



1-3 FERDINAND PLACE

Design and Access Statement

May 2020

COVEBURGESS

6-8 Cole Street, Studio 11, SE1 4YH London

PROJECT OVERVIEW

Job Title:

1-3 Ferdinand Place

Report Title:

Design and Access Statement

Date of Issue:

4th May 2020

Purpose:

Planning Application

Site Address:

1, 3 Ferdinand Place
London
NW18EE

Local Authority:

London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall
Judd Street
London

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1.0 INTRODUCTION

PURPOSE

This design and access statement forms part of the planning application for 1-3 Ferdinand Place, NW18EE. This site formed one part of an earlier planning application (2016/2457/P) which was made made by Leverton and Sons Limited and included nos. 4,6 and 8 Ferdinand Place.

DESCRIPTION

Existing use

Leverton and Sons Ltd were the original owners of the application site, and are a long-established funeral directors serving the local area. The business has been established in Camden for more than 200 years, serving the needs of the local community at very sensitive times for all families.

Savills Planning team previously have acted on behalf of Leverton and Sons Ltd in respect of this site (1-3 Ferdinand Place) and an adjoining site at 4,6 & 8 Ferdinand Place. Planning permission was secured (Ref: 2016/2457/P) over the two sites (referred to as 'Site A' and 'Site B') in 2018 for the Demolition of existing buildings and erection of two new four storey plus basement buildings to provide replacement funeral directory facility at ground and basement levels of 4-8 Ferdinand Place and provision of 19x residential units (6 x 1- bed, 8 x 2-bed and 5 x 3-bed units), split across both sites.

Our client has acquired nos. 1, 3 from previous landowner (Leverton & Sons Ltd) as the approved scheme (above) is now not being implemented as it is fundamentally unviable and not capable of being

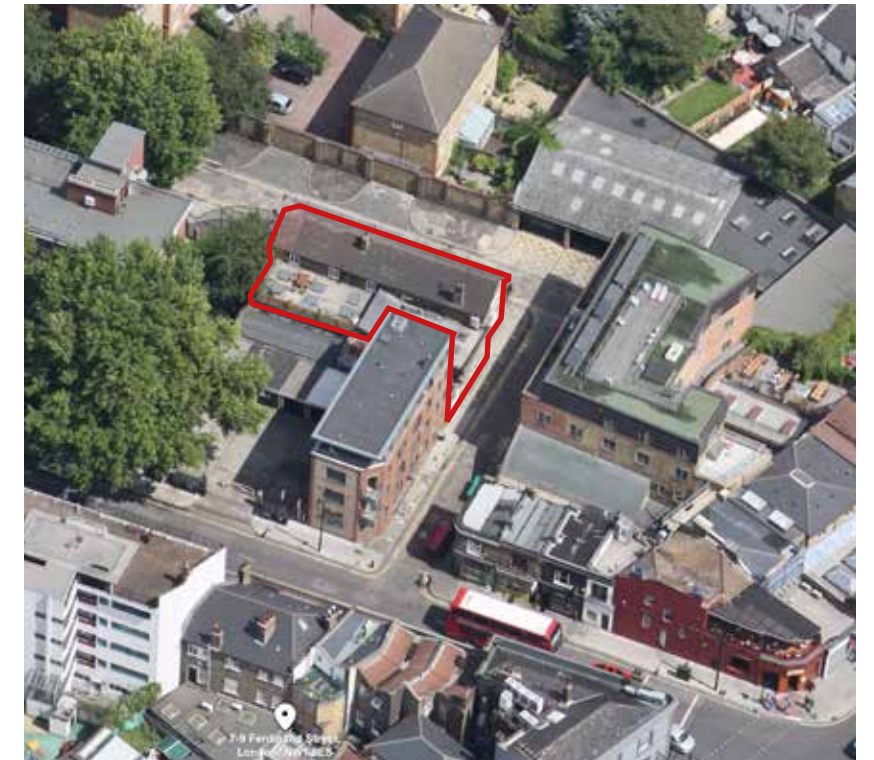
delivered. The intention had been to raise funds via the development of the land to implement the consent, however following tender for the construction they realised that the consent was not viable. The landowner therefore decided to sell nos. 1,3 Ferdinand Place to our client. This sale of the property was required to ensure Leverton and Sons Ltd could raise funds and continue to operate at no 4,6,8 Ferdinand Place.

Proposed use

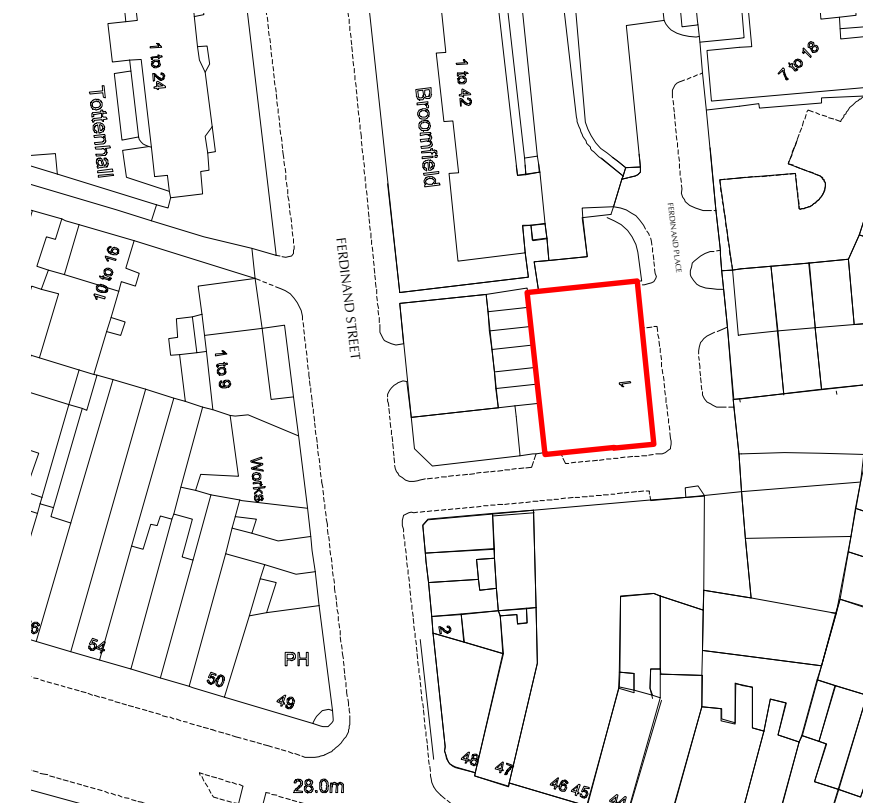
Our proposal is to demolish the existing buildings on the site and replace with a 4 storey building and private roof level accommodation and terrace, comprising 9 residential flats on the upper 3 floors, and 179 sqm of B1 Office space on the ground floor. The proposal is very similar to the existing planning consent.

In particular it has the same physical massing and a similar architectural language. It differs from the existing Consent in 3 main ways:

- 1) We propose adding commercial work space at ground floor, replacing the 2 flats originally proposed.
- 2) We have relocated the residential entrance to the south facade next to the existing entrance to no1. Ferdinand Place.
- 3) We have replanned the upper floors to give all living spaces corner aspect.
- 4) We have added a small private roof terrace to flat B7.



Aerial View



Existing site plan, 1:1250

1.1 THE SITE HISTORY

HISTORY

Chalk farm

Chalk Farm originally grew due to its proximity to the railway which Stephenson completed in 1837. The railway brought commerce, and Chalk Farm's proximity to the train and canal interchange at Camden Lock meant that it developed as a commercial and residential district.

In the 19th century the streets around Ferdinand Street and Ferdinand Place included warehouses and terraced housing. Much of the terraced housing has been replaced with 20th century flats, but some of the older commercial buildings remain, having been converted into flats.

2-3 Ferdinand place

Booth's poverty map of 1899 characterised the housing in Ferdinand Place as 'very poor'. The houses on the current site were replaced in the early 20th century with the current building which was built for a furrier. It was purchased by Levertons in 1965 to cope with their expanding business.



Chalk Farm, 1800 circa



Chalk Farm, 1880 circa



Chalk Farm, 1920 circa

1.2 THE SITE

LOCATION

Ferdinand Place is a cul de sac which is accessed from Ferdinand Street, about 20m north of its junction with Chalk Farm Road.

Both Chalk Farm Road and Ferdinand Road are busy roads, with frequent heavy traffic. Both are busy bus routes.

Chalk Farm Road is lined with secondary retail shops, cafés and a pub on the corner with Ferdinand Street. This retail character is only on the eastern side - the western side being lined with the wall to the original railway embankment, beyond which is Camden market.

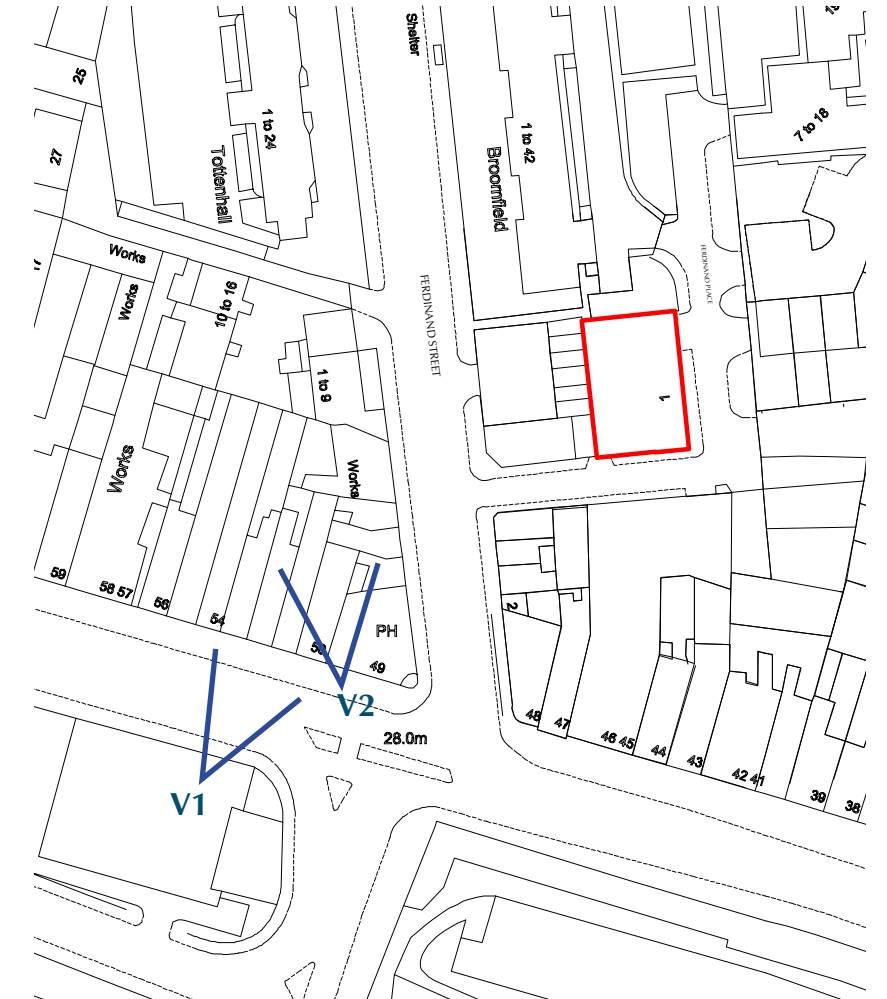
The retail character of Chalk farm road continues along Ferdinand Street as far as Ferdinand Place, at which point the character becomes more residential, and the active frontages stop.

