

# Design Development

## Summary of Pre-Application Report

The Pre-Planning Application was submitted on 11th July 2018 and a site meeting was held on 25th July 2018. Following the revised drawings submission, a pre-application meeting was held at Camden Council on 3rd September 2018 and the pre-application report was received on 6th September 2018. In general the Council's advice was positive.

A summary of the advice from the Planning Officer is set out below.

- Principle of demolition – the proposals relate to the demolition of three garages which are not considered to make a positive contribution to Camden Mews or the wider conservation area. Nor, would they be suitable to retain, refurbish and convert to alternative uses in their current form. The Council would not object to their loss on design and conservation grounds.

- Land use – The proposal to use the site for the erection of 4 x 3-bedroom dwellings would be consistent with high priority dwelling sizes under the dwelling size priority matrix. The provision of larger family units is considered appropriate for the location outside of a town/neighbourhood centre.

- Affordable housing – The current proposals would trigger an affordable housing contribution. The Council will accept a payment-in-lieu of affordable housing.

- Design and heritage

- Scale and massing: The overall bulk and massing is considered acceptable subject to the applicant addressing the dominant views of the southern flank wall in oblique views southwards down the mews.

- Detail design: The currently proposed design details make good contextual reference to the Grade II\* No. 62 opposite, and are generally welcomed. However, some aspects of the proposal would need to be simplified in order for this to be a solid and coherent addition which either maintains or enhances the character and appearance of the mews. The rear elevation, while acceptable in massing, would require additional detailing on the first and second storeys to subtly but clearly articulate the building as four separate dwellings.

- Standard of accommodation: The Council would expect all four dwellings to be designed in accordance with Building Regulation M4(2) standards. Any full application would be reviewed by the Council's Access Officer to ensure compliance.

- Amenity of adjoining occupiers: it is considered that the new dwellings would not result in harm to existing or future residential occupiers. It is recommended to prepare a daylight/sunlight report to assess whether there would be any impact on the dwellings on the opposite side of the mews.

- Transport – While sufficient cycle stores are provided, it is recommended to relocate the cycle storage units so they are near the front doors.

- Construction management – Camden Mews has been designated by the Council as a CMP Priority Area, with all developments requiring the submission of a draft CMP upon application and the agreement with the council of a full CMP prior to commencement of works.

- Sustainability – A Sustainability Statement would be required to be submitted with the application.

- Community Infrastructure Levy – The proposal will be liable for the Mayoral CIL and Camden CIL as new residential units are being created.

