

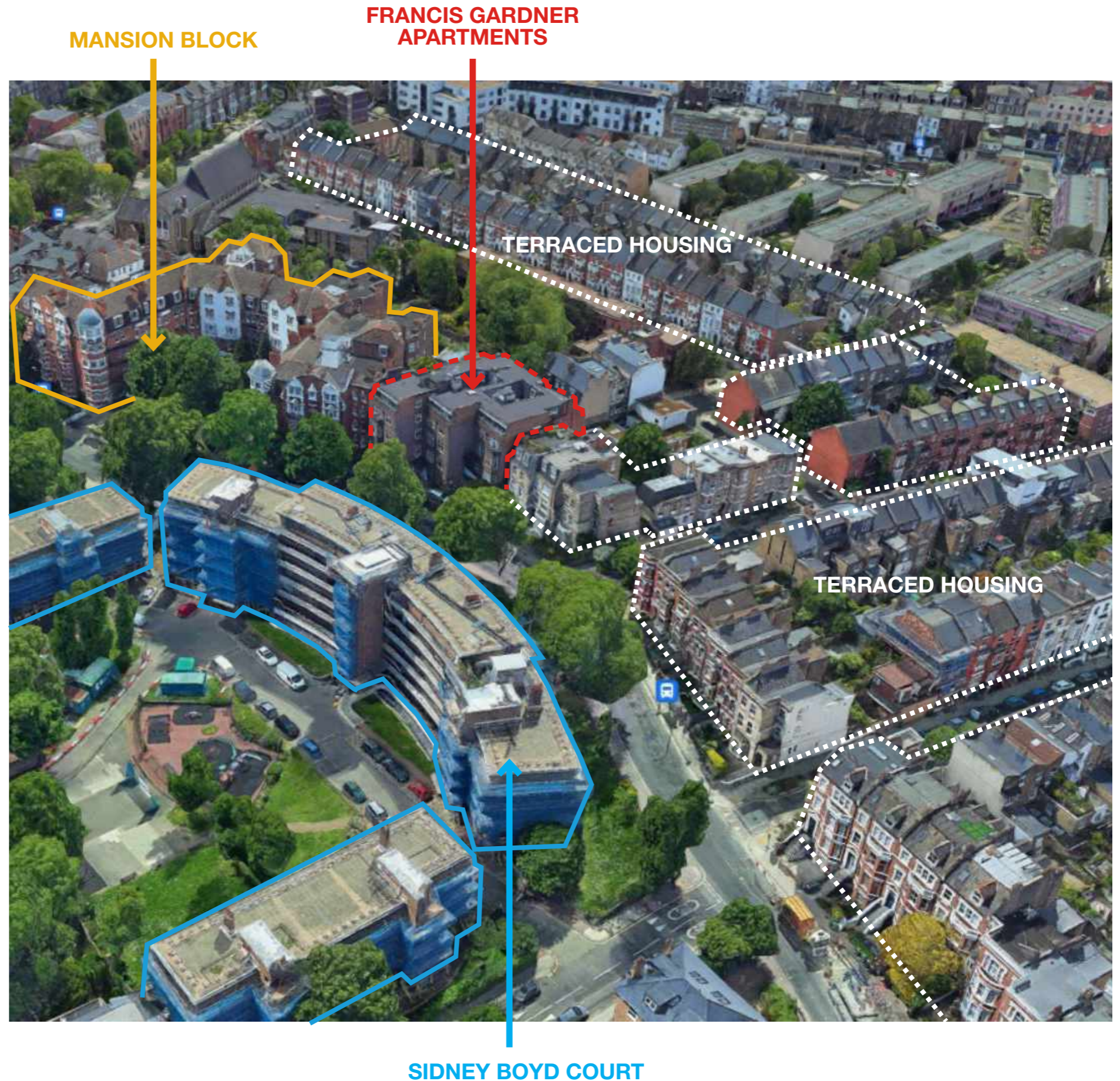
#### 4.6 Constraints/opportunities

No. 89-91 West End Lane consists of a lower ground floor, ground floor and 4 additional storeys of student accommodation.

The building sits between areas with different qualities and types of residential buildings. To the immediate north are the dense Victorian terraced properties. To the south is the larger Kings Garden Buildings housing and other Mansion block buildings.

The larger post-war Sidney Boyd Court housing block on the east side of the West End Lane is set back from the street and is seven storeys tall.

The front facade is formed of three stepped bays that reference the width of the Victorian terraced houses whilst the scale of the building is more in keeping with the Mansion blocks to the south of the site.