Ferdinand Place is a quiet enclave away from this busy retail urban character.

ACCESS TO THE SITE

The site is currently accessed from Ferdinand Place on both south and east side. The closest Underground station is Chalk Farm (Northern line), approx. 5 min waking distance, and Kentish Town West (Overground), approx. 9 min waking distance.

The closest bust stops are on Ferdinand Street and Chak Farm Road.



View 1



View 2

1.2 THE SITE

LISTED BUILDINGS IN THE AREA





As indicated below, the site is not within a conservation area and the buildings occupying the site are not listed. The closest listed building is the Grade II Listed Kent House. Kent House is situated at the lower end of Ferdinand Street, towards Chalk Farm Road, it is not visible from the site.



Kent House on Ferdinand Street

PTAL

The site has excellent transport links and has a PTAL rating of 6b

Location	No	km				
Chalk Farm	1	0.4	6	2	10	-
Kentish Town	2	0.5	7	3	-	-
Camden Town	3	1.0	9	4	10	-
London Zoo & Primrose Hill	4	1.2	17	7	28	-
Kings Cross Station	5	2.9	34	14	30	19
Bond Street	6	4.1	58	18	51	29
Trafalgar Square	7	4.3	1h	22	47	32
Victoria Station	8	5.9	-	33	57	25
Liverpool Street	9	6.2	-	31	59	31
Stratford Int'l	10	14.2	-	54	1h46	40
Heathrow Airport	11	29.8	-	-	2h42	1h8
Stansted Airport	12	60.5	-	-	-	1h15

1.3 THE IMMEDIATE CONTEXT

SCALE

The scale of properties around the site are predominately all 4 storeys (ground plus 3 storeys) in height or taller (Broomfield House), with the exception of the residential properties on Collard Place and the existing funeral directors on Ferdinand Place.

The properties to the immediate west of the site, and to the south on the opposite side of Ferdinand Place are both g+3 storeys, with the post war housing block (Broomfield Court) at 5 storeys.

MATERIALITY AND ARCHITECTURE

Buildings in Ferdinand Place are all brick, including the existing building on the site.

PAVING

The granite setted carriageway in Ferdinand Place is Locally Listed due to its architectural, historical and townscape significance.



Ferdinand Place

1.3 THE IMMEDIATE CONTEXT

GROUND FLOOR USES

The western end of Ferdinand Place retains a mixture of commercial and residential uses at ground floor, providing some active frontage and activity. There are 2 residential entrances on this part of the street. Further in to the street, around the 90 degree corner the character changes, and the only active frontages are provided by the 2 buildings on either side of the street owned by Leverton and Sons.

On the western side of the Street, opposite the site is a blank brick wall behind which there is a modern 3 storey housing development.

CHARACTER

Ferdinand Place has retained much of its 19th C character - this is due to the mix of ground floor uses, proportions, materiality (including paved roadway)



1.3 THE IMMEDIATE CONTEXT

WEST OF THE SITE

The building immediately to the west of the site is a 4 storey residential building. This addresses Ferdinand Street and has a rear courtyard on its east side which adjoins the site. Its rear elevation includes a common access stair.



NORTH OF THE SITE

To the north - west of the site is the 6 storey Broomfield House. This is a post war brick block of flats which faces Ferdinand Street. On its eastern elevation it has open deck access overlooking private gardens. There are tall railings preventing access from Ferdinand Place.



1.4 THE EXISTING BUILDING

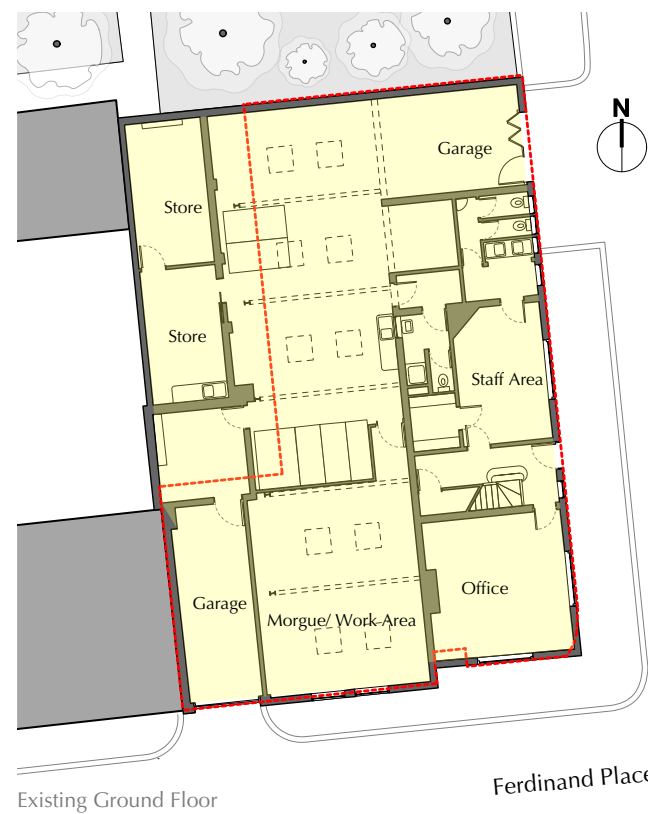
USE

The current building is no longer used by Leverton and Sons. At ground floor it has a garage, office space, stores and the morgue.

1ST FLOOR FLAT

At first floor there is another small office plus a 2 bed flat.

- Residential
- Office



1.5 PREVIOUS APPLICATION

PLANNING CONSENTED SCHEME

Planning consent N. 2016/2457/P

The current consent includes the property at 4, 6, and 8 Ferdinand Place. The consented proposal for this application site was for 11 apartments laid out over ground and 3 upper floors

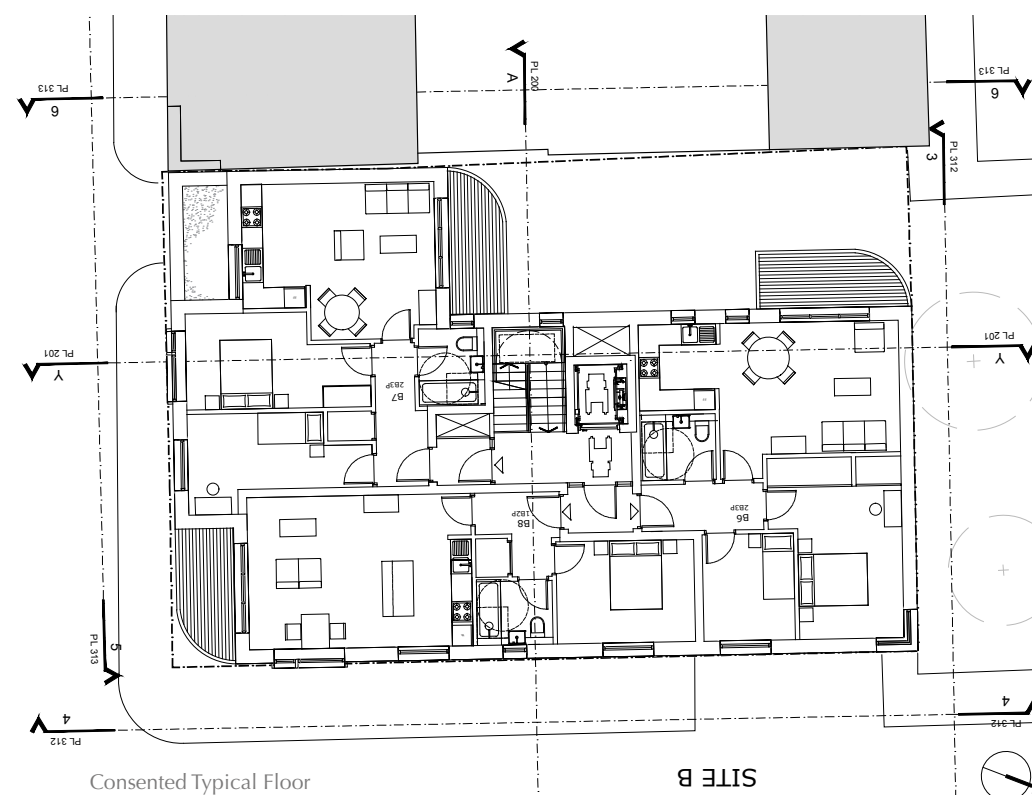
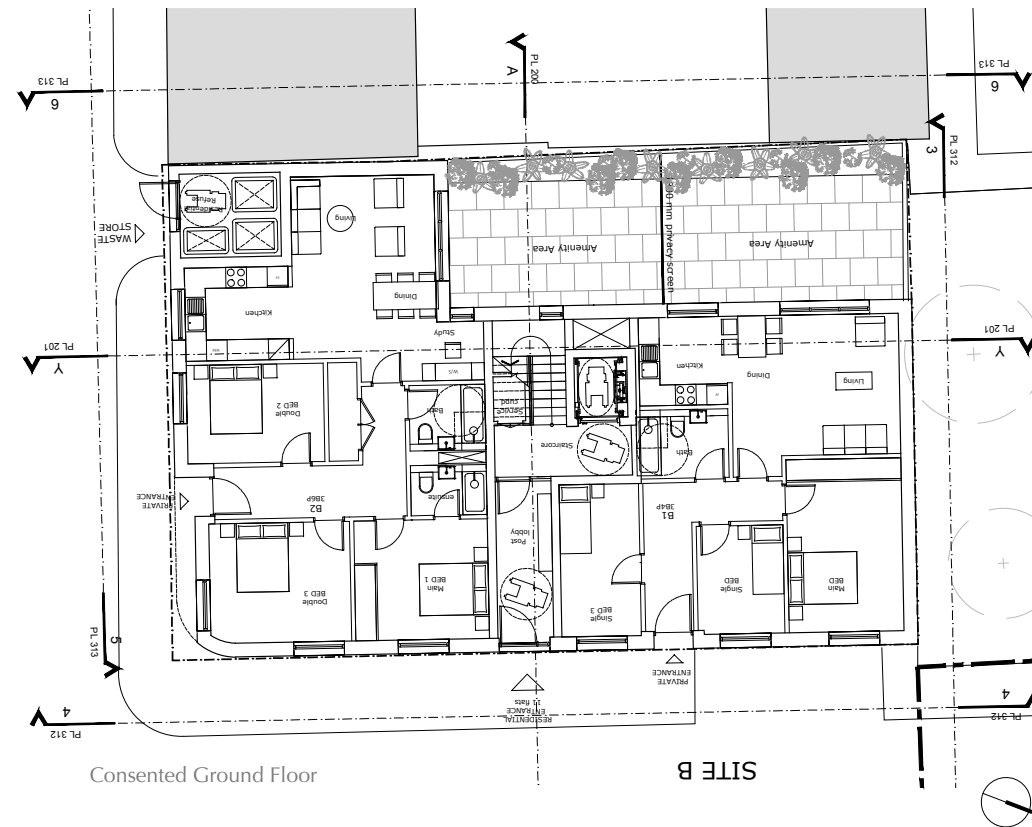
GROUND FLOOR

The plan includes 2no 3 bed apartments, both accessed directly from Ferdinand Place - one from the south elevation and the other from the east elevation. Both flats have their primary living spaces at the rear, with bedrooms facing Ferdinand Place, Access to the 1st - 3rd floor apartments is via a small lobby on the east elevation. There is a refuse store on the south west corner of the building accessed from the street.

