

3 Design Evolution

Architectural Context

The site sits within Sycamore Court which is a circa. 1950's local authority housing development.

Sycamore Court is part of the Kilburn Vale estate which consists of 3 - 5 storey housing blocks which sit back from West End Lane. The buildings are predominantly red brick with balconies and external circulation.

Surrounding Kilburn Vale and Sycamore Court estates, the buildings which line and surround this part of West End Lane are a variety of period housing blocks, modern housing blocks, 1950's terraced housing and period terraced housing. There is a wide degree of scales and typologies which are predominantly constructed from red brick and london stock bricks.

The period mansion blocks echo the rich detailing of the high street. The buildings of Kilburn and Sycamore Court provide a more sober style with more simplistic detailing whilst still expressing vertical and horizontal treatment.



1 Natwest Bank on the junction of West End Lane with Kilburn High Rd - red brick with horizontal banding



2 Another local example with rich detailing around the windows and a four storey tower marking the corner



3 A neighbouring mansion block showing generous fenestration and grey slate roofing.



4 Vertical banding - 1960s Holmesdale House



5 Local building with rich window detailing and blocky red brick massing with white sash windows.



6 Period housing made from London Stock on West End Lane.



7 Period Mansion blocks that line West End Lane further North.



8 Period mansion blocks that line West End Lane further North.



9 Period housing made from London Stock on West End Lane.

Section B

Site History
Unlocking the Story of West End Lane



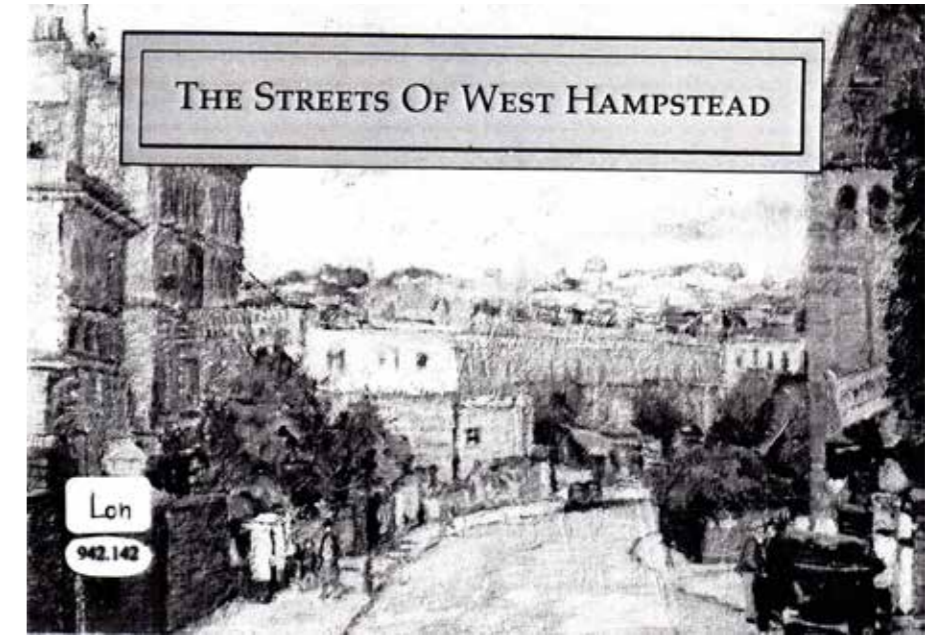
17th Century

Above: A section of Rocque's map of 1746 including Blind Lane in north and Kilburn Priory in the south. The approximate location of the site is located in red.



Early 19th Century

Above: The road to Hampstead as seen from Kilburn. This is a 19th century view which shows the bridge over the river Kilbourne and the tower of St John, Hampstead. The site would have been just over the bridge on the left hand side.



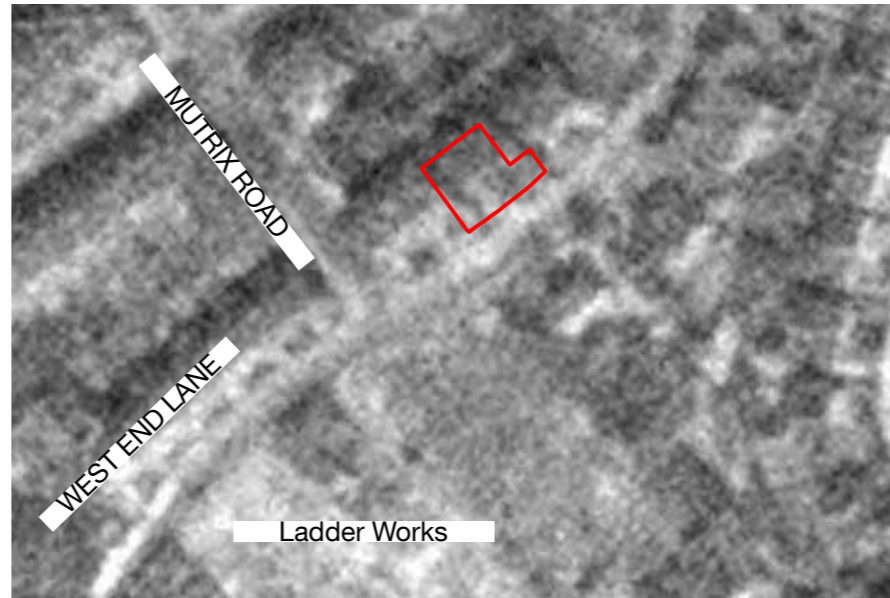
West End Lane: A Twisting Route from Kilburn to Hampstead

"A twisting route from Kilburn to Hampstead lined largely by Victorian buildings. In its Southern reaches it runs through land owned by the Powell-Cotton family who gave the streets they developed names from their estates in Kent- hence for example Quex Road after their house in Burchington and Acol Road." - The Hampstead Book, A-Z of History, Steven Denford (2009).



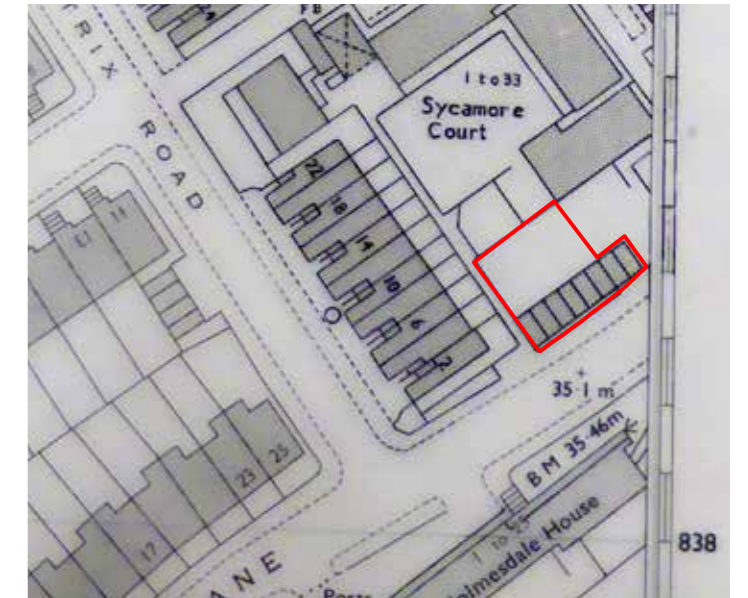
London VI, 1936 Ordnance Survey. London Sheet Volume 18. Showing period semi detached houses on the site before Sycamore Court was developed as it is today.

1936



Aerial photograph of the urban context in 1945 (Source: Google Earth). The site boundary is outlined in red to the North of West End Lane.

1945



London TQ 2583 NW. 1972. illustrate Sycamore Court as we see it today.

1972

4 Constraints and Opportunities

Opportunities

- Provision of housing to meet the Borough's demands.
- Enhance security and outlook to the street.
- Activate the dead frontage and provide animation of this part of West End Lane.
- Create a visually interesting and imaginative facade.
- Connect with the pedestrian environment surrounding Sycamore Court.
- The site is well located for easy access to buses, overground and tube, removing the need for car parking.
- No trees or landscaping on the site itself.
- Improve the architectural language of the area.

