

2.10 EXISTING BUILDING



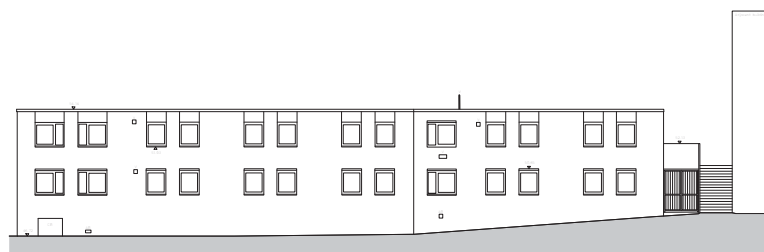
ELEVATION 1



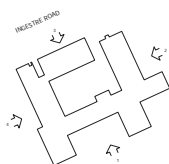
ELEVATION 2



ELEVATION 3



ELEVATION 4



2.11 EXISTING SITE PHOTOGRAPHY



View along road on east elevation



View along Ingestre road on north elevation with Grangemill on the left



View along road on west elevation with Calver Court on the right

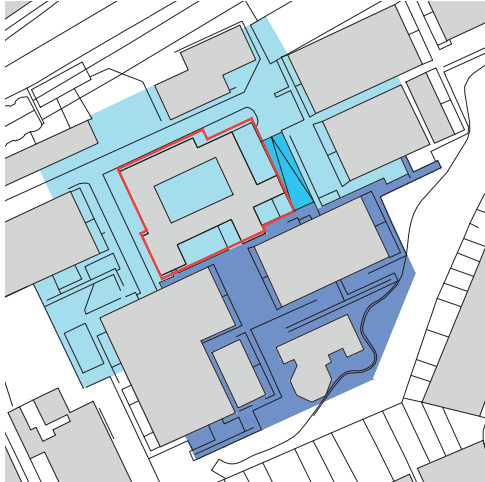


View along road on east elevation with Grangemill beyond

2.12 SITE SECTIONS

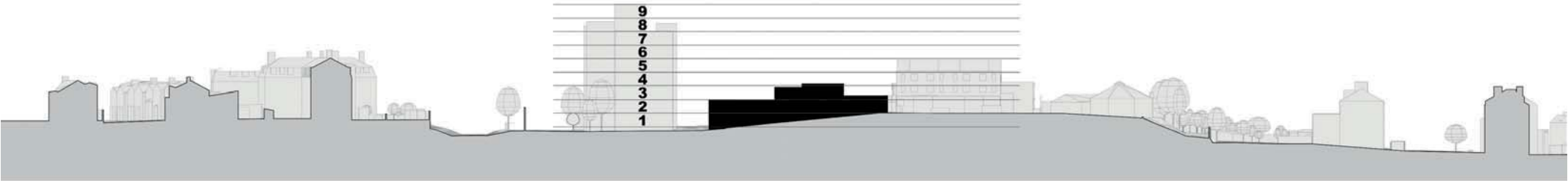


Key Plan

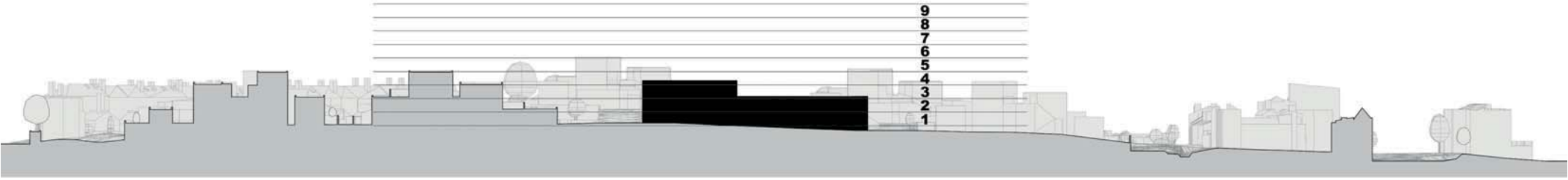


Changes in level diagram

- Site boundary
- Higher Level 51-55 AOD
- Ramp between levels
- Lower level 45-48 AOD