The position of the residential entrances means that residents would pass bedroom windows in order to enter the property. The location and direct access to the refuse store diminishes the setting of the adjoining residential entrance

TYPICAL FLOOR

The core has a stair and lift giving access to 2no 2 bed and 1no 1 bed flats. Due to the combined stair/ lift lobby each flat is accessed via a lobby.2 of the flats have living spaces that address Ferdinand Place, and one flat overlooking the courtyard to the rear. The



core arrangement means that access to the flats is via lobbies, reducing accessibility. The rear facing living space is not ideal.

ELEVATIONS

The elevations are brick, with simple regular fenestration and a feature soldier course at each floor level. The corner balcony is curved, and is orientated south. This detail gives an asymmetric read to the southern facade, which is not in keeping with the simple rectangular form of the adjoining buildings. This looks particularly uncomfortable when seen from the west.



THE PROPOSAL

2.0 PROPOSAL SUMMARY

1-3 FERDINAND PLACE

Our proposal outlined in this application is for a new building providing commercial office space, residential flats and private amenity space. The proposals include:

- DEMOLITION OF THE EXISTING BUILDING
- ERECTION OF A NEW 4 STOREY BUILDING PLUS ROOF LEVEL INCLUDING PRIVATE ROOF TERRACE
- 179M2 OF OFFICE SPACE ON GROUND FLOOR
- 9 FLATS OVER 3 UPPER FLOOR



View from Ferdinand Place

RESIDENTIAL ENTRANCE

COMMERCIAL SPACE AT
GROUND FLOOR

9 FLATS OVER
3 UPPER FLOORS

THE PRE-APP SCHEME

3.0 PRE-APP PROPOSAL

In December 2019 we submitted a scheme to Camden for consideration as part of a formal pre-app process. This scheme is described over the next 3 pages.

GROUND FLOOR

Commercial Space

At ground floor we have provided 220m of office space which provides active frontage to the whole Ferdinand Place elevation

Residential Entrance

The residential flats are entered from the south elevation via a gate into an external courtyard which gives access to the building lobby.

Refuse & Bike Storage

A refuse area is provided within the courtyard to comply with council requirements. There is space for 15 bicycles in the courtyard

UPPER FLOORS

Core Arrangement

There is a single stair and 8 person lift giving access to the 9 flats on the 3 upper floors. The core is layed out to provide an attractive daylit lobby space.

Flat Layouts

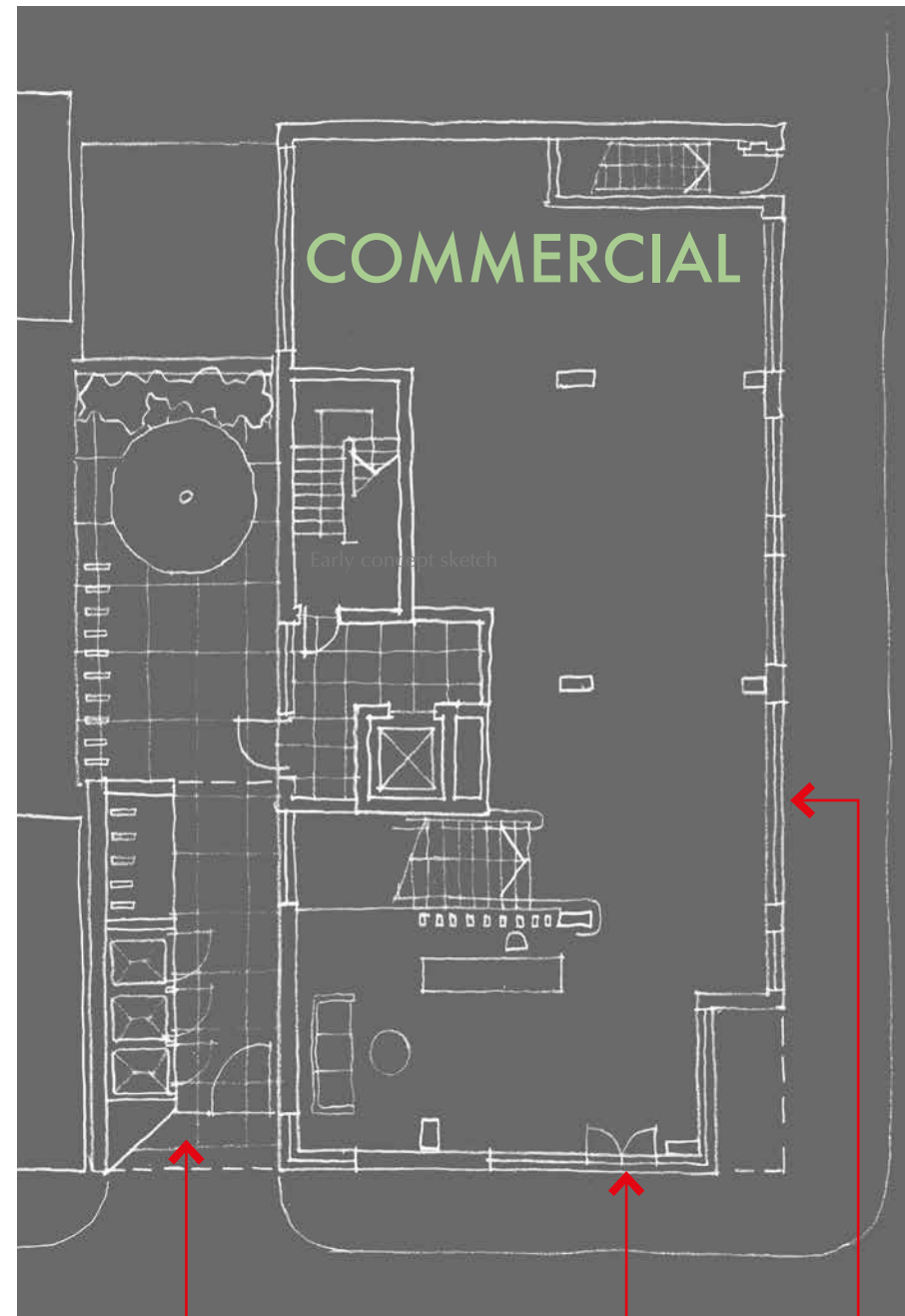
The 1st and 2nd floors have 2no 2 bed flats and 1no 1 bed flat. The 3rd floor has a 4 person 3 bed flat plus a 2 bed and a 1 bed flat. The 2 and 3 bed flats have corner living rooms with balconies, and all flats are dual aspect.

Sizes

The 2 bed flats ar 70m2 and the 1 bed flats are 50m2. The single 3 bed flat is 71m2.

GROUND FLOOR

ground floor plan



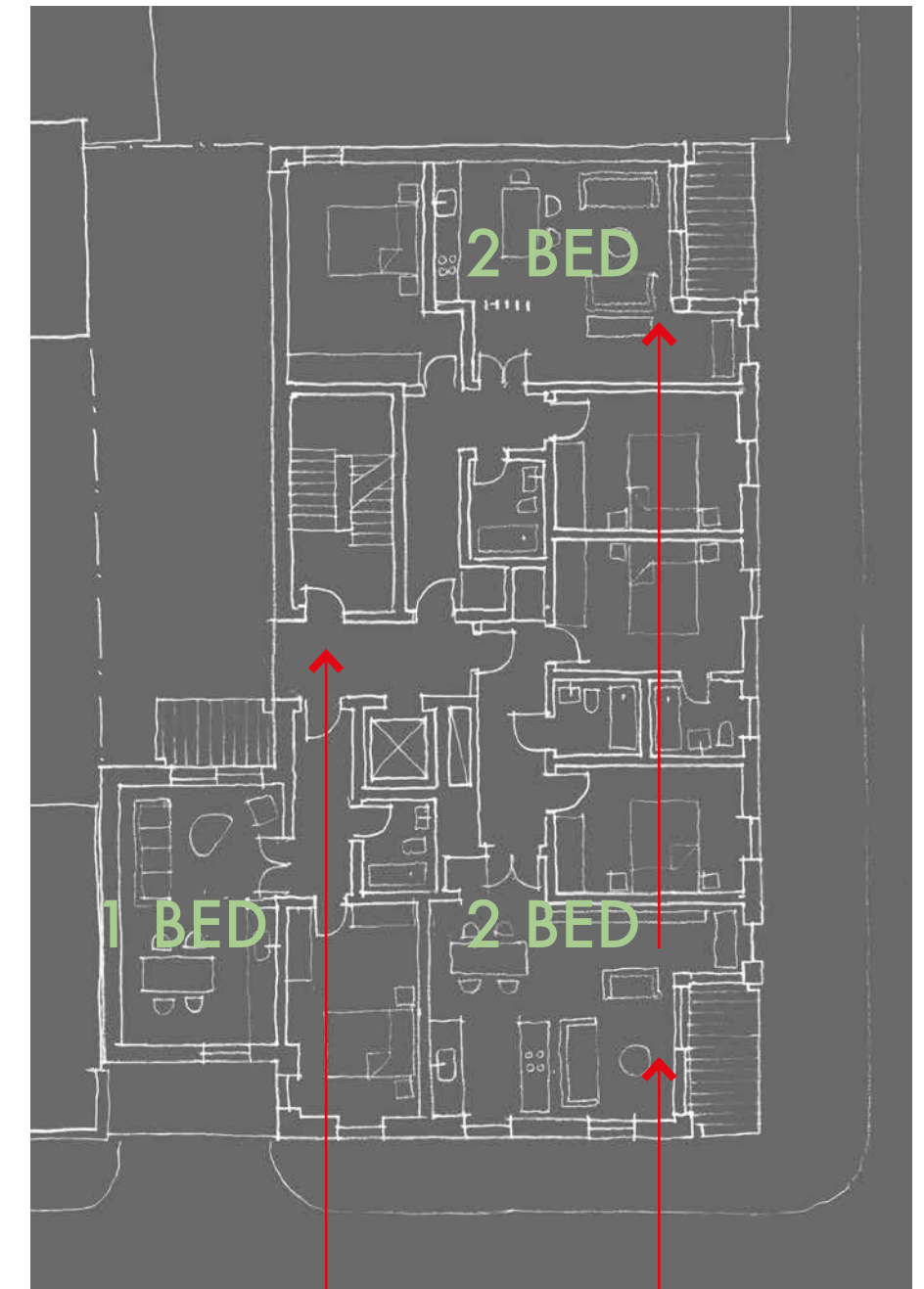
NEW RESIDENTIAL
ENTRANCE VIA GATED
COURTYARD

