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

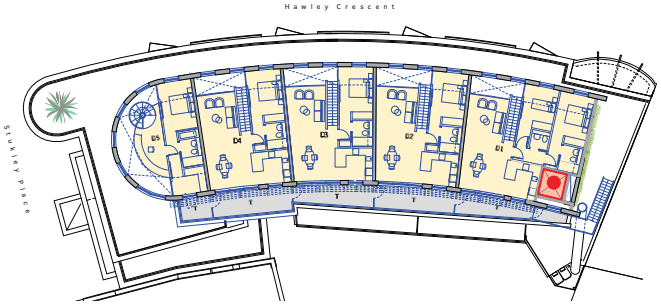
Proposal Scheme October 2017: Proposed Cross Section

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.

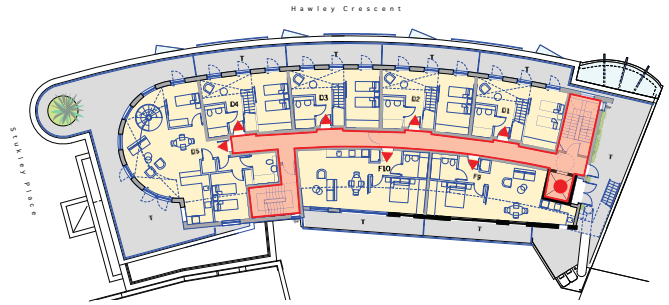
4.3 Design Evolution - Corridor Arrangement -

Proposed Plans Layout First Pre-application June 2016

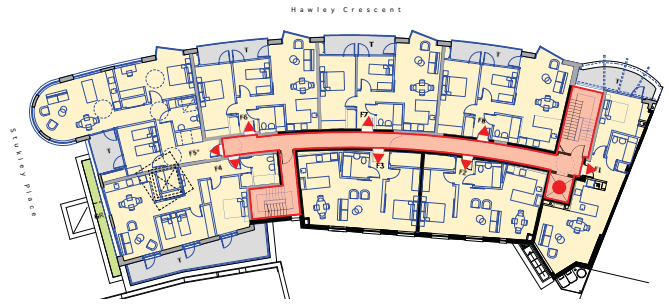
- **Central Corridor System Distribution**
- **One core (including 1 lift) serving every floor**
- **Proposed No Units: 6 Existing + 9 Additional = 15 Units**



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.

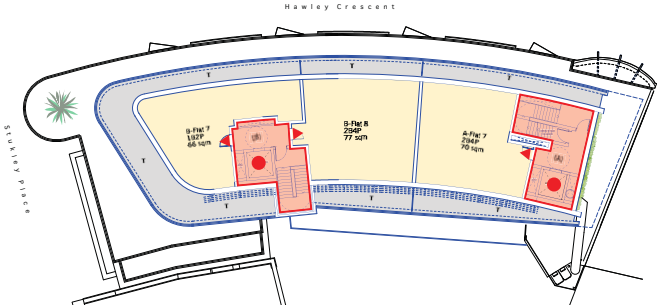
- New proposed units will be double aspect.

KEY

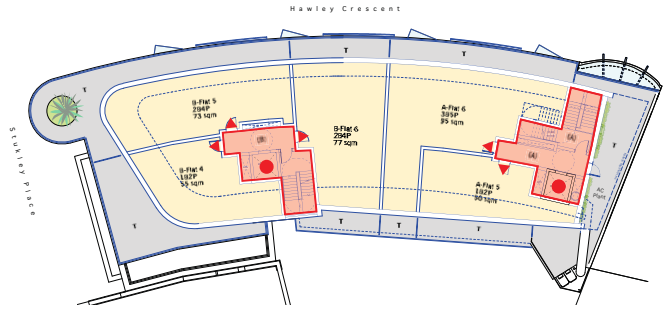
- Lift
- Access to Units

Proposed Plans Layout Second Pre-application July 2016

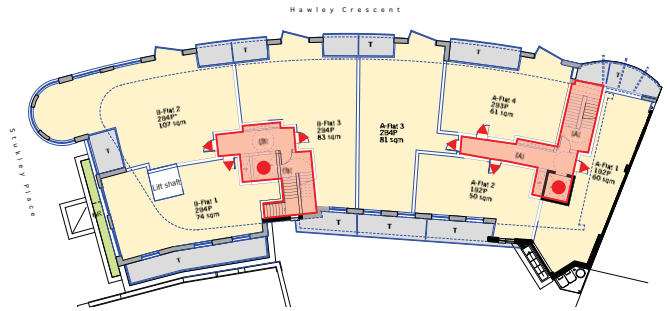
- **Double Central Core System Distribution**
- **Two cores (including lift) serving every floor**
- **Proposed No Units: 6 Existing + 9 Additional = 15 Units**



Proposed Fifth Floor



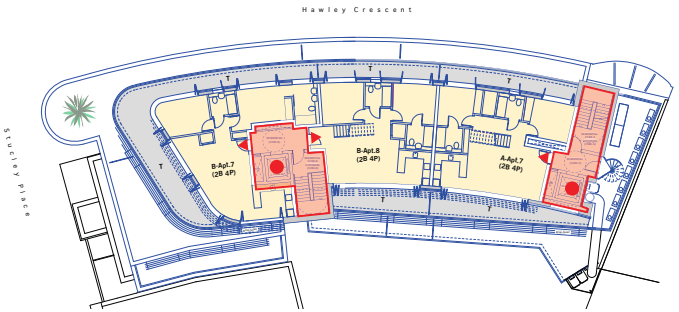
Proposed Fourth Floor



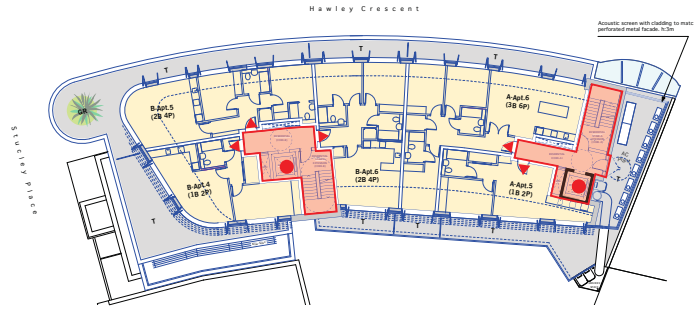
Proposed Third Floor

Proposal Scheme October 2017: Proposed Plans Layout

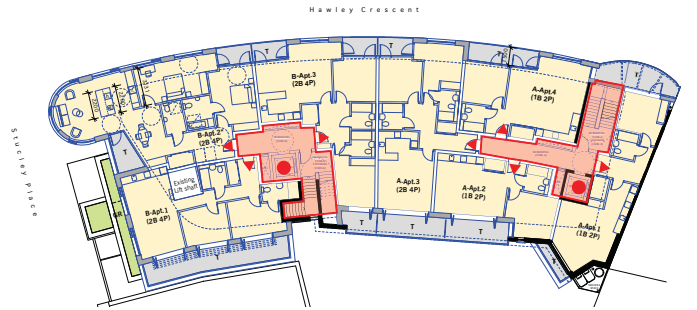
- **Double Cores System Distribution**
- **2 Cores (including lift) serving every floor**
- **Proposed No Units: 9 Additional + 6 Existing = 15 Units**



Proposed Fifth Floor



Proposed Fourth Floor



Proposed Third Floor

KEY

- Lift
- Access to Apartments

The proposed application is arranged as follows:

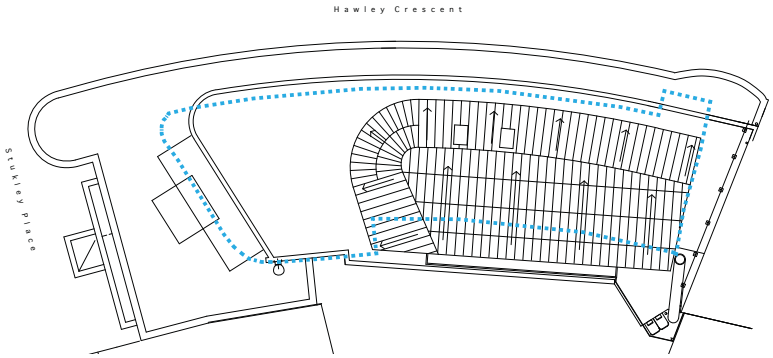
• Core B: Utilises a new lift shaft but retains the existing staircase up to the third floor. The core serves 3 apartments on fourth floor and 2 apartments on fifth floor.