Section AA



Section BB

3.0 PLANNING CONTEXT

3.1 PLANNING POLICY CONTEXT

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires all applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

For the purposes of the proposed development the Council’s Development Plan comprises:

- The London Plan (‘LP’) (March 2016);
- The Camden Local Plan (‘CLP’) (Adopted July 2017);
- London Borough of Camden Site Allocations (2013); and,
- The Kentish Town Neighbourhood Plan (June 2016).

In addition, other material considerations have also been taken into account, including:

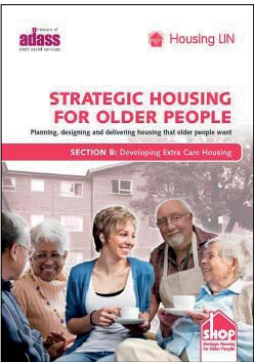
- National Planning Policy Framework (the ‘NPPF’) (published July 2018)
- National Planning Practice Guidance (the ‘NPPG’) (published March 2012);
- The Housing White Paper (published 7th February 2017);’
- The London Plan Draft for Public Consultation December 2017;
- The LP SPGs including the Affordable Housing and Viability SPG, the Housing SPG (March 2016), the Parking Standards SPG (March 2016) and the Housing Standards SPG (March 2016); Use of Planning Obligations SPG (April 2013); London View Management Framework (March 2012); Sustainable Design and Construction SPG (April 2014); the Control of Dust and Emissions During Construction and Demolition SPG (2014); and the Character and Context SPG (2014);
- Camden Planning Guidance including CPG1: Design (July 2015); CPG2: Housing (May 2016) and the draft 2017 Partial Review document; CPG3: Sustainability (July 2015); CPG4: Basements and Light Wells (July 2015) and 2017 consultation Draft; CPG6: Amenity and 2017 consultation Draft; CPG7: Transport; and, CPG8: Planning Obligations (July 2015) and 2017 consultation Draft.

The design development process has considered the guidance from the following documents:

- Housing LIN – “Strategic housing for older people Planning, designing and delivering housing that older people want”
- HAPPI: Housing our ageing population report.



HAPPI: Housing our ageing population report



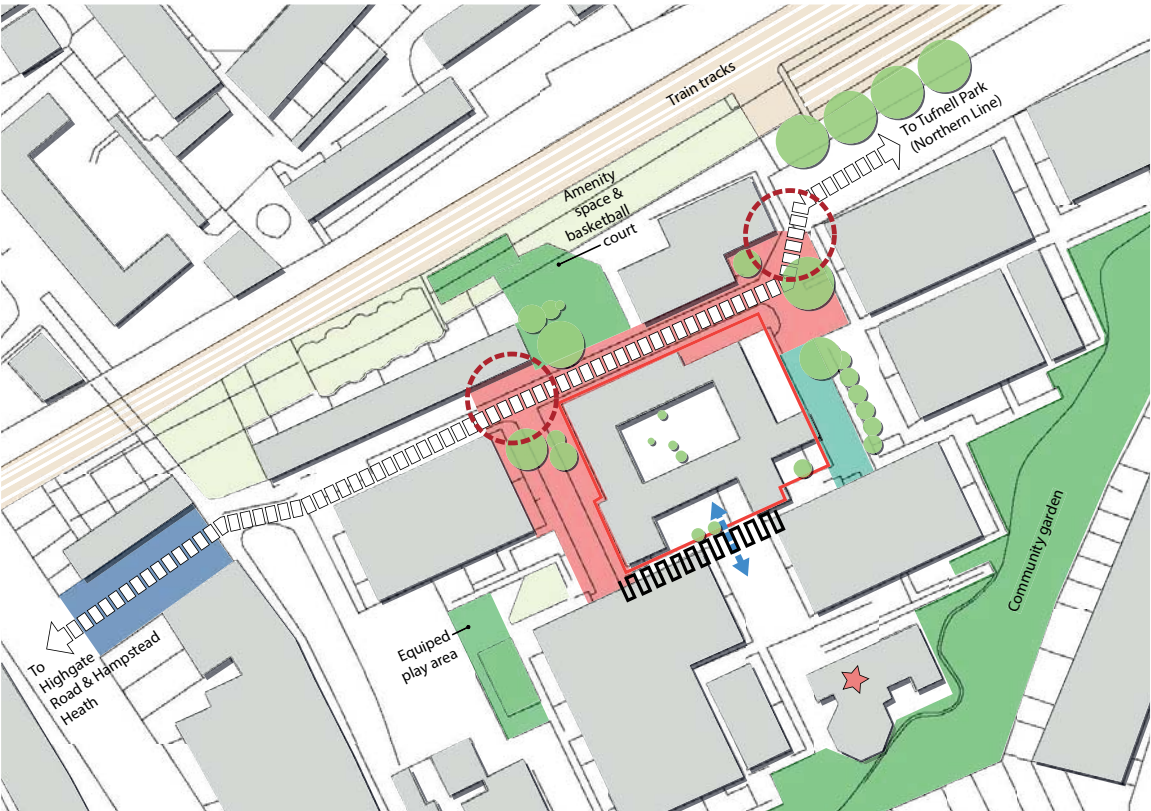
Housing LIN - Strategic housing for older people. Planning, designing and delivering housing that older people want