OFFICE
ENTRANCE

OFFICE SPACE
PROVIDING ACTIVE
FRONTAGE

UPPER FLOORS

upper floor plan



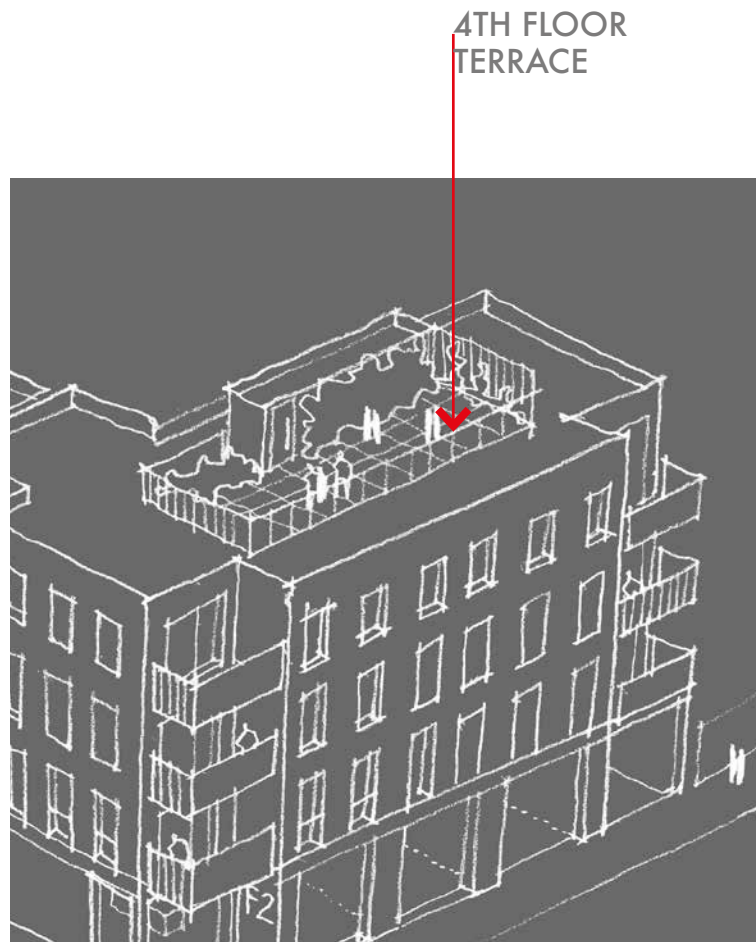
SIMPLE CORE
ARRANGEMENT WITH
GOOD DAYLIGHTING

2 BED FLATS
WITH CORNER
LIVING ROOMS

3.0 THE PRE-APP PROPOSAL

ROOF TERRACE

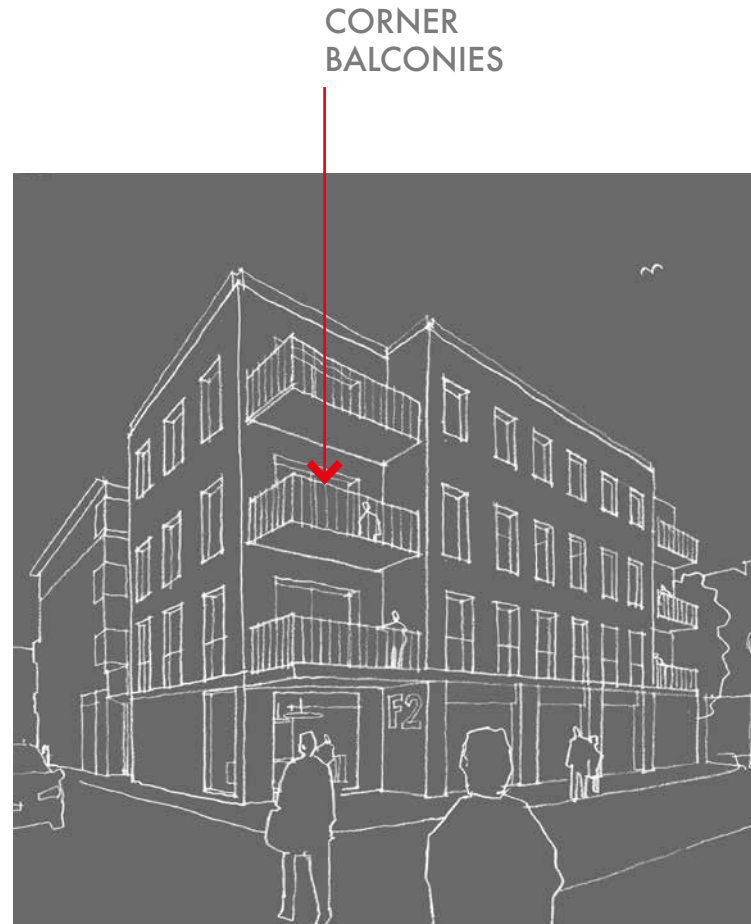
We proposed a small roof terrace accessed via the main accommodation stair. The terrace would be limited to the centre of the roof, and would only have views to the north, east and south, preventing overlooking of the flats at 10 Ferdinand Place.



isometric showing proposed terrace

CORNER BALCONIES

The balconies are placed on the corners of the building, maximising light and aspect. They are contained within the overall rectangular form of the building, giving greater privacy from the building directly to the north and south.



sketch of south west corner of the building

SIMPLE MASSING

The building has a simple rectangular form in keeping with the character of the other buildings in Ferdinand Place.

The proportions of the south elevation create a strong corner when viewed from Ferdinand Street, and acts as a counterbalance to the cascaded form of the consent at 4, 6 and 8 Ferdinand Place



sketch looking west down Ferdinand Place

3.1 PRE APPLICATION MEETING FEEDBACK

Following a meeting on site, the planning officers provided feedback on the scheme which is summarised below:

1) RESIDENTIAL ENTRANCE & FEATURE WALL

The location of the entrance was accepted, but it would be preferable to have the whole journey under cover. The need for a feature wall was questioned

2) REFUSE & CYCLES

We need to ensure the proposals for bikes and refuse meet the Council's requirements.

3) MASSING / HEIGHT

The height of the proposal was questioned, given that the ground floor is now commercial rather than residential use

4) ROOF TERRACE

There was concern that the roof terrace could have maintenance issues, as well as cause overlooking issues to adjoining properties

5) FLAT LAYOUTS

Officers questioned whether the M4(3) flat was fully accessible. They also questioned whether the layouts could allow daylight to the internal hallways.

6) ARCHITECTURE - PROPORTIONS

The vertical proportions shown on the sketches of the elevations was not felt to be in keeping with the character of the surroundings - and the design was judged to not be distinctive enough.

7) BALCONIES

The orientation of the balconies is acceptable, but the council would like to see them be more distinctive

8) GROUND FLOOR TREATMENT

Officers drew attention to the importance of the relationship between the base of the building and the public roadway, which is an important locally listed asset which gives Ferdinand Place much of its distinctive character.



RESPONSE TO PRE-APP ADVICE

4.0 THE AMENDED PROPOSAL

GROUND FLOOR

The ground floor has been amended in line with the pre-application advice. In particular we have made the following changes:

- 1) Removed the feature wall
- 2) Re-planned the residential entrance door so that it is under cover
- 3) Relocated the office entrance door to the east elevation

Residential Entrance

The residential entrance is through a decorative iron gate in the south eastern corner of the site. This gives access to a covered courtyard off which is the entrance door.

Covered External Lobby

Beyond the gate is a covered external lobby space which gives access to the residential entrance without going through to the open courtyard.

Refuse

For the 9 flats we have provided space to allocate 1no. 1280L bin for Residential General Waste, 1no. 1280L bin

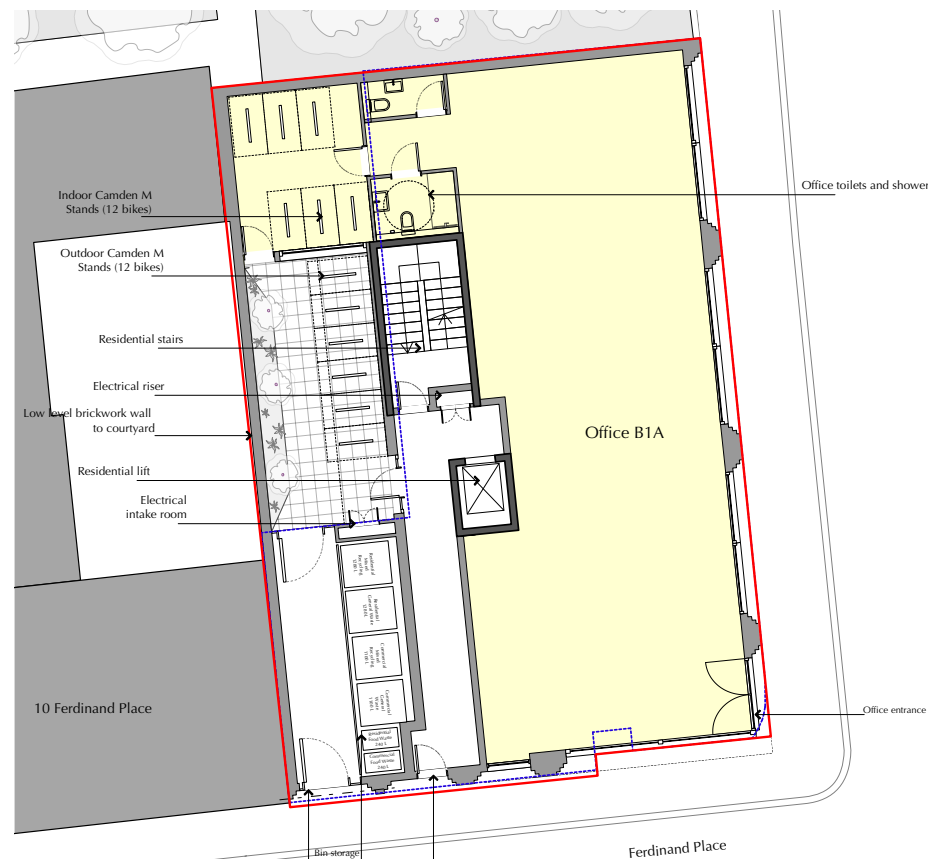
for Residential Mixed Recycling, 1no. 240L bin for Residential Food Waste, 1no. 1100L bin for Commercial General Waste, 1no. 1100L bin for Commercial Mixed Recycling, 1no. 240L bin for Commercial Food Waste

Bicycles

We have provided secure parking for 24 bikes in accordance with Camden's policy.

