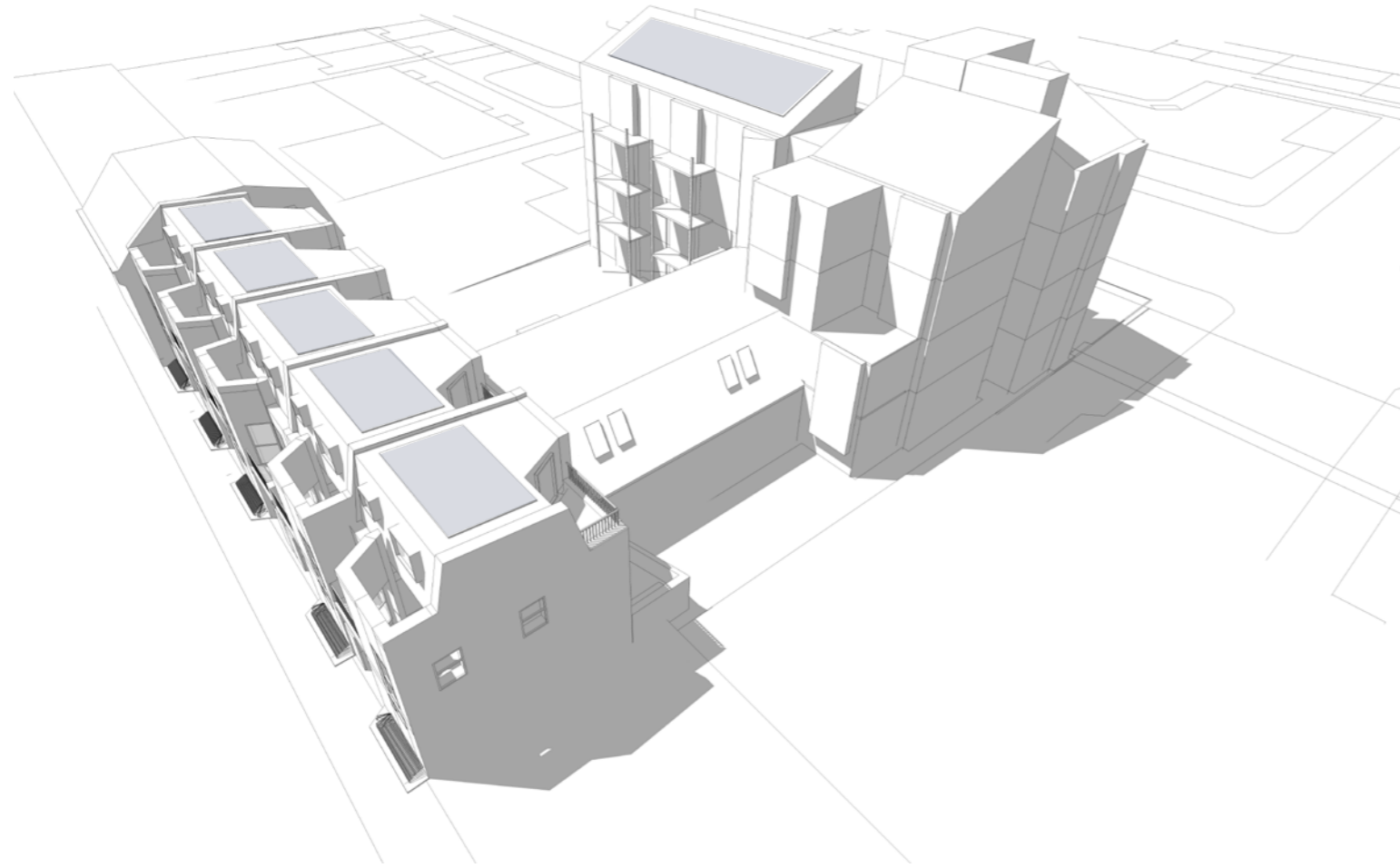
## 10.0 Secure by Design

The design team have sought the advice of DOCO Adam Lindsey of the Met police, overall Mr Linsey approved of the general layout and design. There were a number of points that will be included in the detailed design stage. A summary of the meeting is below;

