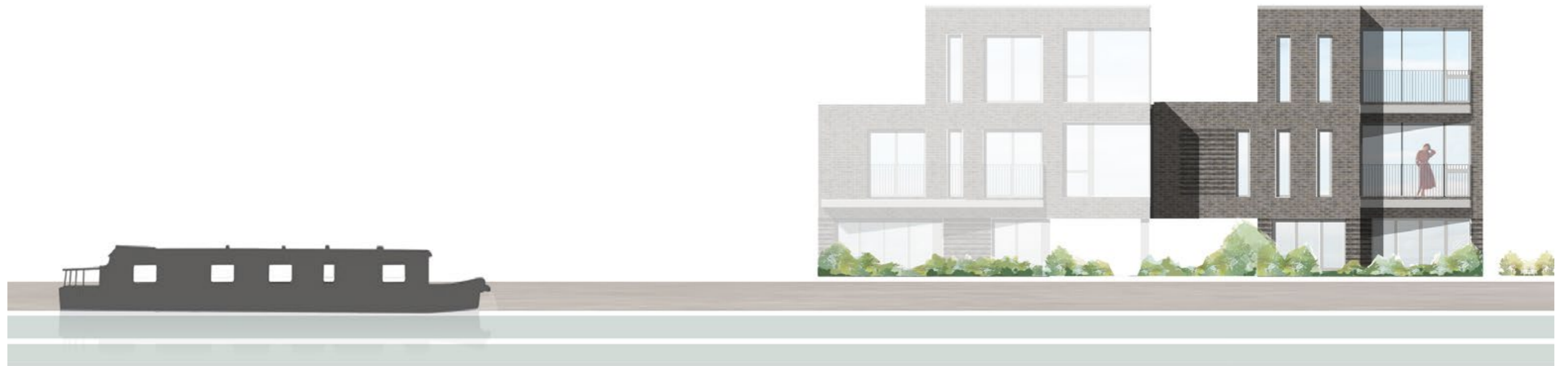


# HERITAGE, DESIGN AND ACCESS STATEMENT

18-20 ST PANCRAS WAY, LONDON, NW1 0QG

FULL PLANNING PERMISSION FOR A NEW THREE BEDROOM FAMILY HOME, THE  
DEMOLITION OF A VACANT SUB-STATION, REMOVAL OF EXTERNAL STAIRCASE,  
AND ASSOCIATED EXTERNAL IMPROVEMENTS TO THE REAR ELEVATION OF NO.  
18-20 ST PANCRAS WAY, INCLUDING PRIVATE BALCONIES TO REPLACE THE  
EXISTING WALKWAYS



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# 1. INTRODUCTION

This statement is submitted to accompany the application for Full Planning Consent for a new three bedroom dwelling, known as 18B, located behind 18-20 St Pancras Way. The proposal also includes the demolition of the vacant sub-station and removal of the external staircase. Associated improvements at the rear of the building will include re-modelling the parking courtyard, upgrading the fenestration, and replacing the external walkways with private balconies.

The statement has been composed in line with the CABE guidance document, 'Design and Access Statements: How to write, read and use them.' The statement will consider the impact of the proposed works and their immediate environment.

The proposal has been prepared in response to our clients brief and both the local and national guidelines and policies, respecting the social, economic and environmental needs of the site and the wider context. This document should be viewed alongside the drawings as listed below:

- 1730-OS.01
- 1730-EXISTING
- 1730-PROPOSED



EXISTING BUILDING  
18-20 ST PANCRAS WAY

APPLICATION SITE  
BOUNDARY

APPROVED HOUSE REF.  
2015/3163/P

1



EXISTING BUILDING  
18-20 ST PANCRAS WAY

2

- 1 | Google Maps 3D Canal View
- 2 | Google Maps 3D St Pancras Way View



## 2. LOCATION

18–20 St Pancras Way is in the London Borough of Camden, within walking distance from the popular Camden High Street and London St Pancras International Station, making it an ideal city location.

The property is sandwiched between a one way road along St Pancras Way, and The Regents Canal. The application site is behind the existing building, away from the main road, benefiting from its location fronting onto the canal.

The neighbouring properties either side the site are predominantly residential flats ranging from five to six storeys, positioned close to the canal edge as pictured to the left. Beyond this, the building typology is largely modern, ranging in styles, heights, with varying uses that includes office, light industry and residential flats.

Across the canal, and opposite the application site, The Regents Canal Tow-path is flanked by a tall retaining brick wall. Beyond this is a residential development known as Ploughman's Close, consisting of two storey, pitched roof, semi detached properties.



1

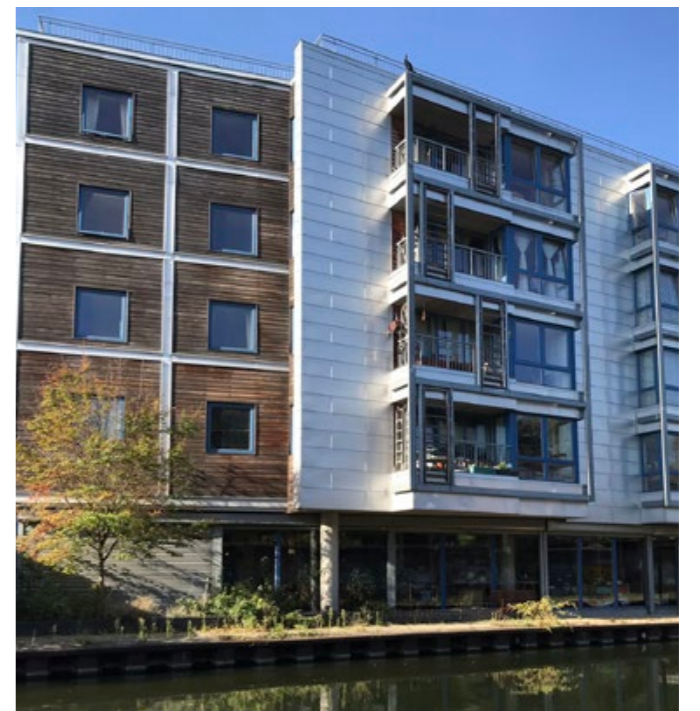


2

1, 2 | Views of the application site, from across the canal, along The Regents Canal Tow-path



## 2.1 LOCATION PHOTOGRAPHY



1-4| Photos along St Pancras Way surrounding the site  
5-8| Photos along The Regents Canal surrounding the site



## 2.2 CONSERVATION

18-20 St Pancras Way is not listed; however, the site does sit in close proximity to a conservation area, because of its location next to The Regents Canal.

*The Regent's Canal Conservation Area Appraisal and Management Strategy* refers to the character of the canal as being mostly hidden, as the townscape turns its back on it. Its historical use means much of the ground floors of buildings flanking the canal are often brick, adding to the sense of enclosure; important to the character of the canal.

The document also recognises *'the change of use of the canal from industrial to leisure. This is reflected in new approaches to the treatment of the canal edge, which can be accommodated without necessarily losing the industrial quality of the area.'*

More specifically the site is located between Gray Inn Bridge and Oblique Bridge along the Canal, referred to as Sub Area 2. The Conservation Area Appraisal describes the area as having an isolated feel, being the longest stretch without an access point. The buildings that flank onto the canal on the south western side are described as *'largely undistinguished, and some, have particularly poor relationships to the canal'*

Regent's Canal Conservation Area Appraisal and Management Strategy Adopted 11 September 2008

### NATURE CONSERVATION

The Regents canal is also classified as a Public Space, and a site of Nature Conservation interest, as well as providing a link to other open spaces. Planting along the canal generally is informal, and often within narrow strips to soften the edge of the canal and contrast with the hard edge formed by various retaining walls; while also providing habitats for wildlife.

Regent's Canal Conservation Area Appraisal and Management Strategy Adopted 11 September 2008

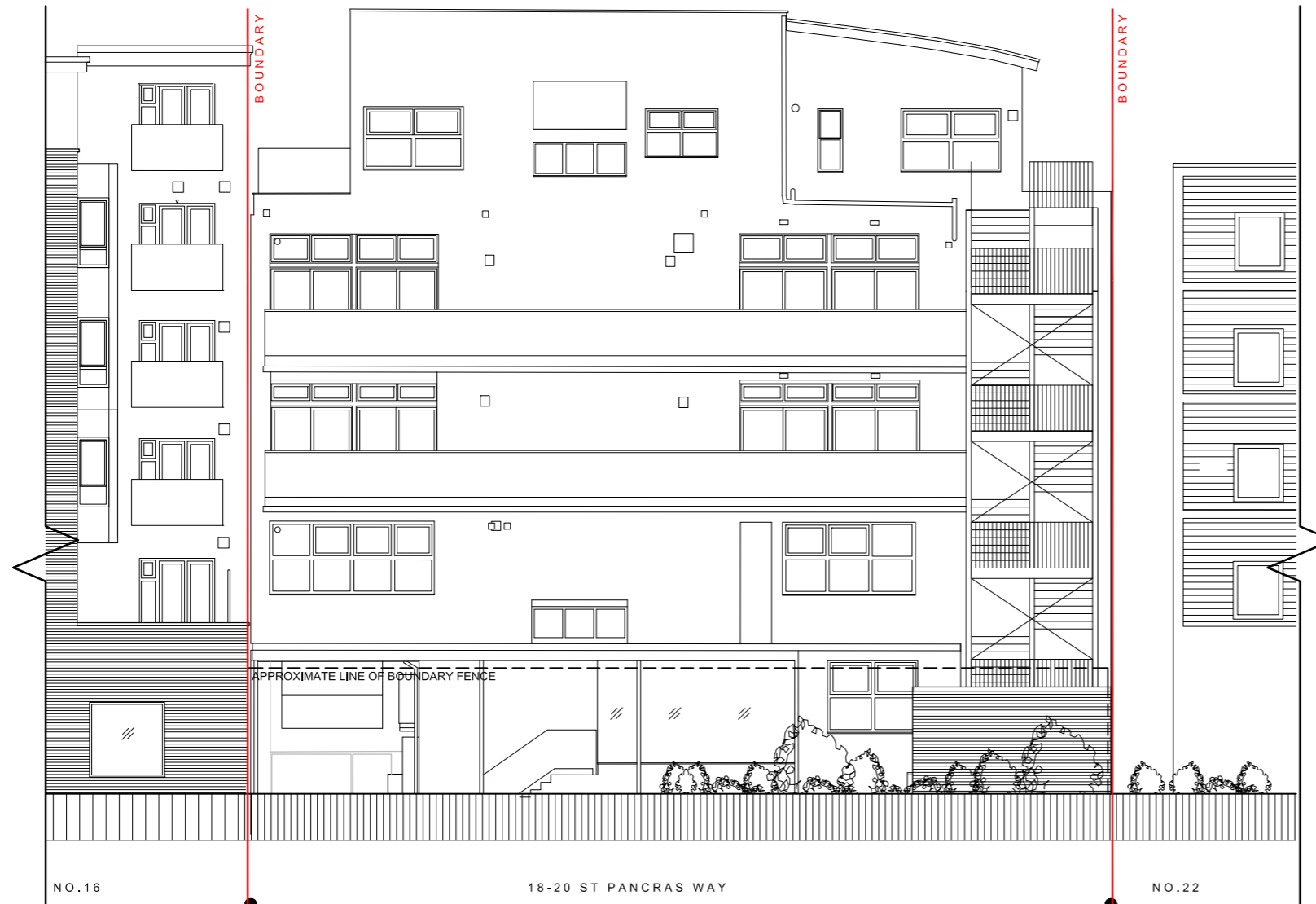
Our proposal has taken the above into consideration when carrying out the design process, as will be discussed below.

1 | View from public tow-path from Oblique bridge looking down the canal towards the site.



