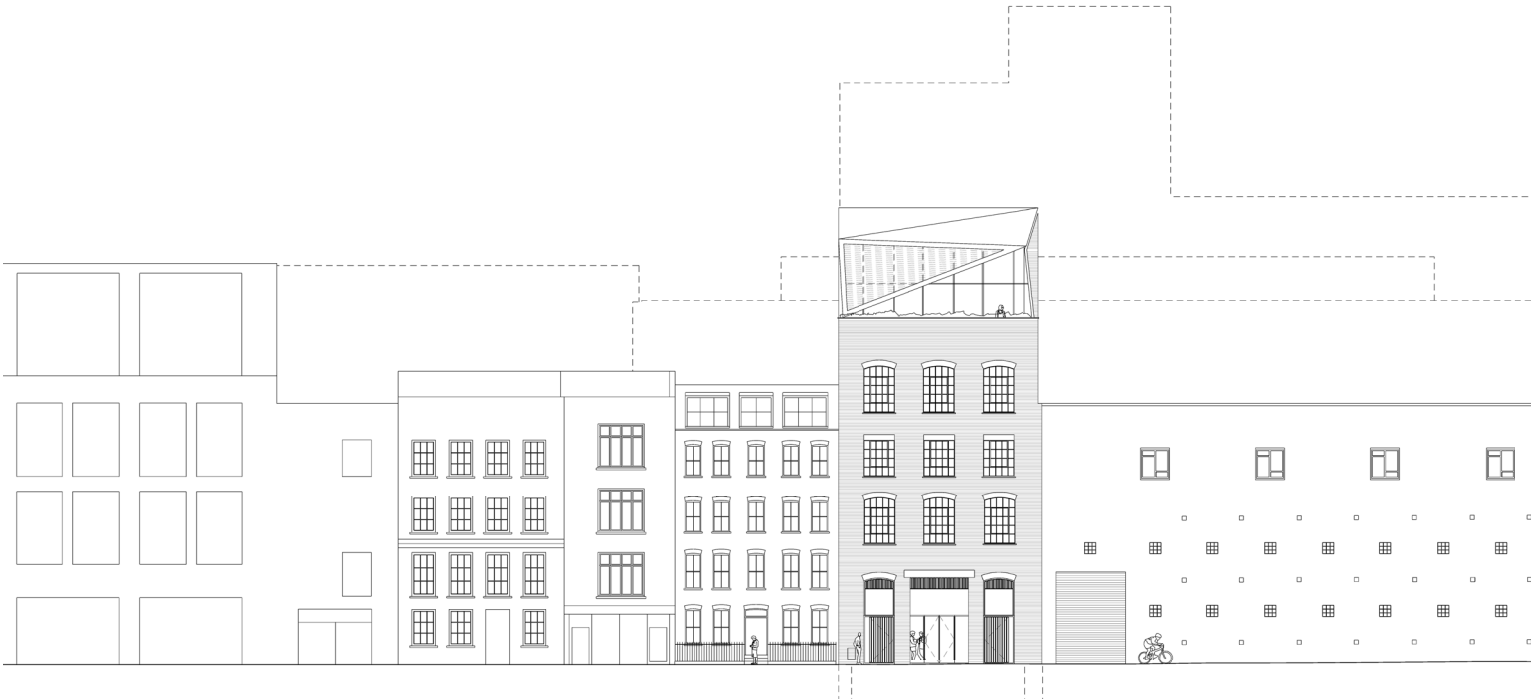




Existing Betterton Street elevation



Proposed Betterton Street elevation

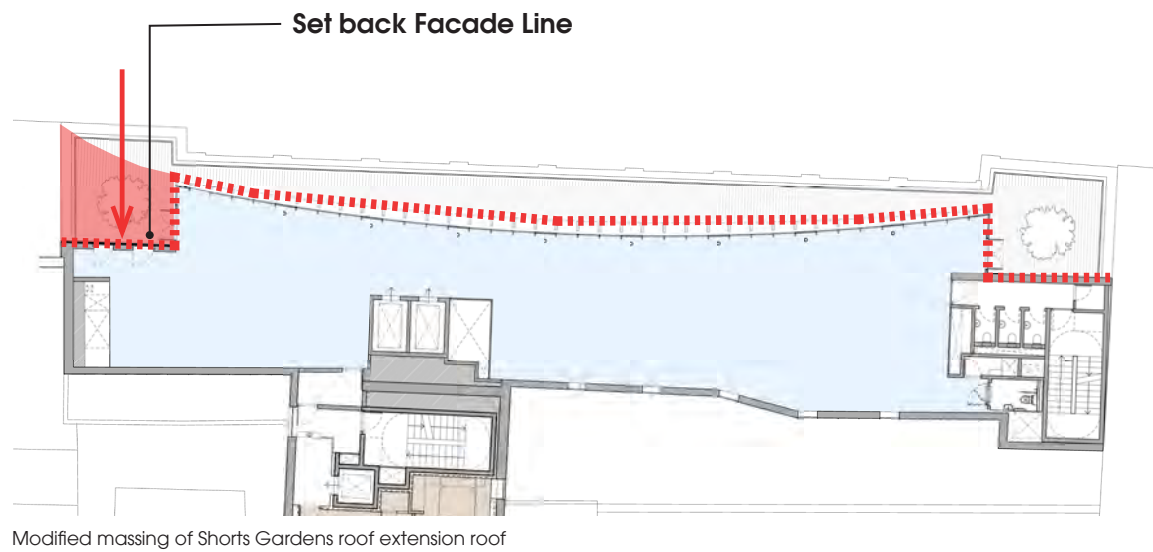
3.4 Extent of Development

Following extensive modelling and site analysis of the surrounding massing and heights of the neighbouring buildings it became apparent that a two storey volume above both the Shorts Gardens and Betterton Street building would be considered appropriate for the site.

In consultation with Camden Planning Department it was agreed that the extent of the new development is considered in keeping with the scale and massing generally of the local vicinity.

The height of the new office extension proposed on Shorts Gardens is two storeys high and is also set back from the existing parapet lines on both Shorts Gardens and Betterton Street. The extent vertically of the new extension aligns in height with the adjacent Hospital Club building.

The set back curved volume is considered a key part in the design, making the existing historic building facades the more dominant in the overall composition as viewed from street level.



3.5 Scale & Massing

3.5.1 Shorts Gardens

The overall massing of the new extension to Shorts Gardens is aligned with the height of the adjacent Hospital Club and the curved façade is set back from the north parapet edge allowing for an external terrace area. As the M&E requirements and strategies were developed during the design process, an external rooftop plant screen was added to the scheme. The acoustic louvred screen is approximately 2.3m high and is set back from the north parapet to minimise its visual appearance from street level. It is also set back from the east and west facades.

In the original feasibility study the new 'bookend' vent shaft building was part of the new curved façade above. The design developed further to separate out the two elements to centralise the new extension over the main arched façade and also to make the new roof extension subservient to the lower brick arched façade. As a result there is now an east terrace and a west terrace with the new replacement vent shaft infill building been predominately in brick.

The above design development takes into consideration comments made by Camden Planning Officers and the Camden Design Review panel.



