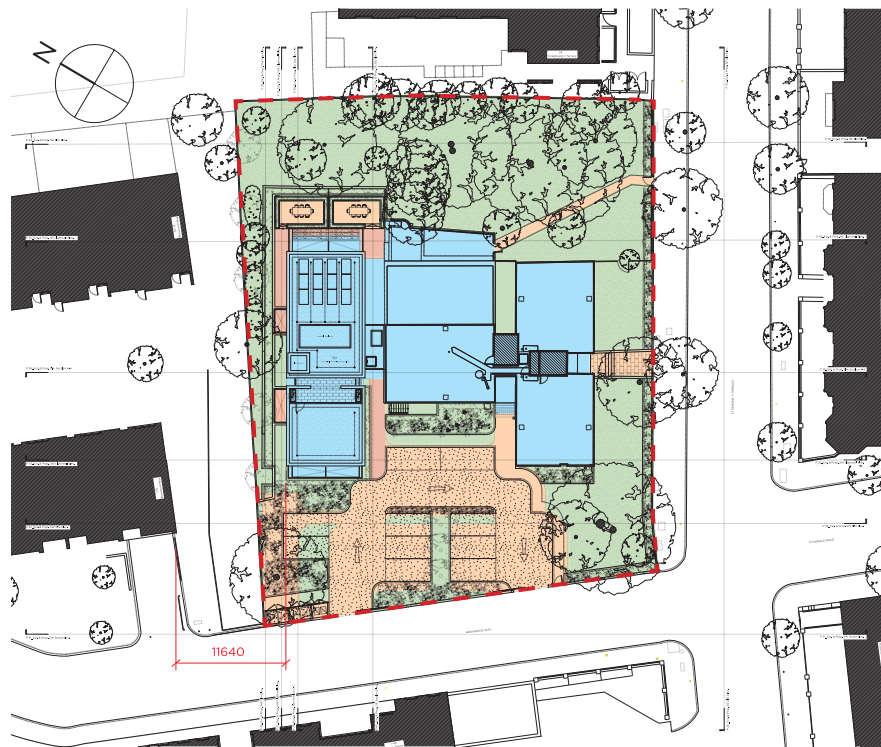


Existing Site Plan

Site Area: 2,268.2m²
 Developed Land: 409.4m²
 Impermeable Hardstanding: 724.2m²
 Permeable Hardstanding: 0.0m²
 Green Space: 1,139.0m²
 % Permeable Land: 50%



Proposed Site Plan

Site Area: 2,268.2m²
 Developed Land: 653.1m²
 Impermeable Hardstanding: 230.7m²
 Permeable Hardstanding: 292.0m²
 Green Space: 1,096.8m²
 % Permeable Land: 68%

3.4 Existing & Proposed Site Development

3.4.1 Existing Site Development

The existing residential block 'Barrie House' and Porter's Lodge only utilise 18% of the site area. However, due to the inefficient layout of parking bays and driveways, half of the existing site is covered with impermeable surfaces increasing the risk of surface water flooding.

