

MMA Statement

Rev.3_2 | 21 November 2016

Document Control

Project title: Land Adjoining 42 Falkland Road

Sprunt project number: 12516

Document type: Report

Document Approval

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Distribution

Issue: 3_2

Date: 21.11.2016

To: Camden Planning, Soul Space 2, Smart Urban, file

Document to be printed duplex.

Graphics in this report are not to scale. Please refer to scaled documents submitted separately when required.

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Sprunt has been appointed by Soul Space 2 to provide design proposals for the redevelopment of the land adjoining 42 Falkland Road (NW5 2PX), a former garage site with disused substation.

The design approach and rationale has been established by Donald Shearer Architects through planning approved scheme 2014/5539/P (27 October 2015). Following analysis of the approved scheme, we realised that elements of the layouts were unrealistic (levels issues), daylight to the basement insufficient, type and size of units unviable in places and services space provision inadequate.

Furthermore, the team has obtained detained surveys of the site and surrounding elevations which differ from the “as existing” drawings previously submitted for approval.

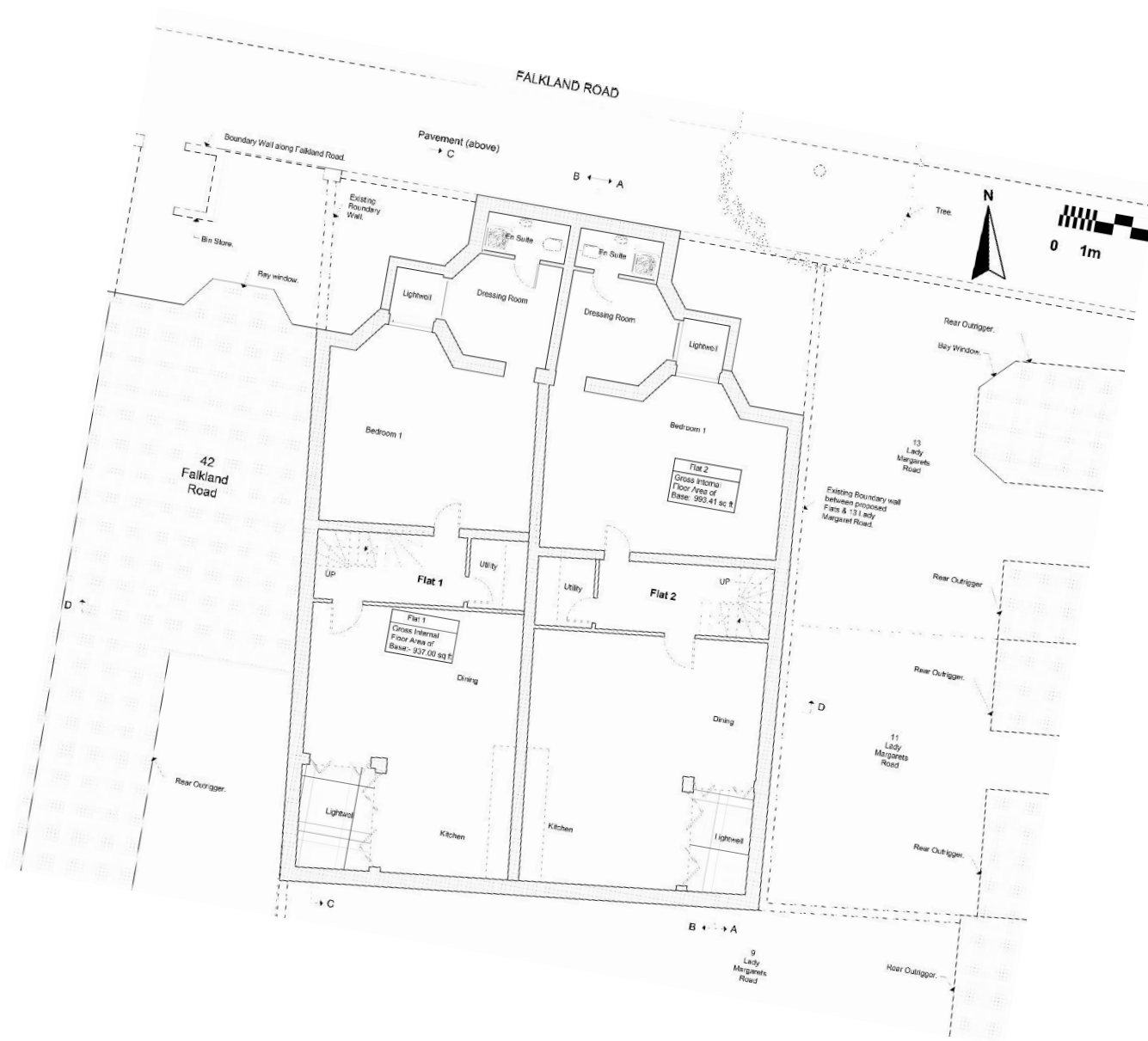
Accordingly, the design had to be adapted to the correct boundaries and levels to match the design principles of the original application.

This document aims at demonstrating how the proposed scheme relates to approved scheme 2014/5539/P and shows that the exercise can be considered as minor material amendments to basement footprint, frontage landscape and unit layouts for the benefit of the future residents without impacting onto the local community.

