# Appendix 1

**St Matthews Lodge**
50 Oakley Square, NW1 1NB

**Design & Access Statement**

2115 REV -

Sept 2020

ECHLIN

## Contents

# 1.0 Introduction

This Design & Access document explores the design process which takes into consideration the impact on the surrounding context, structural issues, proposed construction methods in order to minimise disruption during construction, consultation undertaken with Camden Council and compliance with new PD rights to allow two additional storeys over the purpose made apartment block in line with new government policy.

This Design & Access statement has been prepared by Echlin and submitted to Camden Council for the building's proposed refurbishment and development under a prior approval application.

The proposals offer an excellent opportunity to:
- Add a collection of 7 new build apartments on top of the roof to the existing building
- Create additional quality accommodation within the Borough of Camden
- Address the current unfinished appearance of the existing building
- Reinstate the site emphasis on the corner junction with Oakley Square and Crowndale Rd
- Install a new lift shaft to comply with DDA requirements
- Enhance landscaping and planting (Condition)
- Refurbish the existing poorly appointed communal areas (reception area, cycle store, post room)
- Enhance the architectural quality of the existing building with a sympathetic extension

This document aims to communicate the design process that has been undertaken to ensure the highest quality of design has been achieved and to illustrate the manner in which the proposed development integrates with its surroundings.

The final design response is a culmination of in depth analysis by Echlin and KM Heritage.

# 2.0 The Team

## Echlin

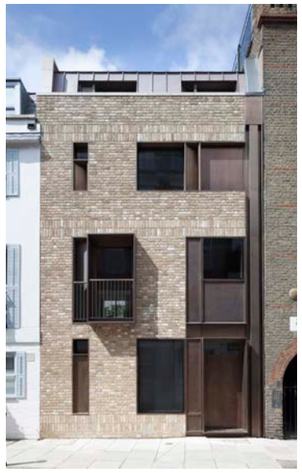
Established on principles of craftsmanship and wellbeing, Echlin is a collective of architects, interior designers and strategists working collaboratively to provide a visionary and multidisciplinary approach to design and development. Services encompass architecture, interior design, bespoke furniture design and development management including marketing and branding.

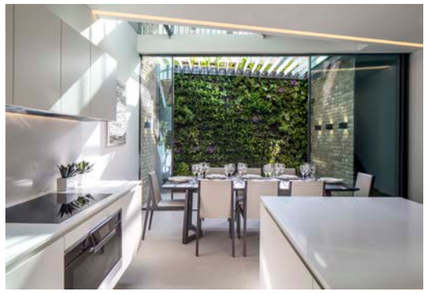
The Echlin team have worked on highly acclaimed projects in the UK and internationally. With extensive experience in restoration, renovation and contemporary new-build projects, Echlin delivers exceptional residences and crafted spaces.

Past projects include 47 Old Church Street - a new build townhouse in Chelsea which was shortlisted for a RIBA and NLA Award, and won at the International Property Awards 2015, and Kenure House - a rationalisation of a historic terraced home and two new build mews houses that were linked together to create a unique contemporary residence, that received international press coverage and a nomination at the Design Awards 2016.

## KM Heritage

KMHeritage provides advice, guidance and support on all aspects of development in the historic built environment. Experience in private sector architecture, in local government conservation and at English Heritage allows KMHeritage to offer broad insight, knowledge of processes and an expert understanding of historic buildings and areas.





47 Old Church Street exterior and streetscape

47 Old Church Street interior

Kenure House exterior (front) and streetscape (rear elevation of Mews)

# 3.0 Context

## Location Plan

The application site is situated within a predominantly residential area in the Borough of Camden at the corner junction of Oakley Square and Crowndale Road and located outside of the Camden Town Conservation Area.

The site is roughly triangular and is located immediately adjacent to the Camden Town Conservation Area, bordered by a series of Grade II listed buildings; private residential houses and the Listed Working Men's College to the north, Oakley Square Gardens to the East, The Old Vicarage to the South and further terraces to the West.


## Site Analysis

The site has excellent transport links and is located 240m from Mornington Crescent Underground Station, which serves the Northern Line, Zone 2 as well as sitting in close proximity to a number of bus routes.

- 1000m to St Pancras International Railway Station (9 mins via public transport)
- Nearby to Kings Cross and St Pancras regeneration zones, and Regents Park
- A short distance to all the vibrant bars, restaurants and amenities of Camden and Kings Cross
- Apartments overlook a leafy garden square
- Superb views across London skyline


**View 1 - looking towards to the corner junction** towards Masjid Al-Rahman Mosque


View 2 - looking towards St Matthew's Lodge with Oakley Sq. Gardens Lodge on the left

**View 3 - looking East down Crowndale Road with the Working Men's College on the left**


**View 4 - looking across Oakley Sq. Garden's with Grade II Listed Working Men's College in the background**

## Site Description

The existing building was designed by Stefan Zins Associates in 1982 as a purpose made block of flats and replaced the former Church of St Matthews. The building is a 5 storey, brown/red brick built residential development which comprises 24 studio and 11 apartments which having floor to ceiling heights of 2.450m with access via a shared entrance off Oakley Square.

The fenestration is divided into a series of window balconies and cantilevered oriels, separated by paired brick piers. The building has a flat roof with a lift and a protruding motor room to the rear - the oversized existing lift shaft overrun suggests the original intention was to add additional stories at a later date. The fourth floor oriel windows project significantly from the building façade and detailed with white concrete window lintels and exposed floor plates. These prominent window bays are particularly heavy in appearance creating an 'unfinished' aesthetic at roof level.

The building steps down and insets at the points closest to neighbouring properties on both Crowndale Road and Oakley Square and steps up in height at the intersection of these two streets; creating prominence on the corner. The current building is lower than the surrounding properties and as such does not reflect the prominence and importance of the site as a gateway into Oakley Square and towards centrel London.

**Historic Context**

Listed Structures:

1. The Old Vicarage, Grade II
   English Heritage list entry: (798-1) 1322083

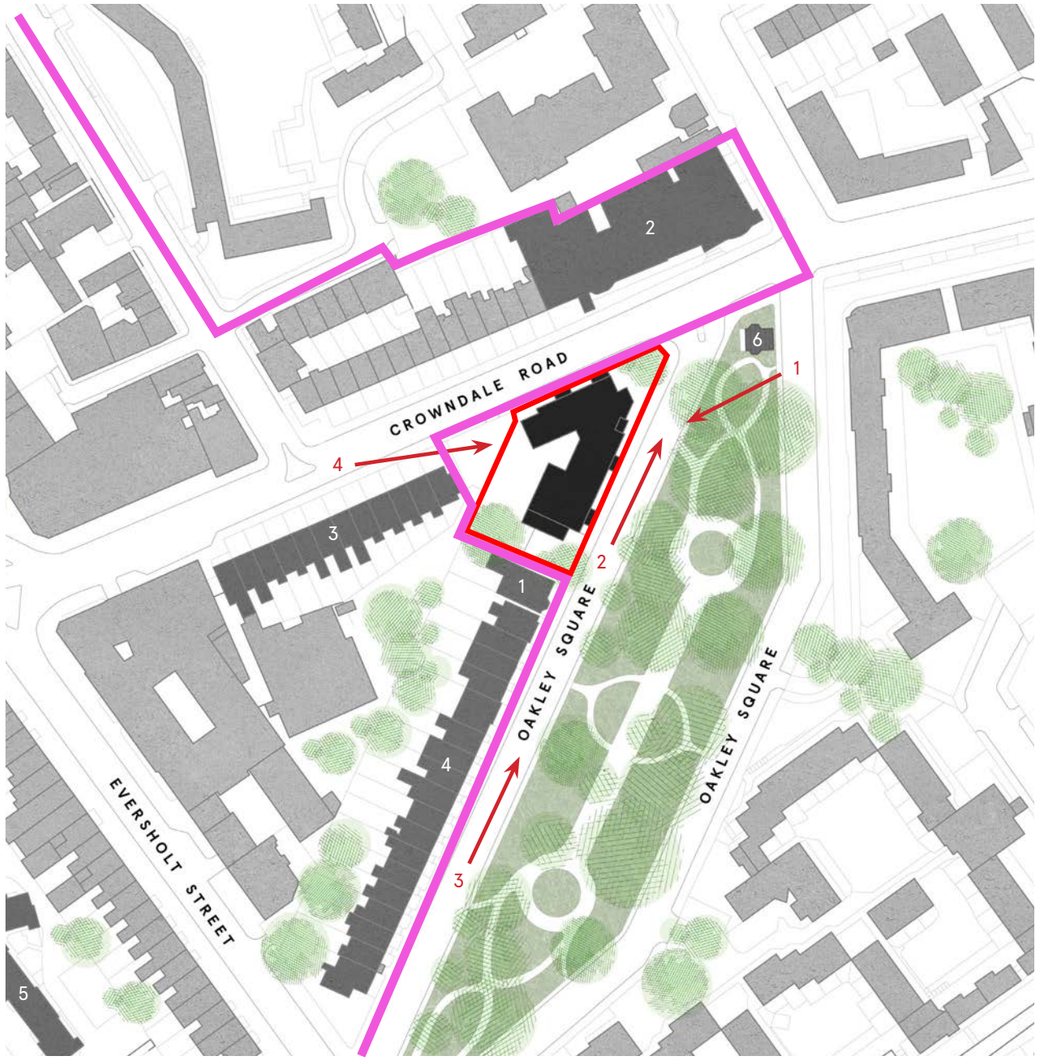
2. The Working Men's College, Grade II
   English Heritage list entry: (798-1) 1067378

