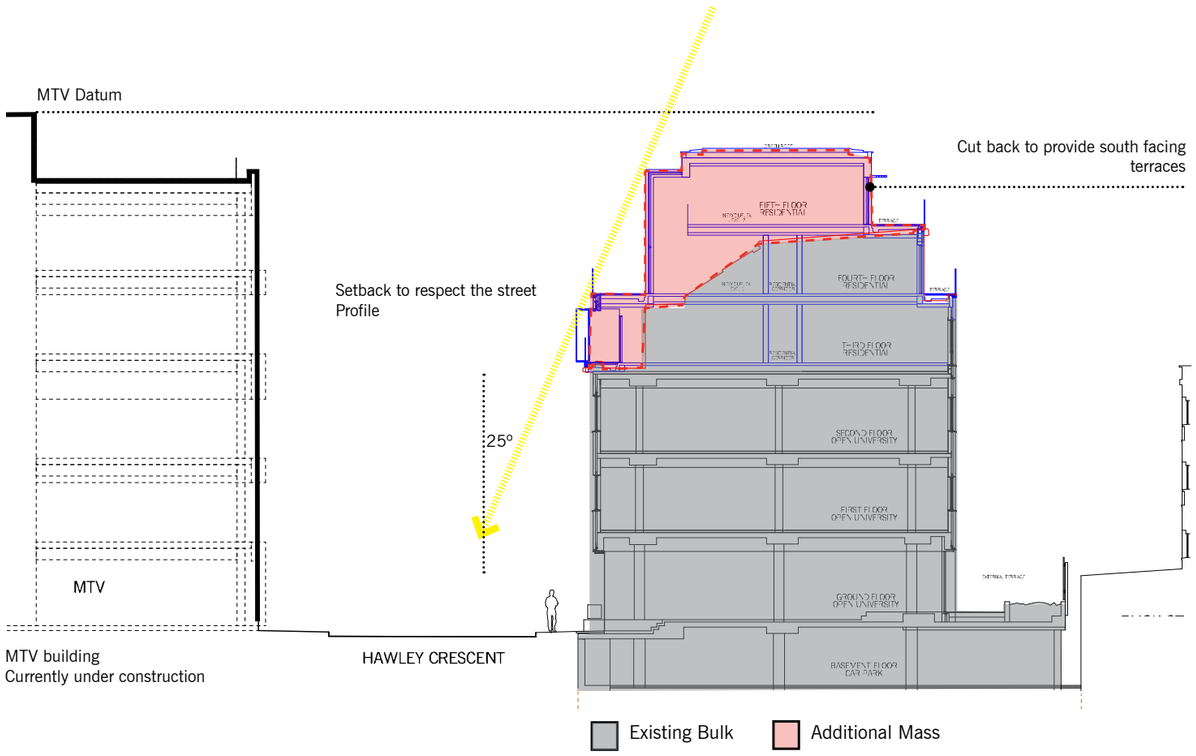
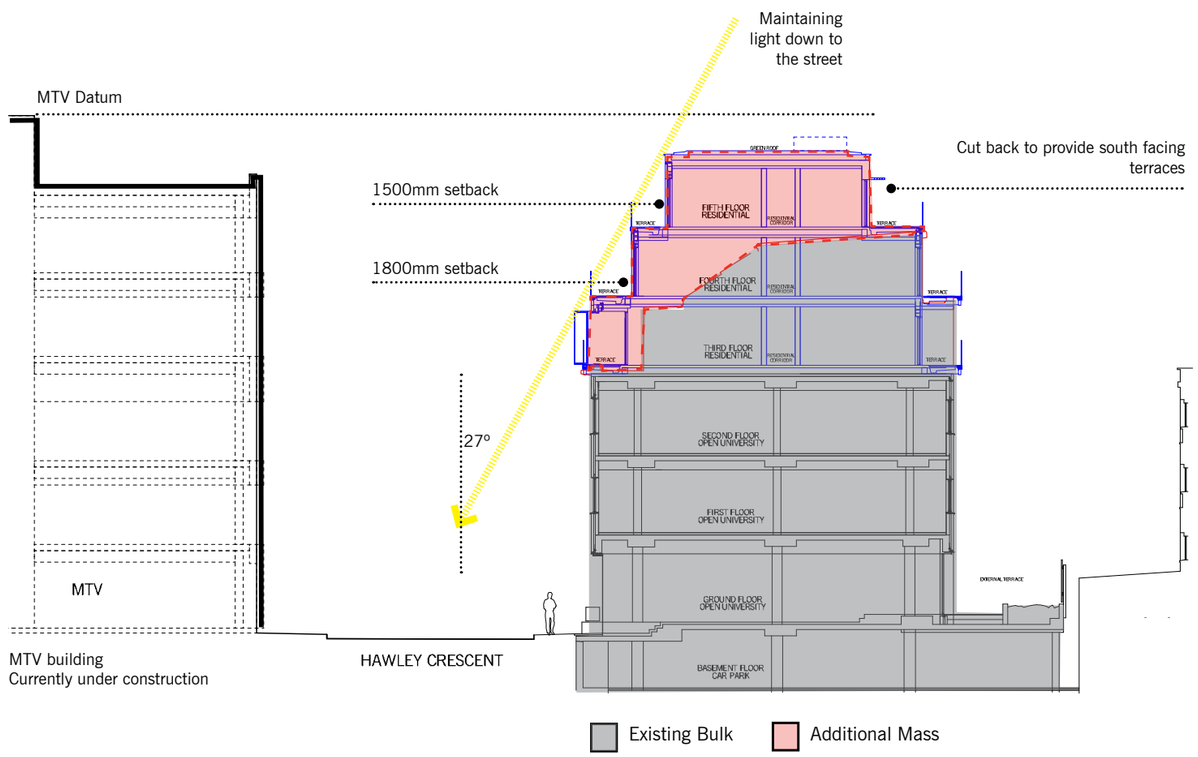
4. Design Development

4.1 Design Evolution - Section -

Proposed Cross Section. First Pre-application June 2016



Proposed Cross Section. Second Pre-application July 2016



• Single setback

• The proposed extension was of the highest quality design, in keeping with and sympathetic to the character and appearance of the area in which it is situated. The surrounding buildings are higher and in contemporary style and the proposed roof extension takes this contemporary character of the surrounding area into account.

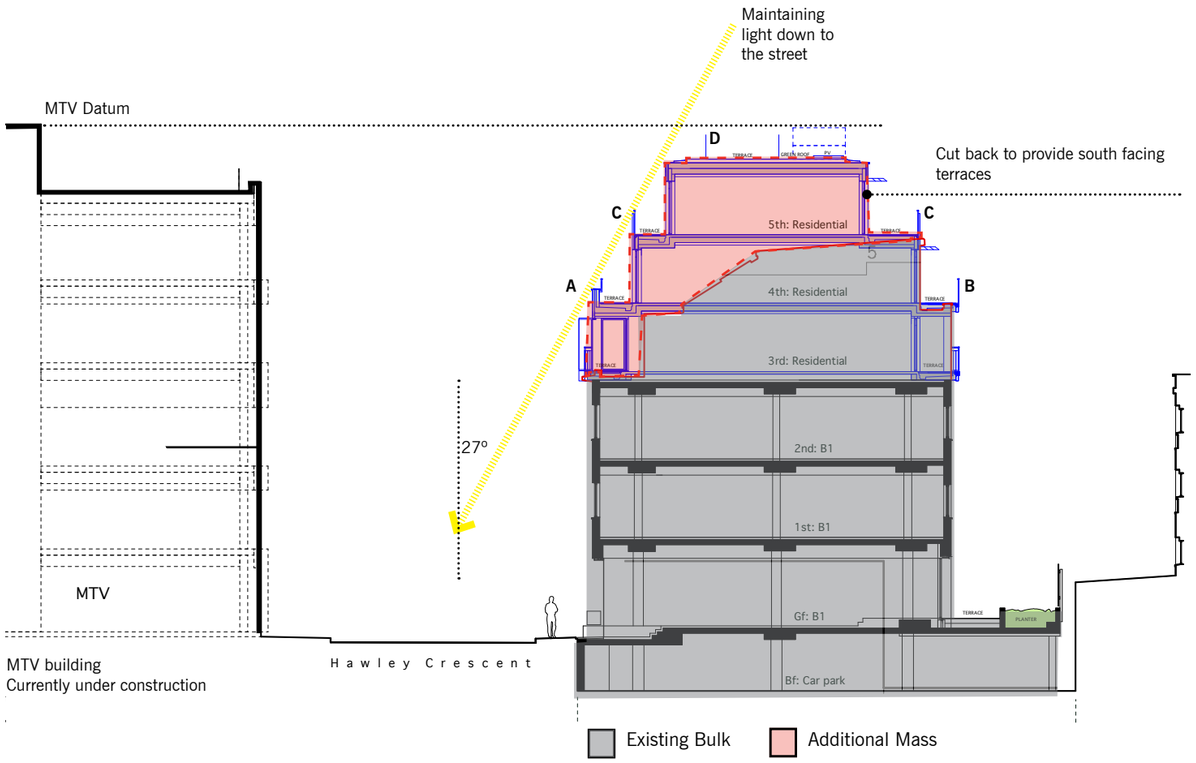
• Double Setback

• At the second pre-application meeting two setbacks were added to the fourth and fifth floor reducing the potential canyon effect and providing more pedestrian friendly environment and more visible sky.