Proposed early concept view from street (Before pre-application Meeting on 2nd of June 2016)_ Roof extension facade line



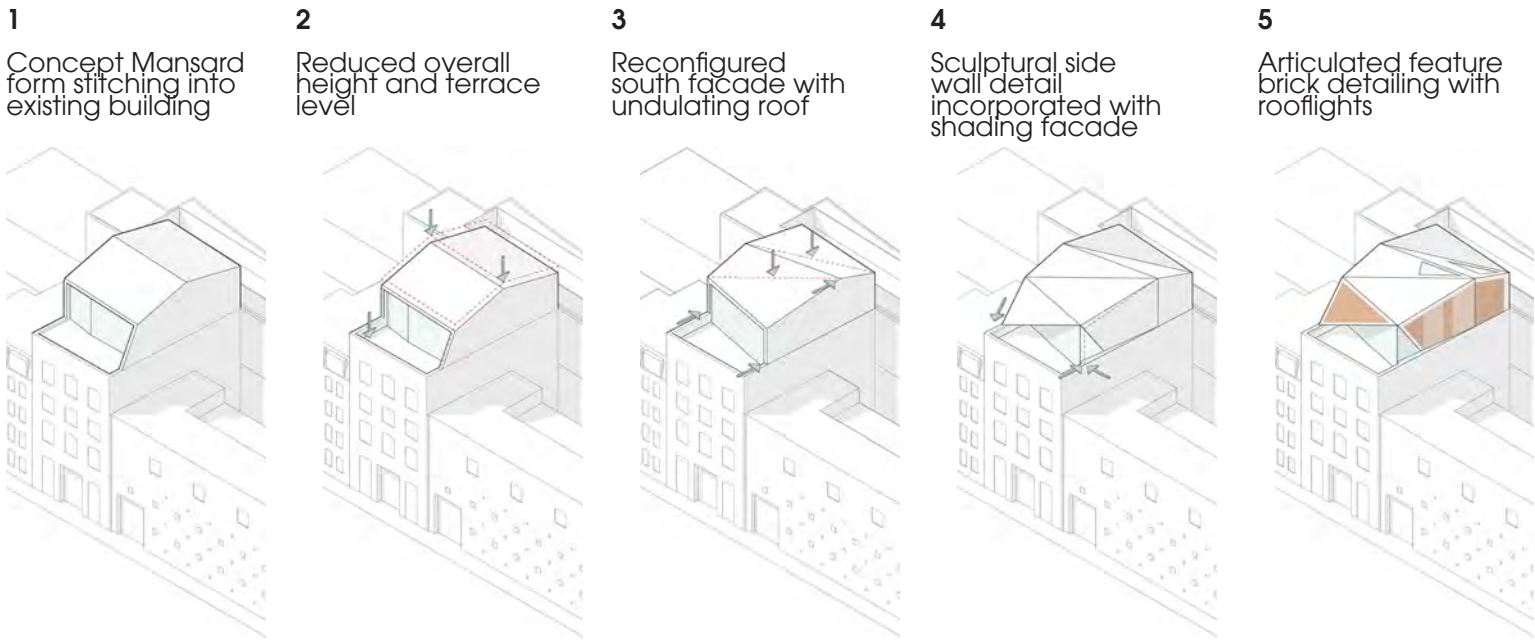
Final proposed view from street_ Set back roof extension facade line



Study model image_ Street view from south west of Shorts Gardens



Study model image_ Street view from north east of Shorts Gardens



Betterton Street roof extension - Design development evolution diagrams

3.5.2 Betterton Street
During the design process the new extension to Betterton Street has been refined and developed following various design workshops and consultation with Camden Council. Extensive 3d CAD and physical card modelling has enabled the design to develop into an interesting sculptural form taking reference from the existing building and surrounding roofscapes.

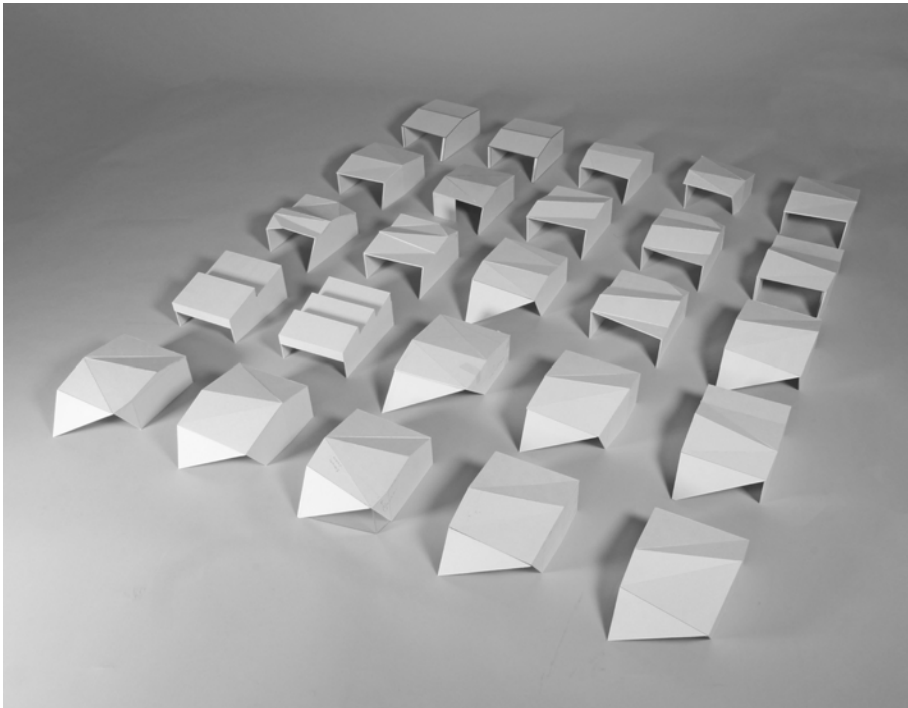
The new roof top extension remains set back from the front parapet with minimal visual impact from street level.