1

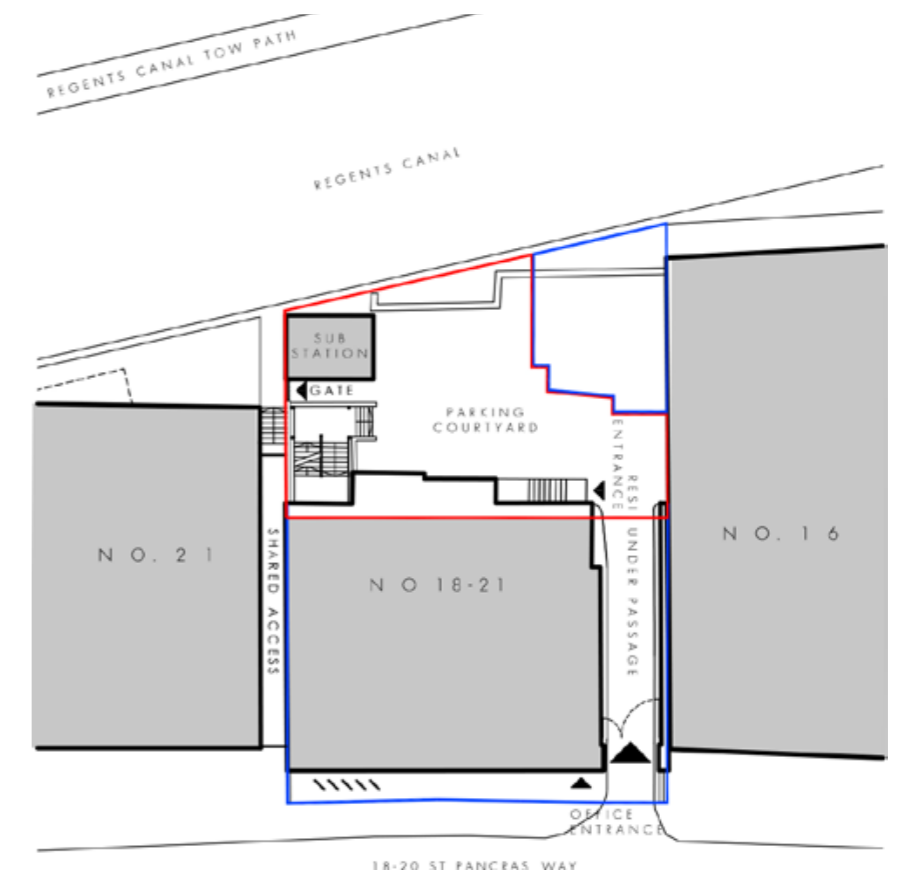
### 3. EXISTING



Unlike most of the buildings along this stretch of the canal, No. 18-20 is set back from the canal edge. The main building is mixed use. Commercial occupies the lower and upper ground floors, and is accessed directly off of St Pancras Way; with a secondary exit at the rear of the building out to the parking courtyard. The upper four floors provide ten residential flats, ranging from one, two and three beds. The residential entrance is accessed at the rear of the building from the parking courtyard. A single internal staircase and lift core services all the flats.

The space at the rear of the building is a large expanse of tarmac that slopes up to the canal edge, and provides an informal parking court used by commercial tenants. The area also houses a vacant sub-station, communal bins, and an oversized external staircase that links into external walkways on the second and third floors, that run the entire width of the building. The staircase provides access up to the roof of the third floor. Both the walkways and external staircase forms a second means of escape for fire.

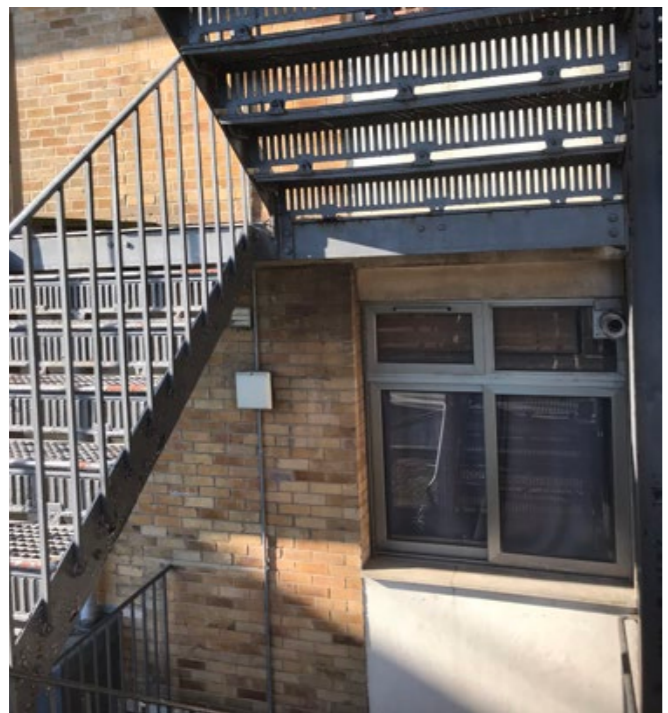
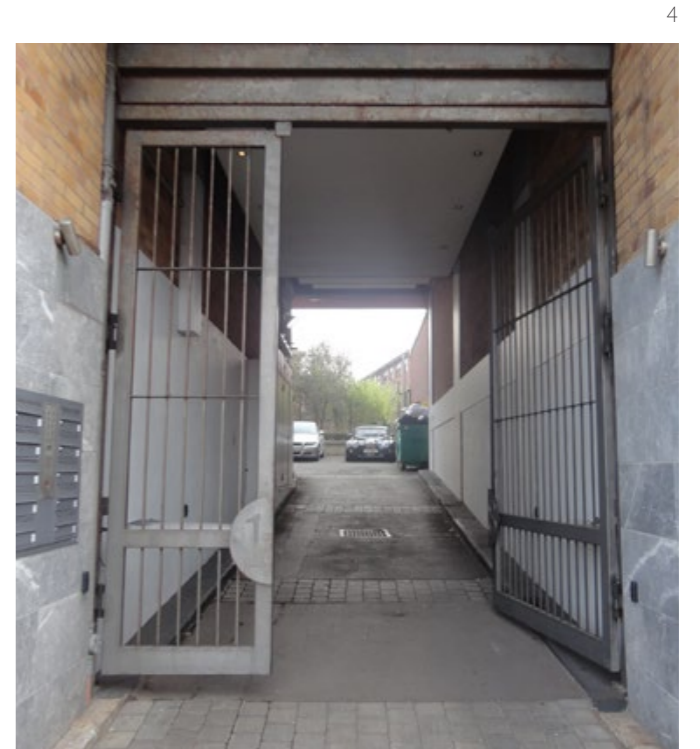
The Canal and River Trust acknowledged a poor relationship between the site and the canal, with the tall wire fence and minimal planting zone.



1 | Existing Canal Elevation  
2 | Site Plan NOT TO SCALE



### 3.1 SITE PHOTOGRAPHY



1-4| Site photos taken in 2016  
5-8| Current site photos taken in 2018



### 3.2 CURRENT APPROVED

In 2016 we received planning permission to develop the rear parking court to create a single three storey, three bedroom family home. The proposal also included a first floor rear extension to the existing building, to Flat 01.

FOR THE PURPOSE OF THIS APPLICATION WE HAVE IDENTIFIED THE PREVIOUSLY APPROVED HOUSE AS 18A.

Works began on site in September 2017 to construct the house and associated works to the existing building.

We have been fortunate to have been involved in not only receiving planning permission for this development, but also to oversee it on site. This has informed our approach and design proposal for this application, to ensure that both the approved and proposed, read as a coherent scheme on the site



### 3.3 PLANNING HISTORY

**2015/3163/P:** Planning permission was granted on the 19th February 2016 for the following:

*'Erection of three bedroom residential dwelling at upper ground floor level at the rear, including extension to Flat 1 at first floor level at rear of No. 18 -20 St Pancras Way'*

**2018/1850/P:** A minor amendment application was made relating to the approved application above. This was approved on the 31st May 2018. The amendments included the following:

*'Enlargement of approved first floor terrace, alterations to fenestration on the north and east elevations and replacement of timber cladding at ground floor level with brick, all as non-material amendments to planning permission 2015/3163/P'*

(As pictured to the left)

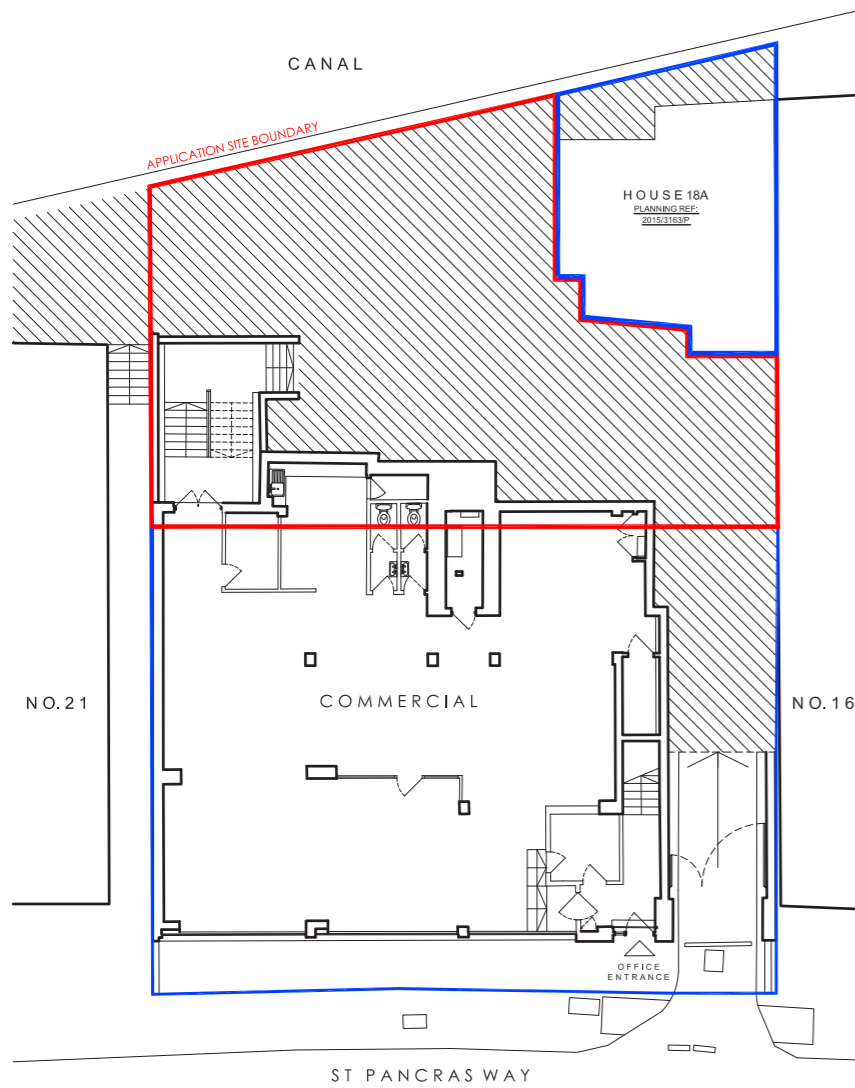
1

**2018/2960/P:** A second amendment has been submitted to Camden Council requesting a variation of Condition 3 (approved plans) of 2015/3163/P. This application relates to a proposed terrace to the second floor of the proposed house. The application was submitted in June and is currently undecided as of September 2018

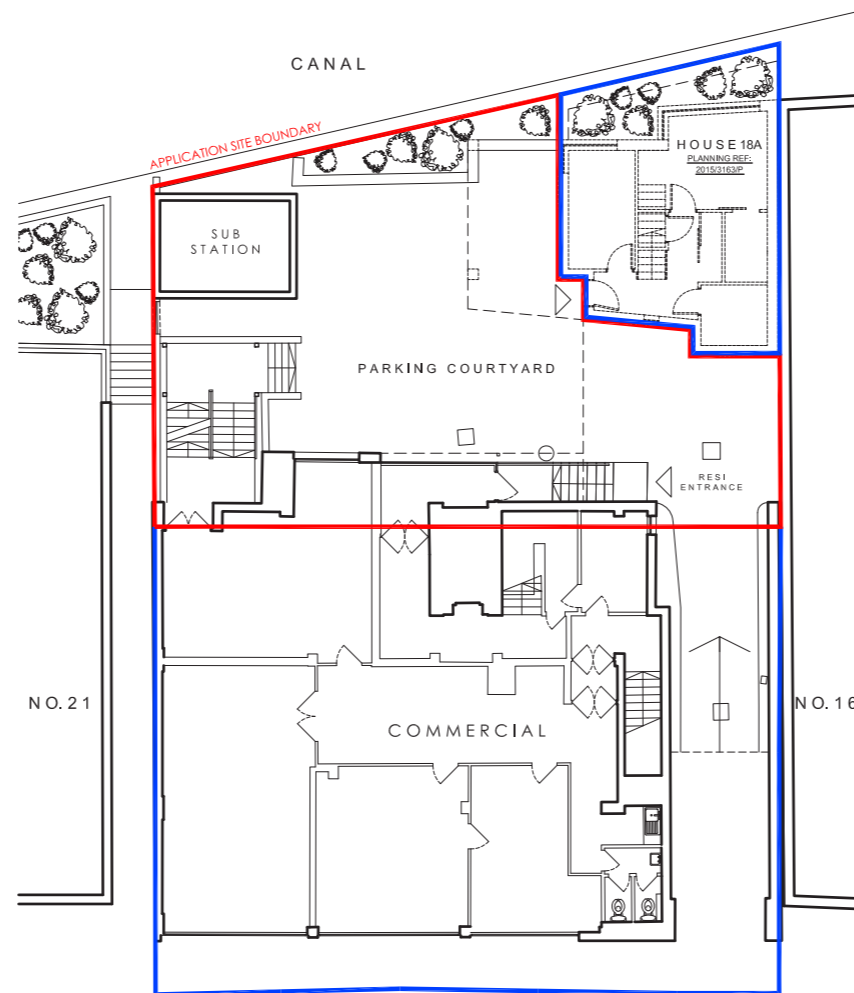
1 | Approved Canal Elevation (Ref. 2018/1850/P)  
2 | Approved Section (Ref. 2018/1850/P)