• The fourth floor was set back 1800 mm from the face of the building.

• The fifth floor was set back 1500 mm from the face of the building.

Proposal Scheme August 2016: Proposed Cross Section



- **Double Setback**

Two setbacks are retained on the fourth and fifth floor improving the daylight and fresh air to the street level and reducing canyon effect (criticised in the previous design)

The design team went through a series of iterations regarding the townscape, massing, access arrangements and residential layouts.

Feedback from a series of pre-application meetings was carefully considered and incorporated into the design. The proposed changes from the second pre-application are listed as follows:

A. The glass balustrade has now been modified by raising the brick parapet and adding a metal railing.

B. The glass balustrade has now been redesigned with metal railing.

C. The glass balustrade on both facades (north & south) has now been redesigned with anodised perforated metal rain screen cladding.

D. The roof has been redesigned with a combination of a biodiverse green roof on the perimeter and a small terraced roof with timber decking.

Materials has been selected to reinforce the set back and layering of the building extension.

4.2 Design Evolution - Townscape Massing -

Proposed Cross Section. First Pre-application June 2016

Proposed Cross Section. Second Pre-application July 2016

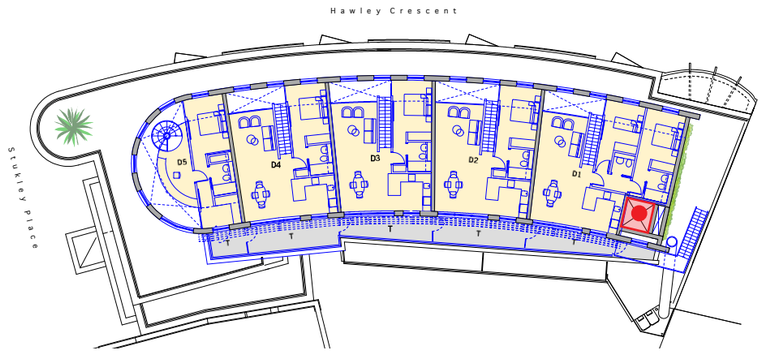
Proposal Scheme August 2016: Proposed Cross Section

The final scheme shows two setbacks on the fourth and fifth floor improving the daylight visible sky to the street level and reducing the canyon effect and providing a more pedestrian friendly environment.

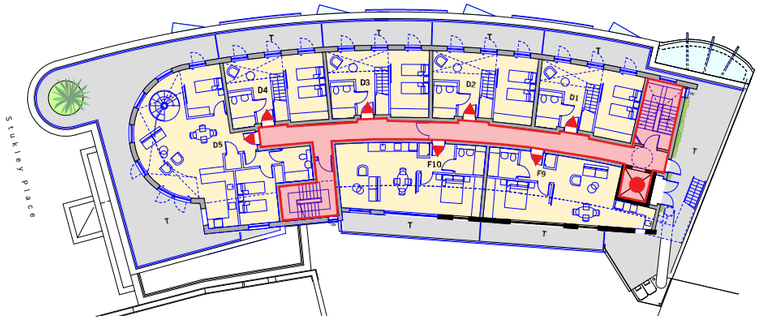
4.3 Design Evolution - Corridor Arrangement -

Proposed Plans Layout First Pre-application June 2016

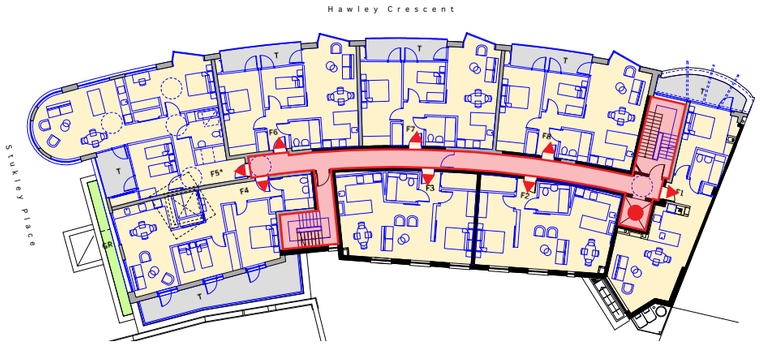
- **Central Corridor System Distribution**
- **One core (including 1 lift) serving every floor**
- **Proposed No Units: 6 Existing + 9 Additional = 15 Units**



Proposed Fifth Floor



Proposed Fourth Floor



Proposed Third Floor

- The first pre-application scheme retained the existing cores and extended them. This resulted in keeping the existing central corridor system with three north facing single aspect units at third floor.

- The second pre-application scheme removed the central corridor approach arrangement and introduced a second residential core.

- New layouts have been designed to achieve The London Housing Design Standard. A new double core was redesigned to guarantee dual aspect units on the new two level extension.

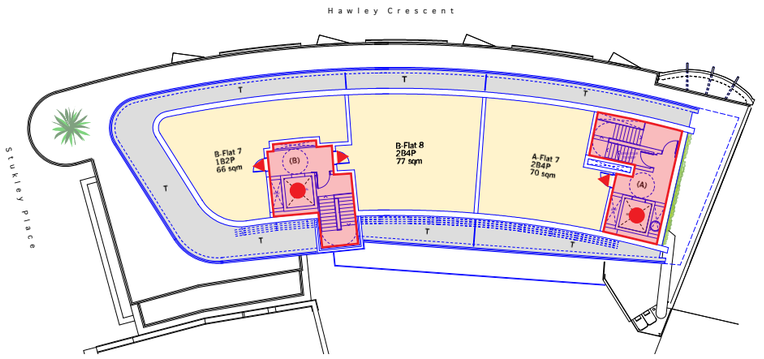
- New proposed units will be double aspect.

KEY

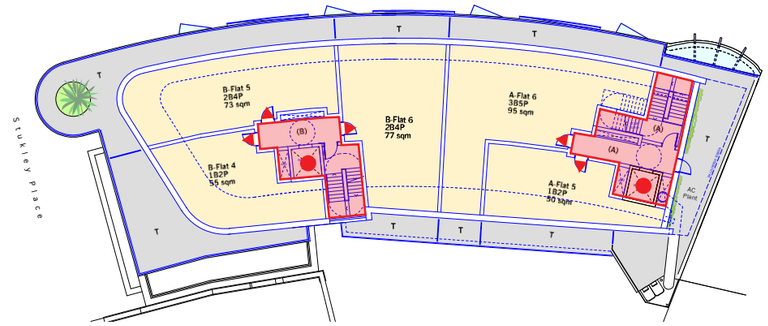
- Lift
- Access to Units

Proposed Plans Layout Second Pre-application July 2016

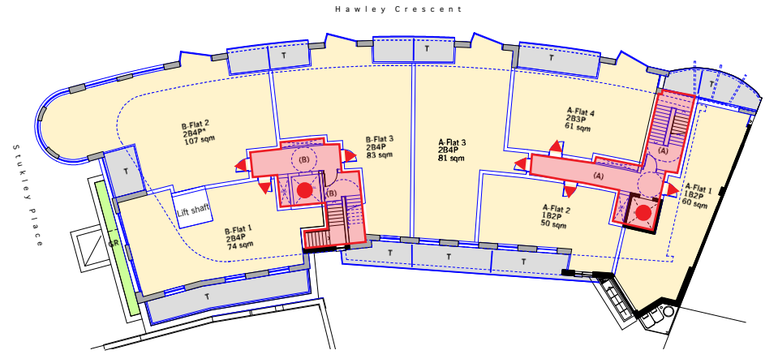
- **Double Central Core System Distribution**
- **Two cores (including lift) serving every floor**
- **Proposed No Units: 6 Existing + 9 Additional = 15 Units**