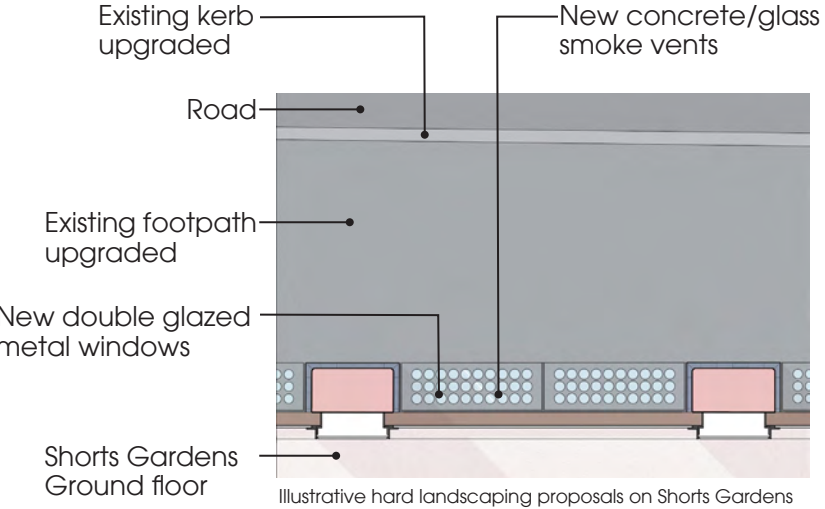
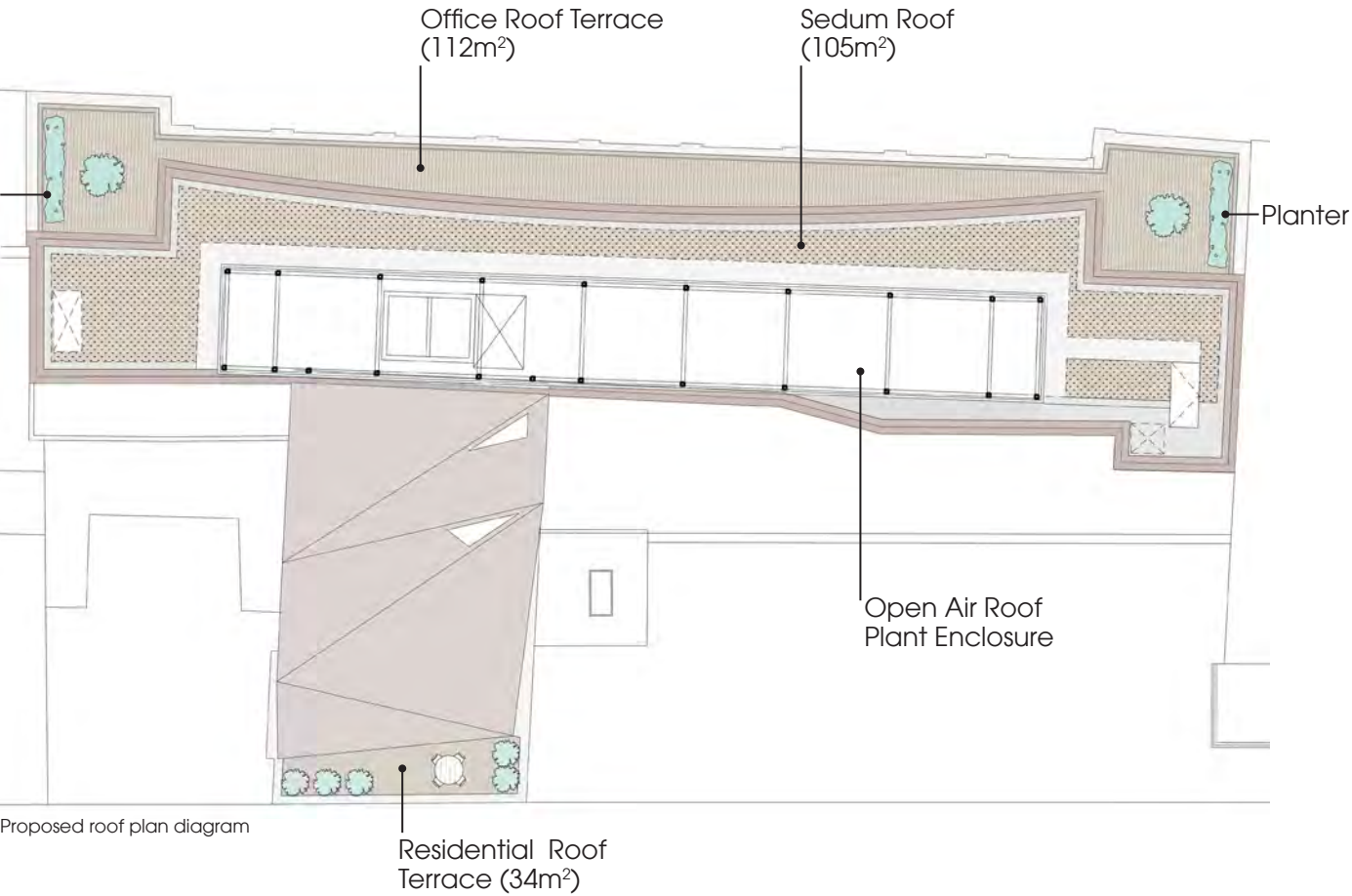
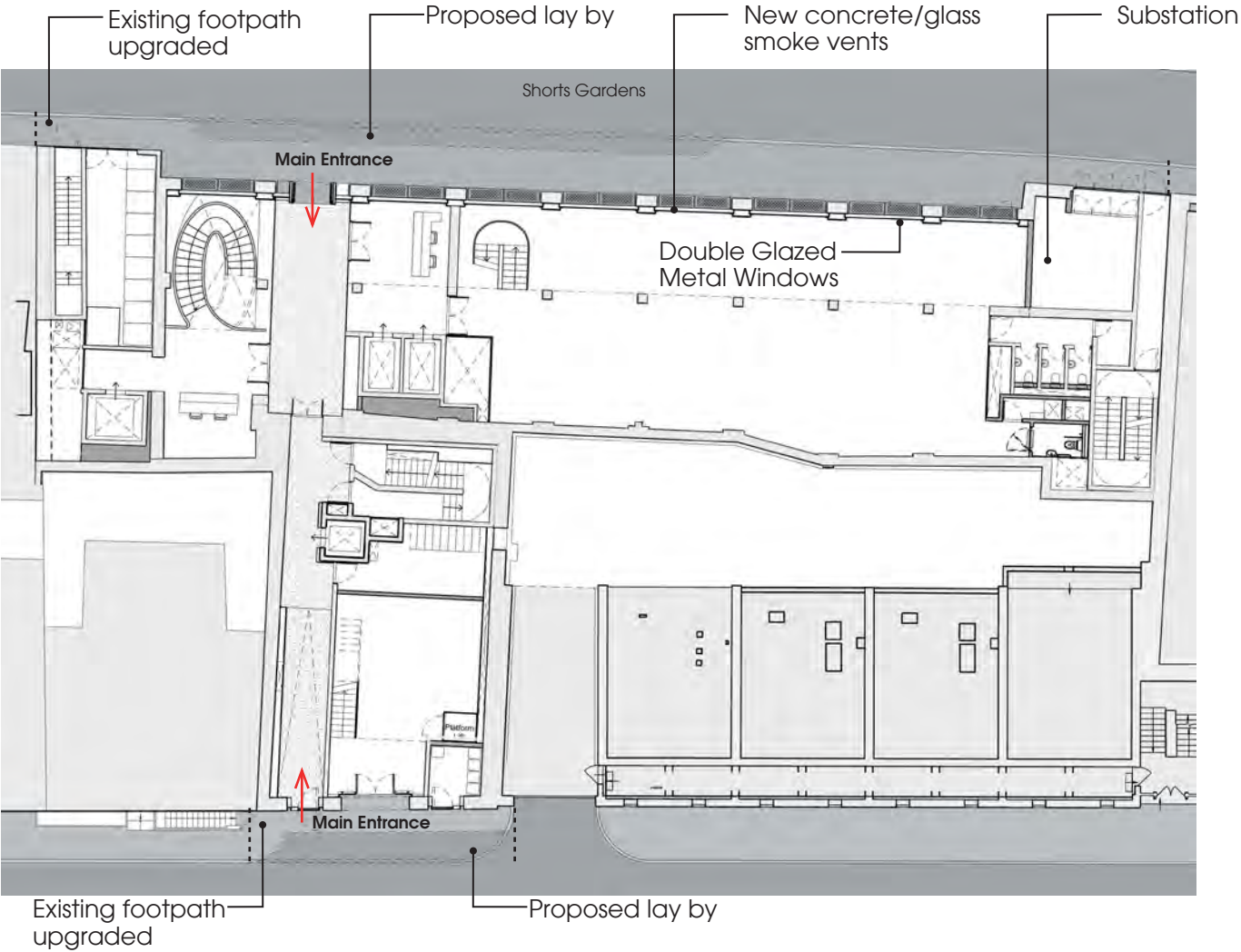
Study model image_ Long street view from south west of Betterton Street