1. SBD requires security tested products to be fitted.
2. All communal and all residential doors will be to BS PAS 24-2012 or LPS 1175 sr 2 or higher or STS 201/2. Further information is available on the SBD website. [www.securedbydesign.com](http://www.securedbydesign.com)
3. All opening and accessible windows will be to BS PAS 24-2012 or other acceptable standard with P1a rated laminated glass.
4. Access control will be audio and video. No trades button will be fitted.
5. Post will be delivered to staff at the sheltered home so postman will not have key access.
6. Utility meters will be located in a central location.
7. Railing would be provided at street level to provide some territoriality. There may be sliding gates which can be self closing.
8. If stud partition is used then these walls should be supported with 9mm plywood or metal mesh.
9. Bin stores will be fitted with self closing and locking BS PAS 24-2012 doors.
10. Bike/mobility scooter store. BS PAS 24-2012 doors will be fitted to the inner and outer area of this store. Lighting and CCTV should be considered.
11. Lighting to BS 5489 standard with no bollard lighting.
12. Basement room will have bars or grills to support the security.
13. A secondary BS PAS 24-2012 door may be fitted in the foyer to provide security to visitors entering the building.



## 11.0 Sustainability



There will be different strategies for the various elements in the proposal. The remodelling of the existing block along Camden Road will include upgrading the services to be more energy efficient and reduce emissions. The windows will be replaced to a higher specification for heat transfer and noise pollution, where possible insulation will be upgraded and water consumption reduced with new bathroom fittings and systems upgrade. Each flat will be allocated 1 Solar PV panel that will be installed on the roof of Ashton Court facing the communal garden. The proposal aims to achieve BREEAM domestic refurbishment 'very good' category.

The extension to the main block and rebuilding of the communal facilities will meet building regulations and Camden core policies. The design has large windows reducing the need for artificial light.

The Mews construction will follow a fabric first approach to sustainability and aims to exceed the standards set out in the building regulations as per the London Plan and CPG. The Mews houses will benefit from the inclusion of PV panels to supplement the energy needs, these panels will be installed on the rear part of the roof and will not be seen from the street.

A detailed energy assessment and sustainability is included as part of this submission.