Proposed Fifth Floor



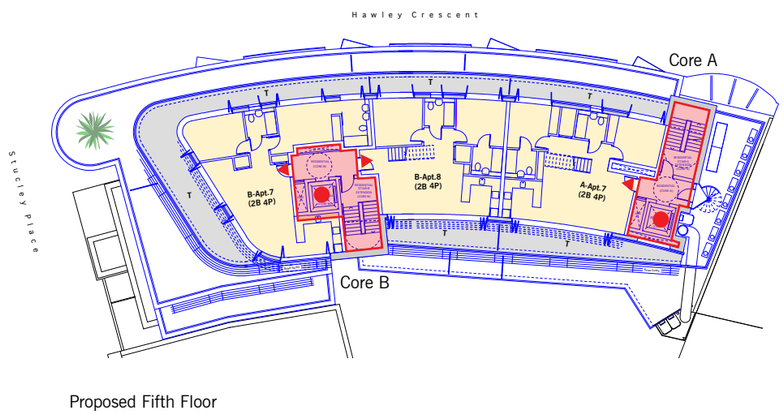
Proposed Fourth Floor



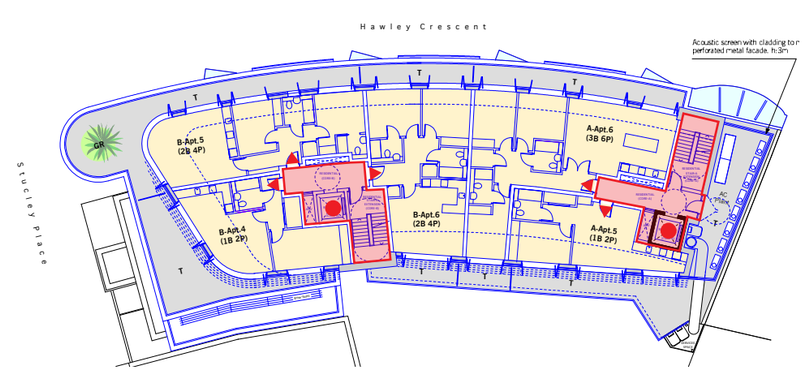
Proposed Third Floor

Proposal Scheme August 2016: Proposed Plans Layout

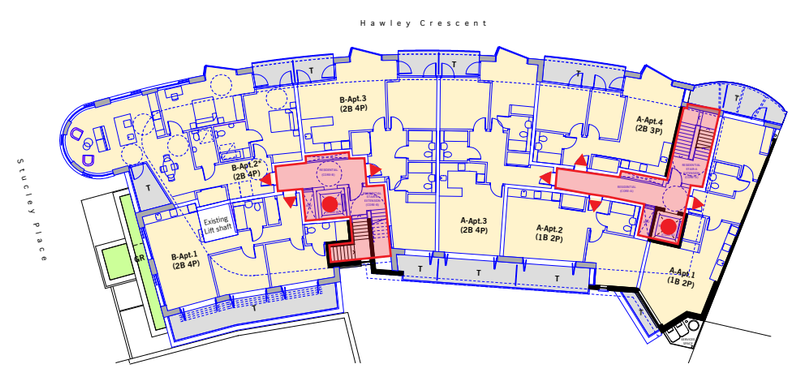
- **Double Cores System Distribution**
- **2 Cores (including lift) serving every floor**
- **Proposed No Units: 9 Additional + 6 Existing = 15 Units**



Proposed Fifth Floor



Proposed Fourth Floor



KEY

- Lift
- Access to Apartments

Proposed Third Floor

The general arrangements of residential layouts has undergone a series of iterations in order to arrive at the most efficient layout and to guarantee the dual aspect and orientation of the units to the south.

The proposed layout of the application is arranged as follows:

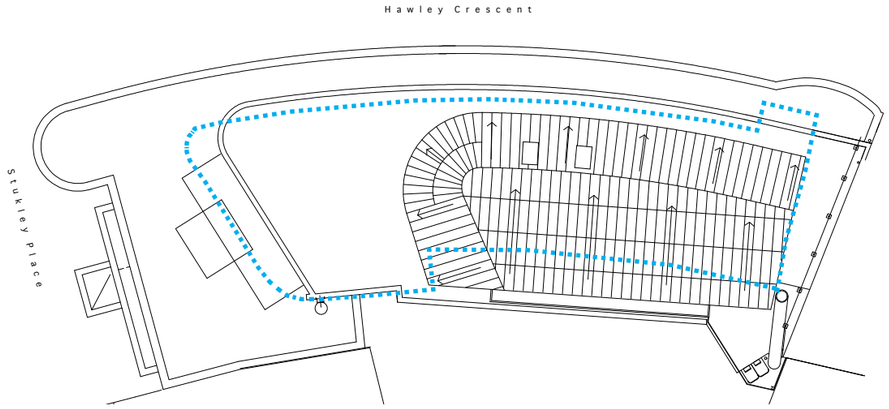
• Core B: Utilises a new lift shaft but retains the existing staircase up to the third floor. The core serves 3 apartments on fourth floor and 2 apartments on fifth floor.

• Core A: Utilises a existing lift and stair. The core serves 4 apartments on third floor, 2 apartments on fourth floor and 1 apartment on fifth floor.

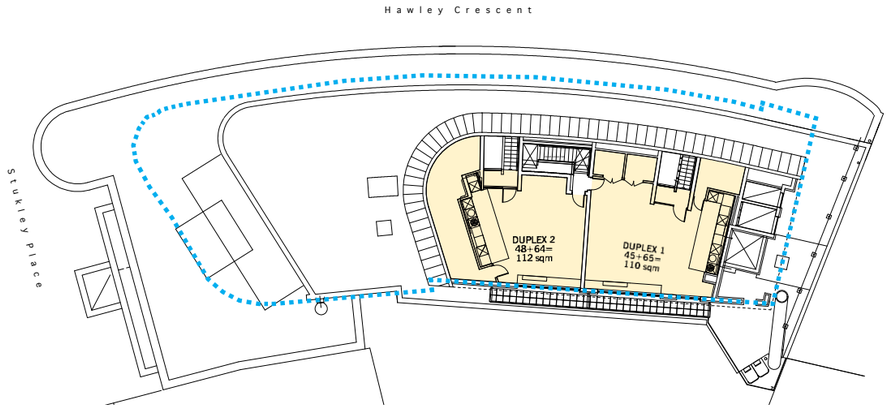
• Only 1 proposed unit (Apartment 4) is single aspect north facing. This apartment does however have windows in the flank elevations of the living room that face east and west.