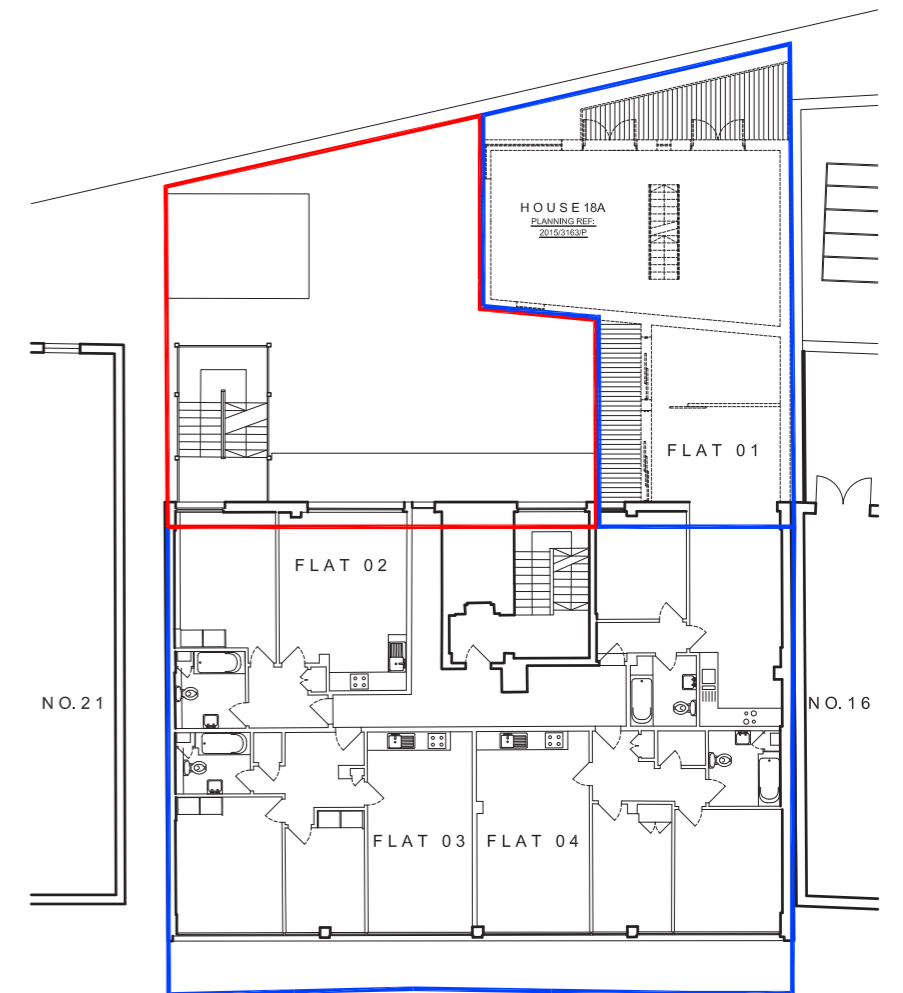
### 3.4 CURRENT APPROVED PLANS



1



2



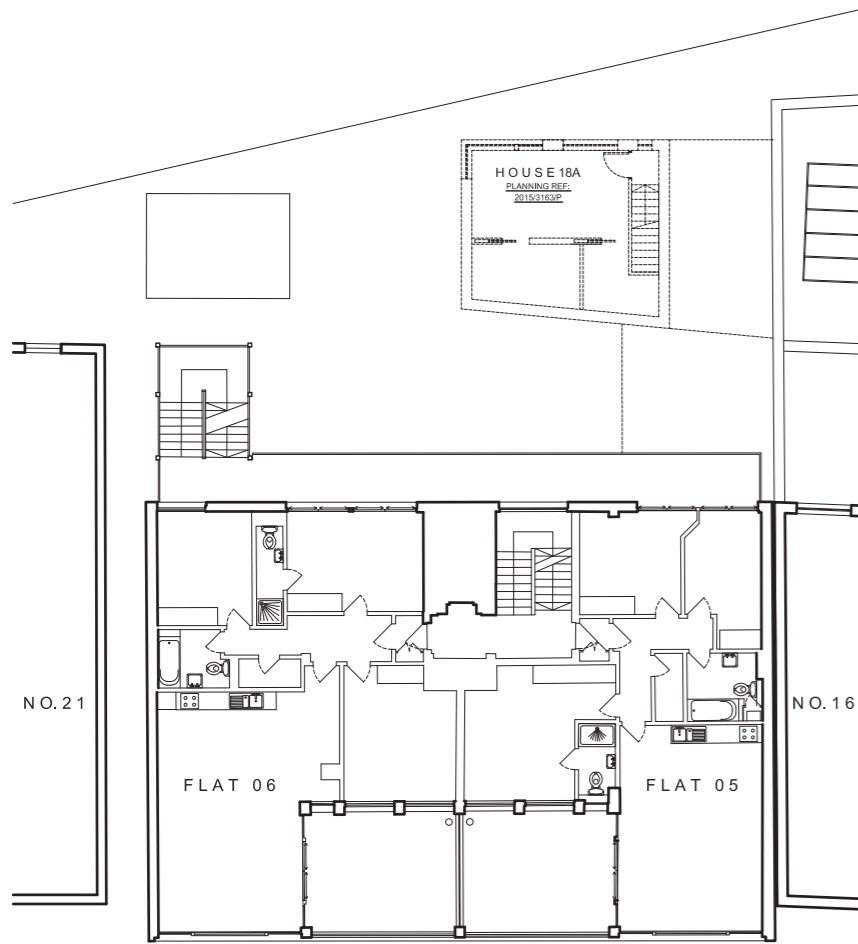
3

- 1 | Current approved lower ground floor plan
- 2 | Current approved upper ground floor plan
- 3 | Current approved first floor plan

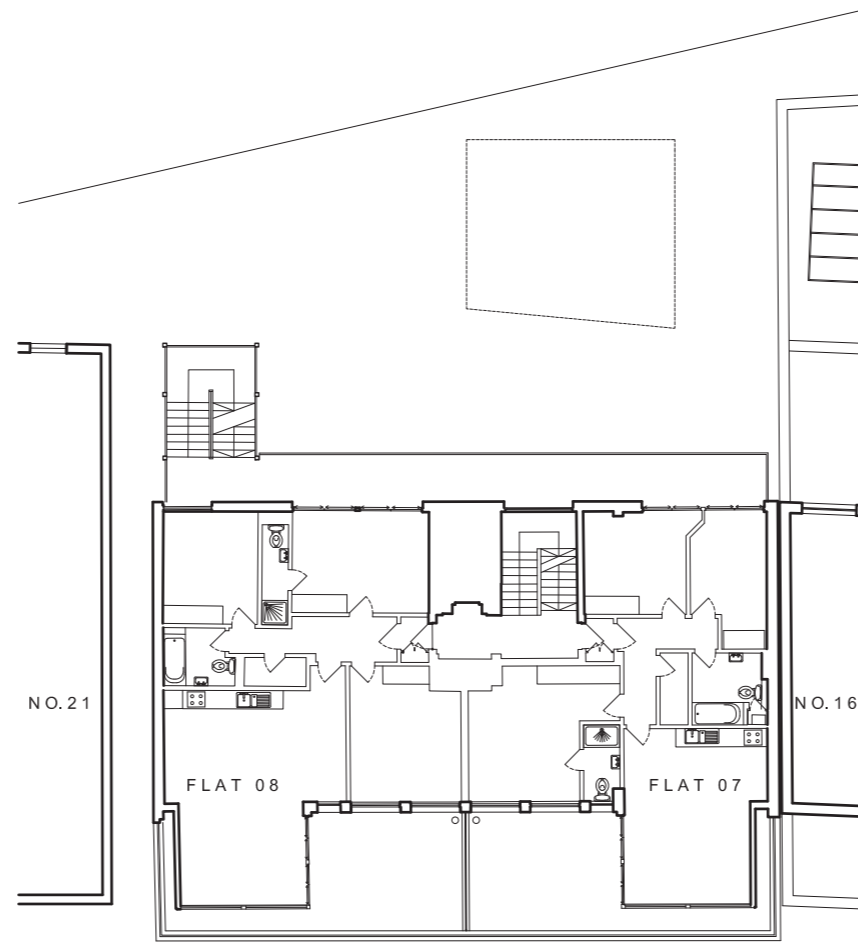




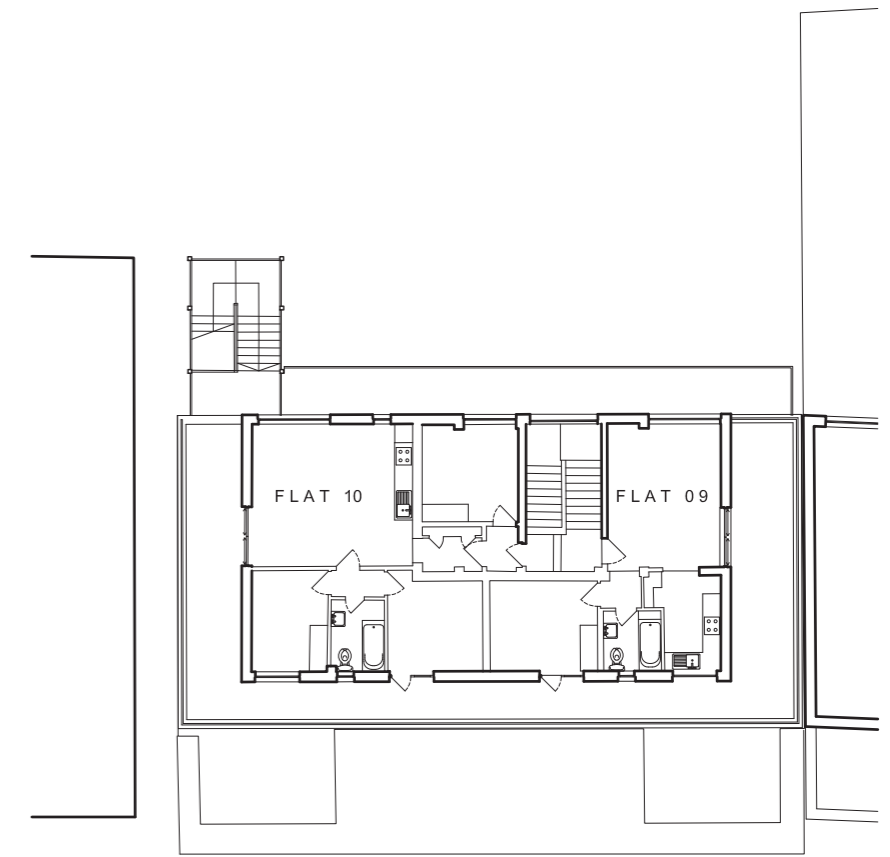
3.4 CURRENT APPROVED PLANS CONTINUED



1



2



3

- 1 | Current approved second floor plan
- 2 | Current approved third floor plan
- 3 | Current approved fourth floor plan





## 4. PROPOSAL



This application seeks permission for a new build, three bedroom, five persons dwelling, forming a second family home on the site, known as 18B. This will create a mews style environment at the rear of No. 18-20 St Pancras Way. The proposed house will form a modest, bright and open plan home, overlooking The Regents Canal.

To create the new house the existing vacant sub-station will be demolished and the large external staircase and walkways, which serves as a means of escape, will be removed.

New private balconies will replace the external walkways to the associated flats in the existing building. This will omit current security and privacy issues where by any unwanted persons in found in the rear courtyard can access the staircase and external walkways that run in front of the flats. The fenestration to the existing buildings rear elevation will be upgraded to provide access to the new balconies on the rear elevation. This will allow for more natural light to enter into these flats, and will also greatly improve outlook, with views over the canal. A larger terrace has been proposed for the Flat 2, a one bed unit at first floor level; where the outlook has been compromised by the creation of the house. In addition to this the cill heights will be dropped, and windows upgraded to allow more natural light to enter the flat, with views out over the communal courtyard.

The proposal also includes re-modelling the existing parking courtyard with planting, lighting and paving sets to establish a safe and welcoming residential entrance for all residents on the site.

