

HERITAGE, DESIGN AND ACCESS STATEMENT

18-20 ST PANCRAS WAY, LONDON, NW1 0QG
SEPT 2021

FULL PLANNING PERMISSION FOR FRONT AND SIDE EXTENSIONS TO THE SECOND, THIRD AND FOURTH FLOORS OF THE EXISTING BUILDING AT 18-20 ST PANCRAS WAY, INCLUDING ASSOCIATED INTERNAL RECONFIGURATION OF THE SECOND, THIRD AND FOURTH FLOORS TO ACCOMMODATE THREE ADDITIONAL DWELLINGS

**THE APPLICATION IS AN AMENDMENT TO THE RECENTLY APPROVED
APPLICATION REF: 2020/0259/P
'RE-MODELLING OF 3RD AND 4TH FLOORS WITH ERECTION OF FRONT
AND SIDE EXTENSIONS AND ALTERATIONS TO THE FENESTRATION IN
ASSOCIATION WITH INTERNAL RECONFIGURATION TO ACCOMMODATE 2
ADDITIONAL FLATS'**



CONTENTS

1	INTRODUCTION	3
2	LOCATION	
	2.1 LOCATION PHOTOGRAPHY	5
	2.2 CONSERVATION	6
3	EXISTING	
	3.1 SITE PHOTOGRAPHY	8
	3.2 CURRENT APPROVED	9
	3.3 PLANNING HISTORY	10
	3.4 CURRENT APPROVED LAYOUTS	11
4	PROPOSAL	
	4.1 PROPOSED PLANS	14
5	DESIGN PROPOSAL	
	5.1 EXISTING AMOUNT	17
	5.2 PROPOSED AMOUNT	17
	5.3 AMOUNT	18
	5.4 ACCESSIBILITY	19
	5.5 LAYOUT	20
	5.6 SCALE AND MASS	21
	5.7 OUTLOOK	25
	5.8 APPEARANCE AND MATERIALS	26
	5.9 AMENITY	27
	5.10 TRANSPORT	27
	5.11 SECURITY	27
	5.12 BICYCLE PARKING	28
	5.13 REFUSE	28
	5.14 SUSTAINABILITY	29
6	PLANNING POLICY	30
7	CONCLUSION	32
8	TASOU ASSOCIATES	33
	8.1 TASOU ASSOCIATES PRECEDENTS	34



1. INTRODUCTION

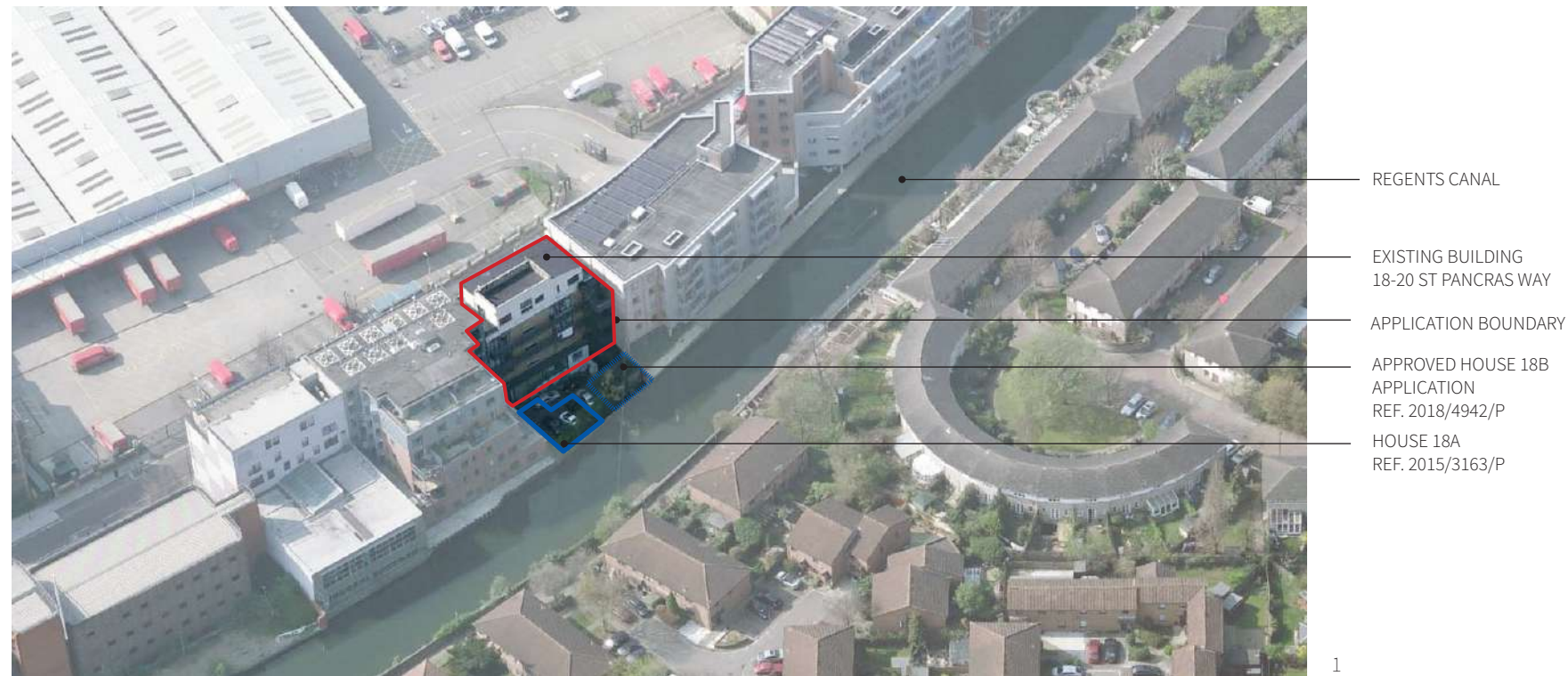
This statement is submitted to accompany the application for full planning consent for front and side extensions to the third and fourth floors to the existing building at 18-20 St Pancras Way, including associated internal reconfiguration of the third and fourth floors to accommodate two additional dwellings that meet 'London Plan Space Standards'. The proposal also includes upgrading the existing fenestration across entire development to modernise and rationalise the appearance of the building

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

The proposal has been prepared in response to our clients brief and both the local and national guidelines and policies, respecting the social, economic and environmental needs of the site and the wider context. We have made several site visits and observed the surrounding area when developing this proposal.

This document should be viewed alongside the drawings as listed below:

1744-OS.01
1744-EXISTING
1744-PROPOSED
1744-DD.04: Typical Green Roof Detail



1 | Image from Bing Maps: 3D Canal View
2 | Image from Bing Maps: 3D St Pancras Way View

2. LOCATION

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

The site is sandwiched between a one way road along St Pancras Way and The Regents Canal. This proposal to extend the existing building forms part of a 'family' of interventions that Tasou Associates are currently involved with on the site, and expands upon ideas explored in the practice's earlier proposals. Collectively, these establish a new vernacular language along Regents Canal which can be seen with the construction of House 18A, in the adjacent photo.

The neighbouring properties are predominantly residential flats, with a commercial ground floor level, ranging from five to six storeys, positioned close to the canal's edge as pictured to the left. Beyond this, the building typology is largely contemporary, ranging in styles, heights, with varying uses that include offices, light industry and residential flats.

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



1



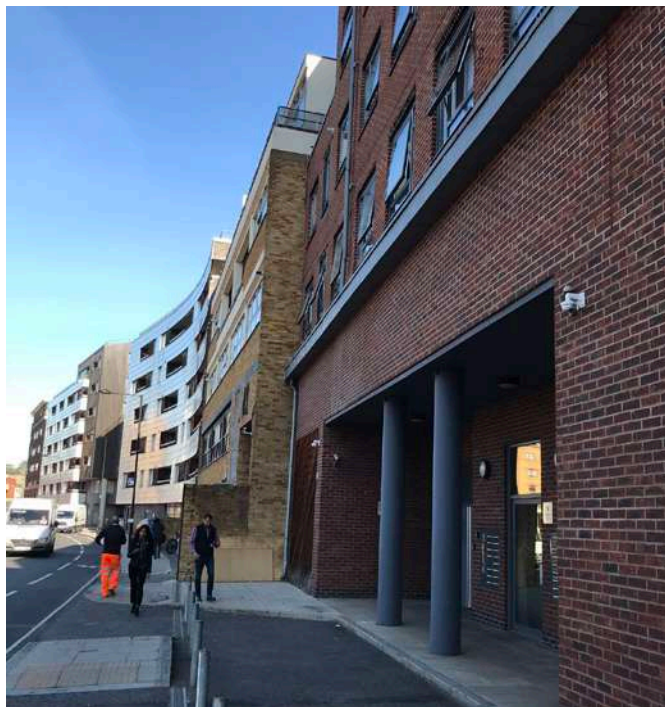
2

HOUSE 18 A
REF. 2015/3163/P

- 1 | Panoramic image of the rear of the site - Canal view August 2019
- 2 | Street view along St Pancras Way

2.1 LOCATION PHOTOGRAPHY

1



2



3



4



5



6



7



8



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

2.2 CONSERVATION

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

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

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

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

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

NATURE CONSERVATION

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

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

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

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



1

1 | View from St Pancras Way bridge towards the site

3. EXISTING

The existing building is mixed use with commercial (office) on the lower and upper ground floors, and residential on the upper floors. The commercial units are accessed directly off the street, St Pancras Way, with a second means of escape at the rear of the building.

The residential units on the upper floors have a separate entrance at rear of the building which is accessed via an underpass that leads up to a parking courtyard.

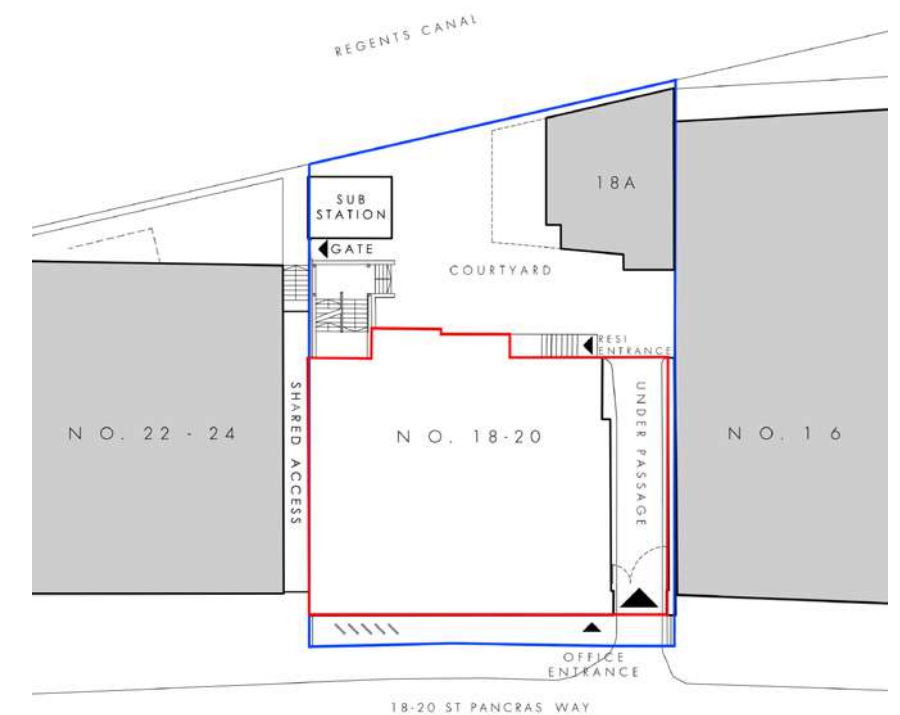
Ten flats occupy the first, second, third and fourth floors providing a mix of one, two and three bedroom dwellings, all accessed via a communal central staircase and lift. The fourth floor accommodates two flats in need of modernisation, both falling below current 'London Plan Space Standards'

At the rear of the site a new house has been constructed (known as 18A) approved under application 2015/3163/P, and due to complete November 2019. A vacant sub station and external staircase currently also occupy the rear of the site, as illustrated on the elevation to the left.

The external staircase and sub-station are both due to be demolished in preparation for a second house, approved under application, 2018/4942/P, and known as 18B.



1



2

- 1 | Existing Canal Elevation as of Sept 2018
- 2 | Site Plan NOT TO SCALE

3.1 SITE PHOTOGRAPHY



1-4| Photos of the rear of the site Aug 2018
5-7| Photos of the front of the building, St Pancras Way Aug 2018

3.2 CURRENT APPROVED

In 2016 planning permission was granted to develop the rear parking courtyard to create a new three story house (known as 18A) and first floor extension to the existing building. These works were completed in November 2019.