• 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.

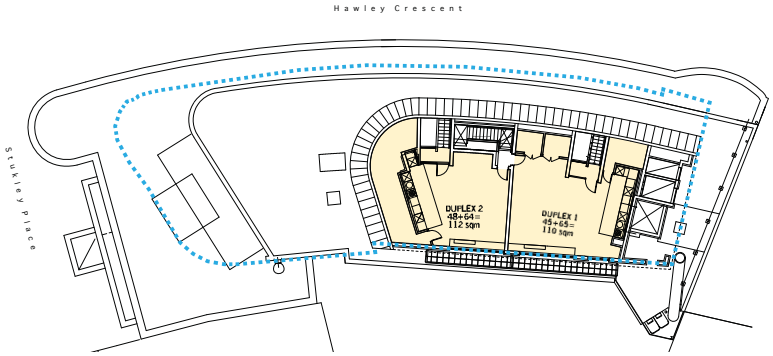
• Only 1 proposed unit (Apartment 4) is single aspect north facing. This apartment does however have windows in the flank elevations of the living room that face east and west.

4.4 Footprint Building Analysis

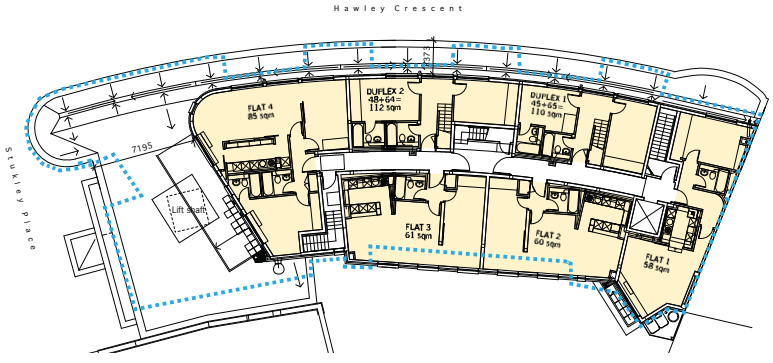
Existing



Existing Roof

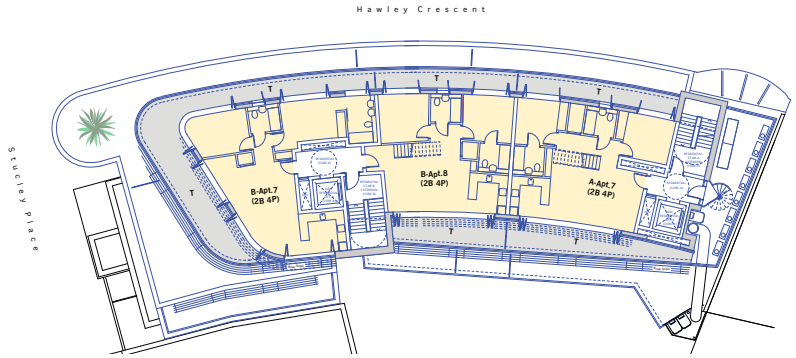


Existing Fourth Floor

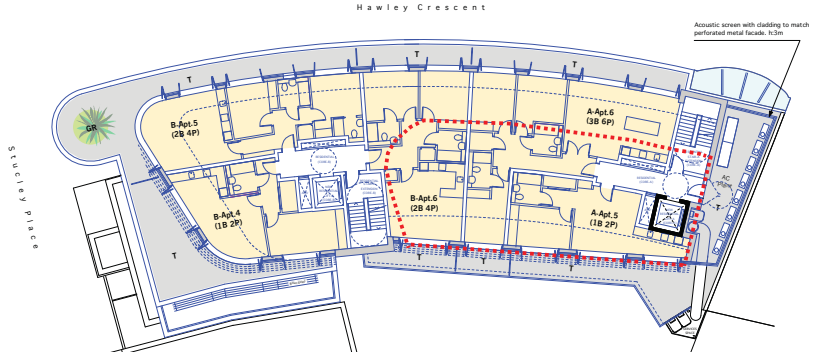


Existing Third Floor

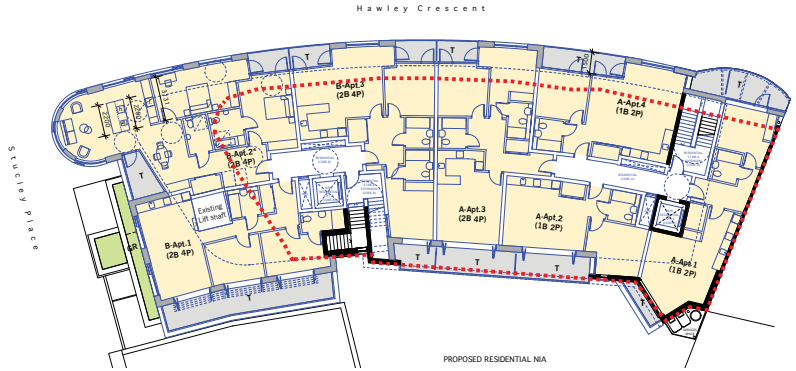
Proposal Scheme Plans



Proposed Fifth Floor



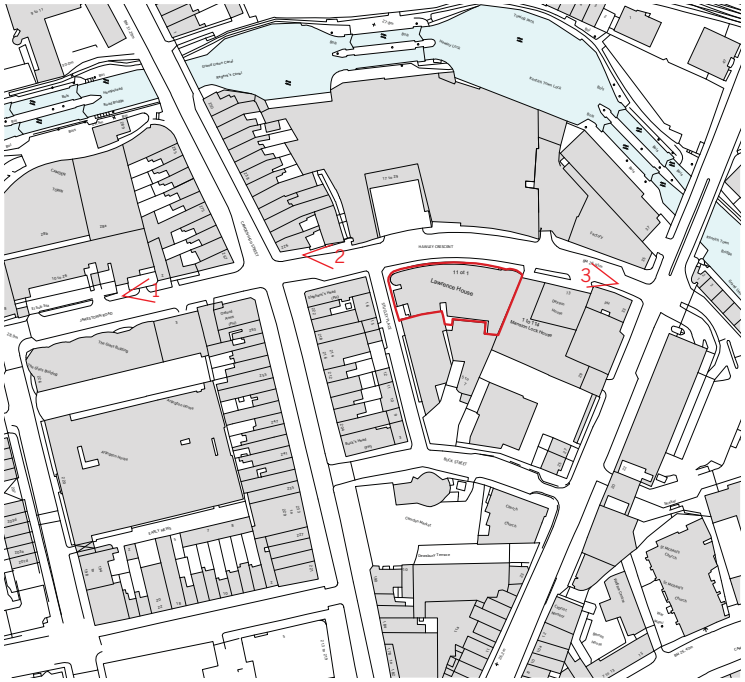
Proposed Fourth Floor



Proposed Third Floor

Proposed building footprint

Existing building footprint

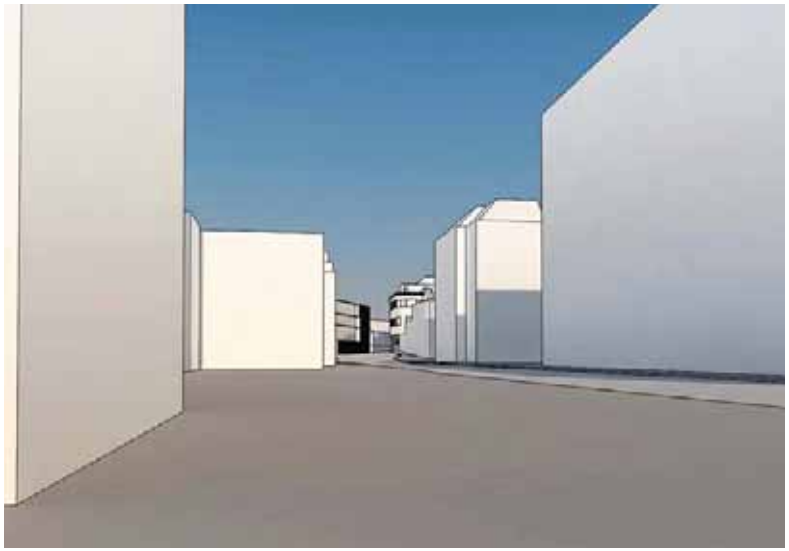


Map showing the three key views

5. Massing Model and Key Views

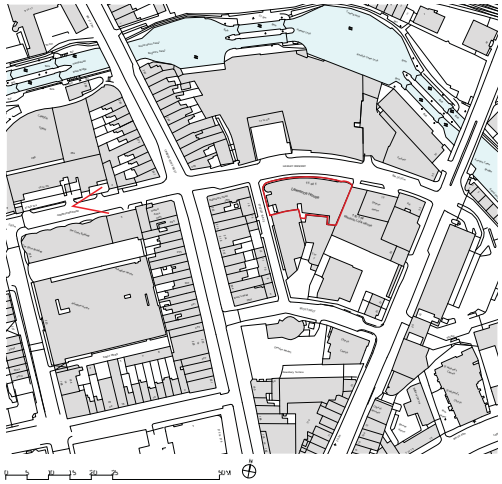
After visual analysis of the surrounding area three key views were selected and agreed with London Borough of Camden to explore the impact of the proposed development on the character of the surrounding area.