# Proposed Scheme

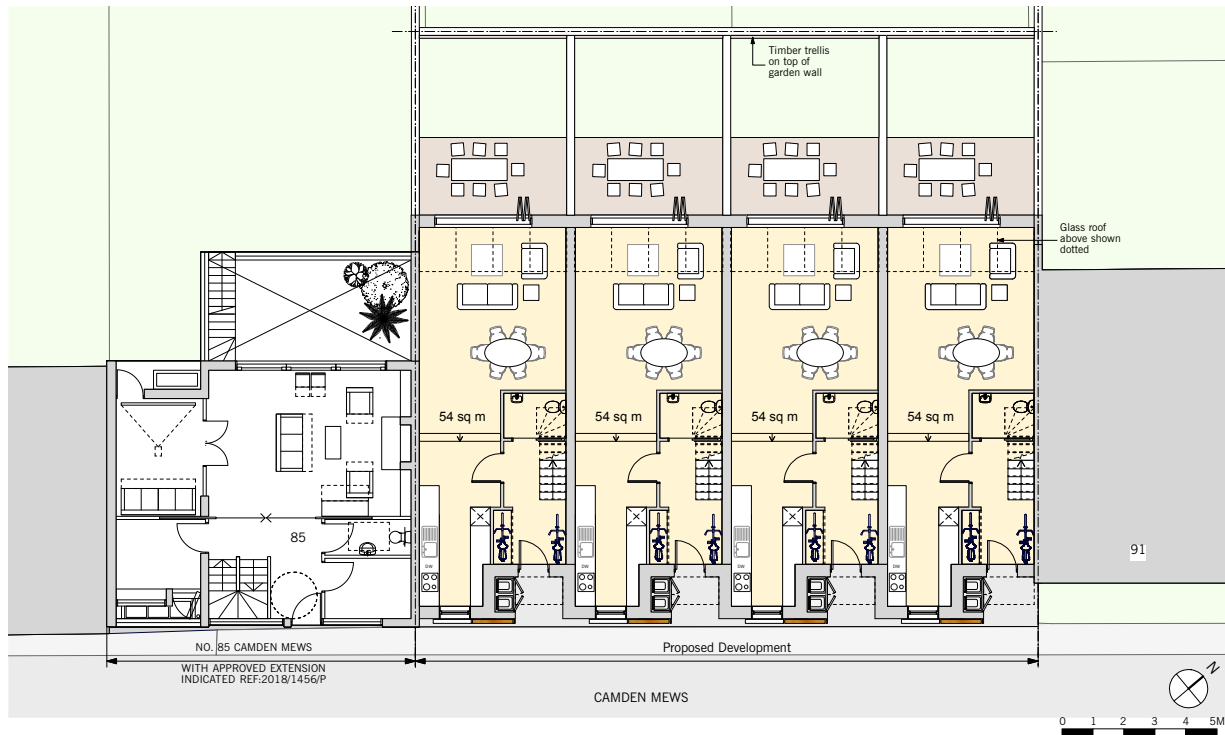
## Final Proposal

Following receiving the Planning Pre-Application report, minor amendments to the scheme have been made to improve the proposal.

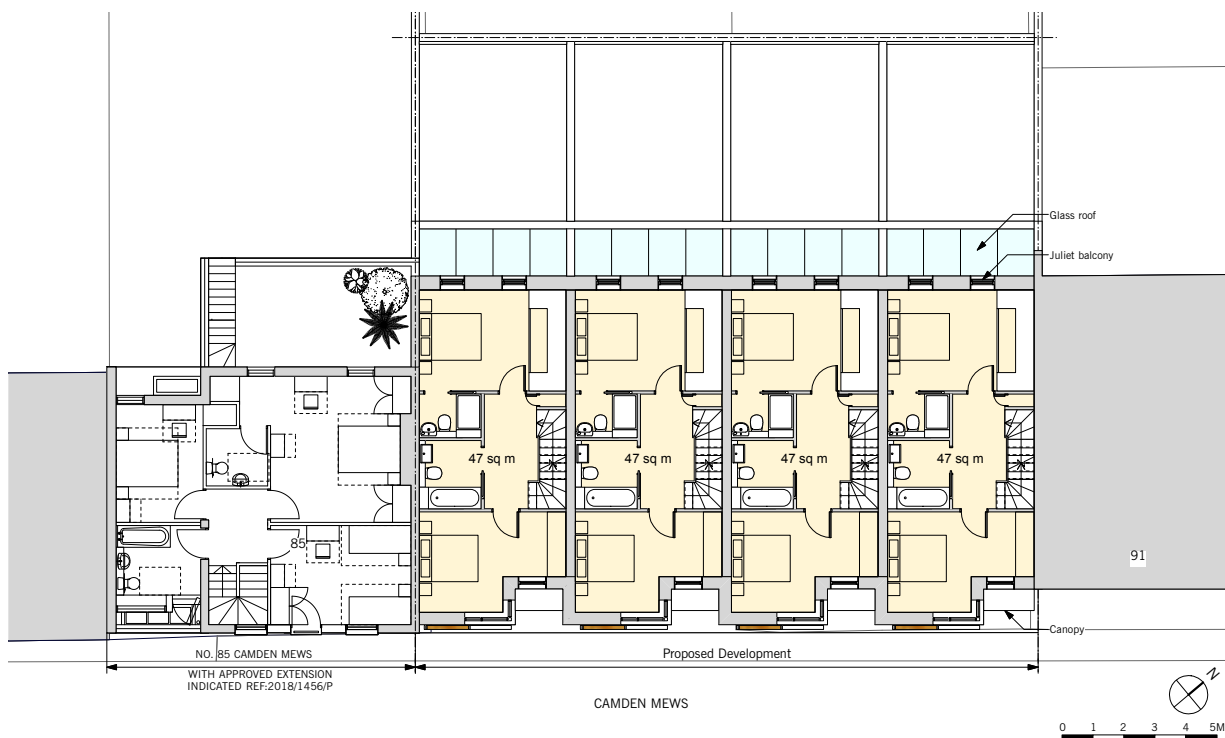
The amendments include:

- Relocating the cycle storage spaces closer to the front doors
- Omitting Corten cladding at front elevation and replacing with facing brickwork

- Changing the material of the canopy from Corten to powder coated aluminium
- Omitting sliding slatted hard wood screens on the second floor to the front
- Introducing vertical slots in facing brickwork to the rear elevation to articulate the development as four separate houses
- Indicating the appoved developments/extensions to the neighbouring buildings