## 5 Proposed scheme

### 5.1 Refurbishment rationale

The alternative proposal addresses challenges with the deliverability of the new build scheme in terms of viability arising from the significant increase in construction costs and the practical construction challenges. Through further studies and explorations the potential to refurbish the property has been revisited.

By retaining the existing building stock the proposal is sustainability-led. Internal alterations are then designed to improve and increase the student accommodation provision currently on site.

Refurbishment of the existing building will ensure the property delivers good quality student accommodation. The existing building was last refurbished and extended around 20 years ago. Due to this, the current building is non-compliant with Empiric brand standards, has inefficient floor plates, and has issues with fire escape and maintenance. Therefore, refurbishment works are necessary to provide the quality of accommodation expected and warranted by students today.

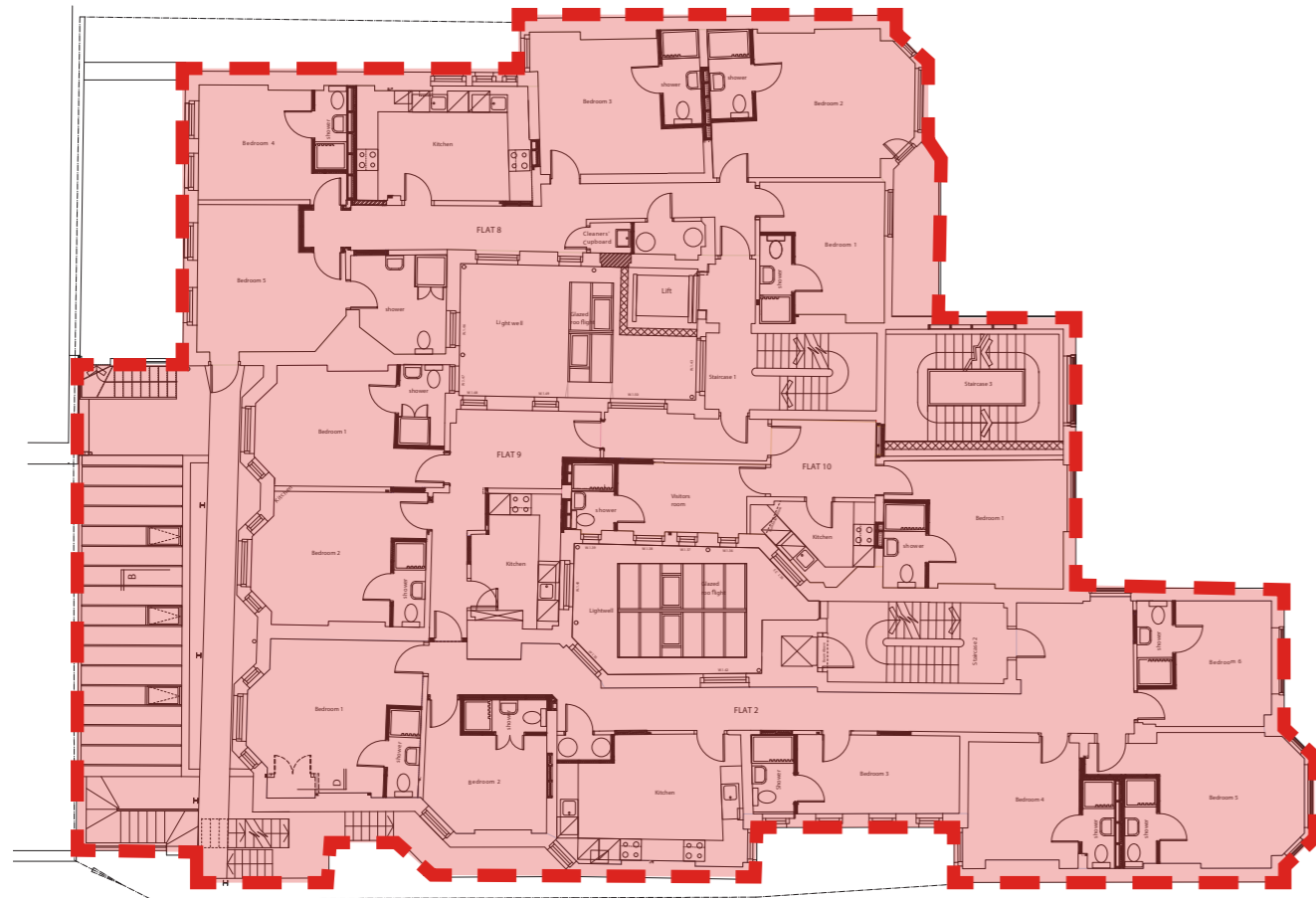
Policy H9 of the Camden Local Plan requires a range of flat layouts including both studios and cluster/cohesive living flats “wherever practical and appropriate”. The refurbishment of the building will seek to provide a mix of studios and cluster flats in the building, although the practicalities of doing so are more challenging than in the new build proposal. The required space standards will be met or exceeded.