5.1 Massing Model and Key View No 1

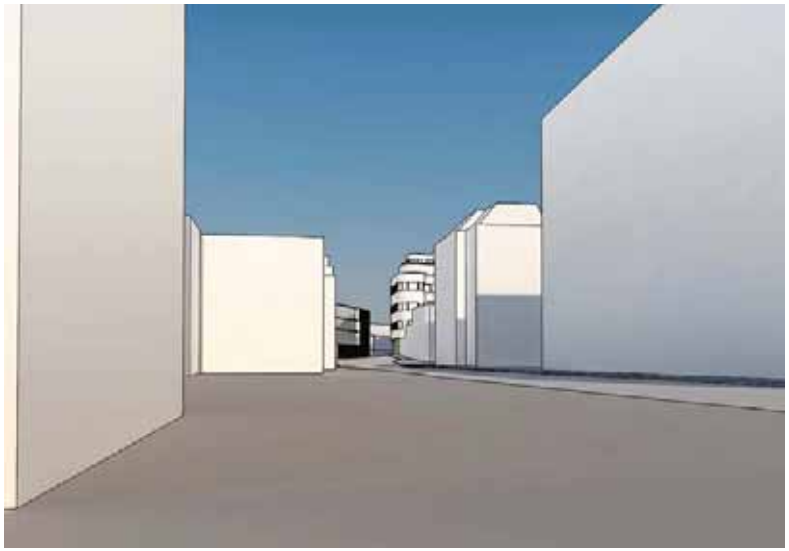


1. Model of the existing view from Jamestown road towards the east

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

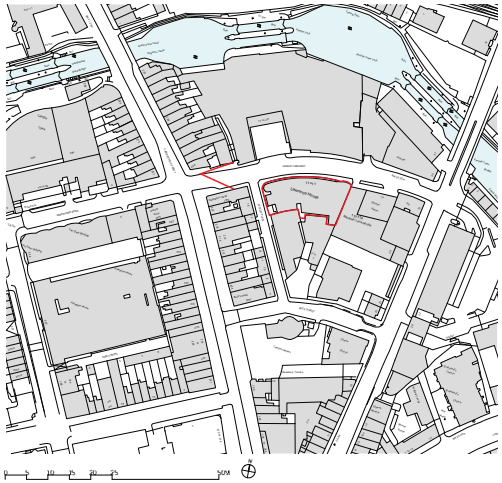
View No 1 shows the extended MTV to the left of the picture, and the proposed extension to the Open University building to the right.

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

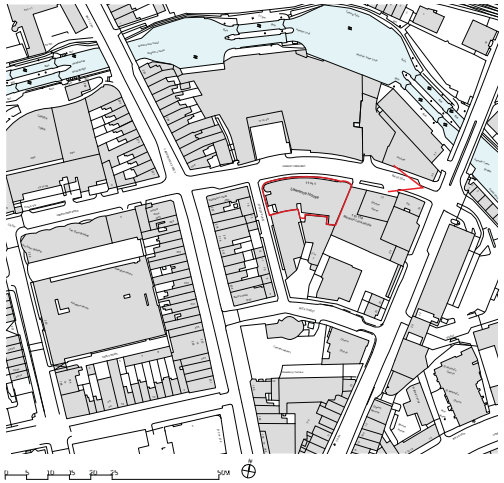
This view shows that the proposed MTV extension (under construction) to the left of the picture is still the most dominant element; with the set back massing of the proposed extension allowing more light and space to the corner.

The proposal being appropriate for a corner building and now has 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

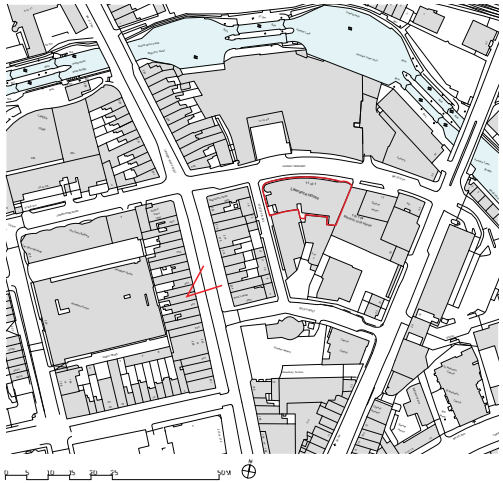
3. Model of the proposed view from Hawley Crescent towards the west

