	DEVELOPMENT COMPARISON	**EXISTING BUILDING**	**PROPOSED SCHEME**
1.	DESIGN	The existing building is a replacement of a bomb damaged Victorian building that was built quickly and with little regard for its context with poor quality materials.	New proposals establish a complete and unified piece of architecture that is not only respectful of its surroundings but greatly enhances the street scape.
2.	SCALE AND MASS	The existing mass does not follow the historic rhythms of the original architecture. The existing building breaks the roof line of the terrace with an open stairwell.	The scale of the proposals has been carefully considered to tie in with the surrounding buildings. The rear mass matches that of the neighbouring buildings and sits within the original footprint of the Victorian terrace.
3.	MATERIALS	The existing facade is constructed of poor quality materials that do not reflect those of the surrounding historic buildings. Large panels of render and PVC windows, which are not seen in any of the neighbouring buildings detract from the overall character of the conservation area.	Red brick to match the surrounding buildings will be used to tie the building into the street. Cast stone surrounds are proposed to match that of the materials found on bay window surrounds in the conservation area.
4.	STREET RHYTHM	The existing buildings street frontage pays no attention to the strong rhythm of bays and entrances prevalent on the historic terrace in Goldhurst Terrace. The terrace is inappropriately broken with an open stairwell and street facing balconies further enforce the existing building detracts from the street scene.	The proposals have been designed to reinstate the strong rhythm of the street that exist on Goldhurst Terrace. A pattern of central entrances, flanked by bays is prominent along the street scape. Where the existing building ignores this structure the proposed building will return the bays and central entrance in a contemporary manner.
5.	THERMAL PERFORMANCE	Existing external walls have minimal, if any insulation and there is evidence of condensation, damp and thermal breaks. Existing roof similarly has little insulation installed to underside with increased risk of damp and condensation.	A new thermally efficient fabric to building with high levels of insulation and controlled ventilation to the entire building envelope will provide a building that is cost effective to heat and will minimise localised energy wastage.
6.	SUSTAINABILITY	Retrofitted and sandwiched in sustainable building mechanics will only achieve limited sustainable results.	The proposals provide an opportunity to construct a fully coordinated scheme with advanced sustainable mechanical services throughout including modern heating and cooling systems.
7.	LANDSCAPING	The existing building has no discernible landscaping with no planting.	The scheme will provide a thoroughly designed landscape to front and rear to provide an excellent garden space that will contribute to the conservation area.
8.	CYCLE PARKING AND REFUSE	The existing building does not offer any cycle parking or appropriate refuse storage. Rubbish is currently piled up in the font garden detracting from the street and providing a foraging ground for rodents.	The proposed scheme will provide secure cycle parking for each unit. A secure refuse store is also proposed to provide clean and manageable refuse collection for the local authority.

SITE OPPORTUNITIES

LOCAL DESIGN PRINCIPLES

The proposals have been designed to not only sit comfortably and respectfully within the urban context of the conservation area but also enhance it. Scale, materials, mass and design have all be carefully considered to propose a building fitting for its surroundings.

PROPOSED STREET ELEVATION - REINSTATING THE STREET BAY PATTERN

The proposals have been designed to reinstate the strong rhythm of the street that exists on Goldhurst Terrace. A pattern of central entrances, flanked by bays is prominent along the street scape. Where the existing building ignores this structure the proposed building will return the bays and central entrance in a contemporary manner.

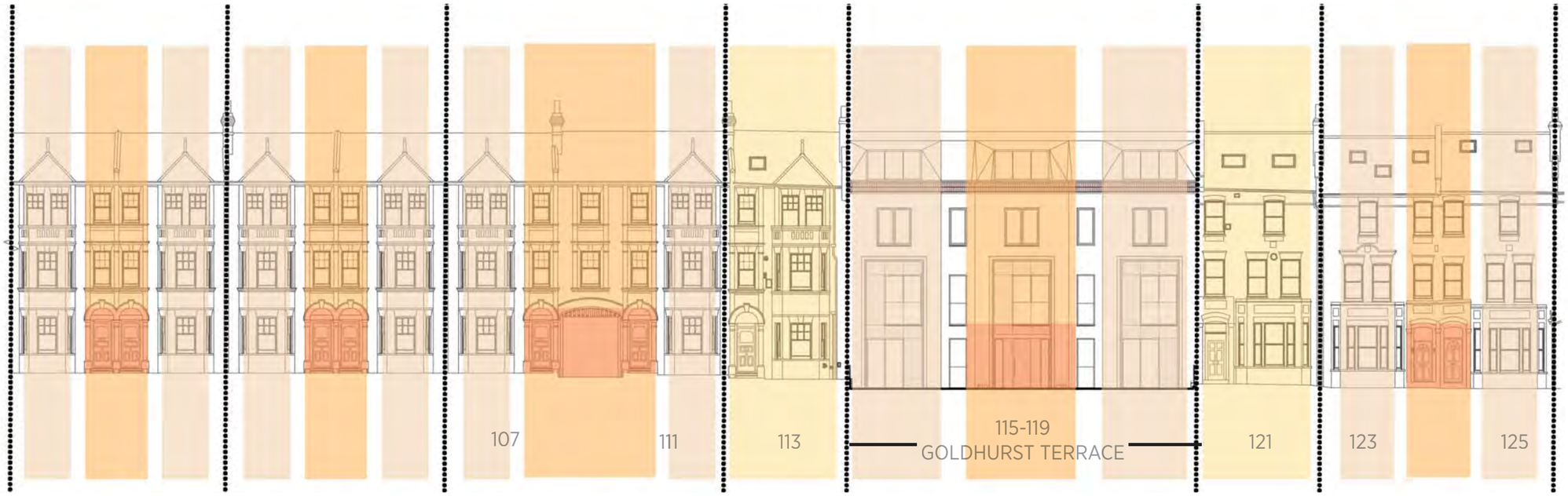
KEY

LARGE CENTRAL SECTION DISTINGUISHING ENTRANCES

SECONDARY PATTERN WITH PROJECTING BAY

CENTRAL ENTRANCE

TRANSITION BUILDINGS MARKING BREAK DUE TO BOMB DAMAGE



INTRODUCTION

This section outlines the changes made to the scheme during the pre-application process with the (planning and design) officers, as well as the alterations made to the scheme after receiving the officers' pre-application advice letter (REF:2015/4972/PRE) for the full planning submission.

