

4.2 Planning History

Note: This should be read in conjunction with Indigo's Planning Statement.

Maccreanor Lavington were appointed in May 2018 to prepare the design for land adjacent to 1 St John's Wood Park.

Prior to this, the design team had been led by Scott Brownrigg and had carried out two Pre-app meetings over the course of the preceding year.

Whilst Maccreanor Lavington have employed a fresh design approach to the project, we have endeavoured to address all of the comments raised in the previous meetings relating to the emerging proposals and ensured that the prior engagement has informed the design of the proposed development.

We have summarised below the pre-application process.



C-Architecture

Application 2013/7631/P

Demolition of garages and erection of 3 storey 5-bedroom detached house.

- Permission granted 2nd September 2014.



Shaun Knight Architecture

Application 2015/4800/P

Demolition of garages and erection of 3 storey plus basement 5-bedroom detached house.

- Permission granted 11th April 2016

Shaun Knight Architecture

Application 2017/0851/P

Demolition of garages and erection of 3 storey plus basement 5-bedroom detached house.

- Permission granted subject to a Section 106 Legal Agreement - 20th June 2018



Scott Brownrigg

Pre-Application 25th January 2018: Demolition of garages, 8 storey, 14-unit residential building proposed.

- Proposal unacceptable on grounds of the overall height, depth and massing of the building;
- Depth is considered inappropriate;
- Inactive ground floor with undercroft and bin/cycle store forming uninviting frontage;
- Design of undercroft is liable for anti-social behaviour and irresponsible driving;
- Concern of daylight/sunlight to neighbouring buildings, especially 1 St John's Wood Park;
- Recommended removal of vehicular access covenant due to impracticality and given parking is in principle objectionable.



Scott Brownrigg

Pre-Application, 27th March 2018: Demolition of garages, 6 storey, 12-unit residential building proposed.

- Concerns with overall height, depth and massing of the building depth is inappropriate;
- particular concern given the site is most likely to be viewed from the north and south along St John's Wood Park;
- Narrow windows to the north and south, this depth could result in a poor quality of living accom. for occupants in terms of access to daylight and sunlight;
- Undercroft generally unacceptable in design terms, impacting on active frontage and streetscene;
- Bland appearance and front facing projecting balconies are unlikely to be acceptable.



MacreanorLavington

Pre-Application, 29th June 2018; Demolition of garages, 6 storey, 1 basement, 10-unit residential building proposed.

- Height is considered acceptable.
- Massing is too dominant, particularly in relation to no.1 St Johns Wood Park.
- Preference for more traditional amenity space.
- Roof design is unacceptable – more articulation of scale and interest required.
- 10 units requires that affordable housing provision be accommodated on site.
- Concern over poor outlook and lighting of rear basement unit.
- Concern over planting provision in front garden.



MaccreanorLavington

Pre-Application, 24th August 2018; Demolition of garages, 6 storey, 1 basement, 9-unit residential building proposed.

- We have not received formal comments from Camden.

Key changes:

- Three amenity strategies were explored
1. Wintergardens 2. Open bay balconies 3. Rear projecting balconies
- A series of articulated treatments were explored for the top floor

Resulted in triggering the need for a DRP to review concerns over roof options, amenity, and the gable condition and treatment.



MaccreanorLavington

Design Review Panel, 14th September 2018; Demolition of garages, 6 storey, 1 basement, 9-unit residential building proposed.

- Support of design approach to the site, stating that the project could be a valuable precedent for residential intensification in similar urban settings.
- Height is considered appropriate.
- Plans, materials and detailing are well considered.
- Support of ambition for an imaginative roof design.
- Wintergardens considered adequate.



MaccreanorLavington

Planning, 28th September 2018; Demolition of garages, 6 storey, 1 basement, 9-unit residential building proposed.

- Further articulation and refinement to top floor setback.
- Building line pulled back on the sides to match that of No.1 St Johns Wood Park
- Gable articulated on top floor
- Brick pattern added to gable
- A mix of small projecting balconies and Juliette balconies added to rear elevation



MaccreanorLavington

Pre-Application, 24th August 2018; Demolition of garages, 6 storey, 1 basement, 9-unit residential building proposed.

- Three amenity strategies were explored
1. Wintergardens 2. Open bays balconies 3. Rear projecting balconies
- The rear ground floor unit was removed
- Building setback options were presented



MaccreanorLavington

Design Review Panel, 14th September 2018; Demolition of garages, 6 storey, 1 basement, 9-unit residential building proposed.