4.0 DESIGN PROCESS & CONSULTATION

4.1 INTRODUCTION

The site presents a number of existing constraints that must be considered and addressed in the design and also several opportunities which can be utilised within the design. From this analysis a design strategy has been adopted and a design response prepared.



Opportunities & Constraints diagram

- | | |
|--|---------------------------------|
| — Site boundary | ● Existing trees |
| ▣ Existing building | → Pedestrian key movement route |
| ■ Opportunity for improved public realm | ↔ Connection for residents |
| ■ Raised ramp structure | 〰 Retaining wall |
| ■ Key connecting route (Little Green Street) Cobble street | ○ Site gateway |
| ■ Adjacent amenity & recreational spaces | ★ Community centre |

4.2 DESIGN CONSTRAINTS

Significant change of level from front to back

Confused estate layout

Lack of legibility of immediate surroundings

Public space in estate generally not high quality or well overlooked

Hard engineered streets and pavements

Limited connectivity to surrounding street network

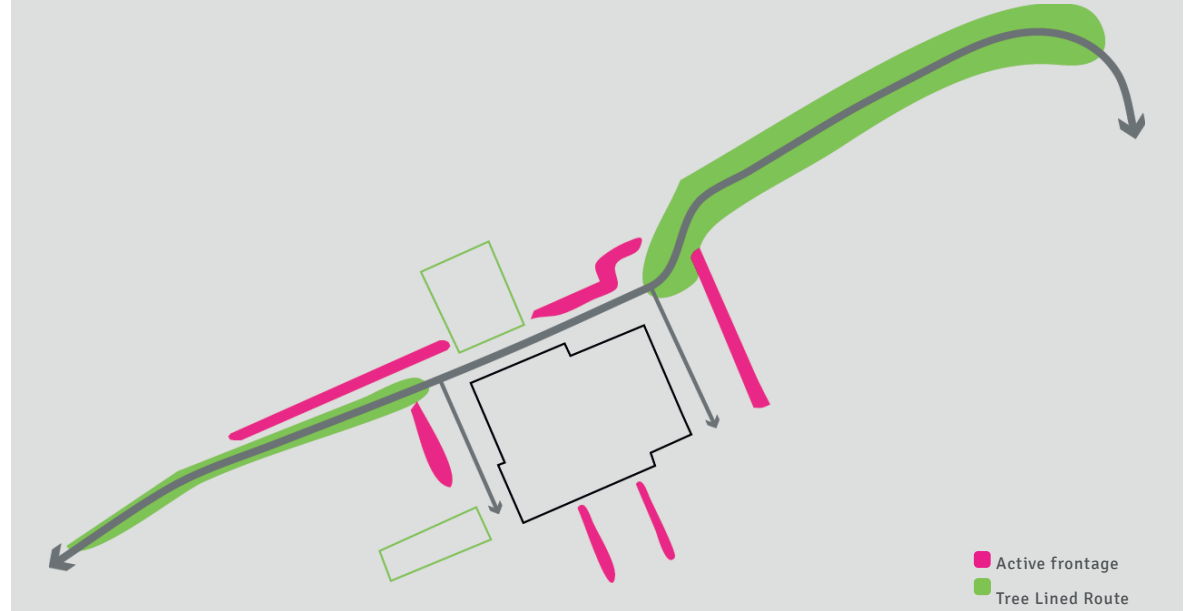
4.3 DESIGN OPPORTUNITIES

