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**Sent:** 22 December 2016 12:26  
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**Subject:** MHA: Brief notes from design discussion 21/12/16

Dear Paul

Please find below a summary of our comments from yesterday's meeting.

Hope you have a good Christmas – and that you get some time off!

Regards

Gavin

## Elevations

New building reads as three distinct parts – upper levels, lower level block, link

Upper levels:

- Broadly happy with treatment and clarity of upper levels – the architecture is reasonably restrained and is governed by a sense of order.
- Would expect typical sections to demonstrate brickwork detailing / recessed areas around windows and balconies
- Welcome use of corner recessed balconies

Lower level block:

- Needs an overall calmer approach to elevational composition to Bedford Passage / west elevation to public space. Recommend that the approach has more restraint / clarity.
- Recommend rethinking division of bays along the Bedford Passage elevation, using the cut-away sections at third floor level as a basis for vertical division.
- Recommend simplifying pattern of fenestration along Bedford Passage elevation
- Recommend more restraint in use of materials i.e. reduce brick colours from three to two and use to reinforce pattern of bays.
- Distinction between commercial and residential uses should be clear in elevations. Elev - gnd, 1st,2nd as one typology and top floor resi as another.
- Recommend losing the double course cills / Juliet balconies from commercial storeys and enlarging window openings. Recommend that a minimum window reveal of 2xbricks is used for commercial floors.
- Main building line should come down to the ground floor without the GF recess currently shown. This will help to give the composition some vertical emphasis and will help with bay definition.

- Overhang fronting public space must be moved up a level to top of 1st floor in order to improve relationship with open space – careful treatment of soffit will be needed.
- GF overhang on the corner facing Bedford Passage should be brought out in line with upper levels
- Commercial entrance – raise chamfered cut-away up a level to help define entrance. Double height entrance would have greater presence.
- Consider ways to define corners, particularly south-west corner treatment as highly visible element of the scheme / first thing you see when entering Bedford Passage from Cleveland Street
- Consider whether the architectural expression of the two corners could be more strongly related.
- Elevation does not appear to match plan at 2<sup>nd</sup> to 3<sup>rd</sup> floor transition above south-west corner. 3<sup>rd</sup> in same plane as second on plan but looks to be stepped back on elevation. Please clarify design intent here.

#### Link

- Look at different material treatment (tone/colour/texture) for link block / lift enclosure. Recommendation to explore use of glazed brick
- Consider shifting entrance to affordable block further east to align with delineated route (investigate whether a separate entrance to stairwell is a necessity for means of escape rather than through main lobby)

#### Materials

- Concerns over cost implications of proposed use of grey brick, given the need to secure high quality
- We want to discuss brick in the NY - need samples for discussion
- Want to consider detailed execution such as bond / detailing etc in more detail
- Question the use of the darker brick tone on lower element. Depends on how the Bedford Passage and west elevation to public space will be redesigned. Small areas of a different tone brick / different material could be helpful in breaking up individual elements

#### Landscape / open space

- Recommend a more formal / Georgian character to landscaping of the public space, reflecting order, simplicity and symmetry of LB
- The route to the affordable entrance should not bisect the formally defined public space but should instead be defined as a pathway aligned with the eastern edge of the space.
- As the defined route to the affordable entrance will be beneath a two metre deep undercroft and pass above a basement it is critical that both the soffit design and surface treatment (pavement lights?) support rather than discourage its use for this purpose. The extent and design of any basement day-lighting feature in this route needs very careful consideration.
- The ground floor and first floor elevation of the commercial space should also be designed to support the use of this path as the route to the affordable entrance.
- Consider design of rear elevation of LB as a key element within this space.

- Pull back the tree planting at top of Tottenham Mews.
- Welcome move to reinstate gate to centre of wall fronting Cleveland Street but need to consider how to treat the land level changes.

## Affordable Housing Layout

### Entrance/Link

- Improved with overhangs removed.
- Should consider ways to identify entrance more clearly through elevational treatment – see 'Link' comments above.
- Investigate enlarging internal lobby by removing corridor.

### Amenity and layout

- Corridor / entrance doorway to courtyard at level 03 should be enlarged. 1.6m width too narrow and need more natural light from courtyard. Communal doorway narrower than front doors (0.91m?) Same issue for all communal doorways to external spaces.
- Examine shifting unit AL08 to the east & remove corridor on E side / move front door of AL10 up to allow for this.
- Units AL05 kitchen and AL07 windows too close and overlooking. Use high level window in kitchen to resolve this
- Outlook of living rooms within AL01 / AL03 / AL05 poor. Investigate swapping bedrooms/livingrooms.
- Include balcony in AL07 within lightwell – possibly ½ projecting ½ inset – but amenity benefits of terrace considered to outweigh minor loss of daylight
- Walkway – remove deck access at Level 04 and maintain just along south side of courtyard accessed via southern core?
- AL15 / AL24 why no balcony? Include.
- Winter conservatory with solid walls? Who is going to manage the space?
- AL19 could have small balcony projection to bedrooms to not overhang living room. Pretty tight in terms of spacing. Could be larger if remove East corridor? Contender for 1x bed wheelchair accessible unit?
- AL18 add balcony.
- AL11 not showing door out to balcony on plans
- AL21 could increase to 2x bed losing corridor with natural light from windows into courtyard. Or balcony for 1x bed unit if former not possible.
- AL26 swap living / bedroom arrangement
- 3 bed wheelchair accessible units without parking included would not be supported. Investigate reconfiguring levels 06/07/08 to have smaller 3xbed units with leftover space given over to additional units – or as discussed, provide 3b5p units.
- We agreed that projecting balconies would be acceptable at rear on east elevation.

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