Constraints

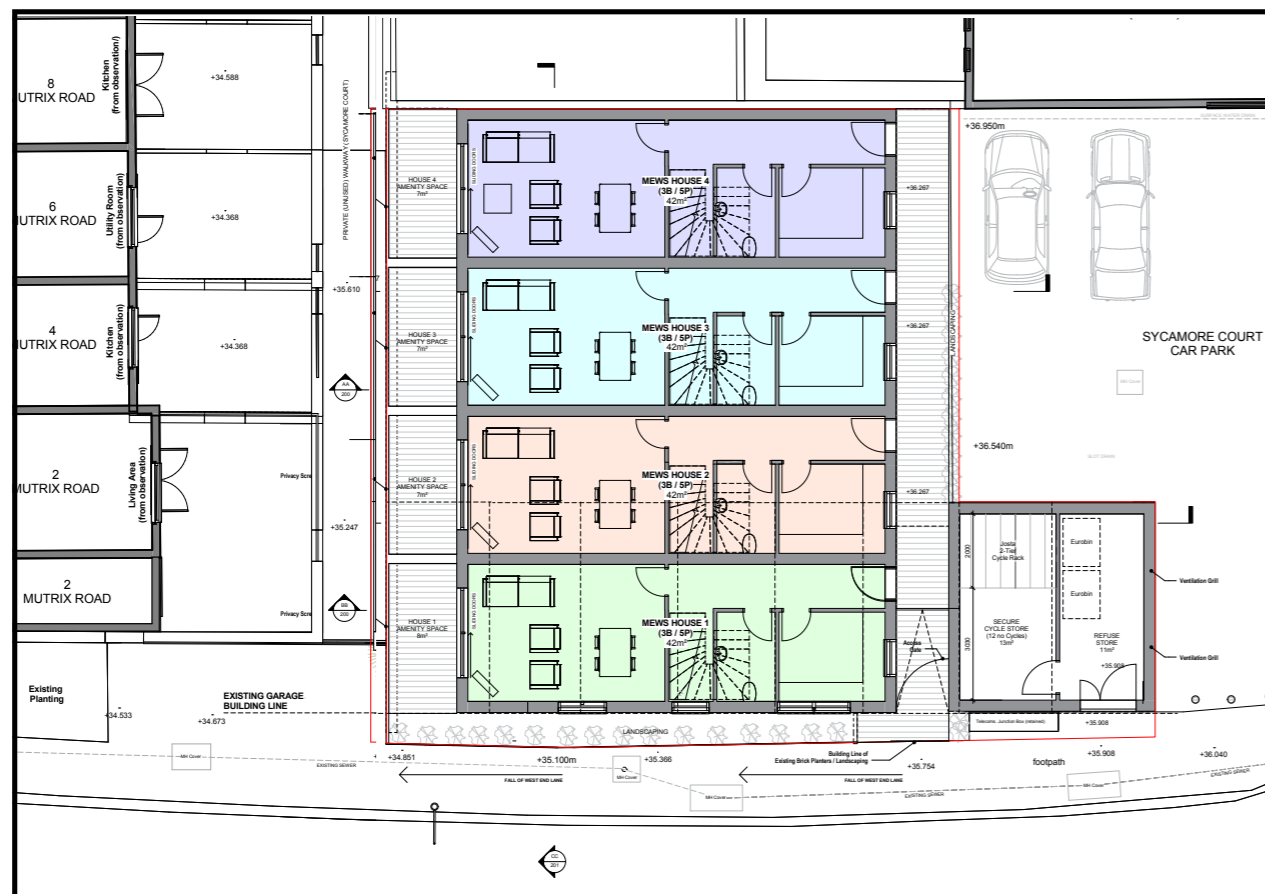
- Access from West End Lane face only.
- Close proximity to Mutrix Road and Sycamore Court (Daylighting/Sunlighting/Overlooking & Overshadowing).
- The site is on an incline.



SITE ANALYSIS DIAGRAM KEY

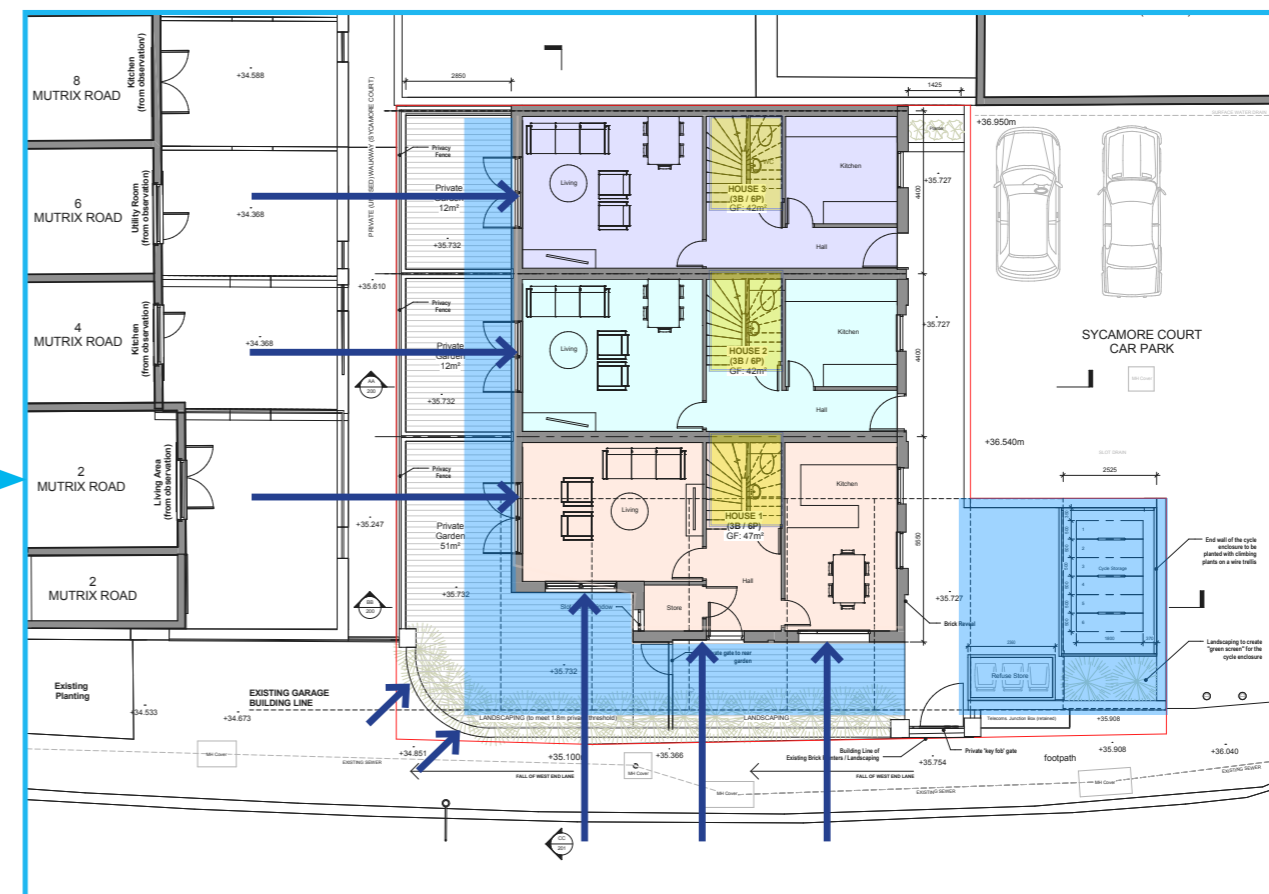
- Site Boundary —
- Existing Green Space ■
- Overlooking / Aspect ➔
- Existing Routes ➔

Previous Ground Floor Layout



Before: Short Terrace of 4 Mews Houses submitted for comment by LB officers on 9th May 2016

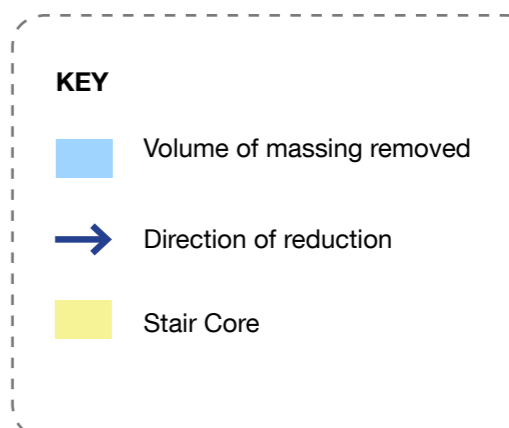
Proposed Ground Floor Layout



After: Short Terrace of 3 Mews Houses broadly aligning with the end elevation the Mutrix Road Terraces

Key design responses to comments made by LBC officers

1. Massing stepped back to broadly align with the end elevation of Mutrix Road terrace.
2. Single storey bike/bin store replaced with low level cycle/bin store and associated landscaping.
3. Stepping to to the rear/west elevation has been removed to provide larger rear gardens and simpler rear/west elevational form.
4. Reduced footprint (50% of the site area is not built on).
5. Reduced development quantum (row of three houses compared to the previous row of four houses).
6. Removal of roof terraces on all levels.
7. Softened boundary wall condition fronting West End Lane to enable the expression of active frontage whilst maintaining privacy.
8. Increased brick parapet height to reduce visual impact of third storey.
9. Extremely high quality materials and architectural treatment to upper floor and front elevation.



6

The Proposed Development: Layout

Layout

The building is proposed as a short row of three terraced houses arranged front to back perpendicular to the existing row of terraced houses which line Mutrix Road.