3. Proposed view from Hawley Crescent towards the west

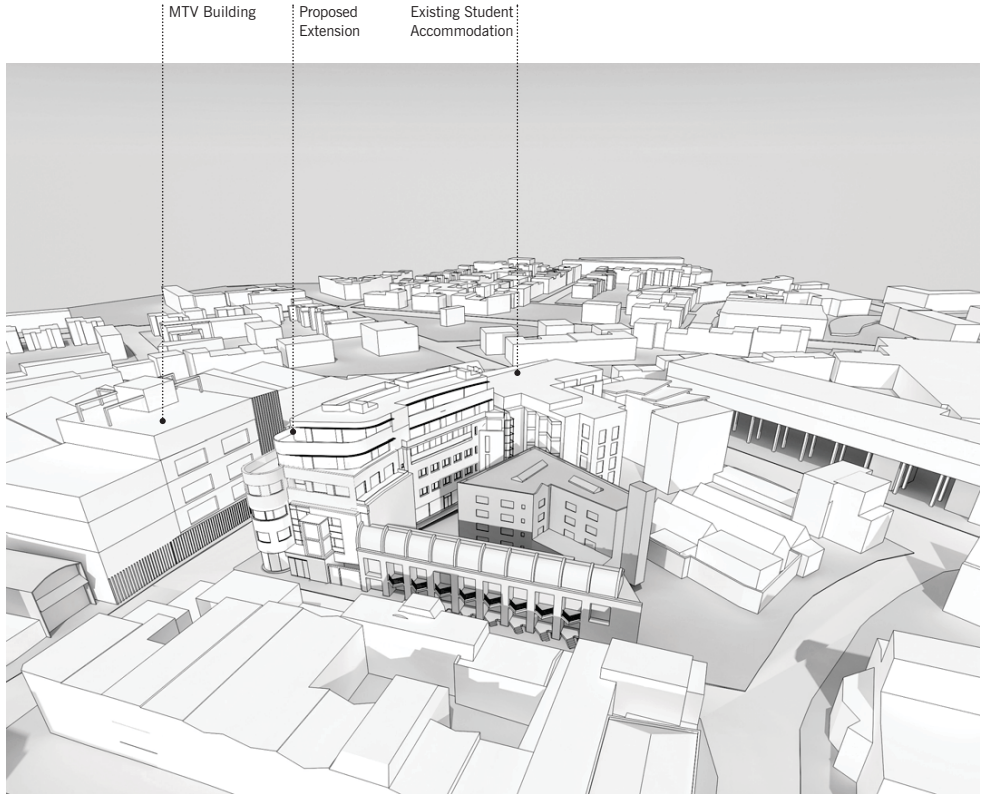
This view shows that due to the curving nature of the street the dominant view is to the MTV extension, newly constructed. The proposed sensitive set backs to the Open University are hardly visible at street level.

5.4 Massing Analysis I

The proposed height is equivalent to that of the new MTV building. The massing is stepped 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

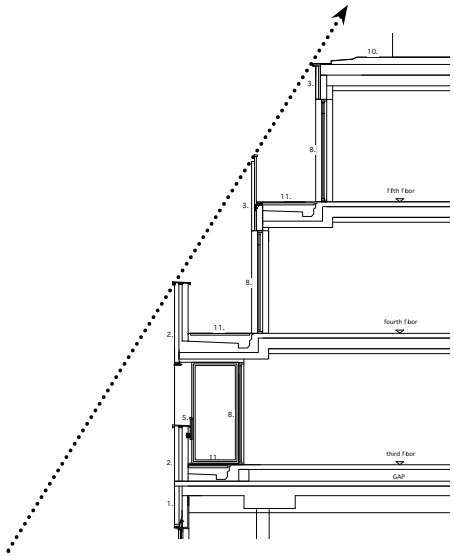


Aerial view from Camden High Street of the proposed building massing towards the north east

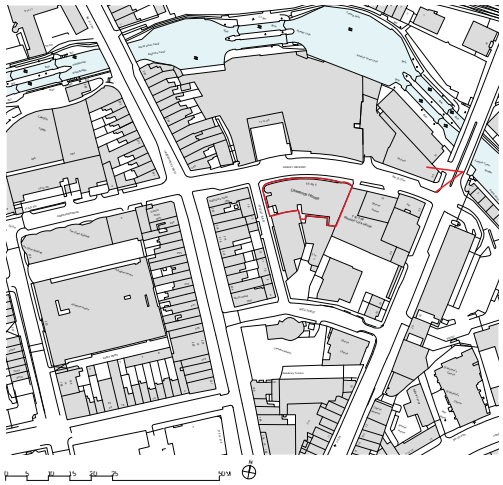
5.5 Massing Analysis II

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.

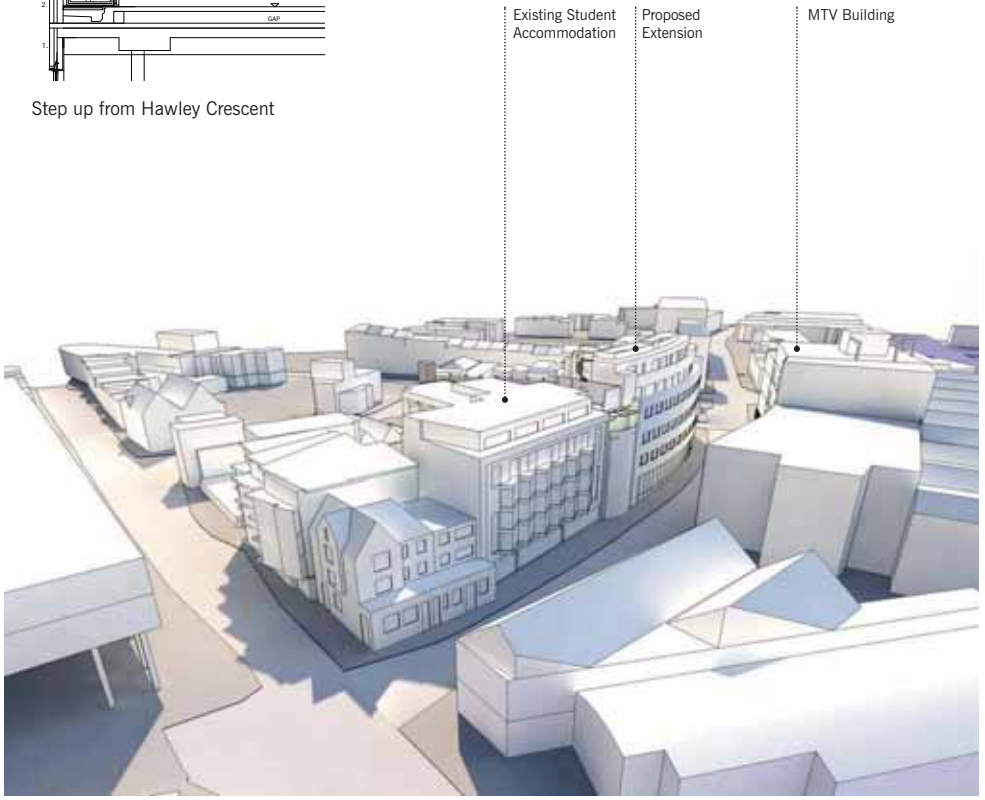
The proposed building also steps from front to back providing a varied skyline.



Step up from Hawley Crescent



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.

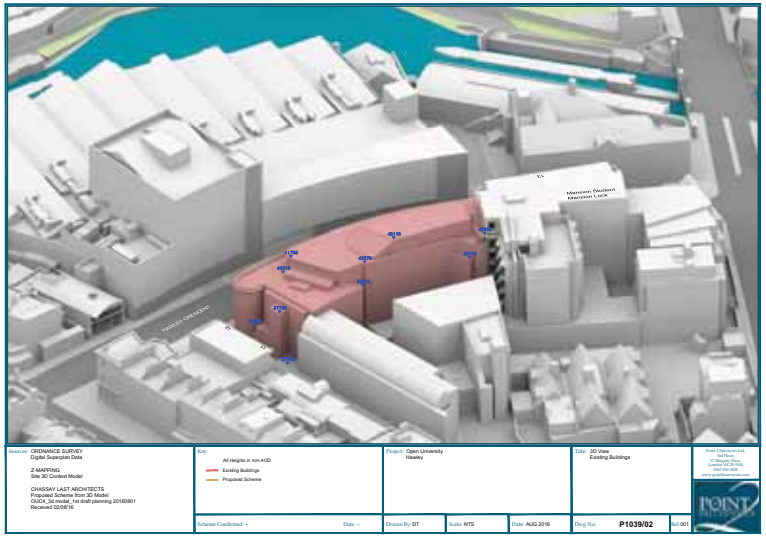
The conclusions for sunlight and daylight report are cited below:

"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.