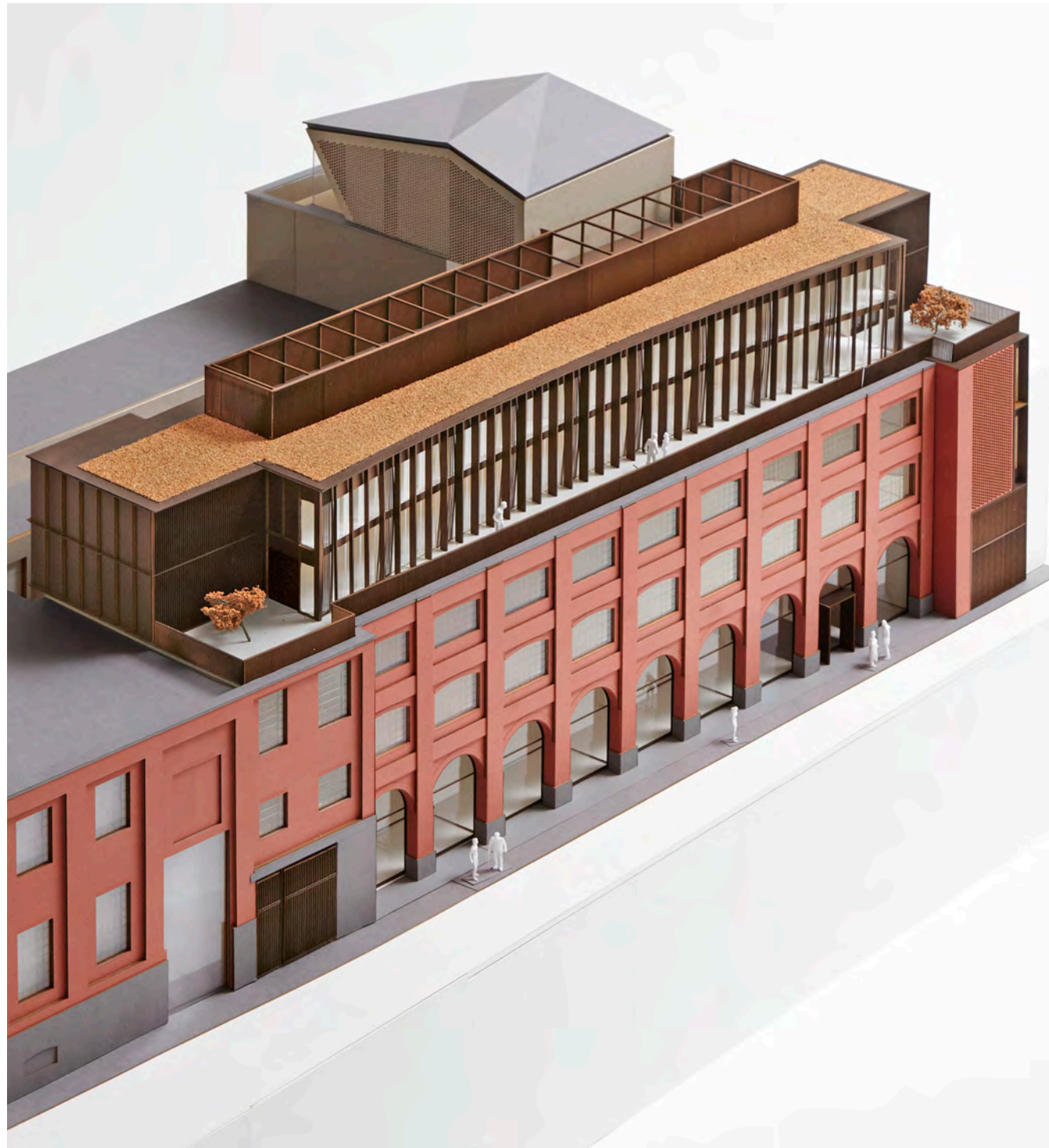


Study model image_ Long street view from south east of Betterton Street



Study model image_ Betterton Street rooftop extension design developmen models





Study model image_ Roof Plant, Sedum Roof & Office Roof terraces/View from north east

3.6 Landscaping

3.6.1 Shorts Gardens

The opportunities for new landscaping are limited given the urban and restrictive nature of the site. However, with the new opened up arched façade proposed, there is scope to enhance and improve the hard landscaping at ground level along the Shorts Gardens façade. The proposals include upgrading the footpath surface and masonry kerb in accordance with Camden Councils Highways Dept. New bitumen footpath surfacing is proposed to match adjacent existing bitumen together with new concrete and glass smoke outlets set flush with the refurbished pavement.

At 3rd floor level an external roof terrace (112m²) is proposed for the office tenants together with external planting in order to minimise any potential overlooking onto Shorts Gardens at the west end of the roof terrace. The external terrace is an amenity space for the office tenants only with managed usage and is not accessible to the general public.

A sedum green roof (105m²) is proposed at the top roof level surrounding the external plant area encouraging wild life and bio diversity as well as been an attractive area to look down on from the taller buildings in the vicinity. This roof is accessible for maintenance purposes only and not open to the general public.

3.6.2 Betterton Street

As part of the enhancement works proposed at ground level to Betterton Street, refurbished masonry paving is proposed in front of the façade with a dropped section of pavement for occasional loading purposes. Refurbished and upgraded paving to be agreed and in accordance with Camden Councils Highways Department requirements.

The Betterton Street 4th floor top residential unit incorporates a private south facing external amenity roof terrace (34m²) with the potential for external planting managed by the occupant.

Note: Refer also to the Transport Statement and related documents that accompanies this planning application.



Study model image_ Retained facade with replacement vent shaft building



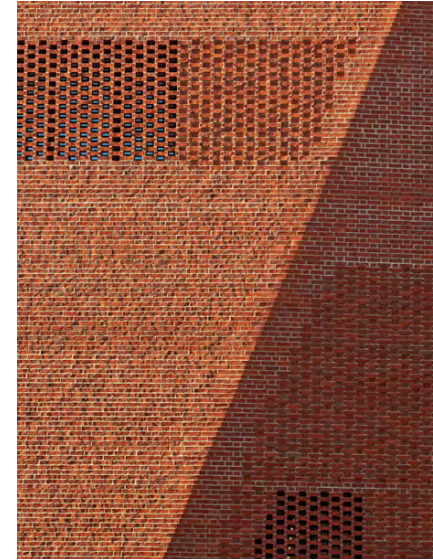
Study model image_ top view of two storey rooftop extension



Bronze coloured vertical metal and glass cladding_ Archaeology Museum of Vitoria by Francisco Mangado Architects



Hit and Miss brick feature brickwork detailing_LSE by O'Donnell + Tuomey Architects



Hit and Miss brick detailing_LSE by O'Donnell + Tuomey Architects

3.7 Appearance

3.7.1 Shorts Gardens

The proposed scheme 'opens up' the existing bricked up arches to provide daylight into the ground floor spaces and potentially down into the basement spaces below via light wells cut out of the ground floor slab. Stanton Williams reviewed two main options for the design of the new glazing inserted into these arches. The first option looked at recessing the top fanlight with a protruding square window to the lower portion of window. The second preferred option looked at recessing the whole widow with a transom at the spring of the arch. This option is more sympathetic to the existing façade and allows more brickwork of the pilasters and arches to be visible at street level. The recessed version also enables flushed in pavement smoke vents with glass lenses to be installed. These will also provide some daylight to the basement below.

Stanton Williams have reviewed and refined the design of the replacement brick 'vent shaft' building. The existing vent shaft building is in poor condition and in our view has no architectural merit other than its general massing in framing the main arched brick façade.

The proposed design retains the existing massing and alignment with the neighbouring building on Shorts Gardens. The appearance of the new façade incorporates a solid brick corner section of brick with adjacent integrated hit and miss brickwork with glazing behind. Full height recessed windows complete the façade and provide a clear interface between the new façade and the neighbouring brick building. At ground level new elegant bronze coloured metal doors and louvres are featured providing access to ancillary spaces for the Shorts Gardens offices and basement spaces.

Massing of the new extension on Shorts Gardens was developed during the design process taking on board Camden Council's comments and views made by the Design Review Panel. The design features a more articulated design with both glazed units and perforated metal sections. The new cut back extension aligns with the main arched brick façade below providing new east and west terrace space. The design also incorporates a 2.3m high set back plant screen enclosure and sedum roof.

Refer to the appendix for the Camden Design Review Panel Chair's Report and the Vent shaft Condition report statement that accompanies this application.

3.7.2 Betterton Street

The design proposals include much needed modifications at ground level to provide a new secure metal entrance door for the apartments with a large fanlight above providing daylight to the entrance hall.

Mirroring the entrance door, a new opening is incorporated providing the residents with a small off street refuse and recycling room.

Centrally at ground floor the current proposals replace the existing timber framed doors and windows creating new robust glass and metal doors for a public A1/D1 use. A high level louvred section is also anticipated for mechanical ventilation.



Bronze Metal cladding_ UCH Macmillan Cancer Centre, London by Hopkins Architects



Glazing units behind perforated metal screen in Shoreditch, London by Duggan Morris Architects



King's Cross, Western Transit Shed arches by Stanton Williams Architects

For the roof top additional extension, the new matching brickwork walls will 'stitch into' the existing brickwork and will incorporate some feature semi recessed bricks and some hit and miss brickwork with openable windows behind. An elegant metal undulating roof will 'cap off' the extension and fold down to provide some south façade screening. Rooflights are being considered to some of the internal spaces. Careful design development of the overall appearance of the roof form and its "boldness" was addressed following the Camden design Review Panel Meeting.

Refer to the appendix for the Camden Design Review Panel Chair's Report.