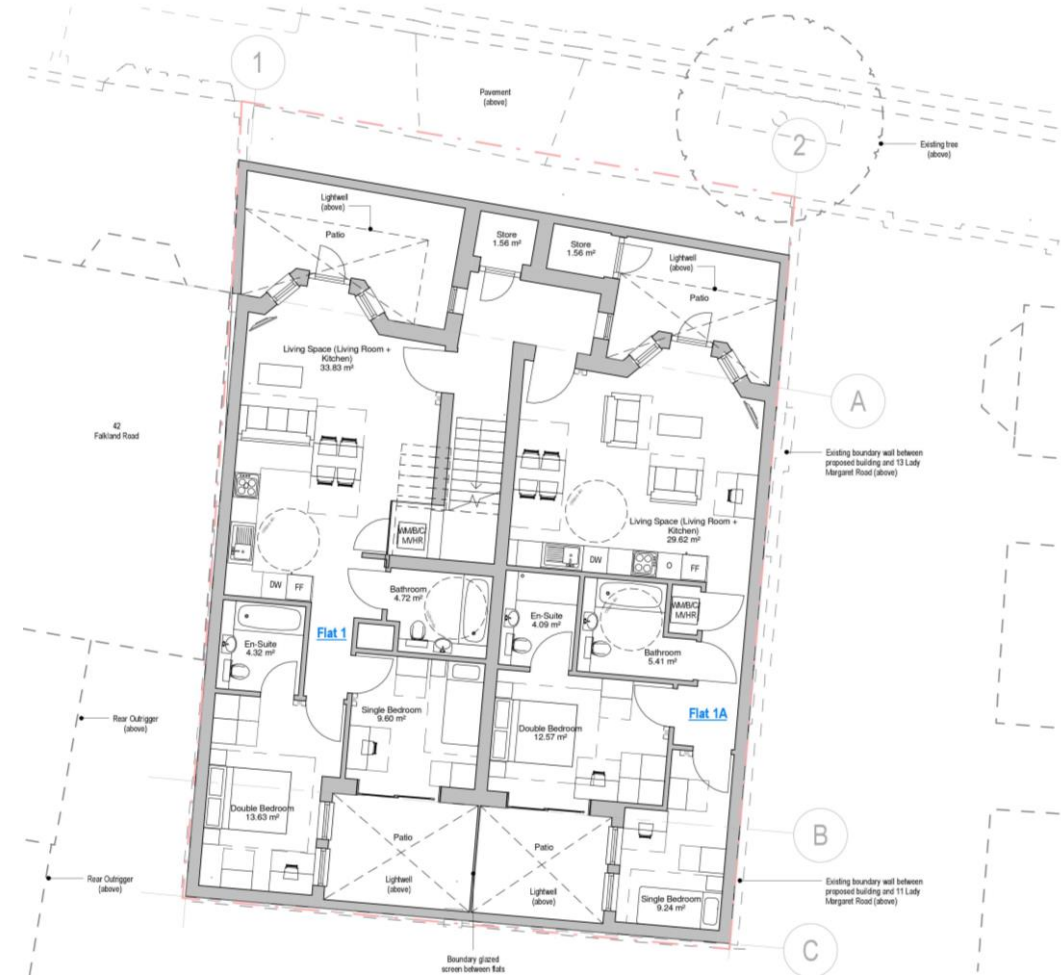
1 Basement Plan Comparison

Schedule of amendments

- Realignment of boundaries according to detailed survey;
- Provision of 2 x 2 bedroom flats;
- Provision of compliant communal staircase;
- Remodelling of lightwells to maximise internal daylight levels.



As Approved

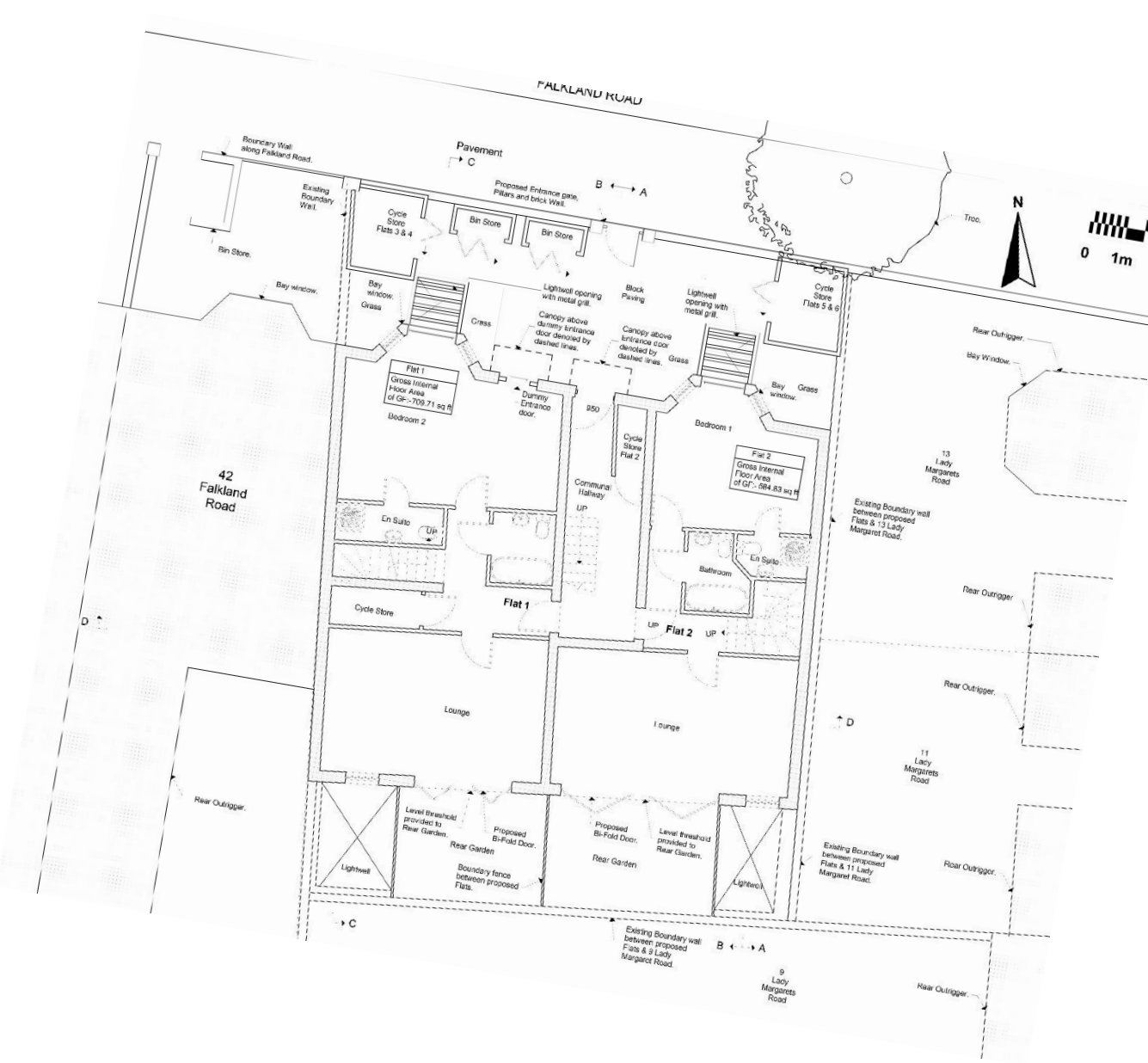


As Proposed

2 Ground Floor Comparison

Schedule of amendments

- Realignment of boundaries according to detailed survey;
- Provision of 1 x 1 bedroom flat and lower part of 1 x 2 bedroom maisonette;
- Provision of compliant communal and private staircase with adequate head height;
- Remodelling of lightwells to maximise internal daylight levels below;
- Reorganisation of frontage landscape to provide compliant refuse and cycle stores;
- Revised landscape including planters to conceal enlarged lightwells.