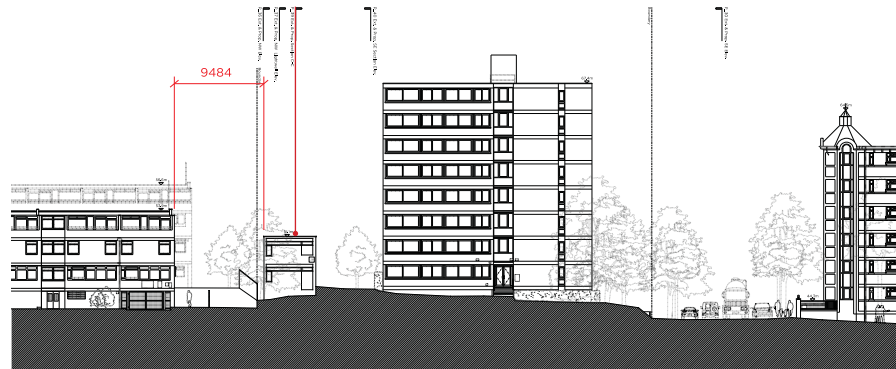
3.4.2 Proposed Site Development

In line with the London Plan (Policy 5.13 Sustainable Drainage), the development has sought to utilise sustainable urban drainage systems to minimise surface water run-off. This has been achieved through layout efficiencies - relocation of the existing car parking spaces - and by making use of permeable paving for hardstanding areas (for more information refer to section 3.5 of this document). As noted on the diagram opposite, the proposed scheme has created an 11% increase in the amount of permeable land on the site whilst still retaining a similar area of green amenity space.

3.4.3 'Breathing Gap'

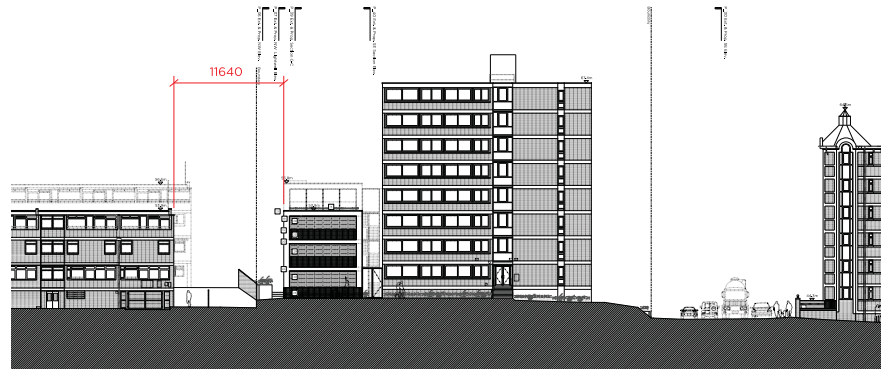
In their pre-application advice, the planning officer also expressed concern about loss of the 'breathing gap' to the north between the existing site and the neighbouring Council estate block known as Kingsland Road. As noted on the diagram opposite, the 'breathing gap' has been increased by approx. 2.2m, thus creating a larger visible gap between our proposal and the adjacent property.

Existing Porter's Lodge
 Proposed to be Demolished



Existing South-West Site Elevation

Proposed Porter's Lodge
 Proposed to be Demolished



Proposed South-West Site Elevation

Key:

- Denotes Site Boundary
- Denotes Permeable Surfaces
- Denotes Impermeable Hardstanding
- Denotes Developed Land
- Denotes Undeveloped Land