In March 2020 we received planning approval for a second two story house at the rear of the site, known as No.18B, that will sit alongside the first dwelling

In July 2021 we received planning approval for a various roof extensions on the third and fourth floors of the existing building as illustrated in the canal elevation drawing to the left.

Tasou Associates are fortunate to be involved in both the planning and construction of the above projects. This allows us to ensure the design and quality presented at planning stage is translated on site, as evident with the first house, No.18A. *Please refer to Tasou 'Precedent Projects' at the back of this document for images*

Our full involvement in the various projects on this site has informed our approach to this proposal. We have gained a greater understanding of the site, and the surrounding area, including the canal; and are dedicated to providing a coherent scheme with this recent application.



3.3 PLANNING HISTORY

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

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

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

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

2018/2960/P: A second amendment has been submitted to Camden Council requesting a variation of Condition 3 (approved plans) of 2015/3163/P. This application relates to a proposed terrace to the second floor of the proposed house. The application was submitted in June 2018. We have had informal approval via email dated 29th October 2018 subject to finalising the Section 106. This is still pending at the date this application was submitted

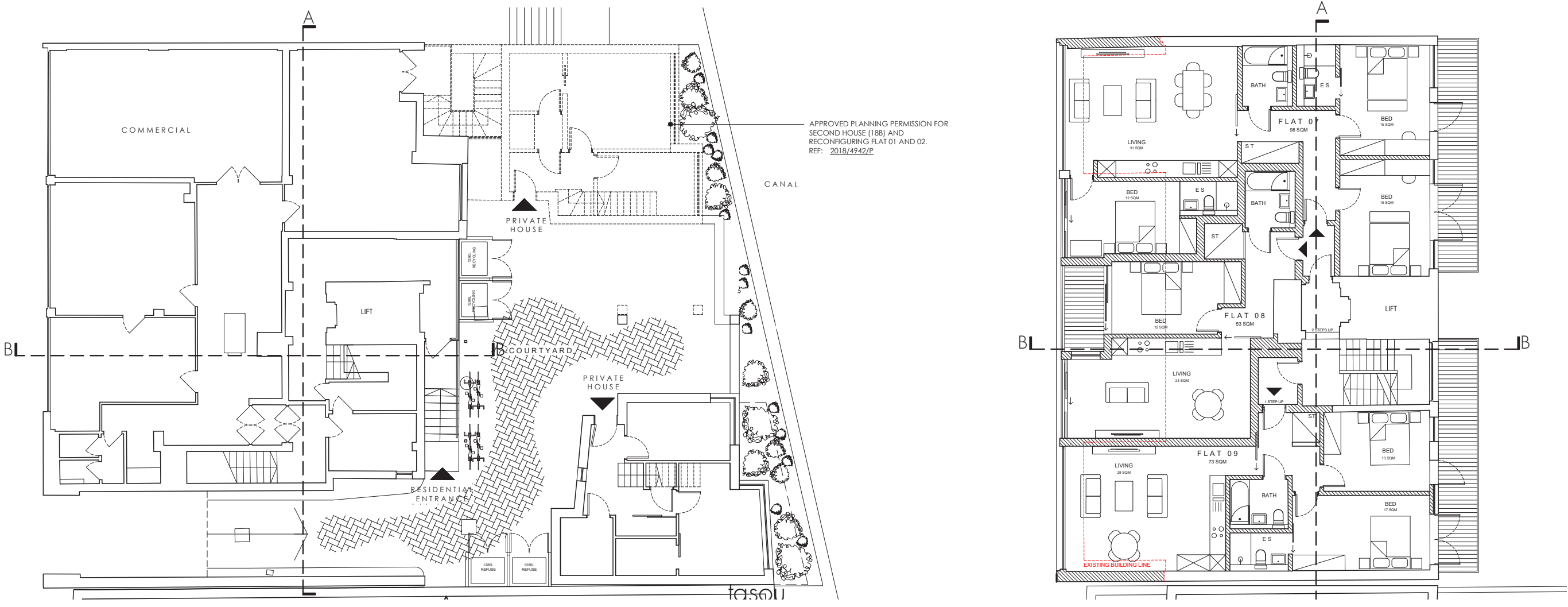
2018/4942/P: Planning permission was granted on the 31st March 2020 for the following:

Erection of 2 storey, 2 bedroom dwelling at rear, following demolition of sub-station, removal of external staircase and walkways to be replaced with balconies to the existing rear elevation of No. 18-20 St Pancras Way.

2020/0259/P: Planning permission was granted on the 31st July 2020 for the following:

Remodelling of 3rd and 4th floors with erection of front and side extensions and alterations to fenestration in association with internal reconfiguration to accommodate 2 additional flats (Class C3)

3.4 CURRENT APPROVED LAYOUTS (2020/0259/P)



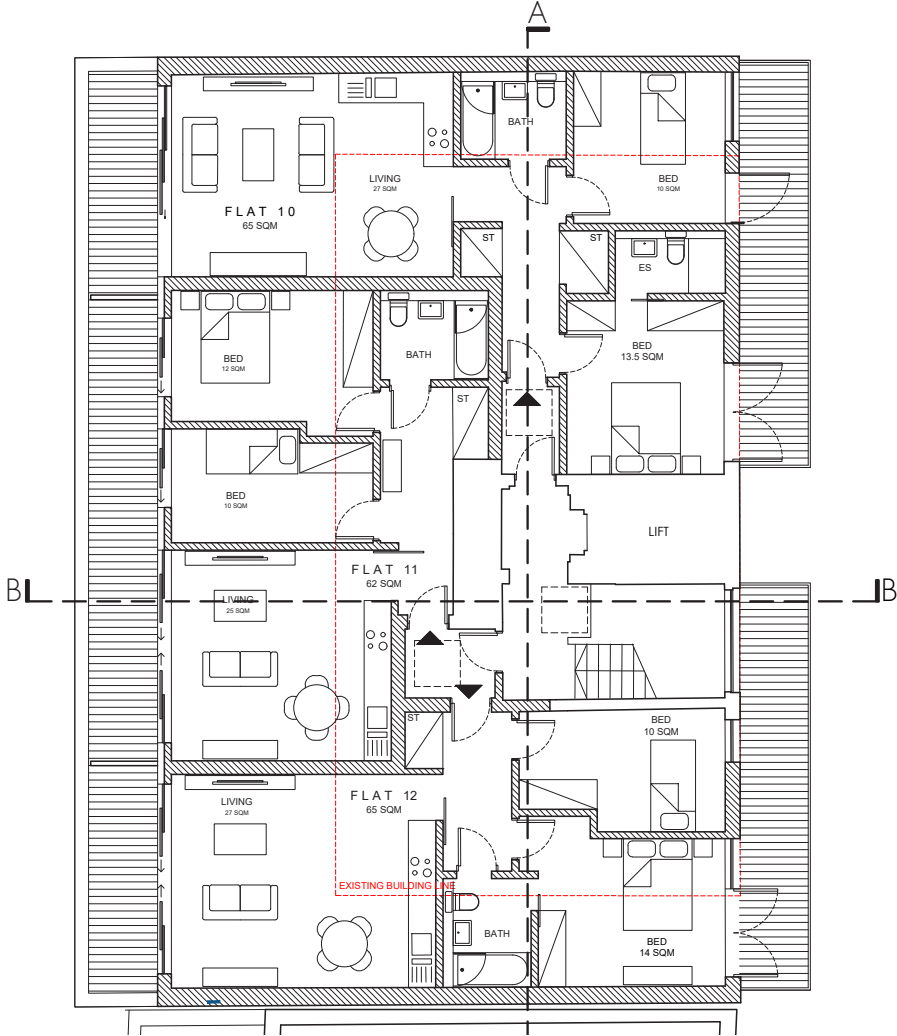
1

2

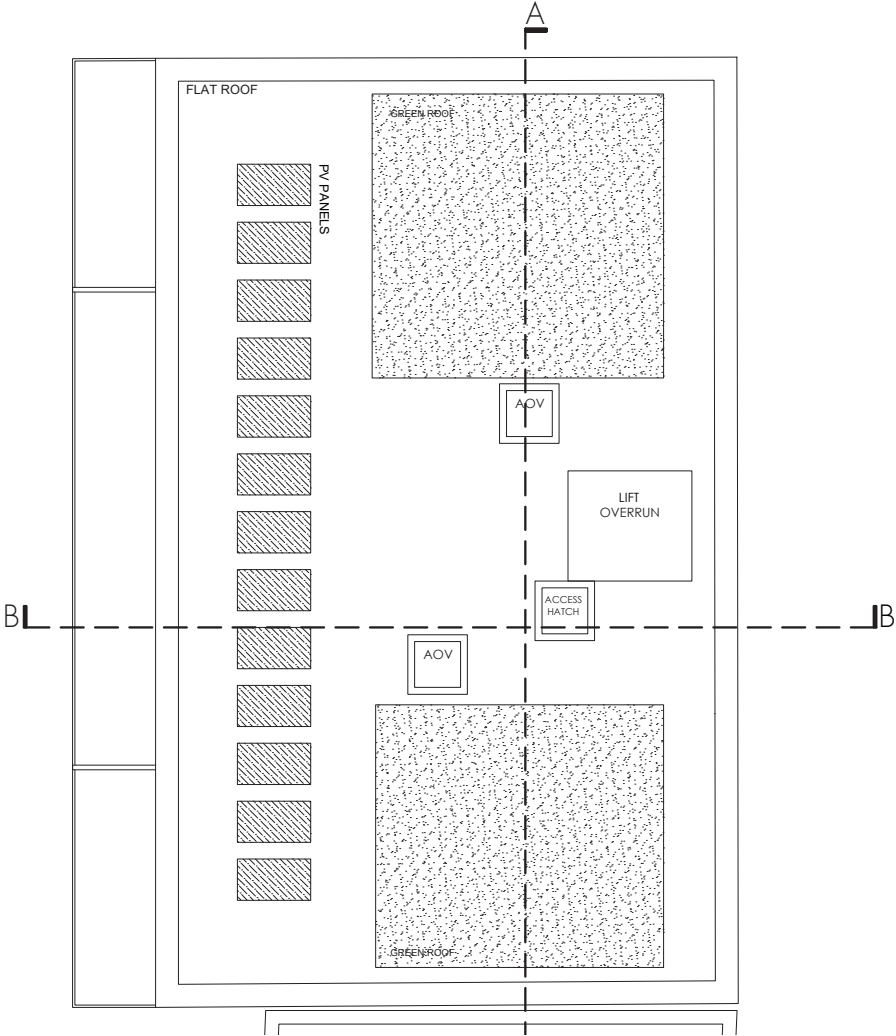
- 1 | Approved ground floor plan (2020/0259/P)
- 2 | Approved third floor plan (2020/0259/P)



3.4 APPROVED LAYOUTS (2020/0259/P) continued



1



3

1 | Approved fourth floor plan (2020/0259/P)
2 | Approved roof plan (2020/0259/P)



4. PROPOSAL

The proposal includes extending the second, third and fourth floors of the existing building, with front and side extensions. The proposed works will all be contained within the footprint of the existing building.

The additional area created across the second, third and fourth floors will accommodate three extra dwellings, one on each floor.

Each floor will be completely reconfigured internally around the existing stair and lift core to provide nine units in total. All the units will meet with 'London Plan Space Standards' discussed under Section 5.

