As Consented (2008/2648/P)
Isometric View I

As Existing
Isometric View I

As Submitted 18.11.16
Isometric View I

As Consented (2008/2648/P)
Isometric View II

As Existing
Isometric View II

As Submitted 18.11.16
Isometric View II

As Revised 13.01.17
Isometric View I

As Revised 13.01.17
Isometric View II

16.0 PLANNING REVISION

16.1 Following the initial planning submission in November 2016. On the 15th of December 2016 Camden's Conservation and Design team provided advice regarding the submission. Subsequently MWA & Bidwells reviewed the recommendations and amended the proposal.

Further feedback was then provided on the 21st of December 2016. It was informed that the overall massing was still a concern despite the reductions made based on the advice received on the 15th December.

Inadditon to the bulk and massing, the elevational treatment and industrial character of the existing building were to be reflected in the amended scheme. Below are the amendments made following the latest comments received from LBC;

- **Top of Roof reduced by 1400mm**

Top of roof has been amended to reflect the previously consented scheme Ref:2008/2940/P. In some locations the proposed is substantially lower than the consented,

- **Glazed Areas Reduced**

Large expanses of glazing has been altered with addition of brick piers creating a muted design that forms a backdrop to the surrounding properties.

- **Orientated Slot Windows**

Orientated slot windows have been implemented to reduce concerns regarding privacy and overlooking whilst allowing natural daylight into the office.

- **Elevational Treatment**

The elevations have been altered to provided a more inward looking building reflecting the existing character of the building and respecting the amenity of the existing residents.

- **Terrace Areas Removed**

Terraces areas have now been removed with exception to one terrace where one had previously been consented Ref:2008/2940/P

- **Sedum Roof Introduced**

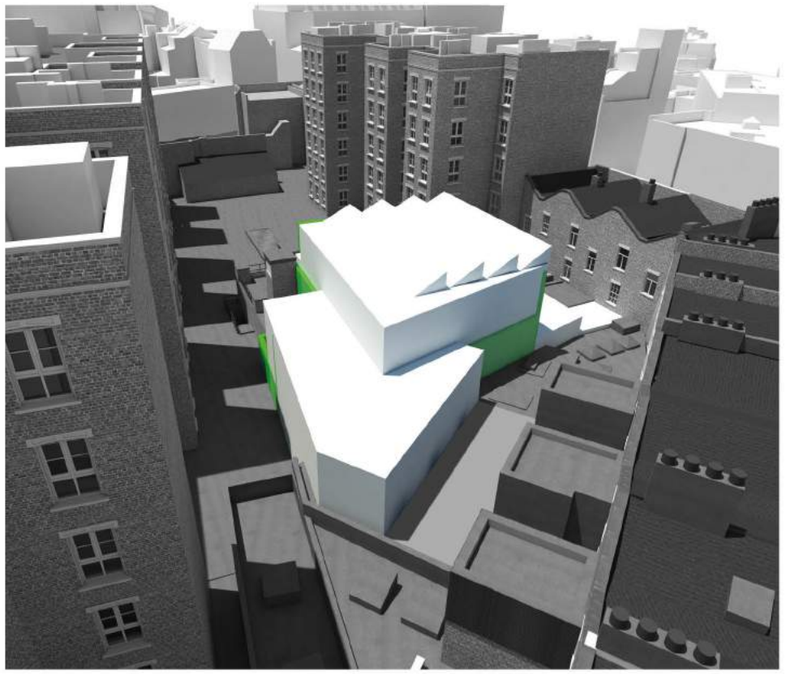
Reductions in the 1st & 2nd floor massing has resulted in additional sedum roof areas, providing an enhanced visual amenity to the surrounding properties.

- **Massing Towards Kings Cross Road Removed**

The additional massing towards Kings Cross Road has been omitted resulting in a reduced massing.