Private Residence, Oak Valley
Piet Boon



Museo Jumex, Mexico City
David Chipperfield



House of Finance, Frankfurt
Kleihues + Kleihues



Kenwood Place, London
Hamiltons Architects



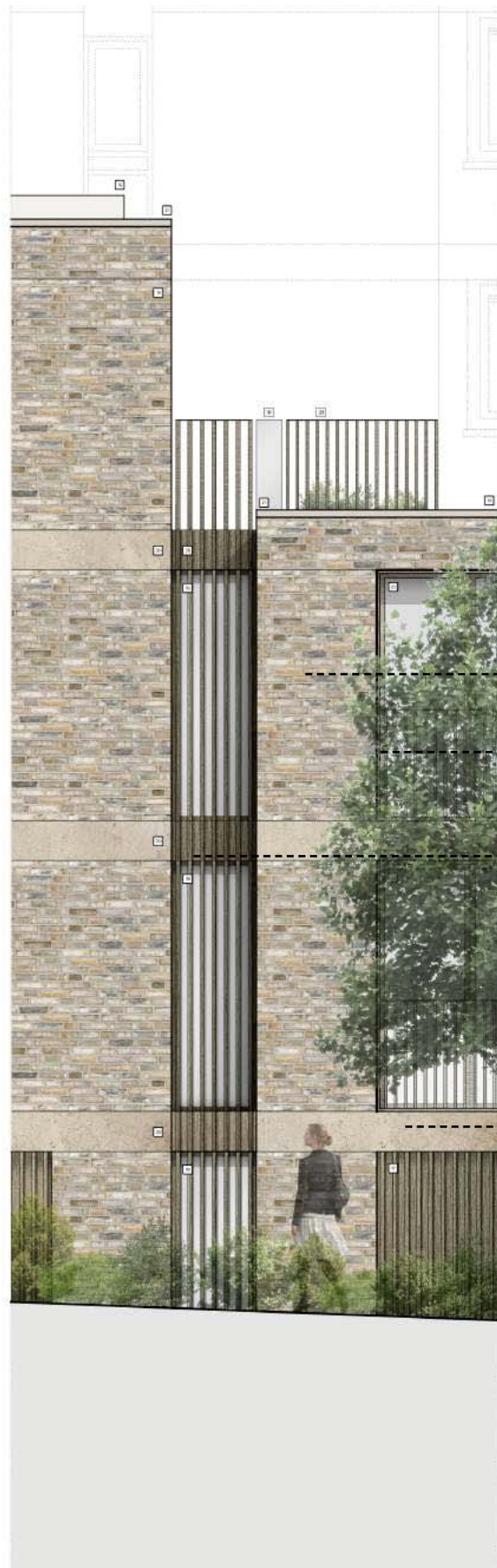
Kenwood Place, London
Hamiltons Architects

3.1 Design Precedents

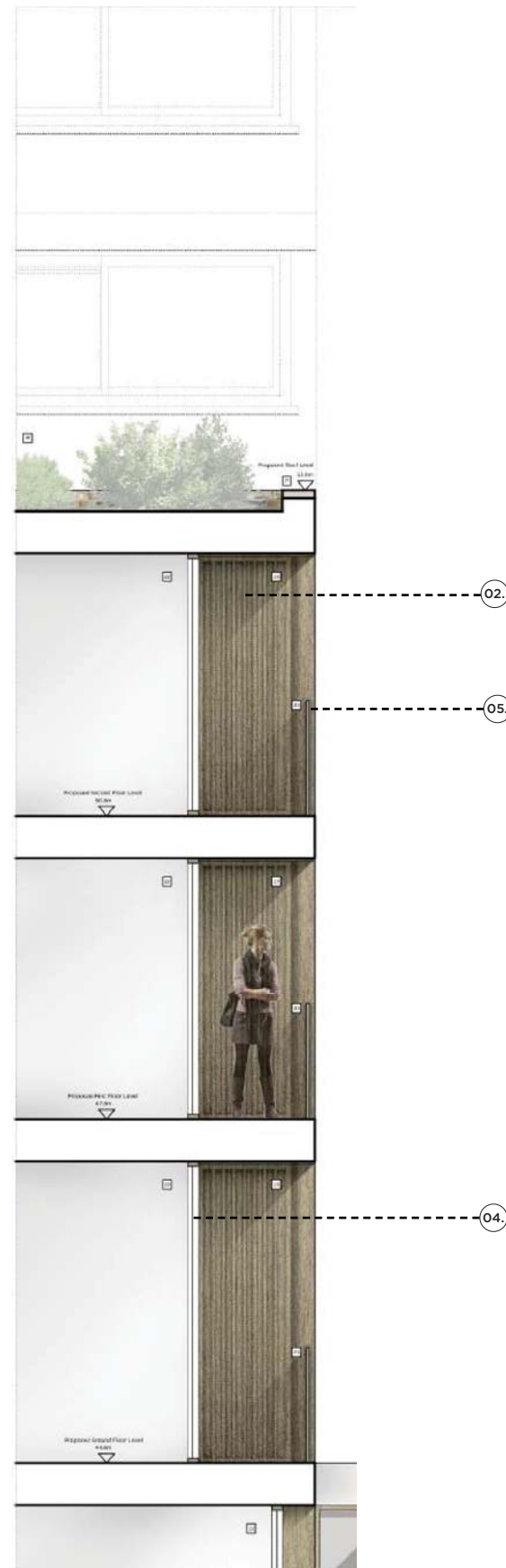
A number of design precedents were reviewed in the preparation of the scheme. The projects adjacent have served as useful precedents of comparable projects across London which looked at a number of themes including:

- i. Brickwork / masonry design
- ii. Residential aesthetics
- iii. Anodised aluminium glazing
- iv. Terrace design

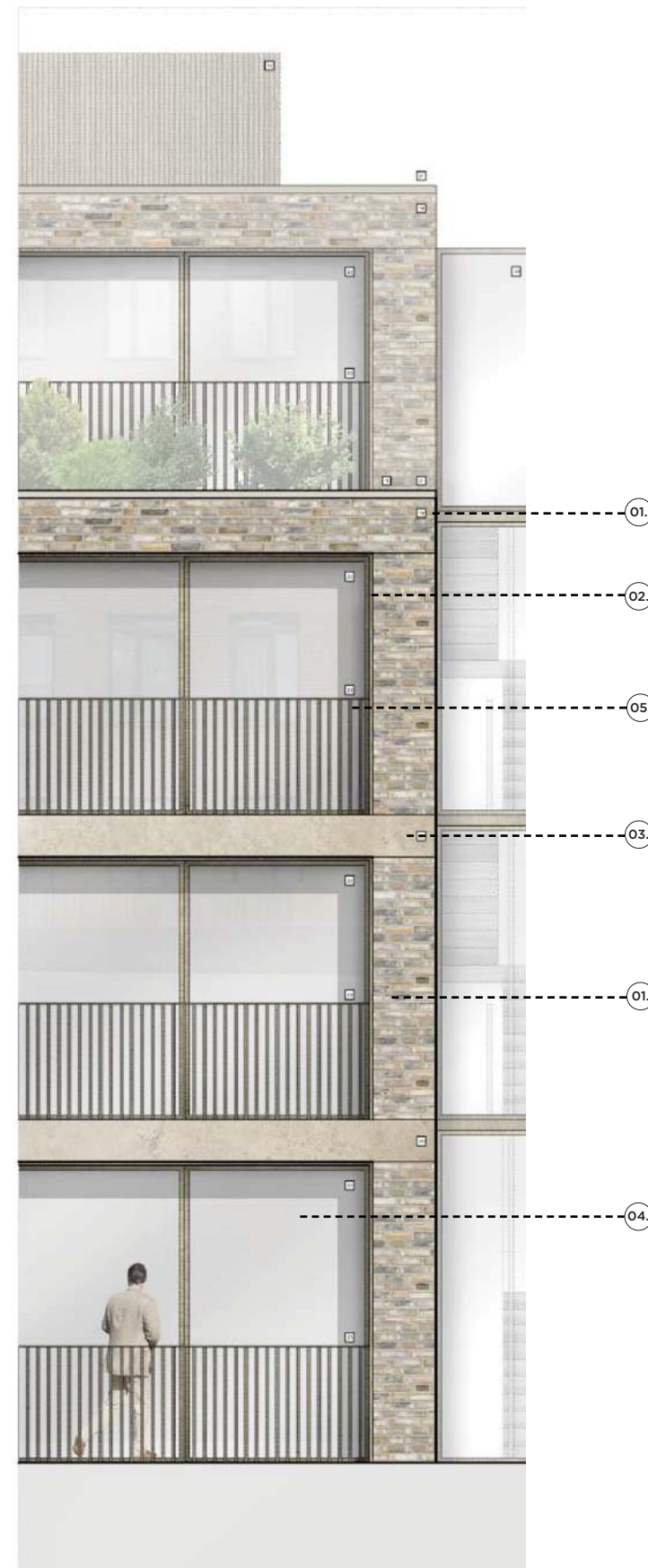




North West Elevation
As Proposed



Section C-C
As Proposed



South West Elevation
As Proposed

3.3 Design Proposals

3.3.1 General Strategy

The scheme was designed following an in-depth site and context analysis. Careful consideration of the planning guidance and policies helped refine the proposal in accordance with pre-application advice received from the Camden following a pre-application planning submission (ref: 2017/2019/PRE). The proposal has been designed with care and attention, taking into consideration the sensitive nature of the site and its many constraints. As a result, the proposal not only introduces 9no. new exemplary units on this site, but it also provides enhanced public amenities, improved outlook & greater security for existing residents.

More detailed design strategy and rationale on the development is provided below.

3.3.2 Barrie House Extension

The proposal is a 4-storey 9-unit development, which occupies an under-utilised area of land along the north-western boundary of the site. The proposal is situated to the rear of Barrie House, and sits at a height four storeys lower than the existing residential block.

Architecturally, the proposal has been influenced by a strong presence of brickwork and render banding within the site which it aims to complement through the use of lime-washed brickwork and ashlar Portland stone features. Furthermore, the design of the anodised aluminium fenestration has been carefully thought through to prevent any occurrences of overlooking along the side elevations of the extension.

Planning officer's earlier concerns expressed in the pre-application advice about the footprint and height of the proposal have been addressed through the removal of the fourth-floor level and reduction of the footprint back from Broxwood Way. This is further discussed in the following section.

We believe this carefully considered and crafted design is programmed to respect its' surroundings and provide a fresh contemporary take on the mid-20th Century architecture.

