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## Design Response

PROJECT: 1-3 and 4, 6 and 8 Ferdinand Place London NW18EE

EMPLOYER: Leverton & Sons

APPLICATION: 2016/2457/P

CASE OFFICER: Mr Rob Tulloch

DOCUMENT: Phillips Planning Service (PPS) Letter ref P164917, dated 22 June 2016  
written on behalf of Mr G Parker- Whitton of no. 4 Collard Place, London in objection to this planning application

ISSUE DATE: 28.07.2016

### Introduction

This is a formal professional response prepared by the CSA project design team in response to the specific points of objection raised by PPS in the correspondence submitted to LB Camden as detailed above and reviewed against our planning submission scheme information.

In the presently considered letter of objection, we observe some assumptions have arisen from incorrect extrapolations or flawed readings of our drawings to which we feel we must respond and clarify.

While the objection detailed above is written specifically in response to no. 4 Collard Place, within the correspondence and in the case of separate objections from adjoining neighbours in Collard Place (nos.2,4,5 and 6) similar objections have been noted at adjacent properties. We therefore intend this response to assist in verification of all of these claims as they affect the case officers consideration of our submission information.

### Design Development

Initial pre-planning advice received in 2014-5 supported the general proposed massing and scale of development as appropriate for the context and the team was encouraged to seek the views of adjoining neighbours on proposals prior to submission of a detailed Planning Application in May 2016.

As documented in the submitted Design & Access statement, the project team then met with Collard Place residents at two public consultation events on 10 November 15 and 9 March 16 where neighbours' concerns were raised and addressed in discussion and significant concessions were agreed.



[3 dimensional aerial view of Proposals from Collard Place (D&A Statement Section 3.4)]

**Page 1 : 4,5,6 Collard Place treated as a single condition rather than 3 distinct conditions**

The objection purports to be written on behalf of **no.4 Collard Place**, however the arguments sometimes relate to **nos. 5&6 Collard Place** giving a shifting basis for assessment of the facts.

Generally, some objections relate to no.4 whereas others selectively reference the whole terrace of 4,5,6 (e.g. daylight figures on p7) to suggest that these apply equally to no.4 when they do not.

The condition of **number 4 as the end-of-terrace dwelling** is clearly very different from that of its neighbours at no.5 & mid terrace and no.6 with a flank to Ferdinand Place.

For example it is unclear as to what is meant by;

*" the side elevation of the terrace faces 'Site B' The side of No.6 [sic] and contains a second floor window" -*

this appears to refer to no. 6 rather than no. 4 Collard Place as the side elevation second floor window of number 4 faces 3 Collard Place, not 6 Ferdinand Place ('Site A').

This responses makes reference to each of 4, 5 and 6 Collard Place as appropriate to the specific matter of discussion.