### MEANS OF ESCAPE

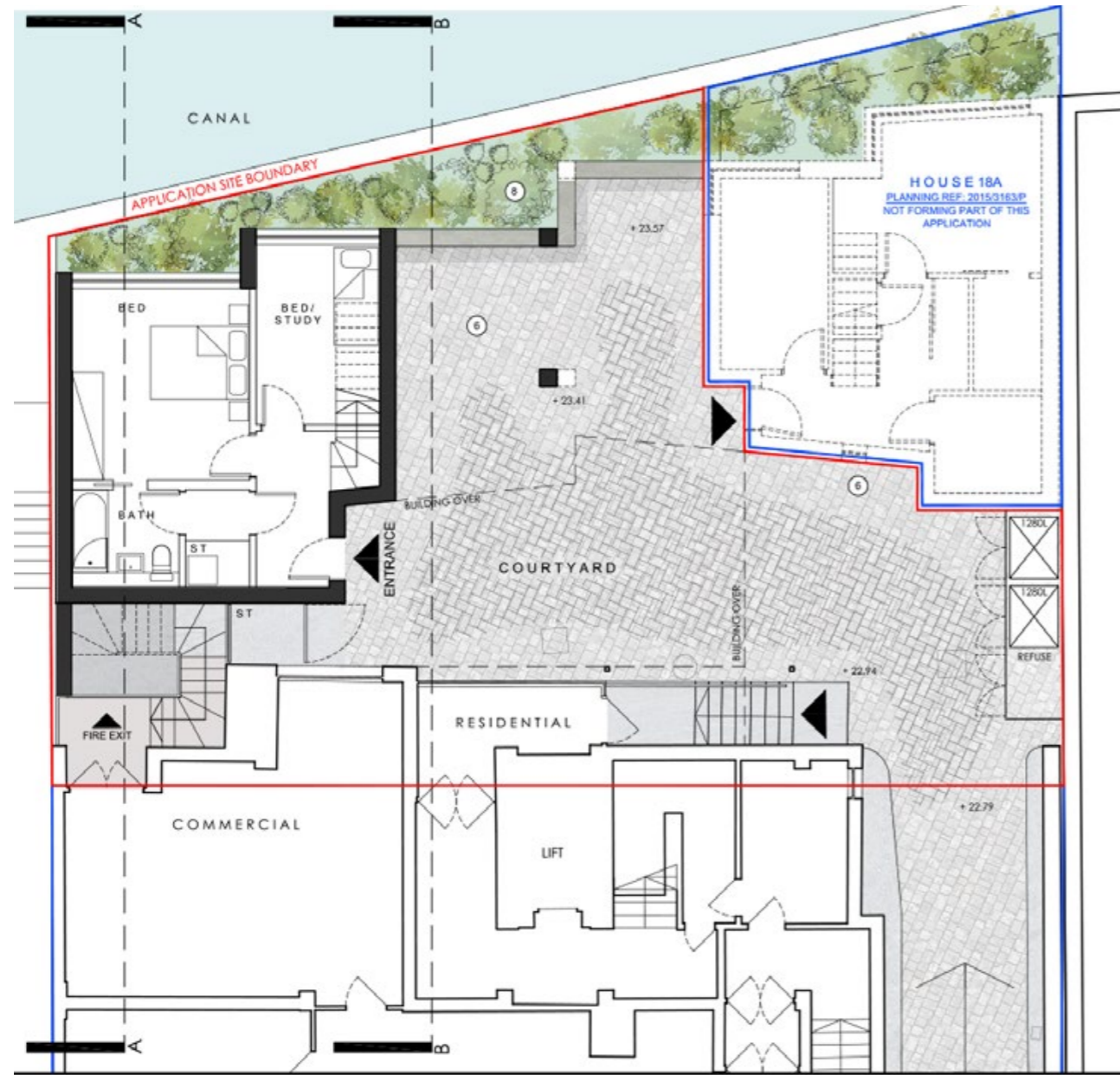
The external staircase and walkways at the rear of the building provide a means of escape for residents. In order to remove this the internal stair-core will be upgraded with a mechanical ventilation system. This will ensure a safe means of escape; all in accordance with the Building Regulations.

The means of escape servicing the commercial (located at the rear of the building) will also be re-configured to terminate onto the shared access passage between No. 18-20 and No.21.

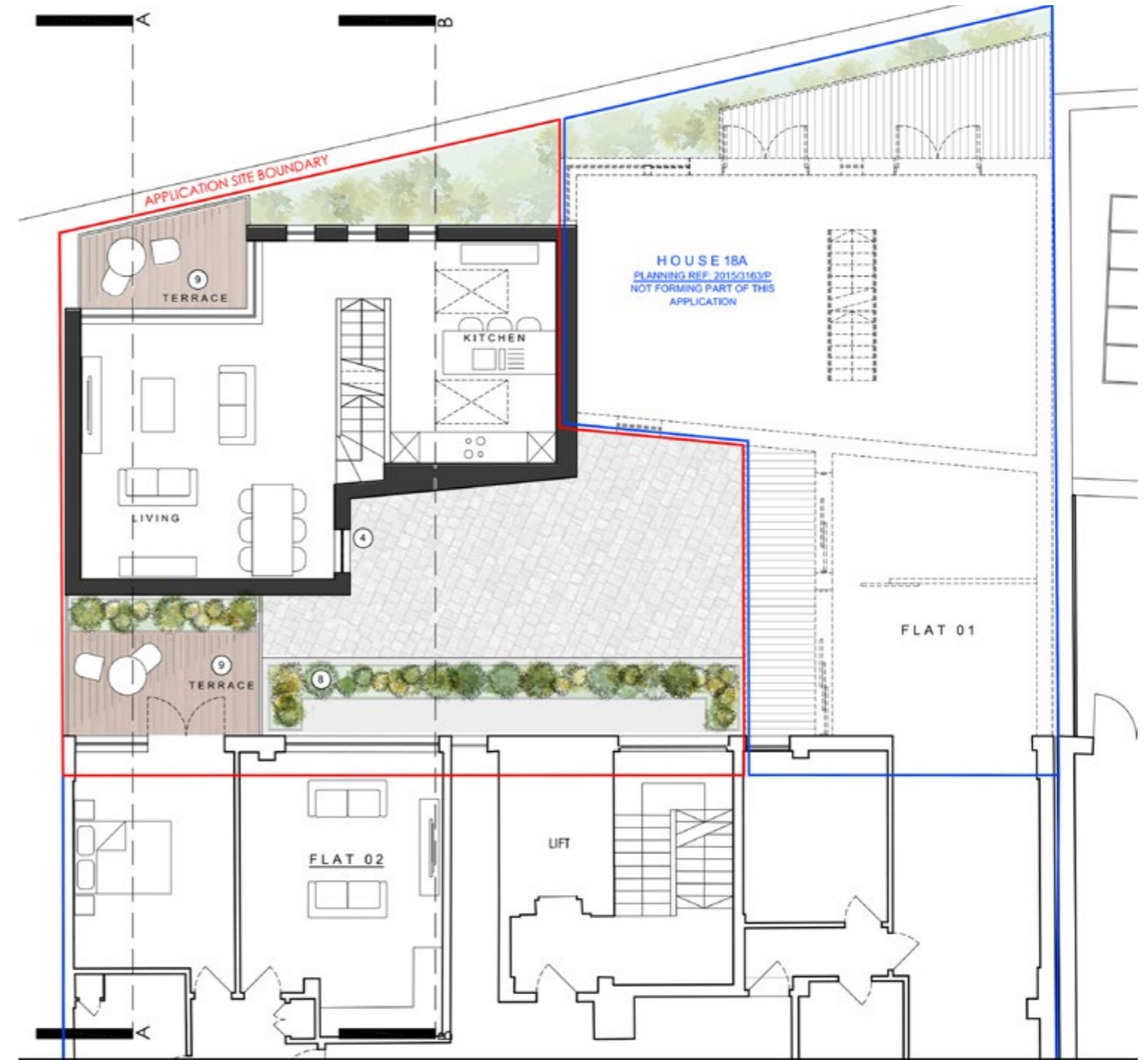
1

1 | Proposed canal elevation

# 4.1 PROPOSED PLANS



1



2

- 1 | Proposed upper ground floor plan
- 2 | Proposed first floor plan

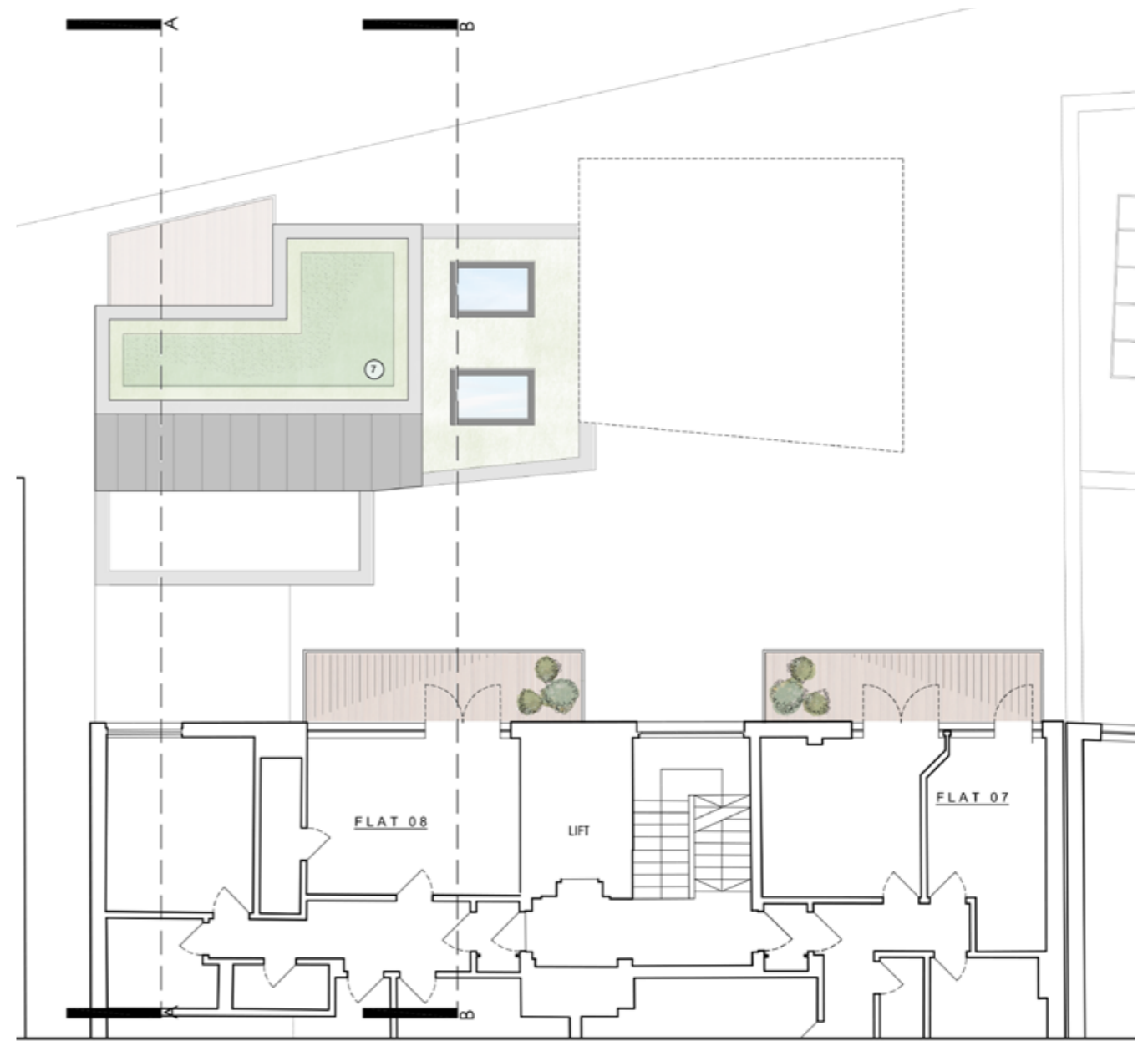




4.1 PROPOSED PLANS CONTINUED



1



2

1 | Proposed second floor plan  
2 | Proposed third floor plan



## 5. DESIGN PROPOSAL

### 5.1 AMOUNT

The proposed house will provide an area of 115sqm, split over three floors. The proposed house, known as 18B, will exceed the London Plan standards in terms of the following:

- Total floor area
- Bedroom Size
- Private amenity
- Living accommodation

Please see tables below:

TOTAL FLOOR AREA					
Bed	People	Storey	Total Area (m <sup>2</sup> )	London Plan min. Area (m <sup>2</sup> )	Exceeds London Plan standard?
3	5	3	115.8	99	YES

BEDROOM AREA						
Bed	People	Bed 1 (m <sup>2</sup> )	Bed 2 (m <sup>2</sup> )	Bed 3 (m <sup>2</sup> )	London Plan min. Area (m <sup>2</sup> )	Exceeds London Plan standard?
3	5	16.2	14.2	9.3	d-11.5, s-7.5	YES

PRIVATE AMENITY				
Bed	People	Private Amenity (m <sup>2</sup> )	London Plan min. Area (m <sup>2</sup> )	Exceeds London Plan standard?
3	5	13	9	YES

LIVING SPACE				
Bed	People	Living Area Space (m <sup>2</sup> )	London Plan min. Area (m <sup>2</sup> )	Exceeds London Plan standard?
3	5	50	29	YES



## 5. DESIGN PROPOSAL CONTINUED

### 5.2 LAYOUT

The layout of the proposed house is identical to the approved house 18A. It has been designed to maximise the sites assets in terms of its location on the canal, and the topography of the site.

Ground floor level is part submerged, and provides sleeping accommodation for three persons, split between a generous double bed, and single bed; with shared bathroom and utility store. The staircase enters the first floor centrally with a large open plan living and dining, and separate kitchen dinner. Large glazed windows and sliding doors provide access to the terrace overlooking the canal. A master bedroom suite is positioned on the top floor of the house, also benefiting from large glazed openings onto a terrace.