As Approved



As Proposed

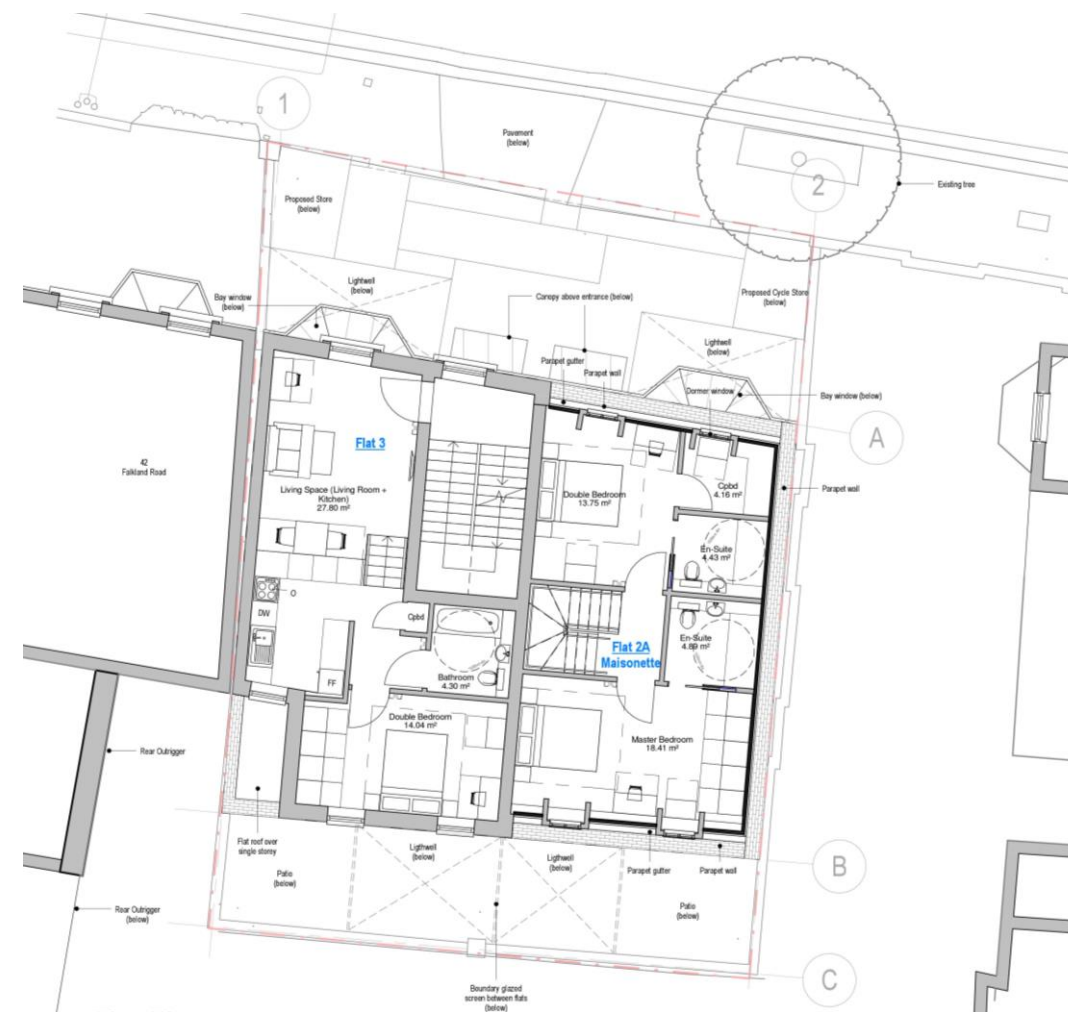
3 First Floor Comparison

Schedule of amendments

- Realignment of boundaries according to detailed survey;
- Provision of 1 x 1 bedroom flat and upper part of 1 x 2 bedroom maisonette;
- Provision of compliant communal and private staircases with adequate head height.