3. South side Terraces, Nos.31-53
   English Heritage list entry: (798-1) 1067377

4. West side Terraces, Nos.58-70, Grade II
   English Heritage list entry: (798-1) 1322081

5. East side Terraces, Nos.15-24, Grade II
   English Heritage list entry: (798-1) 1378736

6. Oakley Square Gardens Lodge, Grade II
   English Heritage list entry: (798-1) 1322082

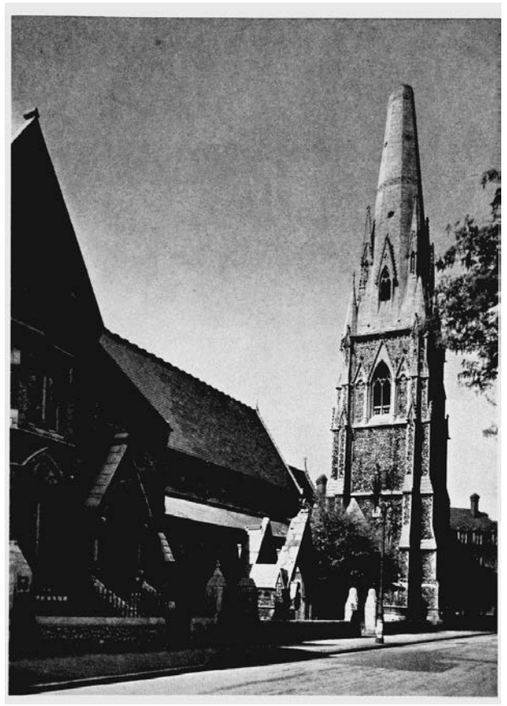


## Conservation Area + Listed Buildings

St Matthews Lodge is located on the corner of Oakley Sqaure and Crowndale Road and sits outside the conservation area which is outlined in purple on the adjacent map. The existing building on the site replaced the 1856 church of St. Matthew which was constructed in 1852–56 and was designed by John Johnson.

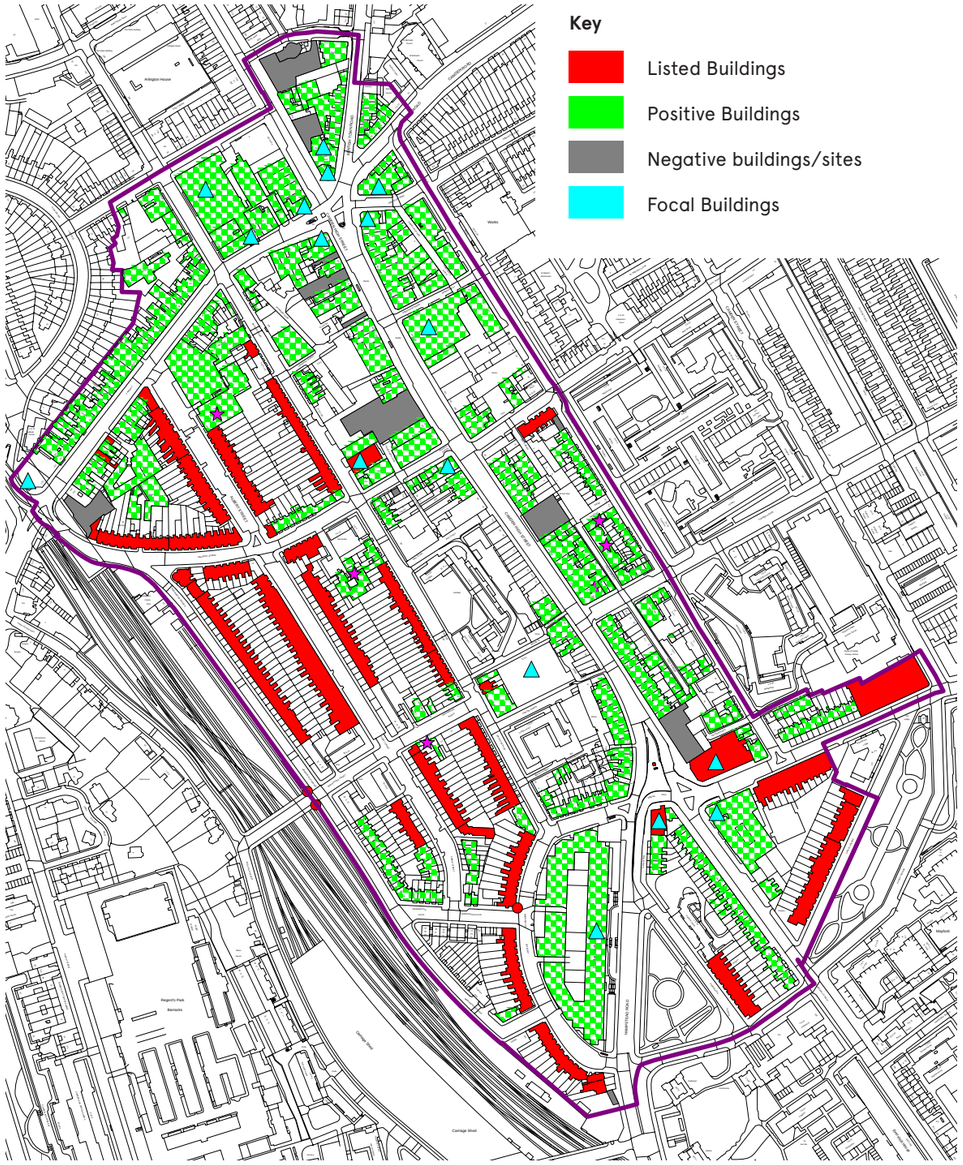
The apex of the steeple was damaged during the war. The church was consecrated on 23rd December, 1856 and the vicarage was completed in 1871.

Please refer to KM Heritage, Heritage Appraisal for further information.



The church of St. Matthew before demolition

The Old Vicarage, adjacent to St Matthew's Lodge




Camden Town Conservation Area Townscape Appraisal 2006

## Existing Photographs

View 1 - from within Oakley Square Gardens looking towards St Matthew's Lodge

View 2 - along Oakley Square with The Old Vicarage on the left

View 3 - towards St Matthew's Lodge with Nos.58-70 Oakley Square,  Grade II Listed terraces to the left

View 4 - towards the rear of St Matthew's Lodge with The Old Vicarage on the right

# 4.0 Existing Building

## Existing Structure & Facade

A full structural analysis has been undertaken by Elite Designers to determine whether the existing building is capable of supporting a two storey roof extension.

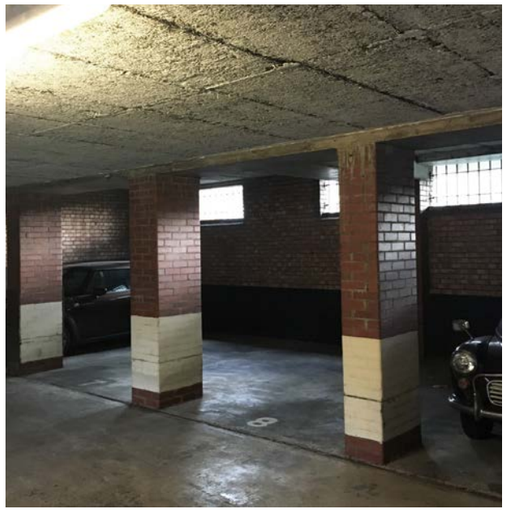
The building is constructed of 220mm internal solid brick walls at an even spacing in certain areas of the building and 270mm wide external cavity walls with a 150mm concrete slab forming the existing floor plates.

It has been determined that the external walls have a current loading of 92% with an internal structural loading of 82%. Based on these calculations the internal walls have spare capacity to support an additional two stories above the current roof level.

To minimise the extension weight the design lends itself to a lightweight timber construction with the structure set back from the parapet walls.