## Pages 2&3 : Quoted Distance to Boundary

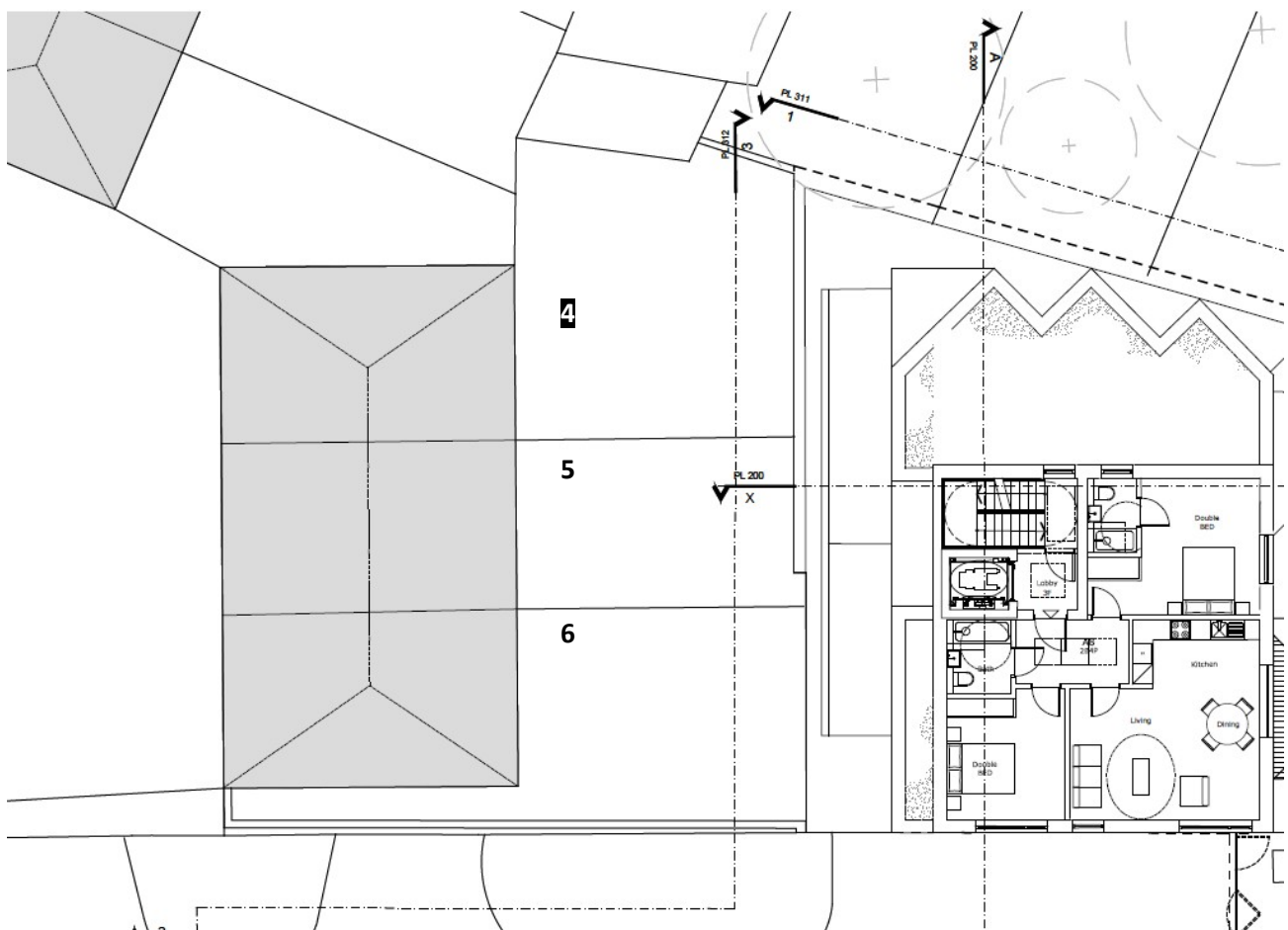
The distances taken from our professionally measured survey prepared by Mobile Cad Surveying (September 2016) from the rear building line of nos. 4,5,6 Collard Place measured to the site boundary are:

4 Collard Pl.	c. 8.2m,
5 Collard Pl.	c. 8.2m
6 Collard Pl.	c. 8.5m

respectively , i.e. approximately 2 metres greater than claimed in the statement.

It should be noted that the **face of the current existing warehouse building belonging to Leverton & Sons forms the site boundary** and verification measurements can be taken directly from Collard Place to confirm the actual distance on site.

It is possible that residents may have assumed the gable wall at the bottom of the garden is shared, accounting for this, however this is not the case.