3.8 Maintenance

As the existing retained Shorts Gardens façade is only 3 storeys high, and the Betterton Street façade is 4 storeys high, access for cleaning will be served from pavement level with telescopic cleaning devices. For more difficult maintenance requirements a cherry picker or extendable platform device could be used from street/pavement level.

For the new upper levels above Shorts Gardens, (3rd and 4th floor extension), and the Betterton Street extension windows and panelling can be cleaned from the external terrace level with extendable telescopic devices. The proposed new balustrade would to shorts gardens will provide safe access along the parapet edge to the external terrace area. As the existing parapet to Betterton Street is retained and the roof slab is lowered this parapet will form a brick balustrade providing safe access with protection from falling.

Windows and louvres within the rear courtyard facades will require occasional cleaning and this would be accessed through the neighbouring courtyard space. Where access is not achievable, windows can be opening inwards to enable cleaning.

Access to the top level sedum roof area and external plant area will only be for maintenance purposes and an appropriate 'man safe' system is proposed for this level avoiding the need for external intrusive additional balustrading.

3.9 Crime & Security Impact

3.9.1 Shorts Gardens

In discussions with Camden Councils 'Designing out crime' consultants, no specific objections were raised with the proposed development. It was advised that a statement be made regarding crime and Security within this report.

During the design process, careful consideration has been made to have well defined routes and entrances. There is only one main entrance off Shorts Gardens and within this secure entrance area there are two staffed reception areas, one to the lower level basement space and the other to the office spaces. These are clearly defined as separate routes thus avoiding any conflict between the two. Both managed reception

areas overlook the main entrance area that is publically accessible thus providing natural surveillance and a feeling of safety. Entrance spaces are designed to be well lit and would be covered by CCTV for visitors and tenants protection and surveillance.

Metal fire escape doors either end of the Shorts Gardens façade are set flush with the building envelope thus avoiding places for loitering and potential anti-social behaviour. Flush doors also mitigate the fire risk of doors being blocked by debris. Fire doors would not be used on a daily basis and only in an emergency.

Much thought and consideration has gone into the large windows that will occupy the 'opened up' bricked in arches. Flush windows were considered but this design was not considered appropriate for the historic brick façade. The conservation and design review panel supported an alternative design by Stanton Williams with recessed windows in-between the arches expressing the arches to be more in keeping with the historic façade.

The current 60-70 Shorts Gardens façade is run down with many bricked up arches and with a derelict impenetrable vent shaft building. By activating this façade more with improved street lighting and appropriate mixed use activity for the location we consider that the development will discourage crime and will promote more of a sense of safety and community. It is proposed that the ground floor well-lit spaces will spill light out onto the pavement areas and the natural surveillance between the B1/D1 use ground floor spaces to the street would provide sufficient overlooking to prevent any loitering or anti-social behaviour along the main arched façade.

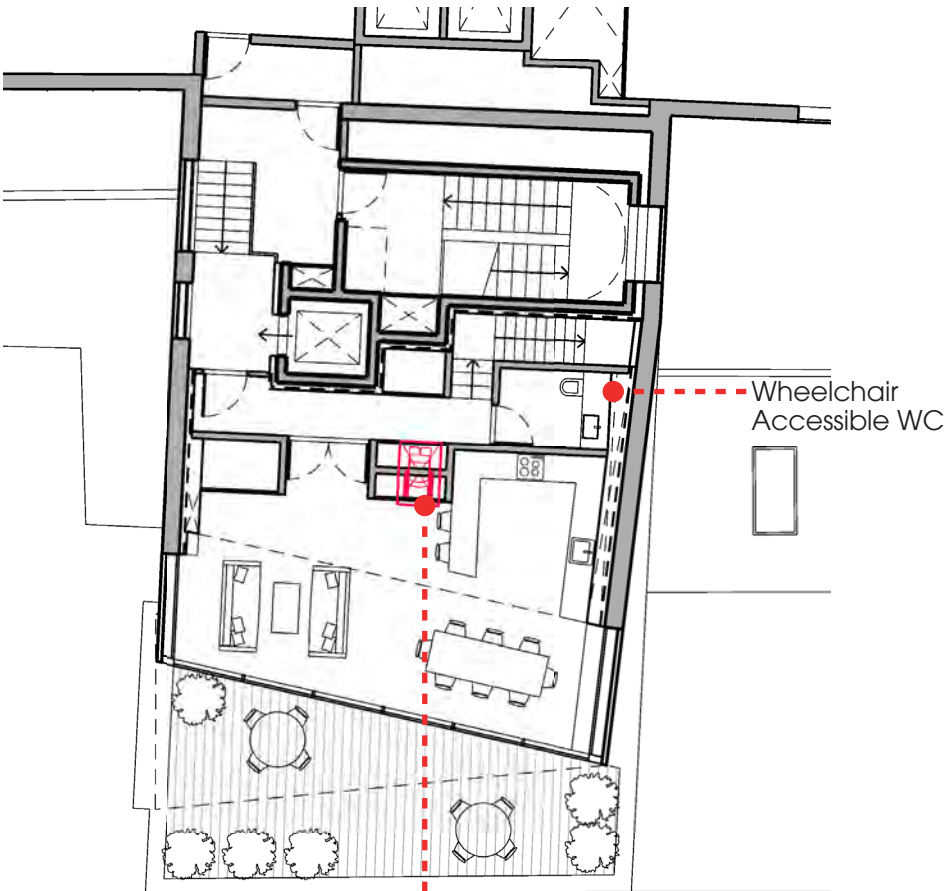
The proposed development will incorporate secure and robust metal doors and metal framed windows appropriate for the building use providing physical protection between the external and internal spaces.

3.9.2 Betterton Street

The development proposes one ground floor single entrance door off Betterton Street into a secure entrance lobby for the proposed four residential units. This door will be metal and glass and will be welcoming yet well-constructed and secure with appropriate robust security features. It is intended that the main entrance door will be in compliance with Approved document Q.

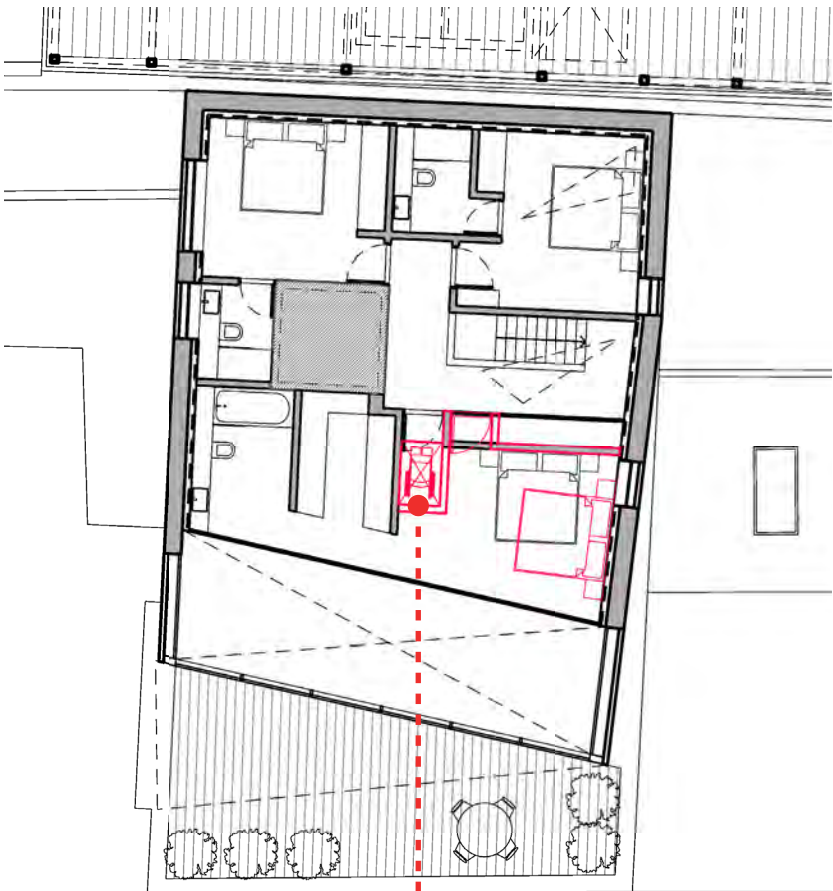
For the main opening centrally positioned doors and windows to the ground floor A1/D1 use recessed robust full height metal framed windows and doors are proposed. As with the Shorts Gardens windows, the ground floor well-lit space will spill light out onto the pavement areas and the natural surveillance between the A1/D1 uses will aim to provide sufficient overlooking to prevent any loitering or anti-social behaviour.