- Additional small balconies could be considered to enliven rear elevation.
- Rear elevation and flank wall should be developed further.
- Reduction in plan depth and some form of articulation, decoration of fenestration for the flank wall should be considered.



MaccreanorLavington

Planning, 28th September 2018; Demolition of garages, 6 storey, 1 basement, 9-unit residential building proposed.

- Further articulation and refinement to top floor setback.
- Building line pulled back on the sides to match that of No.1 St Johns Wood Park
- Gable articulated on top floor
- Brick pattern added to gable
- A mix of small projecting balconies and Juliette balconies added to rear elevation

4.3 Site Constraints and Opportunities

Constraints

- Daylight impact on Middlefield road
- Impact on and proximity to no.1 St Johns Wood Park
- Requirement for re-routing and maintenance access to Thames Water pipe.
- Covenant requiring provision of pedestrian access across site to Middlefield road garages

- Proximity of nearby jubilee line underground tunnel to site boundary
- Proximity to neighbouring garage site and consequential daylighting issues.

Opportunities

- Provision of high quality housing
- Potential to improve inconsistent street character and frontage
- Potential for the reintroduction of trees along street to match neighbouring street typologies
- 31m wide street section has the capacity for tall buildings.
- Project approach has the potential to be a valuable precedent for residential intensification.
- Current low scale housing of local architectural quality



4.4 Street typologies



St Johns Wood Park

Building height 13m

Street width 31.5m

Three to four stories



Scott Ellis Gardens

Building height 22m

Street width 25.7m

Seven stories



Abbey Road

Building height 26.3m

Street width 32.5m

Eight stories

4.5 Potential future development



The proposal has been designed in response to the immediate context and in relation to the current adjacencies, sitting comfortably in scale between the 2 storey villas and 12 storey residential blocks either side. The gable has been articulated and decorated in the scenario that no other sites come up for redevelopment.



To the north of the development sits another garage site, which has a high potential to be redeveloped in the future. The current proposal has been designed to take into account this potential neighbouring block, which could have a height that would mediate the 6 story proposal and the neighbouring 12. If principles followed similarly to that proposed here, the street could be vastly improved in character with the provision of street trees and front gardens.



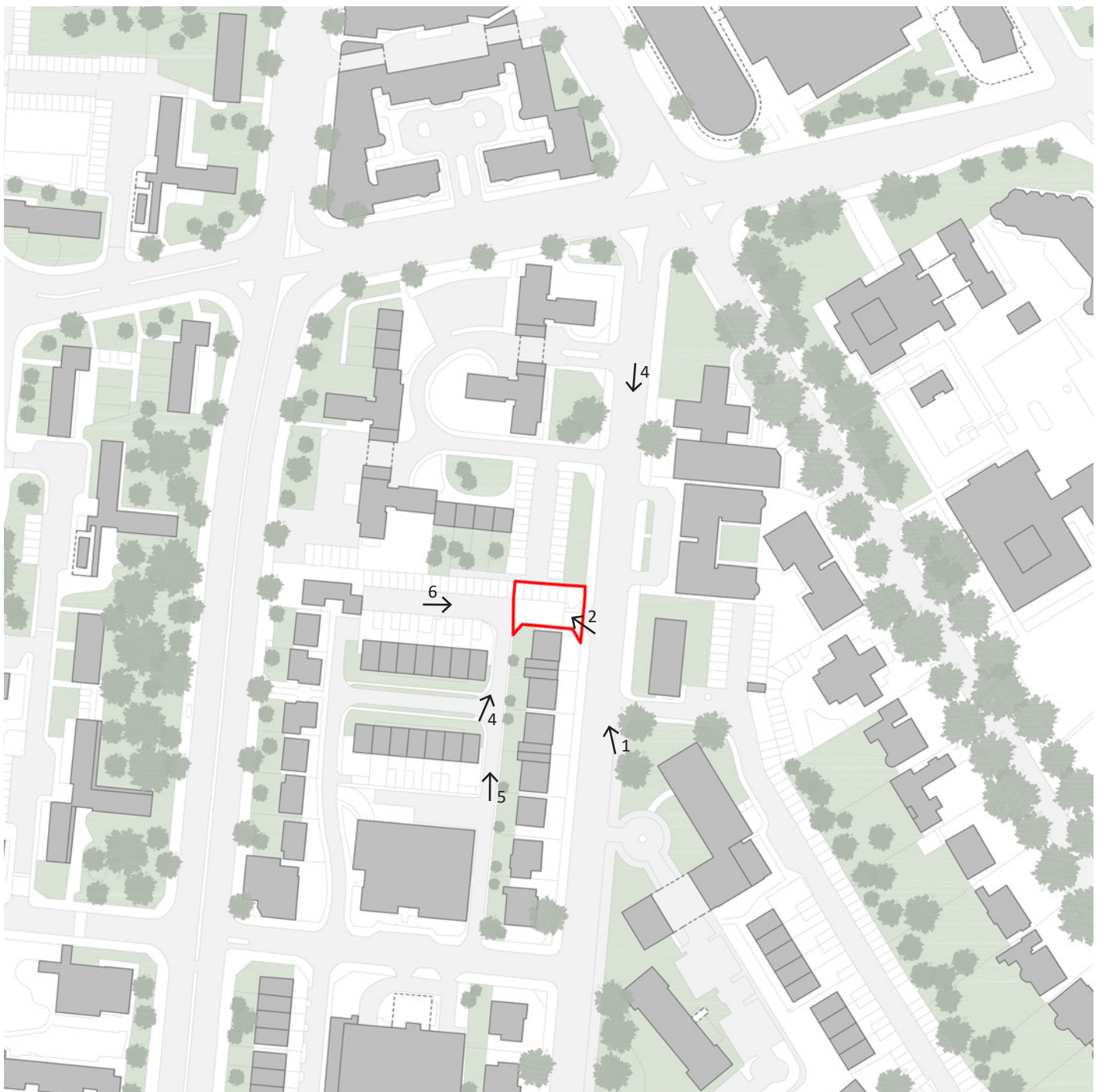
The current low scale housing stock is of low architectural quality. Once a precedent has been set for the scale of development, there is the potential for intensification of the whole street over time. The current street section is 31.5m wide, which when compared to other streets in the neighbourhood, has the capacity to comfortably be developed to a far greater height. If planting and landscaping is adopted by the whole street, a boulevard like typology would arise, far more suited to high PTAL location.