4.4 Footprint Building Analysis

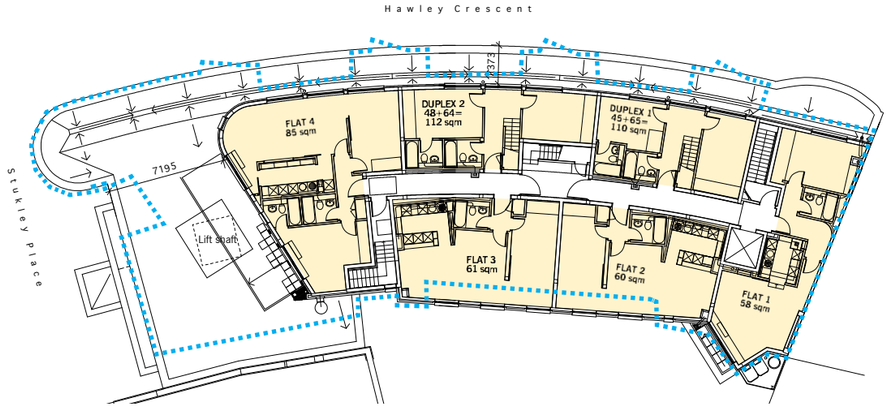
Existing



Existing Roof

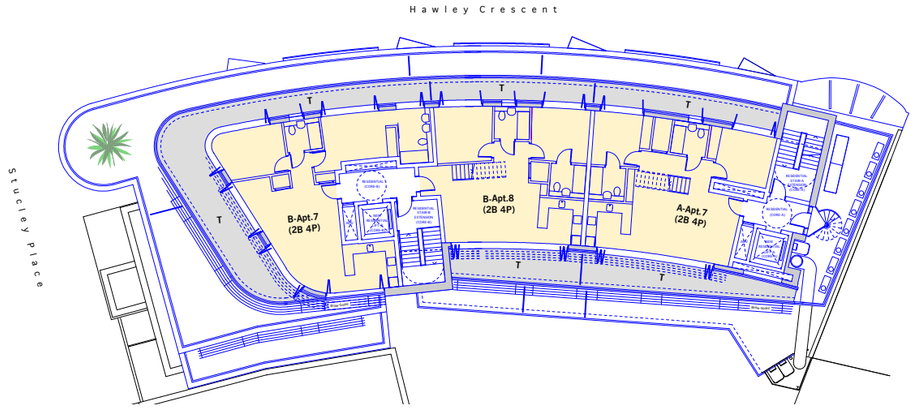


Existing Fourth Floor

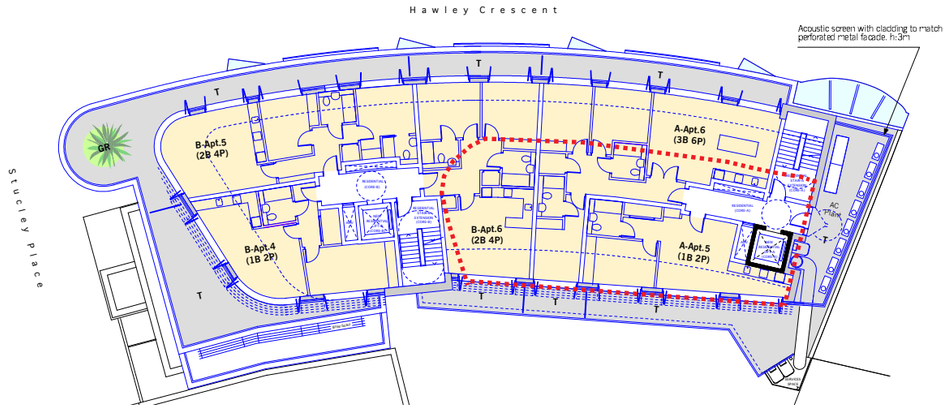


Existing Third Floor

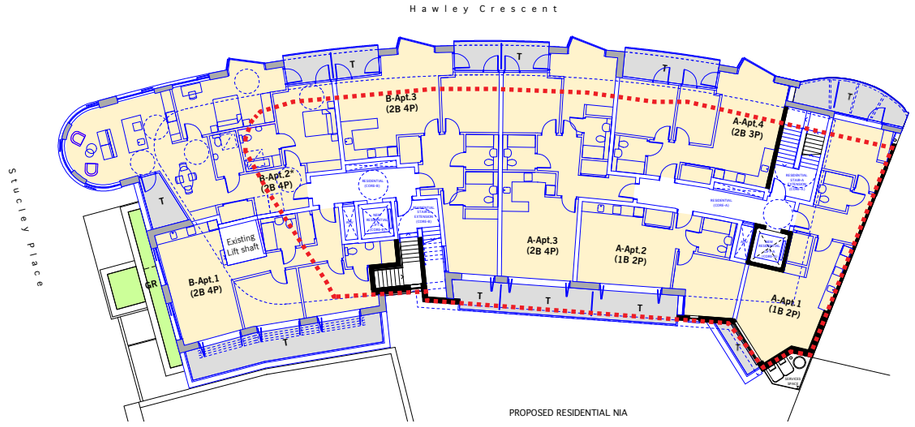
Proposal Scheme Plans



Proposed Fifth Floor



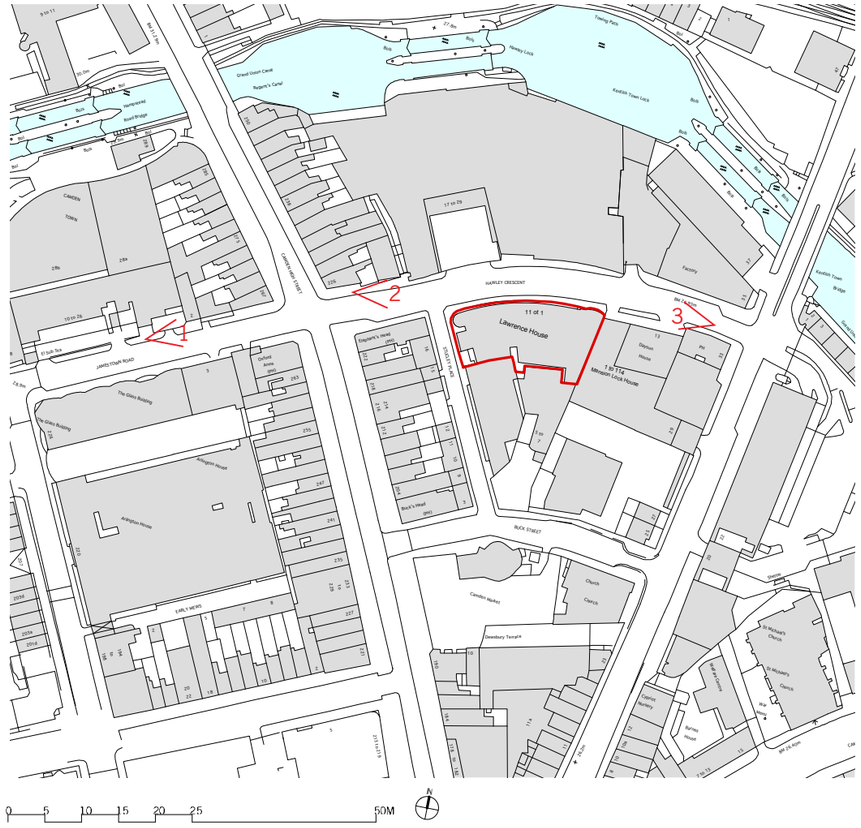
Proposed Fourth Floor



Proposed Third Floor

Proposed building footprint

Existing building footprint

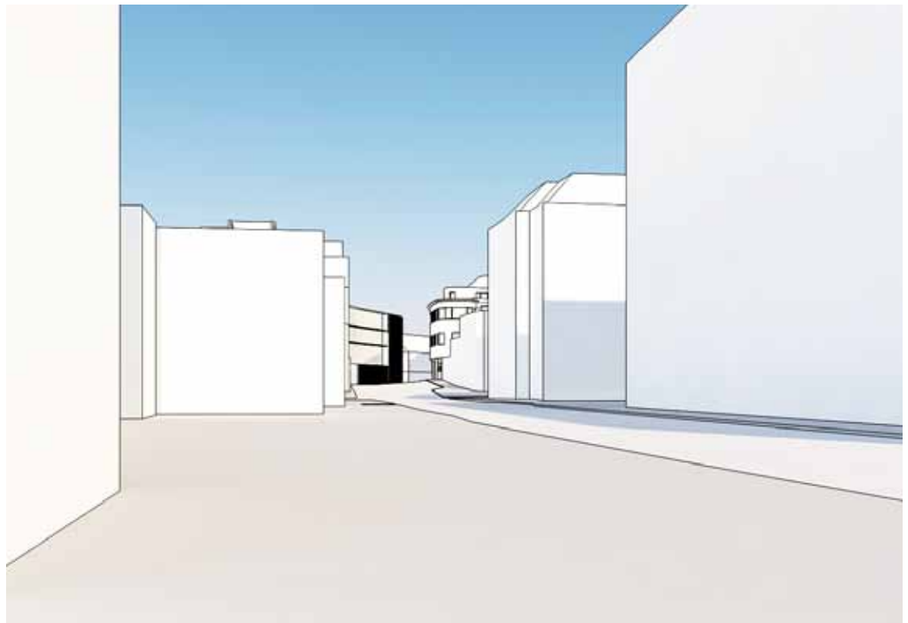


Map showing the three key views

5. Massing Model and Key Views

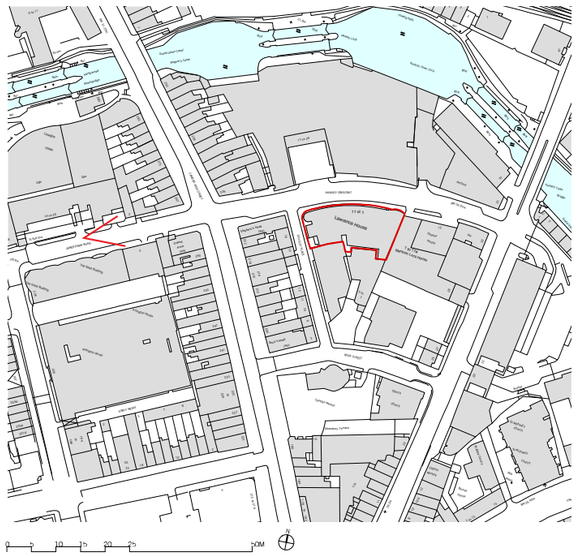
After visual analysis of the surrounding area three key views were selected and agreed with London Borough of Camden to explore the impact of the proposed development on the character of the surrounding area.

5.1 Massing Model and Key View No 1

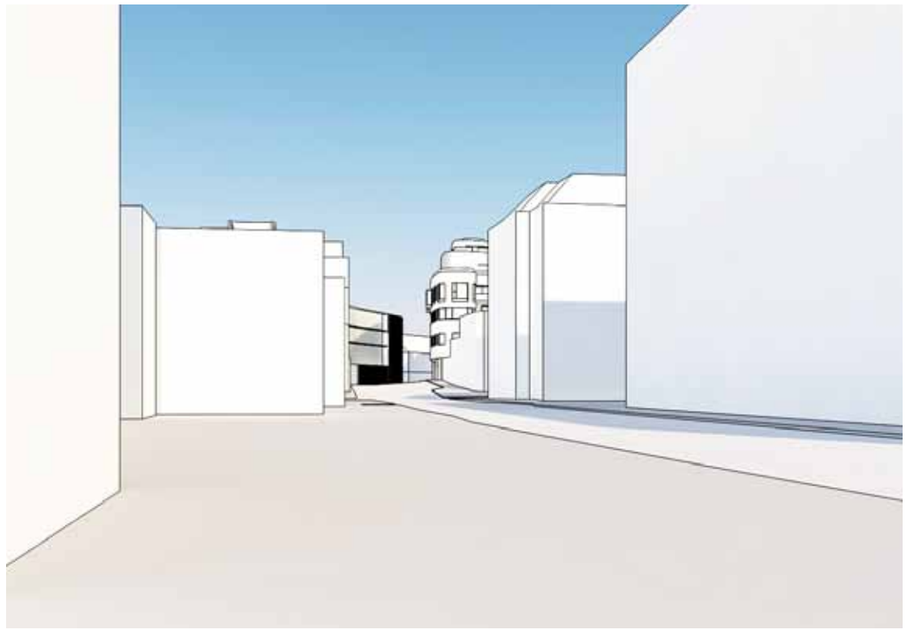


1. Model of the existing view from Jamestown road towards the east

1. Existing view from Jamestown Road towards the east



Map showing the point of View No 1



1. Model of the proposed view from Jamestown Road towards the east