This application is an amendment over what has already been approved, Planning Ref: 2020/0259/P:

Remodelling of 3rd and 4th floors with erection of front and side extensions and alterations to fenestration in association with internal reconfiguration to accommodate 2 additional flats (Class C3)

These amendments include the following:

- Front extension to the second floor of the existing building to partially infill the deep and underused terrace.
- Reconfigure the internal layout of the second floor to accommodate an additional dwelling
- Replicate the new second floor layout on the third floor
- Associated external alterations and fenestration
- Revised fenestration includes AOV openings to ventilate the common lobby areas as required for Part B, Fire, Building Regulations

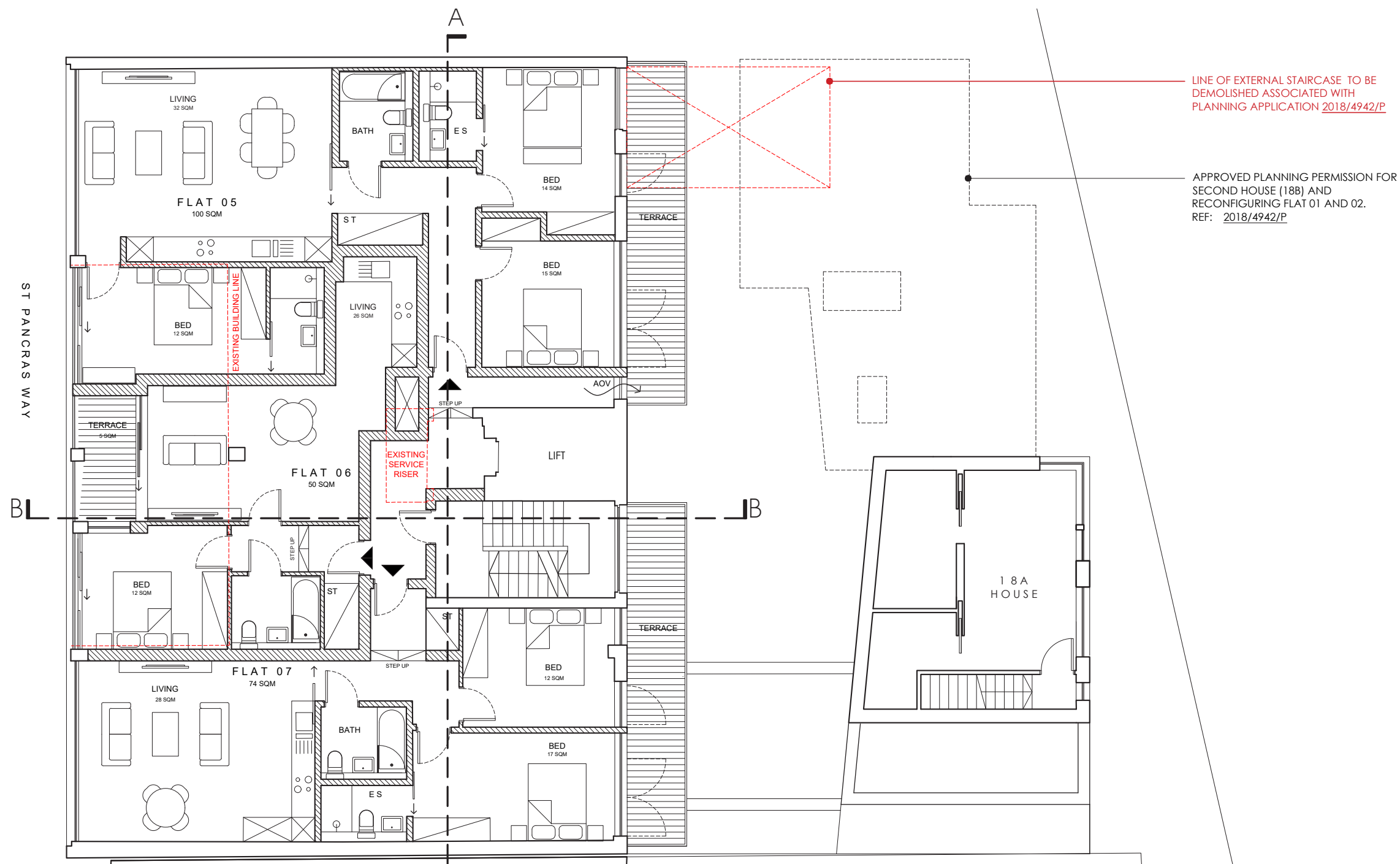
In addition to the proposed works the building will undergo modernisation with the upgrading of the fenestration at the front and rear of the existing building. The common parts will also be refurbished, including the external underpass, the rear courtyard, new lift, and decoration in the stairwell as referenced under Section 5.4.



1

1 | Proposed street elevation along St Pancras Way

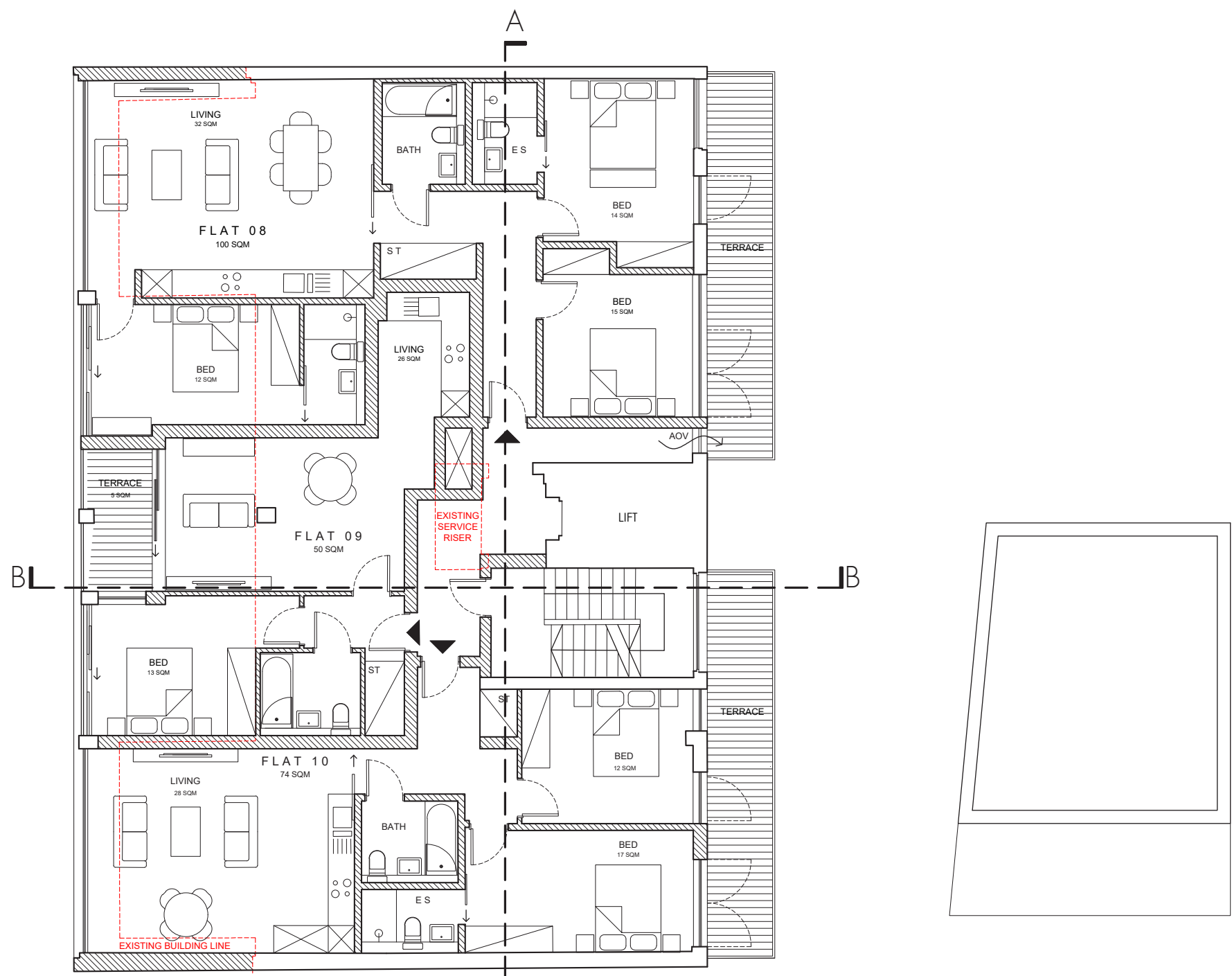
4.1 PROPOSED PLANS



Proposed second floor plan



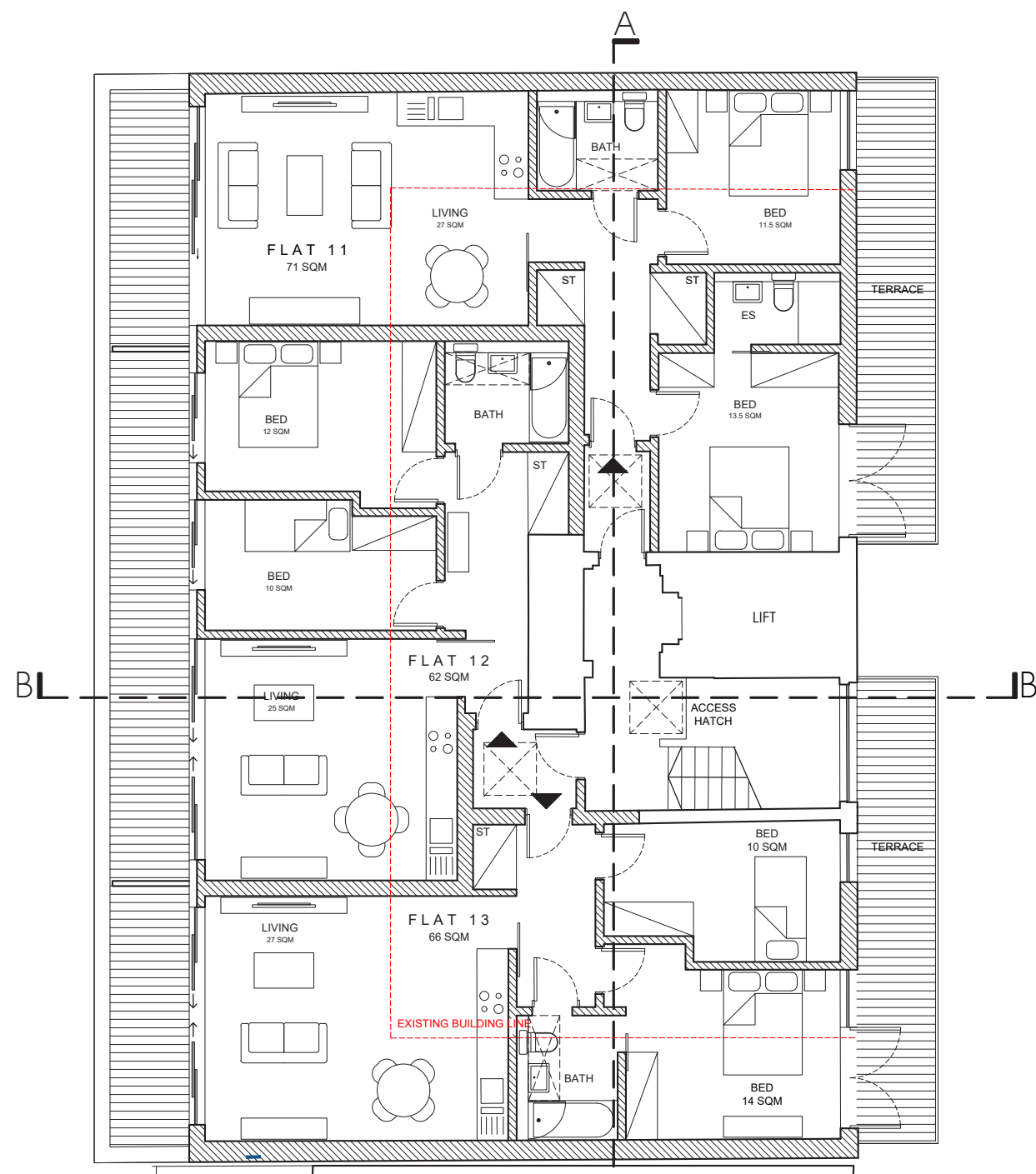
4.1 PROPOSED PLANS continued



Proposed third floor plan



4.1 PROPOSED PLANS



Proposed floor plan



5. DESIGN PROPOSAL

CURRENT		
	Bedrooms	Total Floor Area (m²)
FIRST FLOOR		
Flat 1	2	51
Flat 2	1	65
Flat 3	2	67
Flat 4	2	67
SECOND FLOOR		
Flat 5	3	108
Flat 6	3	94
THIRD FLOOR		
Flat 7	3	102
Flat 8	3	88
FOURTH FLOOR		
Flat 9	3	68 - Undersized
Flat 10	1	42 - Undersized
	TOTAL	752

PROPOSED (Inc. 2020/0259/P)		
	Bedrooms	Total Floor Area (m²)
FIRST FLOOR		
Flat 1	2	51
Flat 2	1	65
Flat 3	2	67
Flat 4	2	67
SECOND FLOOR		
Flat 5	3	100
Flat 6	1	50
Flat 7	2	74
THIRD FLOOR		
Flat 8	3	100
Flat 9	1	50
Flat 10	2	74
FOURTH FLOOR		
Flat 11	2	71
Flat 12	2	62
Flat 13	2	66
	TOTAL	897

5. 1 EXISTING AMOUNT

As existing the building accommodates 10 flats, split across the first, second, third and fourth floors. Currently there is two 1 beds, three 2 beds, and five three beds. This includes Flat 4 which was recently extended into a 2 bed unit under the approved planning application 2015/3163/P.

On the fourth floor, Flat 9 and 10 are significantly undersized when compared to current 'London Plan Space Standards'. Please refer to the table on the far left for the current flat sizes

5.2 PROPOSED AMOUNT

Our proposal to the second, third and fourth floors maintains a good mix of unit sizes across the whole site, with three additional flats, all designed to satisfy the 'London Plan Space Standards' as indicated in the table.