4.6 Key Views

Looking up or down St Johns Wood Park (1+4), you appreciate the full scale of the proposal in relation to the neighbouring two storey villas and the 1960s 12 storey blocks in the background. The building sits in line with no.1 St Johns wood park. Providing a car free development allows for rich planting to be provided in the front garden, including two large street trees (2). The symmetrical elevation and two

bays provide a formal but engaging relationship to the street. Careful consideration has been given to the top floor setback to avoid designing anything too traditional or pastiche. Where the gable is particularly present, it has been broken down with a decorative brick pattern and an articulated profile. When looking down Middlefield road the proposal is often seen in isolation. Looking directly East towards the elevation

from the garage mews (6) it is read as simplified and formal, with a clear horizontal break between the bottom, middle and top. Small decorative balconies and Juliette balconies relate to the domestic scale of the street. When looking North down Middlefield road (3+5) the massing is read as articulated, with clear emphasis on how the building sets back and responds to the neighbouring property.





1. St John Wood Park looking north



2. Entrance



3. Middlefield looking towards site



4. St John Wood Park looking south



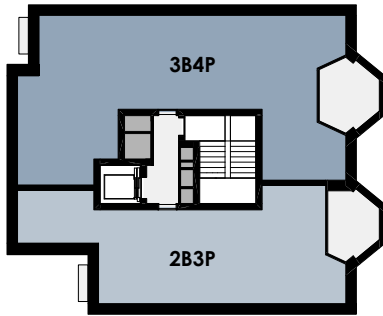
5. Middlefield looking north



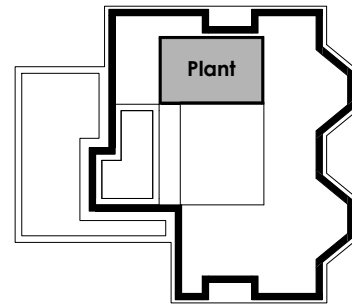
6. Garage mews looking towards site

5.0 Use and Amount

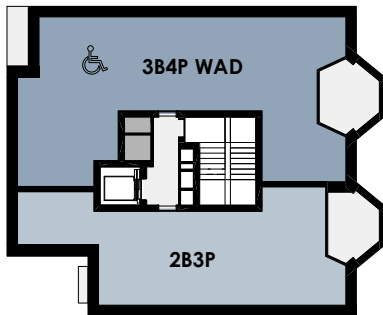
5.1 Use Diagram



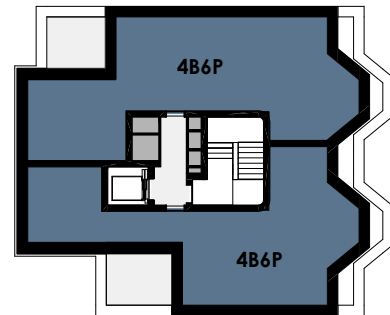
2nd floor plan



6th floor plan