1. Proposed view from Jamestown Road towards the east

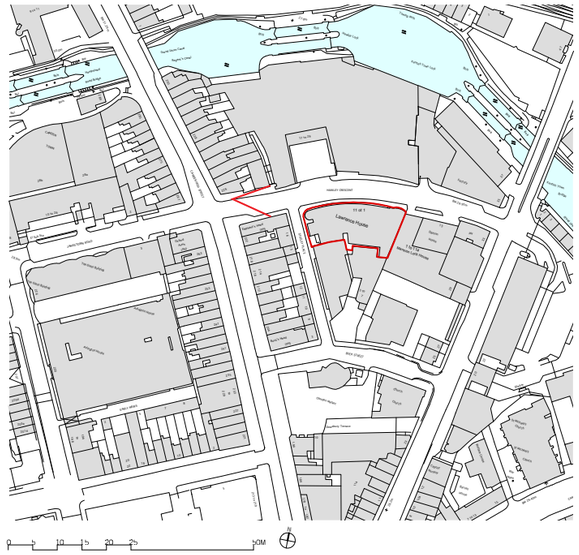
View No 1 shows the proposed MTV extension (under consrtuction) to the left of the picture and the proposed extension to the Open University building to the right.

The proposed massing by virtue of its setbacks has little impact on this view.

5.2 Massing Model and Key View No 2

2. Model of the existing view from the corner of Hawley Crescent and the High street looking east

2. Existing view from Hawley Crescent towards the east



Map showing the point of View No 2

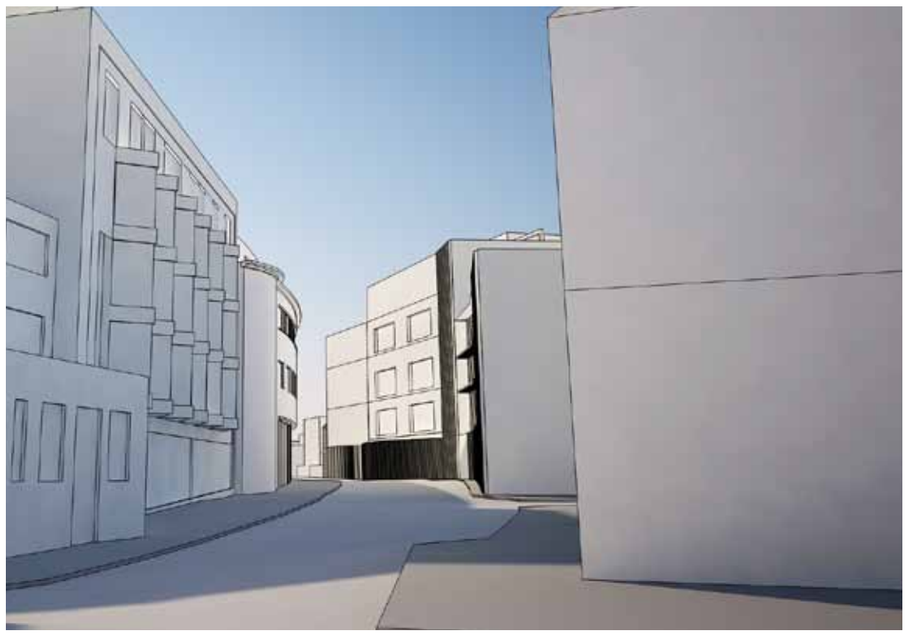
2. Model of the proposed view from the corner of Hawley Crescent and the High street looking east

2. Proposed view from Hawley Crescent towards the east

This view shows that the proposed MTV extension (under construction) to the left of the picture is still the most dominant element; the set back massing of the proposed extension allows more light and space to the corner.

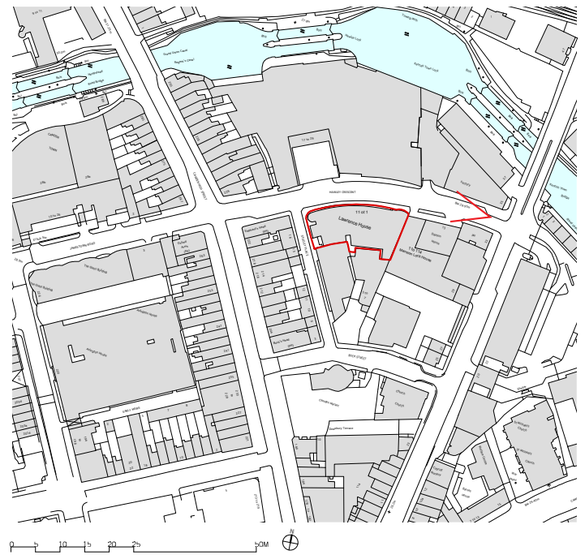
The proposed extension articulates the existing corner situation and provides an appropriate termination with the extension.