Courtyard

To the north of the residential entrance is a small external courtyard with planting



proposed ground floor plan



view of residential entrance from the south west



view of courtyard from inside gate, with residential entrance on the right

4.0 THE AMENDED PROPOSAL



view from Ferdinand Street

4.0 THE AMENDED PROPOSAL



view of corner office entrance from the south east

OFFICE ENTRANCE

The office entrance is located on the south east corner of the building, below the residential balconies. The entrance door is on the eastern elevation, and is recessed in to the building to provide an element of weather protection.



detail of southern elevation showing the residential entrance on the left and the office entrance on the right

4.1 THE AMENDED PROPOSAL

GROUND FLOOR TREATMENT

Listed Paving

The paving around the building contributes greatly to the character of Ferdinand Place, and is locally listed. The cobbles and rough-set stone kerbs give the street a pre-20th century industrial feel, (which is accentuated by the scale and proportions of the space).

Response To Listed Paving

Our ground floor proposal responds to this industrial, robust character, with the use of engineering brick and sturdy detailing.

The ground floor reflects the grid and structure of the building above, with large windows between sculptured brick piers.

Stall Risers

Between these piers brick 'stall risers' sit below the window cills. The stepped pattern of brickwork adds depth and detail to the facade. This pattern repeats on the head of the windows, and is also picked up at the top of the building on the parapet.



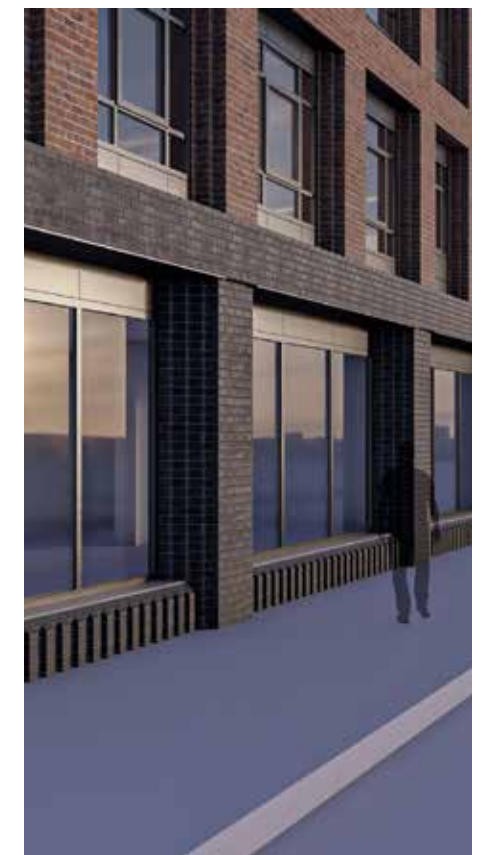
ground floor treatment on southern facade



photo of existing cobbles and paving showing weathered brickwork of exg. building



leicester blue brickwork piers between large office windows, with corbelled stall risers



view along facade showing depth of brick reveals

4.2 THE AMENDED PROPOSAL

UPPER FLOORS

General Layouts

The scheme has residential flats on 1st, 2nd and 3rd floors. Each floor has three flats. There is a small 'garden room' and terrace on the roof. This room and terrace is for the exclusive use of the three bedroom unit on 3rd floor.

London Plan

All flats have all been designed to meet the standards set out in the London Plan.

1st Floor

The 1st floor is accessed via a lift and stair which is on the western edge of the building. The lift is DDA compliant. The lobby has a window overlooking the courtyard, and gives direct access to all 3 flats.

Layout

First floor has 3 flats. 2no. 4 person 2 bed flats and a 2 person 1 bed flat. All the flats are dual aspect.

2 Bed Flats

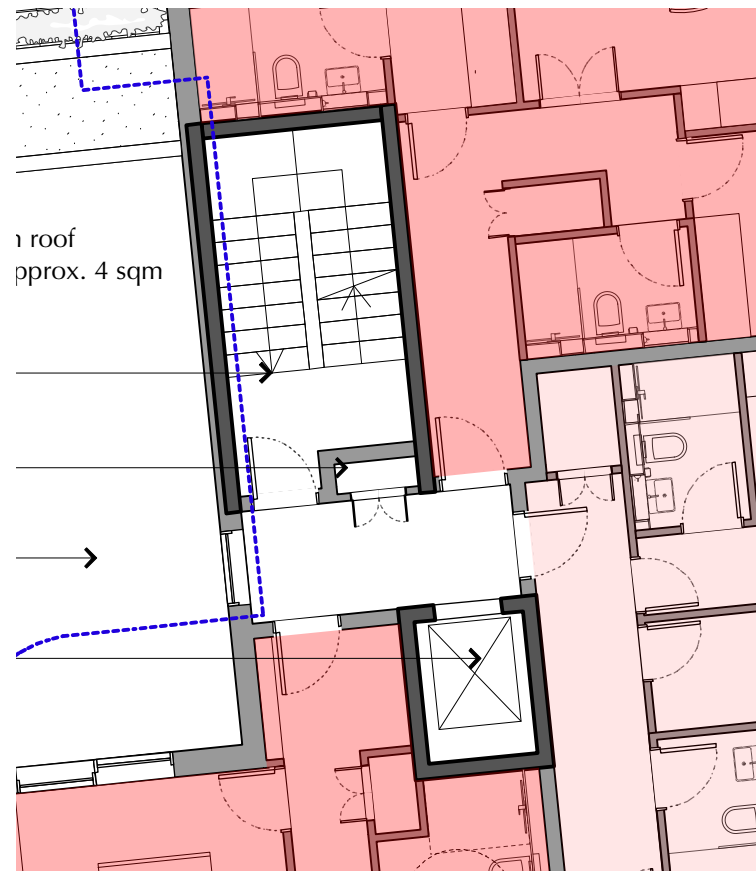
The two 2 bed flats extend the length of the east facade. The living spaces are on the corners and have access to enclosed balconies. Each flat has a communal bathroom and an ensuite to the master bedroom.

1 Bed Flat

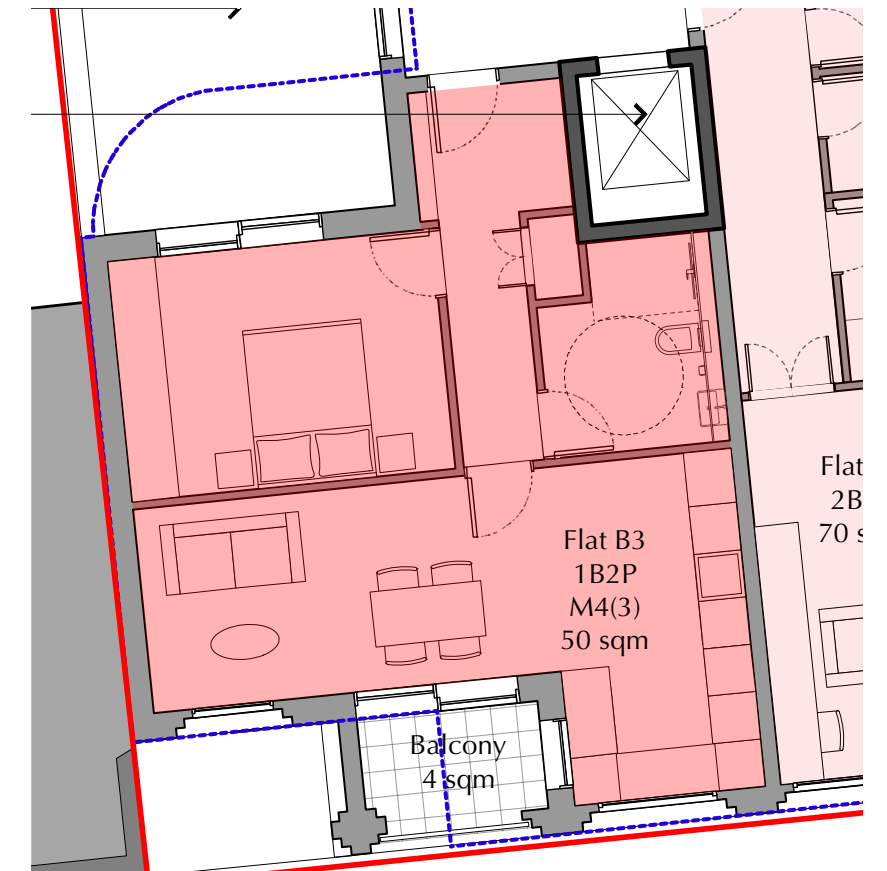
The 1st floor 1 bed flat is designed to meet part M(4,3). It is accessed between the lift and the west facade, and is dual aspect, with a living space with windows on the north and south. The single bedroom looks south over Ferdinand Place.



1st floor plan



detail of residential core on upper floors



detail of 1st floor 1 bed flat (part M,4,3 compliant)

4.2 THE AMENDED PROPOSAL

Second Floor

The second floor plan is the same as the first, except that the 1 bed flat is not M94,3) compliant.

Third Floor

The third floor plan includes a 1 bed flat (as on the floors below) plus a 3 person 2 bed flat and a 4 person 3 bed flat. The living spaces of the 2 and 3 bed flats are in the same location as the lower floors.

3 Bed Flat

The 4 person 3 bed flat is on the northern part of the plan, and has the main bedroom facing west, with the 2 single rooms looking east over Ferdinand Place.

Terrace Access

The 3 bed flat has access to the roof-top terrace via an internal stair on the left side of the hallway.

Garden Room & Terrace Access

On the roof level we have placed a 15m² room which is accessed from the third floor flat below. There is also a 31 m² terrace. The room and terrace are private spaces for the use of the 3 bed flat on 3rd floor.

Terrace Plan Form & Positioning

The stair and garden room are stepped back 1.5m from the west facade, and the terrace is set back 2m from the western elevation.

Amenity

The positioning, and the relationship between the

terrace and the stair/garden room are designed to remove any overlooking issues either to or from the terrace. The design ensures the terrace cannot be seen from the street level.

Material

The stair and garden room form a simple rectangle with rounded corners in plan, and are clad in a bronze sheet. There is a window on the east elevation. The window extends floor to ceiling and includes a sliding door for access to the terrace.