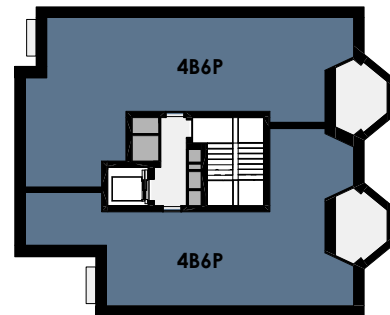
1st floor plan



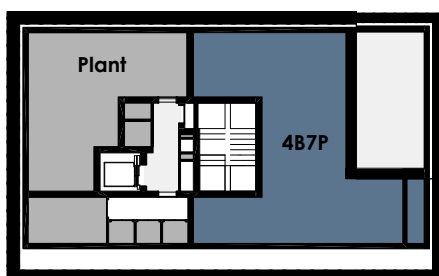
5th floor plan



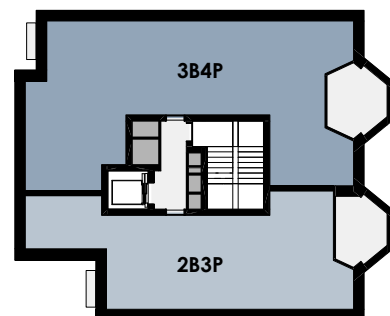
Ground floor plan



4th floor plan



Basement Plan



3rd floor plan

5.2 Schedule of Accommodation

Areas

Zone	Level	Tenure	GEA	GIA	NSA
XX	Level 00	C3-PS	209.20	180.20	91.50
XX	Level 01	C3-PS	217.50	189.40	152.60
XX	Level 02	C3-PS	217.50	189.40	152.60
XX	Level 03	C3-PS	217.50	189.40	152.60
XX	Level 04	C3-PS	218.30	188.00	151.30
XX	Level 05	C3-PS	197.80	167.10	130.30
XX	Level B1	C3-PS	89.10	71.30	67.60
XX	Level B1	C3-PS-Ancillary	143.40	89.40	
Total			1,510.30	1,264.20	898.50

Mix

UnitID	UTG	NumUni	HR	NSA	NSAsf
XX-00-01	PS-M-4B-7P-2S	1	6	159.10	1,712.50
XX-01-01	PS-F-3B-4P-1S-WAD	1	5	90.30	972.00
XX-01-02	PS-F-2B-3P-1S	1	3	62.30	670.60
XX-02-01	PS-F-3B-4P-1S	1	5	90.30	972.00
XX-02-02	PS-F-2B-3P-1S	1	3	62.30	670.60
XX-03-01	PS-F-3B-4P-1S	1	5	90.30	972.00
XX-03-02	PS-F-2B-3P-1S	1	3	62.30	670.60
XX-04-01	PS-M-4B-6P-2S	1	6	149.00	1,603.80
XX-04-02	PS-M-4B-6P-2S	1	6	132.60	1,427.30
Total		9	42	898.50	9,671.40

Notes

Areas measured are in accordance with RICS 'Code of Measuring Practice - 6th Edition'.

Net Sales Area (NSA) is the GIA of a new or existing residential dwelling (in accordance with clause 26 of the RICS 'Code of Measuring Practice - 6th Edition' and subject to the conditions listed therein).

All amenity (including wintergardens) has been excluded from GEA, GIA and NSA.

All areas are measured to the finished face of the wall or column.

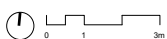
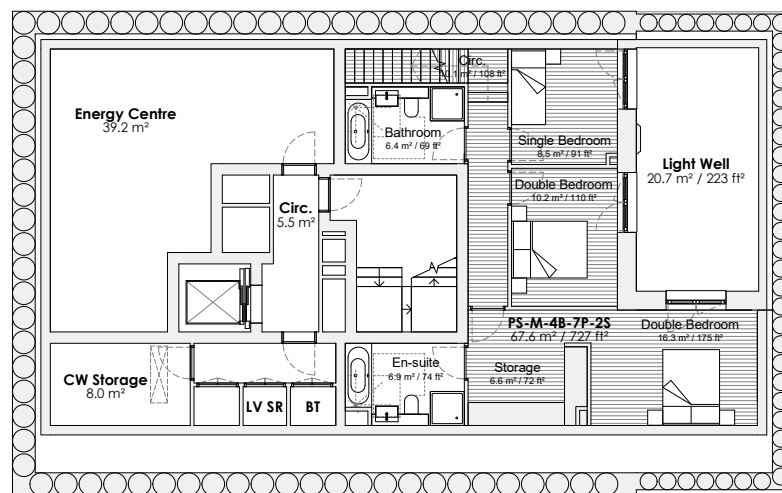
All measurements have been taken using the software Revit and have been taken in m².