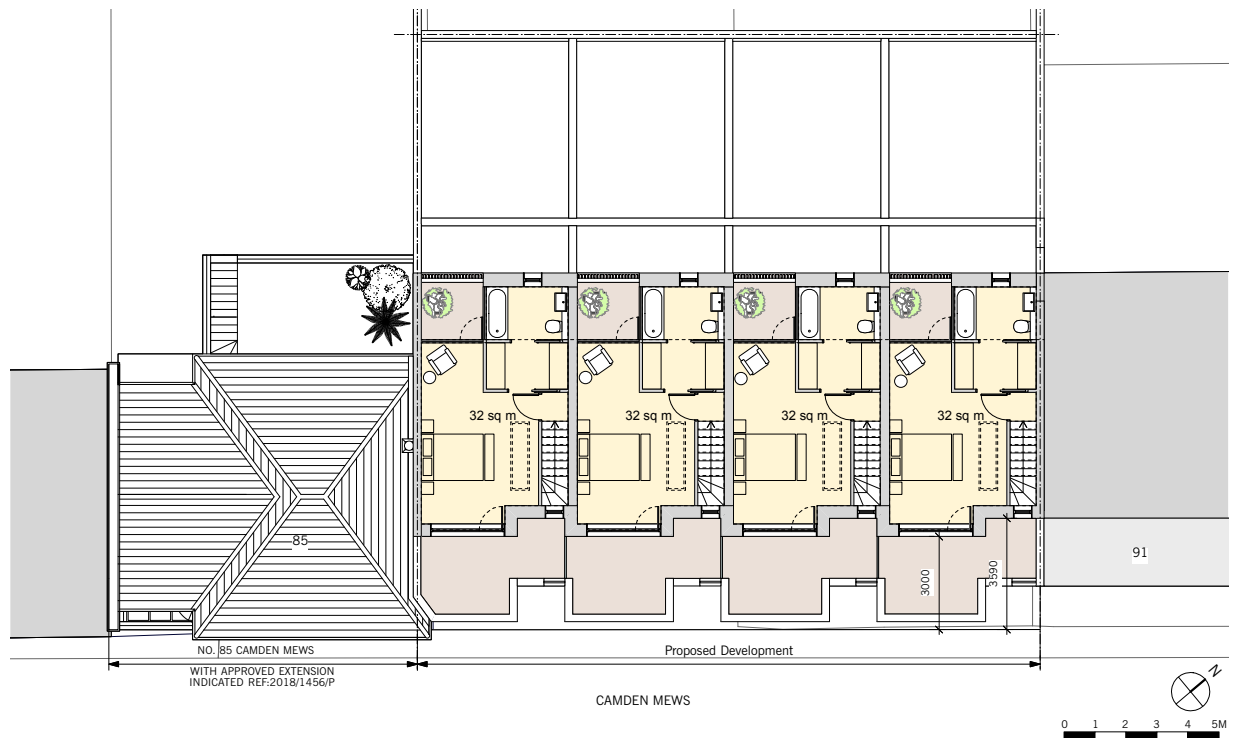
Proposed Ground Floor Plan



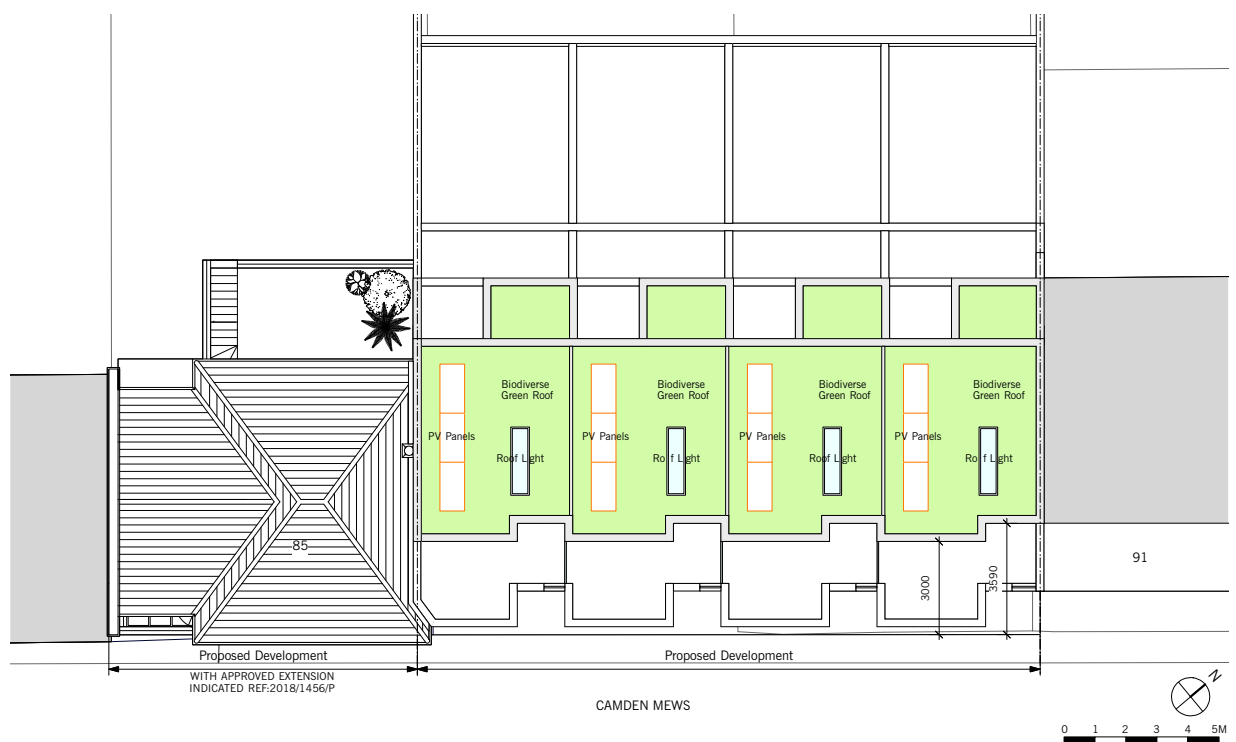
Proposed First Floor Plan

# Proposed Scheme

## Final Proposal



Proposed Second Floor Plan



Proposed Roof Plan

# Proposed Scheme

## Final Proposal



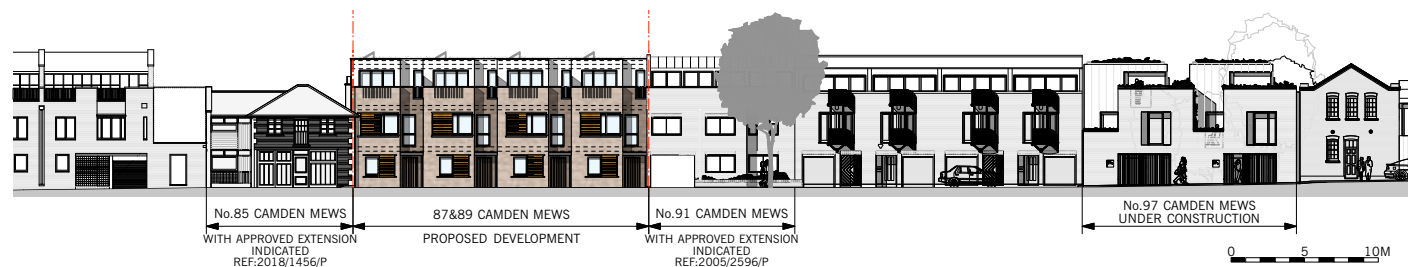
Proposed Front Elevation

The proposed building frontage maintains the established two storey datum along Camden Mews with the second floor set back 3 metres from the building line in a similar fashion to No 97 Camden Mews.

To create interest and rhythm to the street each building has a set back recess which gives a vertical emphasis to the elevations.