4.0 Access Statement



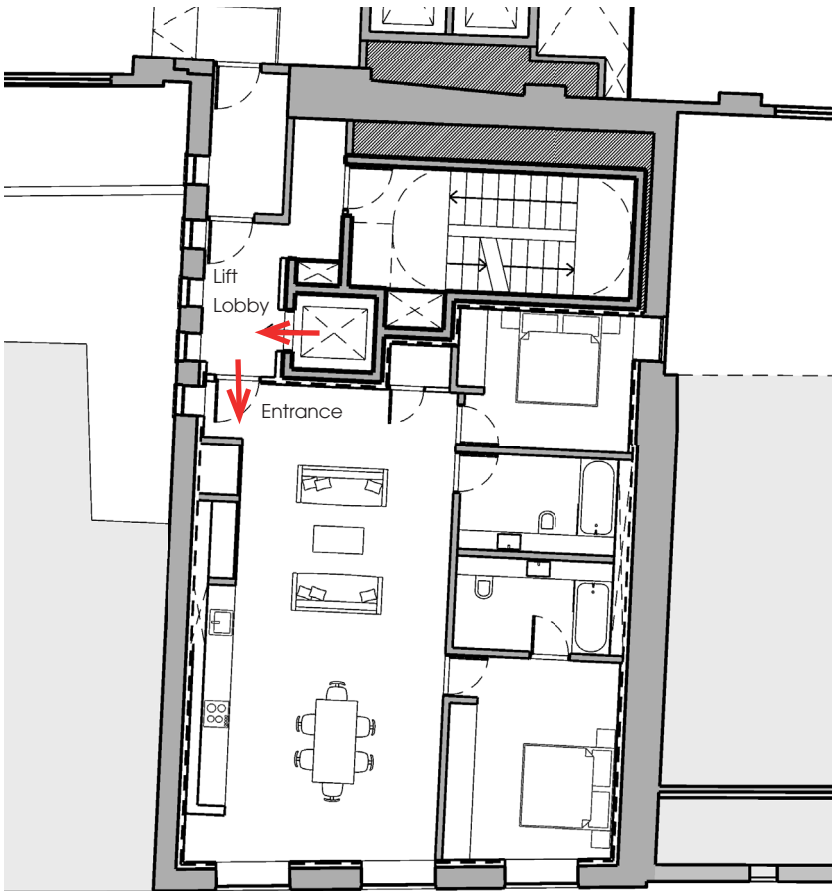
Proposed Fourth Floor

Future provision of
Wheelchair Accessible Lift



Proposed Fifth Floor

Future provision of
Wheelchair Accessible Lift



Proposed Typical Floor

4.1 Vehicular and Transport Links

The proposed development at Shorts Gardens/Betterton Street is 'car free' with no parking spaces provided. The site, being in central London, has excellent transport links close by and is situated in an area with a PTAL of 6b which is rated as excellent according to TfL's planning information database.

The development provides good quality cycle storage provision for short stay and long stay tenants and residents.

Detailed studies of public transport accessibility, a framework travel plan, pedestrian routes, bike routes have been prepared along with a service and waste management strategy which sets out the servicing arrangements for the building.

4.2 Inclusive Access

Inclusive access is at the heart of this new development where access to the building is available to all. This will be a great improvement and enhancement on the current poor building layout and accessible facilities.

The proposed new development at Shorts Gardens/Betterton Street will be fully accessible to wheelchair users and will comply with Building regulations Part M and DDA requirements. The same entrances and routes through the building will be used by all building users and WC and core areas have been designed in line with current standards for wheelchair users as well as ambulant disabled and others with disabilities.

Within the office building: circulation spaces are generous, new lifts and disabled toilet facilities are conveniently located on all floors. A new lift is also included within the Betterton Street building. A provision for a lift in the basement has been made.

Disabled refuge areas are located on each floor in line with current standards.

The office lifts will have a capacity of 13 persons. The basement lift has a capacity of 17 persons and the residential lift is an 8 person lift. All lifts will allow comfortable use by wheel chair users. Contrasting material and colour finishes will be incorporated into the design to facilitate ease of access for the visually impaired. The building has been set out so that the design is legible with the location of the main entrances clearly located with strong visual signals.

4.3 Lifetime Homes

Policy DP6 requires all housing developments to meet lifetime home standards. Only developments that are providing 10 or more self-contained units are required to meet specific wheelchair housing standards.

The new proposed dwellings within the existing Betterton Street building comprises four new residential units therefore these units are not specifically required to meet wheelchair housing standards.

However, in accordance with Part M of the Building Regulations, and with the provision of a new lift within the Betterton Street building, wheelchair access to all four residential units will be made possible. There is currently no wheelchair access or lift within this building and the existing stairs to the rear of Betterton Street is currently non-compliant with current building regulations.

Main entrance doors to the apartments will be made wide enough for wheelchair users to gain access from the communal lift lobbies and the internal arrangements (currently shown indicatively) can be further adopted if necessary to meet future wheelchair housing standards if required.

Where possible with the restrictions of an existing building in a conservation area, the proposed new dwellings will endeavour to meet the 16 Lifetime Homes criteria. The following section provides further justification in our aim to meet as many of the criteria as possible.

- Criteria 1 Parking

The proposed scheme is a 'car free' development in central London with no car parking spaces provided. There is however disabled parking spaces close by in the vicinity.

- Criteria 2 Approach to Dwelling from parking

Approaches to the entrance of the dwellings are generally flat or gentle sloping and the proposed development does not change this existing arrangement.

- Criteria 3 Approach to all entrances

The approach to the main entrance is a gentle sloping arrangement.

- Criteria 4 Entrances

The main entrance door off Betterton street will be adequately lit, have a level threshold and have as a minimum a wheelchair accessible clear door width. Due to the historic façade of Betterton Street and the conservation area it lies within it is not appropriate to provide a weather protection at the main entrance.

- Criteria 5 Communal stairs and lifts

The new Betterton street stairs to the rear of the building will be Part M compliant. A part M compliant lift will also be incorporated within the development providing level entry access to all dwellings.

- Criteria 6 Internal doorways and hallways

Generous hallways and doorways are incorporated where possible within the proposed development and comply with Life time home standards.

- Criteria 7 Circulation space

The design layouts of the dwellings are conceived where possible to have an open plan arrangement with generous sized living spaces. Where space allows and due to the configuration of the building adequate space is allowed for wheelchair users. The spaces within the development can also be adoptable in the future.

- Criteria 8 Entrance Level living Space

All dwelling houses open into social living spaces accessible to all.

- Criteria 9 Potential for Entrance level bed space

Three of the four dwellings proposed have the bed spaces at entrance level with the top floor 2 storey dwelling having the potential to have a convenient temporary bed space.

- Criteria 10 Entrance level toilet and shower drainage

Entrance level toilet and shower provision is provided or can be further adopted in the future if required.

- Criteria 11 Toilet and bathroom walls

Future provision of grab rails is possible.

- Criteria 12 Stairs and potential through-floor lift in dwelling

This would only be applicable to the two storey dwelling at the top floor and future provision of a lift is possible.

- Criteria 13 Potential for fitting of hoists and bedroom/bathroom relationship

The existing structure is capable of supporting potential hoists with wc's and bedrooms in close proximity.