Ingestre Road improved as a pedestrian friendly environment	New continuous and active frontages to the street edges of the site	Clear frontages and built form helping make sense of the estate
New building at the heart of the estate	Facilities and amenities that could benefit tenants and residents of the estate	Create a mixed and integrated community
Bring back a brownfield site into active re-use	New Homes facing onto the key spaces in the estate including enhancing its natural surveillance	Improve natural environment, biodiversity and sustainability of the site

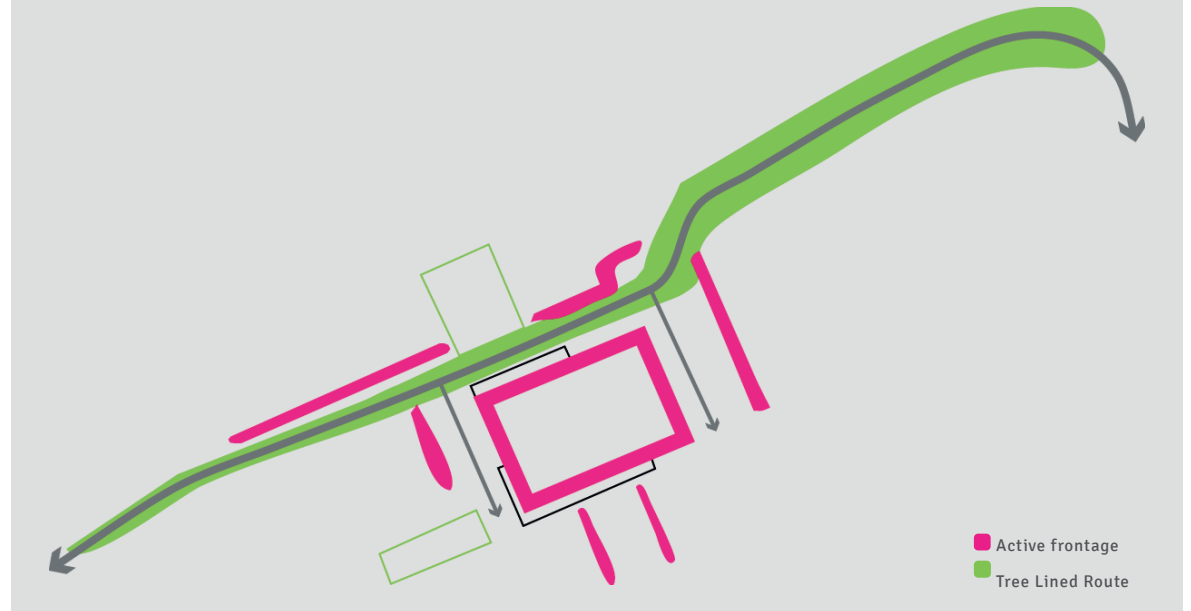
4.4 DESIGN OBJECTIVES

1. Create a high-quality building at the heart of the existing estate.
2. Reintroduce later living into the estate so that all ages of the population are catered for.
3. Reinforce Ingestre Road as a popular and important pedestrian link between Highgate Road and Tufnell Park.
4. Create a clear street based urban approach to improve the legibility of the estate.
5. Introduce active frontages which address the public realm effectively and allow the building to sit comfortably in its context.
6. Enhance the aesthetic and functional treatment of the public realm along with introducing new street trees and planting.