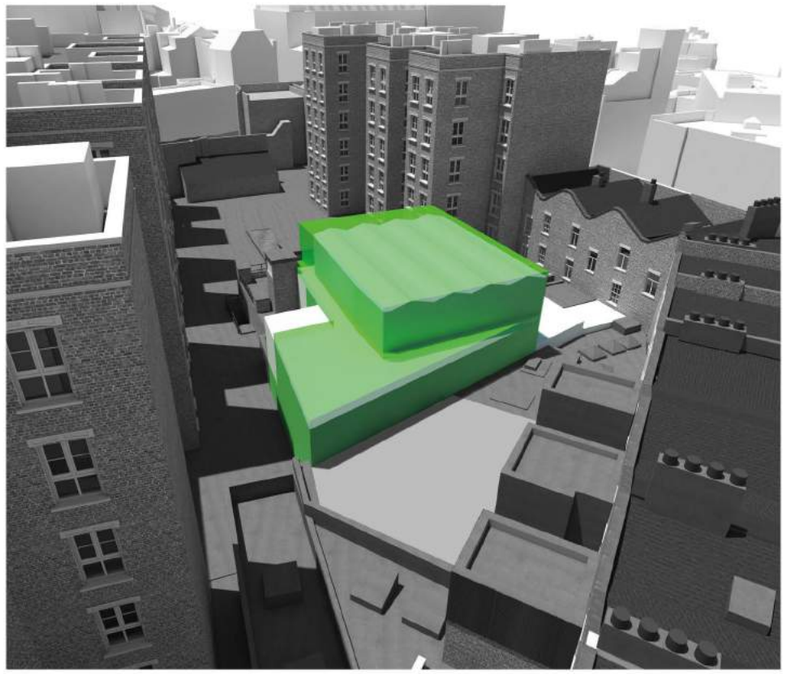
- **Overall Massing Reduce to Reflect Previous Consented**

Overall scale and massing has been revised to reflect the previously consented scheme Ref:2008/2940/P. Areas outside of the consented envelope are within the existing envelope.