As Approved

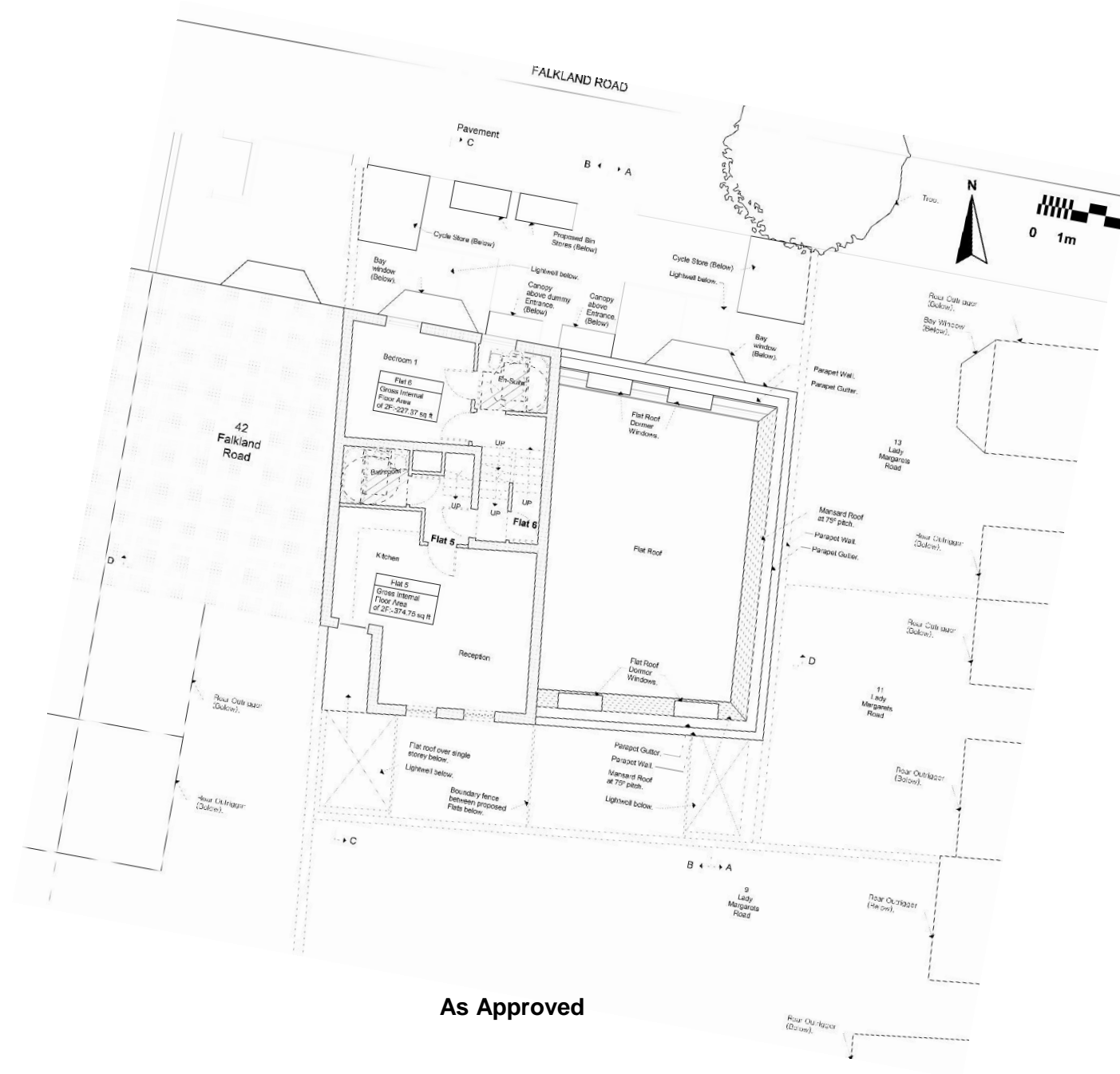


As Proposed

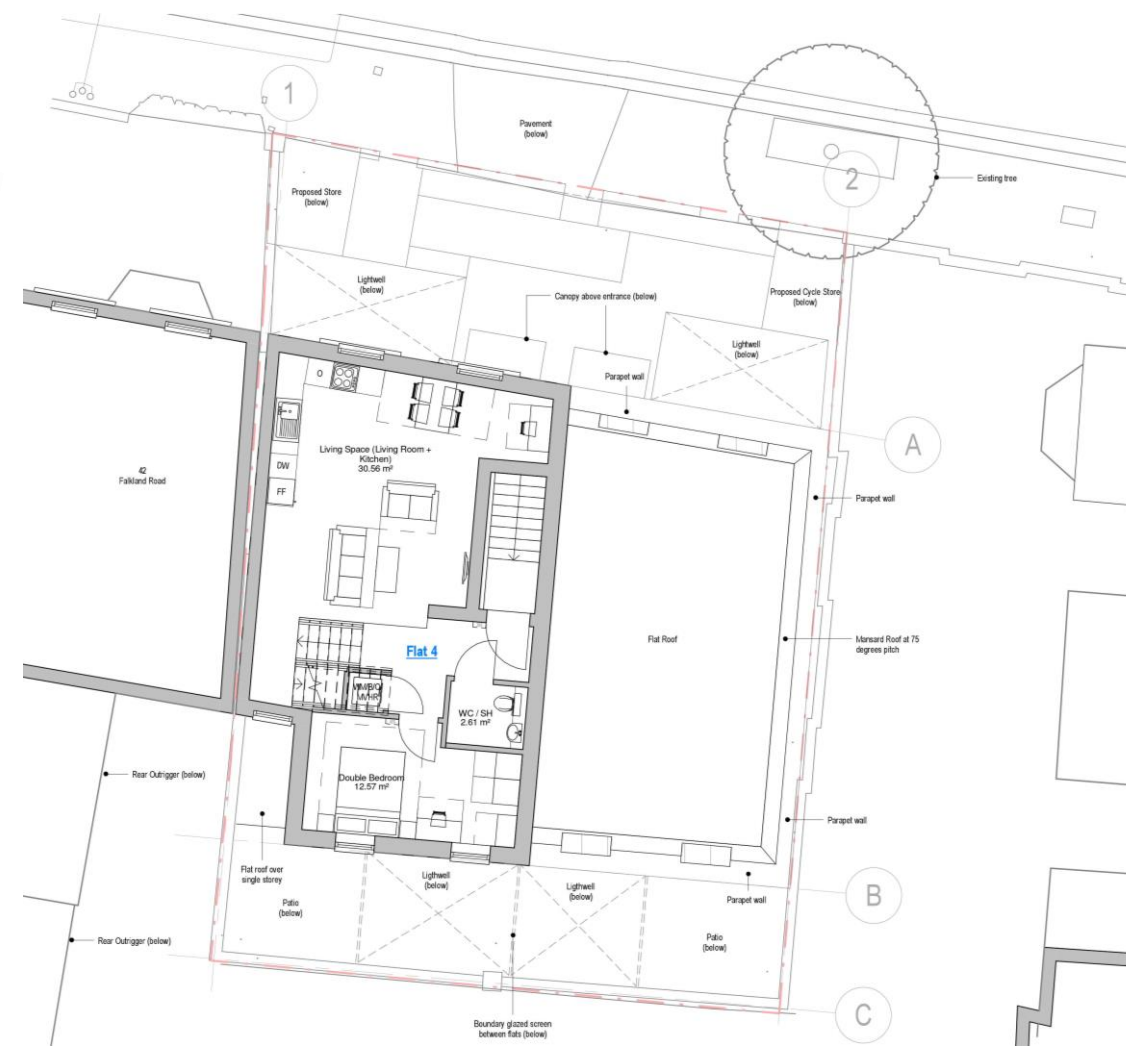
4 Second Floor Comparison

Schedule of amendments

- Realignment of boundaries according to detailed survey;
- Provision of lower part of 1 x 2 bedroom maisonette;
- Provision of compliant communal and private staircases with adequate head height.



As Approved



As Proposed

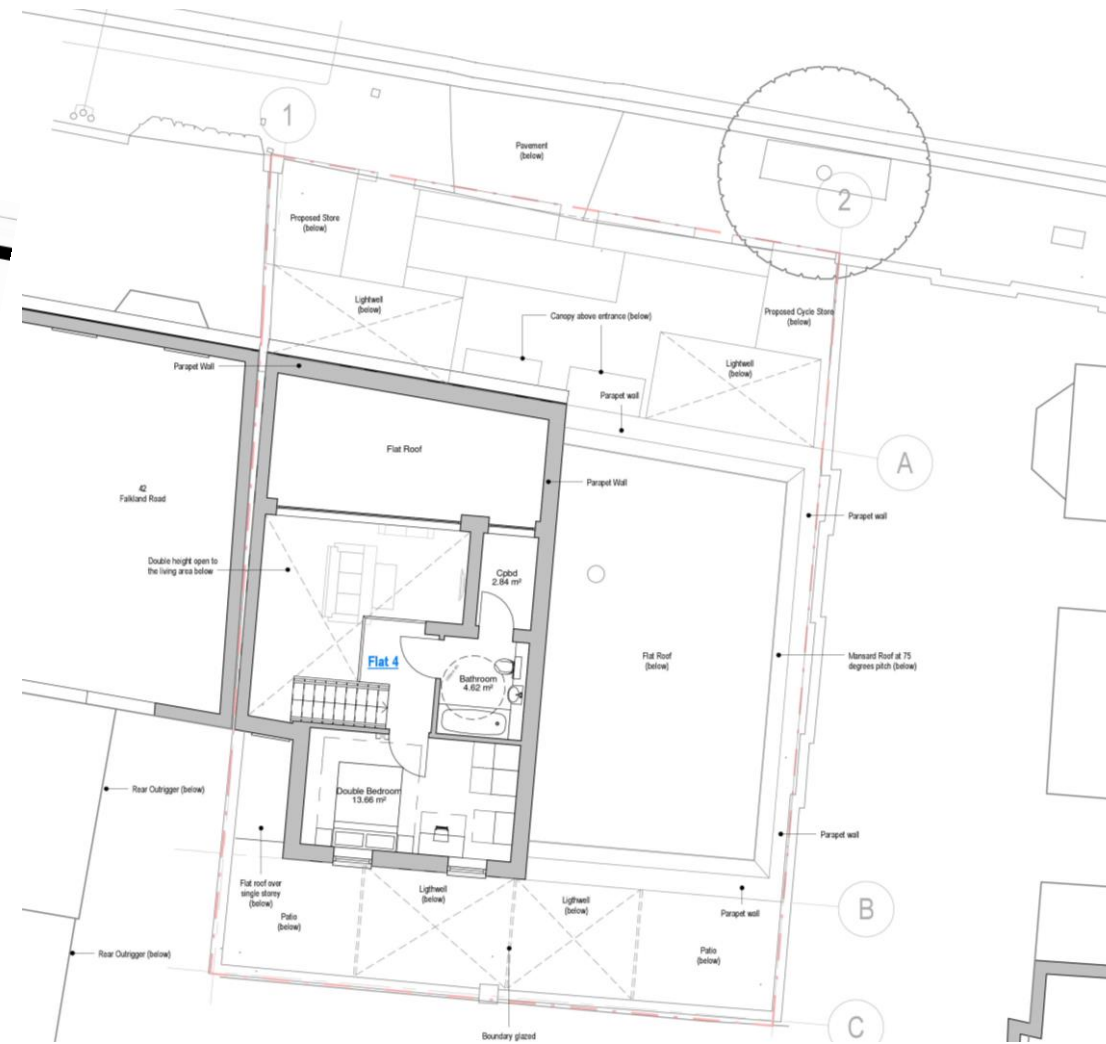
5 Third Floor Comparison

Schedule of amendments

- Realignment of boundaries according to detailed survey;
- Provision of upper part (mezzanine) of 1 x 2 bedroom maisonette;
- Omission of unrealistic access stair to front terrace (replaced by flat roof).
- Provision of compliant private staircase with adequate head height.