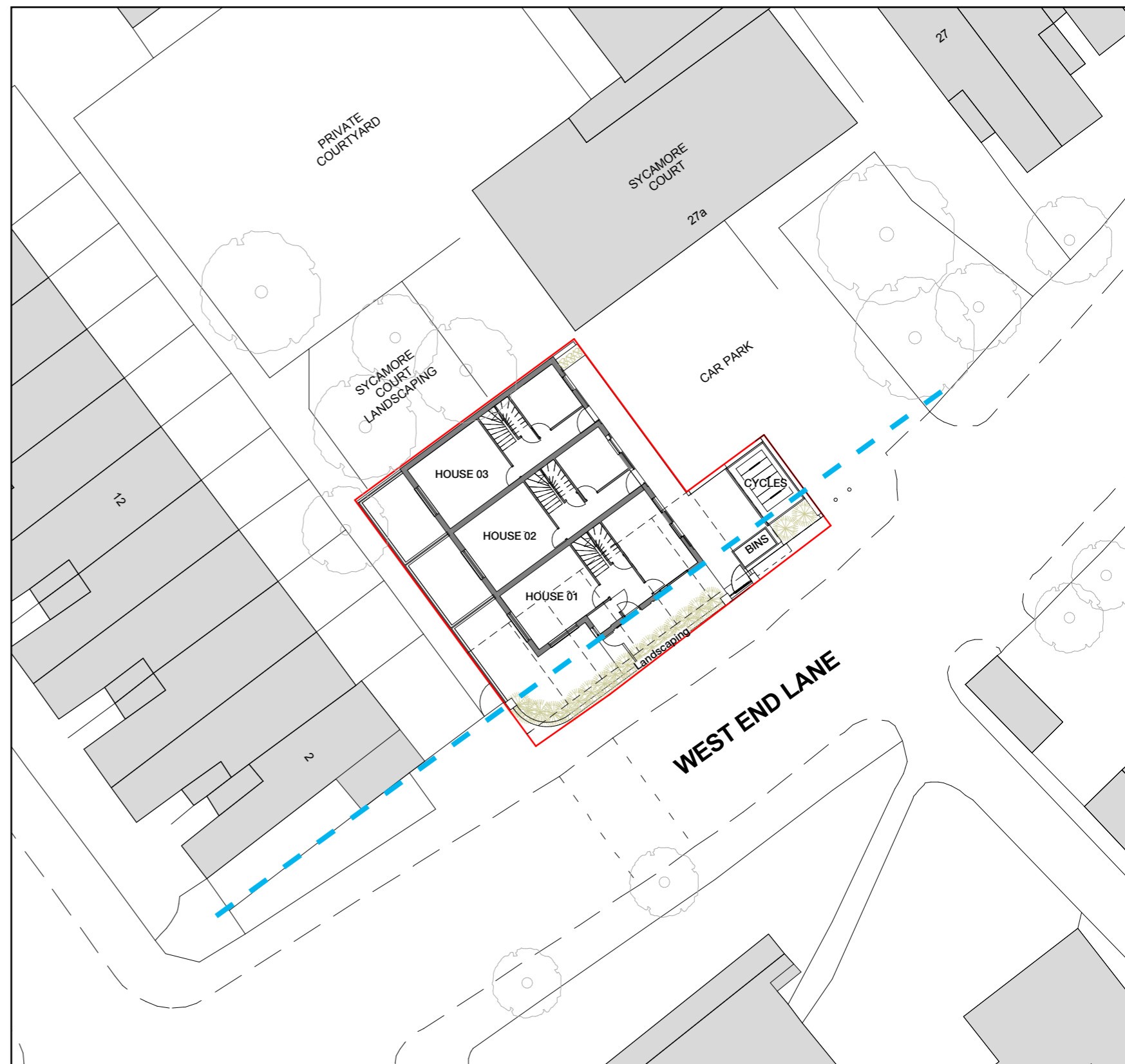
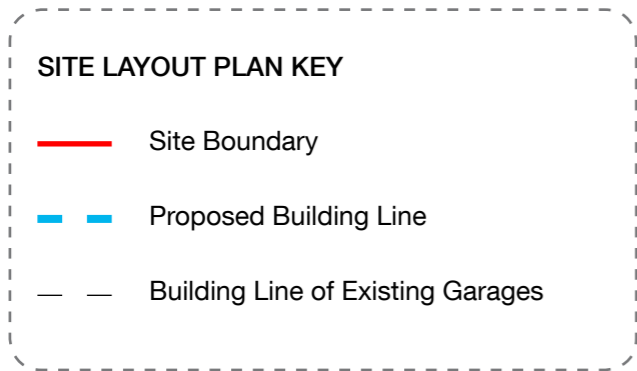
The building line is set back from the line of the existing garages to broadly align with the end elevation of the Mutrix Road terrace.

The proposed layout provides active frontage and surveillance onto the existing Sycamore Court Car Park and onto West End Lane.

The main entrance is located to allow level access from the pavement level of West End Lane to the entrances of all three of the terraced houses.

Low level refuse and cycle storage is located to the front of the site and easily accessible for collection / servicing but discreetly positioned to minimise the impact on the arrival experience.

The frontage to West End Lane is lined with landscaping which acts as defensible space and a private garden to House 01 whilst supporting the expression of the new active frontage.

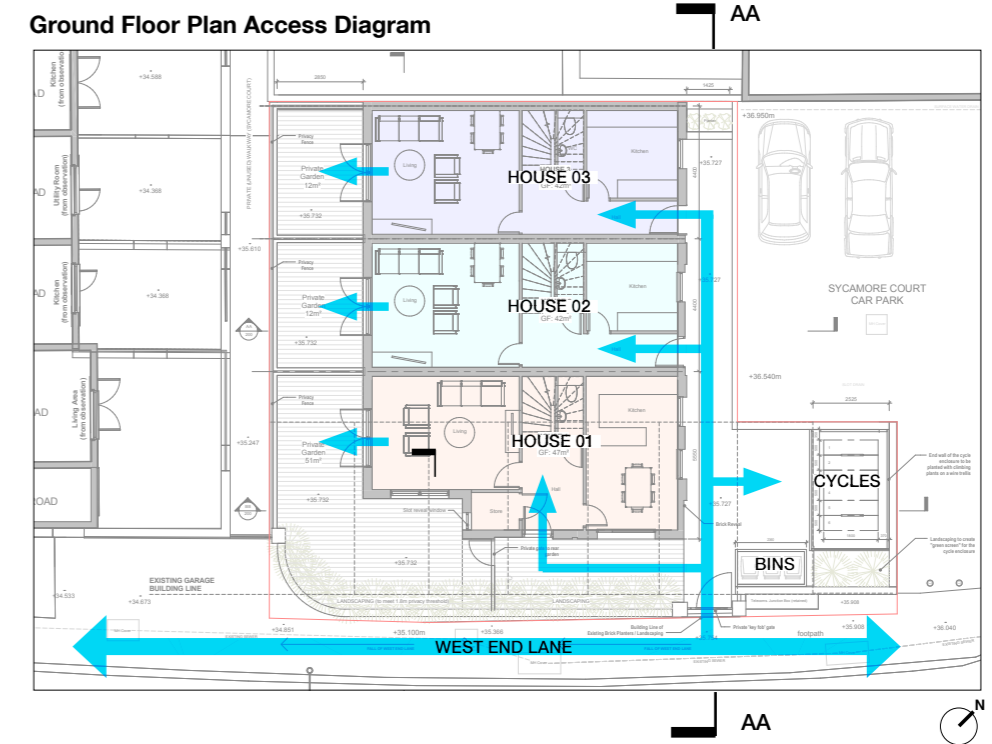
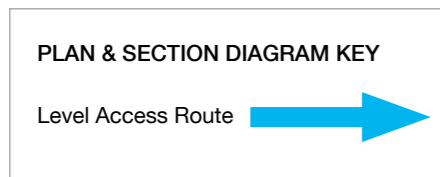


Site Layout Plan

The Proposed Development: Access

Accessibility

Each of the houses and associated amenity spaces enjoy level access from the pavement of West End Lane and do not require ramps, stairs or lifts. They are designed to comply with Building Regulations Part M and Lifetime Homes.



Section AA: Diagram Section through Entrance showing Level Access



The Proposed Development: Appearance & Elevational Form

Provision of Active Frontage

The proposed elevation facing West End Lane transforms the dead frontage of the existing garages into a visually interesting and active frontage. The design provides a contemporary response to the surrounding architectural context.

The upper level is set back from the lower levels to reduce the bulk of the scheme and to reduce the visual impact. The scheme has large regular windows which allow the maximum amount of natural light to enter the internal accommodation and reference the windows on the primary elevation of neighbouring Sycamore Court. Private amenity spaces are provided in the form of rear pocket gardens to each house.

On the east and west elevation the scheme utilises timber louvred windows in deep reveals to prevent overlooking and maintain privacy.

The building frontage is set back from West End Lane enable the provision of high quality landscaping and private amenity space. The landscaping improves the pedestrian experience, 'greens' the street and provides privacy to the residents of House 01. The cycle enclosure is discreet and set in landscaping with climbing plants on a wire trellis.



Sketch view looking down West End Lane



Proposed South Elevation facing West End Lane



Proposed East Elevation facing Sycamore Court

Detail Design: Materials Strategy

Architectural Treatment & Detailing

Light grey vertical standing seam zinc facade

Windows set in deep reveals to provide privacy

Vertical privacy louvres

Cast masonry stringer course to provide subtle horizontal banding

Vertical reveals as architectural expression to the facade of the individual town houses

Tall & slender windows to provide outlook whilst maintaining privacy.

Timber privacy louvres to prevent overlooking

Painted metal window frames

Cast masonry lintel

Timber panelled entrances

Visibility Panel



Detailed East Elevation Study



East elevation facing Sycamore Court Car Park

Seamless standing seam zinc facade with deep window reveals



Light buff brick



Privacy louvres



Timber entrance doors with stainless steel ironmongery



Design Detail: Zinc Upper Level Facade & Opaque Glazing

Architectural Expression of Upper Storey

The upper storey is envisaged as a subtle and contemporary pavilion which is constructed of extremely high quality materials and detailing. The facade is proposed as a light grey, seamless zinc material arranged vertically behind a high brick parapet to minimise the visual impact from the street. As illustrated below, the window opening types vary depending on the privacy constraints of each individual condition. The window openings are set into deep reveals to assist with privacy and enrich the architectural language of each elevation.

