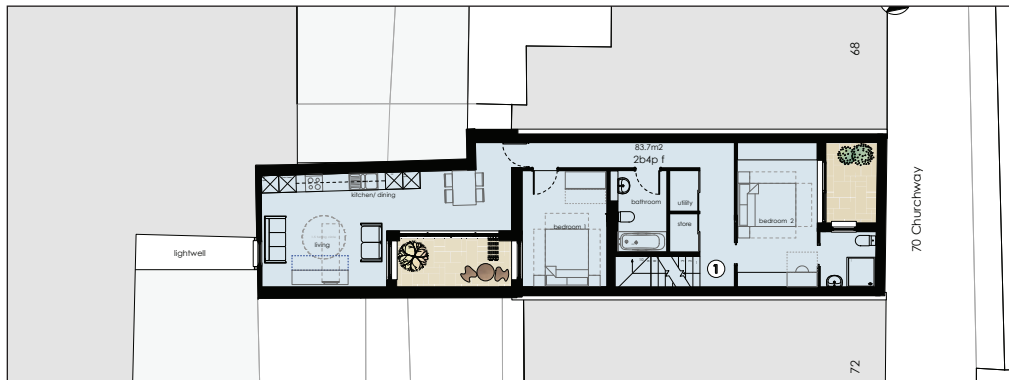
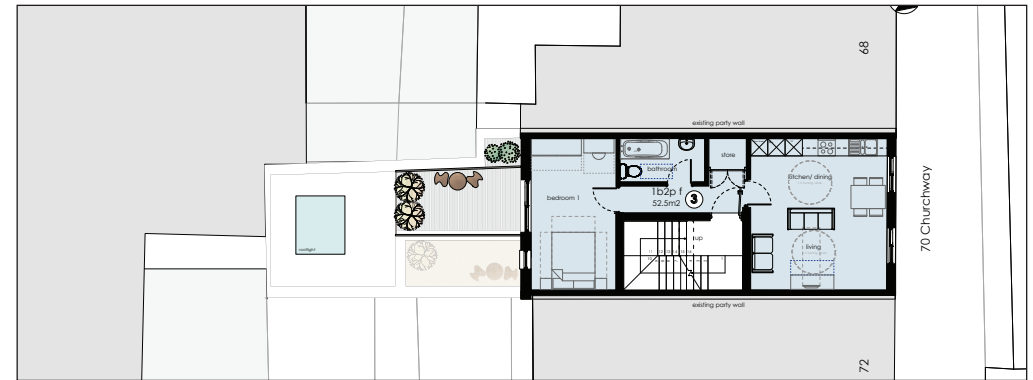


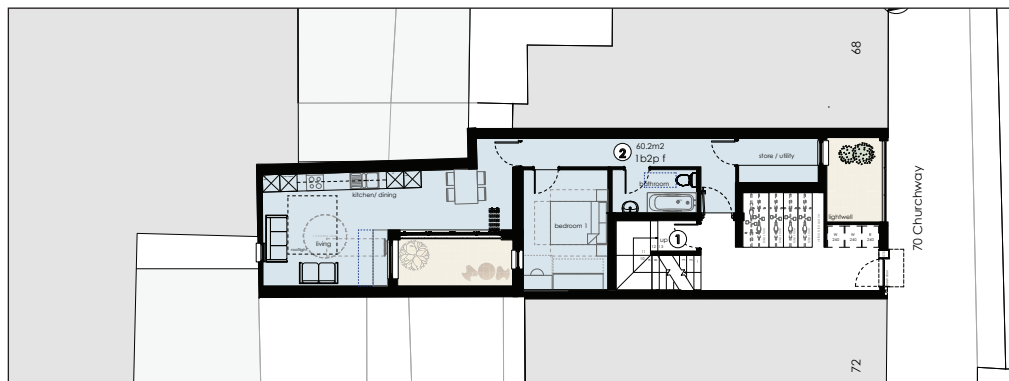
Proposed Site Section
70 Churchway NW1 1LT