Principal comments relate to:

MIX OF UNITS
INTERNAL LAYOUT AND SPACE STANDARDS
DESIGN
AMENITY
TRANSPORT / HIGHWAYS
REFUSE AND RECYCLING

MIX OF UNITS

The officer's pre-application advice letter (REF:2015/4972/PRE) has identified one bed units as low priority and two bedroom units as high priority within the Borough of Camden, with a particular target of at least 40% of the total units to be 2 bed units. The scheme comfortably meets this target, with a proposed mix of:

2 No. x One Bedroom Apartment	20%
5 No. x Two Bedroom Apartments	50%
3 No. x Three Bedroom Apartments	30%

INTERNAL LAYOUT AND SPACE STANDARDS

The principal comments identified in the officer's pre-application advice letter (REF:2015/4972/PRE) in regard to internal layout and space standards are as follows:

> "There is concern however that there are 2 x 1 bedroom flats at lower ground floor level that are single aspect where the only outlook is into a lightwell."

The 2 No. 1 bedroom flats at lower ground floor have since been altered in response to the comments from officers, by combining the 2 No. 1 bedroom flats into one large 2 bedroom flat, while also significantly increasing the glazing at the lightwell.

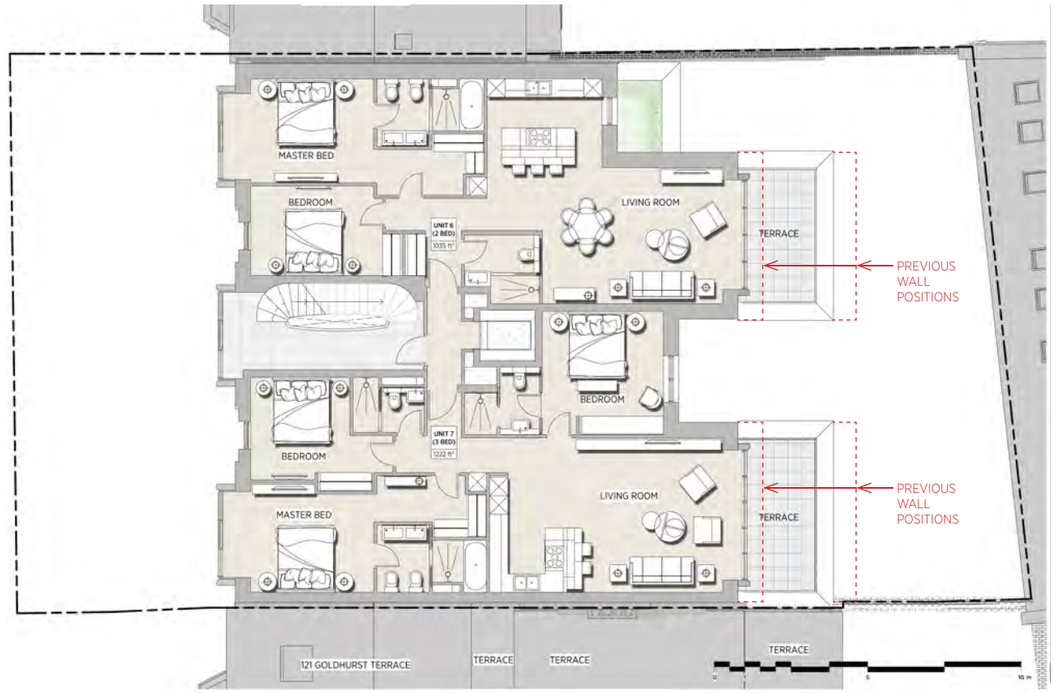
DESIGN

Rear Elevation

During the pre-application advice meeting held on 30th March the planning and design officers requested that the massing to the rear be reduced. The scheme was altered to reflect the officers' request and was positively acknowledged in their pre-application advice letter (REF:2015/4972/PRE),

> "The proposed scale is considered to be appropriate, the proposed building is considered to sit comfortably in its context. The proposed massing to the rear at ground and first floor levels has been reduced since the meeting on site on 30th of March. The set back is welcome however officers consider that the massing to the rear could be reduced by a further 0.2m at ground and first floor levels this is to ensure this building reads as a clear transition between the buildings to the buildings to the south and north of the site."

The proposed plans have been updated to reflect the officers' request to reduce the rear mass by a further 0.2m following an initial 0.5m reduction on the ground and first floor levels, with the changes illustrated in the diagram below.



REAR GARDEN WALL POSITIONS - GROUND AND FIRST FLOOR LEVELS

DESIGN (CONTINUED)

Front Elevation
Since submitting the scheme for pre-app (see FIG 1) there have been a number of alterations to the front facade, based on the verbal comments received during the pre-application meeting held on 30th March. These comments in regard to the front facade include:

1. Reduce the amount of glazing
2. Introduce a timber door for the main entrance
3. Explore window heights and depth options
4. Explore stone surround options

Two options were then submitted to Camden on 08 April 2016 (see FIG 2 and 3).

The officer's response to the revised options were incorporated into their pre-application advice letter (REF:2015/4972/PRE):

> "Since the meeting on site on 30th March, KSR have offered two detailing options for the front elevation. Of the two options, officers consider option B which lowers the stone articulation to the second storey is more contextual is preferred. The reduced scale of the windows in Option B is also more fitting with the surrounding context. Officers consider the projection could be reduced slightly to refine the proposed design. The entrance has been improved and is of an appropriate domestic scale compared with the original proposal."