5.3 Massing Model and Key View No 3



3. Model of the existing view from Hawley Crescent towards the west

3. Existing view from Hawley Crescent towards the west



Map showing the point of View No 3

3. Model of the proposed view from Hawley Crescent towards the west

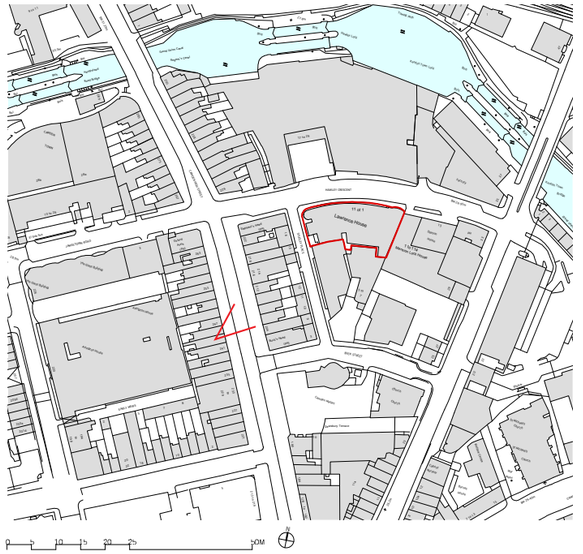
3. Proposed view from Hawley Crescent towards the west

This view shows that due to the curving nature of the street the dominant view is to the MTV extension, currently under construction.

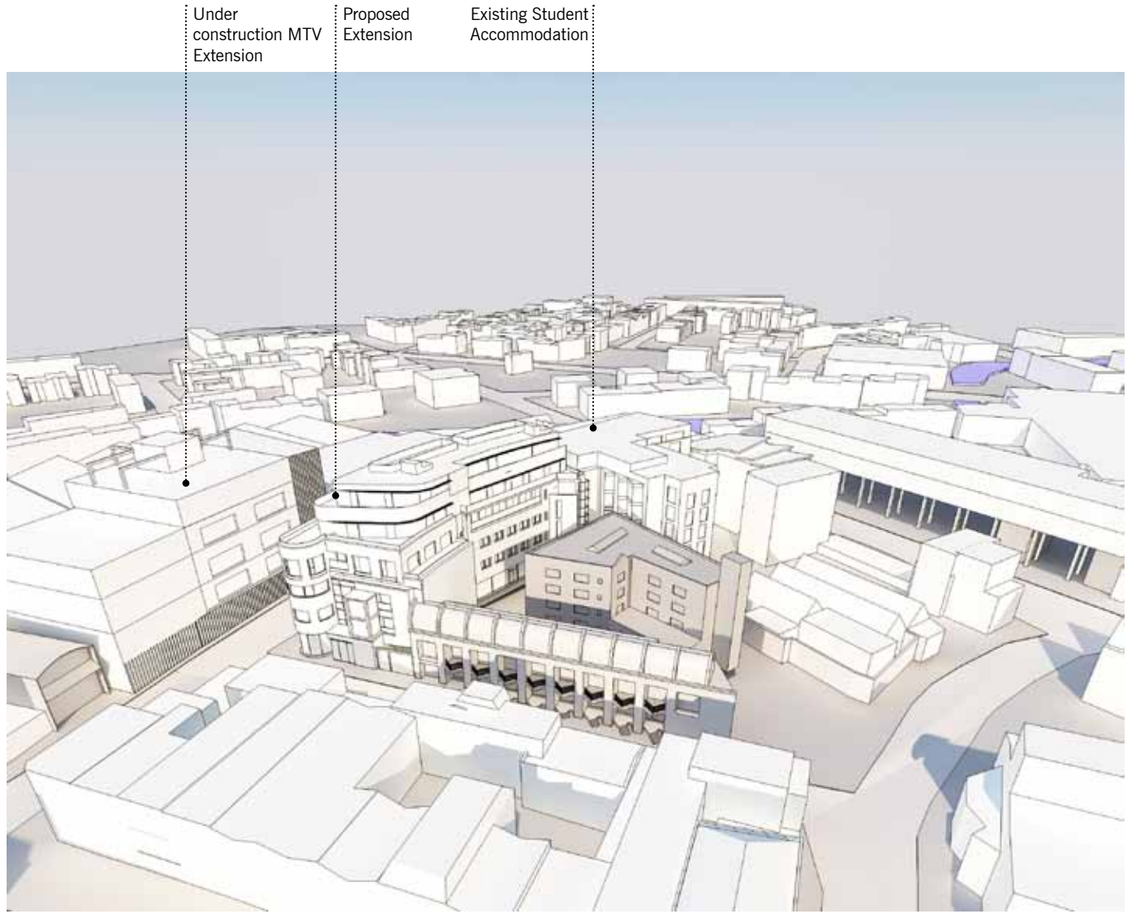
The proposed sensitive set backs at the 4th and 5th floor to the Open University are hardly visible at street level.

5.4 Massing Analysis I

The proposed height is equivalent to that of the new MTV building. The massing is stepped back in careful proportions from the corner of Stuckley Place/Hawley Crescent towards the east.



Aerial view from Camden High Street of the existing building massing towards the north east

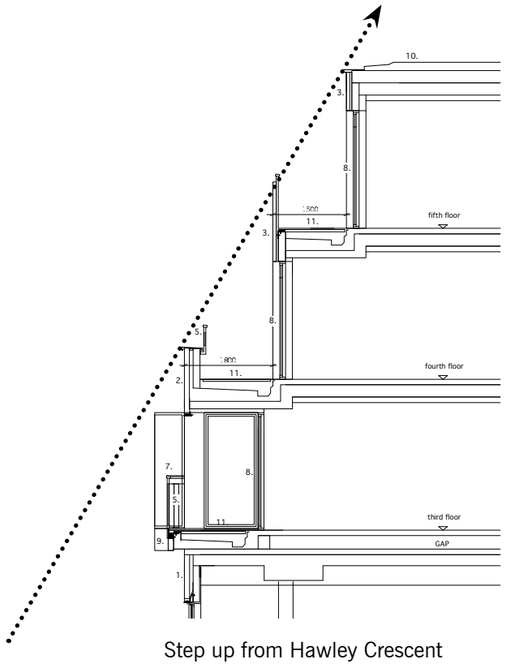


Aerial view from Camden High Street of the proposed building massing towards the north east

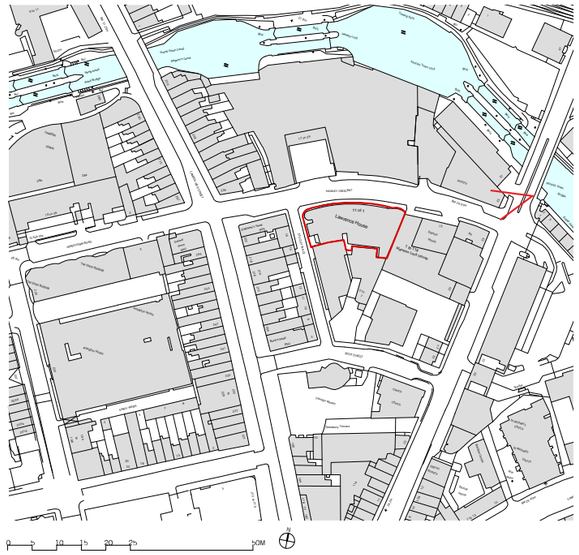
5.5 Massing Analysis II

The proposed building steps up by one storey from the student accommodation at 13 Hawley crescent and creates an interesting and varying roof profile and silhouette along Hawley Crescent in contrast to the south side of the continuous MTV building to the north.

The proposed building also steps from front to back providing a varied skyline.



Step up from Hawley Crescent



Existing Student Accommodation

Proposed Extension

Under Construction MTV Extension

Aerial view from Kentish Town Road of the existing building massing towards the west

Aerial view from Kentish Town Road of the proposed building massing towards the west

5.6 Daylight and Sunlight Analysis

A Full daylight & sunlight analysis has been commissioned from Point 2 Surveyors Ltd. This involved fully modelling the proposed building and matching it with the surrounding and was based on measured survey data.