At first floor level corner windows are introduced to give oblique views up the street to the east.

High quality materials and details are envisaged to be used so as to preserve and enhance the character and appearance of the Conservation Area.



Proposed Context Front Elevation



CGI of Front Elevation

# Proposed Scheme

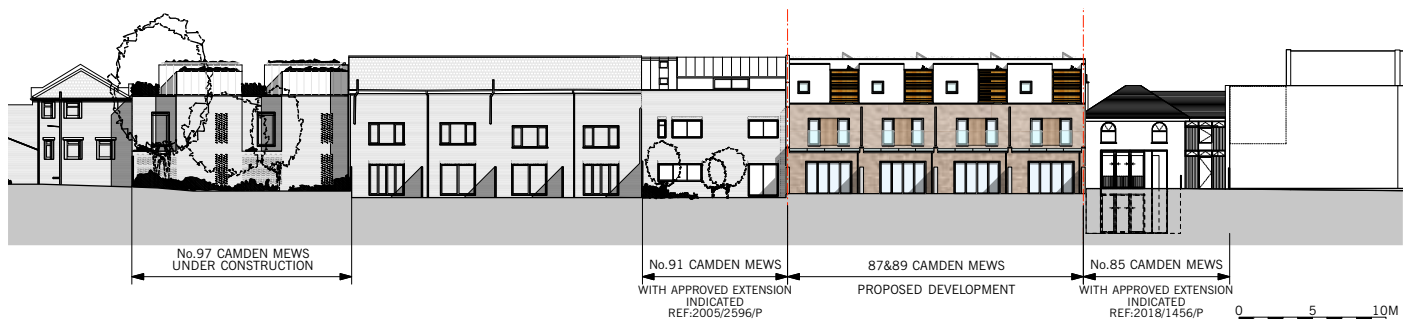
## Final Proposal



Proposed Rear Elevation

A vertical recess has been introduced to the first floor to clearly articulate the building into four distinct buildings.