The proposed scheme as part of the full planning application has taken the officers comments into consideration. The three projecting bays have been reduced by 430mm, which sits at a comfortable medium between the the plane of the main front building facade and the line of the projecting bay windows of the adjacent properties to each side.

Option B has been developed further to provide a modern articulated and well refined front facade that picks of the rhythm of the neighbouring traditional terrace houses, which is illustrated in the diagram on the following page.

FRONT ELEVATION CONCEPTUAL SKETCHES

FIG 1: PRE-APPLICATION SUBMISSION
(11 February 2016)

FIG 2: POST PRE-APPLICATION MEETING, OPTION A
(08 April 2016)

FIG 3: POST PRE-APPLICATION MEETING, OPTION B
(08 April 2016)

FACADE COMPOSITION AND PROPORTION

As described on the previous page, the facade has been carefully detailed and refined through discussions with officers during the pre-application process.

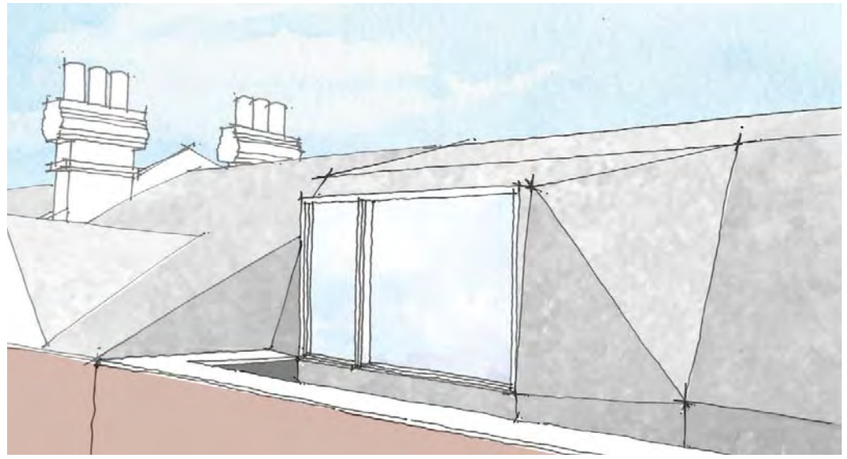
The proposed façade design uses the existing patterns found in the street scape to bring a modern take on the bay window. The clean and simple, articulated stone surrounds to the bays frame the windows and timber infill panels and provide a sense of proportion to the facade.

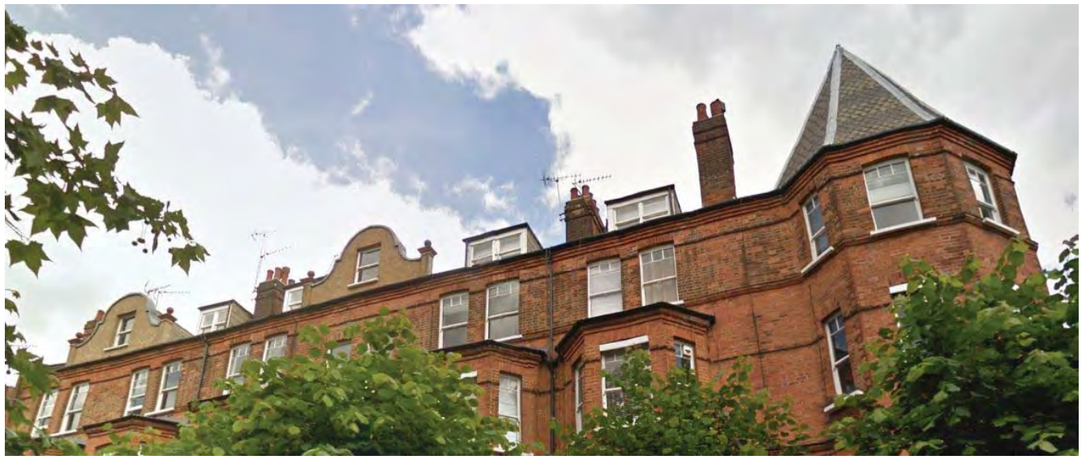
The materials and detailing will be of a high quality and standard. The red brick proposed will match that of the neighbouring buildings to tie in the new design to the existing terrace. The cast stone surrounds to the bays will complement the brick and reflect the stone details found on the surrounding architecture.

ROOF DESIGN

The front dormer windows are a contemporary take on the wide variety of roof forms found on many of the buildings along Goldhurst Terrace. Angular shapes and contrasting sizes provide a level of individual character to the building within the street whilst being unified in its overall scale and position within the roof scape, as well as its symmetrical relationship with the primary facade. The roof, including the angular dormer windows are clad in zinc.

No. 115 - 119 GOLDHURST TERRACE





WINDOWS

The proposals contain high performing metal framed windows which will provide an abundance of light into the apartments whilst being thermally efficient and provide natural ventilation.

BRICK DETAILING & FACADE ARTICULATION

Between the three bay windows, further articulation has been detailed into the facade with semi-recessed vertical sections which reflect the pattern and rhythm of the adjacent terraces.

No. 115 - 119 GOLDHURST TERRACE

No 111 - 113 (Neigbhouring Terrace)

MATERIAL AND FINISHES

Materials are traditional in appearance and have been carefully selected from surrounding precedents. The red brick façade is the prominent material in houses in the near vicinity, and is the existing main material.

The main façade is articulated with stone detail, using a style that is characteristic with the surrounding architecture. In addition focussing the stone detailing at ground and first floor and reducing the scale of windows at second floor as the façade progresses in height reinstates the architectural hierarchy.

The main building roof, including the dormer windows will be in clad in zinc.