Entrance Area

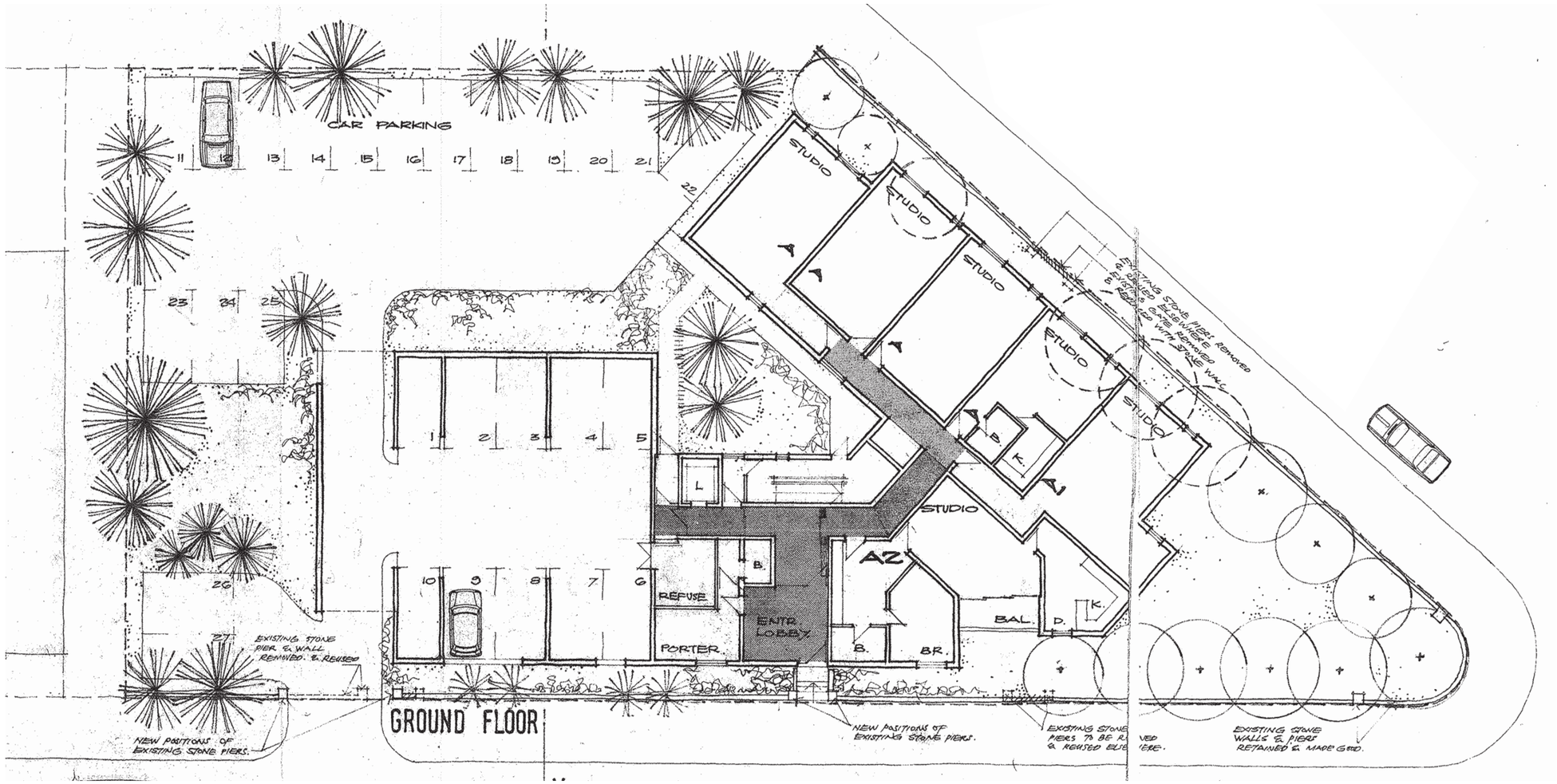
Rear Courtyard



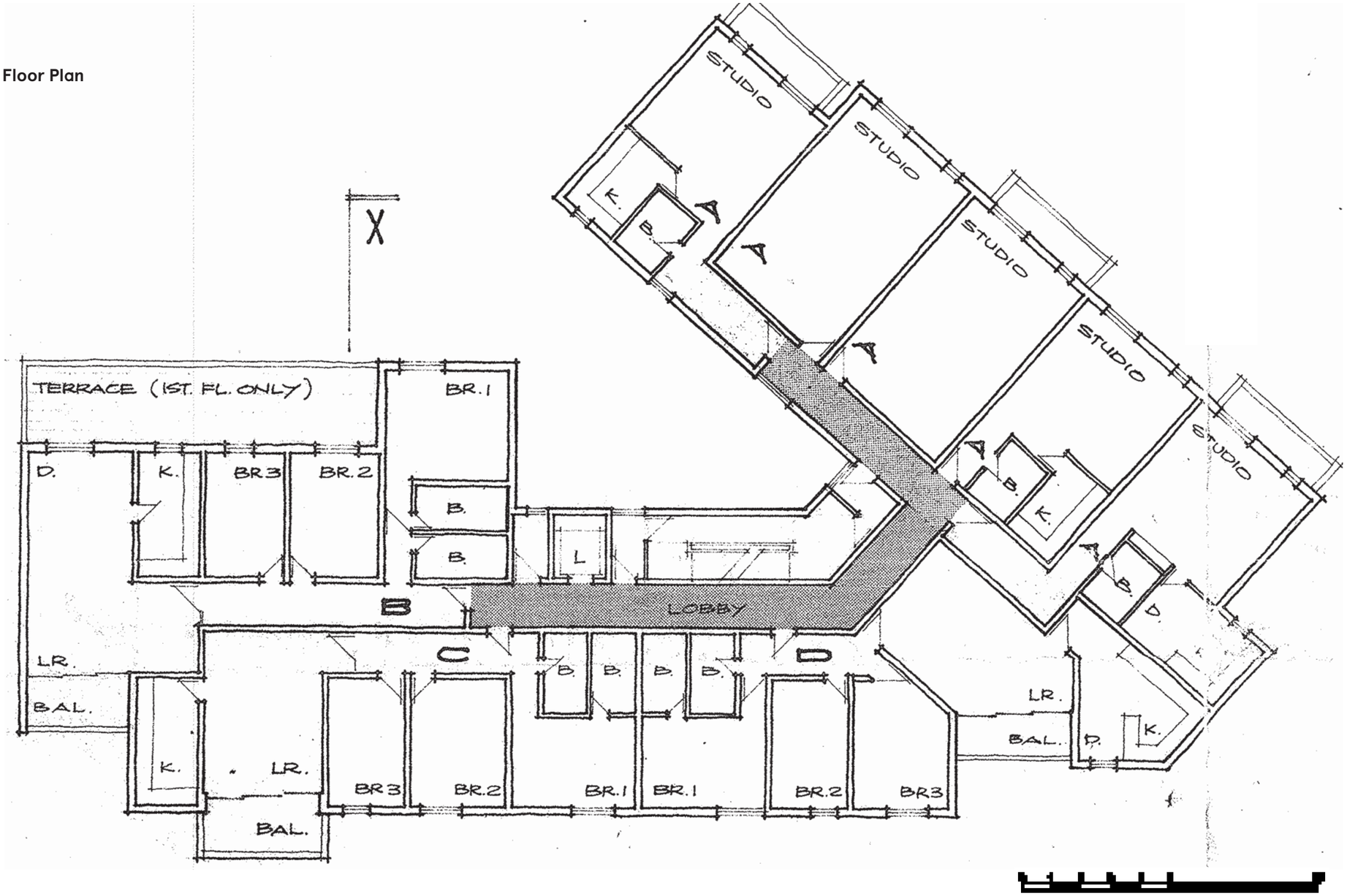
Ground Floor Carpark

Vehicular access

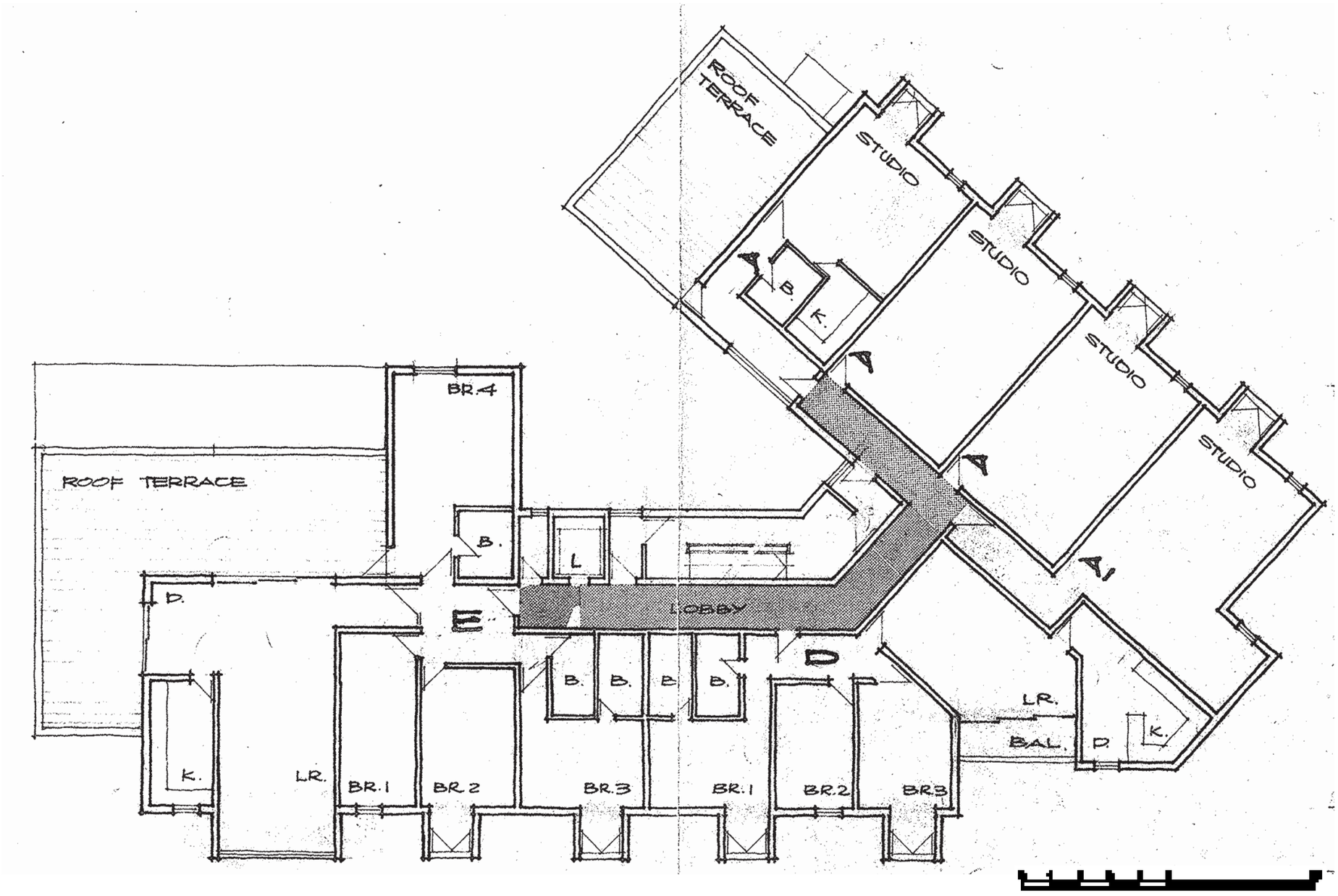
**Existing Site Plan + Ground Floor Plan**