EXISTING CONDITION



PROPOSED CONDITION



4.5 DESIGN DEVELOPMENT

INTRODUCTION

This section describes the process that has helped inform the design of the proposals.

The application is the result of about 18 months of design exploration and development. The team have actively engaged with Camden Borough Council's pre-application process and to date have had multiple meetings with officers as well as three Camden Design Review Panel presentations.

The team have also engaged with local resident's groups and held two public consultation events and a number of briefing meetings with the local tenants and resident's association, the Kentish Town Neighbourhood Forum and a Members briefing.

INITIAL RESPONSE

This scheme has developed with the specific needs of designing retirement housing with the purpose of achieving excellence in quality and desirability.

We have designed the scheme with the following principles in mind:

Independent living. The design of self-contained properties that can be adapted so the residents can remain in their homes as their needs increase. To provide a home for life whilst not looking or feeling institutional.

Sustainable communities. Replacing a redundant former care home building with a modern fit for purpose assisted living facility providing accommodation for older people in an area where there is a significant shortage in this form.

Active ageing and community interfaces. The scheme has been designed to create a range of opportunities for residents to interact, both indoor and outdoor. There are also a number of flexible hobby rooms, the principle rooms are sized and located so that they can host events for the wider community as well.

The café space and hair salon are also provided as an amenity available to the public, whilst there is an aspiration to make the gym facilities available to tenants and residents of the estate who are in a similar age demographic to the residents of the scheme.



4.6 DESIGN DEVELOPMENT & CONSULTATION SUMMARY

THIS SECTION DESCRIBES THE PROCESS THAT HAS HELPED INFORM THE DESIGN OF THE PROPOSALS.

The application is the result of about 18 months of design exploration and development. The team have actively engaged with the Camden Council pre-planning process and to date have had multiple pre-application meetings, design review panels & public consultation events

The design development is represented in the following pages which describe the architectural approach and how the current design has been arrived at.

PROJECT TIMELINE - KEY DATES

AUGUST 2017	PRE-APP No.1
SEPTEMBER 2017	PRE-APP No.2
OCTOBER 2017	DESIGN REVIEW PANEL No.1
NOVEMBER 2017	PRE-APP No.3 PUBLIC CONSULTATION
DECEMBER 2017	PRE APP No.4
JANUARY 2018	DESIGN REVIEW PANEL No.2
MARCH 2018	PRE APP No.5
MAY 2018	DESIGN REVIEW PANEL No.3 PUBLIC CONSULTATION



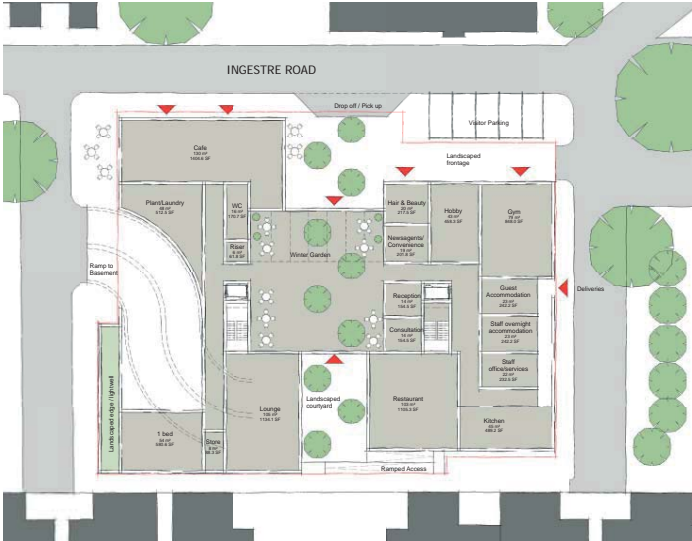
4.7 PRE-APP NO.1

THURSDAY 10TH AUGUST 2017

The design proposal presented at the first pre app was in principle a single block formed of six storeys, with two additional storeys set back to relate to the local context.