All the habitable rooms are orientated away from the existing building and main road to provide bright and quiet living accommodation, with unique London views overlooking the canal. Each level boasts a generous floor to ceiling height of 2.6m to further add to the sense of the space.

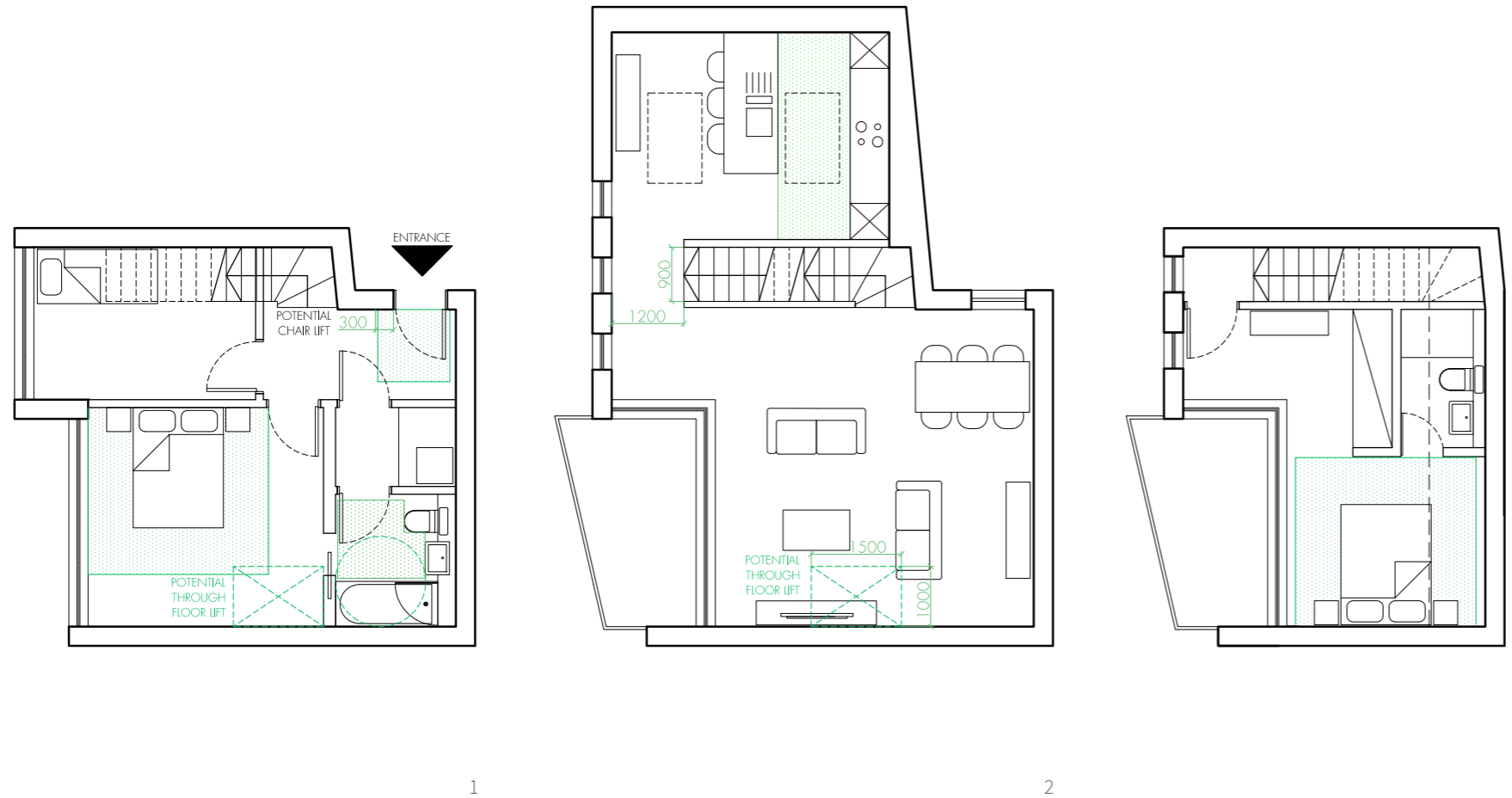
### 5.3 ACCESS

Access to the rear communal courtyard will be as existing, via a secure gated underpass off of St Pancras Way. The proposed house will be accessed directly from the shared courtyard with its own front door. Access to the approved house (18A) and the flats to the existing building will remain unchanged, but will improve in its appearance as disused below.

As illustrated to the left the proposed layout of the house meets M4(1) and M4(2) *Accessible and adaptable dwellings* in terms of the following:

- Well-lit entrance with level threshold at ground floor
- Accessible space requirements met for main bathroom and bedrooms
- Flexible open plan living accommodation
- Potential location for through floor lift where living accommodation is located on the first floor. Alternatively a chair lift can be installed on the staircase.
- WC facilities at entrance level

1 | Ground Floor accessibility plan  
 2 | First Floor accessibility plan  
 3 | Second Floor accessibility plan



## 5. DESIGN PROPOSAL CONTINUED

### 5.4 SCALE

The mass and scale of the proposed house has been carefully considered in the context of the surrounding buildings and the relationship with both the existing building and approved house (18A).

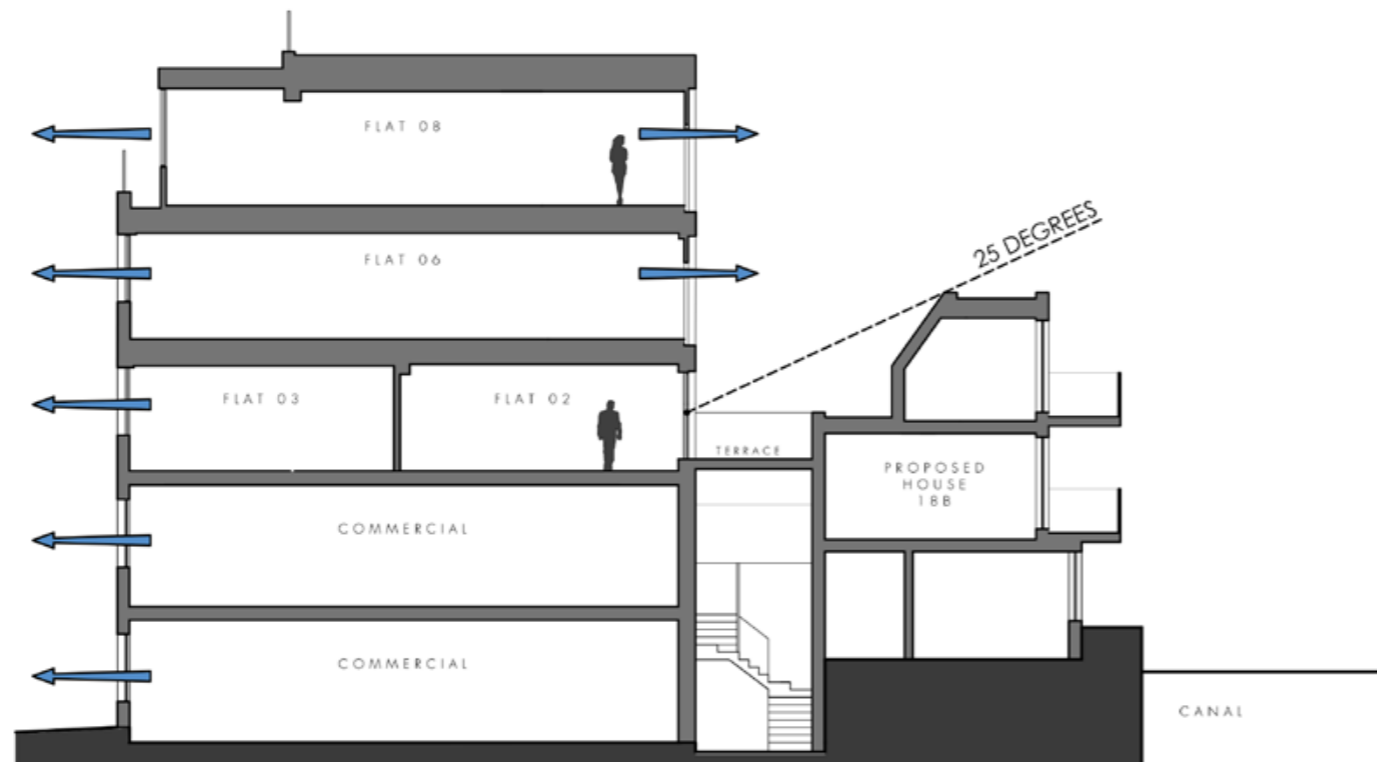
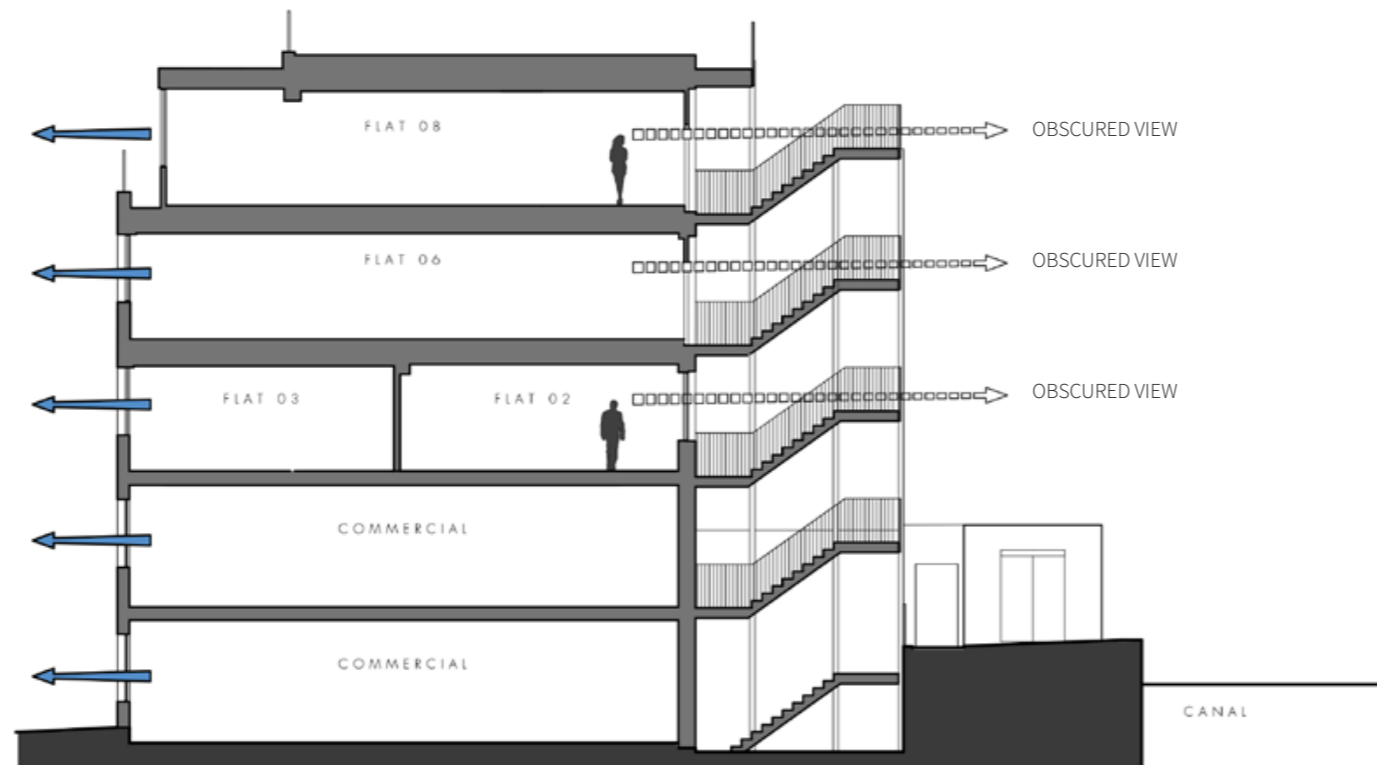
The form, scale and mass of the proposed house has been designed to not enclose onto the existing flats at No. 18-20, and to retain canal views where possible. However the outlook of Flat 2, a one bedroom unit, will have restricted views over the canal as a result of the proposed house. Because of this the house has been set back from the existing building at first floor level, to create much needed private amenity for Flat 2. Currently Flat 2 has no amenity space.

The proposed house has also incorporates a mansard style roof to the second floor. This maintains an acceptable level of natural light entering the bedroom to Flat 2. This is based on a maximum 25 degree angle taken from the centre of the window of a habitable room.

Along the canal elevation the overall scale and mass of the proposed house mirrors that of the approved house (18A). This allows for a building form that creates a cohesive frontage onto the canal.

In plan the proposed house follows the lines of the approved house, 18A, as it steps back from the canal edge. This allows for views down the canal to be maintained from neighbouring buildings, and 18A.

The varying setbacks and projections of the upper floors of the proposed house prevent fully enclosing the communal courtyard, and retaining views over the canal for residents were possible.