The roofscape is split up by the inset terraces which give private amenity space to the top floor



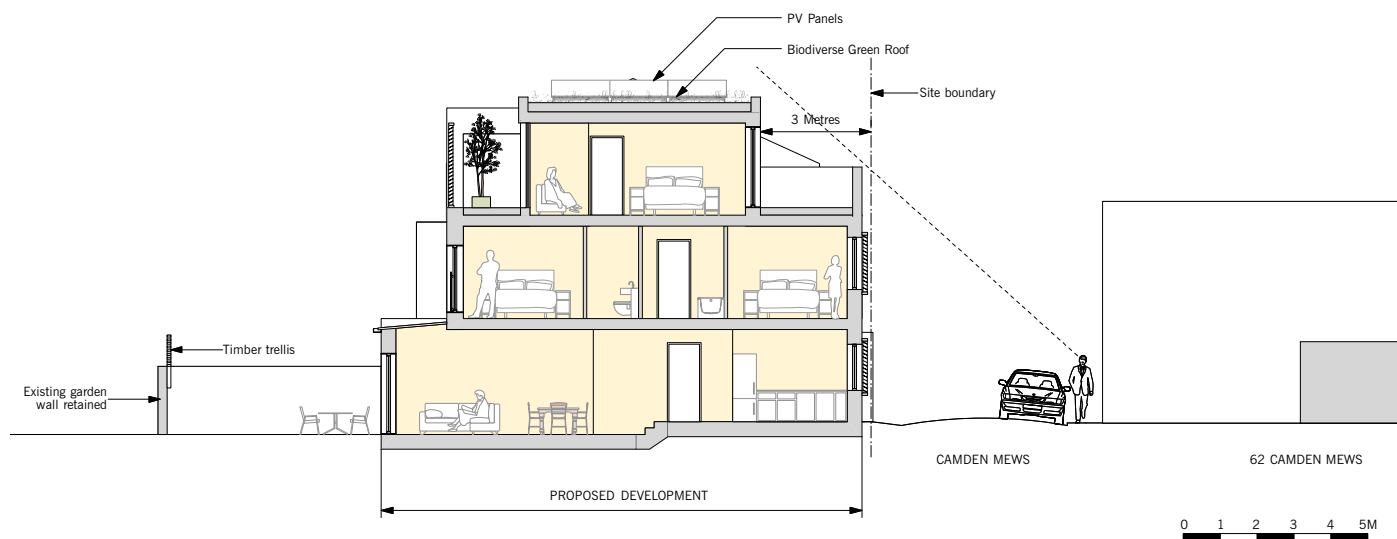
Proposed Context Rear Elevation



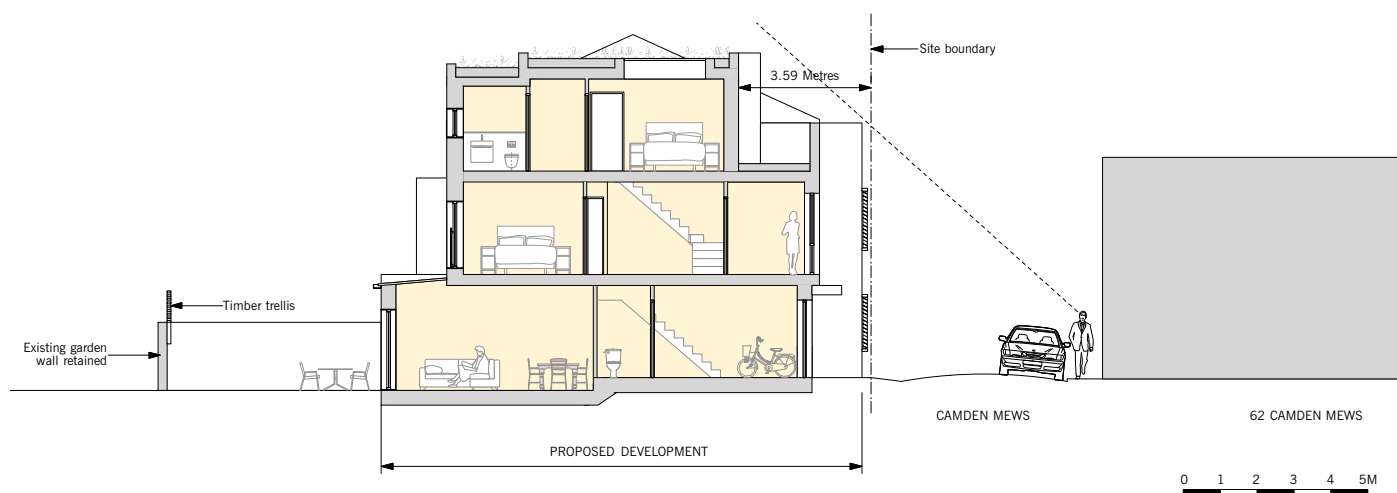
CGI of Rear Elevation

# Proposed Scheme

## Final Proposal



Proposed Section 1-1



Proposed Section 2-2

The second floor is set back 3 metres from the building line adjacent to 85 Camden Mews to a similar fashion to those buildings along Camden Mews. This reduces the buildings visual impact from the street.



## Design Approach: Mews frontage

### Street view looking south-west



Massing and Design Concept : Sketch view of proposed development looking south-west along Camden Mews. (Note: Planning approved extension to 91 Camden Mews indicated)



Existing view



Final CGI of proposed development looking south-west along Camden Mews.

## Design Approach: Mews frontage

### Street view looking north-east



Massing and Design Concept : Sketch view of proposed development looking north-east along Camden Mews.



Existing view



Final CGI of proposed development looking north-east along Camden Mews.  
(Note: Planning approved extension to 85 Camden Mews indicated)



# Materiality

The range of materials proposed indicate very high quality and a rich mix of complementary colours and hues which are listed as follows:

- Clay stock bricks in brown/beige hues