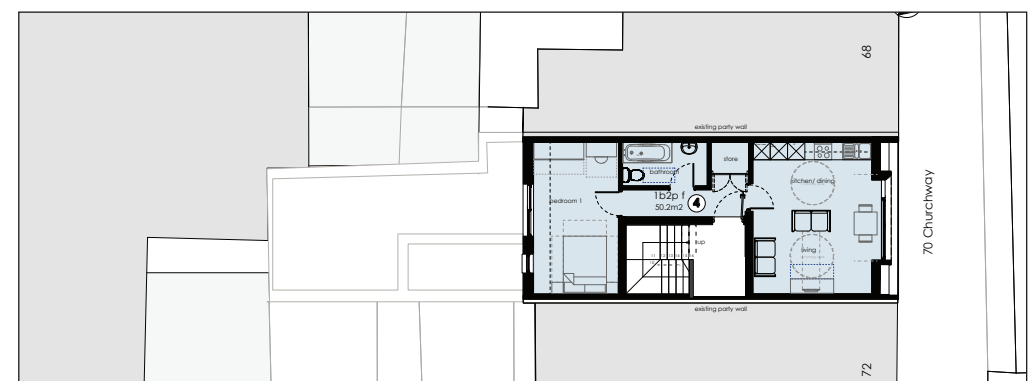
Proposed Basement Plan



Proposed First Plan



Proposed Ground Floor Plan



Proposed Second Floor Plan

The main entrance is at street level into the site, where there is the access to unit 1 via stairs to the basement where there is a 2 bed flat . Adjacent to the stairs on the ground floor is access to unit 2 a 1 bed flat. Units 3 and 4 which are both 1 bed flats are also accessed by the communal stairs to their respective floors. There is space at the entrance for a refuse and post alongside a lightwell. Within the main entrance lobby there is a communal cycle store, which are lockable and two-wheeled stores as recommended in policy. Please refer to the schedule of accommodation for provision .

The layouts of the units has been designed with dual frontages, with the use of a lightwell in the basement and ground floors.

Effective measures will be taken during demolition and construction to ensure stability of the building and it neighbours, all managed via a Party Wall Agreement. The impact on ground water flow and potential flooding will also be adequately addressed. A Basement Impact Assessment study has been carried out and forms part of this submission and this shows the basement is acceptable.

3.2 Amount, Scale and Mix

The amount of development on the site comprises of 4 residential flats over three storey's and a newly created basement. The proposals are for 1 x 2 bed flat and 3 x 1 bed flats.

The basement and ground floors occupy the full extent of the site, whilst the first and second floor massing is reduced to align with the adjacent property. This provides a scale of building that is in keeping with the surrounding context. It would not be over dominant and would be part of the character of Churchway, which is that of lower buildings of modest design book-ended by higher buildings which front onto the larger streets at each end.

The amount, height and scale of the scheme have all been reduced to address concerns raised in the reasons for refusal of the previous scheme.



View showing rear of proposed scheme

Dwelling	Total G.I.A sqm	Req.d area sqm	Req.d +/- sqm	Beds	Persons	hab room	Bed1 sqm	Bed 2 sqm	C.E.L. sqm	Bathroom sqm	Storage sqm	Amenity space sqm	Car Parking
1	83.7	70.0	13.7	2	4	3	11.8	13.8	27.0	4.80	2.80	6	0
2	59.0	50.0	9.0	1	2	2	12.4		27.0	4.30	4.10	0	0
3	61.3	50.0	11.3	1	2	2	15.4		24.8	4.40	1.50	11	0
4	50.9	50.0	26.6	1	2	2	15.4		22.5	4.40	1.50	0	0
TOTAL				5	10	9						17	0