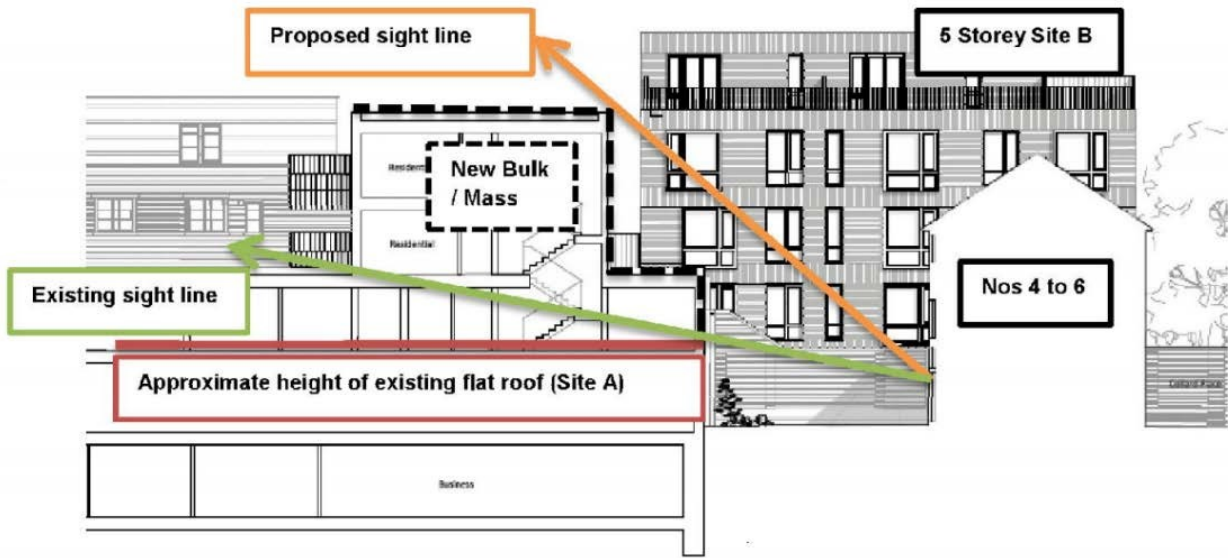


[Extract of PL 103]

## Page 4: Incorrect Sectional Condition

The PPS sectional diagram is incorrectly labelled "Nos. 4 to 6 " to imply a 'worst case' position also applies to number 4. There is no accommodation at first floor along the boundary as the author later points out himself on p.9 but not reflected by the applied line labelled "*New Bulk / Mass*" (black dashed).

The section on which it appears to be based is actually at no.5 as indicated on our submitted plans (above).



**Proposed section extract showing the significant additional bulk proposed by the replacement buildings on Site A and Site B and so loss of outlook and 'sky' above the buildings.**

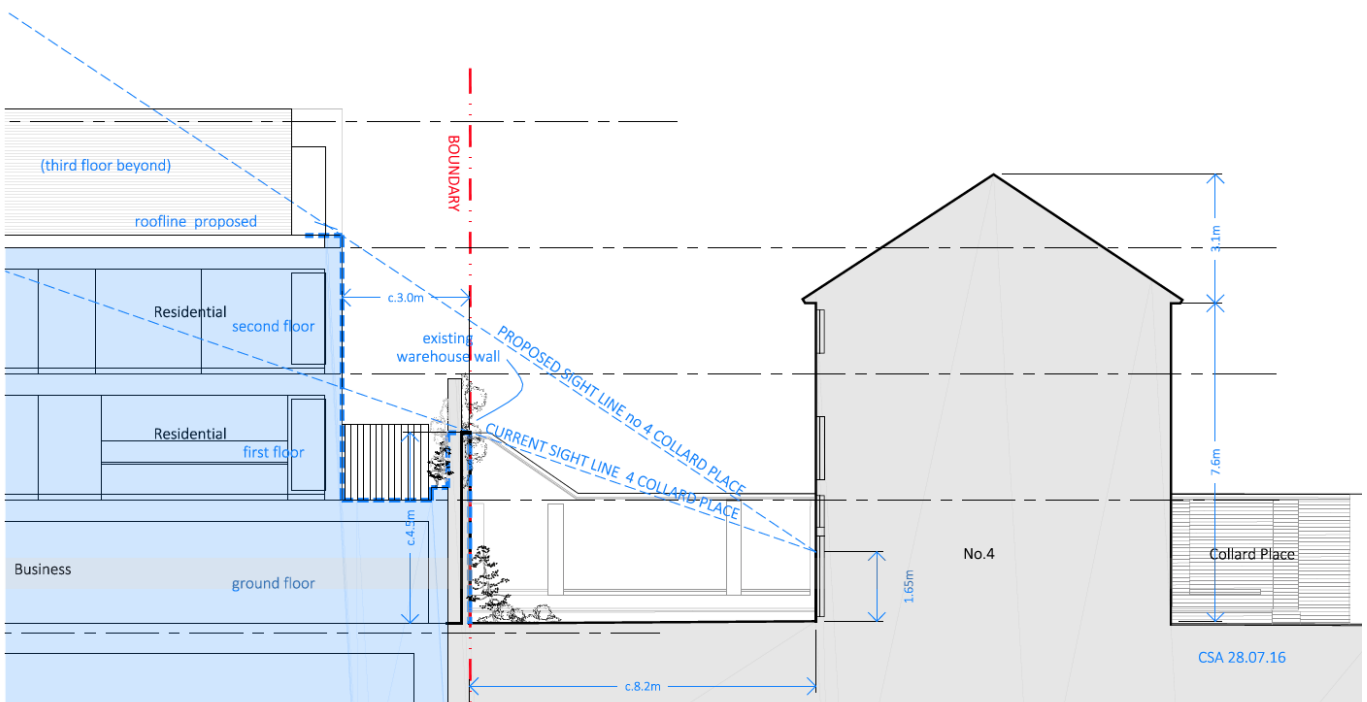
[Extract of PPS sectional diagram]

The full three-dimensional arrangement is variously illustrated throughout the D&A statement and extracted below.