Abbreviations: PS=Private Sale, WAD=Wheelchair Adaptable.

6.0 Layout

6.1 Basement

The basement contains the lower floor of a maisonette unit with light provided by lightwell, and a number of ancillary rooms for the servicing of the building.

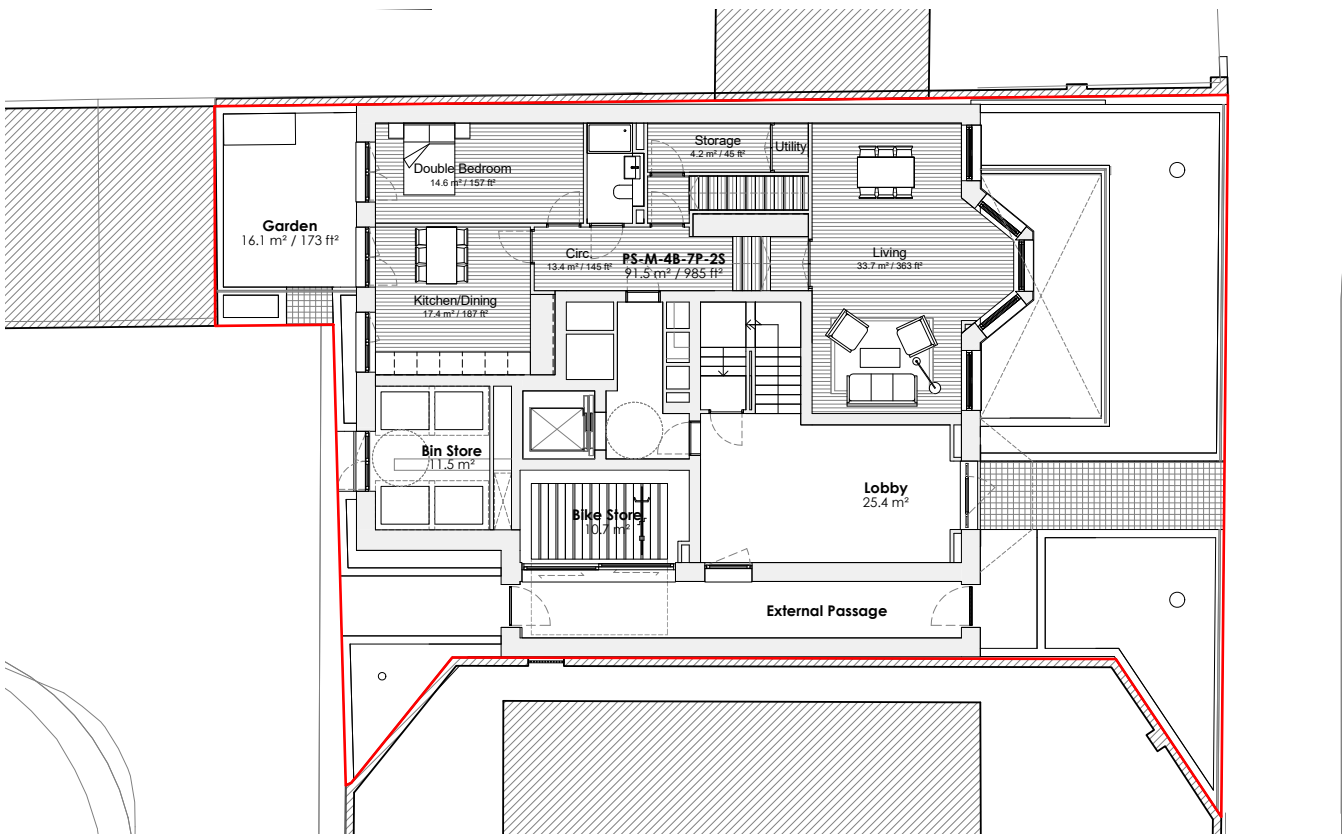


Above: Basement Floor Plan

6.2 Ground Floor

The ground floor features an entrance lobby and the entrance level of a maisonette unit. In addition the ground floor unit, the residential accommodation is located on the first to fifth floor. Its comprises 9 flats in total, a mix of two, three and four bed units.