East & North Elevation: Clear Glazed Reveals



Clear Glass

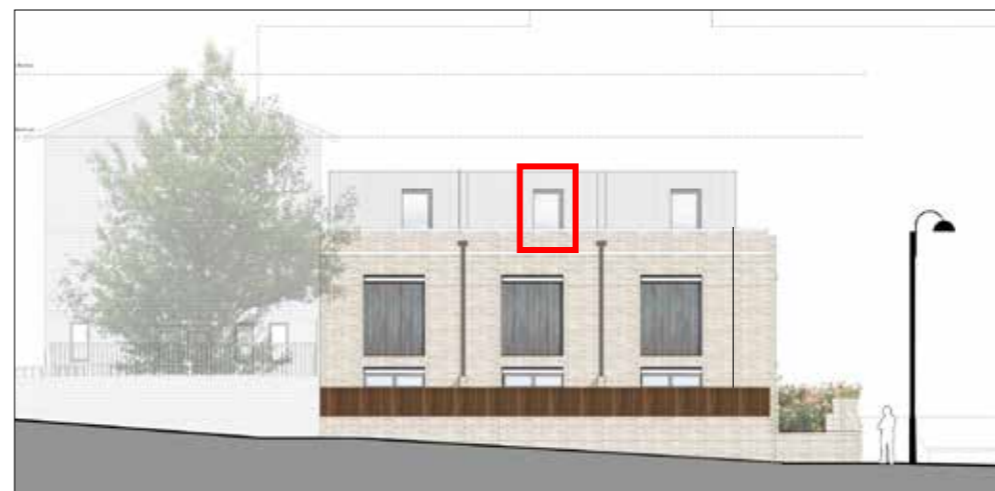
West Elevation: Opaque Glazed Reveals



Opaque Glass



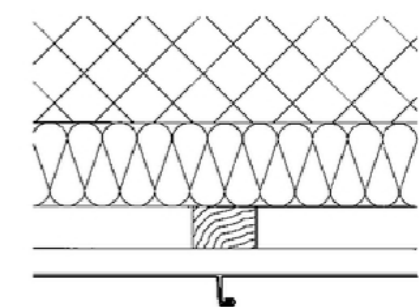
East elevation facing Sycamore Court Car Park



East elevation facing Mutrix Road

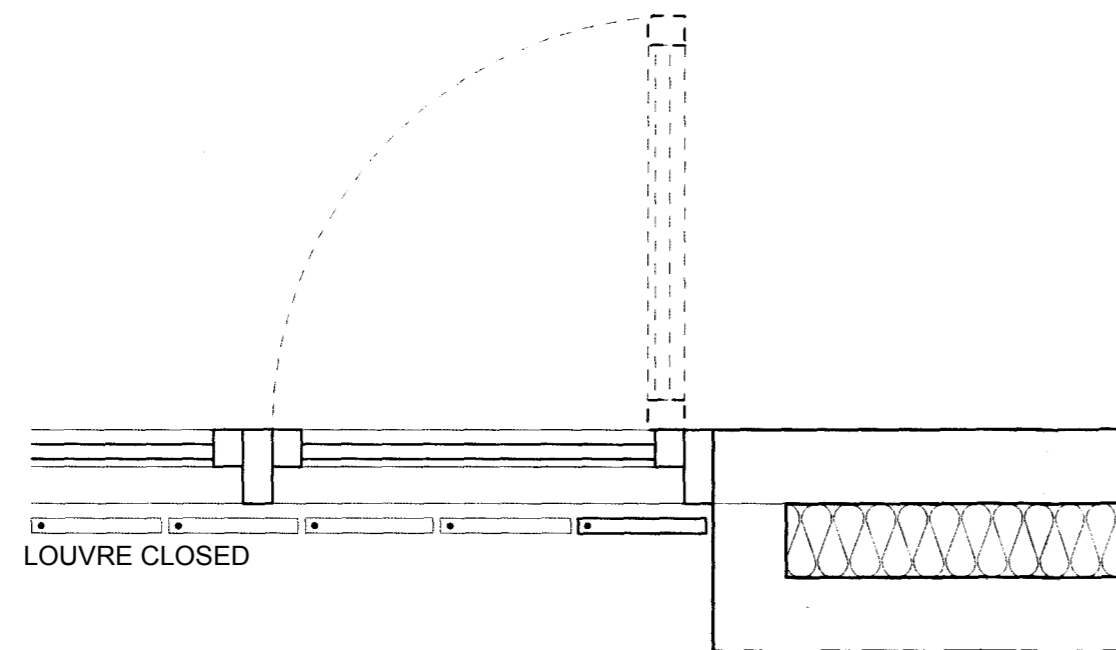
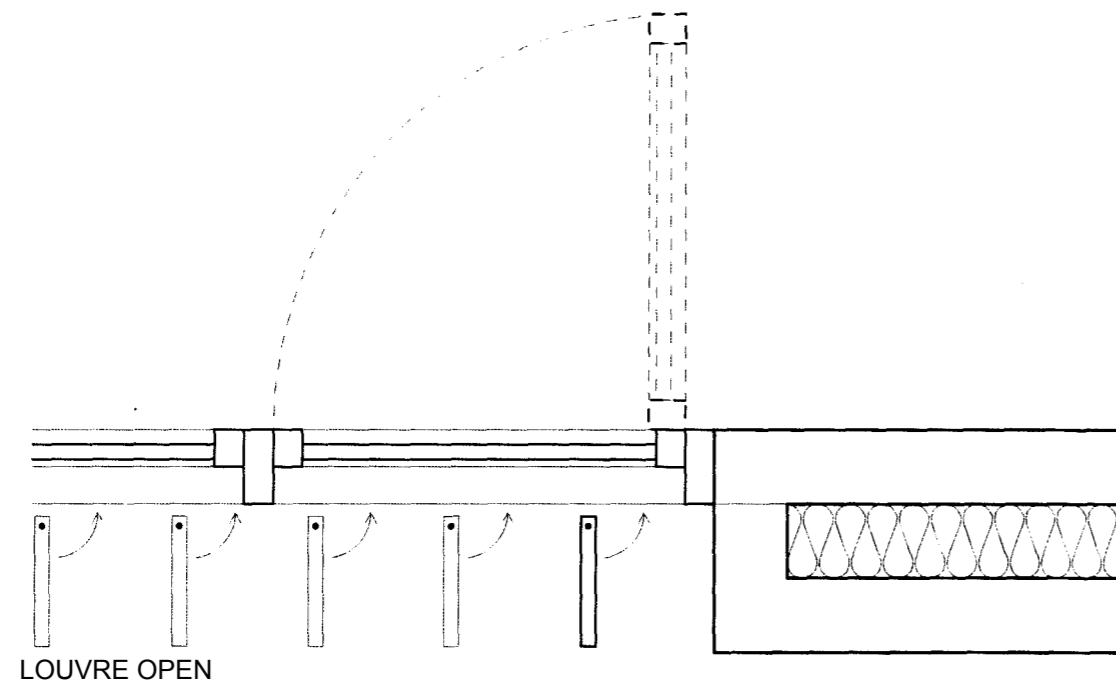