As Submitted 18.11.16
Envelope

Proposed Massing (As Submitted)
Consented Envelope



As Revised 13.01.17
Envelope

Proposed Massing (As Revised)
Consented Envelope

Notes

1.0 Sawtooth removed

2.0 Massing reduced to match consented

3.0 Reduced glazing

4.0 Brick piers added

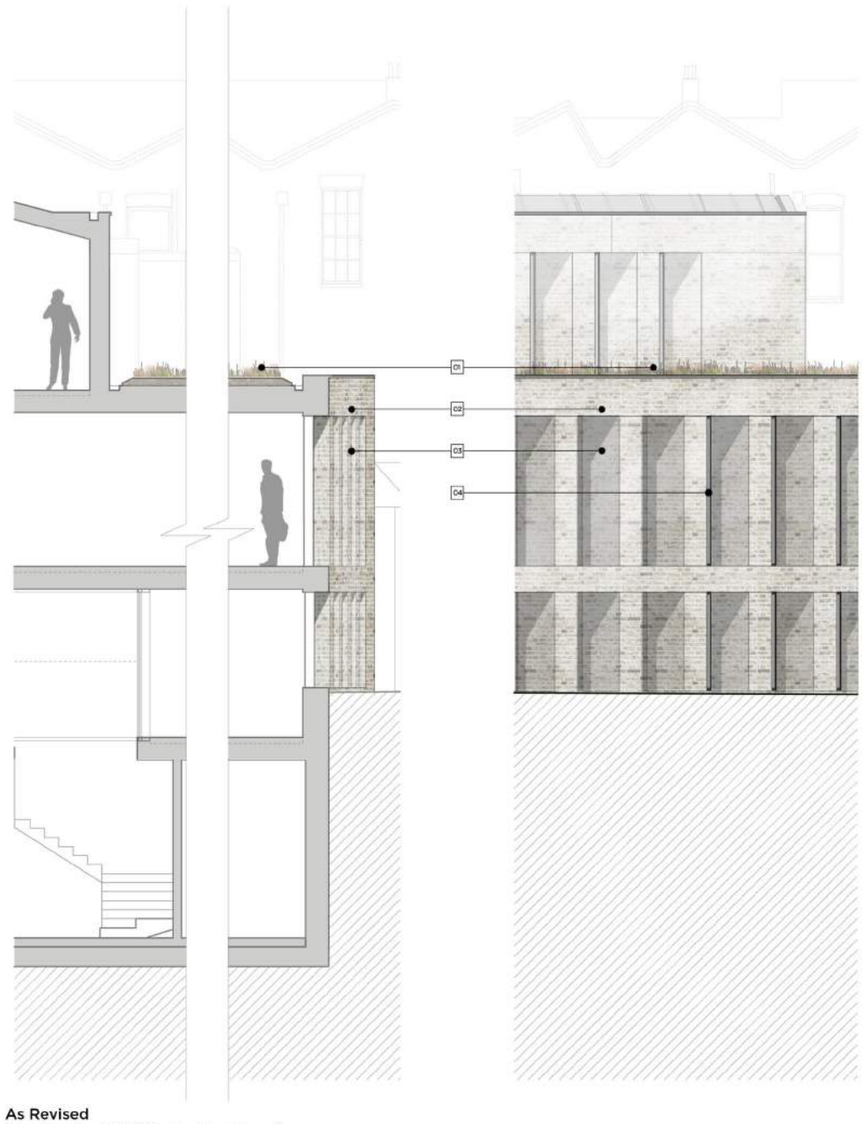
5.0 Additional green roof

6.0 Orientated slot windows to mitigate over looking

7.0 Terrace omitted

8.0 Terrace reduced to mitigate over looking

Key



As Revised
Part Section B-B & South East Elevation

As Revised
Part Section E-E & South West Elevation

17.0 DESIGN STRATEGY

17.1 All proposed works are illustrated in detail on the drawings submitted as part of this application.

A summary of the works is described below:

- Redevelopment of the property over ground floor and first floor levels, and proposed second floor set-back to provide additional employment floorspace;
- Excavation of basement floor level to accommodate additional floor space;
- Proposed lightwell to the rear of the site to provide daylight and ventilation to all floors.
- A substantial amount of greenery in the form of green sedum roofs where possible.

Front Elevation Strategy

The property is situated on a 'land-locked' site and is accessed via a mews opening between nos. 1 & 3 Britannia Street. There will be no building frontage visible from the street, other than the existing front doors. This is the only access into the site.

The existing front doors are to be retained and refurbished, following Pre-Planning advice, new signage will also be incorporated to the entrance.

Rear & Side Elevations Strategy

The design, massing and materials of the building envelope has been developed following close consideration of the site, context and a series of public consultation.

The elevations of the building are to be predominately clad in a light brick palette. The selection of colour and materiality directly references the light industrial use and typology that previously existed on the site. The surrounding brick context provides a key material reference in the newly proposed scheme.

Window apertures are designed to mitigate concerns regarding privacy and overloooking as such orientated slot windows define the elevational treament of the building. The nature of the slot windows result in an inward looking building reflecting the existing character of the building whilst respecting the amenity of the existing residents.

The orientated slot windows allow for plenty of natural light to reach the open internal layout, while preventing light pollution onto neighbouring properties.

Roof Element

The series of pitched roof alludes to the former light industrial use of the site, which has been a key reference throughout the design. North lights will be implemented within the pitched structure, which provides the internal space with natural daylight.

In developing the design the following principles have been adopted:

- Provide a cohesive and high quality contemporary design that complements and reflects the surrounding buildings materiality and proportions;
- Respects the neighbouring properties in terms of amenity and daylight allowance;

01 Proposed Roof Plan,
Scale 1:200 @ A3

18.0 PROPOSED AMENITY

18.1 Site Analysis

The proposed amenity has been carefully designed through a series of site investigations. An understanding of the site analysis has been carried out, which has identified the areas of concerns, such as privacy, views and overlooking.

18.2 Overlooking and Outlook

The use of orientated slot windows help address issues regarding overlooking. Malcolm Hollis have ensured that the proposed amenity will not have adverse impact on the existing sunlight/daylight enjoyed by the neighbouring properties.

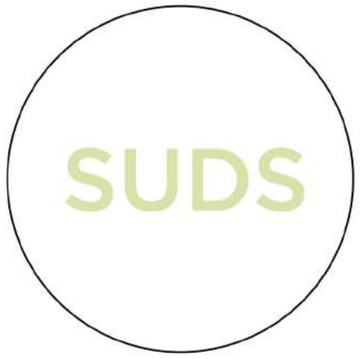
18.3 Sedum Roof

An extensive area of sedum roof has been proposed as part of the application which provides not only the users of the building but the neighbouring residents with a pleasing visual amenity. The sedum roof attracts various species of birds and insects further enhancing the sites biodiversity.