Walls are proposed to be in a Flemish bond red brick range with simple stone sills used to articulate the facades and provide a consistent motif that unifies each elevation.

A treated timber will add further to detail of the bays. This timber will be coated so that it will be resistant to greying over time and will hold its colour throughout the seasons.

Double soldier course with protruding stretcher bond detail relates to the existing terraces on either side in a clean contemporary approach.

Proposed elevation detail

PRECEDENTS

Articulated bays with stone surround, glazing and timber infill panels

Timber panels and brickwork
OAK HILL PARK - KSR ARCHITECTS
CAMDEN DESIGN AWARD WINNER

Large glazing panels, glass balustrade and timber
OAK HILL PARK - KSR ARCHITECTS
CAMDEN DESIGN AWARD WINNER

PROPOSED FRONT ELEVATION

SEMI-RECESSED VERTICAL SECTIONS WITHIN THE BRICKWORK ADDS ARTICULATION TO THE FACADE AND REFLECTS THE PATTERNS AND RHYTHMS FOUND IN THE STREET

BRICK DETAILING IN THE FACADE RELATES TO THE DETAILING FOUND ON NEIGHBOURING PROPERTIES

SECOND STOREY WINDOWS ARE REDUCED IN SCALE COMPARED TO THE WINDOWS ON THE GROUND AND FIRST FLOOR - TO REFLECT THE VERTICAL HIERARCHY THAT EXISTS WITHIN NEIGHBOURING TERRACE BUILDINGS

REDUCED HEIGHT OF BAY WINDOWS TO REFLECT THE PATTERN FOUND WITHIN THE STREET

REDUCED GLAZING TO STREET FRONTAGE

REFINEMENT OF STONE SURROUND AND REDUCTION IN SCALE

TIMBER FRONT ENTRANCE DOOR

ADDITIONAL MULLIONS ADDED TO WINDOW FENESTRATION TO ADD FURTHER ARTICULATION TO THE FACADE

LINE OF SITE BOUNDARY

LINE OF SITE BOUNDARY

NO. 115 - 119 GOLDHURST TERRACE

PROPOSED STREET PERSPECTIVE LOOKING NORTH ON GOLDHURST TERRACE

EXISTING STREET PERSPECTIVE

PROPOSED STREET PERSPECTIVE

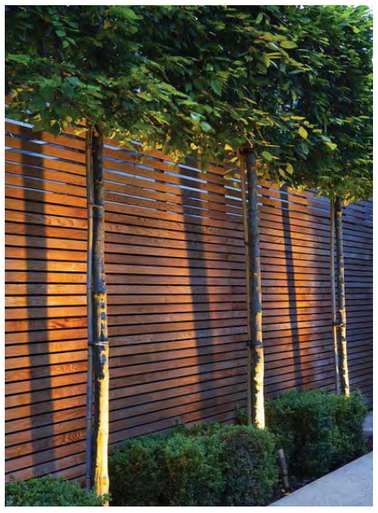
LANDSCAPING

Landscaping proposals have been produced by John Davies Landscape and have been submitted separately as part of the application. The landscaping has be considered and designed to fit seamlessly with the architecture and surrounding area and will add high quality planting and hard landscaping detail.







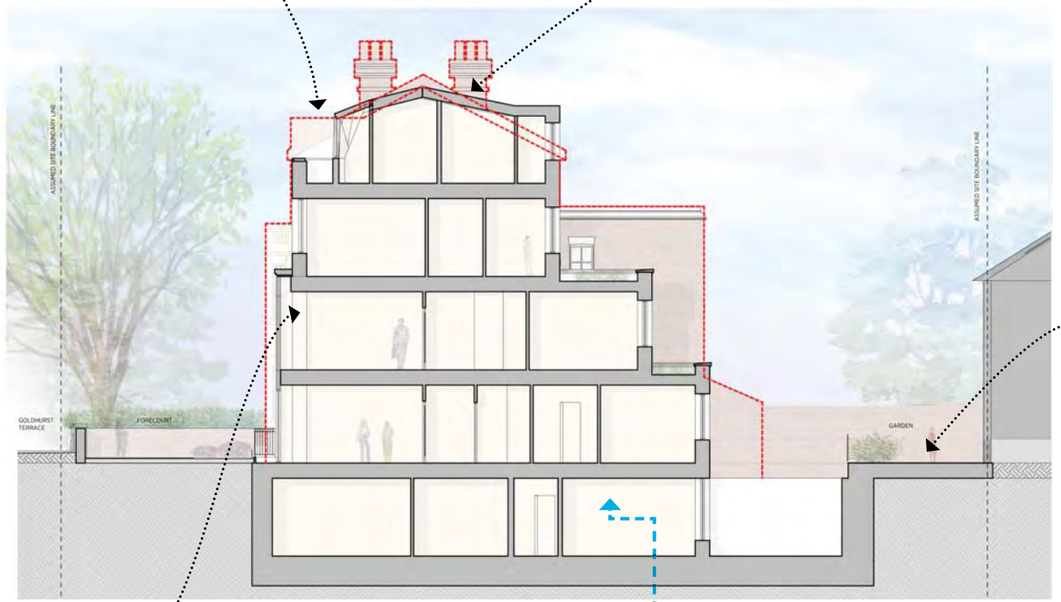
John Davies Landscape

SUSTAINABILITY

An Energy and Sustainability Statement is provided by Integration in a separate report which should be read in conjunction with this document.

A passive, 'fabric first' approach to energy conservation and minimising CO2 emissions will be adopted. The building will incorporate passive measures to minimise the energy demand, including; high levels of insulation and airtightness and fenestration to optimise daylight and natural ventilation.

The development will achieve a 35% improvement in carbon dioxide emissions over the requirements of Part L1 of the Building Regulations 2013.
The energy strategy will target a 20% reduction of carbon dioxide emissions through on-site renewable energy generation via the use of PV panels on the South East facing roof.
Water efficiency measures and rainwater recycling will be incorporated to limit the daily water consumption to 110 litres per person.