Our proposal will provide a new mix of three 1 beds, eight 2 beds, and two 3 beds within the existing building, The site also comprises of a newly built 3 bedroom house (18A) and approval for a second family home (18B) to ensure the site provides family accommodation

1 | Current accommodation schedule in existing building
2 | Proposed accommodation schedule in existing building

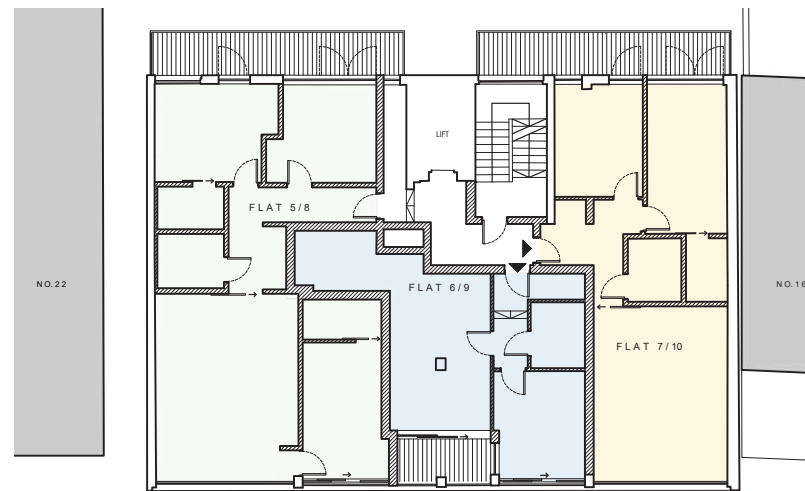
5. DESIGN PROPOSAL

5.3 AMOUNT

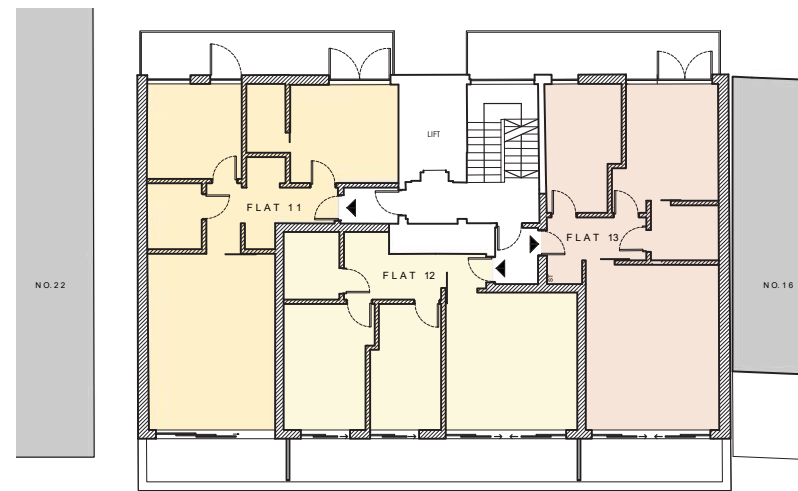
The proposed layouts for the second, third and fourth plans accommodate nine flats, positioned around the existing lift and stair core. Each dwelling has been designed to meet, and often exceed the London Plan standards in terms of the following

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

Please refer to the tables for the proposed areas for each dwelling, in reference to the 'London Plan'



1



2

FLAT 5&8 3b 6p		
	Proposal	London Plan
Total Floor Area (m²)	100	95
Living Space (m²)	32	31
Private Amenity (m²)	13	9
Bedroom 1 - double (m²)	15	11.5
Bedroom 2 - double (m²)	14	11.5
Bedroom 3 - double (m²)	12	11.5

FLAT 6&9 - 1b 2p		
	Proposal	London Plan
Total Floor Area (m²)	50	50
Living Space (m²)	26	23
Private Amenity (m²)	5	5
Bedroom 1 - double (m²)	13	11.5

FLAT 7 & 10 - 2b 4p		
	Proposal	London Plan
Total Floor Area (m²)	74	70
Living Space (m²)	28	27
Private Amenity (m²)	13	7
Bedroom 1 - double (m²)	17	11.5
Bedroom 2 - double (m²)	12	11.5

FLAT 11 - 2b 4p		
	Proposal	London Plan
Total Floor Area (m²)	71	61
Living Space (m²)	27	25
Private Amenity (m²)	20	6
Bedroom 1 - double (m²)	13.5	11.5
Bedroom 1 - double (m²)	11.5	11.5

FLAT 12 - 2b 3p		
	Proposal	London Plan
Total Floor Area (m²)	62	61
Living Space (m²)	25	25
Private Amenity (m²)	15	6
Bedroom 1 - double (m²)	12	11.5
Bedroom 2 - single (m²)	10	7.5

FLAT 13 - 2b 3p		
	Proposal	London Plan
Total Floor Area (m²)	66	61
Living Space (m²)	27	25
Private Amenity (m²)	20	6
Bedroom 1 - double (m²)	14	11.5
Bedroom 2 - single (m²)	10	7.5

1 | Second & Third floor plan
2 | Fourth floor plan

5. DESIGN PROPOSAL

5.4 ACCESSIBILITY

Access to the residential entrance is via a secure gated underpass, directly off of St Pancras Way (Image 2). The underpass ramps up to a rear courtyard where the main entrance is located via a set of external stairs (Image 1). Internally a single lift and stair-core will provide access to all flats on the upper floors, all lobbied as required for fire.

We do not propose any alterations to the existing common parts or access, other than cosmetic improvements, as well as a new lift that will be extended up to fourth floor.

As part of ongoing works elsewhere on site, and in connection with the approved houses, the owner of the building plans to upgrade and refurbish the common areas, including the underpass, external and lobby entrance as illustrated to the left (Image 3 and 4) In addition to this the rear parking courtyard will be remodelled to create a mews style courtyard, known as 'St Pancras Mews'. We believe these alterations will help enhance the development alongside this application and provide a sense of community for all residents, new and old.



1



3



2



4

5

- 1 | View of existing residential entrance
- 2 | View of existing gated underpass off St. Pancras Way
- 3, 4 | Illustrative proposal for new entrance and lobby

5. DESIGN PROPOSAL

5.5 LAYOUT

The reconfigured second, third and fourth floors will each accommodate three dwellings all accessed from a central lobby off the existing stair core

Each unit will benefit from open plan living accommodation, south westerly facing with generous floor to ceiling heights to provide bright, flexible spaces.

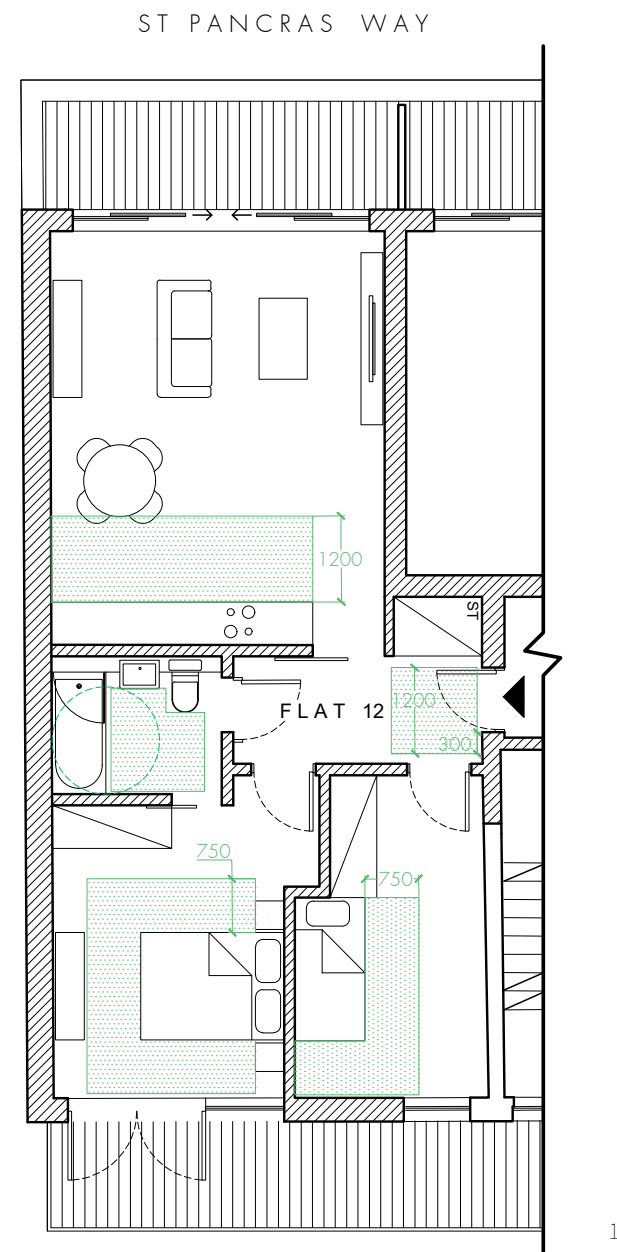
Bedrooms are sized according to 'London Plan Space Standards' rectangular in shape, with built in storage to ensure efficient use of space.

All the units will have private amenity space. The top floor (fourth) penthouse units benefits from balconies and roof terraces fronting both onto the canal, and along the street elevation

As illustrated to the left the proposed internal layouts of all the flats on the third and fourth floors have been designed with accessible design in mind in terms of the following:

- Accessible space requirements met for principle bathroom
- Accessible space requirements met for principle bedroom
- Flexible open plan living accommodation
- Positioning of sockets and switches
- Level entrance threshold to flats on the third and fourth floor

Where possible we have orientated the layouts to accommodate the bedroom spaces at the rear of the building, away from road noise and facing onto the canal. Living accommodation is positioned along the street elevation to better utilise the south facing daytime light



1

1 | Typical flat accessibility plan

5. DESIGN PROPOSAL

5.6 SCALE AND MASS

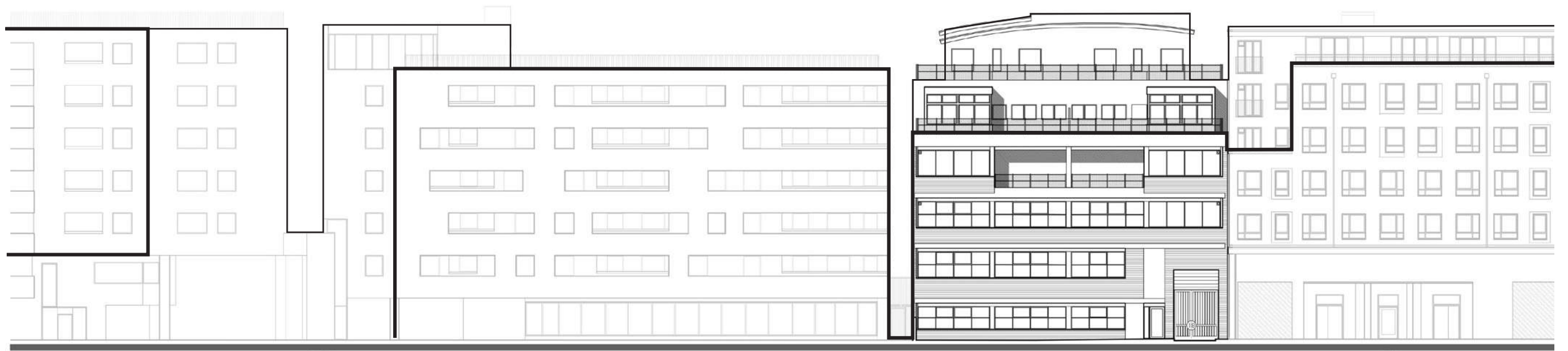
The site is currently sandwiched between No.16 and No.22-24 which both dominate the street scape along St Pancras Way with five plus storey sheer façades. No.18-20 sits four storeys tall before setting back on the fifth floor, and again on the sixth floor. The design of the curved roof on the top floor of the existing building means it sits marginally higher than the neighbouring properties as evident on the photo to the left

At the rear of the building, when viewed from canal, both No.16 and No.22-24 provide prominent façades, backing directly onto the Canal as seen on photos previously. No.18-20 sits back from the canal edge.

We seek permission to seize the opportunity to utilise the wasted roofs-cape of the third and fourth floors to provide additional accommodation without increasing the footprint of the existing building. Our proposal has been carefully considered in the context of the surrounding buildings and the relationship with the neighbouring properties.