Refuse & Recycling storage	No of dwellings		Total Ltrs	bins required	
	1 bed	2 bed		refuse 240 ltrs	recycling 240 ltrs
	3	1	470	2	1

Cycle	No of dwellings		1 per 1 bed	2 per 2 bed	Total + 1 visitor
	1 bed	2 bed			
UNITS	3	1	3	2	6

Areas per dwelling	gross external		gross internal	
	sq.m	sq.ft	sq.m	sq.ft
Basement	97.0	1044	83.7	901
Ground	97.0	1044	88.0	947
First	73.0	786	64.0	689
Second	70.0	753	50.2	540
Total	337.0	2583	285.9	2176

Density	site area	density
hr room / hectare	0.011	818
dwelling / hectare	0.011	363

3.3 Materials & Appearance

The building at the junction of Churchway and Drummond Crescent end is a three-storey Victorian building and the opposite end, a four-storey building. Considering the heights and volumes of the buildings that are on either end of Churchway as well along it, we believe that the townhouse style, flat-fronted design with three storeys would work well within the Churchway's existing context. The upper storey is slightly set back in a mansard fashion to echo the neighbouring property.

We concluded that it would be appropriate to adopt a similar material palette that will be recognised as being 'traditional' for the surrounding area, yet to use them in a more contemporary manner, by contrasting them with bronze panelling and framing which articulate the elevations. We are proposing London stock bricks for the majority of the front and rear elevations with a slate tile mansard roof finish which matches the pitched roof finish on neighbouring buildings. The introductions of header banding and crisp detailing will add a more contemporary feel.



Bronze mesh example



Contemporary dormers to mansard



London Stock bricks



Blue-black slate tiles



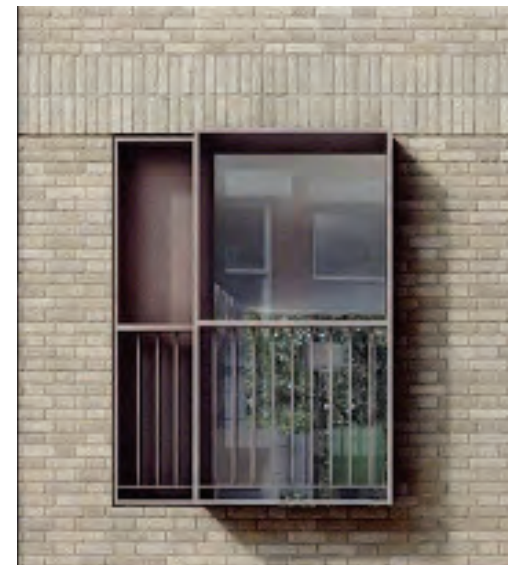
Front Elevation



Rear Sectional Elevation



Model showing slim framed window detailing and brick banding



Bronze balcony / surround and brick banding

3.4 Landscaping & Amenity

The site is naturally land-locked and has no affordable opportunities to change this.

However, we have been able to use the space that we do have available to provide unit 1 (basement) with a limited amount of amenity space outside, through utilising the lightwell at basement level. Unit 3 at 1st floor level is also provided with outside amenity space. The ground and second floor flats are provided with juliette style balconies and openable doors.



private amenity at ground floor level

3.5 Daylight, Sunlight & Overlooking

A Daylight and Sunlight assessment has been carried out which demonstrates that the redesigned scheme has a low impact on light receivable by the neighbouring properties. The design satisfies all the requirements set out in the BRE guide.

The daylight and sunlight within the proposed development satisfies all the requirements set out in the BRE guide.

There are no projecting balconies to the rear, thus the revised scheme will not result in an undue level of overlooking.