The proposed rear garden with contain a mixture of hard and soft landscaping allowing for a more natural habitat for local wildlife. In designing the new landscape, full consideration has been given to the relationship to the street and adjoining properties and the existing conditions at the front garden are to be maintained. A full Arboricultural Impact Assessment will be provided by Landmark Trees in a separate report which should be read in conjunction with this document.

The proposals allow for areas of soft landscaping within the rear garden and will allow for a diverse species of shrubs, plants, mature trees and grass. This will benefit many kinds of wildlife and will contribute to the biodiversity of the area.

RAINWATER COLLECTION

RAINWATER HARVESTING TANK

The primary living areas will have access to large glazed areas to maximise sunlight/daylight deep into the plan, reducing reliance on artificial lighting. High performance glazing with low energy coatings will be specified to reduce heat loss while permitting solar gains during the winter. All habitable spaces within the building will have manually openable windows to maximise natural cross ventilation to minimise overheating risk during the summer.

To reduce potable water demand and use the resource efficiently, dual and low flush toilets, flow restrictors on piped water supplies to sinks and basins and the use of water efficient appliances (A+ rated) will be adopted. Rainwater will be collected for re-use for irrigation of the gardens.

ACCESS LEGISLATION

The proposals have been developed to comply with the following legislation and design guidance:

- CPG 1 Design
- CPG 2 Housing
- Building Regulation 2010 - Part M
- Disability Act 2010.
- BS8300 2001 Design of Buildings and their approaches to meet the needs of Disabled People - Code of Practice (BSI)
- Lifetime Homes Standards (see page 32 for the checklist)

ACCESS TO THE SITE

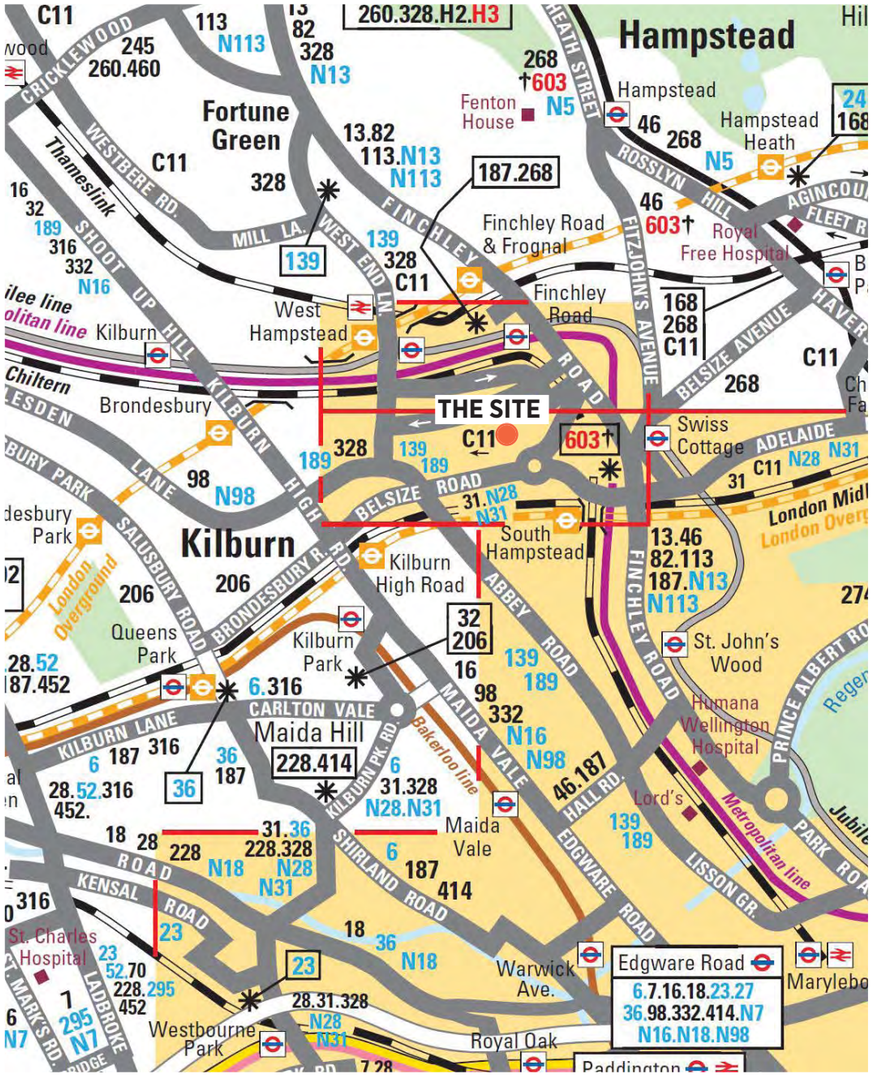
The site is located 200m from South Hampstead Overground Station and 400m from Swiss Cottage Underground Station, thus allowing quick and easy access to the rail and tube network serving central London. The nearest bus stop is on Belsize Road, approximately 200m from the application site and there are numerous bus stops on Finchley Road at Swiss Cottage.

The main entrance to the development faces Goldhurst Terrace and is clearly distinguished, including a projecting canopy both to signify the entrance and to provide shelter. Two short ramps, both shorter than 2m long and at 1 in 14 slope, lead down to the main entrance door where level access is provided into the building. Each apartment includes an area of outdoor space as a terrace (for all upper levels) or lightwell base (for basement level) and this is fully accessible.

The site does not include on-site parking but there are six existing parking permits for Residents Parking which will be made available to the larger flats. There is no specific provision for disabled parking which will be negotiated directly with the Local Authority if needed.

EMERGENCY ACCESS

Access to the site for emergency vehicles is available directly from Goldhurst Terrace.