**Existing First, Second + Third Floor Plan**



**Existing Fourth Floor Plan**



# 5.0 Scheme Objectives

## Existing Building Improvements + Ancillary Facilities.

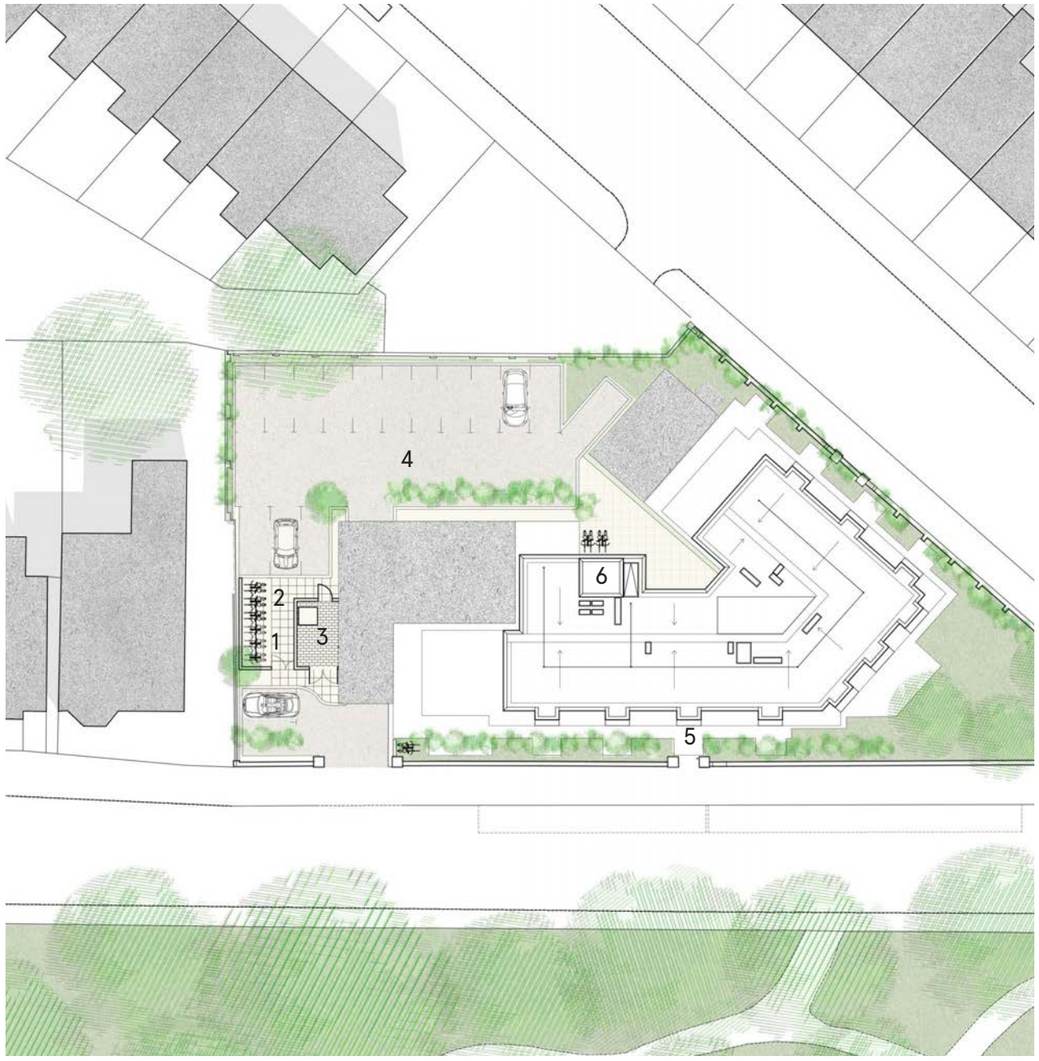
The communal areas within the existing building are dated and tired having little or no improvements since the buildings construction.

Whilst an ongoing maintenance programme has preserved the general aesthetic of the building, there are increasingly regular problems with the existing lift, continuing security issues to the front access and to the side/rear parking areas, major issues with the integrity of the roof along with numerous problems with the communal electrical heating and incoming water mains tanks situated on the roof.

Details outlined below confirm ancillary facilities under Part A (d) which are necessary to support the two storey roof addition:

### Safe Access:

- A proposed DDA compliant ramp has been positioned on the left of the entrance to improve access and uses the existing topography to reduce the gradient. Its position runs parallel with the post room preventing any privacy issues to ground floor units.
- The existing entrance lobby is to be re-configured relocating the desk position improving security with the interiors given a lighter contemporary make over replacing the current dark 70's finishes.
- The existing main entrance door is to be replaced with a metal door which integrates an improved control system improving access and security.
- The post room is also to be reconfigured making provision for additional post boxes for the new 7 units whilst improving security and aesthetics.
- Whislt consideration has been made to upgrade amenities, improve security along with access to the building and surrounding site with the key points listed below indicated and shown on the site plan. Any further landscaping works could be covered by a condition if required.




## Key:

1. New footpath and security gate
2. New bicycle store housing 14 bikes
3. New bin store enlarged to Camden's waste policy requirements
4. New soft landscaping with DDA access from rear parking area
5. Refurbishment of existing main entrance and lobby area with new ramped access

## Improved Amenities

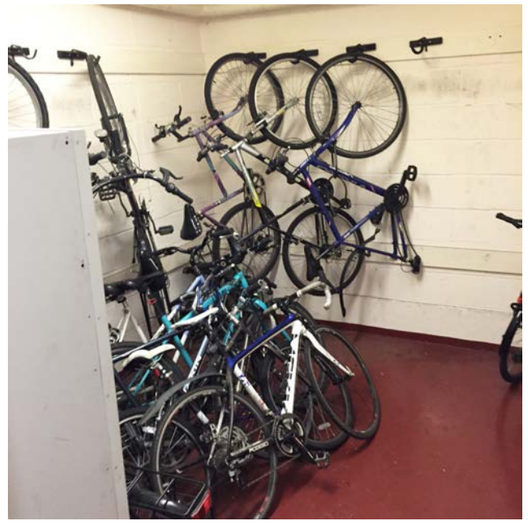
Amenities and access to the building have also been considered with the following improvements to address issues raised by residents.

- Pedestrian access to the rear of the building is currently shared with vehicle access. A new dedicated footpath will lead around the south side of the building through a new security gate. This will also provide access to a new bin and bicycle store from both the front and rear of the building.
- The rear landscaping will be reconfigured with soft landscaping and lighting improving the current facilities and security to the rear.
- The existing lift shaft fails to meet current Building Control Part M requirements - due to its sub standard size it is currently unable to accommodate a wheelchair user. A new extension positioned on the west side of the building will create a new lift shaft that complies with DDA requirements and links to the existing circulation through the building.