1 | Street view - St. Pancras Way
2 | Aerial view - St. Pancras Way



1



2

1 | Existing Street Elevation - St. Pancras Way
2 | Proposed Street Elevation - St. Pancras Way

5. DESIGN PROPOSAL

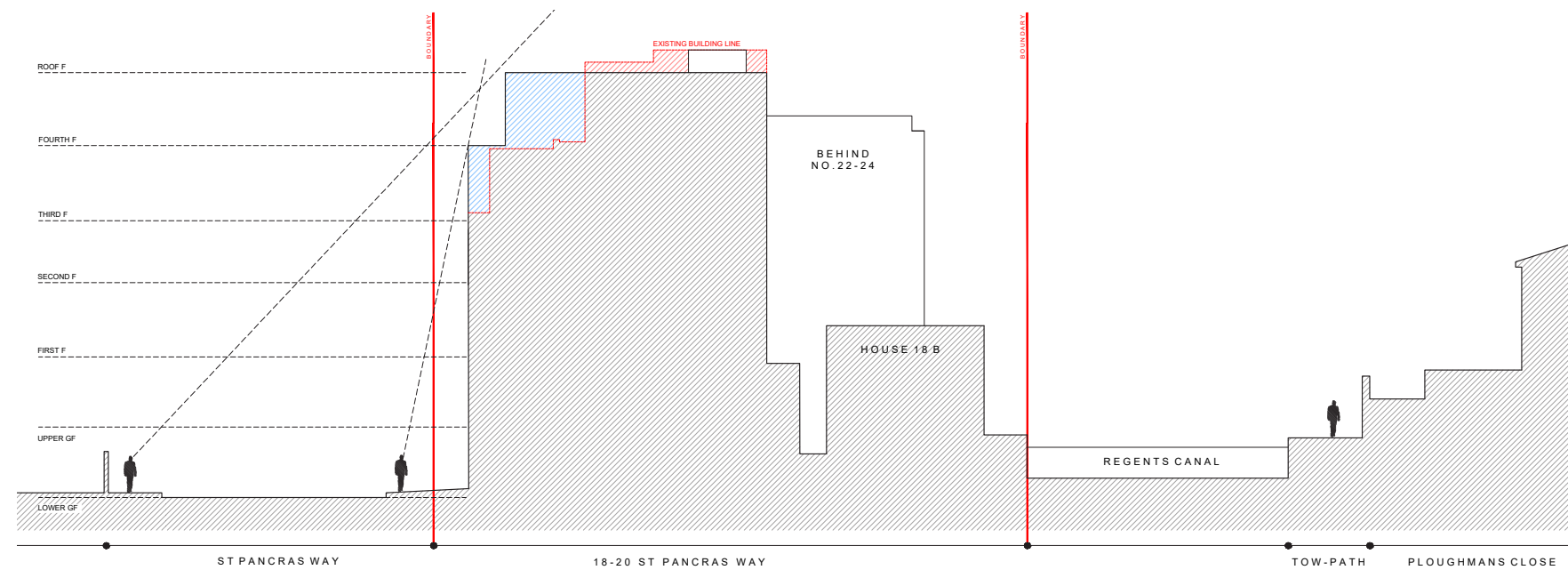
5.6 SCALE AND MASS CONTINUED

Our proposal includes extensions to the second, third and fourth floors only, which includes the following:

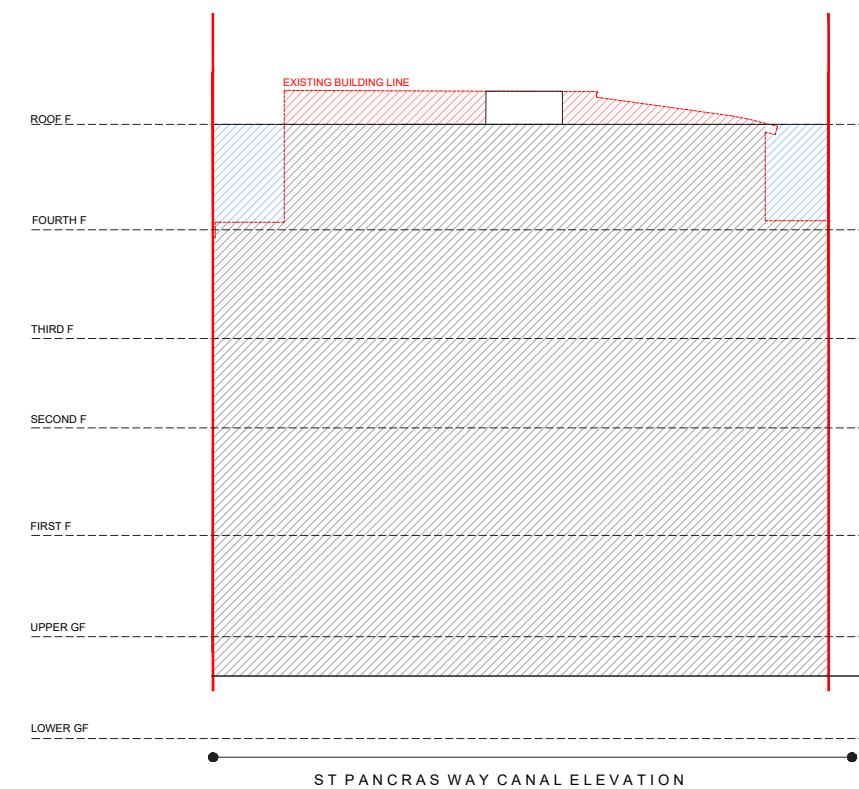
- A front (street facing) extension to the second floor, involving partial infill of the existing deep terrace
- A front (street facing) extension to the third floor in line with the existing building edge
- Side and front extension to the fourth floor. The side extension will extend the top floor to occupy the full width of the building. The fourth floor will also be brought forward along the street elevation, however will be set back from the existing building edge to remain subordinate to the rest of the building, identical to No.16

Although we are extending the top two floors, the overall height of the building will actually be reduced marginally by detailing a contemporary flat roof and parapet in place of the existing rendered curved roof. Images 1 and 2 illustrate the massing that is being gained (in blue) compared to the mass that will be lost (in red)

Our proposed roof line will match that of No.16 St Pancras Way as detailed in the Decision Notice for the approved scheme, **REF: 2020/0259/P**



1



2

- 1 | Proposed Long Section - Scale diagram
2 | Proposed Canal facing Section- Scale diagram

5. DESIGN PROPOSAL

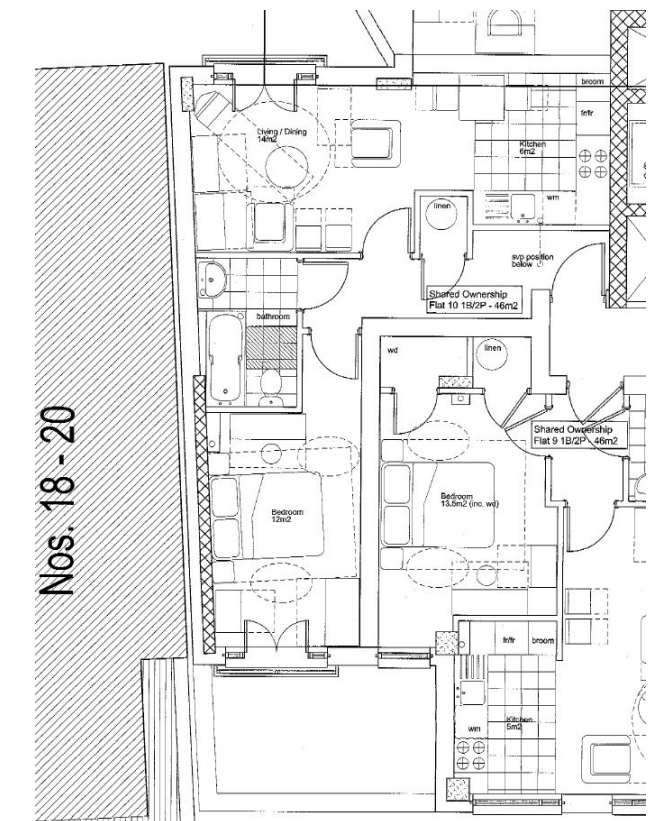
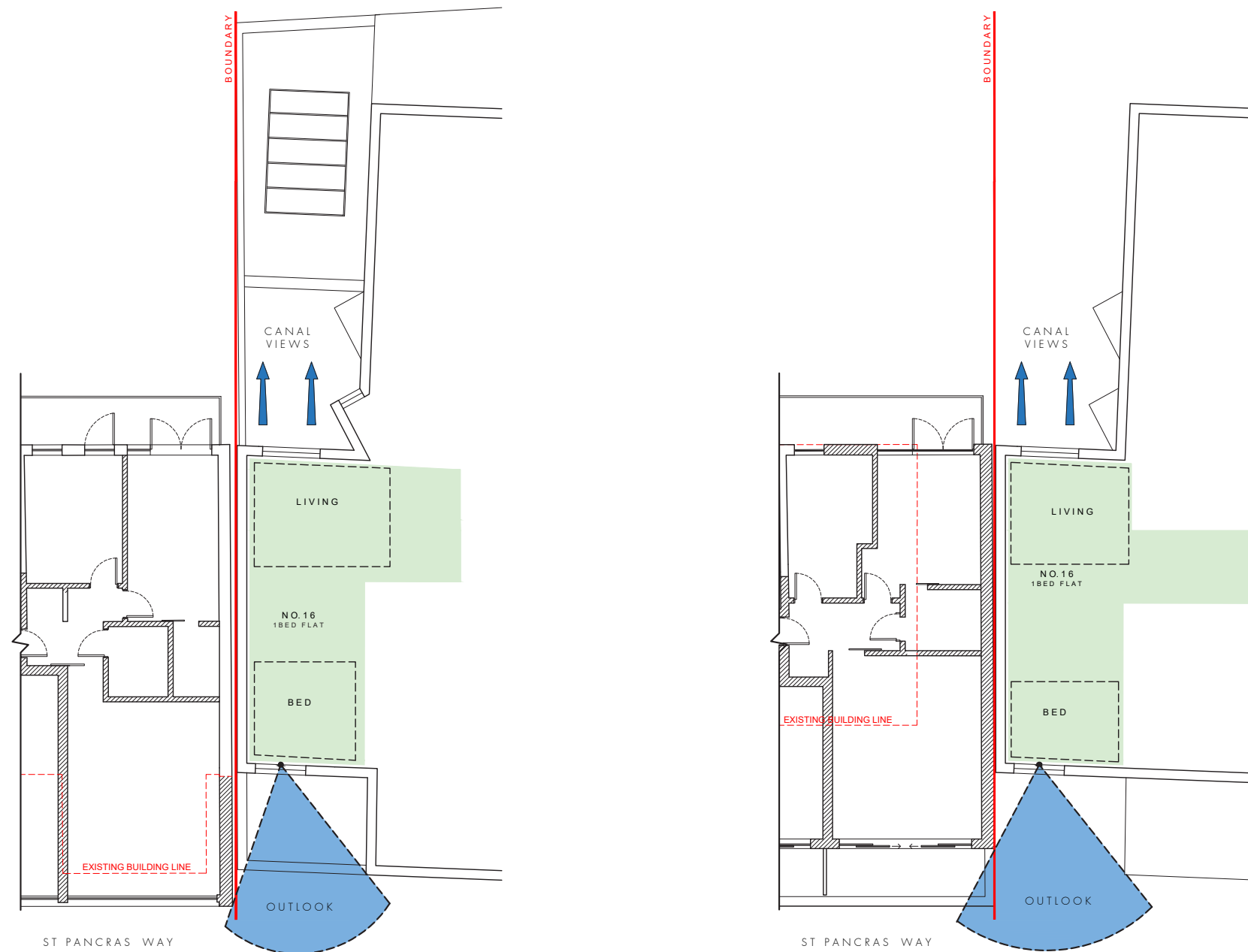
5.6 SCALE AND MASS CONTINUED

As part of the design process we took into consideration the impact our proposal had on the neighbouring property, No.16. In particular where we propose to extend along the front elevation on the top floors

Based on floor plans retrieved from Camden Councils online Planning archive (<https://www.camden.gov.uk/search-for-planning-applications>), we established that the outlook of two adjacent flats in No.16 could be impacted, where they are set back from the building edge along the street elevation. While reviewing the planning documents for No.16 we did not identify any reason the building was set back in this location in terms of planning as it does not relate to the massing of No.18-20, and therefore assume it was purely design decision.

Having reviewed the layouts of the two flats in No.16 it is understood that both units are dual aspect, with bedrooms overlooking St Pancras Way, and living accommodation facing onto the canal. Please see extract from typical floor-plan for No.16 below for which this is based on

For this reason we considered the impact of our proposal minimal. Please refer to diagrams to the left.