LOCAL PUBLIC TRANSPORT MAP

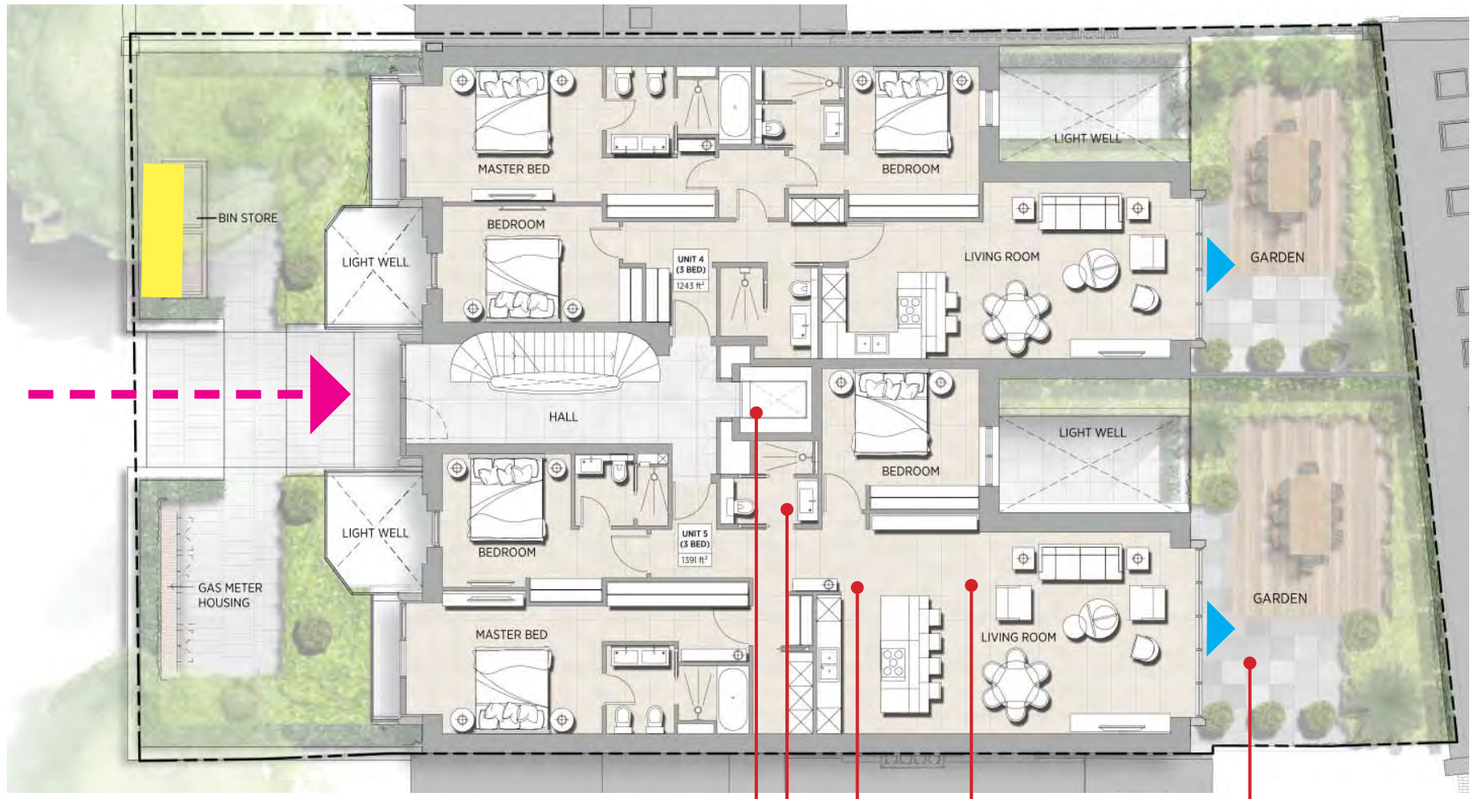
INTERNAL LAYOUTS

The proposals meet Policy DP6 in that all apartments meet Lifetime Homes standards, and one apartment (10% of the total provision) is designed to be easily adaptable to comply with Habinteg wheelchair housing criteria.

The design of thresholds, door and corridor widths and lift sizes will all be designed in accordance with the requirements of Part M of the Building Regulations.

All apartments are on a single floor. A central lift provides wheelchair access to all floors, linking the ground floor entrance to all residential floors. Level access is provided to all apartments.

The internal arrangement of the apartments provides appropriate facilities, turning circles, corridor widths etc to allow full access and inclusion of disabled people.