A right of way through the site is provided by a passageway. Bike storage is accessed from the courtyard passageway. Residential refuse and recycling storage is accessed from the rear of the building.

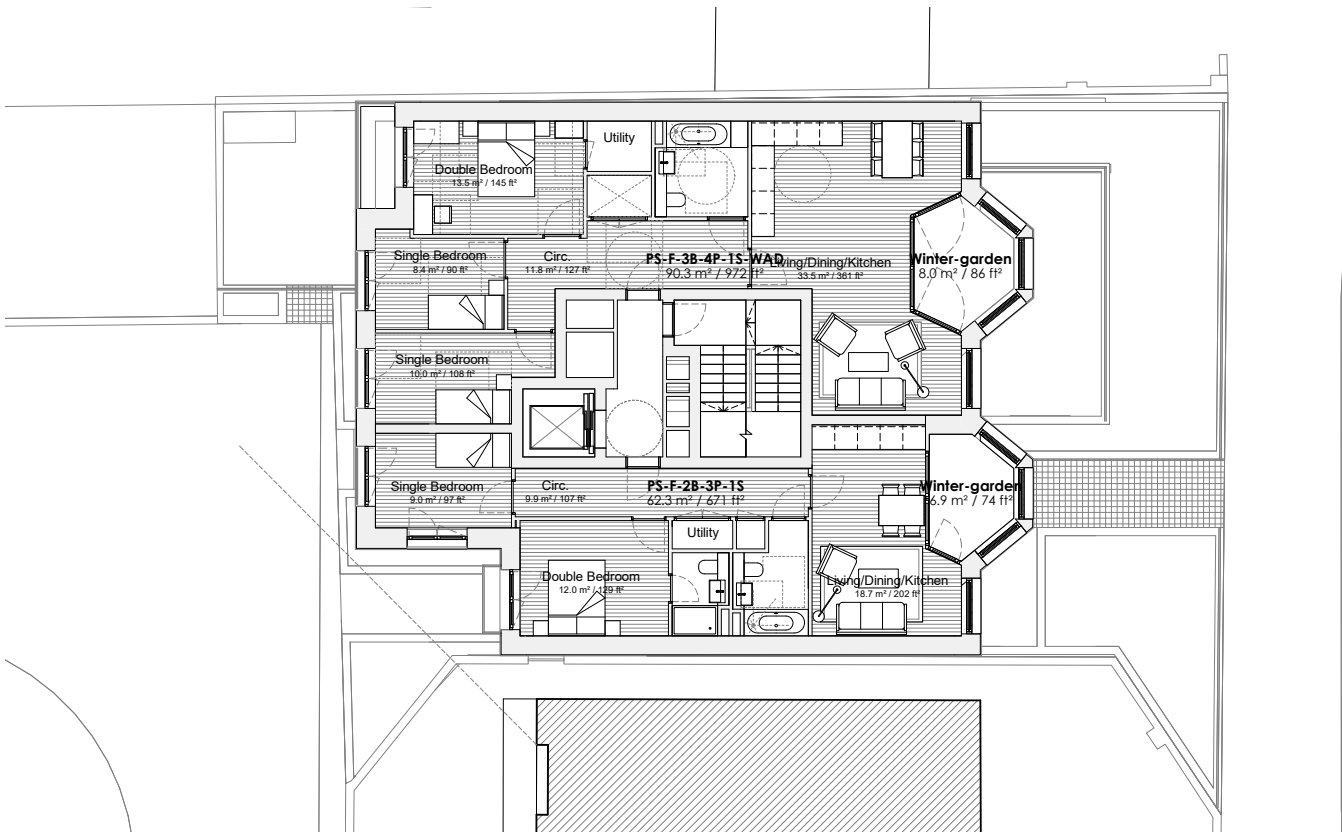


Above: Ground Floor Plan

6.3 First Floor Plan

The first floor contains a 3-bedroom wheelchair adaptable and a 2-bedroom apartment, both featuring front facing wintergardens and rear balconies.

The plan follows the same principles as the typical floor with adjustments to the wheelchair unit to address compliance with Part M4(3).