Construction Build Up

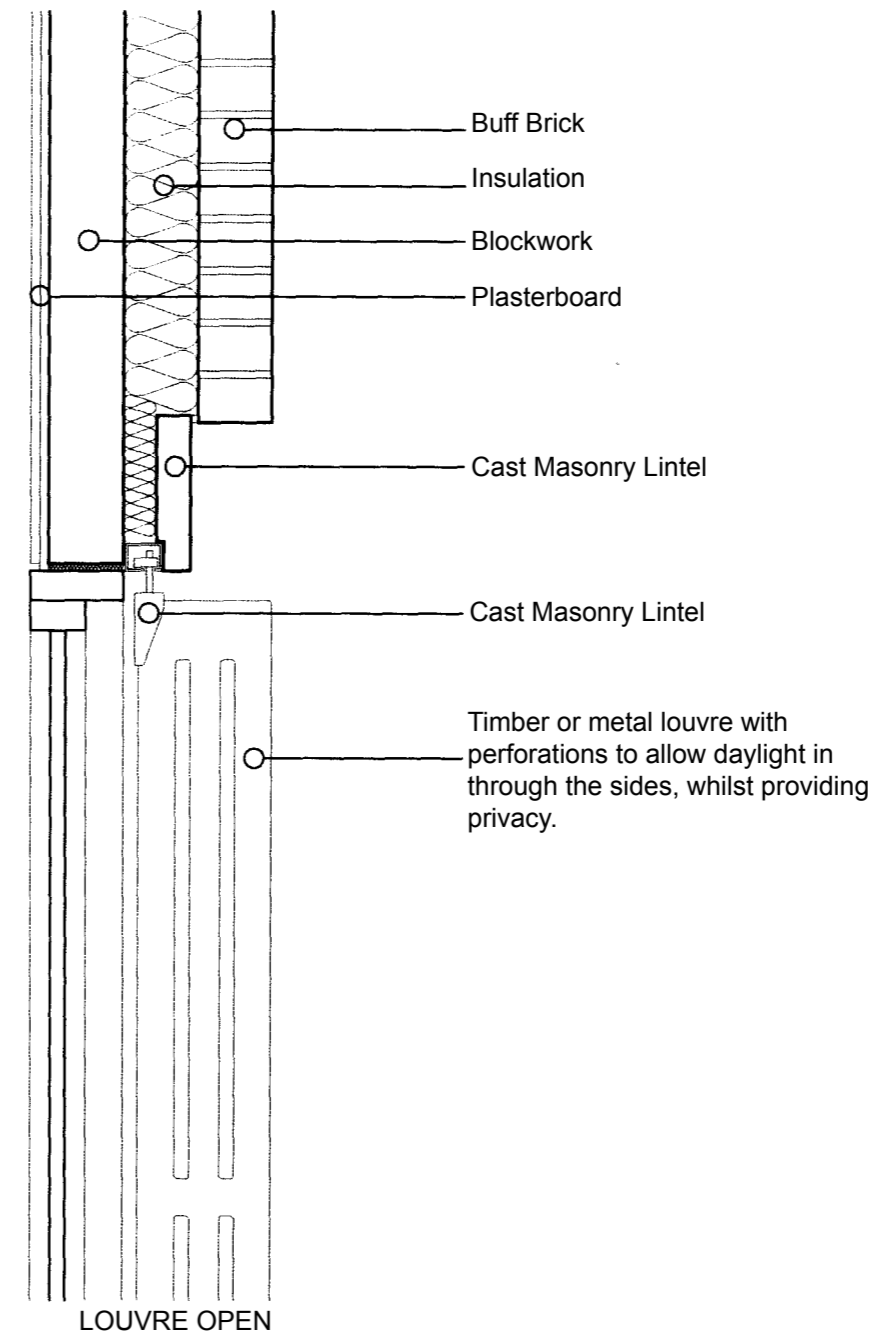


Zinc Standing Seam Detail

Detail Design: Deep Brick Reveal Windows & Privacy Louvre Details



Louvre Window Plan Detail



Deep Reveal & Louvre Window Reveal Detail

Design Detail: Material Specifications

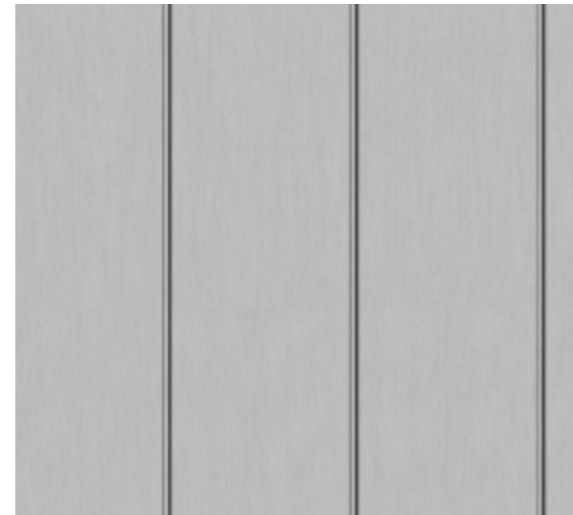
Facade: Buff Brick



Manufacturer: Petersen
Mortar Colour: Pale
Type: D70

Please refer to supporting Petersen Brick specification sheet for further detail.

Mansard Facade: Zinc Standing Seam



Manufacturer: Rheinzinc
Product: RHEINZINC Seam Technology

Colour: Uniform Grey
Layout: Vertical
Uniform Seam Grid
Little or no maintenance required.

Entrance Doors and Surrounds



Manufacturer: Urban Front
Product: Manhattan
Vision Panel: As above

Finish: Fumed Oak (as below)



Door Finish: Fumed Oak

Boundary Wall Treatment



Manufacturer: To be made by sub-contractor on site.

Wall:
A low brick wall with a light stonecapping.

Fence:
A short, frameless, glazed boundary fence with brushed chrome fixtures.

Landscaping:
Landscaping to wrap perimeter wall to provide 1.8m privacy threshold. Refer to 1000-300 Proposed Elevations for further detail.

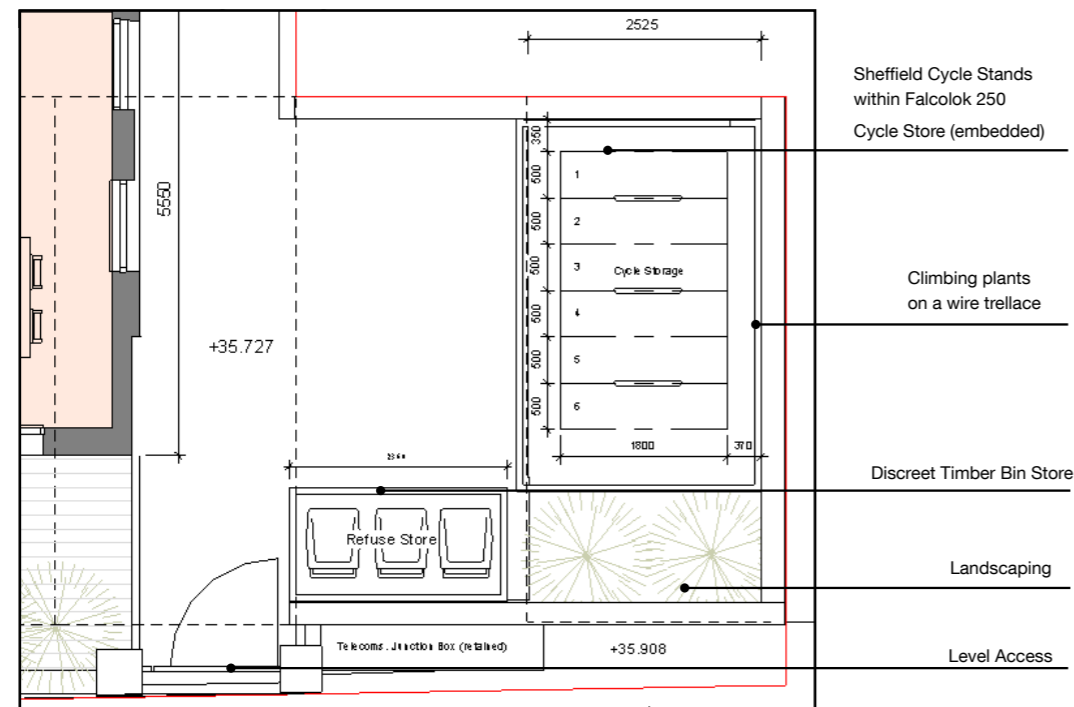
PV Panels & Sedum Roof



PV Panels:
Manufacturer: Panasonic
Product: N245/N240 (High Efficiency 245W)
Size: 800mm X 1502mm
Area: 1.26m² per panel mounted on discreet ballasts.

Sedum Roof:
Manufacturer: Optigreen Nature Roof
Manufacturer specification, detail drawings, care schedule and proposed planting schedule accompany this Design and Access Statement.

Design Detail: Discreet Cycle & Bin Stores



Discreet Secure Timber Cycle Enclosure to be embedded, set in landscaping and finished with climbing plants on a wire trellis



Please refer to Drawing 1000-300 Proposed Elevations (South Elevation) for further detail.

Discreet Timber Prestige Bin Store



Bin Store Specification:

Manufacturer: The Garden Trellis Company

Model: 3 Door unit

45mm x 14mm slats

Slatted panels allow the air to circulate the store while disguising the bins within

Pre-painted or stained timber saves work on site and is prepared in special temperature controlled conditions using a European exterior paint for a smooth, consistent and durable finish.



Finish: Fumed Oak to match front doors and entrance panelling.

Waste & Refuse Calculation

House No.	Dwelling Type	Projected Refuse Waste based on CPG 1: Waste recycling and Storage
House 01	3 Bed, 6 Person	240
House 02	3 Bed, 6 Person	240
House 03	3 Bed, 6 Person	240
Total	9 Bedrooms, 18 Persons	720 litres waste p/week

NB: The figures include both recyclable and non-recyclable waste

Each house is forecasted to produce 240 litres per week

There is provision for 3 x 240 litre wheelie bins in low level bin storage. This will meet and exceed the requirements

Cycle Storage Calculation

Unit No.	Dwelling Type	Number of cycles required
House 01	3 Bed, 6 Person	2
House 02	3 Bed, 6 Person	2
House 03	3 Bed, 6 Person	2
Total	9 Bedrooms, 18 Persons	6 Cycles*

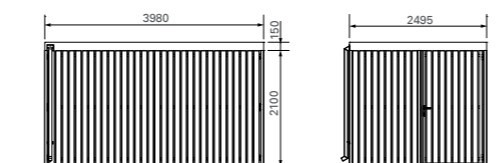
*In accordance with the The London Plan Table 6.3 Cycle Storage Level Schedule
Cycle Storage will take the form of Sheffield Cycle Stands.

FALCOLOK-250 CYCLE STORE

The FalcoLok-250 is the smallest product from the FalcoLok range.

There are a huge range of flexible options for the FalcoLok-250 including cladding in over 12 different materials, the relocation of single or double doors, the relocation of the drain pipe and the option of extending in width, length or height.

The store has an overall height of 2,250mm and a free head height of 2,100mm.