An additional floor marginally increases the number of bedspaces to address the growing need for student accommodation within the Camden borough. The refurbishment will provide accommodation for 72 students in total. At the lower ground floor an entertainment room, lounge and gym will be provided. A communal lounge and small outdoor terrace will be located in the new rooftop extension.

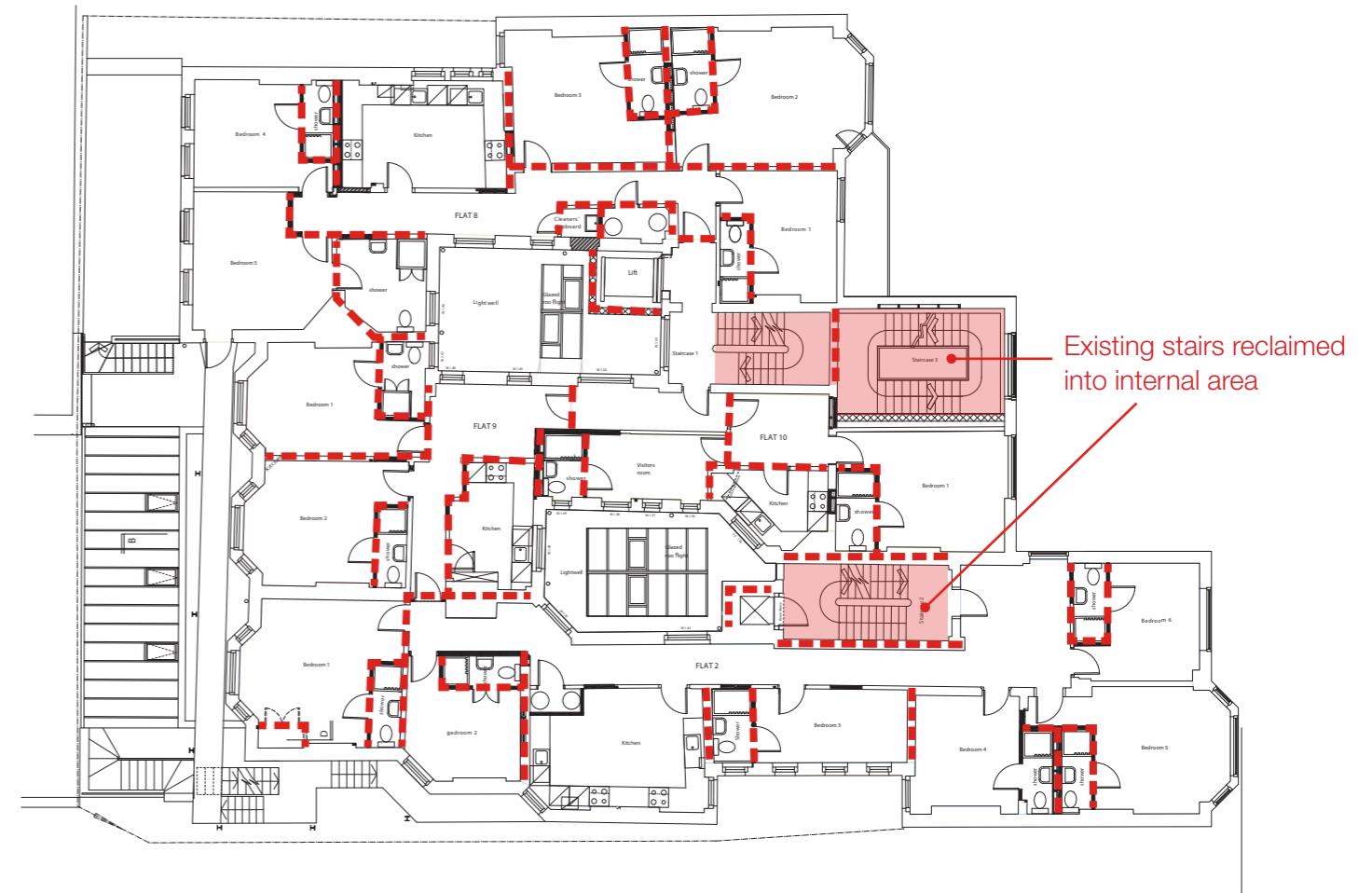


## 5.2 Sustainability benefits of refurbishment proposal

By refurbishing the existing property the level of demolition is reduced significantly. The illustration below compares the extent of demolition of the 1st floor from the consented scheme to the current proposal.



