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Savills Cover Letter

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Dear Ms Constantinescu

155 DRUMMOND STREET, NW1 2PB

I act on behalf of Adrian Cova, owner of the building.

This planning application is submitted pursuant to the pre-application advice received on 25 June 2020 (your ref: 2020/2199/PRE).

I attach:

- Location Plan.
- Site Plan.
- Existing and proposed elevations, floorplans and sections by Plat-form.
- Design and Access Statement by Plat-form
- Energy and Sustainability Statement by Build Energy
- Air Quality Assessment by Gem Air Quality Ltd
- Waste Management Plan by Plat-form
- Drainage Report by CadMap Studio

No planning application fee is required because it is a re-submission of application your ref: 2019/1653/P withdrawn on 21 October 2019 i.e. less than one year ago.

1. THE PROPOSED SCHEME

The two flats in the existing building have a combined floorspace of 170 sqm. The total existing floorspace including the basement, ground and mezzanine is 277.45 sqm. The site area is 105 sqm.

The proposed scheme comprises:

"*Partial demolition of existing 4 storey building comprising two flats (1x2bed and 1x3bed) and erection of new 5 storey building to provide four flats (3x2bed and 1x3bed), with balconies to the rear and terrace at roof level, cycle storage in basement.*"

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- Four new flats are proposed: three two bedroom / four person units on the first, second and third floors, each with a floorspace of 73.75 sqm and a three bedroom / six person duplex of 140 sq m on the fourth and fifth floors.

- The proposed floorspace of the residential units is 361.7 sq m, total floorspace including the basement, ground and mezzanine is 498.8 sqm.

- Each flat will be dual aspect, the three on the lower floors with a rear balcony, the top flat with a roof terrace.

- Each two bedroom flat will have a rear balcony of 10 sq m approximately and the duplex has a roof garden of 66.85 sq m with 400 mm substrate.

- 18 cycle spaces will be provided in the basement.

- Vehicular and pedestrian access to the Tolmers Sq Estate will re-provided.

- Photovoltaic cells on the roof.

2. LAND USE AND HOUSING MIX

The existing building comprises two flats: one 2 bed flat and a duplex on the top two floors,

The proposal provides two additional residential units in line with Policy H1 of the Local Plan. The proposed mix of flats meets the dwelling size priorities table to Policy H7.

Housing is the priority land use in Camden with two and three bedroom flats identified by Policy H7 as being priority dwelling sizes. The creation of new residential dwellings and the proposed housing mix meets the Council's objectives.

3. AFFORDABLE HOUSING

Given the limited scale of the development, it is proposed that any affordable housing contribution be by way of financial payment in line with Policy H4 rather than on-site provision.

4. DESIGN AND HERITAGE

The Design and Access Statement is by Plat-form.

The existing building is not of particular architectural merit nor within a Conservation Area.

An additional two floors could be added to the existing building without planning permission further to the new permitted development rights which have been recently introduced by the Government. This is a material consideration.

A new building provides the opportunity to improve the townscape. The site is both part of the street scene along Drummond Street and the northern gateway to the Tolmer's Square Estate. The urban context of this area has changed beyond all recognition and many high density developments lie nearby. There is a 10- storey block on Drummond Street, west of Hampstead Road and buildings in excess of 30-storeys height, immediately beyond.

The proposed north façade responds to the architectural rhythm and emphasis of the adjacent historic terraces. The fenestration similarly follows a vertical emphasis and the roof structure is a mansard form. The façade brickwork forms a crisp and contemporary reference to the terraces along Drummond Street. The mansard roof will be clad with tiles. The roof terrace is bounded by a structural glass balustrade, constructed without a conventional frame, to reduce the visual impact.

Moreover, the proposed scheme has been amended since that considered at the pre-application stage:

- The lift overrun is omitted, it now terminates the floor below and the top two floors are re-designed as a duplex flat.
- The fenestration on the front elevation is vertical taking reference from the adjoining building to the west.
- The top floor is re-designed as a traditional mansard.
- The design of the rear balconies is improved.

The existing pedestrian link from Drummond Street to the Tolmer's Square Estate is narrow, dark, with no secondary surveillance. It does not comply with the current Building Regulations because it is less than 1200mm wide and does not provide level access from Drummond Street to Tolmer's Square Estate.

The proposed main entrance is re-designed as a side entrance, to accommodate a lift, lift lobby and utility staircase of more generous proportions. The steps will be removed to provide level access for disabled and ambulant users.

We investigated relocating the main entrance from the undercroft to the street. However, the position of the stairs to the basement and the low headroom are fixed because the existing structure at this level is retained (which improves sustainability) and these are practical obstacles.