As Approved



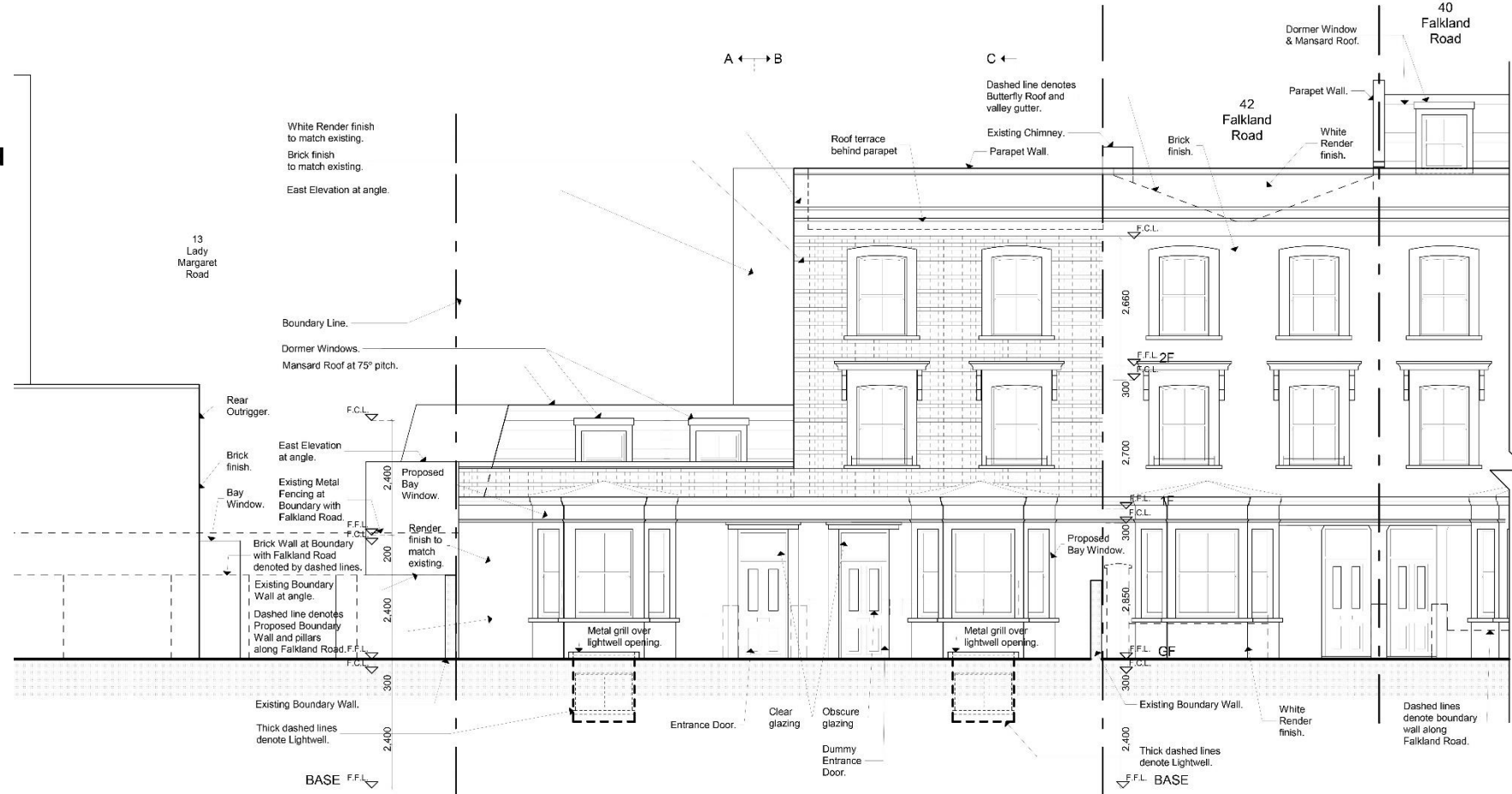
As Proposed

6 Front Elevation Comparison

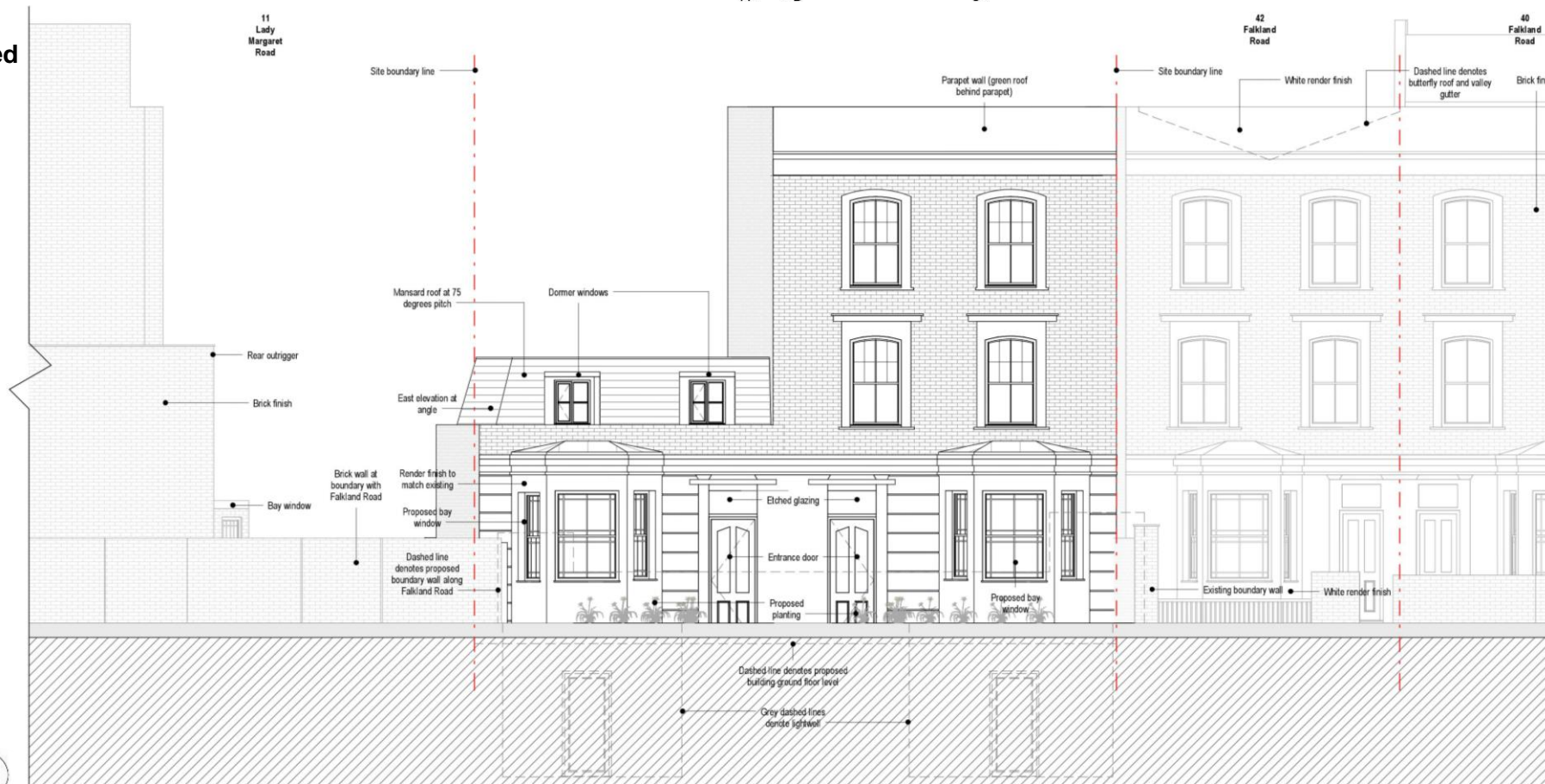
Schedule of amendments

- Realignment of boundaries and levels according to detailed surveys;
- Design generally adapted to match adjoining 42 Falkland Road;
- Review of frontage landscape, service areas and lightwells.