- Powder coated aluminium composite windows
- Sliding slatted hardwood screens
- Perforated brickwork
- Insulated render
- Glass Juliet balcony
- Vertical recessed brickwork
- Biodiverse green roof



Sliding slatted hardwood screens at front facing Camden Mews



Perforated brickwork at top floor parapet at front



Vertical recessed brickwork at rear



Biodiverse green roof to flat roofs which contribute to biodiversity and sustainable drainage

## Quality of Internal Space



Internal view 1: Living dining area looking towards rear garden



Internal view 2: Living dining area looking towards kitchen at front

## Sustainability Statement

JAW Sustainability were instructed to produce the Sustainability and Energy Statement for the proposed development. This Sustainability & Energy Statement provides an overview as to how the proposed scheme contributes to sustainable development in the context of the strategic, design and construction considerations.

A range of sustainable design and construction features are proposed including:

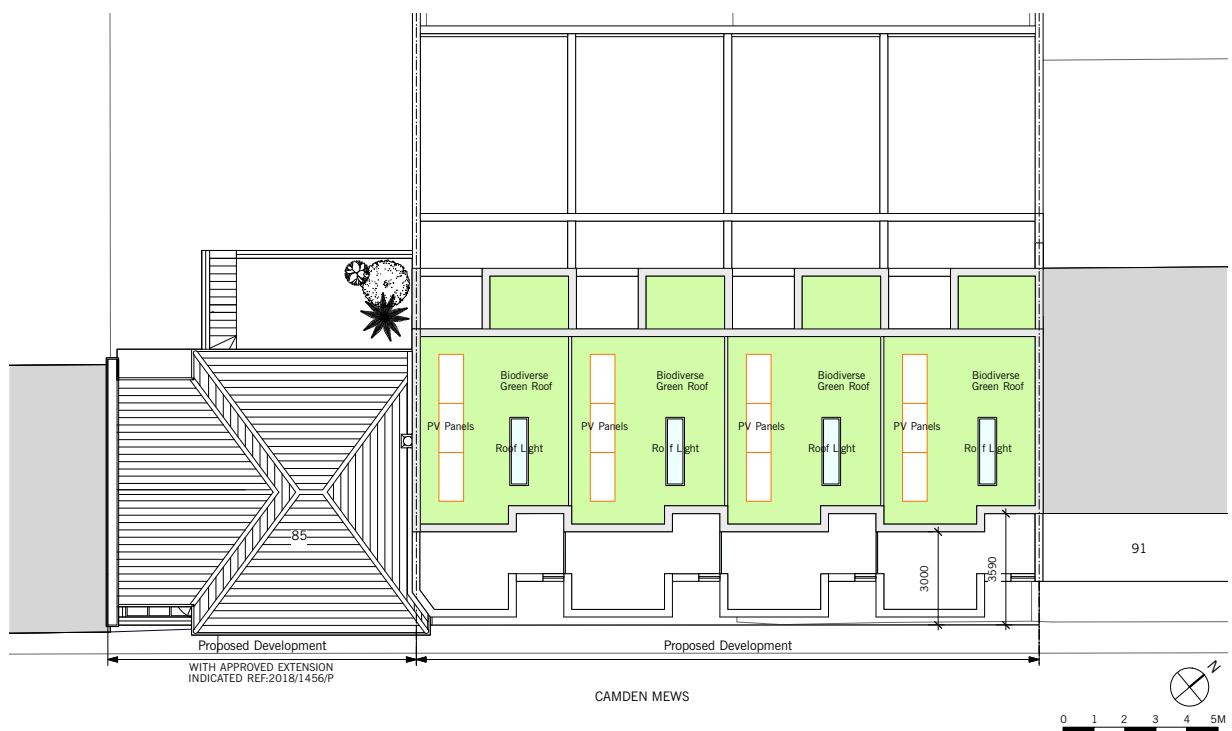
- Incorporation of photovoltaics (PV);
- Highly efficient lighting;
- Water saving sanitary fittings and appliances to deliver a water efficient development;
- The use of materials with a low lifecycle environmental impact and embodied energy;
- Efficient construction and operational waste management;