18.2 Key:

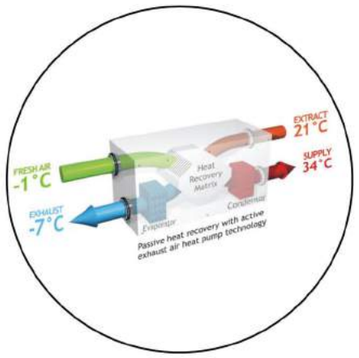
1. Mansafe Maintenance System
2. Sedum Roof
3. Low Level Planting
4. Plant Enclosure
5. Photovoltaics
6. Lift Overun
7. Roof light
8. Terrace

Bat Boxes



Sustainable Urban Drainage Systems

Sedum Roof



Mechanical Ventilation & Heat Recovery

Photovoltaics

19.0 Sustainability

19.1 Low environmental impact is a key consideration for the development at the land to the rear of 159-163 Kings Cross Road, whilst still providing a high quality office development.

The sustainability measures as part of the proposal are to include but not restricted to;

Mechanical Ventilation & Heat Recovery
A controlled Mechanical Ventilation with Heat Recovery (MVHR) is proposed, to reduce the heating load, filter pollutants out of incoming air and improving the internal environment which is ideal for this proposal that sits in Central London.

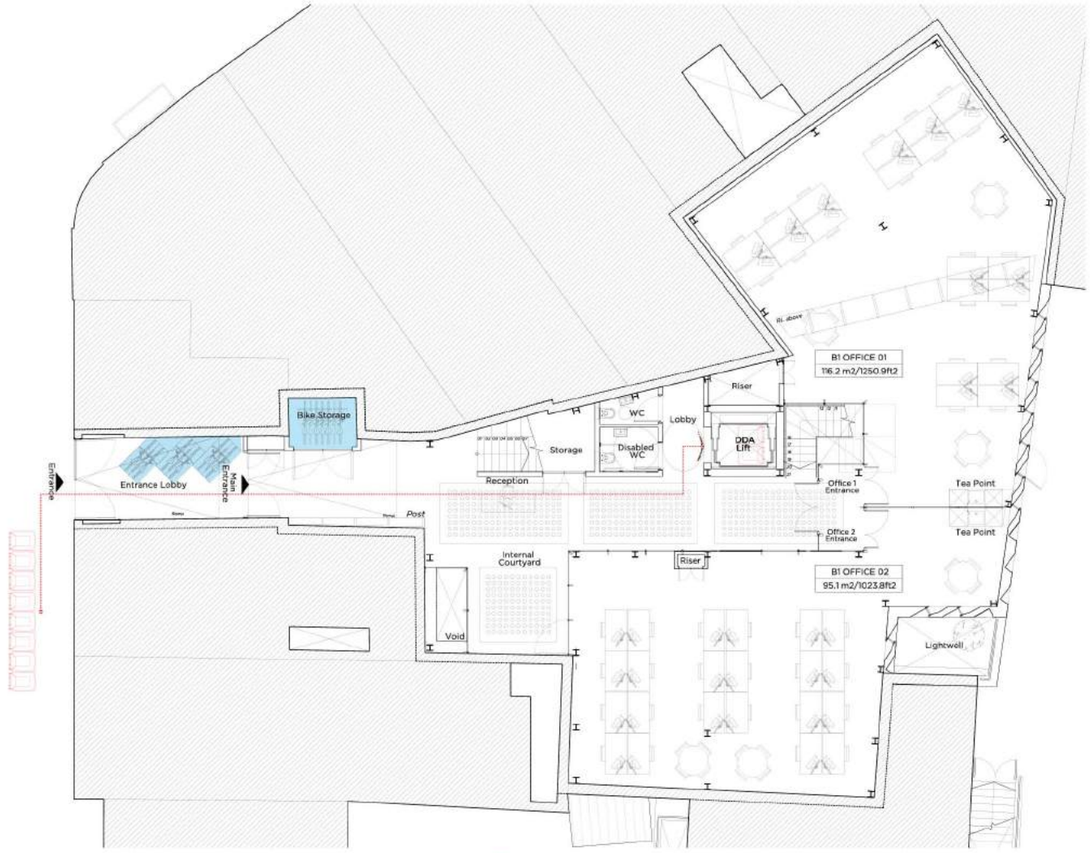
Sedum Roof
A biodiverse sedum roof is proposed at 1st, 2nd and roof level. The sedum roof aims to attract various species of insects, butterflies and birds which improves the ecological value of the site.