The current warehouse roof is pitched at nos. 5&6 and significantly higher than indicated by the green 'existing sight line' arrow at no.4.

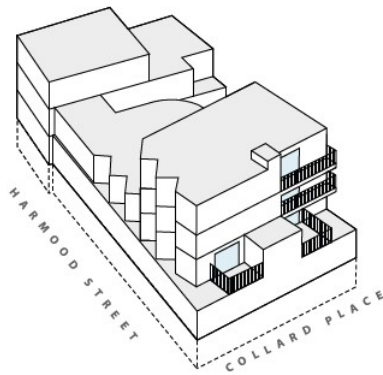
Another much steeper arrow below the yellow arrow connecting the existing warehouse gable apex to the window would need adding to correctly reflect the condition at 5&6 .

If however, this yellow "*proposed sight line*" arrow relates to no. 4, it should not show any mass at third floor level at all as the building has been reduced in height to be lower than 4-6 Collard Place at this point (refer third floor plan PL 103) as illustrated below:

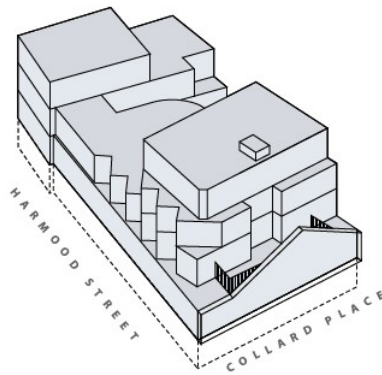


[Sectional condition prepared by CSA for no.4 Collard Place in response to PPS statement ]

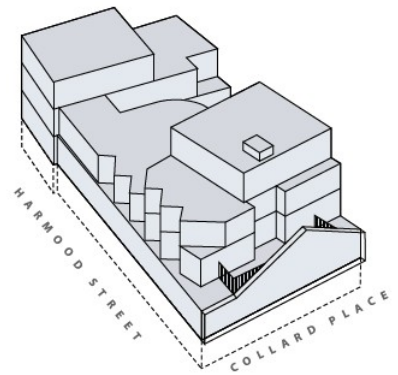
This considerable reduction in massing arose following discussion with residents of Collard Place and Harmood Street at the second public consultation in April 2016, documented and illustrated in 3D in the D&A statement section 7.8, extract below:



**November 2015**  
- as presented at public consultation 1



**March 2016**  
- as presented at public consultation 2



**April 2016**  
- as present submission

*[3D illustration of concessions made following neighbour consultation D&A Statement section 3.7]*

Further,

*"loss of [...] 'sky' above the buildings*

also appears to be either an exaggerated, or unsubstantial, claim.

In summary, the boundary treatment to Collard Place is unchanged due to the retention of the existing gable wall. Where new build is proposed behind this, it has been set back considerably less than the height of 4-6 Collard Place itself so as to minimize effects upon neighbouring residents as far as is possible and as respond to comments voiced during public consultation.

#### **Page 5: Specific Objections: Overbearing Impact**

While the existing building at Site A is single storey, the existing three dimensional massing (as above) rises to accommodate a gabled, pitched roof storey at nos. 5&6 - a similar argument applies to site B where the existing accommodation described as 2 storey includes the bulk and mass of a pitched roof which has been consistently omitted from the PPS argument.

The statement *"the fourth floor [is set] approximately 4 metres back "* from the boundary is incorrect confusing 4 floors for 4 storeys - once again, as noted previously this does not apply to No. 4 where the building is in fact **two full storeys lower** than suggested, and one storey lower at nos. 5&6.

The privacy screen setback incorrectly estimated at *"0.2-0.25 metres from the boundary"* is in fact **0.8-0.9 metres** and incorporates a wide privacy planting trough discussed with Collard Place residents (of 500-600mm) along with the existing thickness of the gable wall construction - refer PL 200A attached. The stated 4 metre set back dimensions stated are correctly scaled.

The "blank appearance" of the elevation facing the rear of 4-6 Collard Place was again developed in direct response to comments from Collard Place residents at the November 2015 consultation **to remove all facing windows and balconies on this elevation** ( see diagram above, D&A section 7.8).