The proposed building incorporated 82 extra care residential units (including 17no. 1 bed and 65no. 2 bed) and associated facilities.

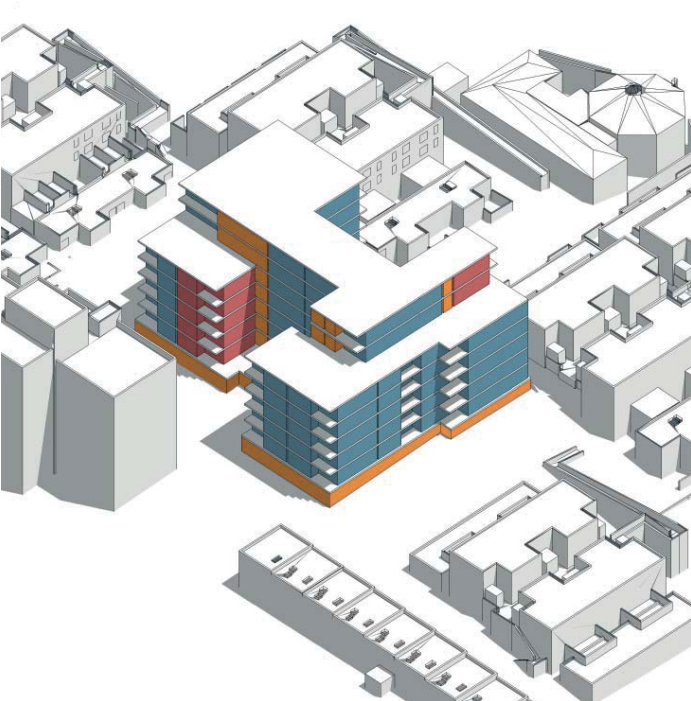
SUMMARY		
No. of units	Height	Area
82 (17no. 1-bed / 65no. 2-bed)	8 Storeys	10390sqm



GROUND FLOOR PLAN



TYPICAL UPPER FLOOR PLAN



4.8 PRE-APP NO.2

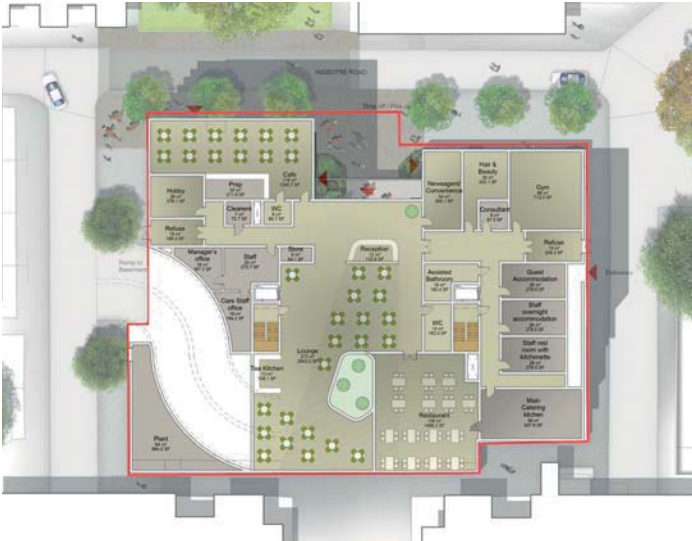
MONDAY 11TH SEPTEMBER 2017

The design proposal presented introduced a gap between the building in response to the urban grain of the area. This creates an open view to Pocket Park from Community Building. The gap between the buildings provides an attractive landscaped visual connection through the site to improve the user experience of the area.