- 1 | No.16 Flat Fifth Floor
- 2 | No.16 Flat Sixth Floor
- 3 | No.16 Layout Extract from Camden Planning Online

5. DESIGN PROPOSAL

5.7 OUTLOOK

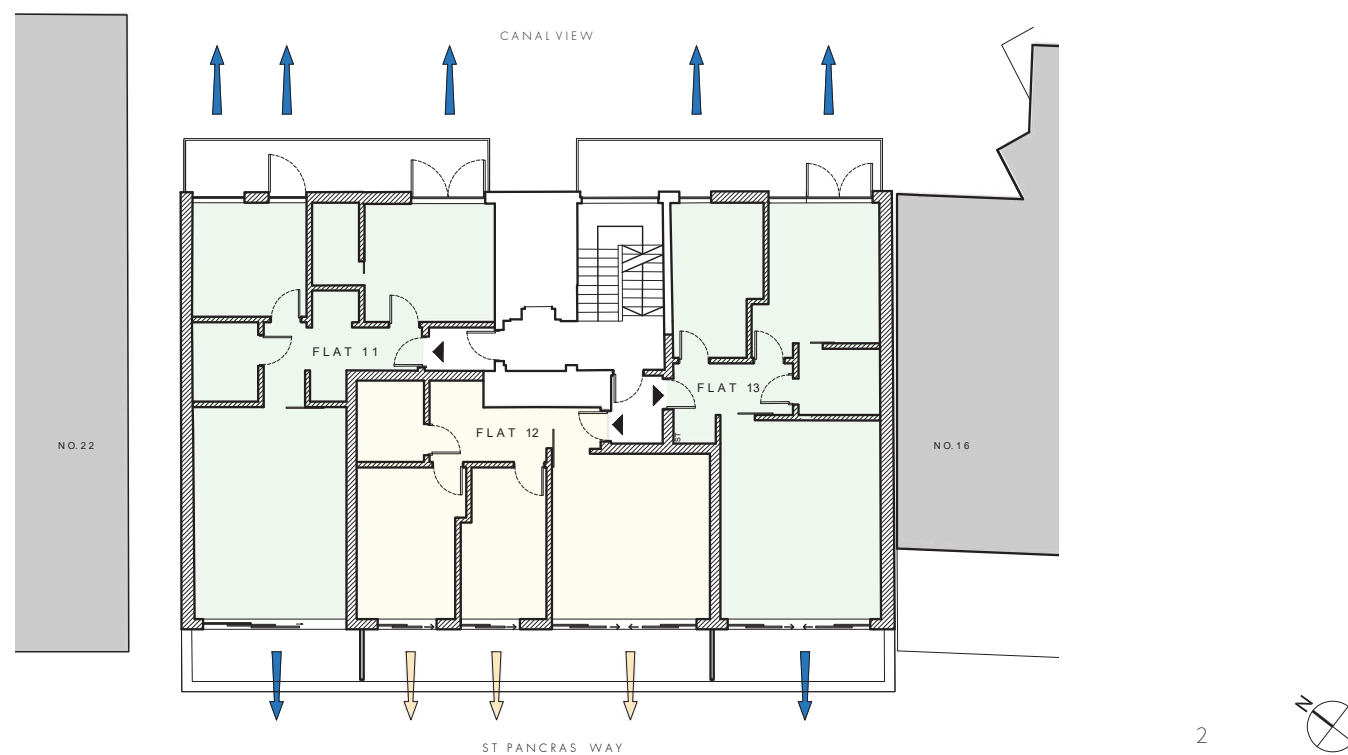
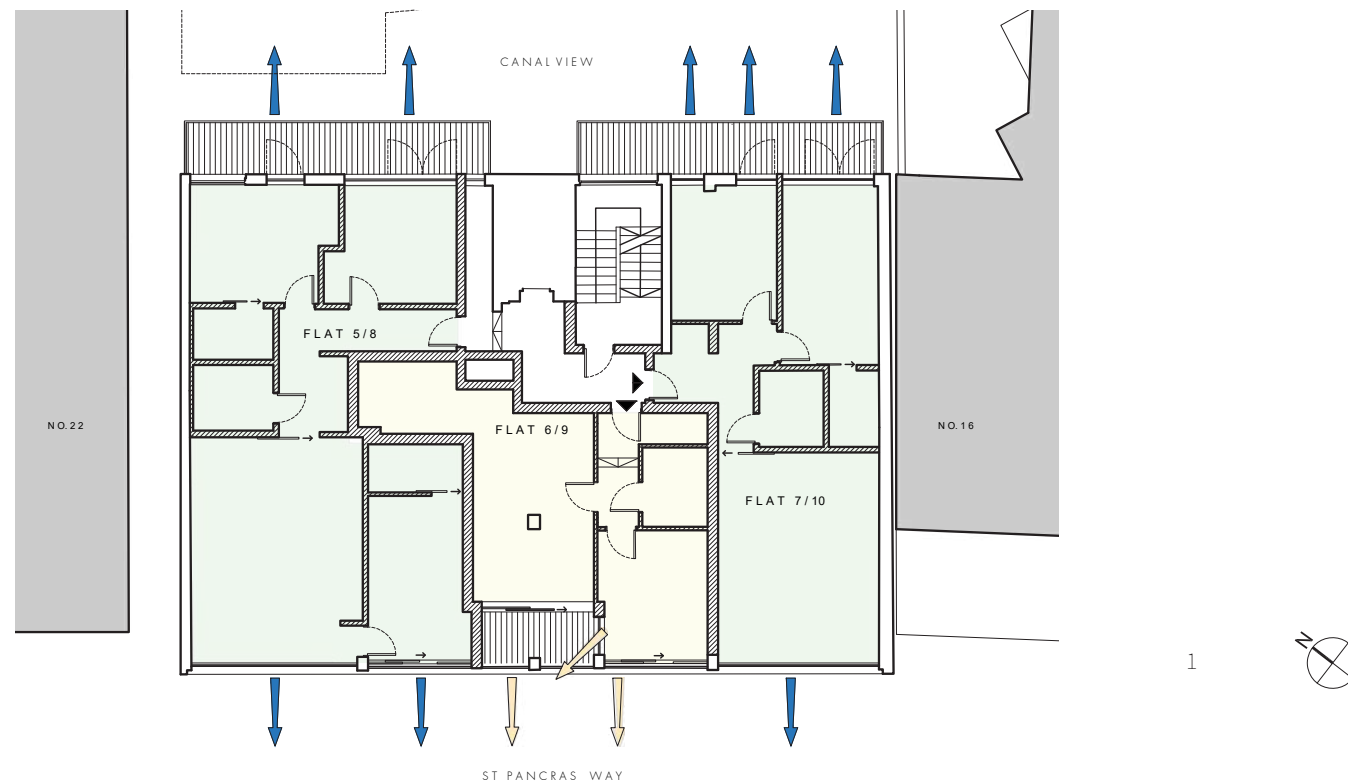
The layouts of the new flats have been carefully considered to maximise outlook and natural light entering the dwellings. Due to the proximity of the neighbouring properties, outlook is restricted to the front and rear of the building.

The six end units will benefit from being dual aspect with bedrooms located at the rear of the building overlooking the canal, and living accommodation facing onto the street, to enjoy the south westerly sun. The three smaller, central flats, although single aspect, will be completely south-westerly facing and open onto private terraces.

On the fourth floor, along the front elevation we propose full height glazing to maximise outlook and natural light entering these spaces.

By utilising the roof space, and retaining the same outlook as existing, the proposal has minimal (if any) impact on the neighbouring property in terms of outlook. Overlooking will be made no worse.

At the rear of the building the fenestration will relate to openings on the floors below. Along the street elevation the building faces onto a delivery depot with no immediate overlooking or privacy issues.



- 1 | Proposed second/third floor plan showing outlook
- 2 | Proposed fourth floor plan showing outlook

5. DESIGN PROPOSAL

5.8 APPEARANCE AND MATERIALS

The surrounding buildings range in style and materials, and present little precedent for our scheme. We have therefore proposed using some of the materials specified for the approved houses to ensure the scheme reads as one.

Along the street elevation we have taken a conventional approach to set back the top floor to read as a lightweight addition to the building. It will be predominantly glazed along the front elevation, with a slimline parapet that will read as a contemporary, almost invisible facade, similar to Image 1. At the sides and rear of the fourth floor, we propose fibre cement cladding that will provide a clean and contemporary aesthetic that will follow the rhythm of the glazed openings. This cladding has been used for the flat extension (as pictured in Image 4) under approved application **2015/3163/P**

The appearance of the third floor front extension will mirror the details of the lower floors of the existing building, including brickwork, and maintaining the same rhythm and proportions for the fenestration.

The windows will be updated throughout the building, using double glazed aluminium profile frames, with a matt black finish as used on House 18 A and the lower and upper floors of the existing building, along the street elevation, as per Image 2.

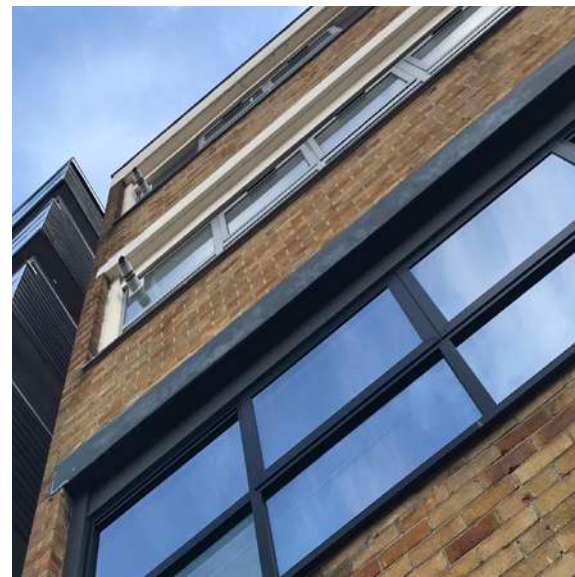
The existing metal post and mesh balustrades will also be replaced with slatted railings, to be used on the balconies, and to match those used on House 18A, as per Image 3. We believe this will create a more subtle industrial aesthetic, more suited to a residential development. We suggest a glass balustrade to the roof and top floor along the front elevation, which will be less visible from the street.

With this application we aim to unify and rationalise the whole development so it reads as a cohesive design, fitting of today's aesthetics, and sitting quietly and sympathetically next to the canal and neighbouring properties; relying on good design detailing. We believe this greatly improves on the existing appearance of the building and its interface with the canal and neighbouring properties

The proposed material pallet has not altered from what has previously been approved, REF: 2020/0259/P



1



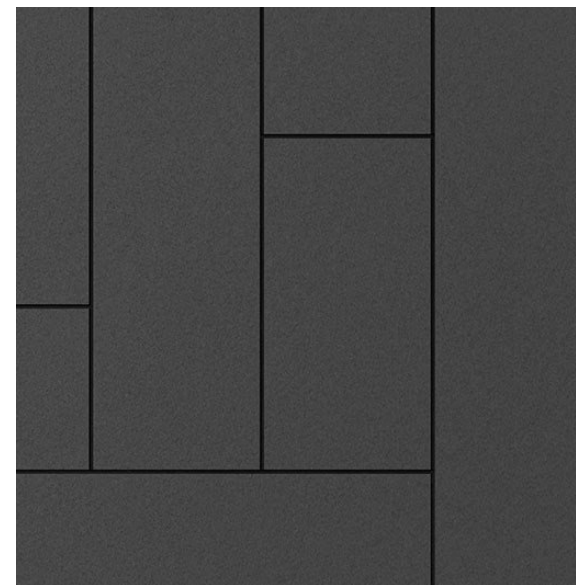
2



3



4



5

- 1 | Precedent image of top floor glazing
- 2 | Existing building street elevation - black windows
- 3 | Metal railing used for House 18A. Planning application: 2015/3163/P
- 4 | Fibre cement cladding used on first floor extension. Planning application: 2015/3163/P

5. DESIGN PROPOSAL CONTINUED

5.9 AMENITY

Each flat will have their own private terraces, all sized to meet with London Plan Space Standards, and in most cases exceeds the requirements as discussed previously under item 5.3.

Although access to the roof will be restricted for maintenance only, we have proposed installing a green roof as we have on House 18A as pictured to the left. Green roofs have following benefits, and are particularly valuable in the urban environment:

- They help reduce Urban Heat Island Effect
- Increase biodiversity along the canal
- Reduce and slow storm water runoff

5.10 TRANSPORT

As with the rest of the development the two additional flats will be car free.

The site is well connected, with a PTAL 6a, with nearby over ground and underground stations within 10 minute walk from the site. Camden high street is also in close proximity with several local bus services serving much of London.

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

5.11 SECURITY

As part of ongoing works across the site both internal and external communal areas will be upgraded and refurbished, in association with the new houses (18A and 18B) and communal courtyard, to be known as St Pancras Mews. The communal areas will provide a save, sheltered and well lit entrance for new and existing residents of the main building.