3.6 Parking and Cycling

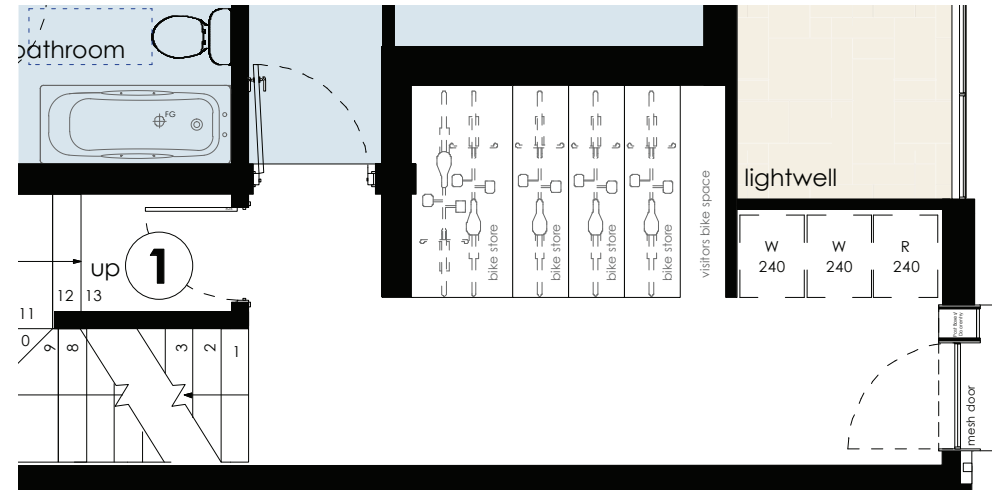
Due to the close proximity of all the main modes of transport to the site, it is considered appropriate that the development will be car-free, with residents unable to apply for an on-street parking space.

It is proposed that 6 cycle parking spaces will be provided for the residents located within the main entrance area. The cycle parking area allows for horizontal storage. The previous refused scheme proposed vertical bike storage which was cited as not acceptable in the reasons for refusal.

3.7 Refuse

Having referred to the Camden Planning Guidance Design regarding refuse, we are providing a secure bin storage on the ground floor where 2 x 240ltr waste and 1 x 240ltr recycling will be provided, along with appropriate internal refuse within each dwelling. Each dwelling will comply with the Code requirements and separated recycling storage will be included within each kitchen. The proposal will be in line with the Code for Sustainable Homes, target level of 4.

Refuse & Recycling storage	No of dwellings		Total Ltrs	bins required	
	1 bed	2 bed		refuse 240 ltrs	recycling 240 ltrs
	3	1	470	2	1



cycle and refuse store

3.8 Energy

A Sustainability, Renewable Energy and Compliance Strategy prepared by M.O. Associates has been submitted as part of the application. This shows that the toolkit provides an early indication with the improved values of the baseline from Part L1A the 42.41% reduction in Carbon Emissions can be achieved.

It also shows that with a total 5 Kwp (approx. 30m²) photovoltaic panels the dwelling CO₂ emission (DER) rate of 9.52KgCO₂/yr/m² is lower than the Target Emission Rate (TER) of 16.53KgCO₂/yr/m² which meets Building Control compliance.

In addition efficient appliances and fittings such as daylight sensors and movement sensors will be incorporated into the proposal.

3.9 Accessibility

The scheme has been designed to create an inclusive environment. The entrance will have level threshold and the dwellings compliant with lifetime homes. A Lifetime Homes Statement is included with the application.

4.0 Summary

The redesigned Proposals have taken into account the reasons for refusal given for the previous application for this site ref:-2015/5041/P.

In summary the revised scheme is not as high as the previous scheme. The height has been reduced by 1 storey.

The ground floor front elevation has been re-articulated.

The rear projecting balconies of the previous scheme have been removed to mitigate the undue level of overlooking to the neighbouring properties.

The revised scheme now provides an acceptable provision for cycle parking in accordance with Camden policy.

The residential scheme has been carefully considered both in terms of architectural design and the local benefit.

The proposal will help improve Churchway's appearance, ensuring it is seen as a pleasant passageway.

This new modern building will provide better quality residential units and improve the overall appearance and amenity of the site.