As Approved



As Proposed



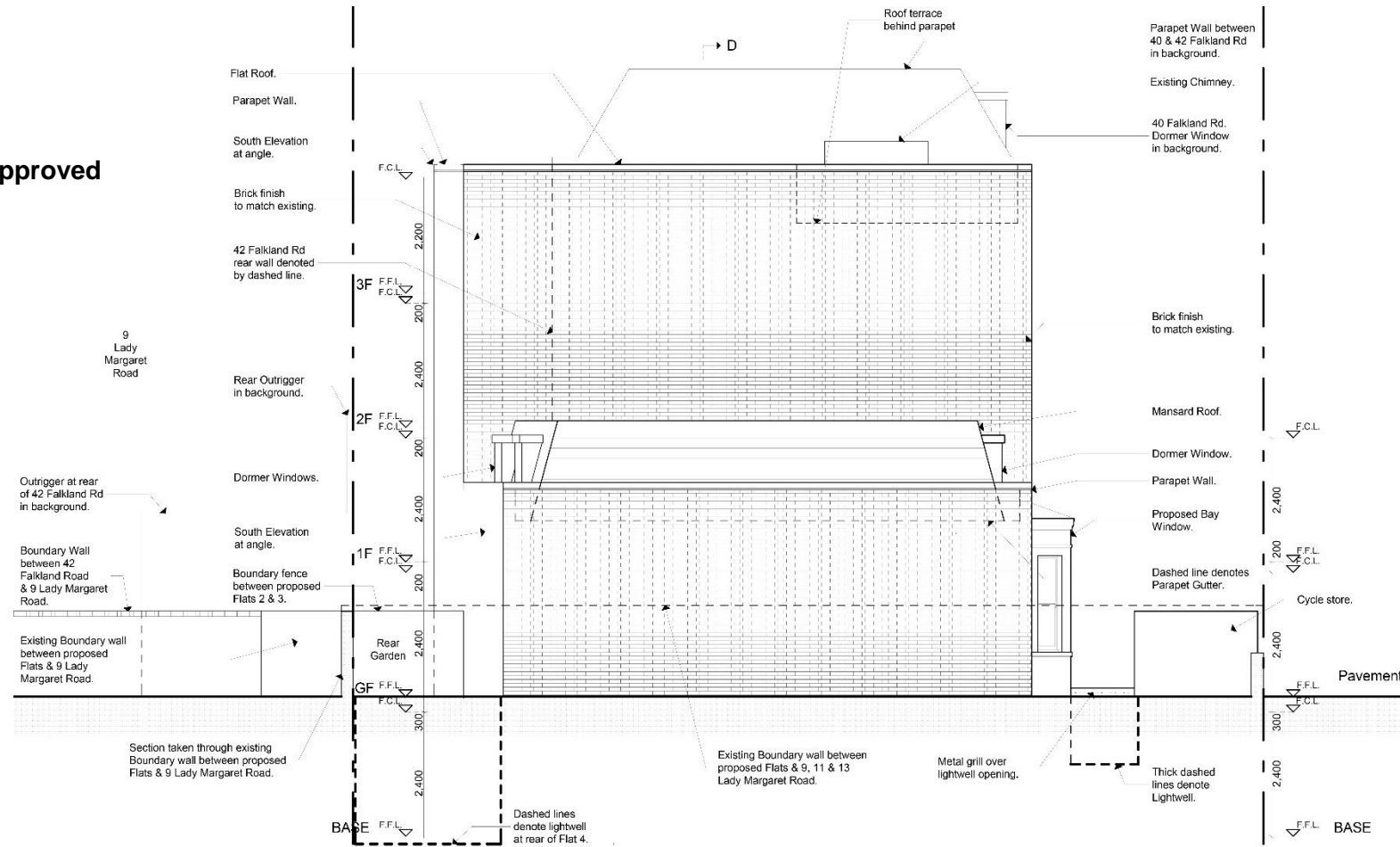
7 Side Elevation Comparison

Schedule of amendments

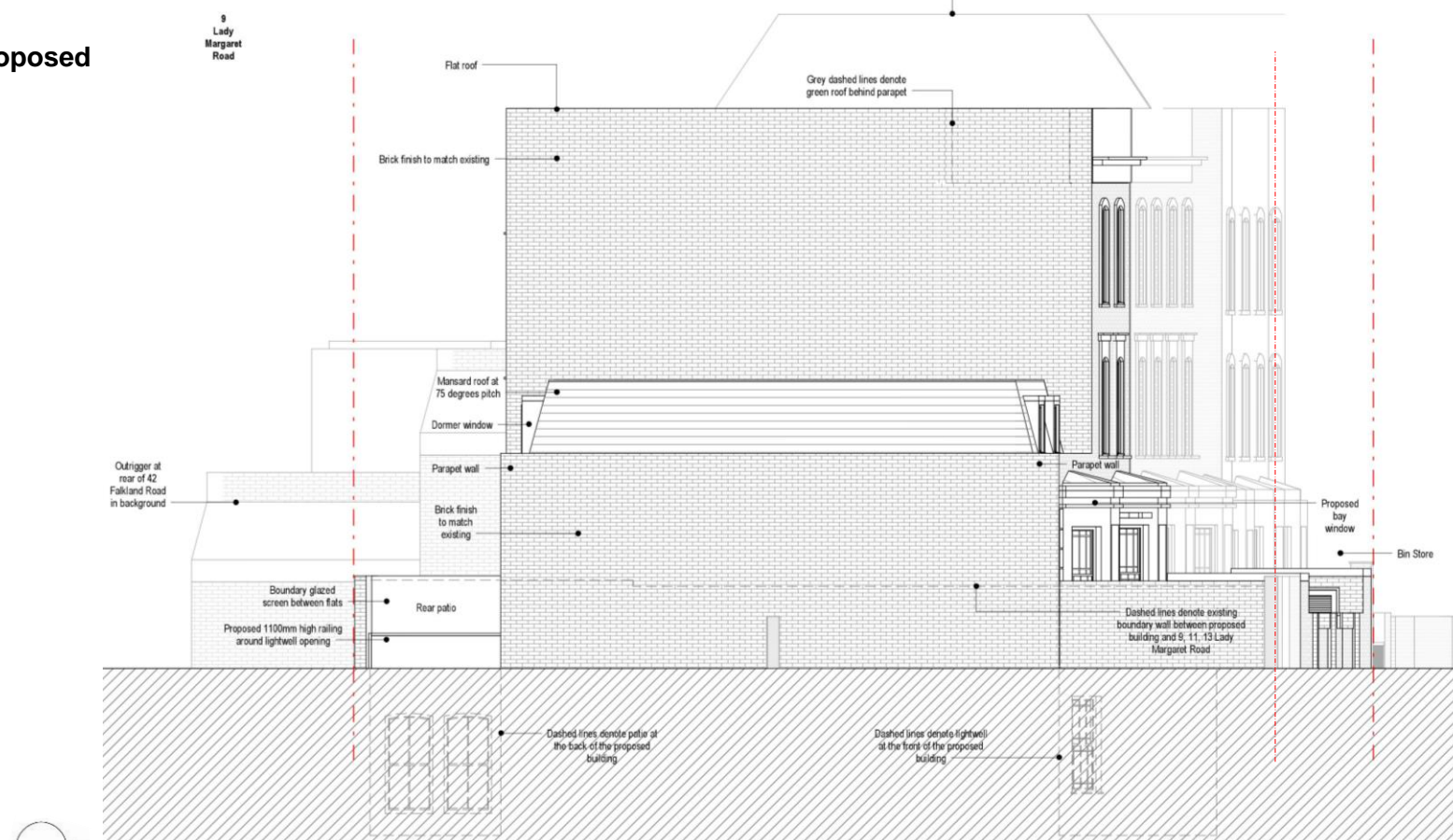
- Realignment of boundaries and levels according to detailed surveys;
- Design generally adapted to match adjoining 42 Falkland Road and approved scheme;
- Review of lightwells.