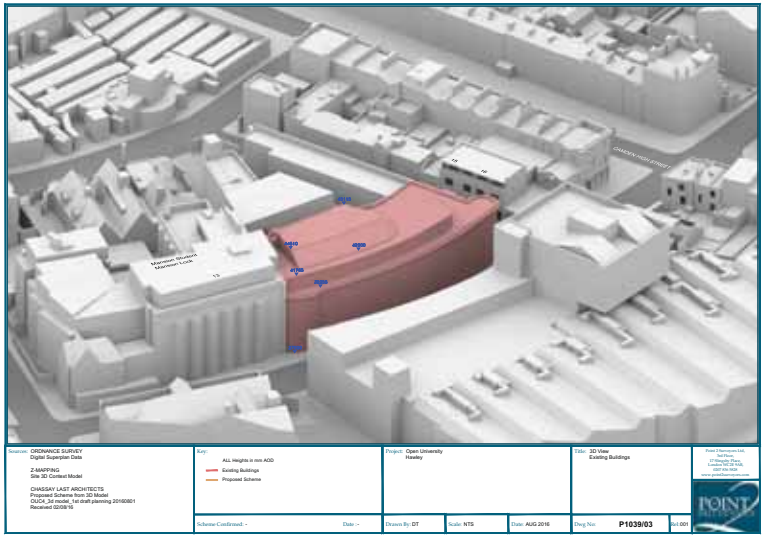
6.2 The assessments contained within this report have been undertaken in accordance with the BRE report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "the BRE guidelines".

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

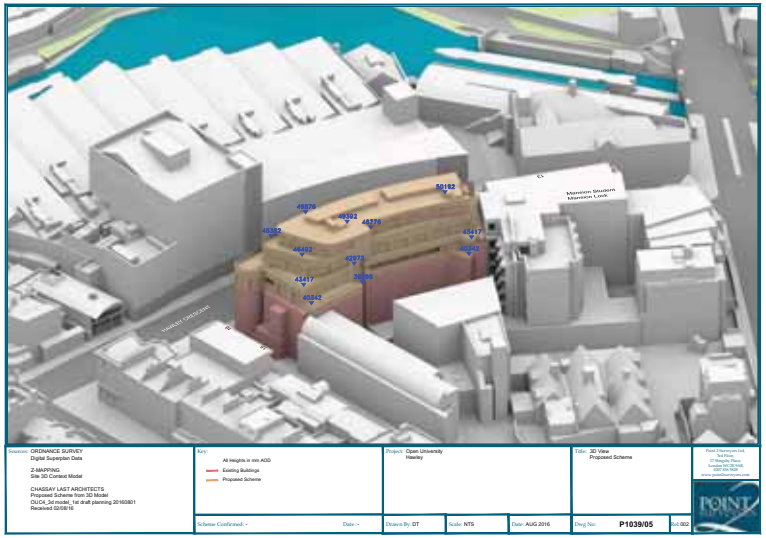
6.4 Overall, the sunlight results are 100% compliant with the recommendations of the BRE guidelines. The majority of neighbouring properties fall within the recommended levels of daylight amenity with all windows and rooms retaining good daylighting potential. Overall, the Chassay + Last scheme falls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



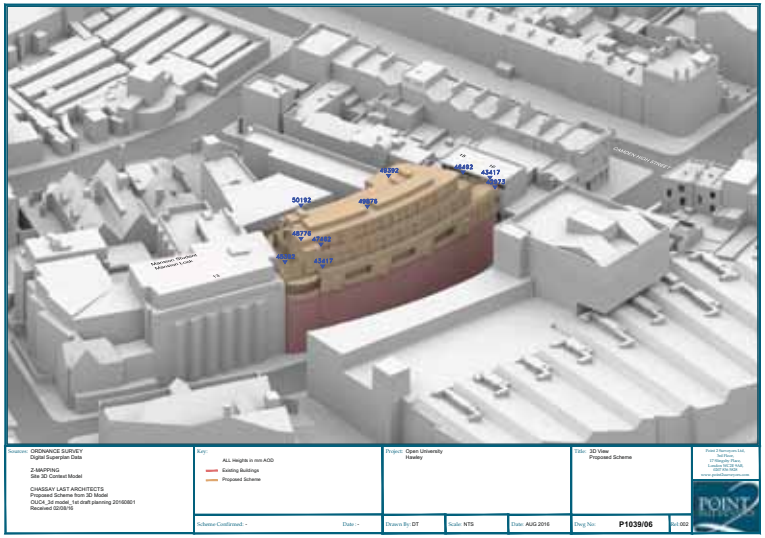
Point Surveyors drawing No P1039/02 Existing Building



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

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	2	6	1	0	26	862	9279	778	8374
	100%	22%	67%	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

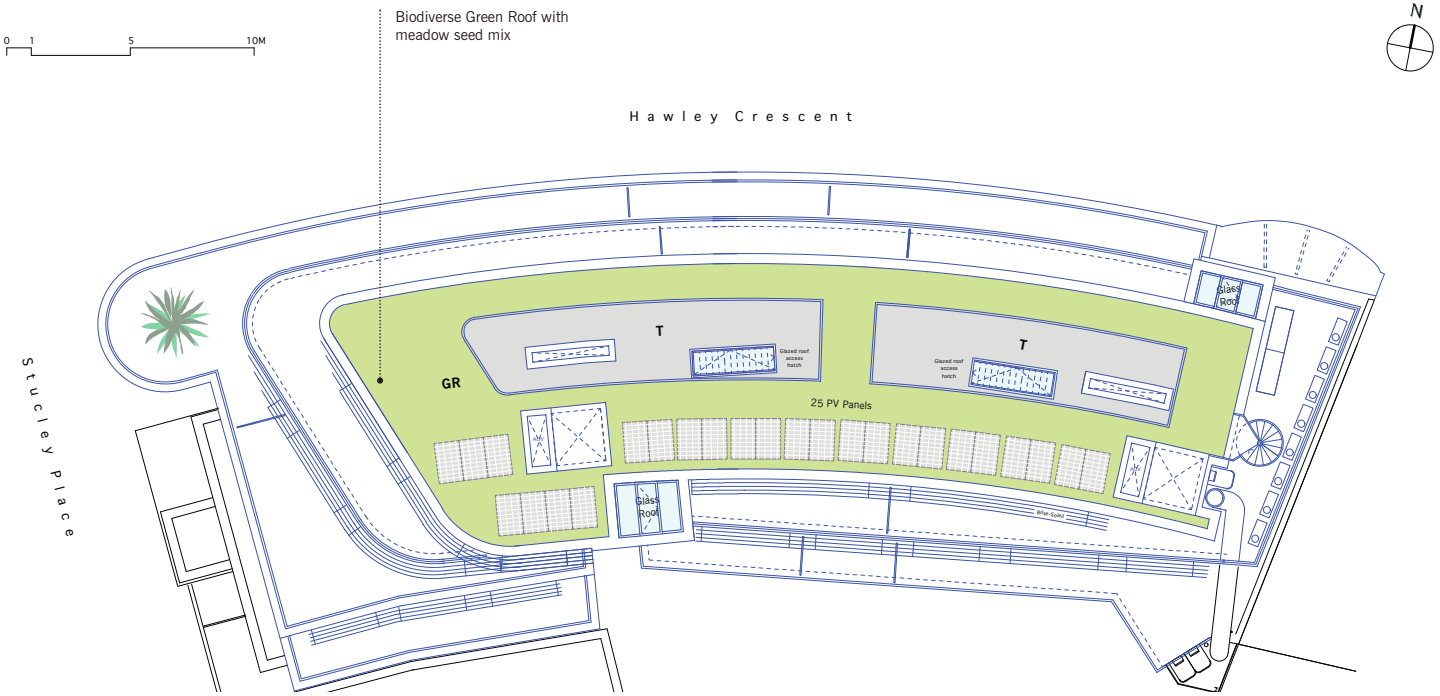
The Energy Statement which also accommodates the Design and Access Statement examines the energy performance of the proposed development based on the Mayor of London's Plan "be lean, be clean and be green" methodology.