Terrace Detail

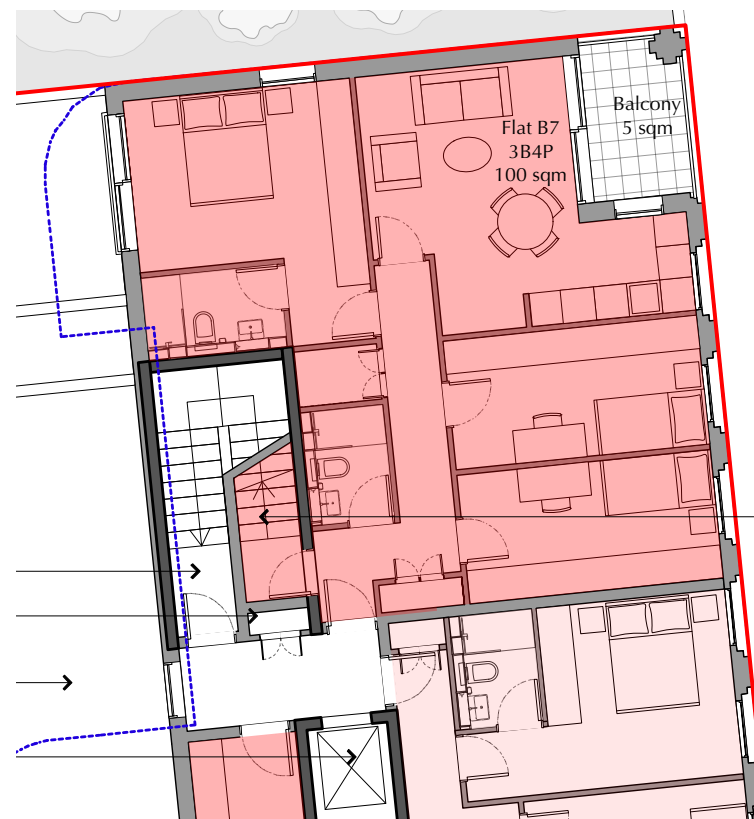
The terrace is paved, with built in edge planters and decorative railings detining the 3 edges of the space.

Roof

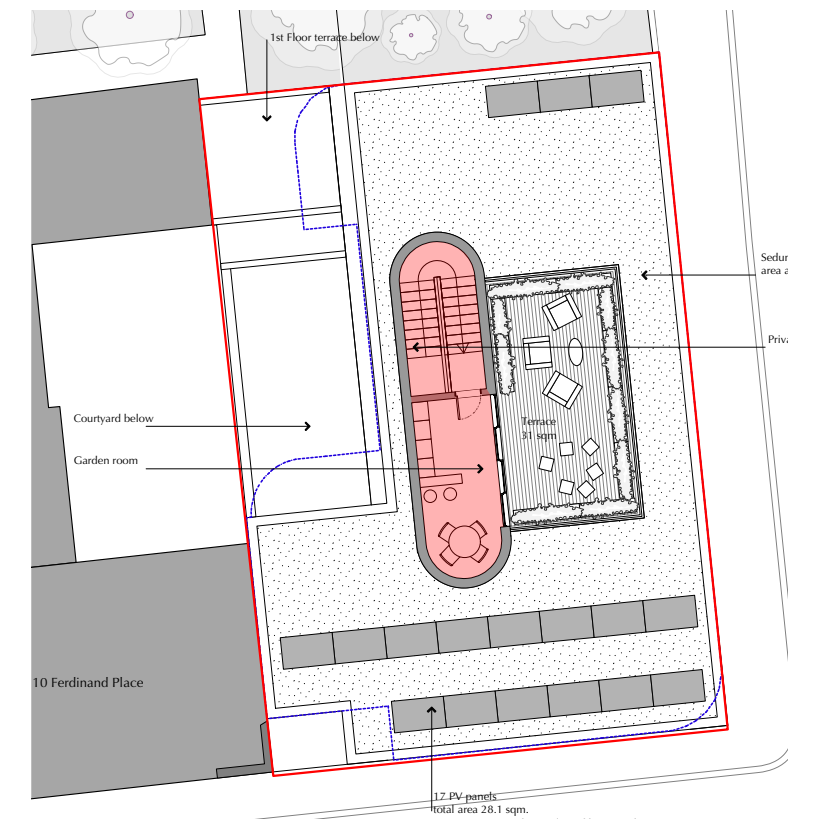
The remainder of the building roof includes a sedum roof and photo-voltaics panels.



2nd floor plan



detail of 3rd floor 3 bed flat, showing stair to 4th floor terrace



roof plan

4.2 THE AMENDED PROPOSAL



view of roof-top from south east



view of stair enclosure from the south west, showing the setback from the facade
Note: PV layout is indicative only



view of terrace and garden room from the east

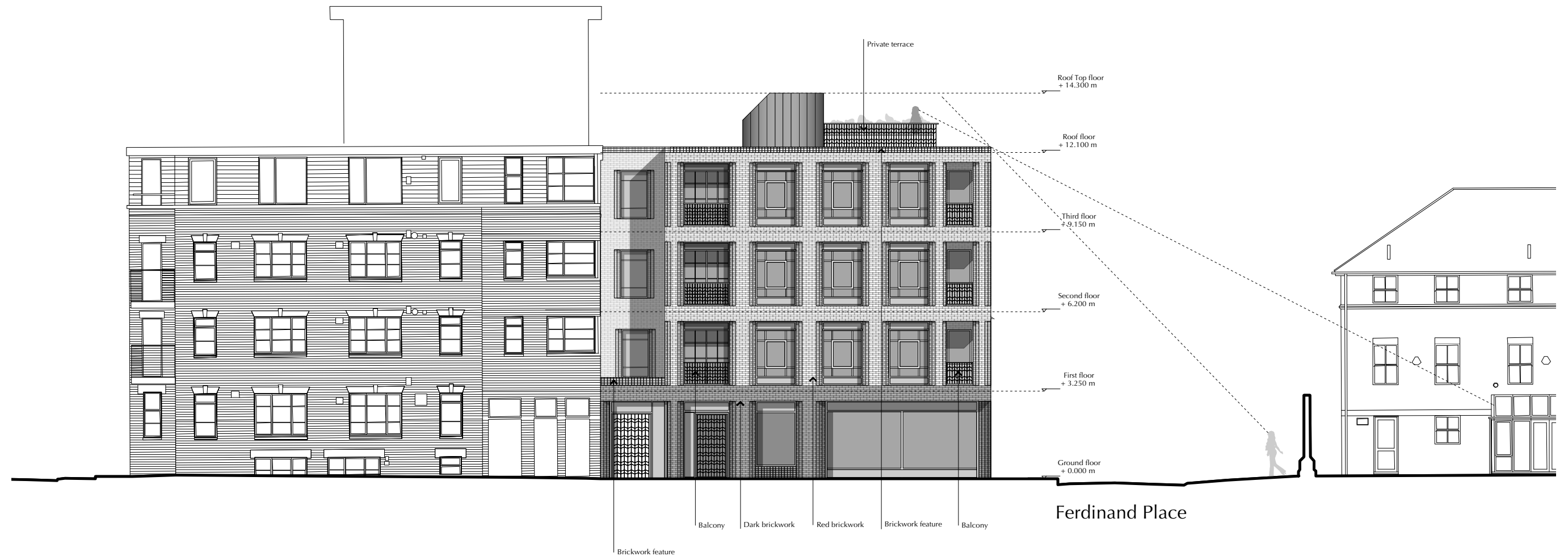
4.3 THE AMENDED PROPOSAL

MASSING & ELEVATIONS

Our proposed parapet height is 100mm lower than the existing consent.

The garden room at the roof terrace has rounded corners. The shape helps softening the edges and making its appearance less severe.

The proposal was designed in conjunction with SBEGG (Right to Light) to ensure the scheme and adjoining properties meet the required daylight and sunlight criteria.



South Elevation

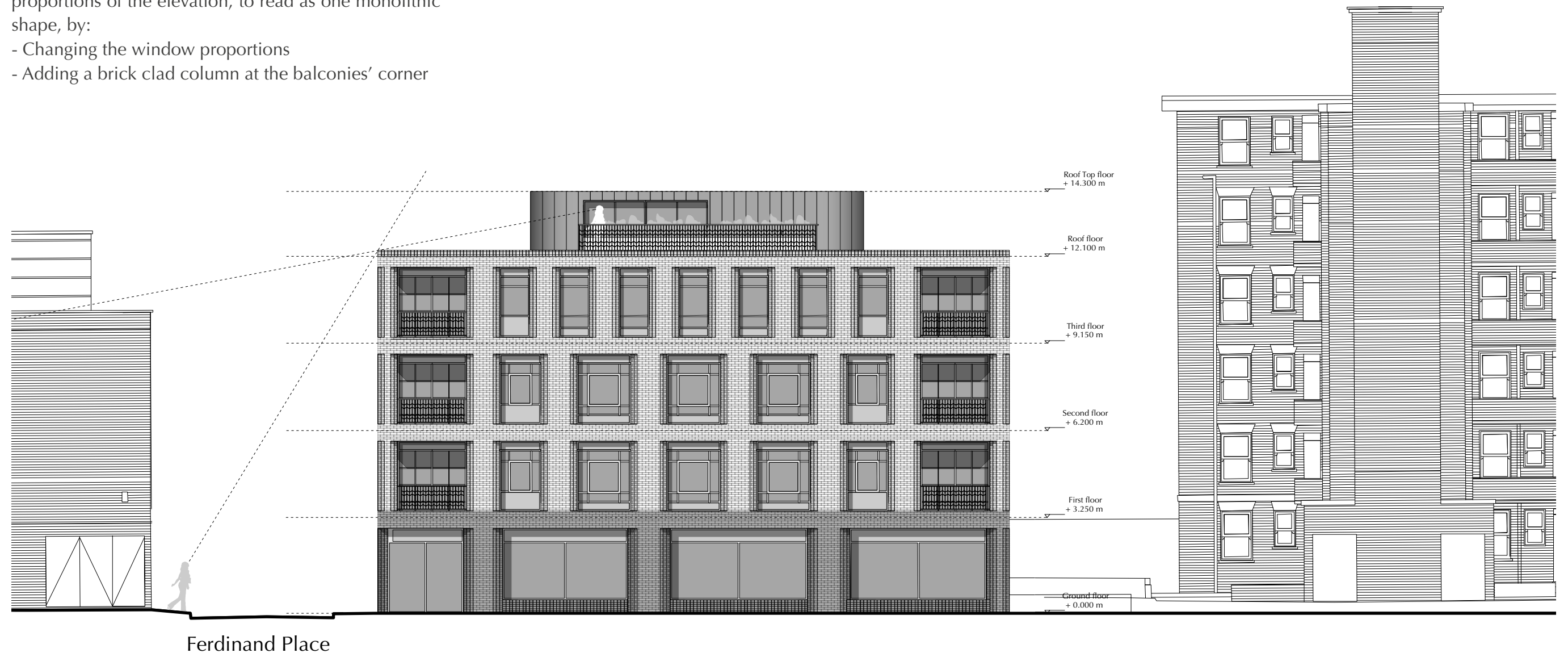
4.4 THE AMENDED PROPOSAL

PROPORTIONS

The vertical proportions shown on the sketches of the elevations was not felt to be in keeping with the character of the surroundings - and the design was judged to not be distinctive enough.