Roof level lift shaft

Typical internal corridor

Ground Floor Reception



Existing Bike Store

## Improved Bin + Cycle Store

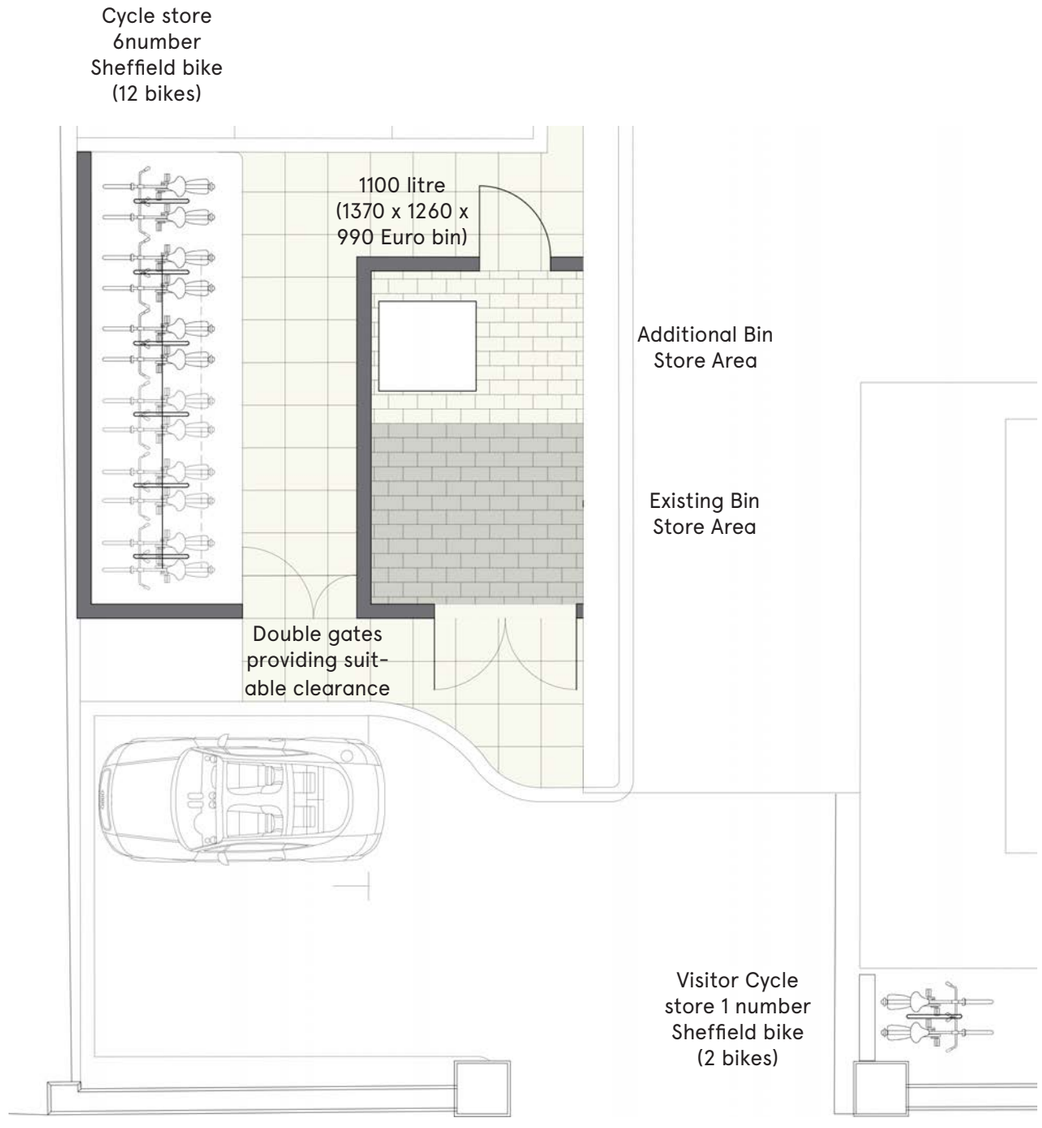
### Bin Store

To accommodate the additional 7 units the existing bin store is to be reconfigured increasing the storage area. Under table 10.11 of the Camden Policy Guidance document requires 170 litres for two-bedroom households and 100 litres for single bed units. To comply an additional 1100 litre Eurobin with suitable clearance has been provided to the existing area as shown on the layout. The bin store is to be constructed in solid brick to match the existing building and non-combustible in line with paragraph 10.19.

Refuse collection is via double doors which front onto the vehicle access point allowing suitable clearance to remove the euro-bins which is within close proximity to the refuse collection vehicle.

### Cycle Racks.

On the opposite side of the Bin store 6 traditional Sheffield bike stands have been proposed housing 12 number bikes with a further 2 stands housing 4 number bikes next to the proposed lift (see ground floor plan). This provides a total of 16 new spaces for residents. For visitors another stand located near the entrance has been proposed creating a further 2 spaces. Currently there is no secure external provision for cycle parking.




## Additional Units

7 number additional apartments are proposed creating a roof extension which resolves the buildings top heavy appearance. The 7 apartments over two floors are to be a mixture of one, two and three bedroom units with generous living spaces and external amenity areas.

The apartments are to be modern with an open plan configuration maximizing the available space, natural light and views.

# 6.0 Planning History

## Site History

**Planning consent was granted for a single storey rooftop addition on 8th March 2019, ref: 2018/4230/P. The approved proposal was developed following pre-appliction discussions with Camden Council. This led to the following design principles being identified:**

1. The site forms a prominent corner at Oakley Square and Crowndale Road. In its current form the existing building is considered understated for such a prominent position.
2. Due to the projecting bays the building appears top heavy and unfinished.
3. From comments received it is understood that an extension should not be treated as a continuation of the existing building but detailed in a manner which reflects a roof form which finishes the current building.
4. The roof extension should reflect the existing buildings architectural language and provide suitable breathing space to the surrounding listed buildings.
5. The extension should look contemporary with the amount of glazing carefully proportioned to reflect the solid appearance of the existing building.
6. The existing building has interesting volumes which should be reflected in the rooftop extension.
7. The extension should be set back behind the parapet line of the existing building

An appeal has recently been lodged for a two storey proposal following refusal of application for two storeys, 2019/4012/P. However the refused scheme would almost meet the PD criteria with the exception of the proposed apartment floor to ceiling heights being greater than the units within the existing building.


Approved Oakley Square Elevation

Approved Scheme CGI Corner Oakley Square &

# 7.0 Design Response

## Scale + Massing

From a massing perspective the current building is understated given the site's prominent location. At 5 storeys the building height is lower than the majority of the surrounding buildings including the terrace facing onto Oakley Square, the Working Man's Club and significantly lower than the 8 storey apartment building on the opposite side of Oakley Square. In addition to these there are a number of taller buildings within the vicinity which impact the building skyline. Due to the surrounding context being higher than the existing building it is considered that the site would support a two storey rooftop extension. This principle has been accepted with a recent approval for a single storey extension, ref: 2018/4230/P, which was granted on 08th March 2019.

However, due to the market downturn a single storey extension is no longer a viable option. As a result, a two storey rooftop addition has been carefully considered in relation to the existing building and wider surrounding context. As per the recently approved rooftop addition a number of the key concepts agreed with Camden Council have been incorporated into the revised scheme. These principles include:

- The extension continues the architectural language by referencing the architectural features and materials of the existing building.
- The top level reflects a rooftop form and completes the existing building which in its current form looks incomplete.
- The extension massing is set back behind the parapet line forming a clear distinction between the new addition and existing building.
- The stepped form at either end continues the massing of the existing building and setting within the street scene providing breathing space to the listed vicarage and terraces along Oakley Square and Crowndale Road.
- Stepping back the additional levels from the floor plate below ensures there is no loss of light or overlooking to neighbouring properties and apartments below, See Sunlight and Daylight report.

- The extension form adds architectural interest which references the architectural language of the existing building.

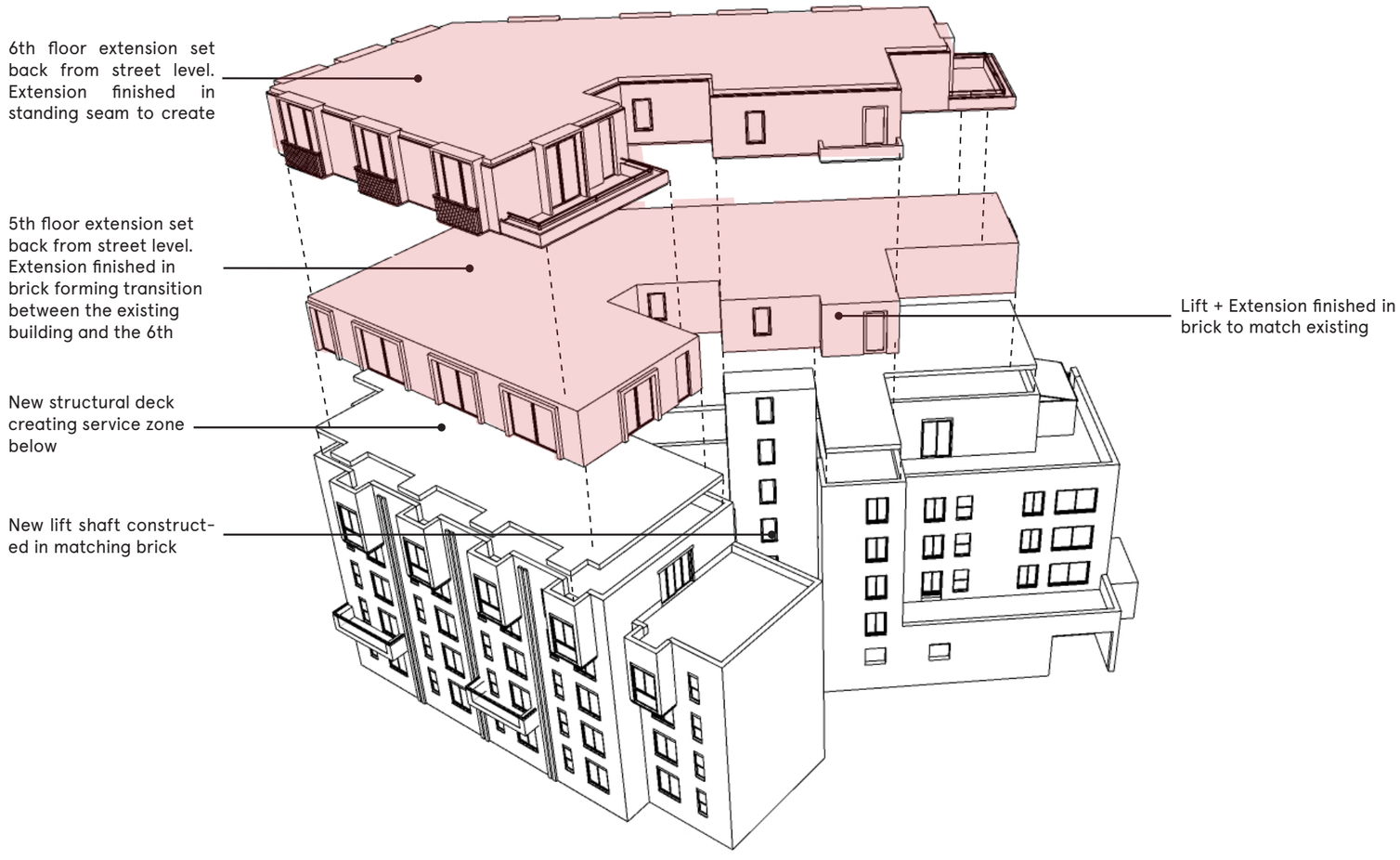
Whilst the approved single storey roof addition significantly improves the top-heavy appearance of the existing building the proportions of the building lends itself to a taller addition. By adding an additional storey, the proportions of the bays are greatly improved creating an elegant composition and stronger connection with the existing building.