- 01. Brickwork
- 02. Anodised Aluminium Window Reveal
- 03. Portland Ashlar Stone
- 04. Double Glazed anodised Aluminium Window
- 05. Metal Balustrade
- 06. Anodised Aluminium Fin





Existing Hard Landscaping



Existing Driveway as Viewed from Broxwood Way



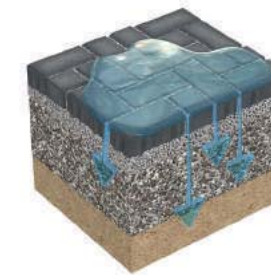
01 Granite Kerb Stone



02 York Stone Paving



03 Permeable Block Paving



03 Permeable Block Paving
Proposed Permeable Block Paving
Manufacturer's Diagram



04 Resin Bound Shingles



04 Resin Bound Shingles
Proposed Permeable Resin Bound Shingle
Diagram

3.5 Existing & Proposed Hard Landscaping

3.3.1 Introduction

In preparation of the full detailed Planning Application a comprehensive, high-quality, but low-maintenance landscaping design has been proposed. An overview is provided below.

3.3.2 Existing Hard Landscaping

The site is currently bound by asphalt driveways / parking bays, concrete paving and concrete bollards.

3.3.3 Proposed Hard Landscaping

The proposal seeks to significantly reduce the amount of hardstanding, while providing a high-quality amenity for future & existing residents. The driveway and relocated parking bays are proposed to be hard paved with permeable paving with granite kerb stones accommodating 8no. off-street parking spaces. Either 'Plaspave Permeable Block solution' or resin bound shingle finishes (illustrated on this page) are suggested to provide sustainable drainage solutions to these hard paved areas.

Pedestrian pathways are proposed as York stone pavers to complement the surrounding context.

Free-draining planting zones are proposed along boundary walls, as well as to the front of Barrie House and adjacent to proposed lightwells. In addition to trees, low-level hedging will occupy these free-draining zones to provide a balance between hard and soft landscaping which was previously lacking.

3.3.4 Conclusion

We believe that the above proposals will greatly improve the outlook for future and existing residents, representing a more neighbourly form of development. For more details on the proposed hard landscaping please refer to the proposed landscaping plan (P_01 Proposed Landscaping Plan) appended with this application.