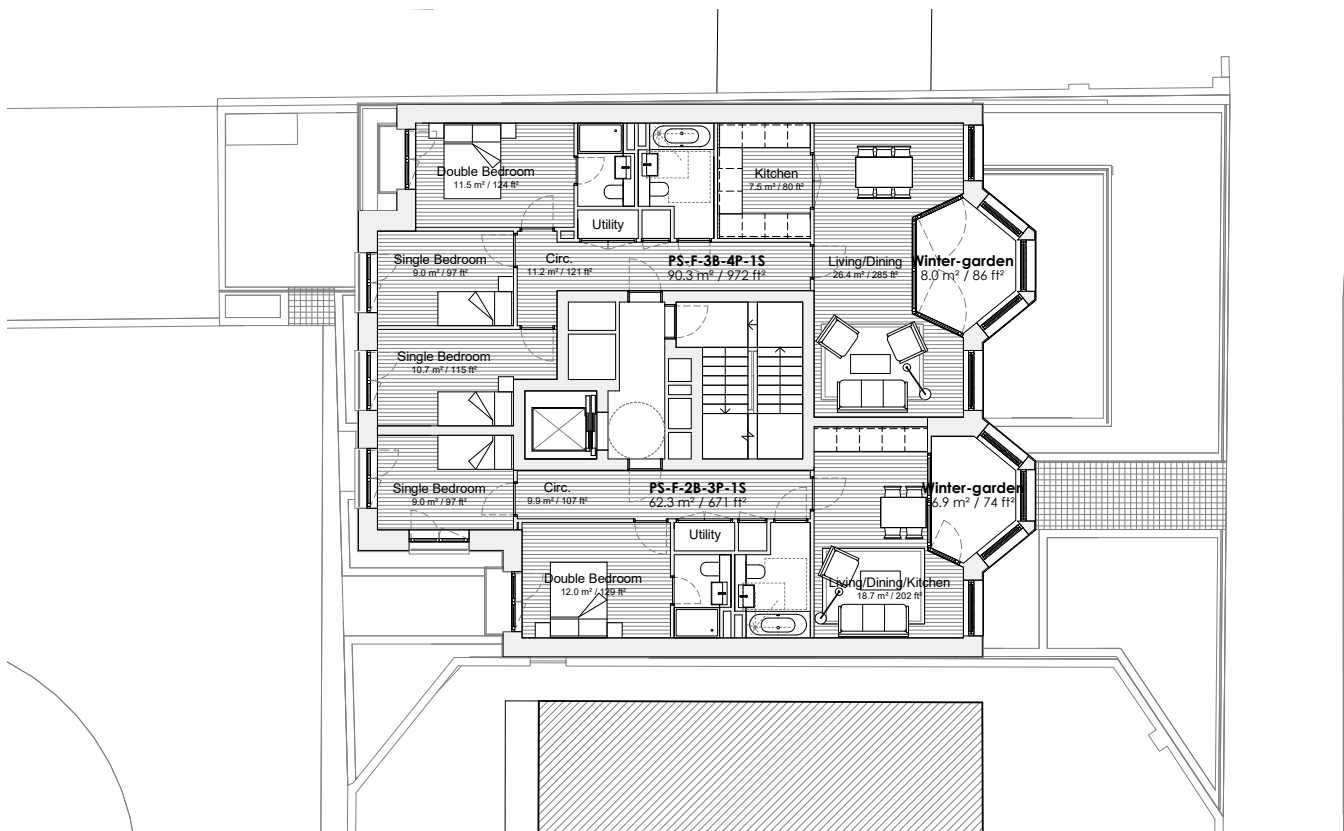


Above: First Floor Plan

6.4 Typical Floor Plan

The typical floor contains a 3-bedroom and a 2-bedroom apartment, both featuring front facing wintergardens and rear balconies.

The rear facade has been formed to minimise the obstruction of light and views from the neighbouring property.