5. STANDARD OF ACCOMMODATION

All of the units are dual aspect and the space standards, including the bedrooms, are achieved.

Access will be improved by a step free pathway to the main entrance lobby. The lift will accommodate a wheelchair user plus one person to assist [if required]. The entrances to the individual apartments, on the upper floors, have been designed to allow provisions for visitors who are wheelchair users. A clear landing 1500mm long and 1500mm wide, directly in front of the lift door, is provided at every floor. Level access to each apartment is provided and each apartment has clear open space to provide adequate access for wheelchair users to visit the property. Level access is also provided to the amenity spaces of all apartments. The new self-contained homes are accessible and adaptable in line with the Building Regulations M4(2).

Due to the dimensional constraints of the site, it is not possible to provide 10% of the new self-contained homes to be suitable for occupation by wheelchair users.

6. GREENERY AND LANDSCAPING

The existing building already has a rear first floor balcony and roof terrace.

Amenity space is provided to the single-storey apartments via level access balconies to the south façade, directly off the living quarters. The penthouse apartment has access to a private roof garden of 66.85 sqm with timber decking, a green roof system with ample 400 mm substrate for planting.

7. IMPACT ON AMENITY

The rooms in Tolmer's Square facing 155 Drummond Street are bathrooms, stairwells and kitchens. The kitchens are themselves recessed behind the walkways. The bedrooms and living rooms in Tolmer's Square are on the other side.

Any amenity impact is therefore limited and will not be materially increased by the proposed scheme. Likewise any impact from the proposed roof terrace will be limited since it is enclosed by a balustrade and any overlooking will be oblique.

The cross section drawing (P23A) through the proposed building to the rear shows that no harmful overlooking would be caused from the proposed balconies and terrace to the neighbours in terms of loss of light or outlook.

8. SUSTAINABILITY AND AIR QUALITY

The Energy and Sustainability Report by Build Energy demonstrates that the proposed specification achieves a reduction of 22.85% in on-site regulated emissions, meeting the target of 20% beyond Building Regulations requirements. This has been achieved by following the GLA's Energy Hierarchy. Demand reduction measures include improved U-values, construction methods for the avoidance of thermal bridging and the improvement of air tightness, and more efficient controls. The energy systems for use at the development have been considered and selected in accordance with the order of preference described by the GLA. Finally, after full consideration of the suitability of renewable technology, photovoltaic panels have been incorporated into the design. The carbon savings achieved by the proposed development are shown at each stage of the Energy Hierarchy.

Although there is no recognised method for quantifying the benefits of retaining existing structure, there are undoubted environmental gains:

- The carbon footprint will be minimised by retaining the concrete ground slab, the flank walls from ground to first floor, the mezzanine structures, the concrete transfer structure at first floor and the masonry podium.
- The retention of much of the structure including the basement will reduce the amount of landfill material and result in less noise and disturbance from demolition works to neighbouring residents.
- The concrete transfer structure will be re-used during construction works as a deck to enable vehicular and pedestrian access to the Tolmer's Square Estate. This will be the subject of a Construction Management Plan in due course.
- The existing basement will be re-used to accommodate the cycle store and a bin store with a doorway directly from street level.
- The retention of the existing reinforced concrete structures will assist energy conservation.
- As much of the demolished brickwork as possible will be retained, recycled and re-used on site.

An Air Quality Assessment by GEM Ltd is provided. This was undertaken when a larger scheme was considered. It remains valid since the scheme has been reduced.

As agreed with you at the pre-application stage, no Basement Impact Assessment is required.

9. TRANSPORT AND RECYCLING

18 cycle spaces are provided in the basement accessed directly from Drummond Street.

The Waste Management Plan explains that the following is provided in the basement for each residential accommodation unit:

- 120 litres of bin, box or sack volume for general waste or 'refuse'.
- 140 litres of mixed dry recycling.

- 23 litres of food waste.

10. SECURITY

We consider that security in the undercroft will be greatly improved.

By relocating the main entrance into the new side elevation, it pulls activity into the existing uninhabited and dark zone underneath the vehicular and pedestrian access archway. Extensive glazing and lighting to this façade provides secondary surveillance, activity, safety and enhancement to the northern gateway, for the benefit of the development and all estate residents and pedestrians, while retaining the existing unrestricted vehicular and pedestrian access.

11. PLANNING OBLIGATIONS

The following planning obligations are accepted:

- Construction Management Plan (CMP).
- Car-free development
- Affordable housing contribution

Please let me know if any other information would be helpful.

Yours sincerely

John M Dyke
Director