Note: detailed surveys show that boundaries have different angles when compared with the approved scheme which has constrained the team to show this elevation with projected return elevations for the sake of accuracy.

As Approved



As Proposed



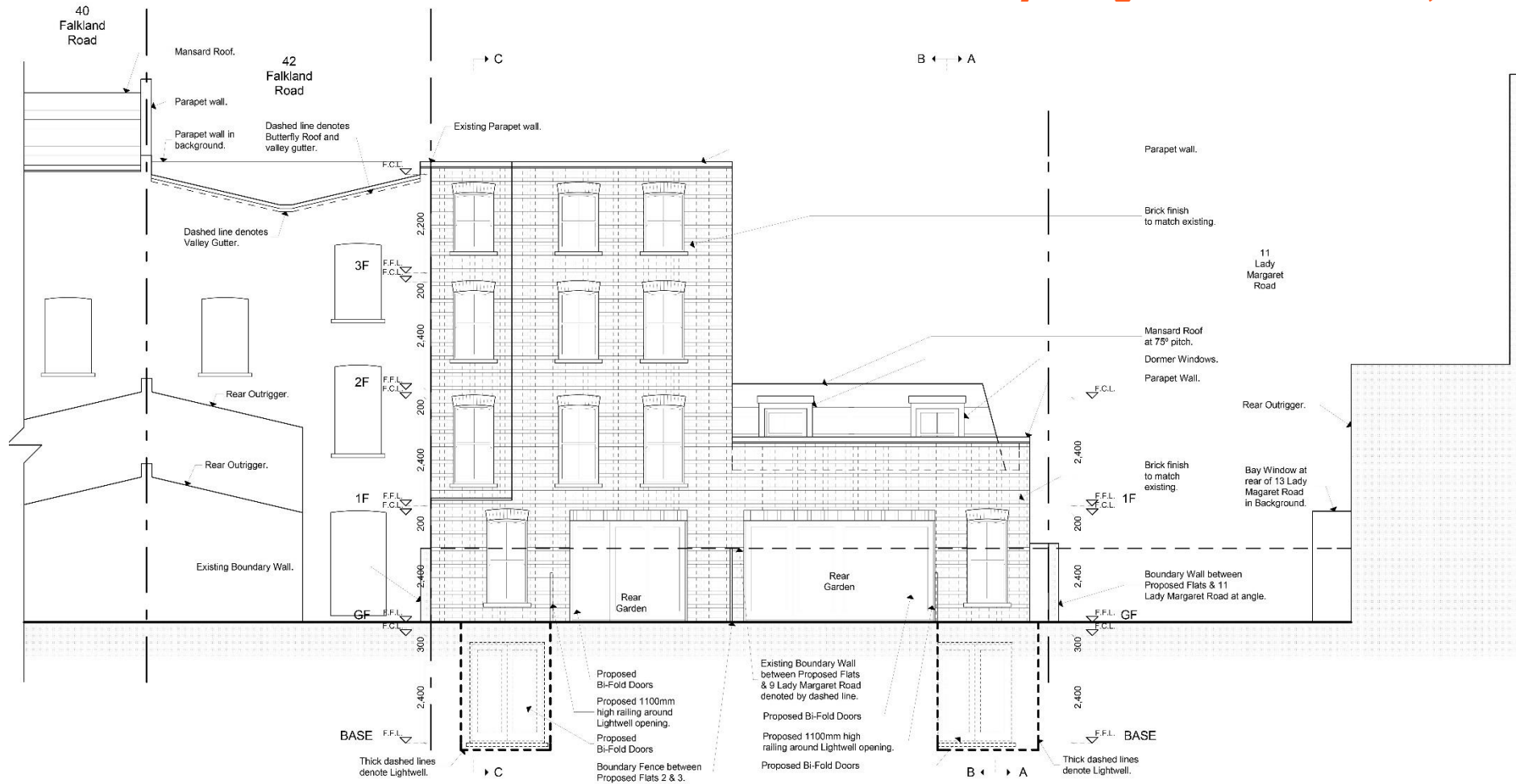
8 Rear Elevation Comparison

Schedule of amendments

- Realignment of boundaries and levels according to detailed surveys;
- Design generally adapted to match adjoining 42 Falkland Road and approved scheme but openings to ground floor kept as traditional instead of wide modern bay windows;
- Review of lightwells.

Note: detailed surveys show that boundaries have different angles when compared with the approved scheme which has constrained the team to show this elevation with projected return elevations for the sake of accuracy.