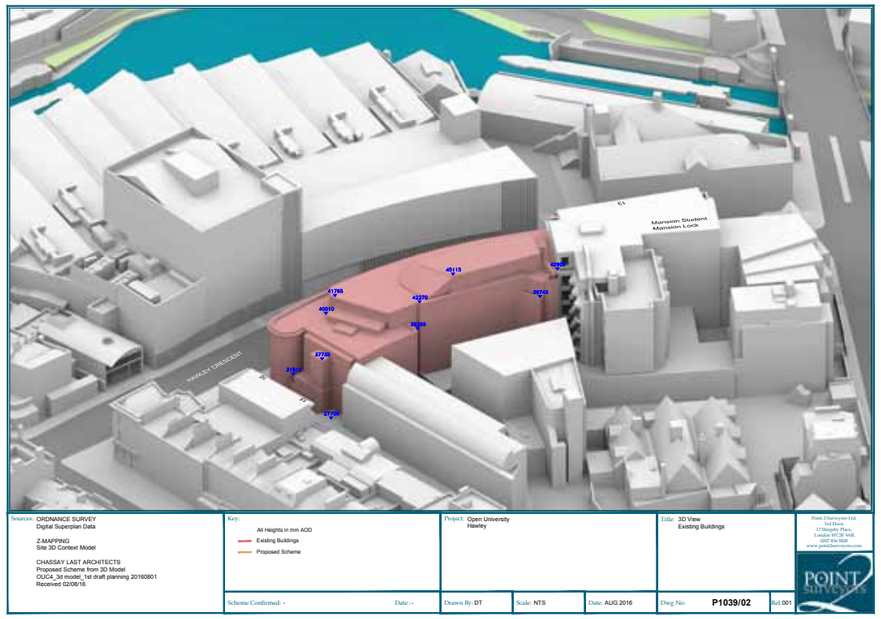
The conclusions for sunlight and daylight report are cited below:

"6.1 This report has considered the potential daylight and sunlight effects to the surrounding residential properties as a result of the implementation of the proposed Chassay + Last architect's scheme for the site at 1-11 Hawley Crescent, Camden Town, NW1 8NP.

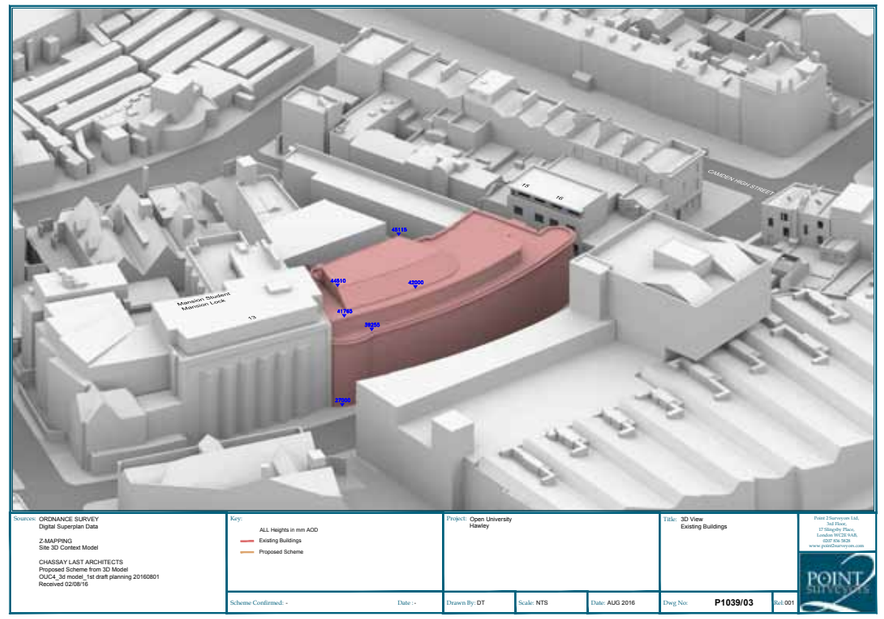
6.2 The assessments contained within this report have been undertaken in accordance with the BRE report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "the BRE guidelines".

6.3 The report assesses the daylight and sunlight effects of the proposed scheme against the existing site conditions.

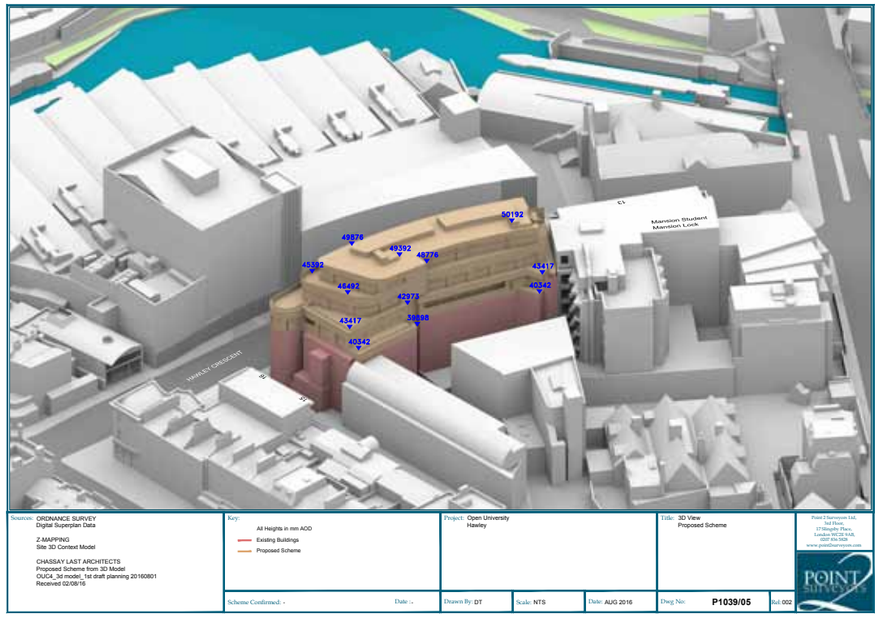
6.4 Overall, the sunlight results are 100% compliant with the recommendations of the BRE guidelines. The majority of neighbouring properties fall within the recommended levels of daylight amenity with all windows and rooms retaining good daylighting potential. Overall, the Chassay + Last scheme falls within the practical application of BRE guidance."



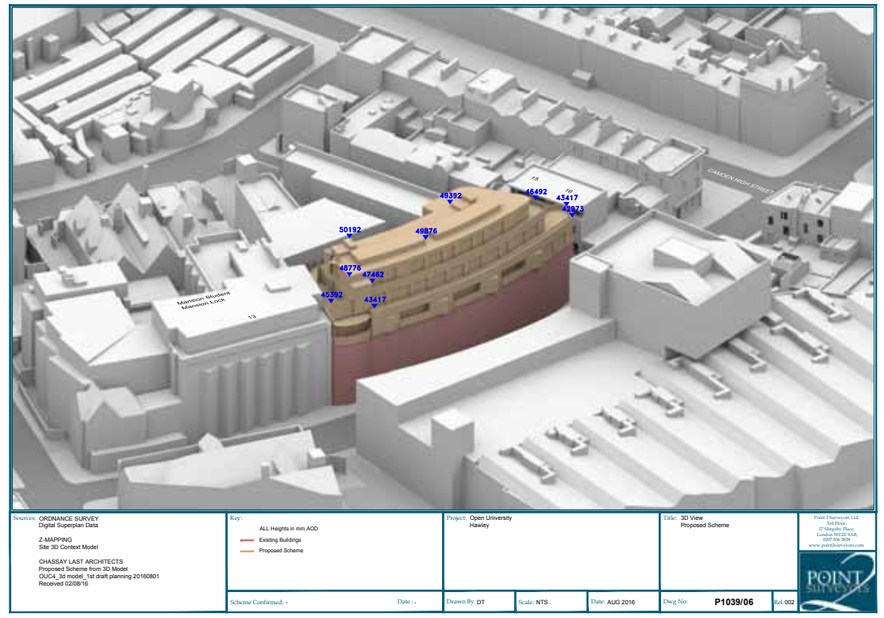
Point Surveyors drawing No P1039/02 Existing Building



Point Surveyors drawing No P1039/03 Existing Building



Point Surveyors drawing No P1039/05 Proposed Scheme



Point Surveyors drawing No P1039/06 Proposed Scheme

6. Proposed Land Use

6.1 Proposed Land Use - Residential

Proposed Additional Residential

The Proposal would deliver 9 new homes and would reconfigure and upgrade the 6 existing apartments, all to provide a mix of different sized units. It is considered that this housing proposal will meet the strategic aims stated within the NPPF and the policies contained in the London Plan and Camden's LDF as the proposal seeks to achieve a high quality, sustainable residential accommodation in Camden.