Bat Boxes
As part of the biodiverse strategy bat boxes will be located at roof level, which will provide artificial roosting sites to varies species. Incorporation of Bat Boxes has been highlighted as one of Camden's Biodiversity Action Plan (BAP),

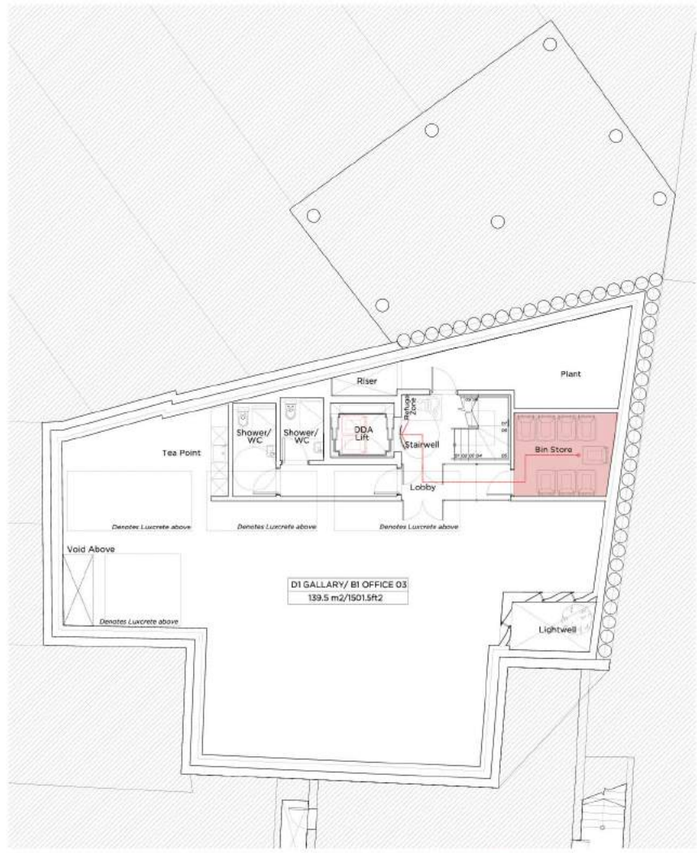
SUDS
The aims of the development will be to reduce the impact on the natural drainage patterns, introduction of a sedum roof will help retain any run off water on site.

Photovoltaics
Photovoltaics will be incorporated at roof level, which will convert solar energy into electricity, optimising the low and zero carbon energy of the development

For further information please refer to Energy & Sustainability Report by Cundall.



01 Proposed Ground Floor Plan with Cycle Storage (Highlighted in Blue)



02 Proposed Basement Plan with Refuse Storage (Highlighted in Red)

20.1 WASTE MANAGEMENT STRATEGY STATEMENT

20.2 A dedicated waste store has been allocated at basement level which comprises of 8 x 240 litres bins. The bin store will be mechanically ventilated to avoid foul odors to from egressing into any of the floor spaces.

The collection of the office waste will be agreed with the office manager and a refuse service. Given the constrained nature and relatively small size of the site it is not possible to include two lift cores in the building as such it is proposed that the office waste will be manoeuvred from the store to street level via the DDA compliant lift which can accommodate 2 x 240L Euro Bins. A member of the building management will ensure waste is only manoeuvred through the building outside of office hours to ensure no conflicts occur between office users.