Access to the rear courtyard will be via the well lit underpass, accessed using a key fob operated gate off the street, ensuring the courtyard remains secure and private and for residents.



1

1 | Green roof of House 18A

5. DESIGN PROPOSAL CONTINUED

5.12 BICYCLE PARKING

Our proposal includes a proposed total of three additional flats split across the second, third and fourth floors. We will therefore provide two Sheffield stands for four cycle parking spaces located within the secure communal courtyard next to the residential entrance. The cycles will be out of view from passers by in the street, and to be used only by residents. The courtyard will also be well lit, and overlooked by residents within the development for added surveillance.

In addition to this parking, there is existing cycle parking (for commercial tenants and existing residents) at the front of the building as pictured to the left.

5.13 REFUSE

As existing, refuse and recycling is currently collected on a weekly basis by a private company. There is separate recycling and refuse bins.

As part of this application we have reviewed the refuse and recycling across the whole development, including the houses, to rationalise waste strategy as follows;

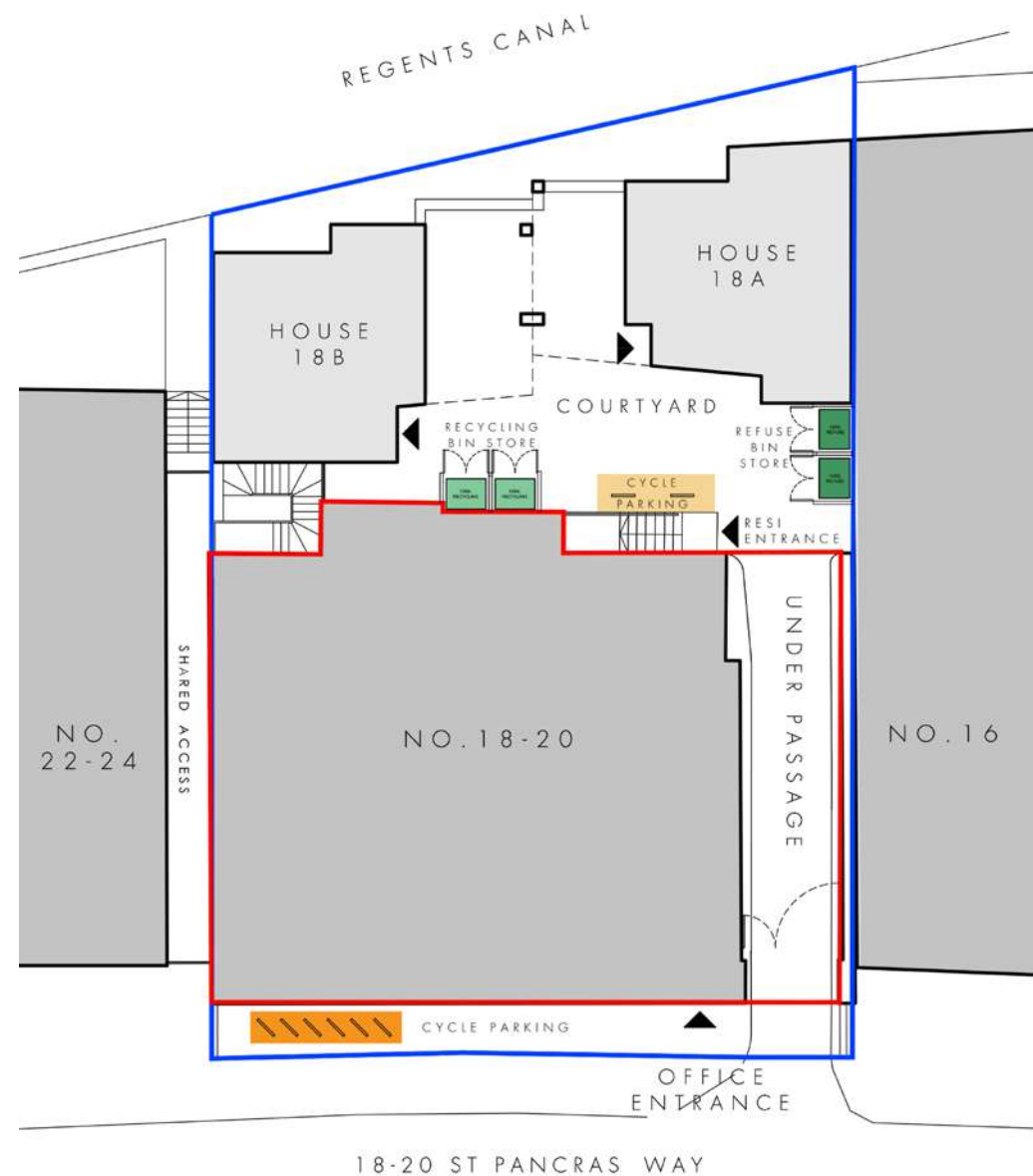
Based on the requirements set out by the ES Technical Waste Planning Guidance 2018, Camden's Residential Service Offer per household per week:

120L of general waste
140L mixed dry recycling

We have calculated 1900L of general waste, and 2100L of mixed dry recycling for the 13 flats in the main building, and the two approved houses, 18A and 18B.

Separate bins will be provided for refuse and recycling, as existing. The bins will be located in courtyard at the rear of the existing building, all concealed within ventilated slatted timber enclosures to hide the bins and keep pests out

Commercial refuse as existing.



- EXISTING CYCLE PARKING
- CYCLE PARKING X4
- BIN STORAGE - REFUSE_1280L EUROBIN
- BIN STORAGE - RECYCLING_1280L EUROBIN

1

5. DESIGN PROPOSAL CONTINUED

5.14 SUSTAINABILITY

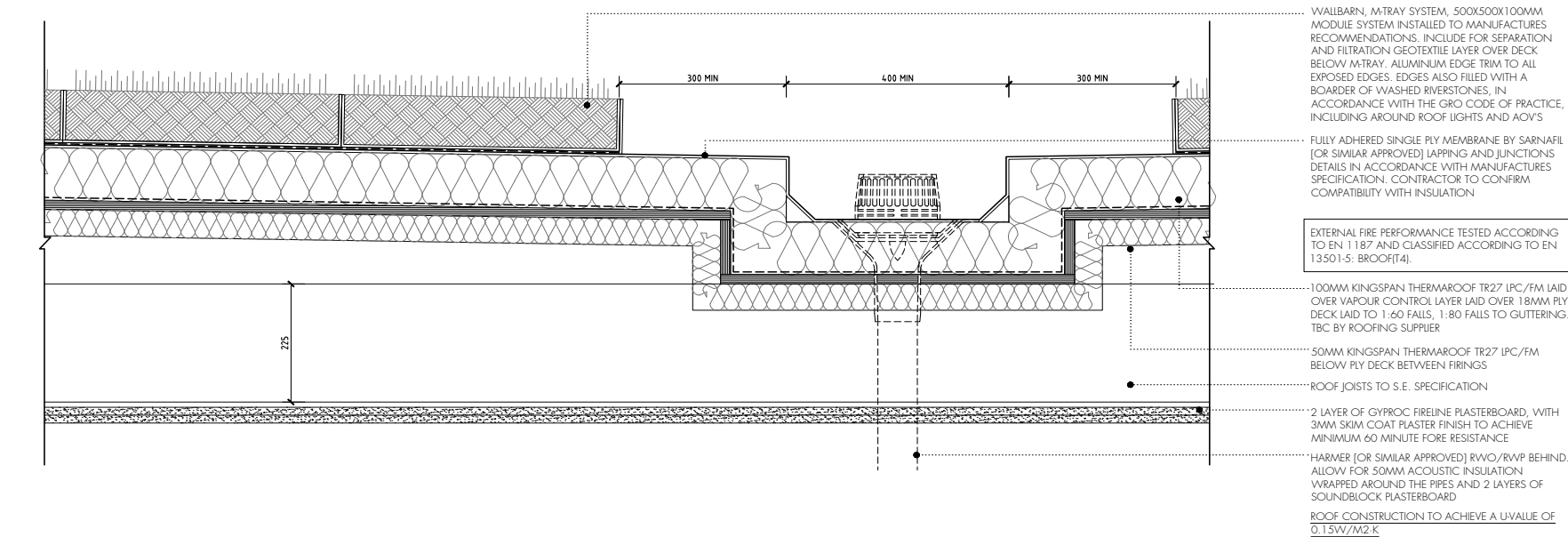
The building will offer the following characteristics of a sustainable and contemporary design:

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

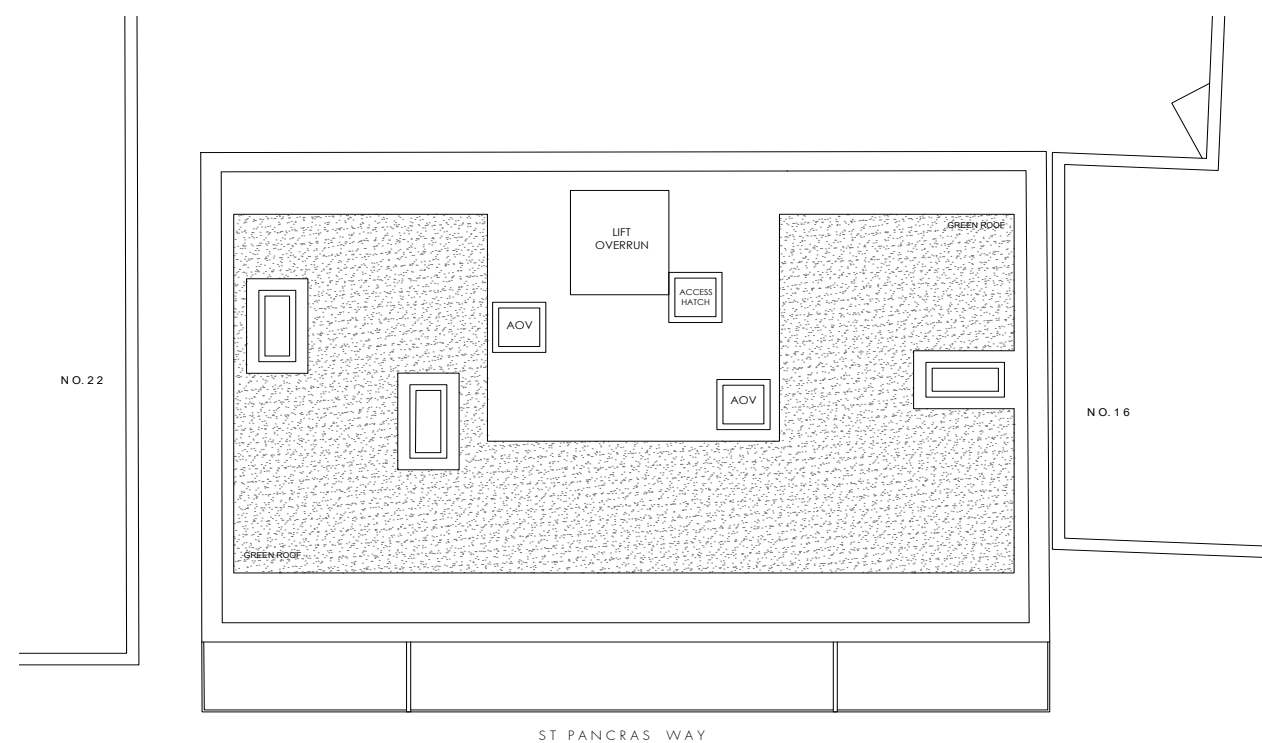
Our proposal boosts re-use and redevelopment of existing building stock, in a prime location in central London, that will upgrade existing housing stock in the area, as well as provide two additional dwellings without the loss of any green or open space. Associated improvements to and around the existing building will improve the existing flats, with upgraded and more efficient fenestration and improved communal areas to promote a sense of community.

We also propose a green roof, an instant modular M-Tray green roof system supplied by Wallbarn. Please refer to typical details alongside this application. These details have previously been approved in connection with the approved **scheme, REF: 2020/0259/P**, Condition 4.

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



1



2

- 1 | Typical Green Roof Detail
- 2 | Proposed Roof Plan of No. 18-20

6. PLANNING POLICY

The NPPF 2018 states there is a presumption on favour of sustainable development. In this case paragraph 68 supports the development of small sites and windfall sites within existing settlements. The scheme is also supported by Paragraph 117 which encourages making effective use of land. Indeed subsection (c) states substantial weight should be given to the value of using suitable brownfield sites and subsection (d) states local authorities should promote and support development of under utilised land and buildings. Account was also taken of paragraph 124 which states the creation of high quality buildings is fundamental and good design is a key aspect of sustainable development.