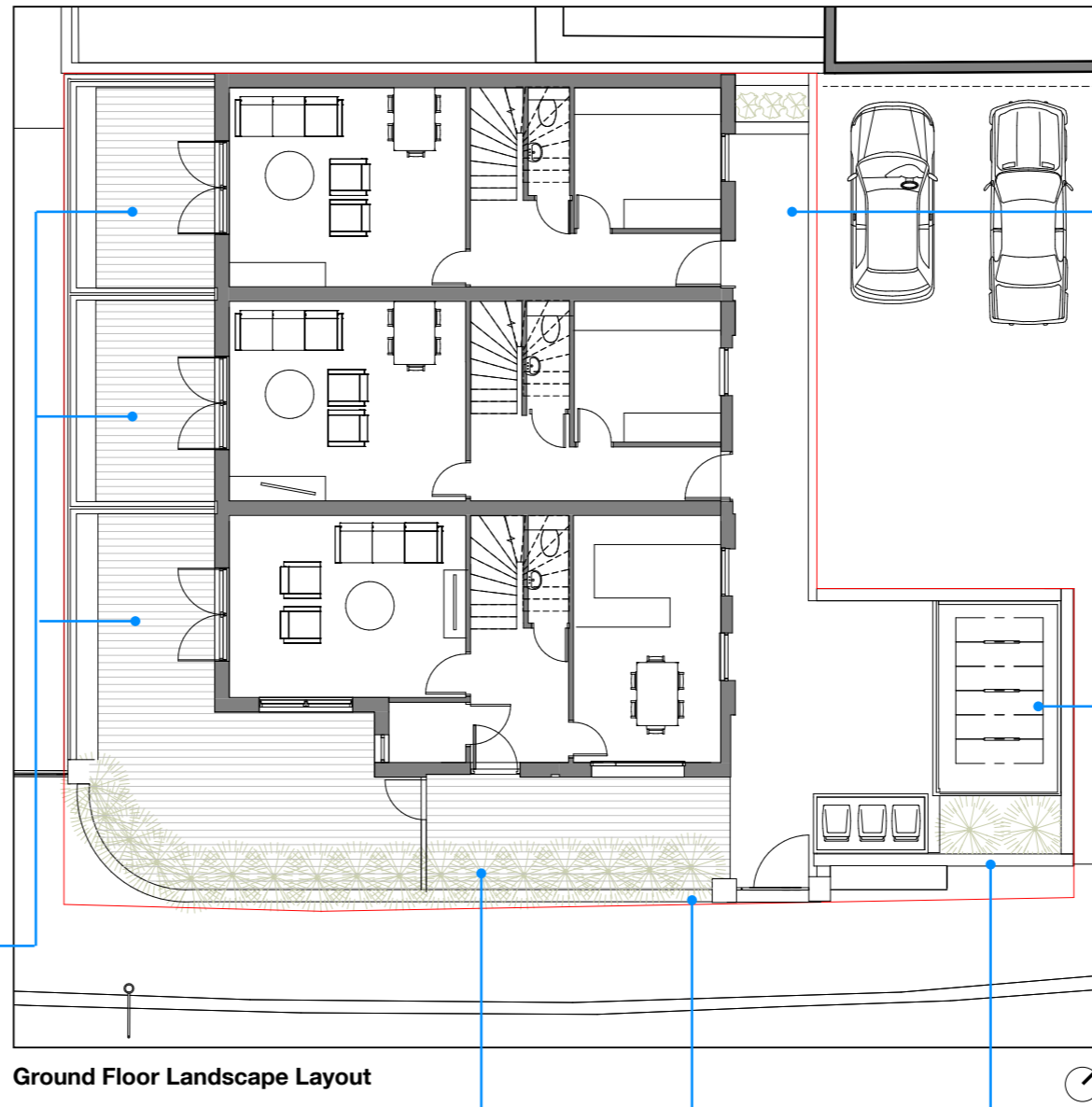
FALCOLOK-250	
PART CODE	DESCRIPTION
27.503.000A	base section, dim. 2,500x3,980mm, height 2100/2250mm, door position A (single door at the 250 cm side DIN right)
OND27.000.350	drainpipe
27.438.000	end wall cladding in standard hardwood
27.408.000	end wall and single door cladding in standard hardwood
27.428.000	side wall in standard hardwood



Detail Design: Soft Landscaping & Permeable Hardscape



Private Pocket Gardens with climbing plants



SuDS Porous Paving
(refer to Page 24 for specification)



Discreet timber cycle enclosure with climbing plants



Timber permeable decking with integrated planting



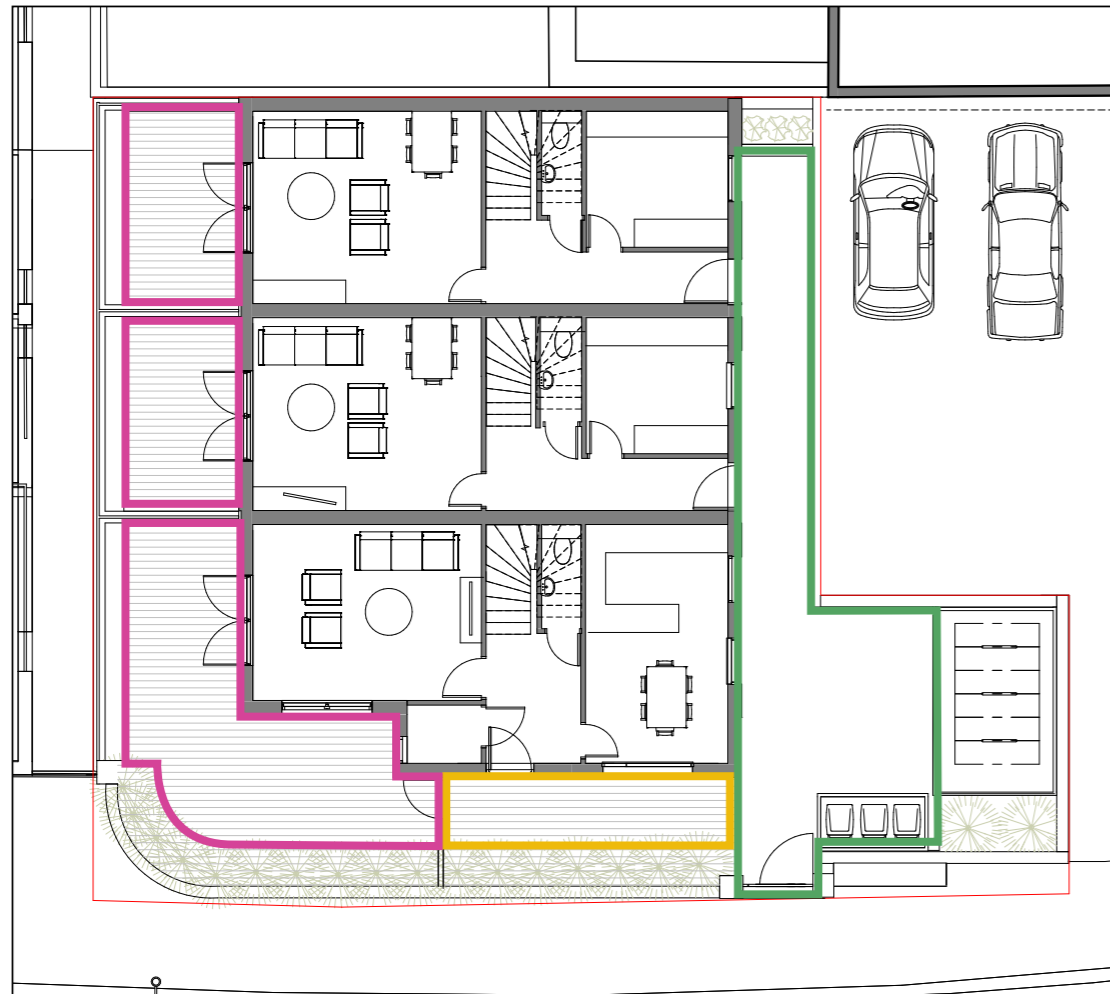
Planting to 'green' the street and provide privacy to House 01



Sweeping brick wall with glazed panels and planting behind

Detail Design: Permeable Hard Landscape Specification

Handstanding Types Location Diagram



Handstanding Types Key

- ST1
- ST2
- ST3 & E1

Handstanding Types Specification

1.0 Hard Landscape				
Item	Element	Suggested Manufacturer	Range / Size / Colour	Notes
ST1	Permeable Block Paving (Building entrances)	Marshalls Tel 0845 3020 600 www.marshalls.co.uk or similar approved	Type: Tegula Block Paving Size: Standard Colour: Traditional Laying	Sub-base to engineer's specification. No paver to cut less than 1/3 of the full unit.
ST2	Permeable Block Paving (House 01 entrance)	Marshalls Tel 0845 3020 600 www.marshalls.co.uk or similar approved	Type: Tegular Size: Standard Colour: Penant Grey	Sub-base to engineer's specification.
ST3	Timber decking To private terraces and gardens	International Timber www.internationaltimber.com	Type: Hardwood timber.	On permeable aggregate to engineers specification.
2.0 Paths				
E1	Concrete edging to private pathway	Marshalls Tel 0845 3020 600 www.marshalls.co.uk or similar approved	Type: PPCC Flat Top Edging	Laid flush adjacent to path materials.
3.0 Boundary Walls				
B1	Boundary wall to be Petersen D70 buff brick to match main building facing brickwork. Coping: High quality concrete coping	Petersen Bricks	Buff (similar to London Stock Brick).	Requirement for structural stability to engineer's specification.