- Criteria 14 Bathrooms

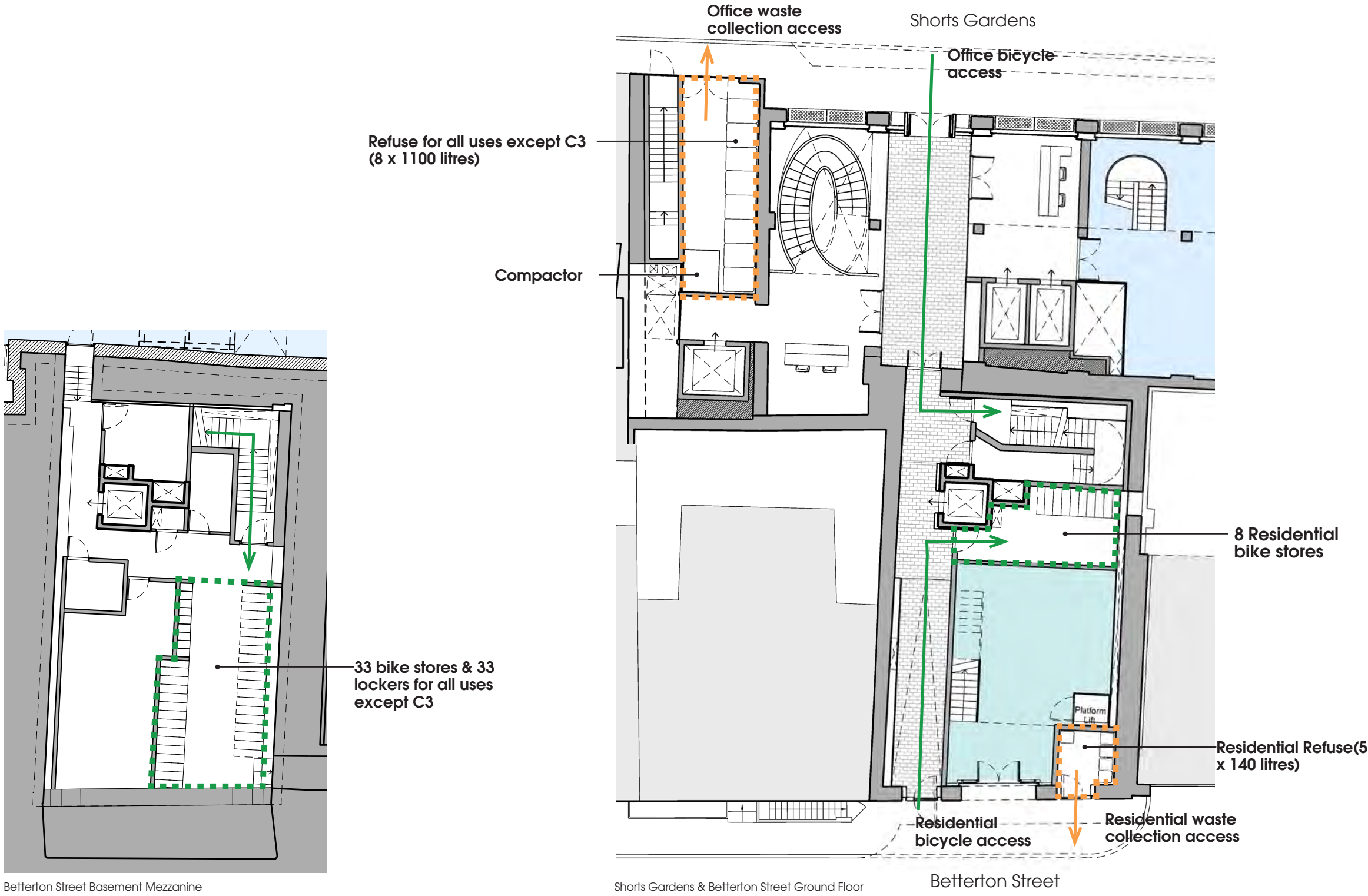
Bathrooms can be adopted for potential future provision.

- Criteria 15 Glazing and window handle heights

Existing retained windows within the historic facades cannot be modified due to planning restrictions however where possible new windows provide enable people to see out whilst seated.

- Criteria 16 Location of service controls

Where possible within the existing building, the location of new service controls will be located within a height of 450mm and 1200mm from the floor and at least 300mm away from any internal room corner.



4.4 Refuse and Cycle Facilities

Dedicated bike and locker space for the office workers are provided at ground level within the Betterton Street building. Access to the bike storage is through the main internal street.

Refuse and recycling facilities are provided at ground level with direct access to Shorts Gardens to comply Camden council’s waste requirements.

All four apartments within Betterton Street will have access to the newly formed common stairs and a new 8 person lift. Facilities provided include secure long stay and short stay bicycle storage that is provided within the basement of Betterton Street. The residents also have a separate dedicated refuse and recycling area with direct access off Betterton Street.

Note: Refer to the Transport & Waste Management Statement.