To ensure the additional massing is not over bearing, materials have been carefully formed and selected to create a well-proportioned and balanced addition.

In a wider context the additional storey mirrors the scale and proportions of the apartment block on the opposite side of Oakley Square. This provides symmetry and balance allowing the two buildings to form a gateway into the garden Square and prominent corner at the intersection of Oakley & Crowndale Road.

This reinstates the site's importance whilst respecting the building mass of the Working Mens College, with the building height set lower than the level of the dome.

The building's current geometry on the corner of Oakley Square forms an awkward configuration due to the step in the footprint and plain brick elevation facing onto the junction. The extensions geometry creates a simple link between the two volumes onto Oakley Square and Crowndale Road with the existing stepped projection forming a balcony to apartment 3. This rationalizes the current massing and enhances the elevation onto the prominent corner.



## Proposed Fifth Floor Plan

The plan has been configured by the geometry of the existing building with set backs and projections aligning with the existing footprint.

7 new apartments have been located, 4 on the fifth floor and 3 on the sixth.  Each floor has been carefully configured and complies with the recommended sizes set out within the London Housing Design Guide.

The proposed layouts have been considered and respond to the specific site conditions including the physical context, surrounding character and adjacent neighbours' privacy and amenity. In addition, principle rooms such as living and master bedrooms have been positioned within areas with larger windows, whilst subservient rooms such as bathrooms and circulation spaces have been located with smaller windows or rooflights.

Each unit benefits from a flexible open plan layout, good levels of natural light, effective room positioning (in order to minimise noise disturbance between apartments) and access to private external amenity space via an external roof terrace or balcony.

| | GIA | Terrace |
|---|---|---|
| · Apartment 1 (2 bedrooms) | 87.0 m² | 28.2m² |
| · Apartment 2 (2 bedrooms) | 80.2 m² | 22.4m² |
| · Apartment 3 (2 bedroom) | 94.0 m² | 32.0m² |
| · Apartment 4 (2 bedroom) | 79.5 m² | 26.3m² |


Proposed 5th Floor Roof Extension

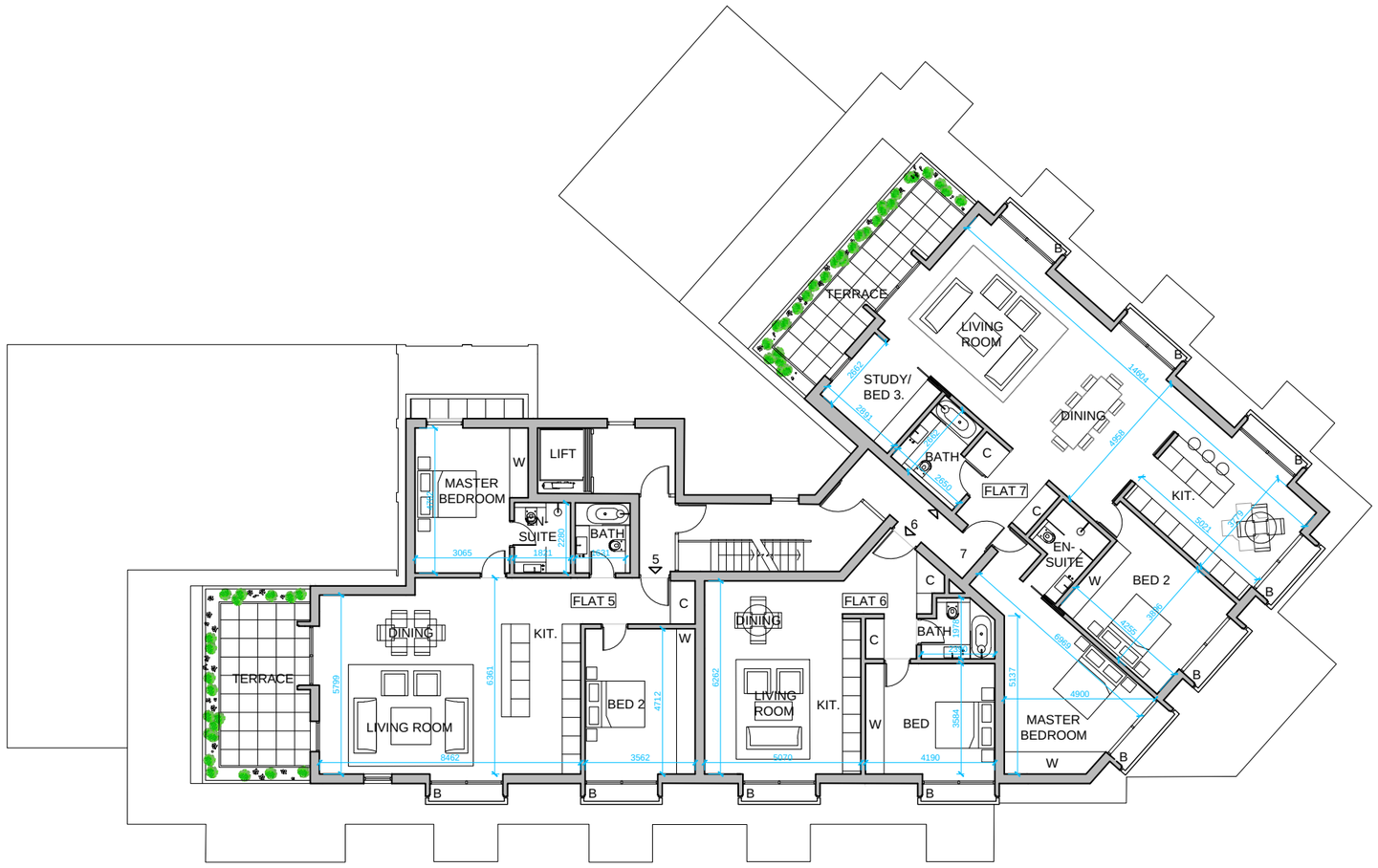
## Proposed Sixth Floor Plan

To soften the extension mass the sixth floor is set back to align with building envelope on the 5th floor with a series of projecting balconies which relate to the brick bays below.

Each apartment has generous room proportions and areas which benefit from good views over Oakley Square. Layouts are open plan and arranged to maximise sight lines creating a feeling of space, connection with external spaces and views over Oakley Square Gardens.