2

- 1 | Existing Section AA
- 2 | Proposed Section AA
- 3 | Existing views from Flat 02 bedroom windows

3



## 5. DESIGN PROPOSAL CONTINUED

### 5.5 OUTLOOK

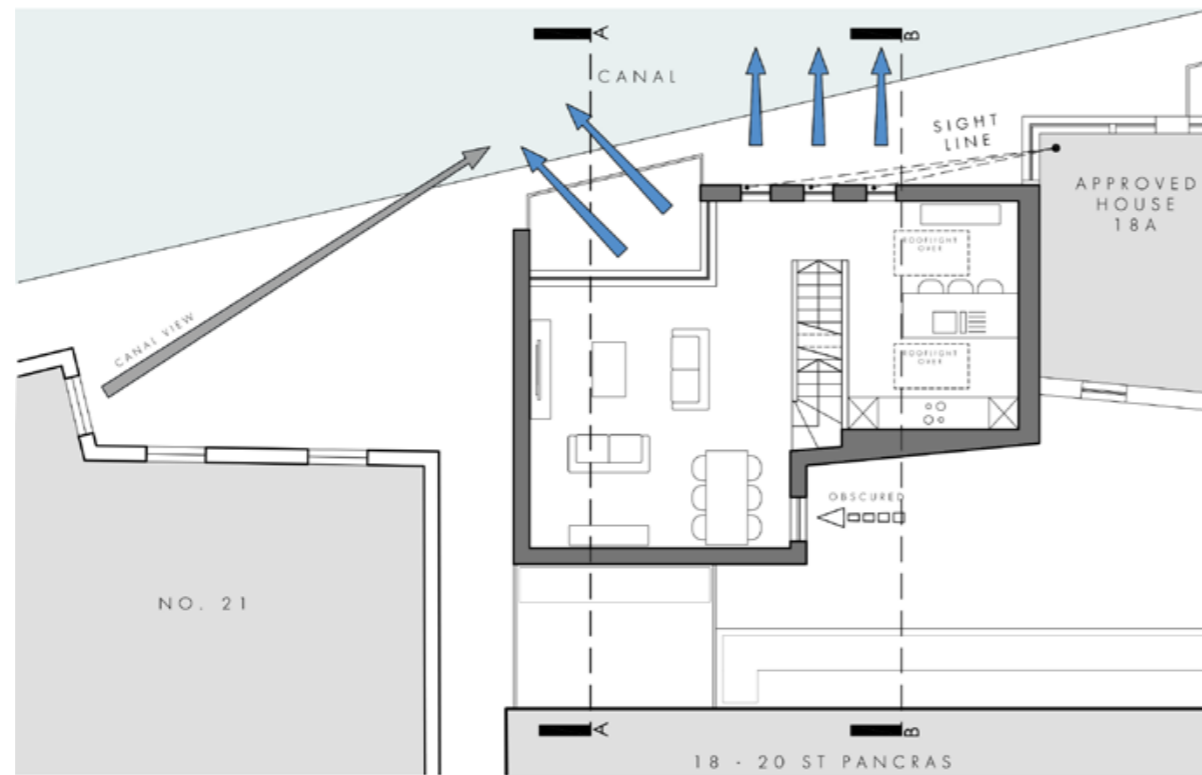
The current outlook from the existing flats at No. 18-20 overlooking the canal is restricted by the projecting external walkways and staircase that runs the full height of the building.

The existing balustrade is a combination of railings and a thin mesh, further obscuring the views, as well as overshadowing the flats below. The bedrooms windows to Flat 2, 6, and 8 are enclosed upon by the external staircase, not only restricting outlook, but causing privacy and security issues as pictured above.

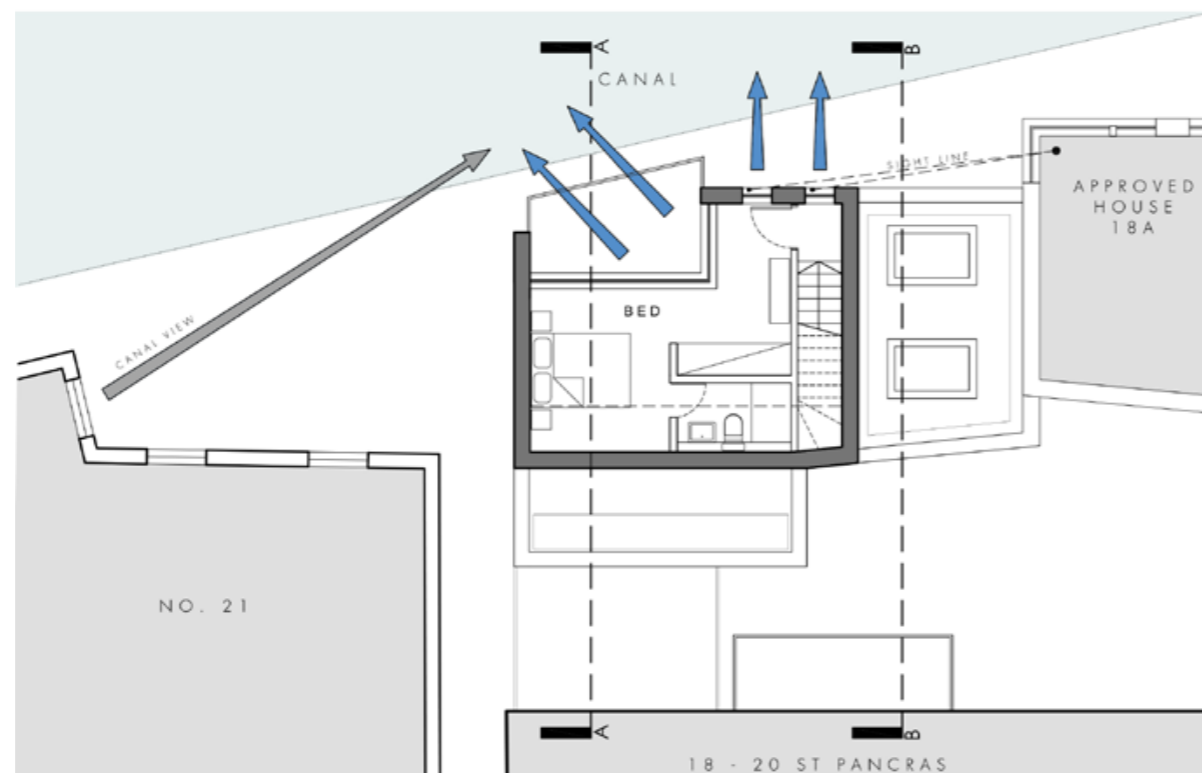
Our proposal includes the removal of the external staircase and associated walkways. This will vastly improve the outlook for all the flats within the existing building overlooking the canal, particularly those flats that are positioned directly behind the external staircase. Upgrading the windows and incorporating french doors to access the proposed balconies will provide valuable amenity space overlooking the canal, maximising outlook and natural light entering the flats.

Fenestration to the proposed house has been carefully considered to provide:

- Appropriate outlook
- Good levels of natural light
- To maintain privacy
- Dual aspect



1



2

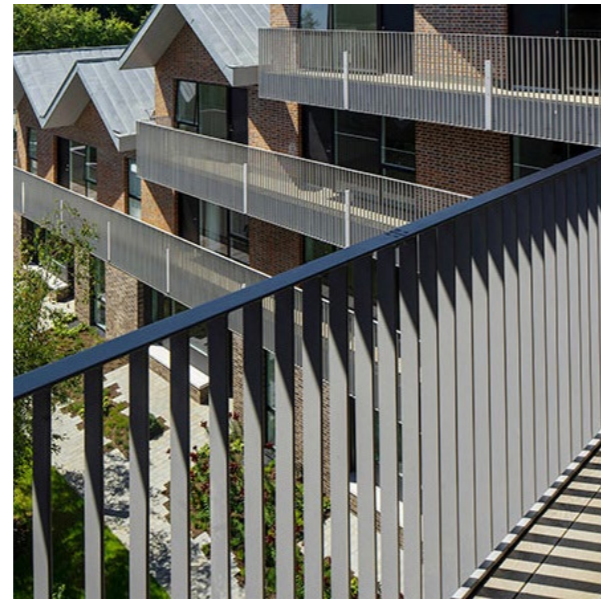
- 1 | Proposed first floor diagram showing outlook and overlooking  
 2 | Proposed second floor diagram showing outlook and overlooking



## 5. DESIGN PROPOSAL CONTINUED



1



2



3



4



5



6

### 5.6 APPEARANCE

The surrounding buildings range in style and materials, and present little precedent for our proposal. The proposed house will therefore replicate the material pallet and aesthetic of the approved house, 18A, which is contemporary in style, sitting quietly and sympathetically next to the canal and neighbouring properties; relying on good design detailing. By doing this we aim to unify the proposed house with the approved house (18A) to create an urban residential mews at the rear of the existing building.

The proposed house will replace the vacant sub-station, and fill the gap along the canal elevation, adding interest, and establishing a well-designed building to enhance the character and appearance of the conservation area. The canal elevation will further be improved with enriched planting along the full length of the site to soften the relationship between the proposed house and canal edge.

By removing the external staircase and walkways will also provide a cleaner aesthetic to the rear elevation of the existing building, No. 18-20, overlooking the canal. Balconies to each flat will replace the full length walkways, sized proportionately so not to clutter the rear elevation. It is believed this will create a positive relationship with the canal.

The proposal also includes remodelling the parking courtyard space to create a more welcoming residential entrance space for all residents on the site. The photos to left (Images 3 - 6) are some examples of urban external spaces Tasou Associates have been involved in, and provide a precedent for this scheme; discussed in detail below.

### 5.7 MATERIALS

The materials will match those used on the approved house, 18A. This consists of brickwork, brown in colour, with recessed stretcher course details. Large windows, carrying the proportions of the approved house 18A will complete a clean, contemporary design.

Metal railings will be used for external balustrades to the proposed house terraces, and the proposed balconies on the existing building; which will tie in the whole scheme. The use of metal railings will complement the industrial aesthetic of the area and the existing building.

1 | Alternating recessed brick courses

2 | Metal railings

3 | Private urban courtyard. St Johns Street, Clerkenwell. Tasou Associates

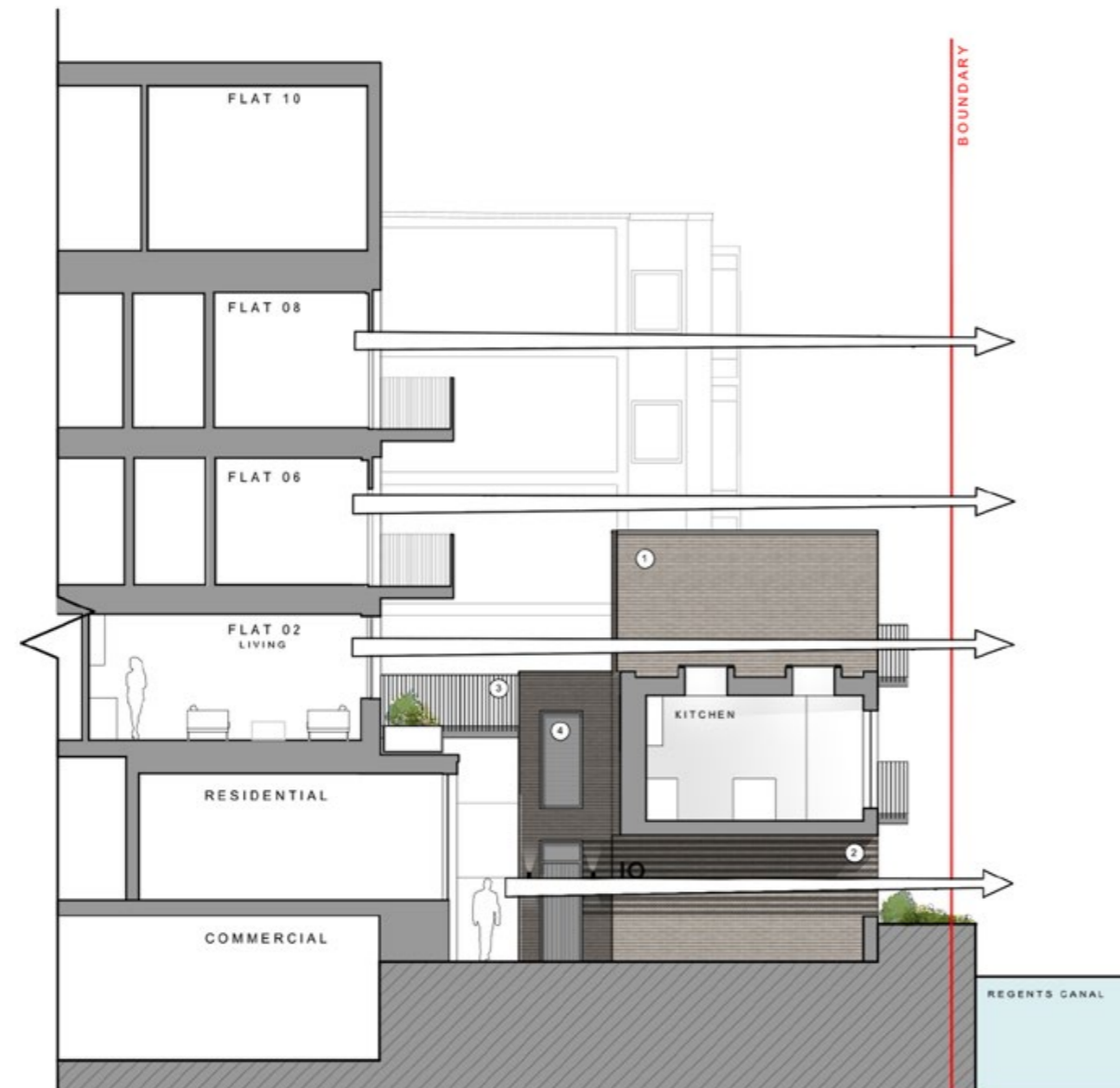
4 | Private urban courtyard. River Street Mews, Islington. Tasou Associates

5 | Communal urban courtyard. River Street Mews, Islington. Tasou Associates

6 | Private Urban courtyard. River Street Mews, Islington. Tasou Associates



## 5. DESIGN PROPOSAL CONTINUED



### 5.8 LANDSCAPE

The proposal seeks to improve the external environment at the rear of the existing building of No. 18–20 to provide a welcoming residential courtyard, which will be used to access both the proposed house, and existing flats.