As Approved



As Proposed

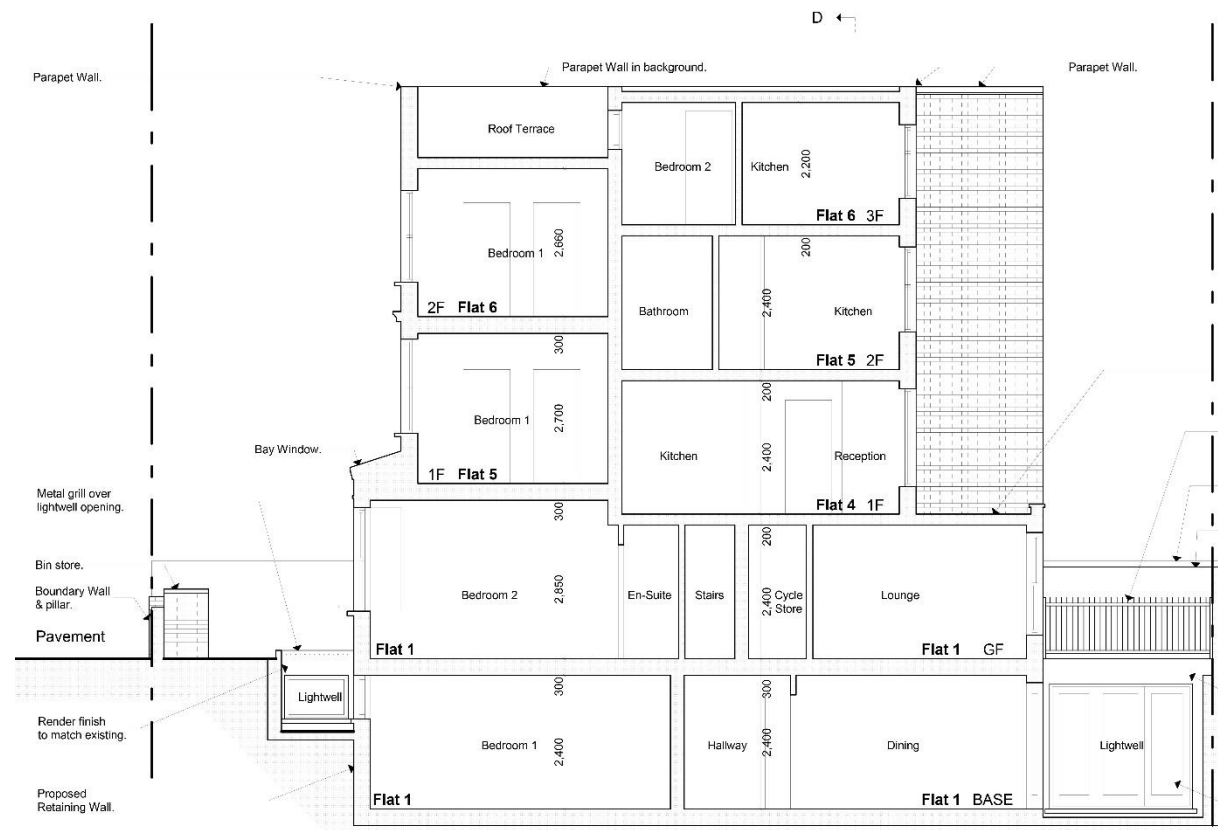


9 Typical cross section Comparison

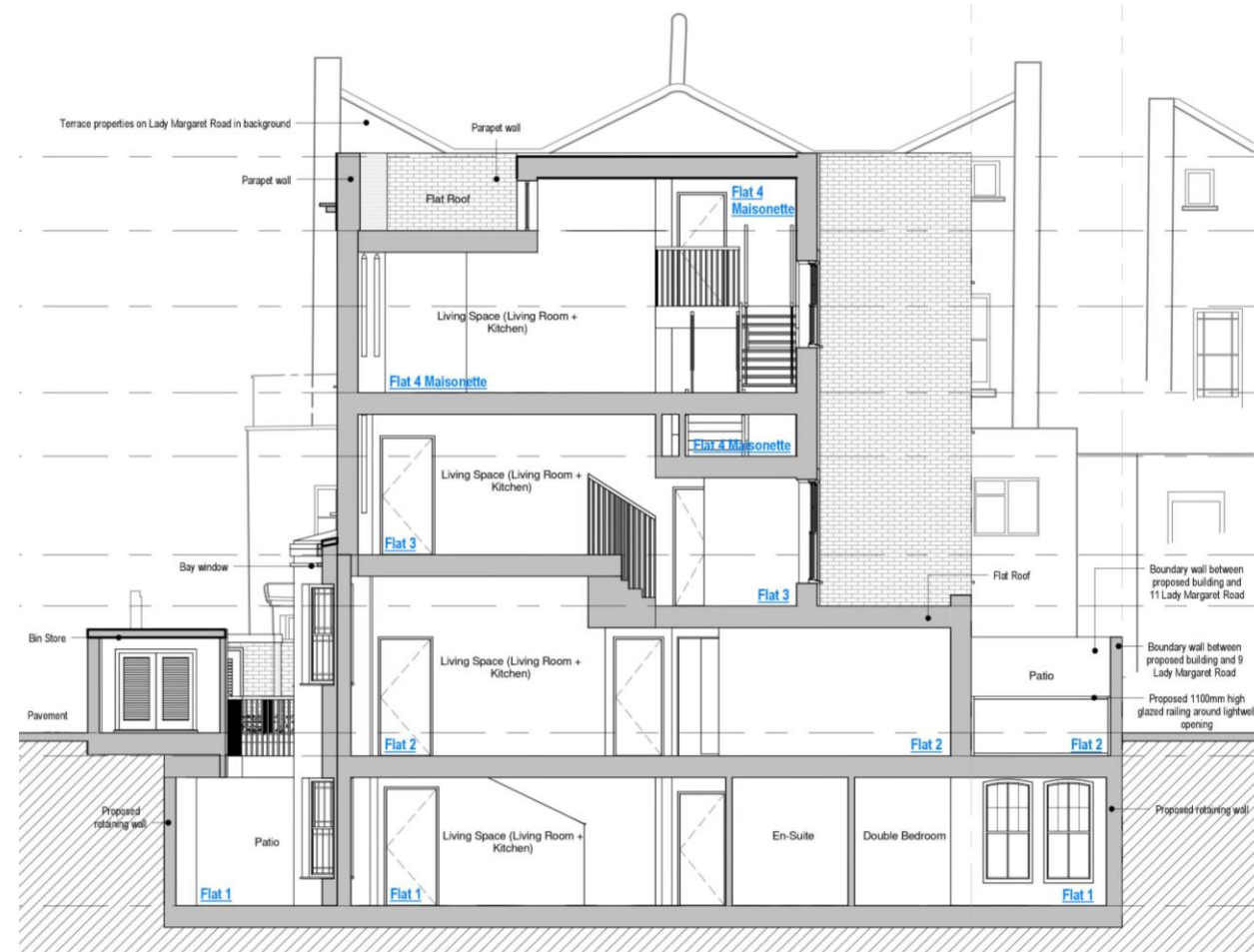
Schedule of amendments

- Realignment of boundaries and levels according to detailed surveys;
- Redesign of internal layouts to optimised units and provide access compliance;
- Review of frontage landscape, service areas and lightwells.

As Approved



As Proposed



10 Comparative schedule

AS APPROVED

UNITS	studio	1b2p	2b3p	2b4p	total
	1	2	1	2	6

NSA

Flat 1 (2b4p)	153.00	sqm
Flat 2 (2b4p)	146.60	sqm
Flat 3 (1b2p)	50.05	sqm
Flat 4 (studio)	34.05	sqm
Flat 5 (1b2p)	50.80	sqm
Flat 6 (2b3p)	61.50	sqm
TOTAL	496	sqm

CONSTRUCTION

Basement gross footprint	202.10	sqm
Basement GIA	184.10	sqm
Ground Floor GIA	136.25	sqm
First Floor GIA	117.15	sqm
Second Floor GIA	60.05	sqm
Third Floor GIA	40.40	sqm
TOTAL	537.95	sqm

AS PROPOSED

UNITS	studio	1b2p	2b3p	2b4p	total
	0	2	2	2	6

NSA

Flat 1 (2b3p)	70.35	sqm
Flat 1A (2b3p)	69.10	sqm
Flat 2 (1b2p)	56.05	sqm
Flat 2A (2b4p)	118.30	sqm
Flat 3 (1b2P)	50.10	sqm
Flat 4 (2b4p)	87.75	sqm
TOTAL	451.65	sqm

CONSTRUCTION

Basement gross footprint	213.40	sqm
Basement GIA	162.20	sqm
Ground Floor GIA	135.25	sqm
First Floor GIA	125.75	sqm
Second Floor GIA	65.20	sqm
Third Floor GIA	28.75	sqm
TOTAL	517.15	sqm



As Existing



As Proposed