The staircase and corridors reflect the existing layouts below with the new lift shaft positioned on the West side of the building creating a single circulation route throughout the building.

| | GIA | Terrace |
|---|---|---|
| · Apartment 5 (2 bedrooms) | 102 m² | 23.6m² |
| · Apartment 6 (1 bedrooms) | 62.5m² | 3.0 m² |
| · Apartment 7 (3 bedroom) | 140 m² | 26.2m² |



## Environment and Sustainable Design

To reduce the carbon omissions three key principles have been implemented to ensure the building performs effectively:

1. Reduce the need for energy through fabric first approach incorporating good levels of insulation and air tightness.
2. Use energy more efficiently concentrating energy locally to minimise waste.
3. Supply energy from renewable sources and technologies

Fabric First

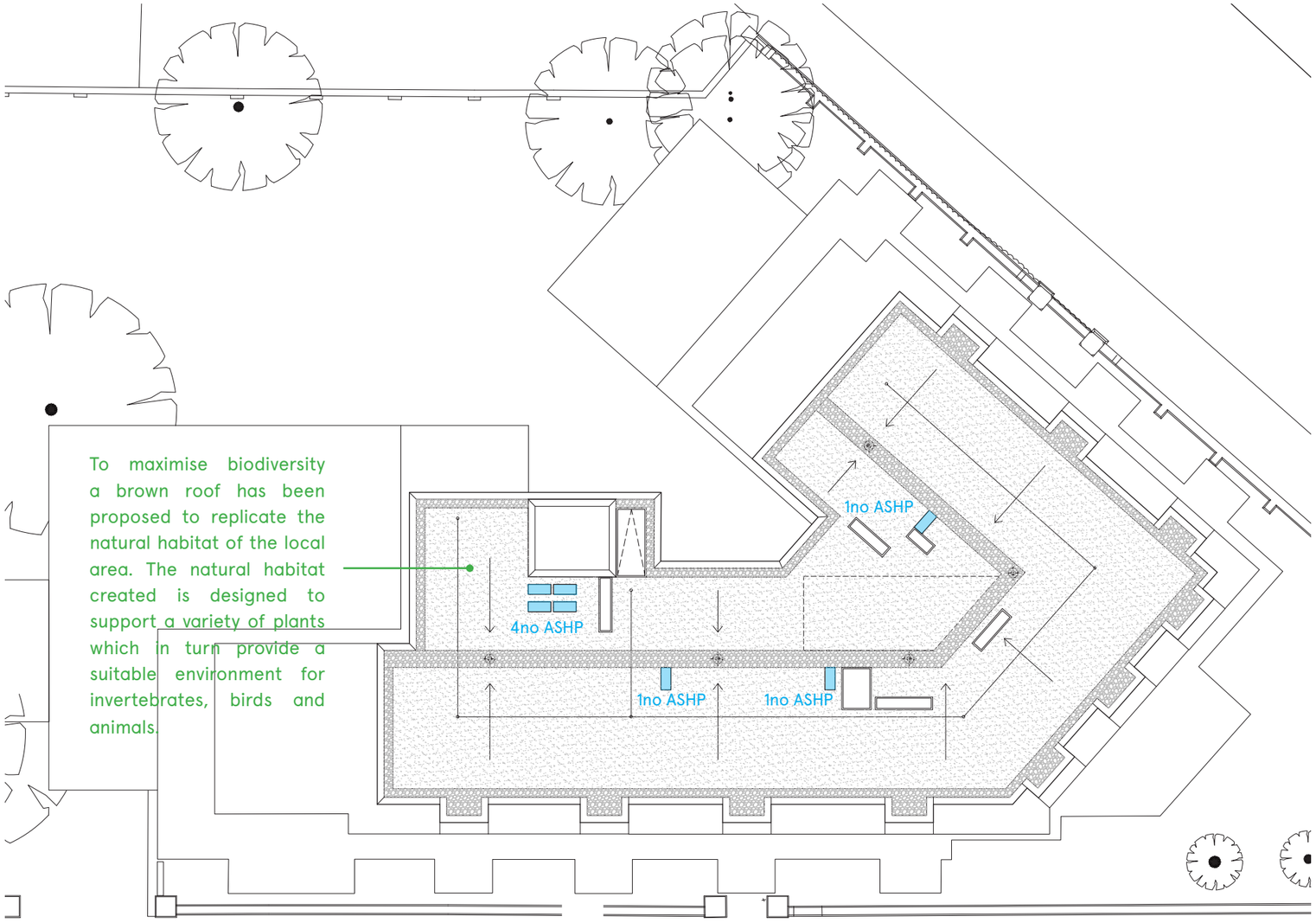
The buildings envelope has been designed to significantly improve the required U value enhancing the thermal efficiency In addition to the lower U values an air tightness of 4.0m³/hr/m² is proposed to prevent the loss of heat meaning minimal amount of energy would be required for heating and cooling. Carefully positioned windows allow natural light into the building, reducing the need for artificial light, whilst canopies help reduce solar gain during the summer. The windows also allow good levels of natural ventilation into habitable rooms omitting the requirement for mechanical ventilation and cooling.

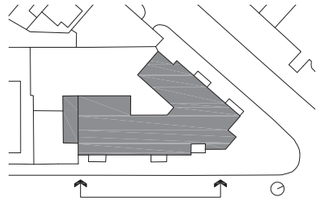
Efficient Energy Use

Underfloor heating is proposed throughout due to the lower temperatures requirement to radiators whilst providing heat at user level. LED lighting increases the lifespan of each fitting and requires significantly less power to generate light.

Renewable Energy

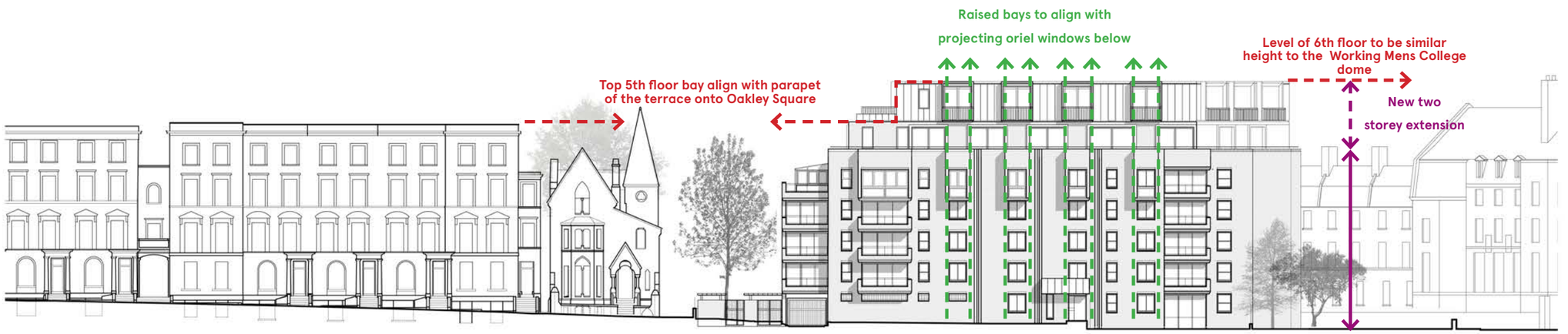
The use of air source heat pumps, is an ideal heating system to be used with underfloor heating and will help reduce crabon emissions. Each ASHP will be located on the roof and carefully positioned to ensure plant is obscured from ground level, see roof plan.



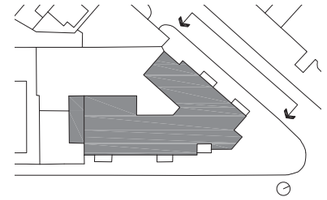


## Proposed Street Elevations

Proposed South East Street Elevation




Proposed South East Elevation Massing Diagram




Proposed North West Street Elevation


Proposed North West Elevation - Massing Diagram

## Proposed Elevations

The external envelope of the extension has been designed with a vertical emphasis to reduce the effect of a 'box on the roof' and provide a lighter termination to the top of the building.

To create interest, as requested by Camden Council, the extension form has been manipulated to create a series of raised and set back sections in a contemporary architectural style. A number of window bays and projections maintain this architectural language with the widths and proportions defined by the spacings between the existing projecting bays. This creates a relationship with the existing building and rationalises the existing projecting bays whilst overcoming the current top heavy appearance.

Projecting bays on the 6th floor align with the existing oriel windows creating a coherent design. These projections are raised above the ridge line to form a contemporary interpretation of the dormer windows set into the mansard roofs to the terrace and the Working Men's College. This creates a varied and interesting roofline form and further relates the building's volumes with the surrounding context.


Existing South East Elevation


Proposed South East Elevation

## Proposed Elevations

The 5th Floor acts as a transition between the proposed roof form and the existing brick building. Matching brick links the addition to the current building whilst the architectural language reflects the 6th floor contemporary roof extension design. Zinc bays connect the architectural language of the 4th floor oriel windows with the widths defined by spacings between the existing projecting bays.

To reduce the glazing height and width, to keep proportions in scale with the existing fenestration, splayed headers have been introduced to both the zinc bays on the 6th floor. This reduces the height of the windows whilst adding architectural interest via deep window reveals.


Existing North West Elevation


Proposed North West Elevation

## Facade Treatment

The facade is predominantly solid in character with windows relating to the existing fenestration. Materials consist of matching brickwork, full height glazing, vertical zinc standing seam panels with zinc window bays.  The bays allow deep window reveals without restricting natural light into the apartments, whilst the metal standing seam textured finish reflects the surrounding slate colour mansard roofs and lead dorma windows.

Using high-quality metal roofing material on the 6th floor, similar to other projects approved nearby, further emphasizes the appearance of a roof form, with detailing being contemporary, elegant, and well considered. This creates a light addition in the language of a roof extension which completes the existing building.  The change of form defines the new addition from the existing building and responds to the council's initial Pre-Application comments during the previous approved application.

Floor levels and material treatment has been manipulated to create equal proportions of brickwork and zinc to ensure the elevations are balanced with a scale that suits the existing building.