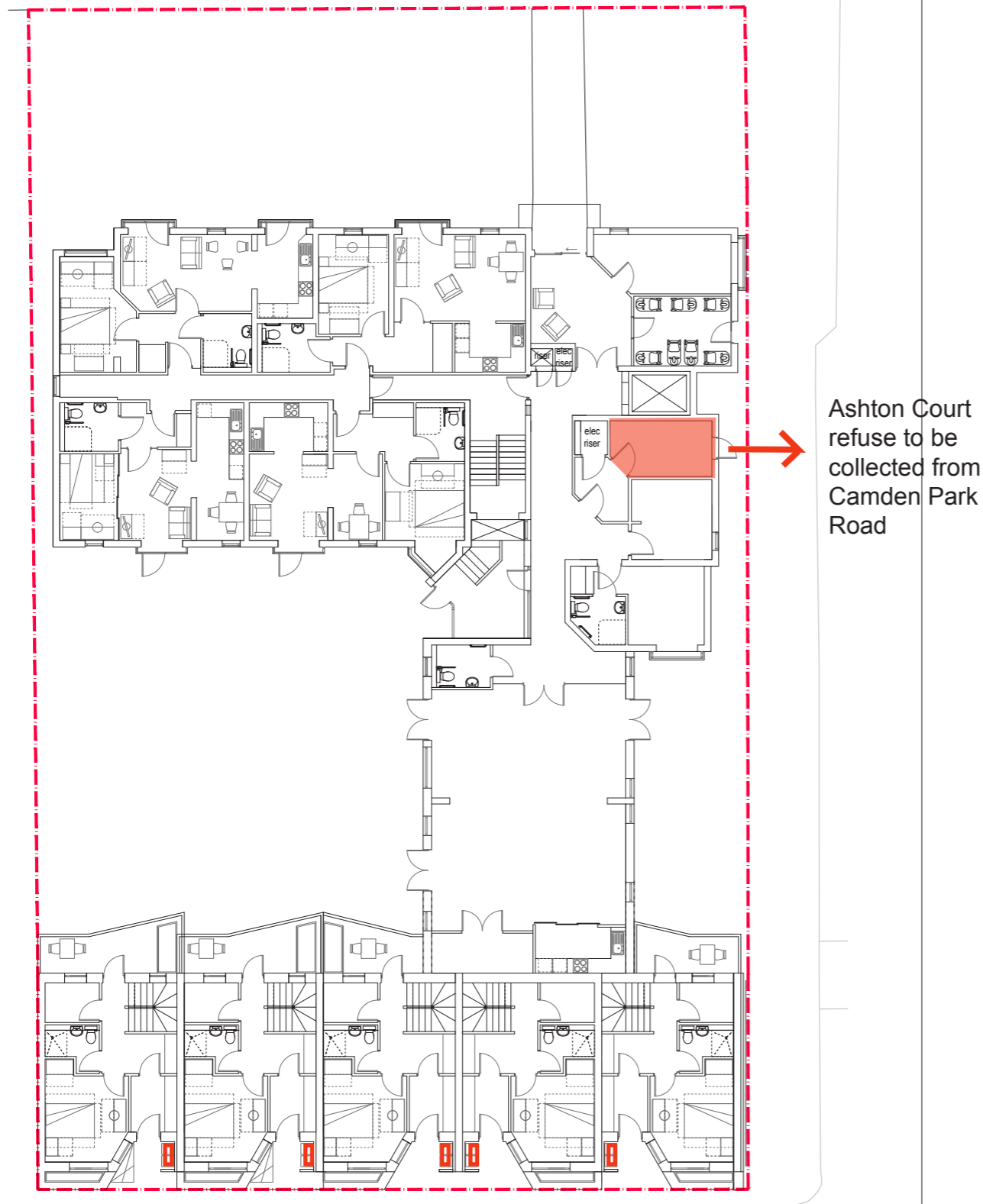


## 12.0 Waste Storage and Collection

The refurbishment of Ashton Court will include relocating the bin store and position of refuse collection. Currently residents use a rubbish chute and waste collects in a large bin on the ground floor.

In the new proposal there is a main bin store on the ground floor adjacent to the laundry which will provide larger bins for general waste and recycling. The collection point will be located via a door on Camden Park Road. Origin will implement a management plan for the waste from the individual apartments.

The Mews houses have been designed with a dedicated space outside the front door for use as a bin store which is typical in the street.



New mews homes provided with external store



Hea 4 (Lifetime Homes) Checklist – November 2010 version

Development Name: Ashton Court Specification ID:

Checklist Hea 4: Lifetime Homes		YES/ NO
Lifetime Homes Design Criteria	Lifetime Homes Standard	
(1) Parking (Width or widening Capability)	<b>(1)a 'On plot' (non-communal) parking</b> Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.	N/A Parking not provided
	<b>(1)b Communal or shared parking</b> Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.	N/A Parking not provided
(2) Approach to dwelling from parking (distance, gradients and widths)	The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.	N/A Parking not provided
(3) Approach to all entrances	The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.	Yes
(4) Entrances	All entrances should: a) Be illuminated b) Have level access over the threshold; and	



Hea 4 (Lifetime Homes) Checklist – November 2010 version

Checklist Hea 4: Lifetime Homes		YES/ NO
Lifetime Homes Design Criteria	Lifetime Homes Standard	
	<p>c) Have effective clear opening widths and nibs as specified below.</p> <p>In addition, main entrances should also:</p> <p>d) Have adequate weather protection</p> <p>e) Have a level external landing.</p>	Yes
(5) Communal stairs and lifts	<p><b>(5)a Communal Stairs</b></p> <p>Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided</p>	Yes
	<p><b>(5)b Communal Lifts</b></p> <p>Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.</p>	Yes
(6) Internal doorways and hallways	Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification below.	Yes
7) Circulation Space	There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	Yes
(8) Entrance level living space	A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').	Yes

Hea 4 (Lifetime Homes) Checklist – November 2010 version

Checklist Hea 4: Lifetime Homes		YES/ NO
Lifetime Homes Design Criteria	Lifetime Homes Standard	
(9) Potential for entrance level bed-space	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.	Yes
(10) Entrance level WC and shower drainage	Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed – as detailed in the specification below. (See Appendix 1 for definition of entrance level).	Yes
(11) WC and bathroom walls	Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.	Yes
(12) Stairs and potential through-floor lift in dwelling	The design within a dwelling of two or more storeys should incorporate both: a) Potential for stair lift installation; and, b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.	Yes
(13) Potential for fitting of hoists and bedroom / bathroom	Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.	Yes
(14) Bathrooms	An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.	Yes