The development follows the energy hierarchy, incorporating passive design measures and energy efficient equipment. The development employs an efficient building fabric, including new insulation and highly efficient glazing, efficient gas heating and heat recovery ventilation to maximise carbon savings for the site, resulting in 13.65% savings for the development. Measures are also incorporated to minimise pollution and reduce water use. The development complies with sustainability policy of the London Borough of Camden and the London Plan.

## Ecological Assessment

Hone Ecology were instructed to provide detail information on the potential ecological constraints for the development of garages and garden area at 87 and 89 Camden Mews, please refer to the Ecological report for information.

There are no designated statutory or non-statutory wildlife sites on or adjacent to site and the scheme lacks habitat connectivity to the non-statutory wildlife sites within 1km. Therefore the proposed works are unlikely to affect the integrity of the sites within 1km.



Proposed roof plan indicating green roof and PV panels



# Sunlight/Daylight Assessment

## Introduction

Brooke Vincent + Partners were instructed to report upon the daylight and sunlight aspects of this Planning Application in relation to neighbouring residential properties and proposed accommodation.

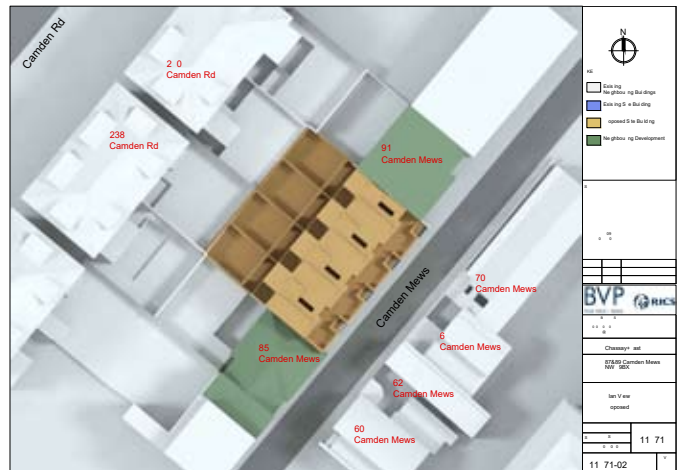
## Summary

This report has been drafted by reference to the Building Research Establishment (BRE) publication (2011), "Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice" and local planning policy.

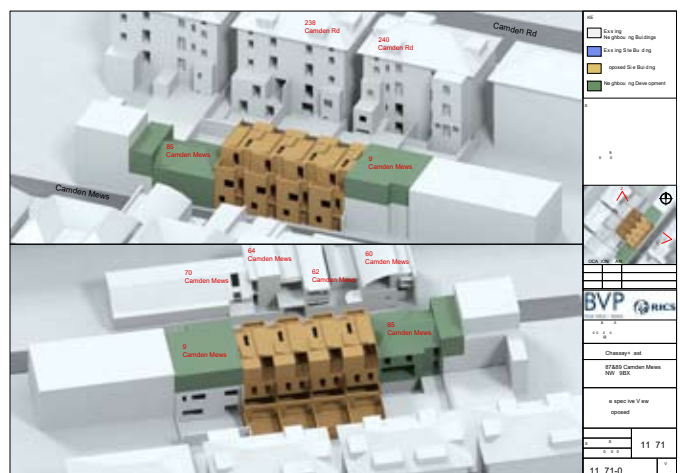
The studies have confirmed that, with only a couple of exceptions, all the amenity values of daylight, sunlight and overshadowing to the neighbouring residential properties would be retained to a level that would satisfy the BRE criteria.