As a response we tried emphasizing the horizontal proportions of the elevation, to read as one monolithic shape, by:

- Changing the window proportions
- Adding a brick clad column at the balconies' corner



East Elevation

4.4 THE AMENDED PROPOSAL

PROPORTIONS

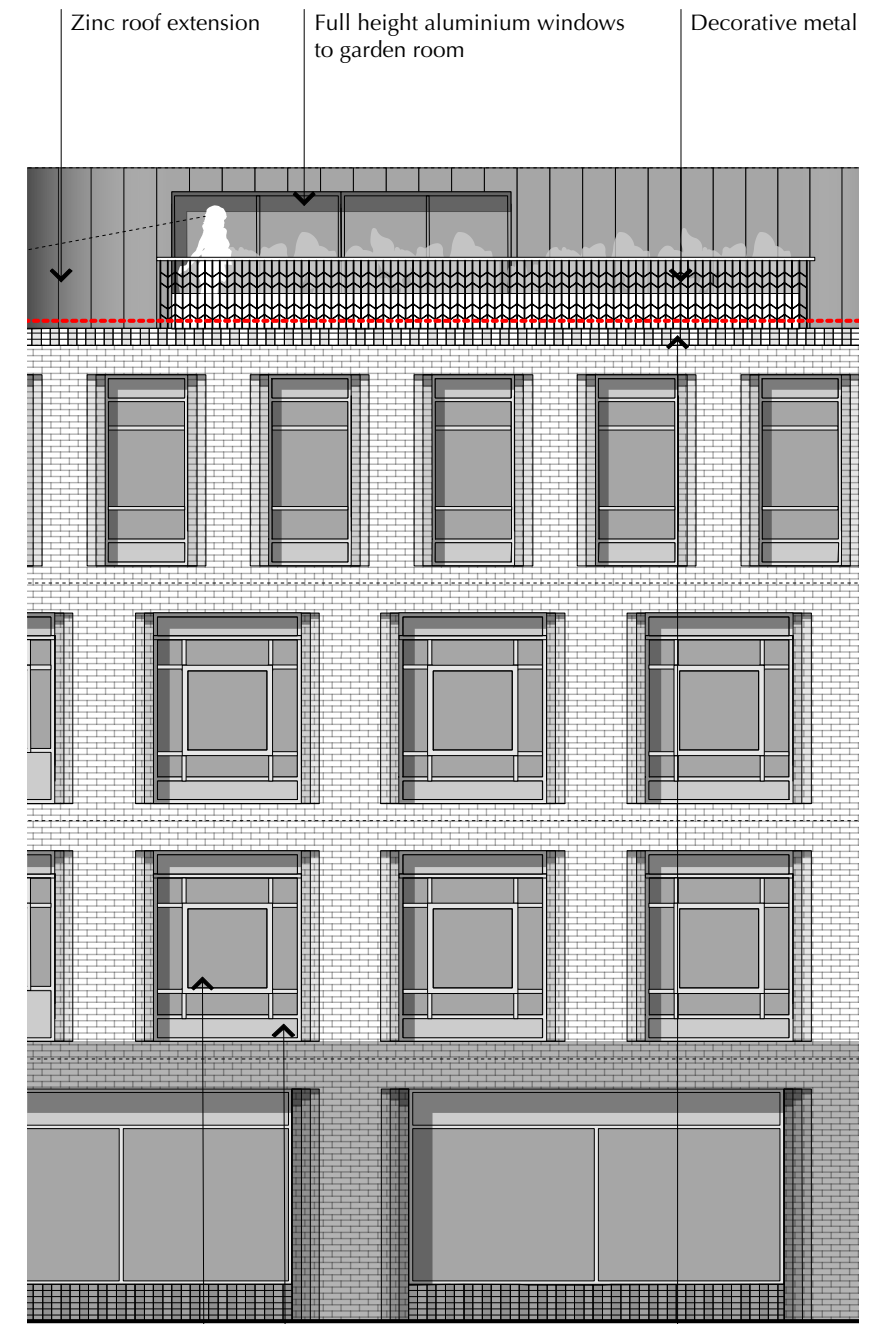
The elevation is composed by window bays that define the proportions of the facade. The size of the windows is reduced in a sequence from the ground to the top floor, in an elegant composition.



overall form of the building



visual showing detail of typical bay



elevation detail

4.5 THE AMENDED PROPOSAL

BALCONIES

ENCLOSURE

The balconies are designed to sit within the overall form of the building, to create the character of an external room

This is achieved by placing a column on the external corner. The column enclosed balconies to give a sense of privacy and retain the strong rectangular form of the building.

RAILINGS

Decorative railings which pick up the pattern used on the main residential entrance gates.

CORNER PILLAR

Stepped brickwork at the reveals, help catch the sunlight and add depth to the facade



4.6 THE AMENDED PROPOSAL

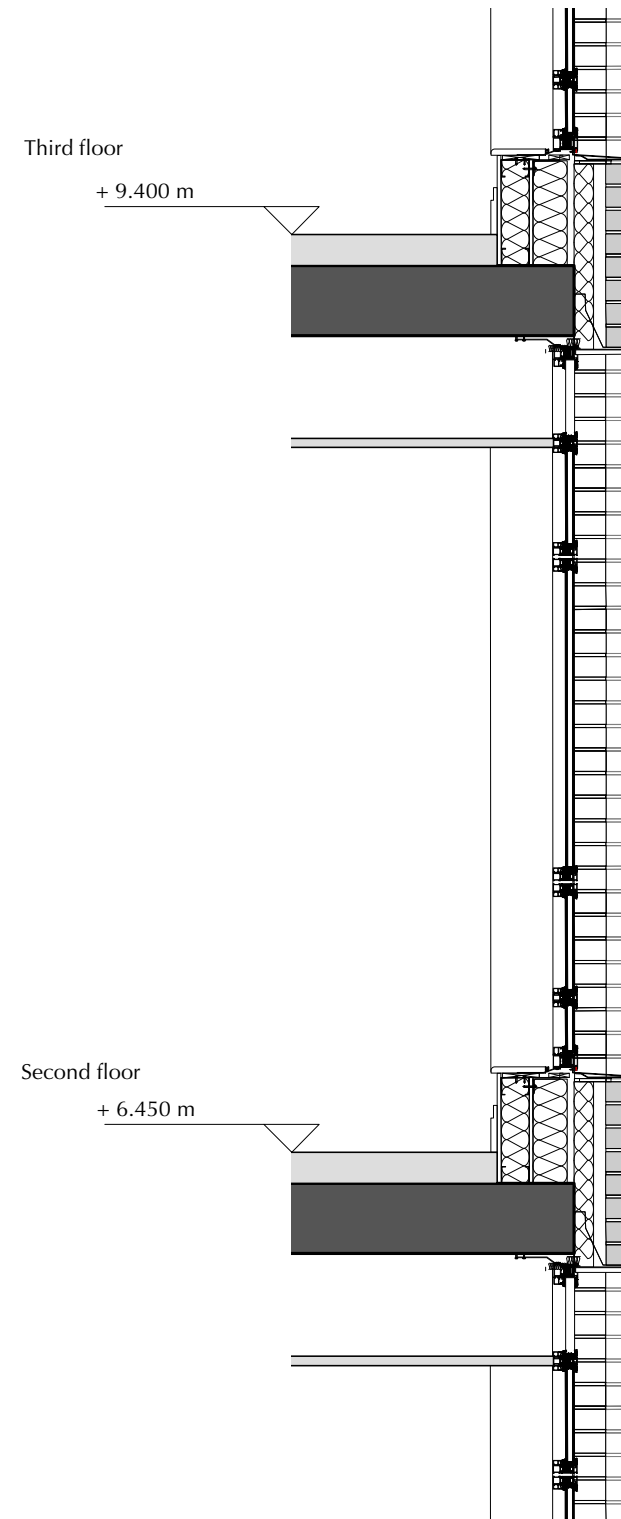
ENVELOPE

The envelope is mainly built of brickwork, with the exception of the roof pavilion that we propose being clad in zinc.

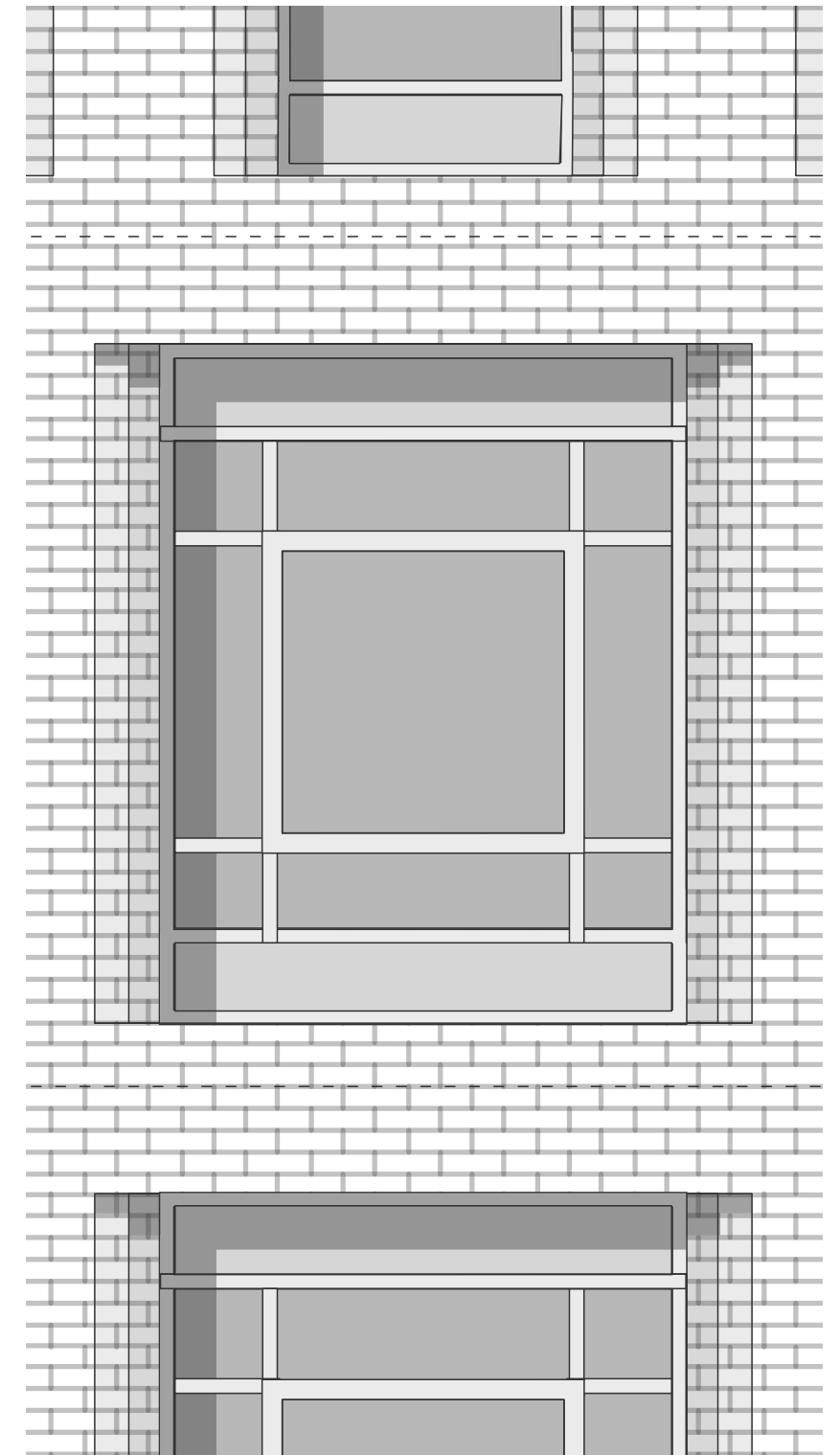
Each window bay is sided by a simple brick step feature, which is consistent throughout the scheme.