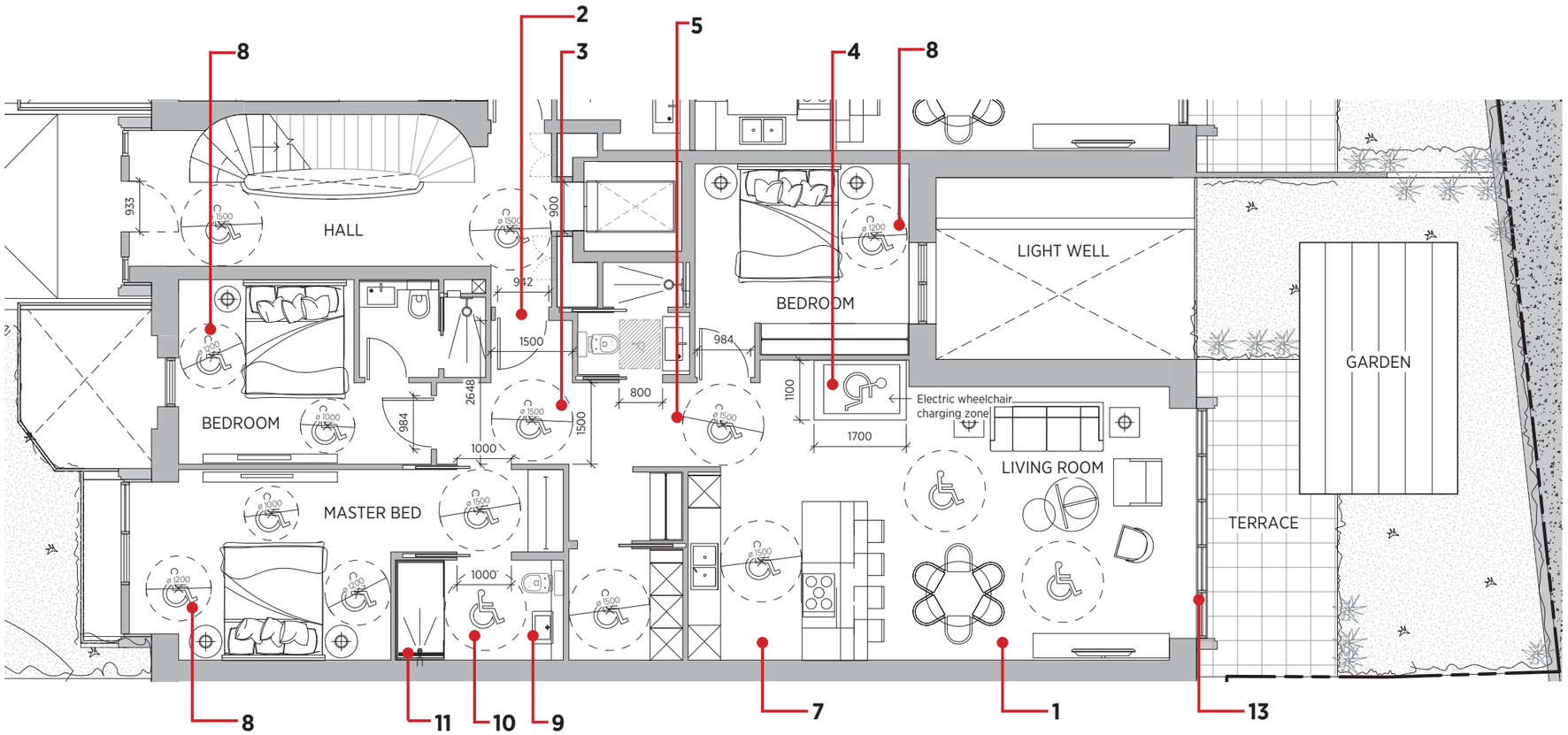


Habinteg
Accessible homes
Independent lives

WHEELCHAIR HOUSING

The apartment designed to be easily adaptable to comply with Habinteg wheelchair housing criteria is located at Ground floor level with level access into and throughout the apartment.

1. The dwelling is on one level.
2. The entrance door has a minimum clear opening width of 800mm and is accessed head on, and has a 300mm clear space to the leading edge and a 200mm clear space on the push side.
3. The entrance hallway has a manoeuvring space of 1500 x 1800mm enabling an occupier to open and close the door and turn into the living space.
4. A 1100 x 1700mm space is provided as an extension to the circulation space of the dwelling to store and charge an electric wheelchair.
5. All halls and corridors have a clear unobstructed width of at least 1200mm and internal door clear opening widths of at least 800mm. To facilitate a 180o turn a corridor with of 1500mm is provided.
6. All internal doors have a 300mm clear space to the leading edge and a 200mm clear space on the push side.
7. A 1500 x 1800mm turning circle is provided in the kitchen.
8. In all bedrooms a 1200 x 1200mm clear space can be provided to one side of the bed, with 1000mm circulation to the other side and the foot of each bed. All furniture and window controls are reachable and usable.
9. In all bathrooms space is provided to facilitate frontal, side and oblique transfer to the toilet. The bathrooms and toilets should normally have outward opening doors or provide a clear space of 1100mm between the door swing and any fixture or fitting.
10. All bathrooms have a 1500 x 1500mm square manoeuvring space, clear of all fittings
11. In all bathrooms a drainage gully and services to facilitate the installation of a 1000 x 1000mm level entry shower is provided.
12. A clear ceiling-track hoist route (with power supply) is identified between the bathroom and the main bedroom for future adaptation.
13. Windows can be opened from a seated position. Controls are located no higher that 1000mm above finished floor level and suitable for use by people with limited manual dexterity.



MEETING LIFETIME HOMES STANDARDS

The proposed scheme meets Lifetime Homes Standards, being fully accessible for disabled people both internally and externally.

	LIFETIME HOMES STANDARD	COMMENT	
1.	Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300 mm width	**Not applicable**	There is no parking adjacent to the development.
2.	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	**Not applicable**	There is no parking adjacent to the development.
3.	The approach to all entrances should be level or gently sloping	**Scheme fully compliant**	The approach to the main entrance is down two short ramps of 1 in 14. All entry points to the building have level access.
4.	All entrances should be illuminated, have level access over the threshold and have a covered main entrance	**Scheme fully compliant**	The main entrance serving all apartments has a projecting canopy with lighting
5.	Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible	**Scheme fully compliant**	A wheelchair accessible 8-person lift serves all floors of the property
6.	The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900 mm, where the clear opening width should be 900 mm rather than 800 mm. There should be 300 mm to the side of the leading edge of the doors on the entrance level	**Scheme fully compliant**	All doors and corridors meet the required standards
7.	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	**Scheme fully compliant**	All rooms including dining and living areas have adequate wheelchair circulation space
8.	The living room should be at entrance level	**Scheme fully compliant**	The living room is on the entrance level of each apartment
9.	In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space	**Not applicable**	All apartments are single storey
10.	There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future	**Scheme fully compliant**	Ground floor apartments are compliant. Other apartments can be modified to be compliant.
11.	Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	**Scheme fully compliant**	All stud walls to be lined with plywood to accommodate fixings
12.	The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom	**Not applicable**	No requirement
13.	The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom	**Scheme fully compliant**	All bedrooms have ensuite bathrooms. Master bedroom has such a route
14.	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	**Scheme fully compliant**	Scheme fully compliant
15.	Living room window glazing should begin at 800 mm or lower, and windows should be easy to open/operate	**Scheme fully compliant**	Scheme fully compliant
16.	Switches sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 mm and 1200 mm from the floor)	**Scheme fully compliant**	Scheme fully compliant

REFUSE / DELIVERY ACCESS

A bin store is provided to the front of the property where there is easy access both for residents and for refuse collection. The size of the store is based upon Camden's requirements. The bin store will be screened from the street by a new hedge.