The studies have confirmed that the daylight within the proposed residential accommodation would fully satisfy the BRE criteria. Sunlight availability would vary in response to aspect and the layout ensures that both BRE recommendations and the London Plan would be satisfied.

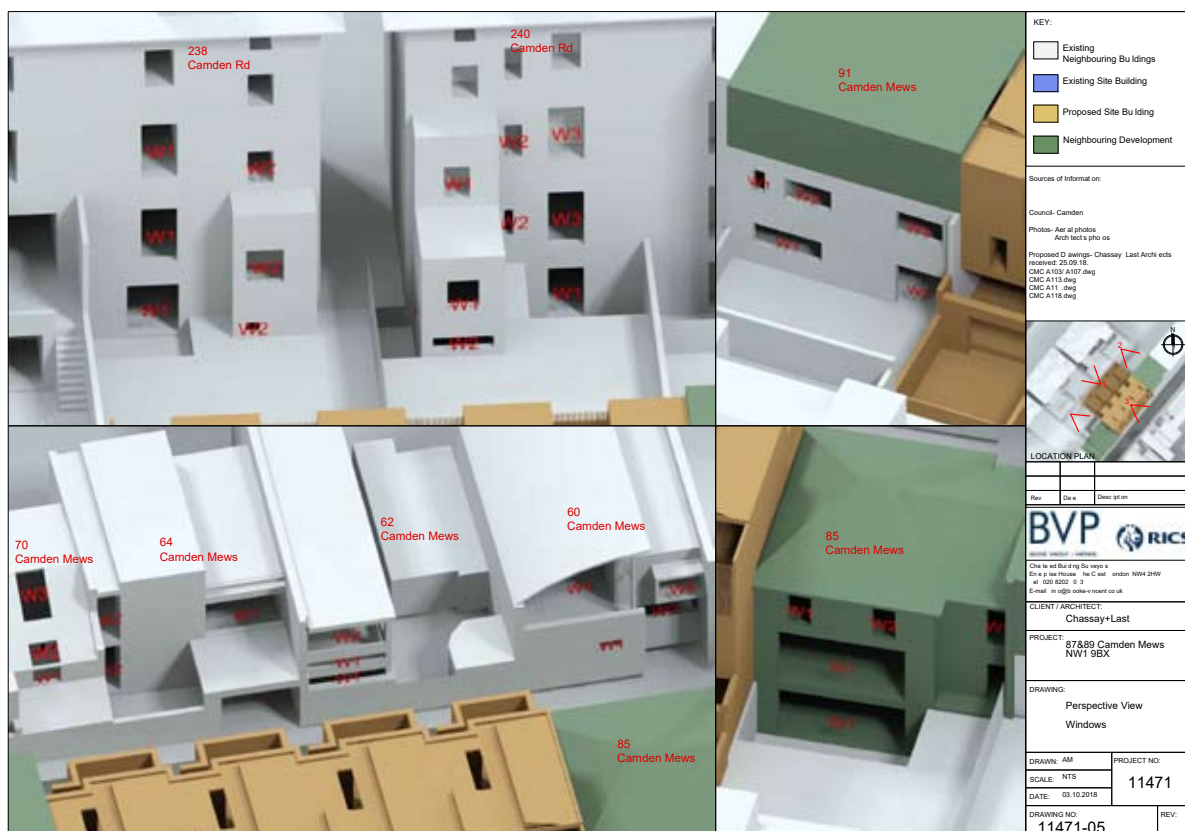
In summary, the scheme has been designed to respect BRE's criteria and therefore the relevant policy within Camden's local plan.



Plan of the Proposal and Neighbouring Buildings



Bird's Eye Views of the Proposal



Sunlight/Daylight Level of Windows of Neighbouring Buildings Assessed



## Summary

- The application proposal would redevelop a brownfield site and provide residential dwellings which is Camden's priority land use.
- It would deliver 4 x 3 no. bed high quality dwellings which would provide a high standard of living accommodation for future occupiers and not impact upon the privacy of the surrounding occupiers.
- The proposal has been designed to respect the mews characteristic and the wider Camden Square Conservation Area and would provide an enhancement in comparison to the existing building which makes a negative contribution.
- Overall the proposals are in line with both Camden's Local Plan and relevant guidance, the London Plan and the NPPF.