The brickwork envelope build-up is composed by one leaf brickwork externally, a ventilated cavity, and an internal wall build-up that includes non-combustible insulation, breather membrane, steel frame system, vapour control layer, and plasterboard internally.

The envelope has been developed to be compliant with the building regulations requirement for thermal and acoustic performance.



section detail



elevation detail

4.7 SUSTAINABILITY

To support this planning application, a series of reports have been prepared by the consultants, as follows:

ENERGY & SUSTAINABILITY

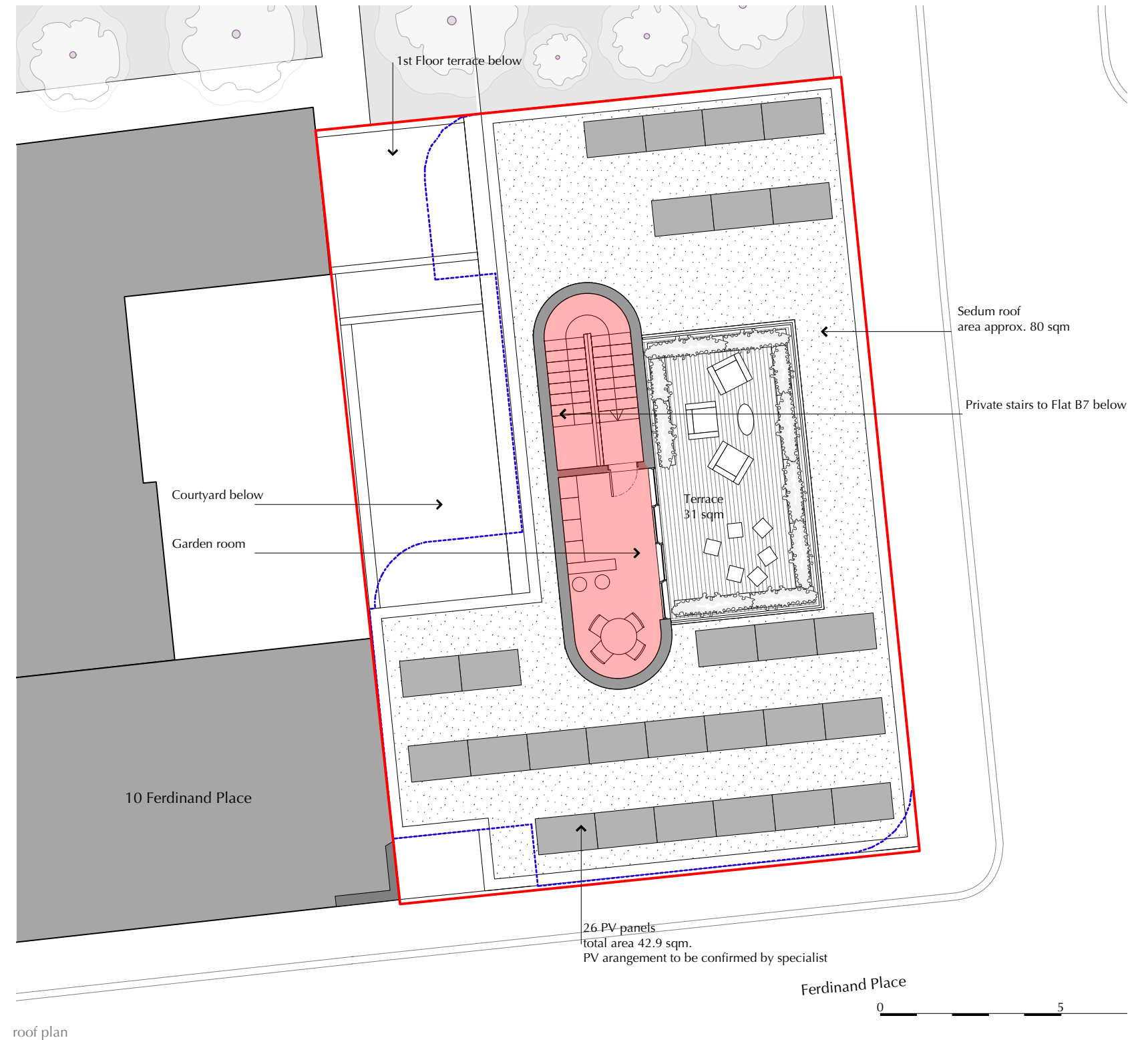
The report is in accordance with the following policies:
 The London Plan Policies on Energy - Policy SI 2: Minimising Green House Gas Emissions
 The London Borough of Camden – Camden Local Plan (2017) - Policy CC1: Climate Change Mitigation & Policy CC2: Adapting to Climate Change

The report gives an assessment of the proposed scheme taking into consideration the following aspects:

- Energy Targets
- Energy Savings
- Water efficiency
- Materials
- Waste Management and Construction
- Nature Conservation and Biodiversity
- Climate Change Adaptation
- Pollution 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, highly efficient glazing, efficient gas heating, a commercial heat pump and a PV array to maximise carbon savings for the site, resulting in 34.9% residential savings over the Target Emissions Rate and a 19% saving for the commercial sections. 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, for minor developments.

Refer to the Energy & Sustainability Statement by JAW Sustainability attached for more information



4.7 SUSTAINABILITY

ACOUSTIC

An environmental noise survey has been undertaken to determine existing noise levels affecting the site and its surroundings.

Based on the noise survey results, calculations have been undertaken to determine the acoustic requirements of the residential façades, so as to achieve suitable internal noise levels within the residential properties. It was concluded that Camden Council's 'LOAEL' internal noise level requirements could be achieved using standard, non-acoustic thermal double glazing and non-acoustic trickle ventilators.

External noise levels are also sufficiently low that use of opening windows as a primary means of mitigating overheating is not likely to result in adverse effect.

Calculations have been undertaken to predict the worst-case potential noise impact of the proposed fourth-floor level roof terrace. The assessment concluded that the predicted worst-case increase in ambient noise levels at the nearest noise sensitive property would be negligible.

Refer to the Acoustic Report by Auricl Acoustic Consultants attached for more information

ARBORICULTURAL REPORT

The report reviews the proposed scheme and provides an Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement and concludes the following:

- Both the subject trees are located offsite and both can be retained.
- Both subject trees can be adequately protected during construction using site hoarding or protective fencing
- Some pruning will be required to T1 in order to remove

overhanging branches and allow construction to proceed. However, these works will not harm the tree to any significant degree.

- The arboricultural impact associated with the development will be very low as the footprint of the proposal is the same as existing.

Refer to the Arboricultural Planning Statement by AD Tree Consulting attached for more information

ECOLOGICAL

The site comprises a building which has low suitability to support roosting bats and suitability to support nesting birds. A further bat emergence/re-entry survey is required in order to confirm the presence/likely absence of bats roosting within the building. This has been undertaken and will be submitted post validation. To mitigate for impacts on nesting birds, demolition of the building should be undertaken outside of the nesting bird season, or if this is not possible, the building should be inspected immediately prior to demolition by a suitably qualified ecologist. Enhancement measures for nesting birds should be in the form of artificial nest bricks. If bats are recorded roosting within the building during the further survey, a mitigation strategy will be developed accordingly. Consideration should be given to a green roof/wall. The proposals have potential to accord with all relevant legislation and planning policy including the NPPF, the Camden Local Plan and Camden's vision for "greening" the area.

Refer to the Ecological Appraisal Report by ECOSA attached for more information

4.8 CONCLUSIONS

Planning permission is sought for:

Demolition of the existing buildings on the site at 1-3 Ferdinand Place and replacement with a 4 storey (plus private roof level) residential building with 9 flats on the upper 3 floors, and 179 m² of B1 office space on ground floor. The scheme retains the character and proportions of the existing planning consent. The proposal is designed in respect to the surrounding context with its scale and use of materials. We are confident the proposed scheme described in this planning application will make a wholly positive contribution to the existing building as well as the local area.



APPENDICES

5.1 AREAS SUMMARY

1-3 Ferdinand Place						
Building B	GIA		NIA		AMENITIES	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
Ground Floor	218.00	2347				
Commercial Unit			179.00	1927	52.0	560
First Floor	214.00	2605				
Flat B1 - 2b (4p)			70.00	753	15.0	161
Flat B2 - 2b (4p)			70.00	753	5.0	54
Flat B3 (Wch Adaptable) - 1b (2p)			50.00	538	4.0	43
Second Floor	214.00	2605				
Flat B4 - 2b (4p)			70.00	753	5.0	54
Flat B5 - 2b (4p)			70.00	753	5.0	54
Flat B6 - 1b (2p)			50.00	538	4.0	43
Third Floor	214.00	2605				
Flat B7 - 3b (4p)			100.00	1076	36.0	388
Flat B8 - 2b (3p)			61.00	657	5.0	54
Flat B9 - 1b (2p)			50.00	538	4.0	43
Fourth Floor	24.00	2605				
Flat B7 - 3b (4p) (incl roof-top room)						
Total	884.00	12767	770.00	8288	135.0	1453

Notes: All areas are approximate and not based on survey drawings. They are subject to design development and relate to the likely areas of the building, the current state of the design and using the stated option (e.g. GEA) from the code of measuring practice, sixth edition, RICS/ISVA.

COVEBURGESS

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