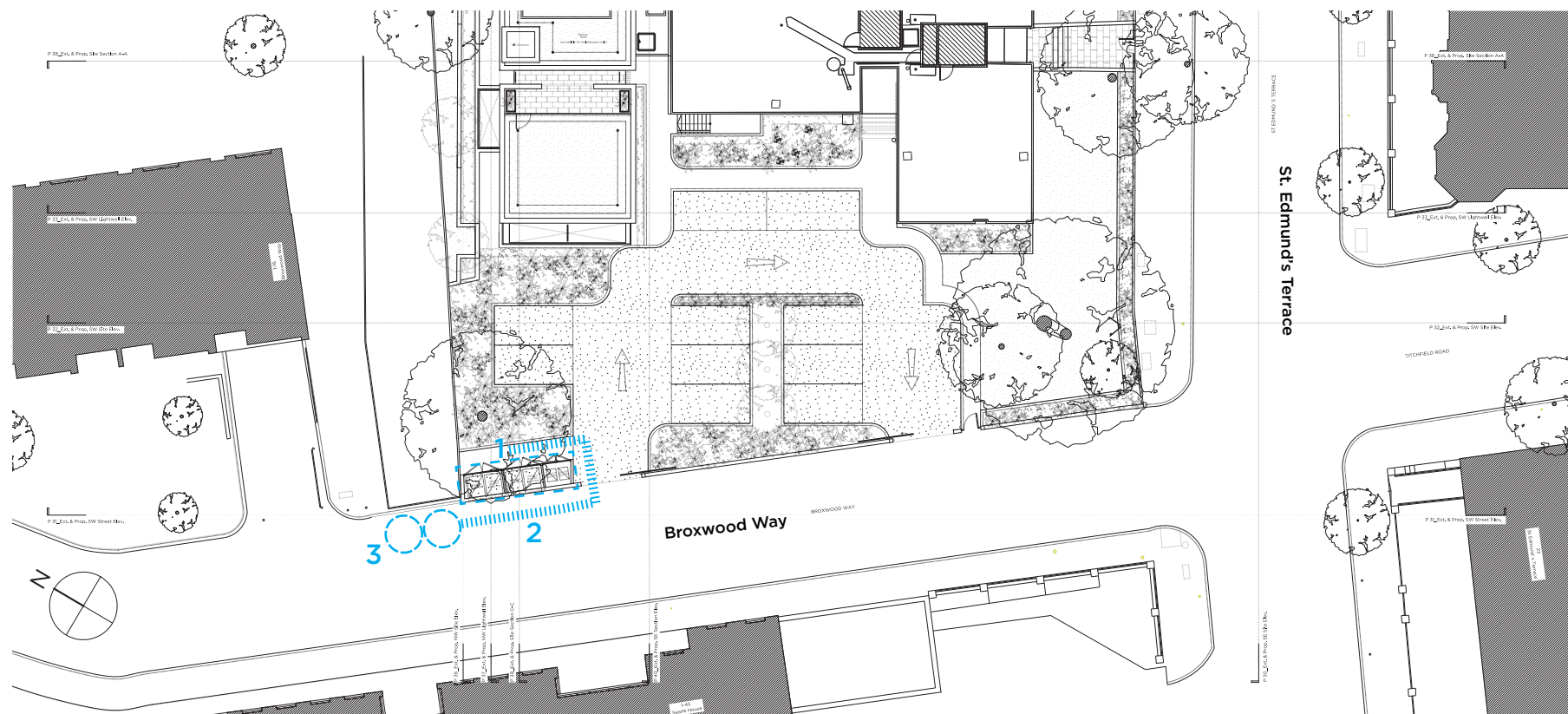


Existing waste / recycling storage unit servicing Barrie House



Proposed waste / recycling waste storage unit
(to be located in kitchen)