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.

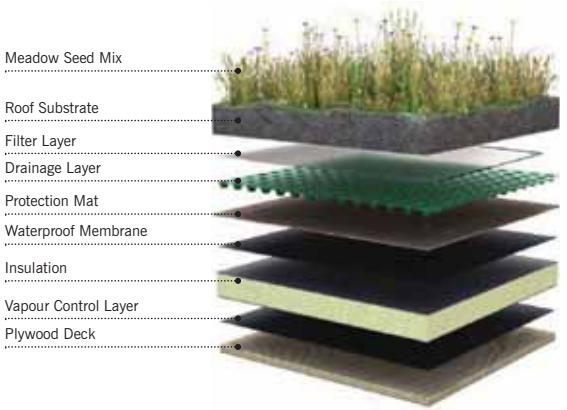
For more comprehensive report please refer to the Sustainability & Energy Strategy report prepared by Price & Myers.

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



8. Servicing, Structural, Noise, Waste & Access

8.1 Service Strategy

Services

The services proposals are as follows:

• Air source heat pumps will be used to heat and cool the apartments. They will be located between the new external rooftop plant terrace and the existing basement plant allocation

• A new cold water storage tank and booster will be provided within the basement to ensure an adequate pressure of water is delivered to the upper floors

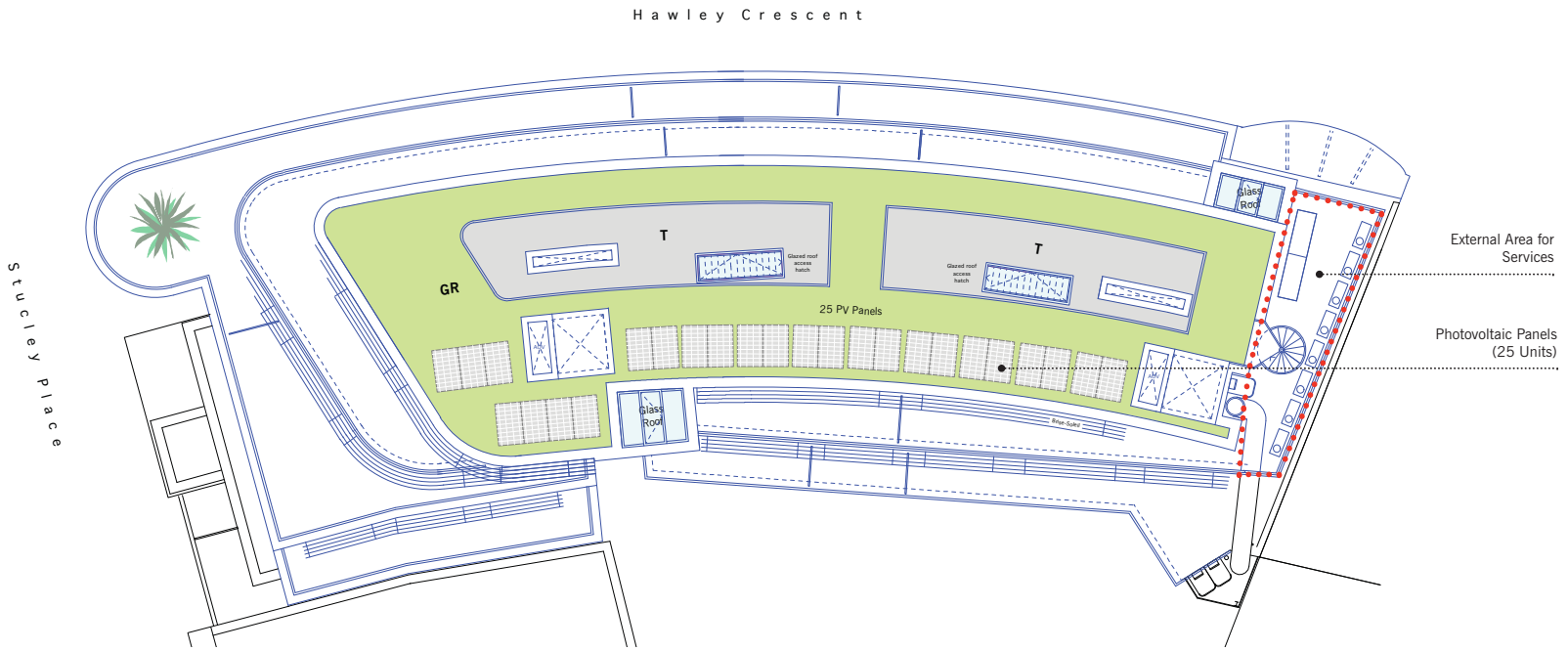
• All apartments will be ventilated using full mechanical ventilation with heat recovery

• Energy efficient lighting will be provided throughout with appropriate controls

• 25 photovoltaic panels are provided at roof level. The flat roof will be used to house 8kWp of PV panels. One Air Source Heat Pump will be provided per apartment to provide heating and hot water.

• The proposed energy strategy has the potential to provide a 12% improvement over the Building Regulations 2013 minimum target; through passive design measures, energy efficient equipment and renewable technologies.

• Renewable technologies have been specified to achieve a 9.6% reduction in site wide CO2 emissions and generate 6.21% of the total energy consumption of the development.



8.2 Structural Strategy

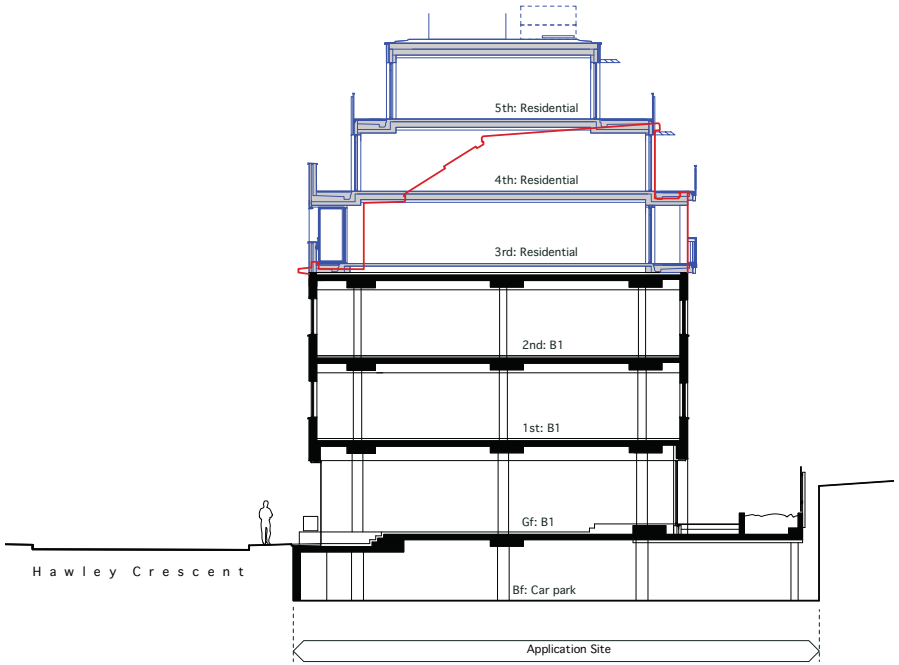
Structure

The structural proposals are as follows:

• Removing the columns and slabs above 3rd floor and adding 3 No. residential floors above that level. The construction of the new floors will consist of steel frame and timber joists, steel frame and composite floor deck or light gauge steel structural framing system

• Subject to detailed design some strengthening may be required to the existing 3rd floor RC beams (2nd floor ceiling) to carry the additional loads from the new floors

• The existing frame below 3rd floor will largely be retained and demolition will therefore be limited to local removal of façade and finishes, creation of new openings, and achievement of robust interfaces between new and existing structure. Eventual new lift shafts will require opening up the existing basement slab and excavating further to allow for the lift pits, which foundations will consist of rafts or piles subject to site investigation



8.3 Noise Strategy

External Noise Assessment

Acoustic Plus Ltd (APL) were commissioned to carry out an Environment Noise Assessment of the site.

The noise implications are in connection with the site's proximity to traffic noise at the front of the site and the impact of the proposal to install a number of items of mechanical plant on the roof.

The report by APL outlines the findings of a background noise measurement exercise and determines that:

(a) Suitable fenestration measures will be incorporated into the scheme to demonstrate that the ingress of noise will be properly controlled;

(b) Suitable mitigation measures will be incorporated into the scheme to ensure that the installation of mechanical plant meets with Local Authority criteria.

Fenestration

With regard to internal noise levels from traffic noise, the use of proprietary glazing systems will reduce internal noise levels down to a level that meets with the requirements of Camden Council's Local Development Framework and BS8233:2014.

Consideration will be given to the loss of performance due to workmanship and glazing with an improved laboratory performance of 5dB over and above that required.

Utilising the recommended glazing strategy would reduce internal noise levels to 30dB LAeq,8hr for bedrooms and 35dB LAeq,16hr for living rooms.

Mechanical Plant

The acoustic assessment indicates that the proposed installation of mechanical plant can meet the requirements imposed by the LPA. Additional mitigation measures will not be required. Lest there be any misunderstanding, the mitigation measures included in the APL report are as follows:

(a) Acoustic louvred or solid screening around perimeter of plant area to a nominal height of 2m.

In order to meet the LPA requirements, the units will be used in standard mode during the day and evening period but should be set to operate in low noise mode during the night time period.

8.4 Refuse & Recycling

Residential Waste Provision

Core A will provide the following bins for the storage of residential waste:

- 1 x 1,100 litre eurobins for residual (non recoverable waste); and
- 1 x 1,100 or 1,280 litre eurobins for dry mixed recyclable waste

Core B will provide the following bins for the storage of residential waste:

- 1 x 1,100 litre eurobins for residual (non-recoverable waste); and
- 1 x 1,100 or 1,280 litre eurobins for dry mixed recyclable waste

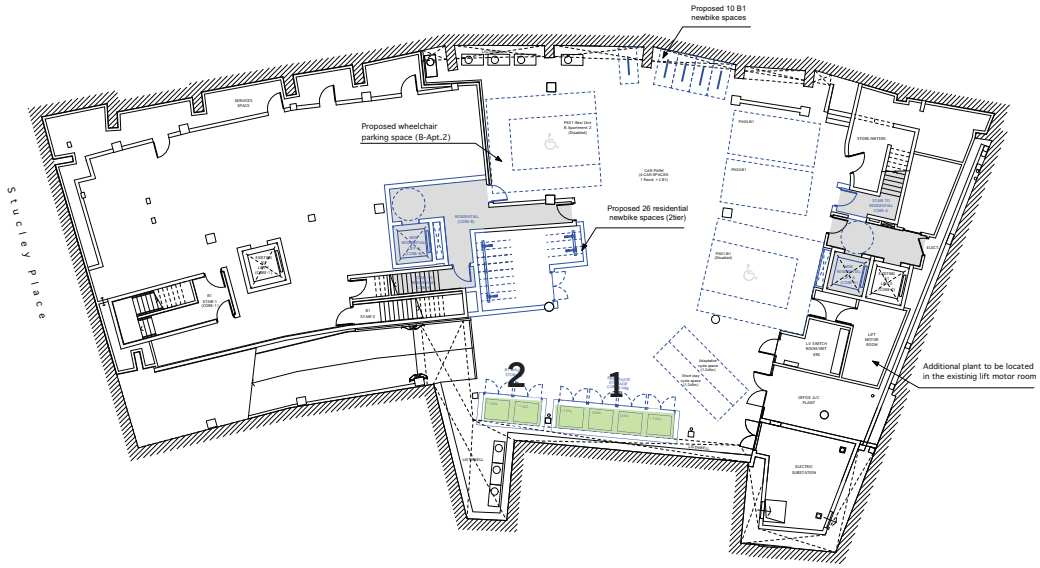
Container type and capacity		Dimensions (mm) Width Depth Height	Service
Euro bin (1100 litre)		1205 980 1340	Waste and recycling

Commercial B1 Waste Provision

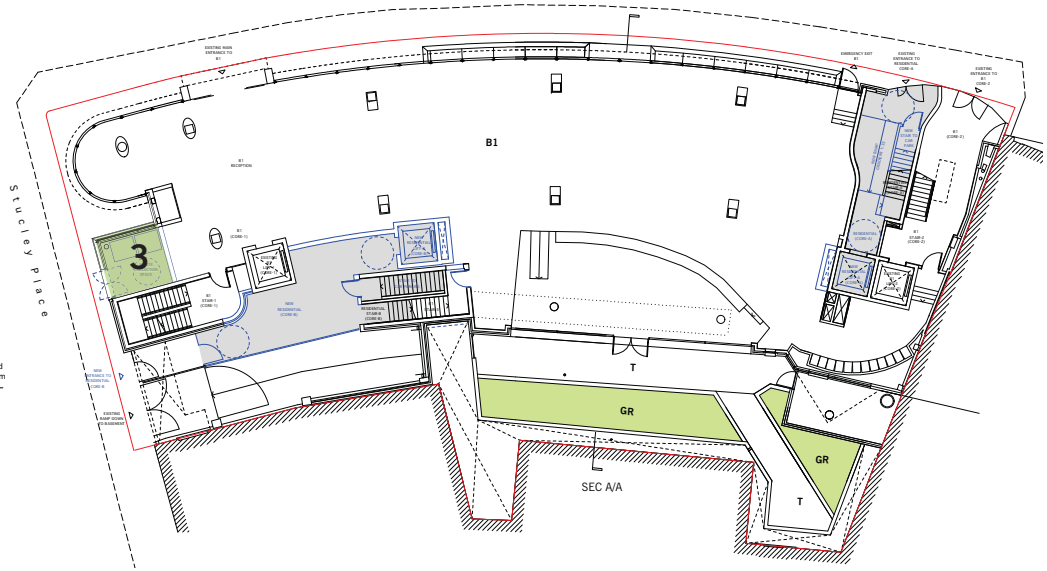
- 1 x 1,100 litre eurobins for residual waste*; and
- 1 x 1,100 litre eurobins for dry mix recyclables*

* The commercial waste strategy management remains as existing

1 Residential Bin Storage Core A & B
2 Commercial Bin Storage
3 Waste Collection Space



Basement Level



Ground Floor Level

8.5 Car Parking & Cycle Storage Provision

Car Parking Provision

- Existing car park spaces: (10 in total, including 1 disabled):
  Commercial B1 Use: 8 (including 1 disabled)
  Residential Use: 2