Zinc surrounds to the 5th floor windows integrates the two top floors and breaks the buildings horizontal emphasis, whilst appearing elegant, well proportioned and contemporary.

## Facade Treatment

Detailing is refined with subtle features enhancing the proposed design and the existing building.  Brick soldier coursing caps each level and forms the brick frame for the 5th floor window bays.

Spacing and form for the bays has been generated from the rhythm of the existing projecting oriel windows. This ensures an elegant lightweight form which takes reference from the existing building without creating an overbearing addition.

A recessed zinc flashing forms a shadow gap between the brick and zinc allowing a clear separation in levels and materials.  This forms a light connection allowing the zinc roofing form to float above the 5th floor brickwork.

Windows are minimal aluminium framed units with a finished grey RAL colour to suit the zinc standing seam and existing brickwork.

## Modern Construction Methods

In line with the lightweight structural proposal recommended by the structural engineer the new extension will be constructed using modern construction methods.

Inspired by the Egan report new methods for constructing 'off site' pre-fabrication have emerged which provide a high level finish whilst minimizing construction time on site.

Based on the requirement for lightweight construction and in order to minimise disruption to residents, it is proposed to fabricate the main structure using timber frame technology 'off site' allowing for an expedient assembly on site.

Structural Insulated Panels (SIPS) installation and Glulam structure

# 8.0 Planning Policy

## A.1 Development not Permitted

a. **The permission to the use of any building as a dwelling house has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this schedule** - No part of the dwelling house has been consented by virtue of Class M, N, O, P, PA or Q.

b. **Above ground level, the building is less than 3 stories on height** - The building has 4 stories above ground level.

c. **The building was constructed before 1st July 1948, or after 5th March 2018** - St Matthews Lodge was constructed in 1982 and sits within the timeframe stipulated under section A1 point C, 01st July 1948 – 05th March 2018.

d. **The additional storeys are constructed other than on the principle part of the building** - The proposed addition to the roof at St Matthews Lodge follows the current building footprint and does not extend past the principle line onto Oakley Square and Crowndale Road. The main massing is set back behind the parapet with the existing brick raised to form the 5th floor terrace balustrade.

e. **The floor to ceiling height of any additional storey is:- i, more than 3metres in height; or more than the floor to ceiling height of the existing storey, whichever is lesser, where such heights are measured internally** - Floor to ceiling heights for proposed apartments is 2.450 and match the levels to the existing apartments, see pages 29 and 30 for details.

f. **The new dwelling houses are not flats** - The proposal is for 7 number new apartments/flats over two additional levels.

g. **The overall height of the roof of the extended building would be greater than 7 metres higher than the highest part of the building (not including plant)** - The overall height of the extension is under 7m in height from the existing roof level, see drawing number PL-120 & 121.

h. **The extended building (not including plant) would be greater than 30 metres in height** - The extended height of the proposed building would be under 30m in height, see page 27 and 28.

i. **Development under class A (a) would include the provision of visible support structures on or attached to the exterior of the building upon completion** - There will be no visible support structures or attachments to the exterior of the building on completion.

j. **Development under class A (a) would consist of engineering operations other than works within the existing curtilage of the building to – i, strengthen existing walls, ii, strengthen the existing foundations; or iii, install or replace water, drainage, electricity, gas or other services** - A structural survey has been undertaken by a structural engineer to ensure that the existing building can support two additional levels, see section 4. Following site investigations and structural calculations the existing building will be capable of supporting the additional two levels by transferring load via the internal and external walls.

k. I**n class A. (b) development there is no existing plant on the building** - The existing building has a seven large water tanks which terminate 1315mm above existing roof and a lift overrun which rises 4m above the existing level.

l. **In the case of Class a.(b) development height of any replaced or additional plant as measured from the lowest surface of the new roof on the principle part of the new building would exceed the height of any existing plant as measured from the lowest surface of the existing roof on the principle part of the existing building** - The proposed lift overrun and air source heat pumps height from the finish of the proposed roof will be lower than the current water tanks and lift overrun on the current building, see point K. In addition, the position of the air source heat pumps have been carefully considered and located away from the building edge and behind the lift overrun to conceal new plant from street level.

m. **Development under Class A.(c) would extend beyond the curtilage of the existing building** - The proposed apartments will be located above the existing building and would not extend beyond the curtilage of the existing building. The existing front and rear doors will provide access to the proposed units with vertical circulation to the apartments via the existing common stair.

n. **Development under Class A (d) would – i, extend beyond the curtilage of the existing building; ii, be situated on land forward of a wall forming the principle elevation of the existing building; or be situated on land forward of a wall fronting a highway and forming the side elevation of the existing building** - No ancillary works which includes the cycle parking, bin store, lift, security gates and DDA access ramp extends past, i, the curtilage of the existing building, ii, situated on land forward of a wall forming the principle elevation; or iii, be situated on land forward of the front wall fronting a highway and forming the side elevation.

o. **He land or site on which the building is located, is or forms part of – i, article 2(3) land, ii, a site of special scientific interest, iii, a listed building or land within its curtilage, iv, a scheduled monument or land within its curtilage, v, a safety hazard area, vi, a military explosive area; or, vii, land within 3km of an aerodrome** - None of the land associated with the site is, i, article 2(3) land, ii, a site of special scientific interest, iii, a listed building or land within its curtilage, iv, a scheduled monument or land within its curtilage, v, a safety hazard area, vi, a military explosive area; or, vii, land within 3km of an aerodrome.

## A.2 Development not Permitted

Most of the items listed under section A2 relate to conditions which need discharged before development begins. Set out below are the main conditions, which relate to the design, along with relevant details for each item:

a. **Transport and highways impact to the building** – No additional car parking spaces will be provided for the new units in line with Camden Councils planning policy. To prevent an increase in street parking a voluntary 106 agreement can be assigned confirming no additional parking permits will provided to the additional units. The area has particularly good public transport links, see section 3 page 6 for details. In addition, a new secure cycle has been provided on the opposite side of the Bin store. This provides 6 traditional Sheffield bike stands housing 12 number bikes with a further 2 stands, housing 4 number bikes, next to the proposed lift (see ground floor plan). This provides a total of 16 new spaces for residents. For visitors another stand located near the entrance has been proposed creating a further 2 spaces. Currently there is no secure external provision for cycle parking. As the proposal will have no impact on transport or highways it is considered a report is not required. A conditioned CMP can be provided prior to works commencing to mitigate any issues during construction.

b. **Air traffic and defence asset impact assessments** – Not required

c. **Contamination risk in relation to the building** – There is no contamination risk as site has been in residential use since 1982 and was previously a church. Works relating to the proposal are predominantly on the existing roof with the current failing felt system to be removed. Based on the requirement for lightweight construction and in order to minimise disruption to residents, it is proposed to fabricate the main structure using timber frame technology 'off site' allowing for an expedient assembly on site.

d. **Flooding risks to the building**. The site is located in a low risk flood area but within flood zone 1. Due to the area being within a critical drainage area a flood risk assessment has been compiled and accompanies the application. It is also considered the addition of a new brown roof will reduce surface water run off, due to the system collecting rainwater. As a result, the new proposal will be a significant improvement to the current felt roof system which drains all water into the main sewer.

e. **The external appearance of the building** – See detailed design response section 7

f. **The provision for adequate light in all habitable rooms of the new dwelling house** – The proposed layouts have been considered and respond to the specific site conditions including the physical context, surrounding character and adjacent neighbours' privacy and amenity. All habitable rooms have windows with principle rooms such as living and master bedrooms have been positioned within areas with larger sliding units, whilst subservient rooms such as bathrooms and circulation spaces have been located with smaller windows or rooflights. In addition, each unit benefits from a flexible open plan layout providing good levels of natural light and visual connection with external terraces and balconies.

g. **Impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and loss of light** – The two-storey rooftop extension has been configured to ensure the proposal does not impact on the amenity of the existing building. As per the existing building the proposed two storey addition continues the set architectural language and steps back on either end maintaining a clear separation from the listed terraces on Oakley Square and Crowndale Road. By setting back each floor, and the introduction of raised planters, privacy is maintained between the terraces and apartments on each level.

In addition, the proposed layouts have been considered and respond to the specific site conditions including the physical context, surrounding character and adjacent neighbours' privacy and amenity. To support the design a Daylight and Sunlight study has been completed by EAL Consult and forms part of the prior approval application.

h. **Impact on protected views identified in the directions relating to protected vistas dated 15th March 2012 (1) issued by the secretary of state** – There are no protected views through or near the site.

## 9.0 Conclusion

Careful consideration has been given to ensure the proposals comply with The news PD criteria, The National Planning Policy and Guidance, The London Plan and Camden's Core Strategy and Development Policies. In addition the design has been considered in terms of its visual impact on the surrounding conservation area and listed buildings adjacent to the site.

Reports from KM Heritage should be read in conjunction with this design analysis which justifies the proposal from both a planning policy and heritage perspective.

The additional storeys visually enhance the current building whilst improving its relationship within the surrounding context.

The design response is considered and respects the current buildings form and surrounding context. The massing, façade and materials have been derived from an in depth analysis of the existing building and liaising with Camden Council which has resulted in a sympathetic, high quality architectural response to the site.