- National Design Guidance
- London Plan, Regent's Canal Conservation Area Appraisal and Management Strategy Adopted 11 September 2008
- Camden local Plan 2017
- Interim Housing SPG 2019 (Updating May 2016)
- Developer Contributions March 2019

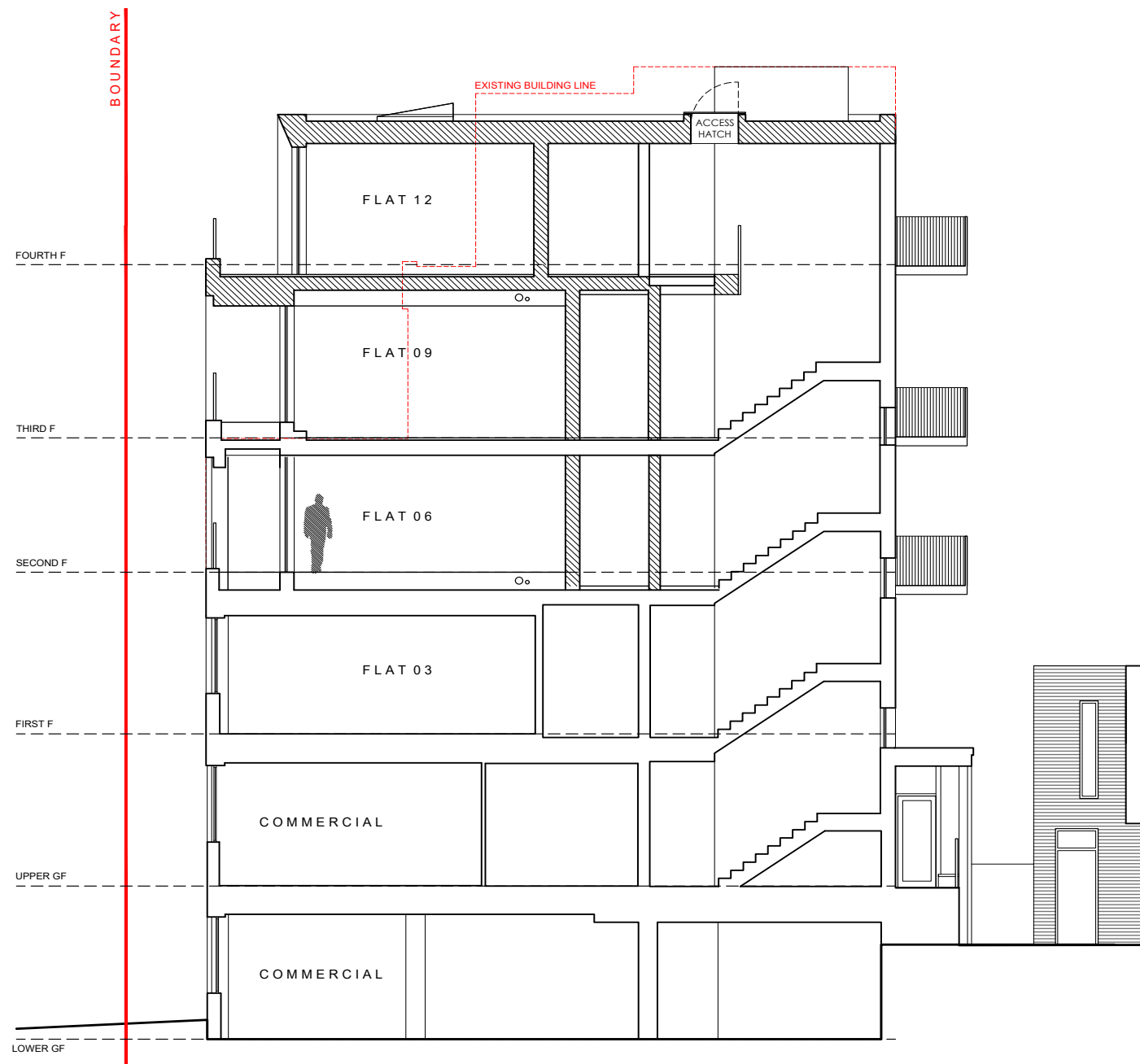
Policy H1 Maximising Housing Supply

In terms of housing issues the Camden Local Plan 2017 provides significant guidance. Policy H1 seeks to maximise the Housing Supply. This application is consistent with the objectives of this policy.

"The Council will aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31, including 11,130 additional self-contained homes."

This proposal aims to provide additional housing through modest reconfiguration and extension consistent with its surroundings. The proposals are entirely consistent with this policy.

The applicant is aware an affordable housing contribution will be required consistent with **Policy H4** which seeks to maximise the supply of affordable housing. Equally the proposals will assist the council in providing a wider choice and mix of housing within the borough, this is consistent with **Policy H6**.



6. PLANNING POLICY CONTINUED

Policy H7 Large and Small Homes

Policy H7 seeks a mix of dwelling sizes. It is important to note that a large 3 bed house is under construction within the wider site and planning permission has been granted for a two bedroom house. Section 3.193 of the local plan states “The Council will be flexible when assessing development against Policy H7 and the Dwelling Size Priorities Table”.

In this case there would be a loss of one three bedroom unit on the third floor, which would be replaced by a 1 bedroom flat and a two bedroom flat (listed as a High Priority). On the fourth floor, the existing three bedroom unit and 1 bedroom unit would be replaced by 3 x 2 bedroom units (listed as High Priority). It should be noted that the 3 bedroom unit is significantly undersized in relation to the national standards. While there would be a loss of 2 x 3 bedroom flats the following factors weigh in favour of the proposals.

- While separate applications the applicants are delivering a 3 bedroom house currently on site with a further 2 bed house to be constructed soon.
- One of the existing units is significantly below the national standard and would not qualify as a large home/3 bed unit using todays standards.
- There is no outside space for children’s playspace on this application site.
- The scheme provides other high priority accommodation such as two bedroom accommodation.

Policy A1 Managing the Impact of Development

The scheme has been designed to take account of the adjoining properties which include residential properties on either side and across the canal.

Policy D1 Design

Policy D1 Design which reflects the priorities of the 2019 National Design Guidance. The scheme has been careful to take on board the context and character of the locality, as well as taking the opportunity for greening and carefully provide amenity space for the individual flats; and be aware of the local detailing and appropriate material selection. Careful examination of the street scene and canal side was undertaken from different positions opposite the site. In this regard the proposals are sympathetic with their context and surroundings and have an acceptable appearance in the street scene.

Policy D2 Heritage

The site’s position adjacent to Regent Canal is also important in terms of its context. Relevant Policy D2 Heritage reflects the sites position adjacent to the conservation area. The impact on the Regent’s Canal with specific reference to its status as a Conservation Area as well as its function as a place for recreation and a wildlife habitat has been carefully considered. The application site is set back from the Canal and its overall mass and scale would respect its relationship with the conservation area and open space. In this respect Policy A2 – Open Space is relevant and Policy A3 Biodiversity.

Policy A2 Open Space

In relation to Open Space Policy – the impact on the setting of the Open Space is important, in this case the building is set back from the boundary with the open space. In addition the building is of similar in mass and scale to the adjoining buildings. The applicants are considering the introduction of green roofs to reflect and sympathise with the canal conservation area and biodiversity.

Policy T1 Prioritising walking, cycling and public transport and Policy T2 Parking and car-free development

In relation to Transport- the applicant is content to enter into a legal agreement to ensure the development is car-free. Space has been set aside for cycle parking and refuse collection.

Legal Agreements- Contributions:

- Car Free
- Affordable Housing

Planning Balance:

The proposals subject to a legal agreement requiring a financial contribution to affordable housing and a restriction on parking permits would accord with the overall thrust of the Local Plan. The loss of the three bed units have been justified and the additional housing would be a welcome to the housing stock in such a sustainable location. There would be no material harm arising from the proposals.

7. CONCLUSION

This proposal has been closely developed alongside previously approved applications that we have been involved with, including House 18A and 18B. This has allowed us to create a proposal that follows on from the success of the approved proposals to ensure a coherent and considered scheme is delivered in the context of the site and surrounding area.

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

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

By extending the second, third and fourth floors of the existing building, we are able to provide six contemporary dwellings, that meet today's living standards. We believe the proposed scheme both improves and enhances the surrounding street and canal elevation to provide a unique living experience in the Borough of Camden.

By utilising an existing site and building it promotes a 'change of use' along the canal, from industrial to leisure, as identified in the Conservation Area Appraisal.

The team is excited by the prospect of delivering high quality residential units for local residents of Camden.



8. TASOU ASSOCIATES

ARCHITECTS AND STRUCTURAL ENGINEERS, EST. 1988

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

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

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

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



3



1



2

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

8.1 TASOU ASSOCIATES PRECEDENTS

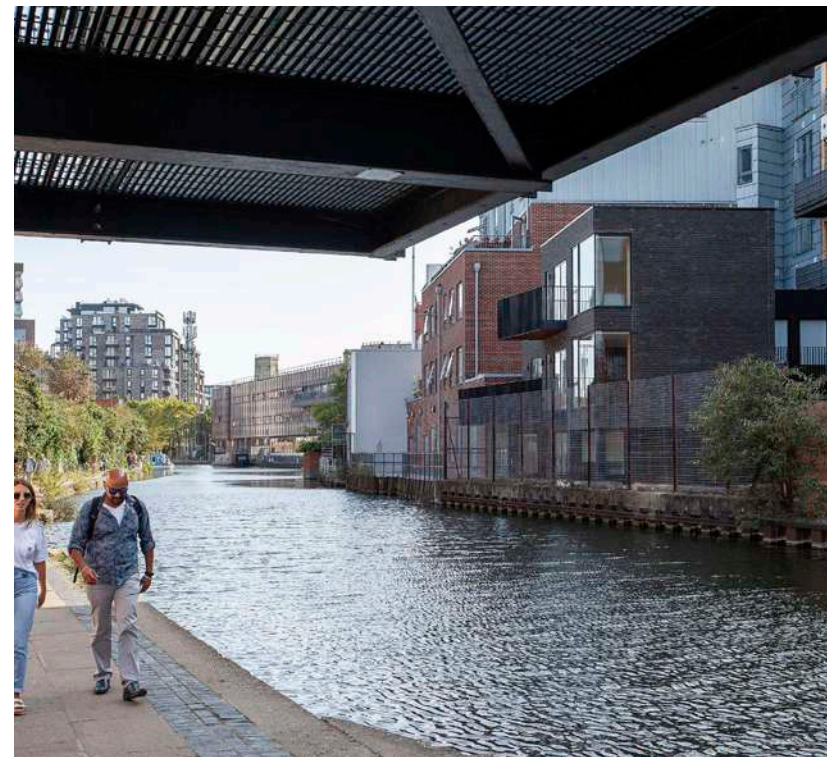
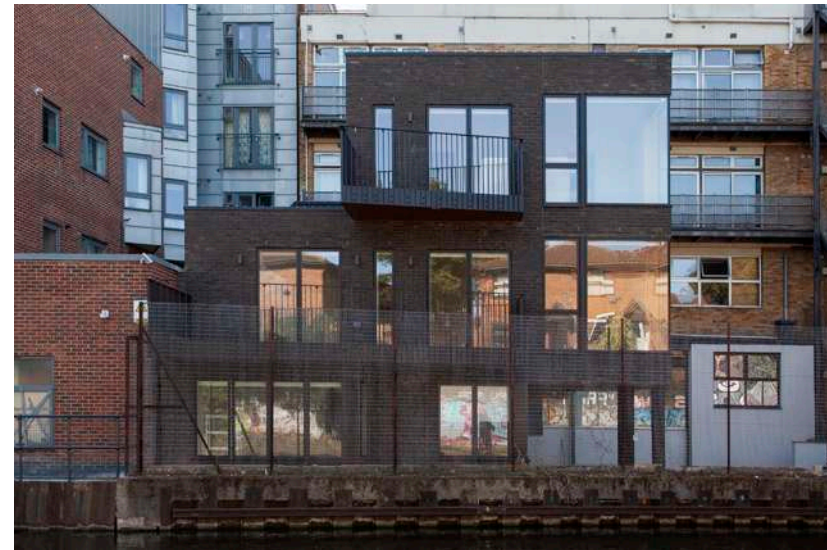
CANAL HOUSE, NW1

The Canal House is a new build, three bedroom, detached family home in the London Borough of Camden. The internal layout is orientated to face away from the surrounding buildings with large corner windows framing the canal.

This project is part of a family of interventions we are working on for this site.



1



3

- 1 | Internal view of the living space
- 2 | External view
- 3 | External view

8.1 TASOU ASSOCIATES PRECEDENTS

RIVER STREET MEWS, N1

6 New-Build Mews Houses

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

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



3



1



2

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