The building management will ensure the bins our placed on the street on the day of the waste collection and are returned to the bin store once the waste has been collected to ensure they are not left on the street for an unreasonable amount of time. Once the bins have been returned to the store the lift will be cleaned. Should the lift be rendered out of action the building management will carry the bags of office waste to street level using the stair.

Waste is then to be collected from a dedicated collection point at street level by a private waste management company.

Key:

Bin Store

Bicycle Storage

01 Josta 2-tier Cycle Storage rack space required

02 Sheffield Hoops

20.0 CYCLE STORAGE PROVISION

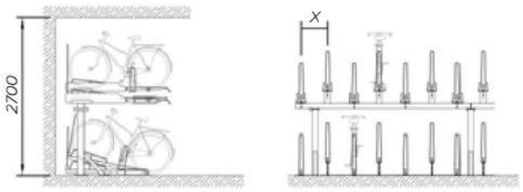
20.1 Cycle Storage
Following Camden's Core Strategy Policy, cycling is promoted as a sustainable means of travel that provides the opportunity to relieve congestion and promote a healthy lifestyle.

20.2 B1 Office Provision
The proposed scheme will provide secure cycle parking spaces within the main entrance.

A total of 13 secure cycle parking spaces will provided comprising of 7 in the form of Josta 2-Tier storage racks & 6 in the form of Sheffield Hoop stands, the development is in accordance for planning policy requirements.

Occupants and visitors are also able to rent bicycles with Santander Cycle Scheme. The nearest cycle rental is approximately 150 meters down the road, located on Acton Street.

Refer to Motion's Transport Statement for further information.



With a ceiling of at least 2700mm the stands can be placed 400mm apart, i.e X = 400mm in the diagram above.

In order to enable the top tier to be used, at least 2500mm of clearance in front of the stand, measured on a line at the same angle at which the top tier stands are extended, is required between ros of stands, walls or other obstructions.

03 Diagram showing Josta 2-tier Cycle Storage rack space required

21.0 DAYLIGHT STATEMENT

20.1 Throughout the design process Marek Wojciechowski Architects have ensured that there is no discernable loss of sunlight/daylight to the neighboring properties and that the proposal adheres to the BRE guidelines.

Collaboration with Malcolm Hollis from the early stages of design ensured that there will be no discernable loss. Furthermore working closely with the neighbouring residents through a series of public consultation have also ensured that there will be no adverse impact with regards to the daylight and sunlight enjoyed by the residents.

20.2 During the initial stages of the development Malcolm and Wojciechowski Architects have jointly worked together, which has informed the massing and size of the proposed development.

20.3 Following the revisions to the submitted planning scheme Malcolm Hollis have assessed the revised scheme to ensure there will be no adverse impacts on the sunlight and daylight enjoyed by the residents. The revisions have resulted in an improvement on the sunlight/daylight enjoyed by the neighbouring properties. Full details of the Sunlight/Daylight analysis can be found in Malcolm Hollis's report.

Please refer the full Sunlight/Daylight report by Malcolm Hollis.

From: Adam.Lindsay@met.pnn.police.uk [mailto:Adam.Lindsay@met.pnn.police.uk]
Sent: 09 September 2016 15:10
To: Phil Chan <phil@mw-a.co.uk>
Subject: RE: 1pm on Friday the 9th. 16038_Land to the Rear of 159-163 Kings Cross Road_Crime Impact Assessment

Hello,

Further to our meeting of today I have the following notes.

We discussed security measures, certificated products and I referred you to the SBD website www.securedbydesign.com commercial premises design guide.

Doors and windows will be to a security certificated standard. BS PAS 24-2012, LPS 1175 sr2 +, STS 201, STS 202 BR2.

Glazing will be laminated to P1A standard. Roller shutters and grills will also be security certificated.

I require all doors and accessible windows in the building perimeter to be certificated. Then internal offices should be security by certificated products.

Lift controlled by encrypted fob control.

Post will be delivered by a through the wall scheme or individual boxes in the reception.