With 67% 2 bed units and an overall range of unit sizes which are in keeping with the Mayor of London's space standards for residential accommodation, the Proposal is compliant with policy.

TOTAL PROPOSED ADDITIONAL RESIDENTIAL (PROPOSED - EXISTING)

ADDITIONAL UNITS		MIX		MIX		HR	ADDITIONAL AREAS			
	Unit No	1bed	2bed	3bed	4bed	Hab Room	GEA (sq.m)	GEA (sq.ft)	GIA (sq.m)	GIA (sq.ft)
TOTAL	9	1	7	1	0	27	866	9322	782	8417
	100%	11%	78%	11%	0%					

TOTAL ANCILLARY ADDITIONAL RESIDENTIAL (PROPOSED - EXISTING)

		ADDITIONAL AREAS	
FLOOR	Description	GEA (sq.m)	GEA (sq.ft)
Basement	Lift, circulation, service risers and bin storage	55	592
Ground	Lift, circulation, service risers and bin storage	47	501
First	Lift and service risers	11	118
Second	Lift and service risers	11	118
		124	1329

SUBTOTAL	990	10651

7. Sustainability Strategy

7.1 Sustainability & Biodiverse Green Roof

Sustainable design has been considered by the design team from the onset of the project and targets established for the design from the feasibility and concept stage.

The Sustainability Statement which accompanies the Design and Access Statement sets out the sustainable considerations that have been made in the design of the scheme and outlines the features, mechanisms and technologies introduced as follows:

- Efficient thermal envelope
- Installation of Air Source Heat Pumps
- Installation of PV panels

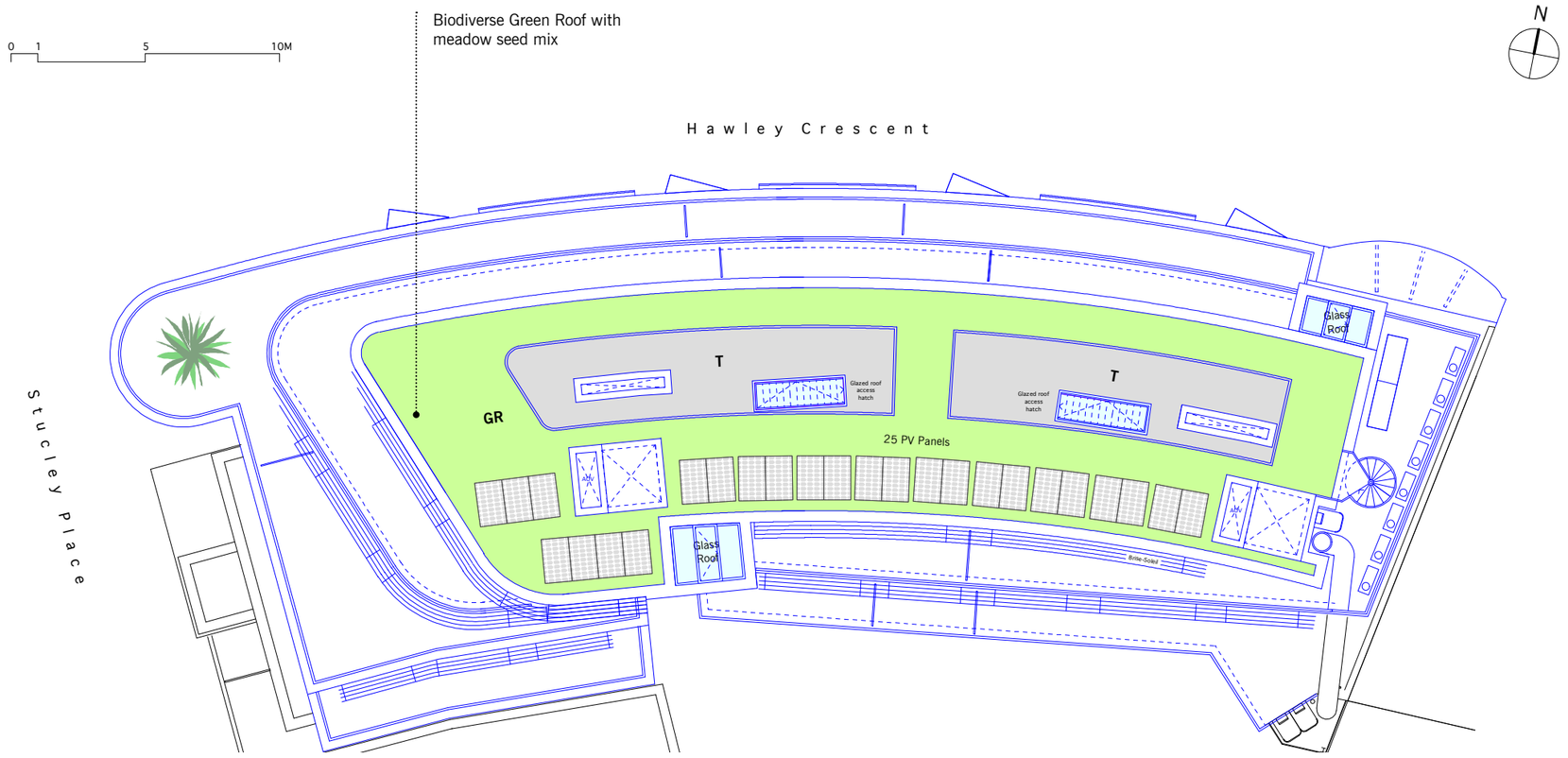
The Energy Statement which also accommodates the Design and Access Statement examines the energy performance of the proposed development based on the Mayor of London's Plan "be lean, be clean and be green" methodology.

Be Lean: Passive Design

- The development has been designed to balance the use of solar gain to reduce reliance on space heating. Measure as double glazing, windows and glazed doors 1.4 W/m2K, 0.7Light transmittance and 0.8 frame factor have been taken into account
- Cross ventilation has been incorporated where feasible by providing all flats with dual aspect layouts
- Mechanical Ventilation Heat Recovery (MVHR) system
- Approved Thermal Bridging values have been used rather than default values
- A 2% improvement over the Building Regulations 2013 minimum target will be provided through passive design measures, and the energy use

Be Clean: Energy Efficiency

- Ventilation MVHR 90% efficient SFP 0.5 w/l/s
- Comfort Cooling VRF split/multi-split system
- Modulating control lighting 100% low energy lighting
- A 8% improvement over Part L 2013
- Solar noiseless, lowmaintenance, carbon free electricity PV panels
- Air Source Heat Pumps (ASHP) extract latent energy from the external air



Be Clean: CO_2 Savings

- The development can achieve 36% improvements over the part L 2013 target emissions with renewable.

For more comprehensive report please refer to the Sustainability & Energy Strategy report prepared by Price & Myers.

Green roofs serve several purposes for a building, such as absorbing rainwater, providing insulation, creating a habitat for wildlife, providing a more aesthetically pleasing landscape, and helping to lower urban air temperatures and mitigate the heat island effect. They effectively utilize the natural functions of plants to filter water and treat air in urban and suburban landscapes.

There are two types of green roof: intensive roofs, which are thicker, with a minimum depth of 128mm (5.0in), and can support a wider variety of plants but are heavier and require more maintenance, and extensive roofs, which are shallow, ranging in depth from 20mm (0.79in) to 127mm (5.0in), lighter than intensive green roofs, and require minimal maintenance.

The scheme proposes extensive green roofs of around 100mm depth to allow for more biodiverse planting. Proposed extensive green roof features:

- Build-up height 150mm
- Lightweight
- Easy to install
- Simple to design
- Self-sustaining plant community (Meadow grass and sedum)
- No irrigation
- No / low maintenance