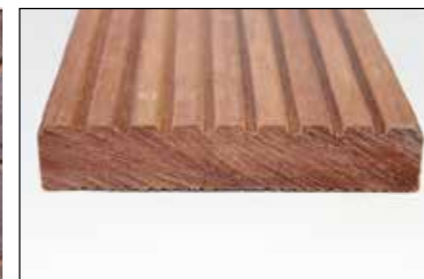
Handstanding Material Palette



ST1: Permeable Paving



ST2: Permeable Paving



ST3: Timber Decking



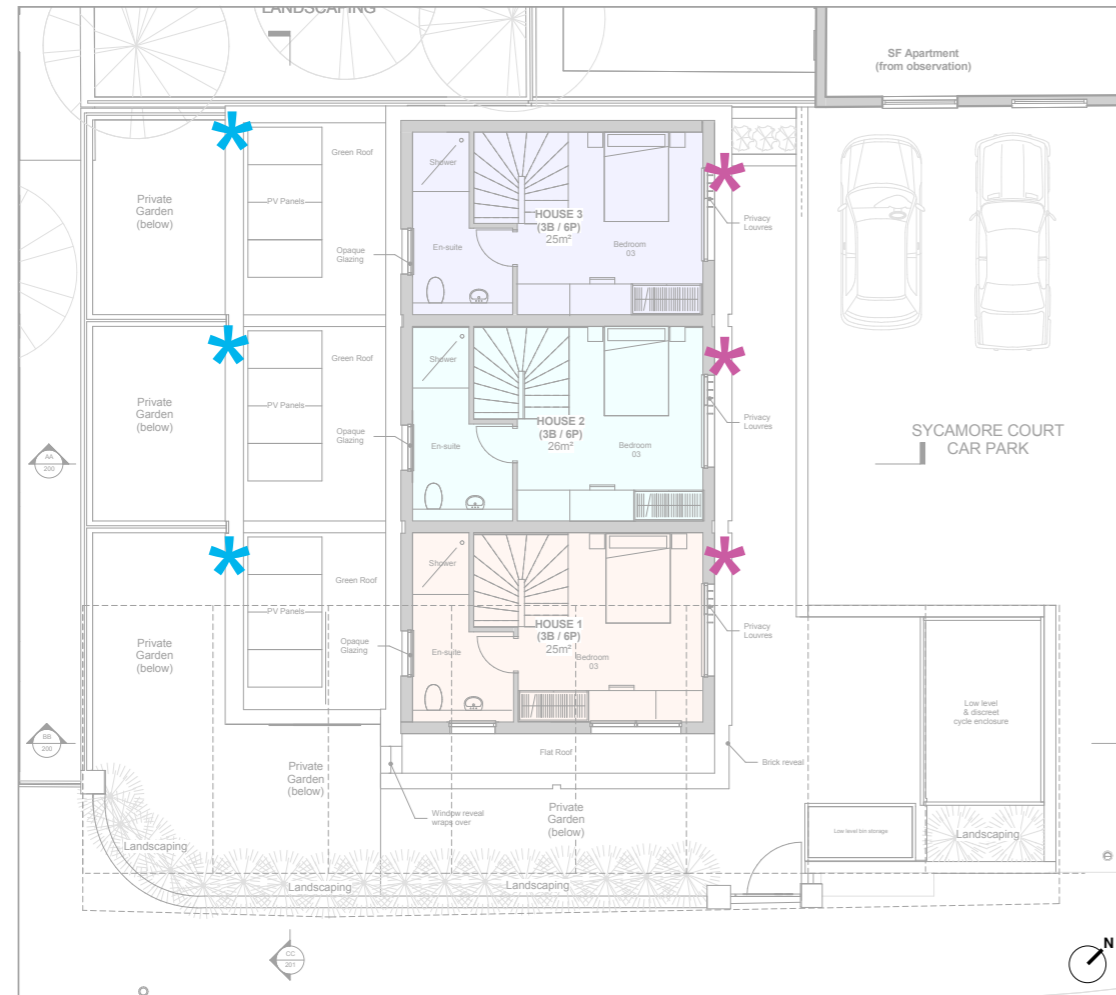
E1: Flat top paving edging





B1: Boundary Walls

Detail Design: Bird & Bat Boxes

Bird and Bat Box Location Diagram




Key

-  SCHWEGLER 1FQ BAT BOX
-  SCHWEGLAR SPARROW TERRACE

All bird and bat boxes will be integrated into the brick work at the top of first floor parapet. They will be in locations where a bat or bird worker could access the box with a ladder if required.

Bird and Bat Box House Types



Bat House Specification

Manufacturer / Product: Schwegler 1FE Bat Access Panel


Three bat boxes will be included at the site. The inclusion of a biodiverse roof area and proximity to the landscaped area to the north of the site will provide bat foraging habitat and encourage bats to site; boxes are located accordingly.

A small entry slit (~20mm) will be included at the bottom of the bat box, with a roughened landing strip to aid entry. The boxes will be installed at a suitable height to aid inspection by Bat workers but sufficiently high to discourage interference.

The boxes contain a narrow crevice-like internal space attractive to common species such as Pipistrelle Pipistrellus sp. and Noctule Nyctalus noctula bats which are London and Camden Priority species.

Schwegler boxes are made from 'woodcrete' and have the highest occupation rates of all types of box. The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing respiration and temperature stability. The boxes are rot and predator proof and extremely long lasting.

To help maintain the ideal temperatures within the roosts (summer 30-40C, winter 0-5C) the Bat Boxes will be located on the South West Facing aspect close to the shelter and foraging zone of the Sycamore Court landscaping.



Sparrow Terrace Specification

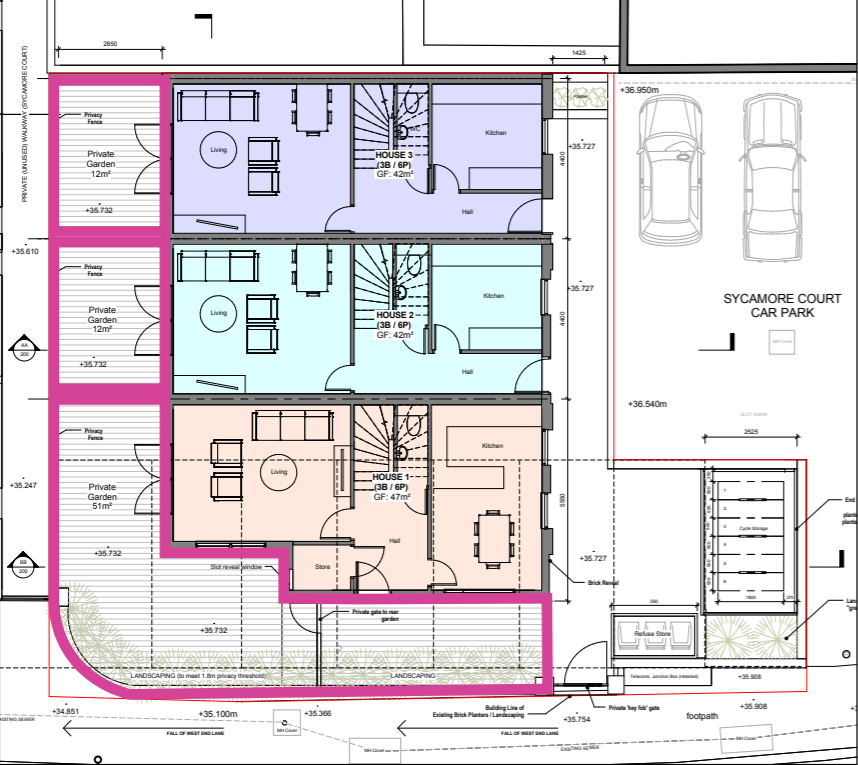
Manufacturer / Product: Schwegler House Sparrow Box

House Sparrows are gregarious and prefer to nest close to each other, so this woodcrete box provides room for three families under one roof. Made from long-lasting, breathable woodcrete. No Maintenance required.

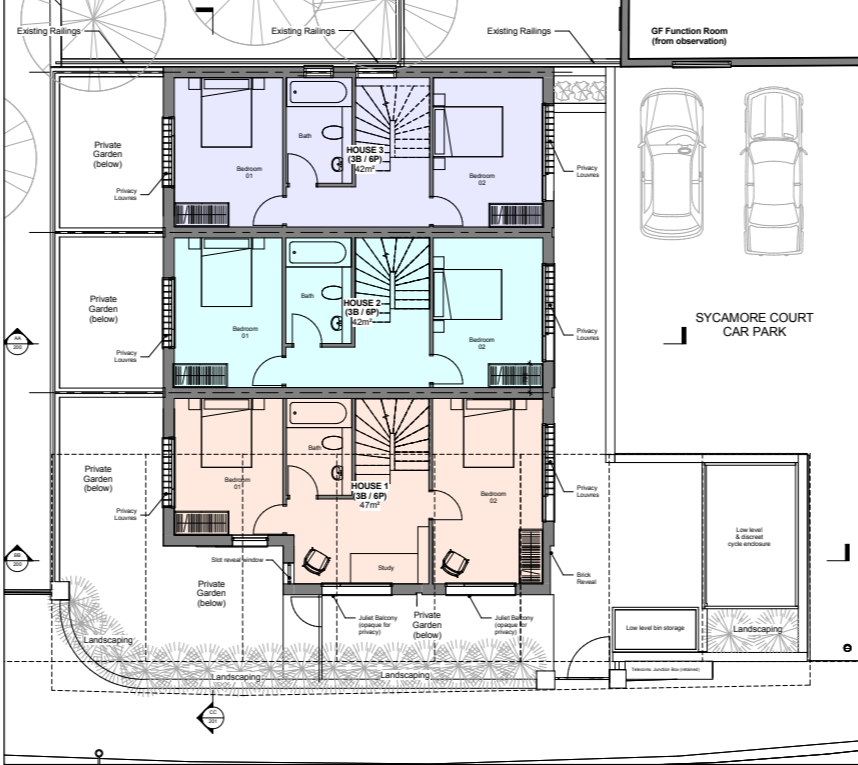
Sparrow boxes should be kept clear of direct sunlight and preferably facing east at a minimum height of 2m.