Bikes will be secured with Sheffield stands, and bins stored in the basement.

regards Adam Lindsay

Designing Out Crime Officer
Ruislip Police Station
The Oaks, Ruislip,
TP C&S North West
0208 733 3703
07825103933
Office Email: DOCOMailbox.NW@met.police.uk
www.immobilise.com

The Primary Objective of an Efficient Police Force is the Prevention of Crime
MPS Crime Prevention Advice | Internal Advice for Staff
*"**Secured by Design**... placing design between crime & the community"*
www.securedbydesign.com MetSec Code: **RESTRICTED** (Unless otherwise marked)

1

22.0 CRIME IMPACT ASSESSMENT

22.1 Secured By Design

Following a meeting with Designing Out Crime Officer Adam Lindsay on the 9th September 2016, the proposal incorporates all comments that are outlined on the displayed email and summarised below;

-Windows and Door to be security certified
-Glazing to be P1A standard
-Roller shutters and grills to be security certified
-Posts to be delivered via individual boxes at reception
-Bikes to be secured with Sheffield stands
-Bins stored at basement

Secured by Design
SBD
Police Preferred Specification

23.0 CONCLUSION

23.1 This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policies. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to create an exemplary office development whilst respecting the character and amenity of the surrounding area.

SECTION THREE:

EXISTING & PROPOSED VISUALS

As Existing
Isometric View I

1. Demolish existing building entirely
2. Proposed Category A office building over Lower ground, Ground, First and Second floors constructed from local stock brickwork and aluminium frame windows
3. Proposed lightwell to lower ground floor
4. Rear glazing with full length louvres to mitigate overlooking and light pollution
5. Excavate hatched area in preparation for new lower ground floor
6. Proposed lower ground floor served by single lightwell
7. Proposed terrace
8. Traditionally detailed saw tooth roof

As Proposed
Isometric View I

As Existing
Isometric View II

1. Demolish existing building entirely
2. Proposed Category A office building over Lower ground, Ground, First and Second floors constructed from local stock brickwork and aluminium frame windows
3. Proposed lightwell to lower ground floor
4. Rear glazing with full length louvres to mitigate overlooking and light pollution
5. Excavate hatched area in preparation for new lower ground floor
6. Proposed lower ground floor served by single lightwell
7. Proposed terrace
8. Traditionally detailed saw tooth roof

As Proposed
Isometric View II

As Existing
Isometric View III

1. Demolish existing building entirely
2. Proposed Category A office building over Lower ground, Ground, First and Second floors constructed from local stock brickwork and aluminium frame windows
3. Proposed lightwell to lower ground floor
4. Rear glazing with full length louvres to mitigate overlooking and light pollution
5. Excavate hatched area in preparation for new lower ground floor
6. Proposed lower ground floor served by single lightwell
7. Proposed terrace
8. Traditionally detailed saw tooth roof

As Proposed
Isometric View III

As Proposed
Perspective View II

As Proposed
Perspective View II


-1F gallery
GF office 1
1F office 2
office 3
2F office 4

SECTION FOUR:

AREA SCHEDULE

Existing & Proposed Gross Internal Areas (GIA)

	Existing GIA*		Proposed GIA*	
	(sqm)	(sqft)	(sqm)	(sqft)
Basement Floor	-	-	207.2	2,230
Ground Floor	359.0	3,864	346.7	3,732
Mezzanine/First Floor	203.7	2,193	190.9	2,055
Second Floor		-	104.6	1,126
GRAND TOTAL (GIA)	562.7	6,057	849.4	9,143

Proposed Net Internal Areas (NIA)

	Proposed NIA*	
	(sqm)	(sqft)
Basement Floor	141.0	1,518
Ground Floor	216.7	2,333
Mezzanine/First Floor	147.8	1,591
Second Floor	68.3	735
GRAND TOTAL (NIA)	573.8	6,176

Proposed Gross External Areas (GEA)

	Existing GEA*		Proposed GEA*	
	(sqm)	(sqft)	(sqm)	(sqft)
Basement Floor	-	-	254.7	2,742
Ground Floor	379.1	4,081	370.7	3,990
Mezzanine/First Floor	222.8	2,398	214.9	2,313
Second Floor	-	-	122.4	1,318
GRAND TOTAL (GEA)	601.9	6,479	962.7	10,363

NET TO GROSS	68%

MAREK WOJCIECHOWSKI ARCHITECTS
LONDON