5.0 Key Views

5.1 Shorts Gardens



Existing long street view from south west of Shorts Gardens



Proposed illustrative long street view from south west of Shorts Gardens

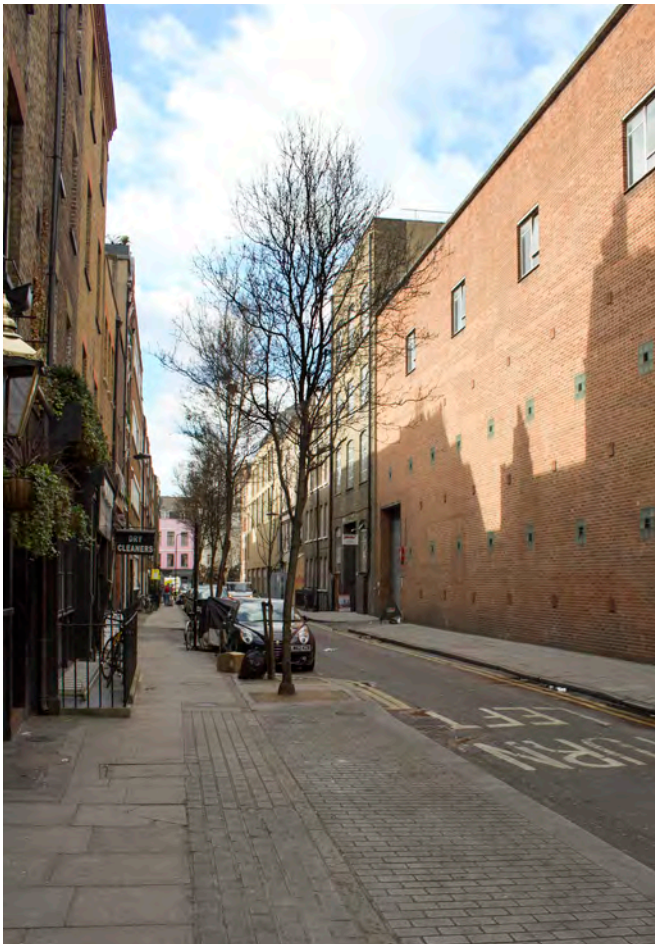


Proposed illustrative view along Shorts Gardens looking west

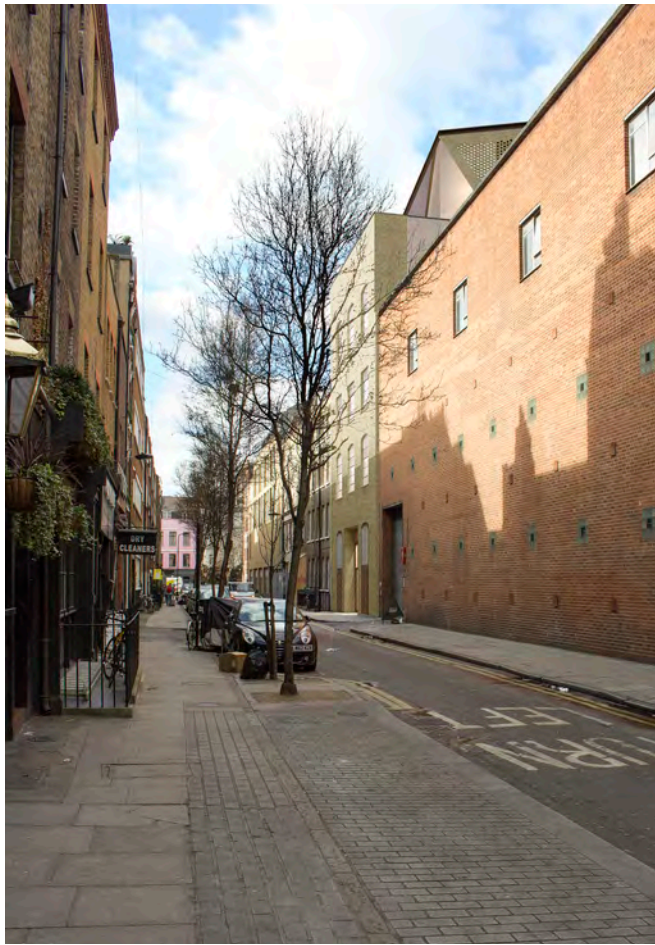


Proposed illustrative view along Shorts Gardens looking east

5.2 Betterton Street



Existing long street view from south west of Betterton Street



Proposed illustrative long street view from south west of Betterton Street



Existing long street view from south east of Betterton Street



Proposed illustrative long street view from south east of Betterton Street



Proposed illustrative view of Betterton Street ground level modification

6.0 Area Schedules

6.1 Shorts Gardens

Shorts Gardens Commercial
05.04.2017

Floor	Proposed Use	Existing GEA	Proposed GEA	Existing GIA	Proposed GIA
Basement - 1	A3/D1/D2	485	545	445	446
Basement Mezz	A3/D1/D2	219	459	138	361
Ground	B1/D1/D2	536	580	478	537
Ground Mezz	B1/D1/D2	306	298	251	243
First	B1	500	587	448	536
Second	B1	498	587	405	536
Third	B1	0	430	0	385
Fourth	B1	0	430	0	382
Total (sqm)		2544	3916	2165	3426

6.2 Betterton Street

PLANNING_AREA SCHEDULE
Betterton Street Residential
05.04.2017

Appartment No.	Floor	No. Bedrooms	GIA
1	First	2	103
2	Second	2	102
3	Third	2	106
4	Fourth & Fifth	3	156
Total (sqm)			467

Betterton Street Commecial and Residential
05.04.2017

Floor	Proposed Use	Existing GEA	Proposed GEA	Existing GIA	Proposed GIA
Basement Mezz	ANCILLARY	167	169	144	145
Ground	A1,D1	186	186	150	153
Ground Mezz	A1,D1	173	89	135	58
First	C3	185	187	156	158
Second	C3	185	187	156	162
Third	C3	183	185	162	166
Fourth	C3	64	142	43	130
Fifth	C3	0	113	0	97
Total (sqm)		1143	1258	946	1069

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London Borough of Camden Design Review Panel

Report of Chair's Review Meeting: Shorts Gardens and Betterton Street

Friday 20th January 2017
5 Pancras Square, London, N1C 4AC

Panel

Catherine Burd (chair)
Ian Chalk

Attendees

John Diver	London Borough of Camden
Frances Madders	London Borough of Camden
David Fowler	London Borough of Camden
Adrian Harvey	Frame Projects
Deborah Denner	Frame Projects

Apologies / report copied to

Richard Wilson	London Borough of Camden
Edward Jarvis	London Borough of Camden
Edward Bailey	London Borough of Camden
Gavin Sexton	London Borough of Camden

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Camden Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

Report of Chair's Review Meeting
20 January 2017
CDRPP15 _Shorts Garden and Betterton Street

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1. Project name and site address

60-72 Shorts Gardens and 14-16 Betterton Street, London WC2H 9AU
Planning application reference: 2016/2557/PRE

2. Presenting team

Nicholas Emblem	Span Group Ltd.
Patrick Richard	Stanton Williams Ltd
William Kavanagh	Stanton Williams Ltd
Frances Young	Nathaniel Lichfield & Partners

3. Planning authority's views

While neither property is listed, the entire site is located within the Seven Dials Conservation Area (CA). Both properties are of architectural merit and the adopted CA Statement classifies the Shorts Gardens property as making a positive contribution to the area. The Council therefore has three key objectives for the site: to ensure that the character of the buildings are not compromised and that the proposed extensions are of high quality; to ensure that the visual impact of the proposed extensions does not cause harm to the character of the conservation area; and to secure public realm improvement by increasing the level of visual interest, activity and surveillance to both streets.

4. Other stakeholder's views

The client has held the building for over 10 years and now want to improve it while maintaining its essential character. In particular, there is an opportunity to make better use of the distinctive basement, including opening it up – through glazing and light wells – to the street.

5. Design Review Panel's views

Summary

The panel feels that the proposed design responds well to the attractive existing buildings, and has potential to enhance both the site and the surrounding area. There are some aspects of the scheme that would benefit from further refinement. Where demolition of an existing ventilation shaft building is proposed on Shorts Gardens, the panel would encourage the team to consider retaining and adapting this. They recommend further work on the form and boldness of the proposed roof on the Betterton Street building. Considering opportunities to achieve passive ventilation could also enhance its environmental sustainability. The panel urged against using materials and finishes that were too smooth and tidy as this would undermine the buildings' current rawness, which is one of their key strengths.

Report of Chair's Review Meeting
20th January 2017
CDRPP15 _Shorts Garden and Betterton Street



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Form and massing

- The panel feels that the set back and curve of the roof extension to the Shorts Gardens building is successful, but wonder if the glazing could be continued around its corners to improve its appearance in oblique views from the street.
- For the Betterton Street building, the panel support the idea of extending the roof with extruded brickwork, but feel that the design could be pushed further, and made more sculptural and sharper. A carefully designed roof extension, visible from the street, could add to the roof-scape of the area.

Architecture

- At street level, the panel feel that the proposed treatment of the arches and extension of the blue brickwork into the pavement is effective. However, the panel questions the need for such heavy framing of the street-level glazing in the Shorts Gardens arches.
- While the industrial language of the proposed framing seems appropriate, the panel feel it need not be as heavy and muscular, particularly on what is a relatively narrow street.

Place-making, character and quality

- The loss of the older 'bookend' building – the ventilation shaft - at the western end of the Shorts Gardens building is a shame, since the texture of its brickwork could add 'grittiness' to the scheme. It is potentially older than assumed (traces of bricked up windows are evident in the front elevation) and adds to the patina of the scheme and the street more generally. Its distinctiveness from the rest of the building on Shorts Gardens breaks up the symmetry, and could help avoid a redevelopment that is too pristine.
- While there are cost and technical constraints to be overcome, the panel thinks that retaining and remodelling the ventilation building could add rawness, enhancing the building and the rest of the street.
- If the constraints cannot be overcome and the existing building has to be removed, the panel feel that the proposed replacement would be successful. In particular they commend the perforated brickwork over the glazing. However, they urge against exact matching of the brickwork to that of the existing building, in the interests of maintaining an asymmetry that adds interest to the street.
- The quality of the completed development will depend on continuing skill and care as construction details are resolved, and the panel trust Stanton Williams will be retained to achieve this.

Report of Chair's Review Meeting
20th January 2017
CDRPP15 _Shorts Garden and Betterton Street



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Scheme layout

- The panel feel that the redevelopment offers a good opportunity to link through the building, connecting the two streets visually (and potentially physically, given the proposed uses for the ground floor of each.)

Inclusive and sustainable design

- The panel would encourage further thought to explore passive ventilation solutions, as part of a strategy to achieve sustainable design.
- In particular, there may be scope to use the existing ventilation shaft as part of a natural ventilation system for the development as a whole.

Next Steps

The panel feel that if the design team revisit the aspects of the design highlighted in this report, and ensure that appropriate materials and finishes are applied to enhance the building's authenticity, there would be no need to see the scheme again.



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