Residential Units: Layout & Amenity Space Provision

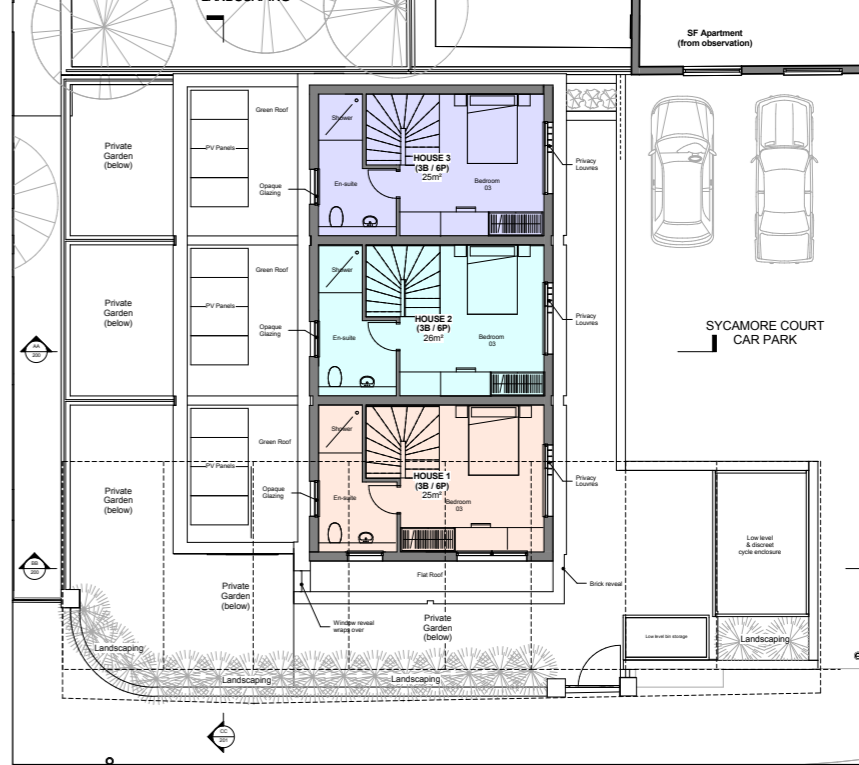
Layout Diagram Plans



Ground Floor Plan



First Floor Plan



Second Floor Plan

█ Amenity Space Location

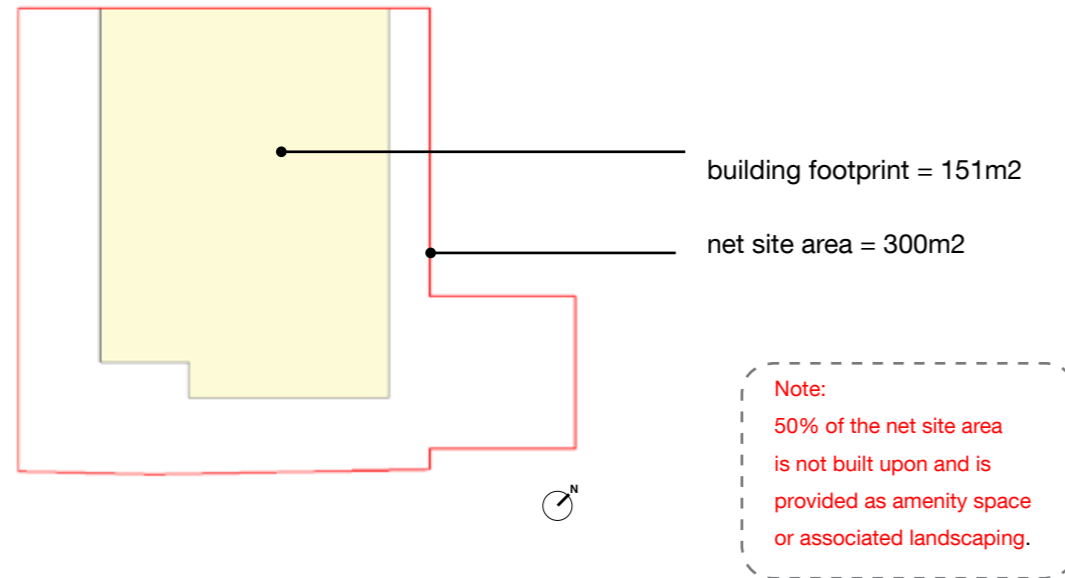
Housing Mix

The proposal provides a short terraced row of three, 3 bedroom town houses. Each of the houses exceeds the Minimum Space standards contained within CPG2 - Housing and within The London Plan. Each house has private amenity space which meets design standards provided through private gardens.

Residential (Class C3) Mix / Area Schedule

House No.	Dwelling Type	Gross Internal Area m ²	The London Plan Minimum m ² (Policy 3.5, Table 3.3)	Camden Minimum m ² (CPG2 Housing) pp. 62	Amenity Space m ²
House 01	3 Bed, 6 Person	119	108	93	51
House 02	3 Bed, 6 Person	110	108	93	12
House 03	3 Bed, 6 Person	109	108	93	12
Total	9 Bedrooms, 18 Persons	338	324	279	75

Development Footprint



Density

To calculate the density of the suggested development we have completed the following calculations;

The site has a density classification of Urban with a PTAL rating of 6a (Excellent).

Dwellings per Hectare

Site Area 300m² = 0.0300 Hectares

Number of Dwellings Per Hectare = Number of Dwellings / Site Area (Hectare)

3 Dwellings / 0.0300 Hectares = 100 Dwellings per Hectare

Habitable Rooms per Hectare

Habitable Rooms* per Hectares / Site Area Hectares

14 Habitable Rooms* / 0.0300 Hectares = 466 Habitable Rooms per Hectare

*Does not include bathrooms, toilets or corridor spaces or rooms not used for living accommodation.

The density is within Urban parameters of 200-700 hr/ha under London Plan Policy 3.4)

Parking

This will be a car free development.

Aim

We aim for an effective, simple and robust solution to tackle long term reductions. The scheme has been developed with a strong emphasis on sustainability. For further detail on the sustainability strategy please refer to the Energy Strategy produced by Build Energy which accompanies this Design and Access Statement.

Strategy

ORIENTATION

All homes seek to maximise incidental solar gains from the south.

WATER USAGE

Low flow sanitary ware will be supplied to limit the waste of water.

NATURAL LIGHTING

Balancing generous insulation with maximised glazing to decrease reliance on artificial light sources.

MATERIALS

Brick skin to provide thermal mass and insulating qualities.

GREEN TRAVEL

No car parking spaces provided due to central location with secure cycle storage provided.

RECYCLING

Kitchens designed to allow for individual recycling spaces.

Green Technology

- PV's where required
- Lean improvements to the building energy fabric and the performance of materials
- Thermal bridging, lighting and ventilation
- 100% low energy lighting
- High efficiency boilers as a back up and assist



Herb and vegetable gardens



PV Cells



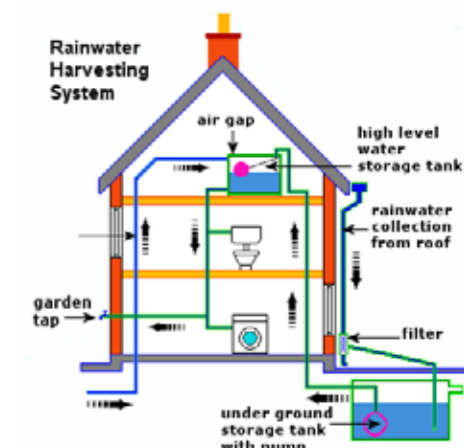
90% Efficient Intelligent Combi-Gas Boilers



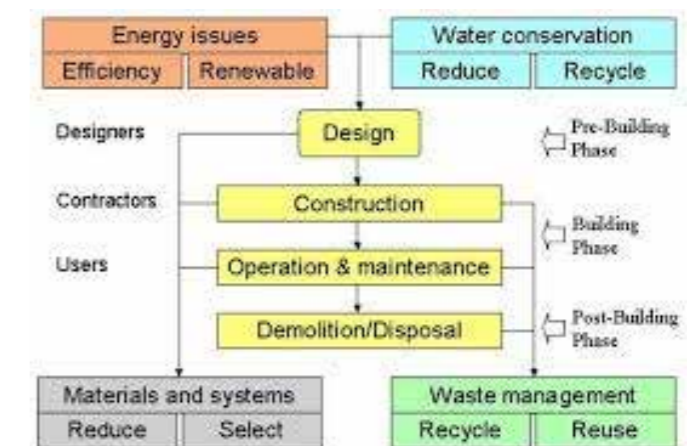
Low energy lightbulbs



Recycled materials



Rainwater harvesting systems



Process Diagram

27 West End Lane

This design and access statement has been carefully pieced together to demonstrate the design process from inception to full planning application.

In summary the proposed development;

- Puts a vacant site to a more sustainable use as housing.
- Provides spacious, dual aspect housing with private amenity spaces.
- Creates a substantial improvement to the pedestrian environment.
- Enhances the streetscape through active frontages.
- Employs a sustainable approach and achieves Code for Sustainable Homes Level 4.
- Realises the potential of the site.
- Adheres to BRE Daylight, Sunlight, and Overshadowing guidance.
- Creates an economically viable development.
- Improves the security and surveillance around the site.
- Presents the opportunity to create a high quality building which improves this part of West End Lane.



Sketch view looking down West End lane



Sketch view looking up West End lane



Elevation facing West End Lane