- Proposed car park spaces: (4 in total, including 2 disabled):
  Commercial B1 Use: 3 (including 1 disabled)
  Residential Use: 1 disabled

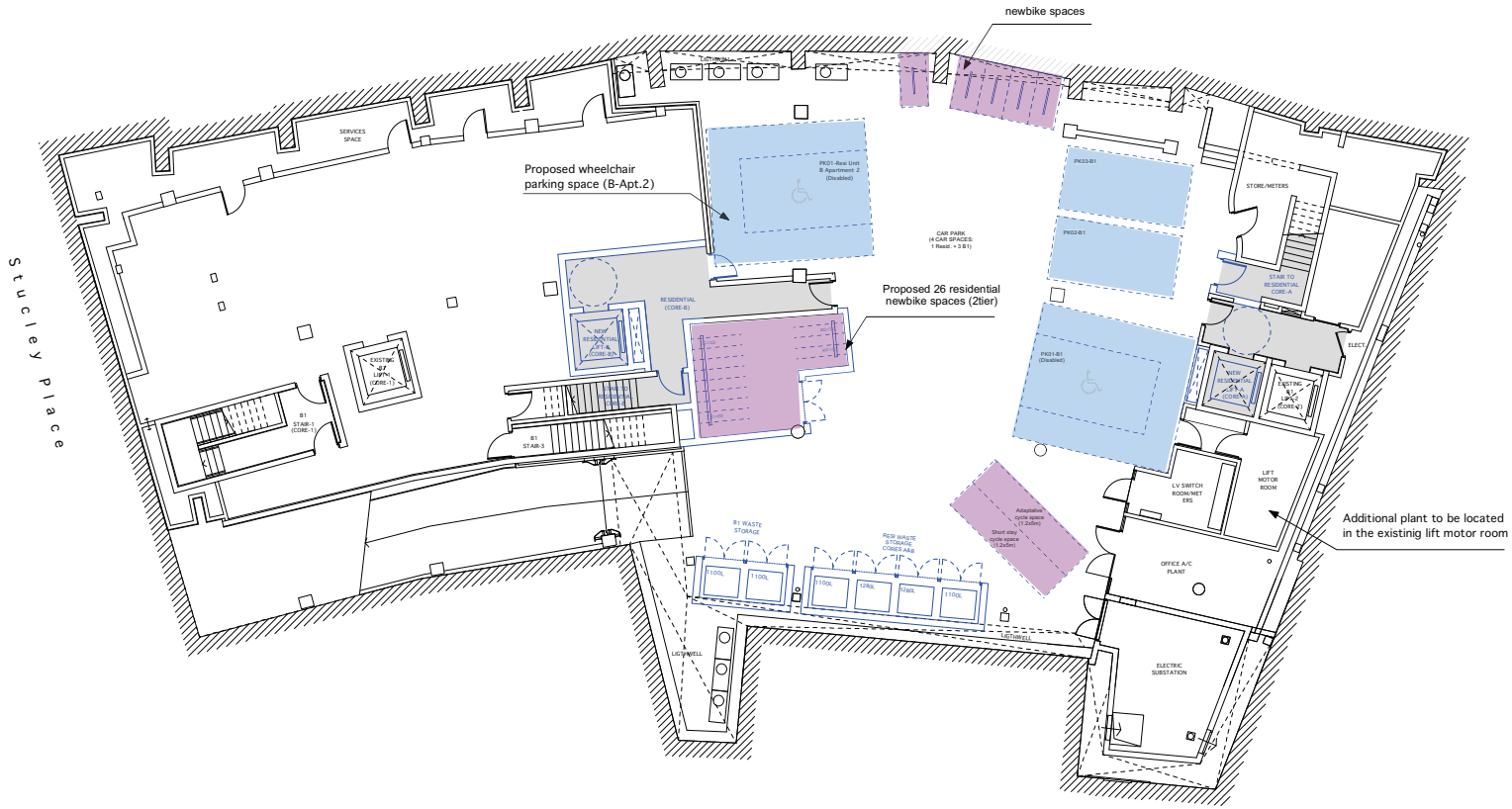
Cycle Parking Provision

Cycle storage will also be provided in the basement, for use by building occupants. There will be 10 cycle racks located to the north of the basement, and 26 additional racks provided to the south of the basement. Access to these will be step free and accessible.

- Existing bike storage spaces: (10 in total)
  Commercial B1 Use: 10
  Residential C3 Use Use: 0

- Proposed bike storage spaces: (38 in total)
  Commercial B1 Use: 10
  Residential C3 Use: 26
  Short stay cycle space: 1
  Adaptative cycle space: 1

"O ring" bike rack stand reference



Basement Level

8.6 Access Statement

8.6.1 Introduction

Statutory and Regulatory Background

The Equality Act has been in force since October 2010, and replaces, amongst other legislation, the Disability Discrimination Act (DDA). However, the same underlying philosophy regarding discrimination on the grounds of disability applies, and the duties placed on the physical design of the built environment
remain unchanged.

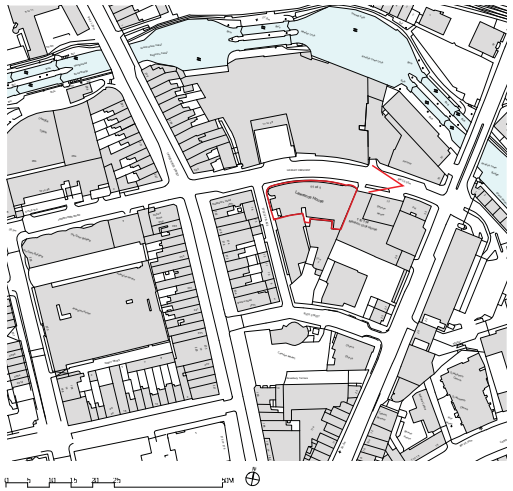
In the Act, the term 'disability' includes not only disabled people, but also people who have an association with a disabled person (e.g. carers and parents) and people who are perceived to be disabled.

The principles of an accessible environment contained within this section address the needs of the following user groups:

- Individuals with mobility, sight, comprehension or hearing impairment;
- The ageing population;
- People with temporary injuries; and
- People whose movement may be impaired or encumbered in any way i.e. pregnant women or people with young children.

The design aspiration for this development is the creation of an inclusive environment throughout. All issues relating to inclusive access have been and will continue to be, considered throughout the design process.

10.6 CGI's View 5



Map showing point of view for view 5

Summary

• The scheme has evolved following the pre applications meeting with the council resulting in an improved massing proposed.

• Overall, the proposed extension will enhance the contemporary aesthetic nature of the adjacent townscape.

• The residential units comply with and exceed planning policy in terms of mix, size and orientation with the additional nine residential units being 67% 2 bedroom units and 80% of the residential units exceed the London's Plan areas and 20% of the residential units comply with the London's Plan Standards. The majority of units are also now dual aspect.

• The scheme is contemporary and of a high quality standard, with a carefully considered multi-layer setback facade utilizing bronze anodised perforated aluminium panels.

• The scheme is highly sustainable with an efficient thermal envelope and fabric improvements exceeding building regulations. In addition, highly efficient building services including air source heat pumps and mechanical ventilation with heat recovery and low energy lighting. PV panels at roof level are proposed, and extensive biodiverse green roof. In terms of sustainable travel 26 new cycle spaces are provided.

• An inclusive environment is created with improved accessibility throughout the site including new lifts and a fully wheelchair adaptable unit.

• The proposed scheme makes a positive contribution to the streetscape, providing new residential units that fulfil the off-site residential requirement triggered by the proposed increase in commercial floorspace at the nearby Camden Warf site.