A quality cobble style paving set will replace the current tarmac ground covering as well as a raised planter running the entire width of the site along the canal edge. Clever external lighting will ensure the underpass and courtyard is appropriately illuminated both day and night.

To help 'green up' the site and improve the visual aesthetic of the scheme when viewed from the existing flats, we have proposed a green/sedum roof system to the proposed house (similar to the approved house 18A) alongside roof planters located at first floor level.

Providing areas for planting on the site will encourage a greater biodiversity of plant life, and establish a better interface with the canal; an aspect welcomed by the Canal and River Trust.

The Conservation Area Appraisal discusses the industrial character of the canal, however also promotes the importance of planted areas and encouraging wildlife along the waterways, under the Nature Conservation.

The Canal and River Trust previously identified the existing interface as being quite poor with the canal; with a wire fence and low quality vegetation. They support improvements to the canal boundary including the removal of the wire fence and a more enriched planting.

### 5.9 AMENITY

The scheme proposes five new private balconies on the rear elevation of the existing building. This will provide a further 6sqm of amenity space for each flat, including Flats 5, 6, 7, 8 and 11sqm terrace to Flat 2.

The house benefits from 13sqm of private amenity space split equally over the first and second floors.

1 The proposed scheme would result in all residents on the site having access to their own amenity space.

1 | Section BB showing outlook from the existing building.



## 5. DESIGN PROPOSAL CONTINUED

### 5.10 SECURITY

#### EXISTING:

Security has been an ongoing issue at the property. Residents in the existing building enter via a gated under passage directly off of St Pancras Way. This provides access to the rear parking courtyard where the main residential entrance is located. However if any unwanted persons follows a resident through the gate they are able access the rear parking courtyard and external staircase, and walkways up to the roof.

Eight of the ten flats have open-able windows and doors that can be accessed from the rear of the building, providing potential entry for burglars out of view.

The external staircase and walkways not only cause a security issue, but also privacy. Bedrooms and living rooms look directly out onto the external walkways and staircase, which can be accessed by anyone found in the rear parking court.

#### PROPOSAL:

Our proposal includes the removal of the external staircase and walkways which will eliminate the issues of security and privacy discussed above. The rear courtyard will be landscaped to provide a welcoming communal entrance to access the new house and existing flats.

External lighting and camera surveillance will be updated to the under passage and rear courtyard to ensure it provides a safe well-lit entrance for all residents.

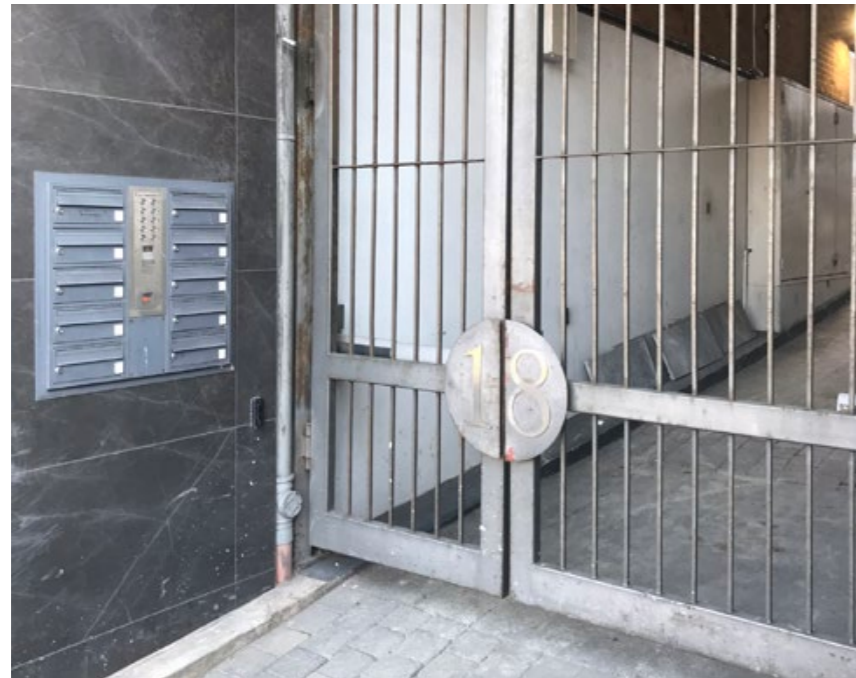
The entrance to the new house has been positioned to the side of the property facing into the courtyard, overlooked by neighbouring residents to encourage community surveillance.

### 5.11 TRANSPORT

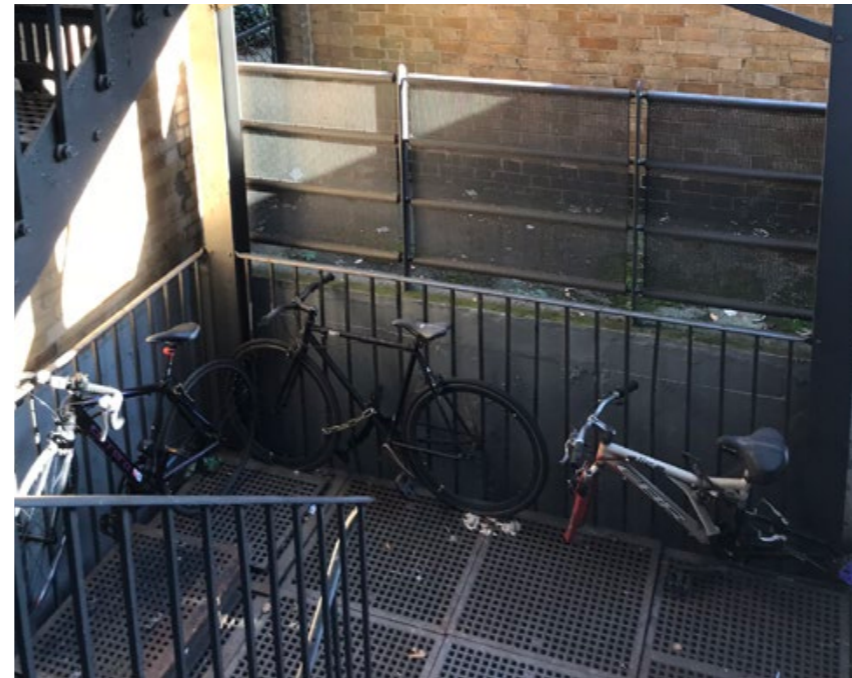
The addition of the new house is designed to be a car-free dwelling.

The site is well connected with nearby over ground and underground stations within 10 minute walk from the site. Camden highstreet is also in close proximity with several local bus services serving much of London.

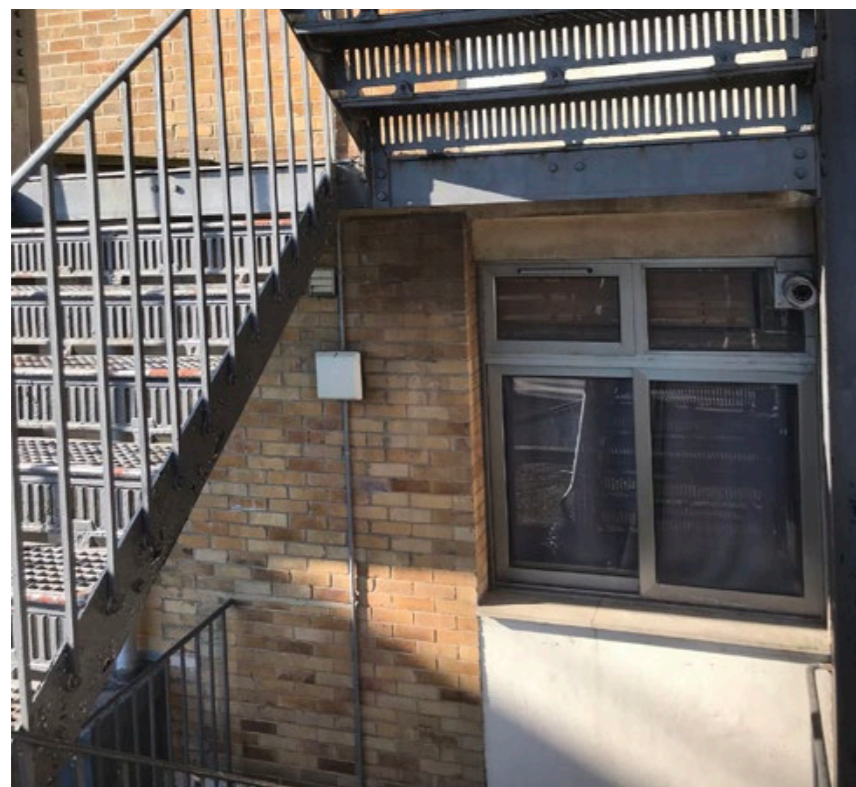
St Pancras International is also within walking distance (under 15 minutes) with direct trains to Europe.



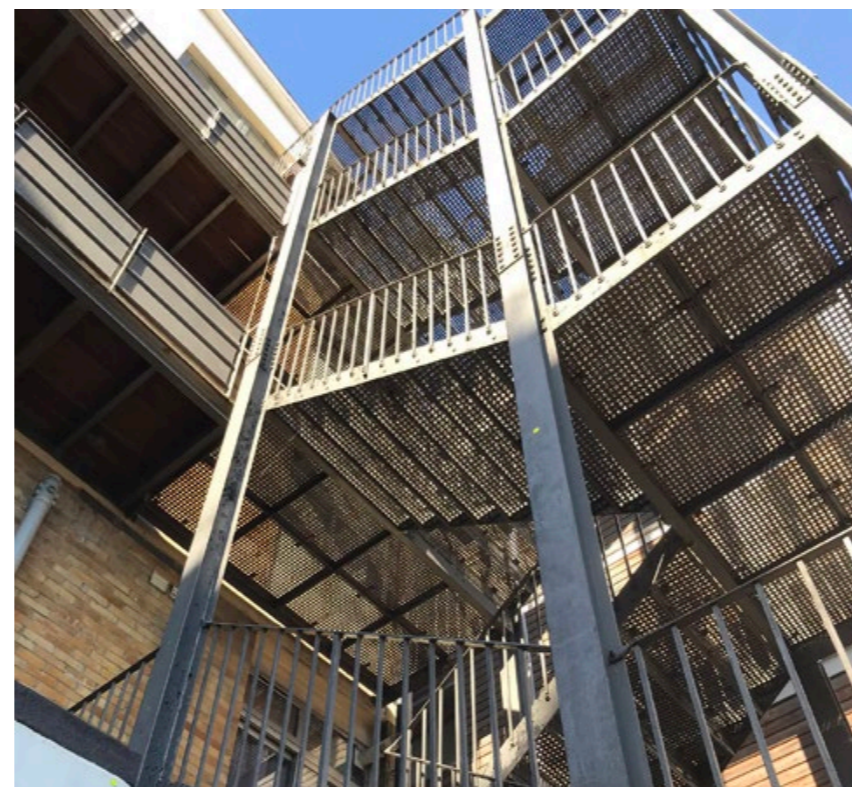
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2