In discussion with residents at the various neighbourhood consultation events, it was agreed to retain, instead of demolish, the existing warehouse gable wall used as a boundary of their gardens to;

- reduce disturbance to their gardens;
- screen the privacy of adjoining gardens;
- add visual interest as an artefact of the present building;

- permit climbing plants to be trained up the facade;
  - define receding 'layered planes' of brickwork;
  - create an attractive, sculptured and durable outlook;
- all contrary to the assertion made.

The scheme as proposed has therefore been significantly amended and enhanced during design development in order to respond to neighbours' concerns. The detailed design incorporates interest and features within the broken massing proposed on this flank, resulting in a design that is certainly not 'blank' and also considerably more attractive than the utilitarian quality of the existing building.

On public presentation on March 2016, this was described by most residents as a 'considerable improvement' to the earlier scheme.

The 2D elevation inserted in the report should be compared with the 3 dimensional representation (below) submitted with the application to consider the true impact of this relatively modest development in its proper context:



An implication - apparently relating to the side elevation of no.6 - is made that the scheme would 'create' a change to the existing separation from the boundary of site B, quoted as 12 metres (actually **12.6 to 12.8 metres**) - the proposal **exactly follows the existing site boundary of the face of the existing building** which again can be verified in situ but cannot in any case change with implementation of our proposals.

#### Page 7: Privacy

Again we note the incorrect assertion of *0.2-0.25 metres* from the boundary to the privacy screen is in fact 0.8-0.9 metres.

The stated dimension is correctly scaled at 11 metres, however this neglects to consider the presence of the existing brick gable wall and the 1.8 metre high privacy screen behind which these private terraces are located - this is clearly illustrated in the elevation extract above (also Elevation N3 PL312&322) demonstrating there is **no direct line of sight proposed between habitable rooms**.

We note that residential developments are now required to provide private external amenity space for the enjoyment of residents at a minimum standard of floor area and the 'sense of enclosure' of new residents should also be considered in planning new developments; in our view the proposed condition "ensuring the area cannot be used as a terrace" would not be acceptable for this reason.

The comment on 'overlooking' of proposed balconies by the 2nd floor of Collard Place again neglects to mention the provision of the privacy screens shown on the drawings and goes further in suggesting that future residents could never enjoy using outdoor space from where they may potentially be seen by neighbours.

We would argue that this is an impossible constraint to impose on new development in urban London as the majority of city dwellers purchasing such property are comfortable being glimpsed on occasion by their neighbours when enjoying outdoor amenity, and that conversely, this in fact promotes a sense of connection and engagement with the community.

#### Page 8: Ventilation

The author correctly assumes that the ventilation opening is indicated as "simply a void allowing air to escape from the lower ground".

The ventilation and extract system has yet to be designed beyond the detailed scheme already submitted, however any such detailed consent issues with rooftop plant will be fully addressed through LB of Camden and Building Control at the appropriate time.

#### Page 9: Surface Water Drainage

We are advised by our specialist consultants that the apparent inconsistency in fact derives from selective quotation from two independently prepared reports from independent consultants to the project design team.

In the structural Basement Impact Assessment (BIA) the reference is to the area of Camden which is zonally designated as an area of '*High Surface Water Flooding*' whereas the "*...small level of risk from surface water flooding*" specifically relates to the specific site and proposed strategy for surface water drainage attenuation.

Appropriate assessments have therefore confirmed that this development will not lead to an increase in the risk for surface water flooding in this location.

#### Page 9: Other Areas of Concern

We confirm that all of our submitted drawings are produced at the scale shown when correctly printed as A1 prints and have been formally validated by LB Camden as of 04-05-2016.

On review of dimensions quoted in the PPS objection above, some dimensions have been correctly scaled by PPS, whereas others appear to be have been selected or rounded down to suit the arguments made.

We request the withdrawal of CSA drawing PL 200 and replace with revision A to correct the minor drafting error noted by PPS to omit the accommodation adjoining the boundary correctly shown set-back over 2.8 metres in plan to accommodate concerns raised by adjoining neighbours in Collard Place.

**Page 10: Space Standards**

As noted in the D&A Statement and confirmed in Section 3.2 Schedule of accommodation, we confirm all homes are designed to equal or exceed the required minimum figures of the Nationally Described Space Standard as implemented in the Minor Amendments to the London Plan (MALP) March 2016.

Signed:

A handwritten signature in black ink, appearing to read 'R Carter', with a horizontal line extending from the end of the signature.

Richard Carter ARB  
Senior Architect  
for and on behalf of Clive Sall Architecture Ltd.