PROPOSED COMMUNAL REFUSE STORAGE STRATEGY

Size of household	Number in development	Projected Weekly Waste per household	Waste produced from all households
Studio / one bedroom	A	100 litres	A x 100 = W litres
Two bedroom	B	170 litres	B x 170 = X litres
Three bedroom	C	240 litres	C x 240 = Y litres
Total Weekly Waste Arising			W+X+Y = Z litres

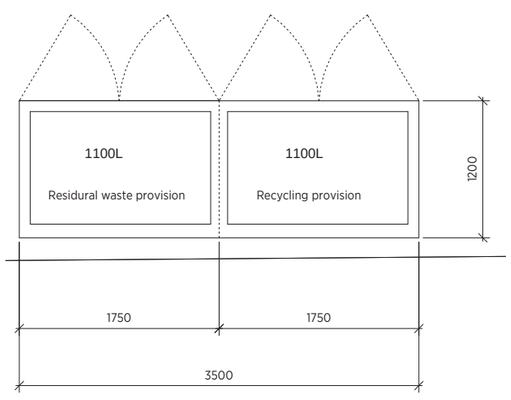
If there are more than six households in a block of flats we recommend the use of bulk bins. The standard Eurobins we use have a capacity of 1,100 or 1,280 litres. The minimum required can be calculated as below:

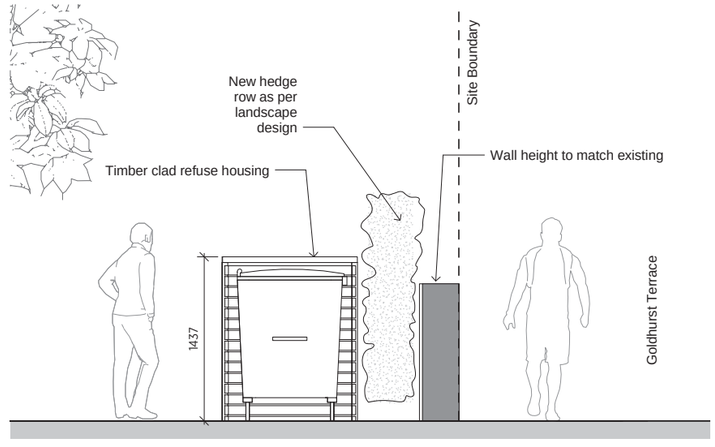
$$\text{Number of bulk bins required} = \frac{\text{(Z) litres (from Table 1)}}{\text{1,100 litres (volume of bulk bin)}}$$

A = 4, B = 4, C = 3.

Total weekly refuse: 4*100 + 4*170 + 3*240 = 1800L

Recyling provision (50%) = 900L
Residual waste provision(50%) = 900L



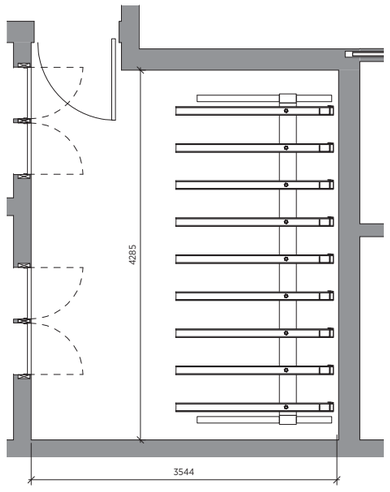


CYCLE STORE

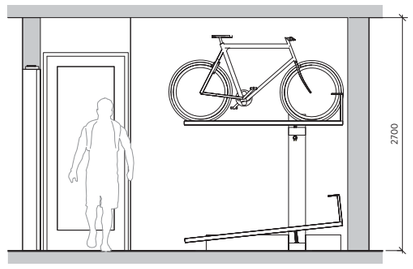
Cycle storage for 18 cycles is provided in the basement.
This is based upon

1 bike space for each 1 bed apartment (Units 1 and 2) = 2 spaces
2 bike spaces for each 1+ bed apartment (Units 3 to 10) = 16 spaces
Total = 18

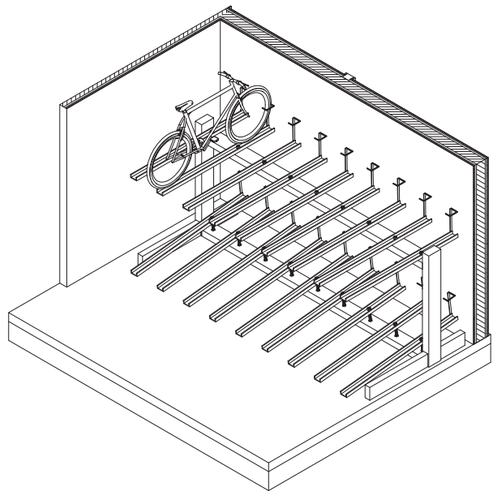
The cycle store can be accessed from the passenger lift or the main staircase. A proprietary cycle stacking system will be used (see image).



1 BIKE STORAGE PLAN 1:25



2 BIKE STORAGE SECTION 1:25



3 BIKE STORE