80 Litre Capacity (2 x32L & 2 X 8L)
Cabinet Size - 600mm



Waste management plan
(not to scale)

1. Waste/recycling is stored externally
2. Waste/recycling bins are brought out on collection days (every Tuesday & Friday)
3. Waste/recycling bins are left kerbside for collection

3.6 Waste Storage & Management

3.6.1 General

- i. The general waste management strategy for this development is to recycle as much waste as possible; this will be achieved by making sure that waste recycling facilities are strategically placed in convenient locations in line with Camden Planning Guidance (CPG 1). This document states that waste recycling and storage should ensure that developments accommodate:
 - adequate space (designed) for the storage of waste and recyclables;
 - safe location - accessible for all users and collectors and minimise nuisance to occupiers and neighbours (and their amenity space) e.g. noise, obstruction, odours, pests, etc;
 - refuse collection for any waste contractor (and allow for reasonable changes to collection services in the future);
 - containers should have designated storage areas; and
 - sensitively designed/located, especially in conservation areas/or listed buildings.

3.6.2 Existing Waste Management

- i. Existing waste facilities (pictured left), servicing the existing residents of Barrie House, are located beside the Porter's Lodge and consist of 2no. 1100L Eurobins.

3.6.3 Proposed Internal Waste Management Strategy

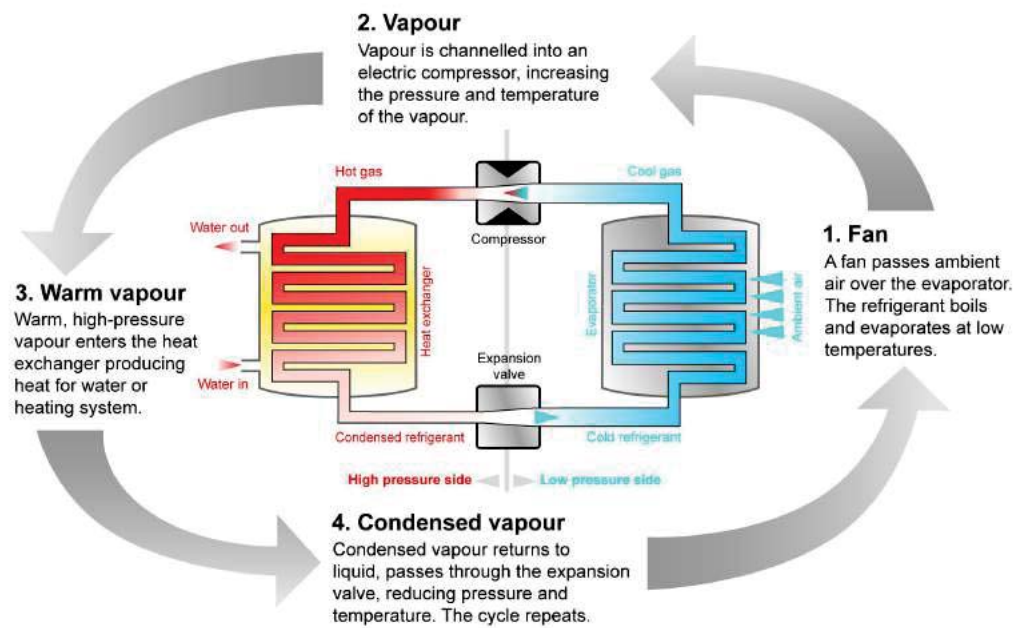
- i. On the small scale, integrated recycling bins with at least 3 containers for recyclable waste and one for general waste (pictured left) will be considered for each dwelling. These will be located under the kitchen sink of each proposed unit.