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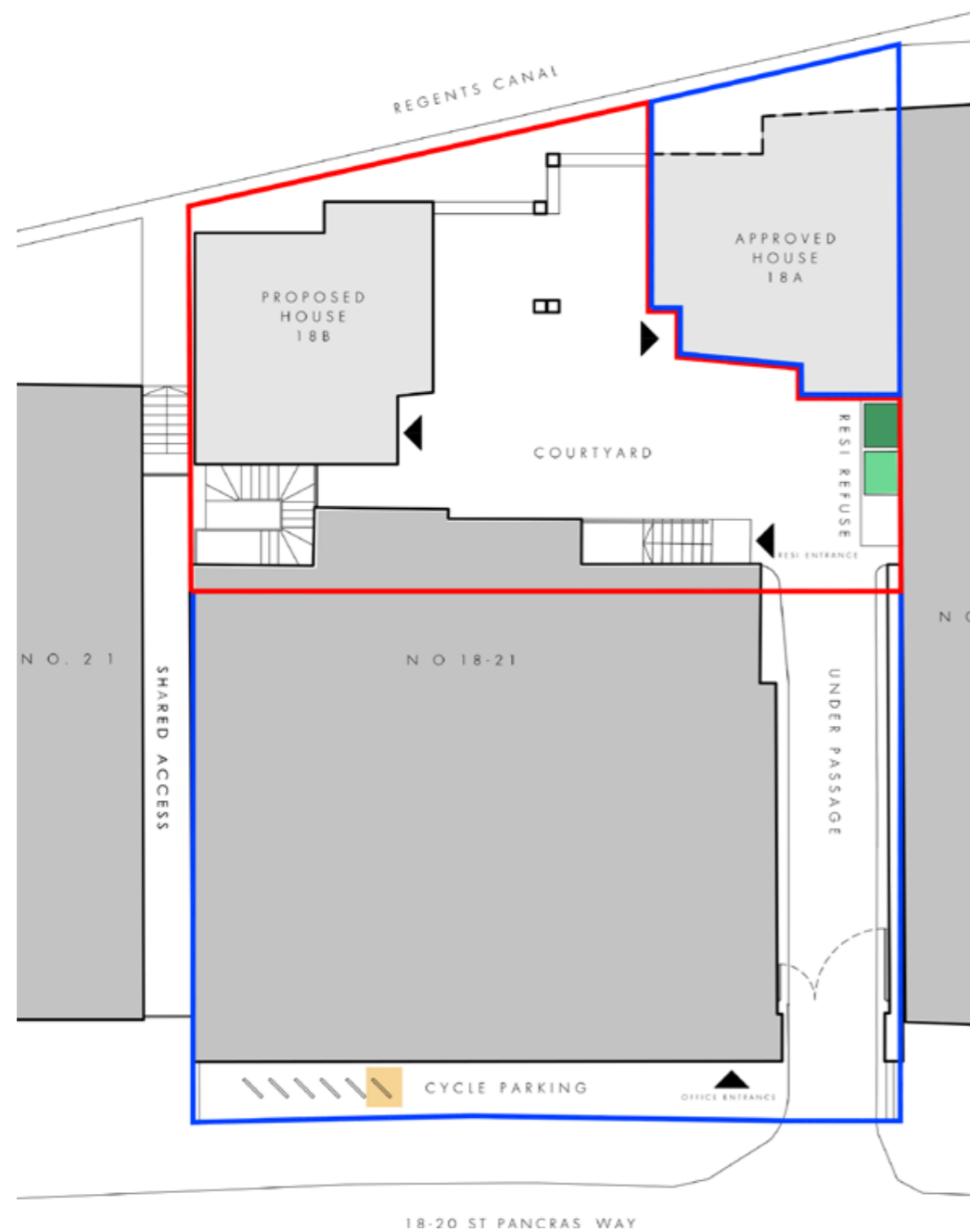


4

- 1 | Electric front gate to under-passage directly off of St Pancras Way
- 2 | Bikes stolen from railings at the rear of the existing building
- 3 | Bedroom window to Flat 02
- 4 | External Staircase



## 5. DESIGN PROPOSAL CONTINUED



- CYCLE STORAGE
- BIN STORAGE - REFUSE\_1280L EUROBIN
- BIN STORAGE - RECYCLING\_1280L EUROBIN

### 5.12 BICYCLE PARKING

The proposed house requires two cycle parking spaces for a three bedroom dwelling, in accordance with the London Plan. Cycle parking is provided at the front of the property, within the site boundary, in the form of a single sheffield bike stand, as illustrated on the left.

### 5.13 REFUSE

Additional refuse storage will be provided for the proposed house in the form of shared communal Eurobins.

We have calculated the refuse capacity required for all residents, including the existing 10 flats, approved house 18A, and the proposed house that we are seeking permission for.

'Camden's Planning Guidance, 10 Recycling and Waste Storage' provides guidance about the total volume of all waste and recycling generated in a week. Based on weekly collection the whole site will require the following:

Existing flats in 18-20 St Pancras Way (4 X 3 Bedroom flats, 5 x 2 Bedroom, 1 x 1 Bedroom)

*Total weekly waste capacity: 1910 litres*

Approved 3 Bedroom house:

*Total weekly waste capacity: 240 litres*

Proposed 3 bedroom houses:

*Total weekly waste capacity: 240 litres*

*Total of 12 dwellings: 2390 litres*

The guidance outlines that total weekly waste is split between recycling and refuse.

We will therefore provide communal bin storage in the form of two 1280 litre Eurobins for both the existing and proposed residents based on a weekly capacity of 2390 litres. One bin will be used for recycling and one for refuse.

The bins will be located at the top of the under passage as existing; however we propose a timber enclosure to hide the bins, and keeps pests out.

Commercial refuse as existing.

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## 5. DESIGN PROPOSAL CONTINUED

### 5.14 SUSTAINABILITY

The building will offer the following characteristics of a sustainable and contemporary design:

- Designed to be energy efficient
- Designed to be long life, with particular regard to choice of materials
- Designed to be flexible
- Designed to maximise day lighting
- Link internal and external spaces with glazed openings
- Encouraging cross ventilation

Currently the site is occupied by a vacant sub-station and used as a parking court. Our proposal will be developing a brownfield site, and re-establishing it as residential use, providing a second family home on the site. Associated improvements to the existing buildings rear elevation will improve the existing flats, adding amenity space, with better outlook, and upgraded fenestration.

Building with ecological concerns in mind does not mean you have to sacrifice aesthetics; in fact the two can and should go hand in hand. The elements that can make a building green also serve to maximise the quality of life – good natural light and air, comfortable heating and a sense of being in touch with nature creates a pleasant, optimistic environment.

### 5.15 PLANNING POLICY

The NPPF 2018 states there is a presumption on favour of sustainable development. In this case paragraph 68 supports the development of small sites and windfall sites within existing settlements. The scheme is also supported by Paragraph 117 which encourages making effective use of land. Indeed subsection ( c ) states substantial weight should be given to the value of using suitable brownfield sites and subsection ( d ) states local authorities should promote and support development of under utilised land and buildings.

Account was also taken of paragraph 124 which states the creation of high quality buildings is fundamental and good design is a key aspect of sustainable development.

#### LOCAL PLANNING POLICY.

In preparing this document account has been taken of the *Camden Local 2017* ( which takes into account the requirements of the current London Plan). In particular policies H7 Large Home and small Homes; Policy A1 Managing the Impact of Development, Policy D1 Design and Policy A3 Biodiversity. The CPG documents relating to housing and amenity were also taken into account in the design and execution of the proposals.



## 6. CONCLUSION

The proposal has been closely developed with the approved house 18A in mind to ensure a coherent and considered scheme is delivered in the context of the site and surrounding area.

The scheme meets the criteria set out by both the London Plan and Camden's own guidance in terms of the following:

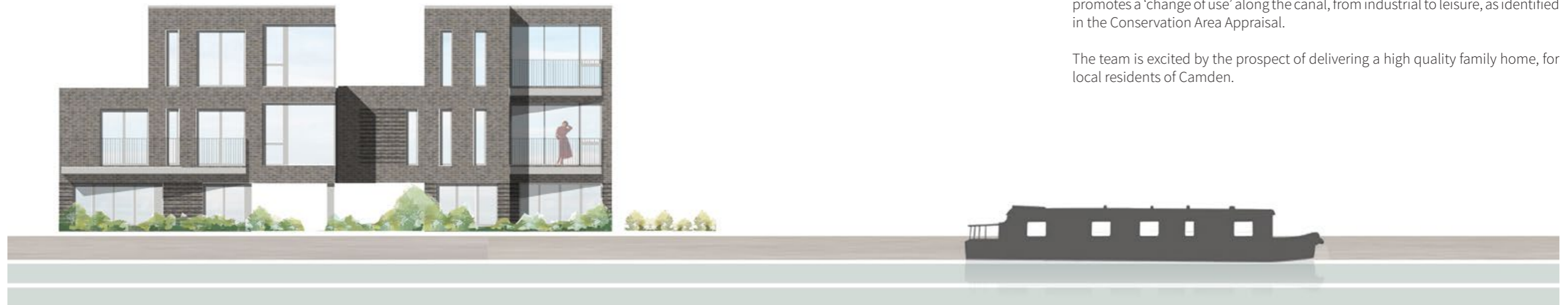
- Dwelling sizes
- Living spaces
- Amenity space
- Outlook and Daylight
- Accessibility

By demolishing the vacant substation and removing the external staircase, this has provided the opportunity to deliver a scheme with the following key benefits:

- A new semi-detached, five person family home in the London Borough of Camden
- Additional private amenity space to all existing residents
- Improved security and privacy to all existing residents
- Improved interface with the canal and 'greening up' of the site

We believe our proposal enhances the site, and helps animate the canal elevation, alongside the approved house, 18A; on an otherwise vacant plot between two substantial residential developments. By utilising an existing brownfield site it promotes a 'change of use' along the canal, from industrial to leisure, as identified in the Conservation Area Appraisal.

The team is excited by the prospect of delivering a high quality family home, for local residents of Camden.



## 8. TASOU ASSOCIATES

ARCHITECTS AND STRUCTURAL ENGINEERS, EST. 1988

Tasou Associates is an RIBA chartered practice, committed to delivering projects with an emphasis on detail, space and quality of light. Our Islington office has been designing in North and North West London for over 25 years.

We ensure that every project we undertake is treated with the same design consideration, whether for a private client, property developer or housing association.

We have significant experience in Listed Building and Conservation Area projects and take great pride in designing within these parameters to achieve outstanding results. Our extensive portfolio of unique homes exhibits our understanding of the delicate balance between historical restoration and contemporary intervention.

Tasou Associates have a commendable history of creating beautiful yet functional designs within difficult urban sites. We work closely with individuals, planners and developers alike to create outstanding buildings that are tailored to both the client's brief and the inherent context. Our portfolio spans from bespoke houses to one-off developments, all of which are tackled with an emphasis on design and attention to detail.



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1 | Private project, Camden 2013  
2 | River Street Mews, Islington 2015  
3 | Noble Yard, Islington 2010



## 8.1 TASOU ASSOCIATES PRECEDENTS

### RIVER STREET MEWS, N1

#### 6 New-Build Mews Houses

This gated mews development was completed in 2015 and comprises of 6 contemporary town-houses in the New River Conservation Area. Internally each house has been individually designed with close attention paid to layout and quality of materials. Orientation and external spaces are carefully considered to avoid any potential overlooking issues. The houses offer a unified streetscape within a tight urban site, whilst complimenting the grade II listed Georgian surroundings.

The site is approached via an underpass beneath one of the existing properties on River Street which leads through to the terraced development arranged along the side of the cobbled mews. The brick was selected to tie in with the dark brickwork of the Grade II listed pump house located behind. Each house facing the rear of the Georgian properties incorporates a panel of obscured glazed louvres to prevent any overlooking issues.



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- 1 | Photograph of Louvre window at River St Mews
- 2 | Photograph of River St Mews House 6
- 3 | Photograph of River St Mews



## 8.1 TASOU ASSOCIATES PRECEDENTS

COMPTON AVENUE, N1

8 New-Build Houses

This scheme is a contemporary development of 8 mews houses on the site of a previously derelict light industrial unit next to Union Chapel. The houses range in size and provide a variety of layouts, with roof terraces and external courtyard areas providing outdoor space and bringing light down into the properties. A variety of layouts, materials and finishes across the scheme make each individual house unique.

The client was keen to produce high quality, high end houses so the site was divided up into a terrace of generous sized plots, each arranged around a courtyard space. At the same time, it was important for the scheme to maintain a domestic scale, in keeping with its surroundings and to enhance the existing terrace with materials that link it back to the surrounding architecture.

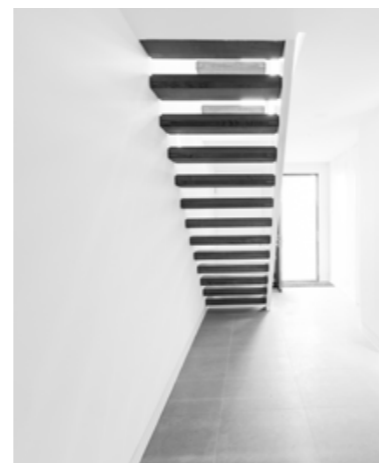
There were protected mature London plane trees in the neighbouring gardens of Compton Terrace, behind the site. We had to ensure that our design would not damage the tree roots and would avoid the canopy of the trees. The houses respond to this site constraint, carefully working around and preserving the trees, as well as arranging the houses to avoid overlooking with the properties behind.



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- 1 | Street elevation
- 2 | Internal view
- 3 | Photo of rear side staircase
- 4 | Photo of staircase