Additionally, the individual blocks had a stepped typology to provide more high quality outdoor terrace spaces for the residents. This minimised visual impact on Hambrook Court and Tideswell to the South and stepped up towards Grangemill to the north.

The proposed building incorporated 77 extra care residential units (including 32no. 1 bed and 45no. 2 bed) and associated facilities.

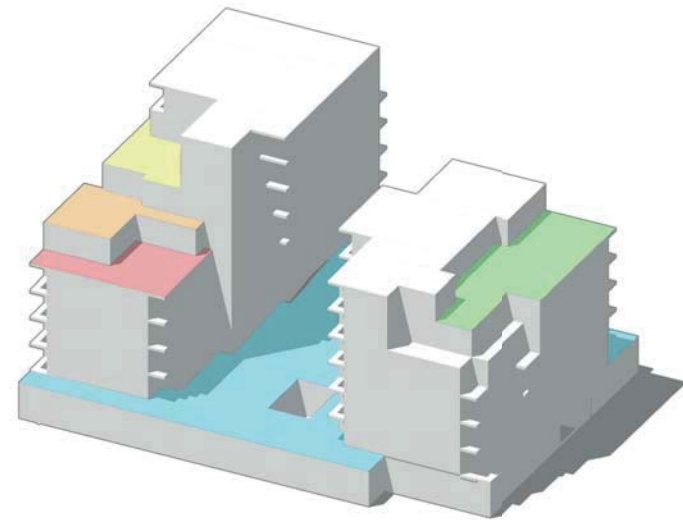
SUMMARY			
No. of units	Height		Area
	West	East	
77 (32no. 1-bed / 45no. 2-bed)	5-9 Storeys	6-8 Storeys	8870 sqm



GROUND FLOOR PLAN



TYPICAL UPPER FLOOR PLAN



4.9 DESIGN REVIEW PANEL NO.1

FRIDAY 6TH OCTOBER 2017

The proposed scheme was presented at the Design Review Panel on Friday 6th October 2017. The panel included the following:

Jane Dann (chair)
Ian Chalk
Barbara Kaucky
Richard Lavington
Adrian Wikeley

The design review was also attended by the following:

Rachel English

Richard Wilson

Katrina Cristoforou

Frances Madders

Deborah Denner

Tom Bolton

London Borough of Camden

London Borough of Camden

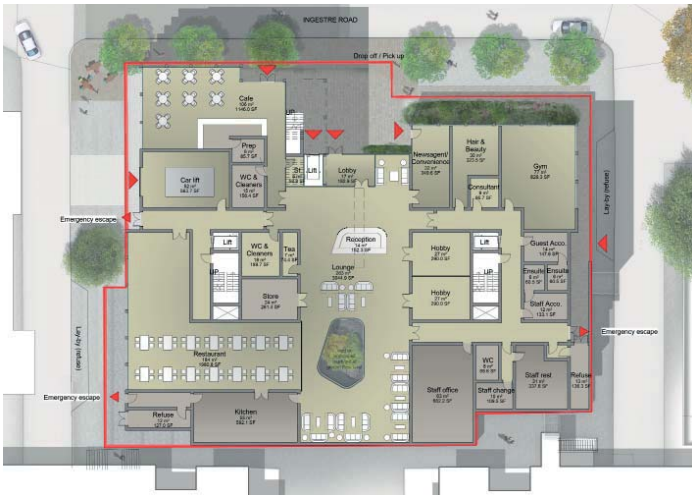
London Borough of Camden

London Borough of Camden

Frame Projects

Frame Projects

SUMMARY			
No. of units	Height		Area
	West	East	
67 (29no. 1-bed / 38no. 2-bed)	4-8 Storeys	5-8 Storeys	8870 sqm



GROUND FLOOR PLAN



TYPICAL UPPER FLOOR PLAN