3.6.4 Proposed External Waste Management Strategy

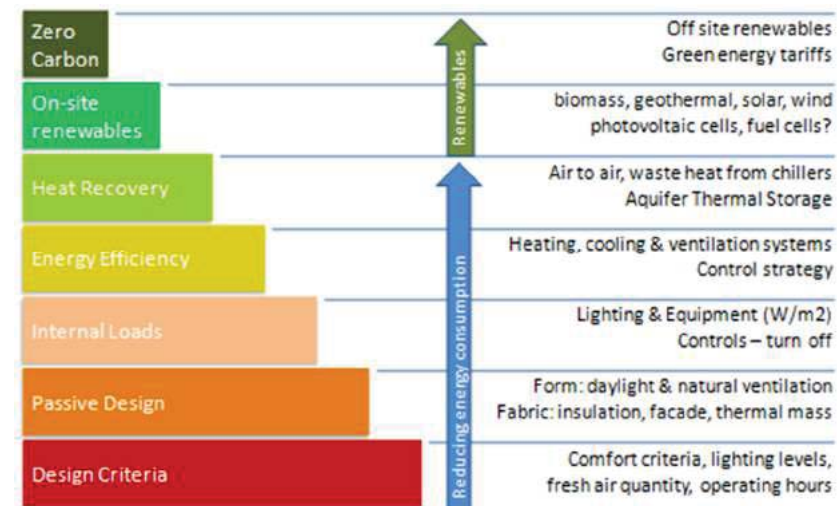
- i. The existing 2no. 1100L Eurobins will be relocated to a new secure storage facility accessed via Broxwood Way. The existing waste and recycling storage capacity will be increased with the provision of 2no. 1100L Eurobins and 2no. 240L wheelie bins serving the 9no. additional units.
- ii. The proposed scheme meets the requirements of planning policy in terms of waste management (as set out in CPG 1 & The London Plan Policy 5.16) by over-providing the required amount of storage capacity for future residents.



Heat Pump Cycle



Air Source Heat Pump Operation Principle



Sustainability Design Strategy

3.7 Sustainability & Servicing Strategy

3.7.1 Introduction

One of the most important aspects in designing the proposed development has been its low environmental impact. Multidisciplinary engineering and sustainability consulting firm Cundall has been appointed to provide the most efficient and environmentally friendly solutions to servicing the proposed dwellings. Below is a brief summary of the main design elements, however full MEP and Sustainability reports have been prepared and submitted with this application.

3.7.2 Overview

The following design measures have been incorporated into the design:

- Thermal insulation levels for all building elements to be enhanced beyond minimum Building Regulation standards, thereby substantially reducing the building's heat losses;
- Good solar control will be provided by the selection of glazing so as to avoid overheating in summer and encourage good daylighting.
- A LTHW system with underfloor heating is used to provide heating;
- Air source heat pumps (ASHP) are used to provide high efficiency secondary heating to quickly respond to any sudden climate and occupancy changes. These will complement the underfloor heating provided by the LTHW system;
- The dwelling will be mechanically ventilated during winter months, with heat recovery to reduce the heating demands;
- In summer operable windows will be able to provide purge ventilation and achieve the required comfort level, however comfort cooling will be provided by the ASHP system for occupant choice;
- Natural daylighting will improve occupant comfort and reduce the requirement for artificial lighting saving energy;
- The development will use low energy lighting;

Additional sustainable measures that feature in this development include:

- All insulation materials used within the proposed development will be selected to be CFC free both in manufacture and through their composition;
- Building materials, where possible, will be sourced locally to reduce transportation pollution & support the local economy;
- All timber will be purchased from responsible forest sources;
- Recycling facilities will be provided on site for construction and operational waste;
- Water use will be minimised by the specification of water efficient taps, shower heads, dual flush toilets and low water use appliances;
- The construction site will be managed in an environmentally sound manner in terms of resource use, storage, waste management, pollution.
- A Site Waste management Plan (SWMP) will be produced for the works.

3.7.3 Conclusion

The measures outlined above have been carefully considered and selected as the most efficient and viable solutions to achieve the desired result of low environmental impact. Full details of the proposals are supplied in the documentation supplied by Cundall appended with this application.