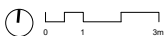
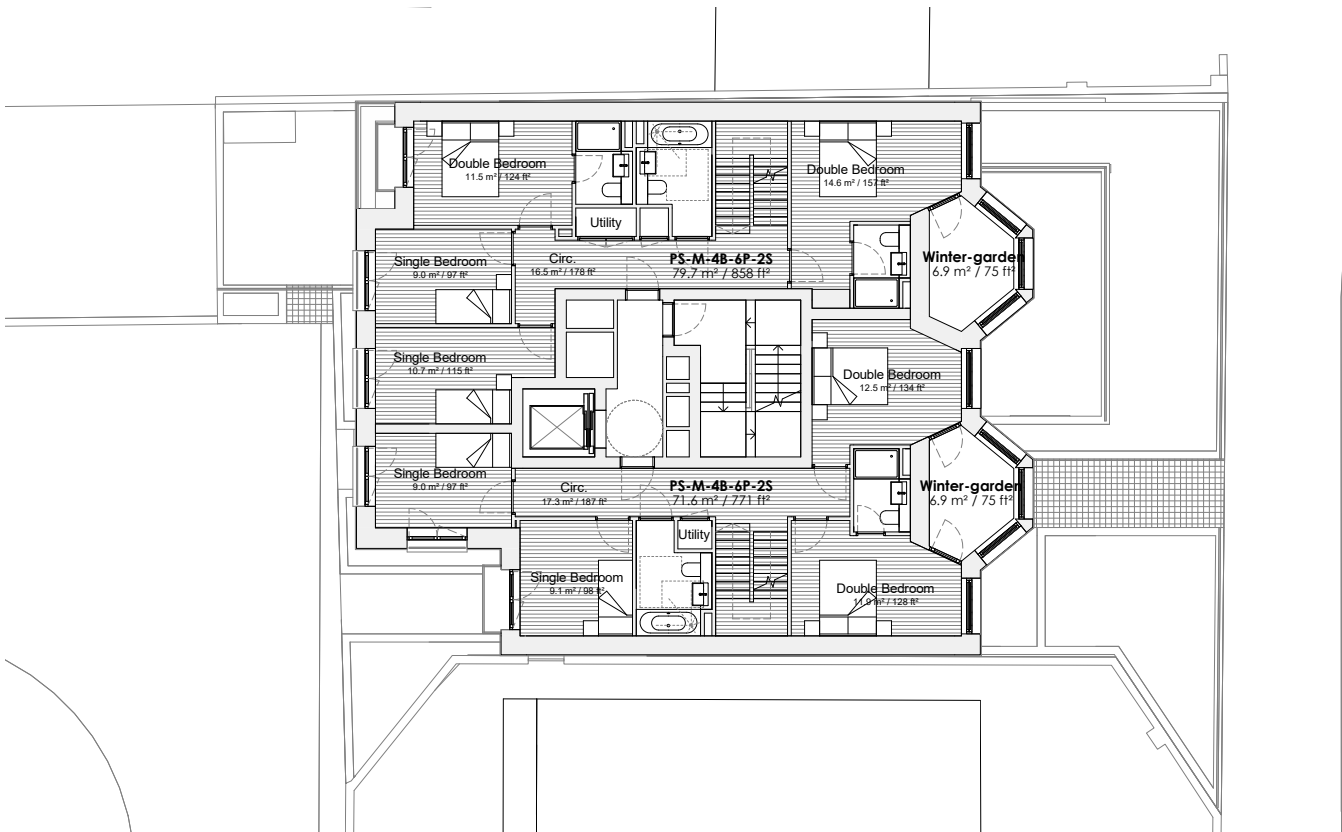


Above: Second to Third Floor Plan

6.5 Fourth Floor

The fourth floor comprises the entrance floors for 2no. 4-bedroom maisonette apartments, both featuring front facing wintergardens and rear Juliette balconies.

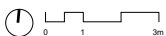
The rear facade has been formed to minimise the obstruction of light and views from the neighbouring property.



Above: Fourth Floor Plan

6.6 Fifth Floor

The fifth floor features the upper floors for 2no. 4-bedroom maisonette apartments. The building is set back at the top floor allowing both apartments to have front facing small terraces and larger rear terraces.



Above: Fifth Floor Plan

7.0 Landscaping

7.6.1 Landscape

Note: This section should be read in conjunction with the Planning Statement prepared by Indigo.

Soft Landscape and Screening

Amenity spaces will be planted with a variety of shrubs and herbaceous plants stimulating the senses through colour, smell and touch. A planted garden in front of the building provides screening and privacy to the ground floor and basement rooms. A mixture of ornamental grasses and perennials could be combined with low height shrubs to provide a low maintenance, varied and robust planting strategy that provides both visual amenity and ecological benefit. Raised kerbs provide a protective edge to the planting while allowing sufficient substrate for more substantial planning

and feature trees. The detailed planting specification will take into consideration maintenance, including watering and pruning, to ensure a high quality landscape that looks attractive all year.

Tree Planting

The front garden would contain 2 trees aiming to re-establish the tree line that stops south of the site.

Opposite: External planting as building foreground, St John's Wook Park