Consented scheme demolition - 1st floor plan



Proposed scheme demolition - 1st floor plan

The illustration below compares the extent of demolition of the front/street elevation from the consented scheme to the current proposal.



Consented scheme demolition - Street elevation



Proposed scheme demolition - Street elevation

The illustration below compares the extent of demolition in section from the consented scheme to the current proposal.



Consented scheme demolition - Section



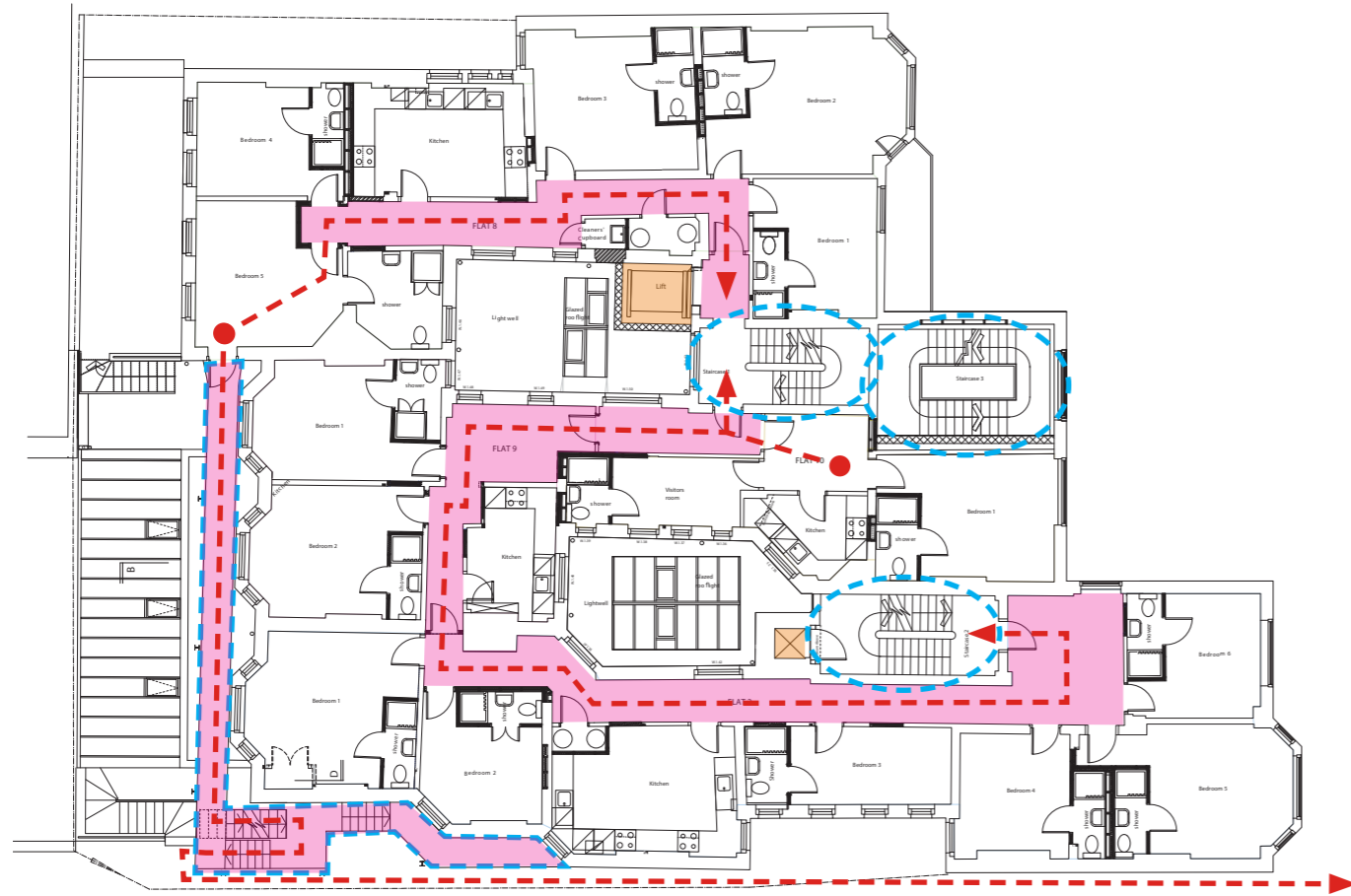
Proposed scheme demolition - Section

### 5.3 Layout Improvements

Key improvements:

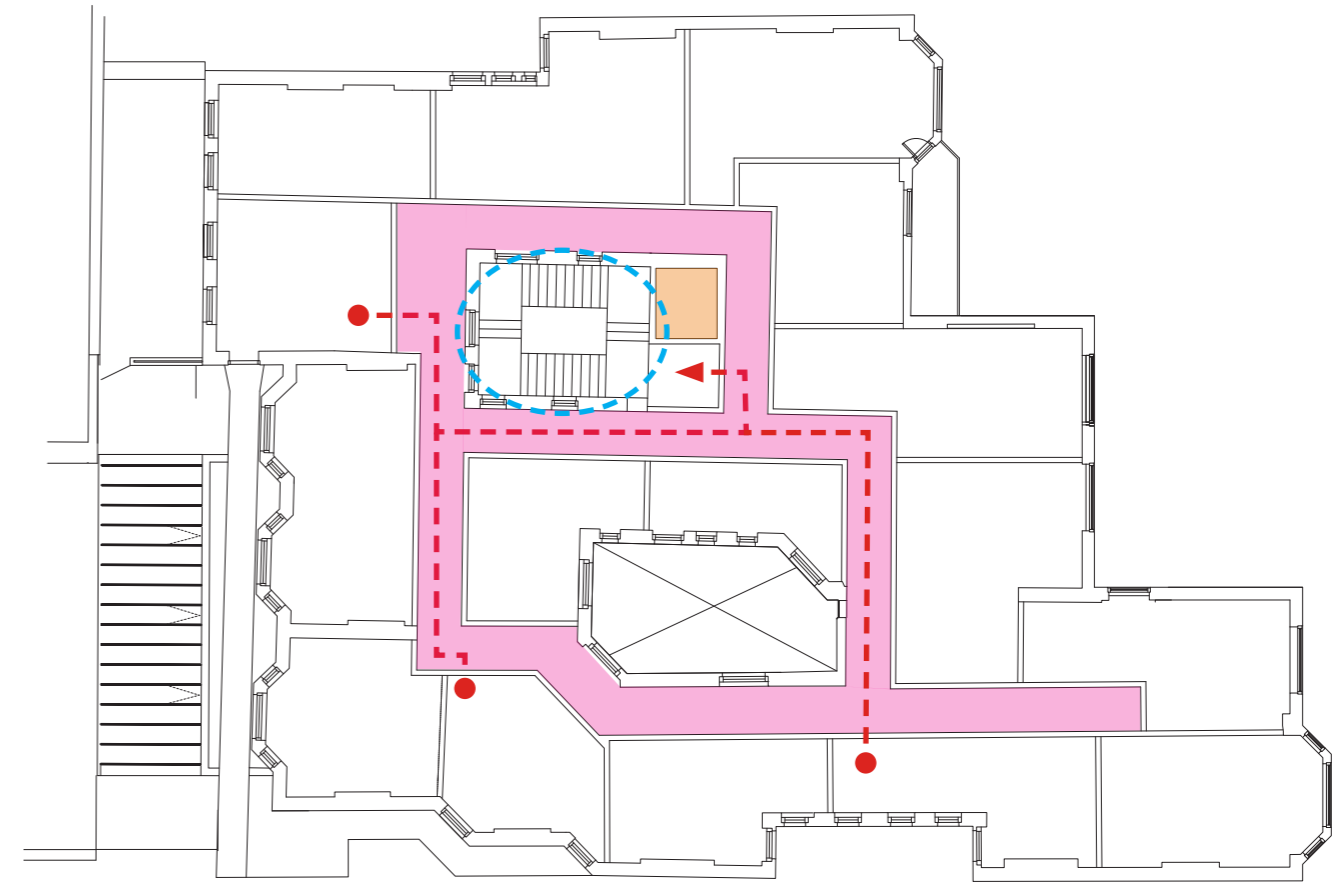
- Clear and efficient fire strategy
- Core consolidation
- Circulation efficiency improvement

Existing fire strategy - 1st floor plan



- Convoluted escape routes.
- Multiple cores making egress unclear and compromising efficiency of layouts.
- Confusing circulation routes and access through neighbouring apartments.

Proposed fire strategy - 1st floor plan



- Consolidated core in the centre of the building with clear egress routes.
- Lift consolidated to one in the main core next to the stairs.

- - - - - -> Fire egress routes
- - - - - Cores/vertical circulation
- Circulation/corridors
- Lifts

## 5.4 Visual enhancements

### 5.4.1 Context

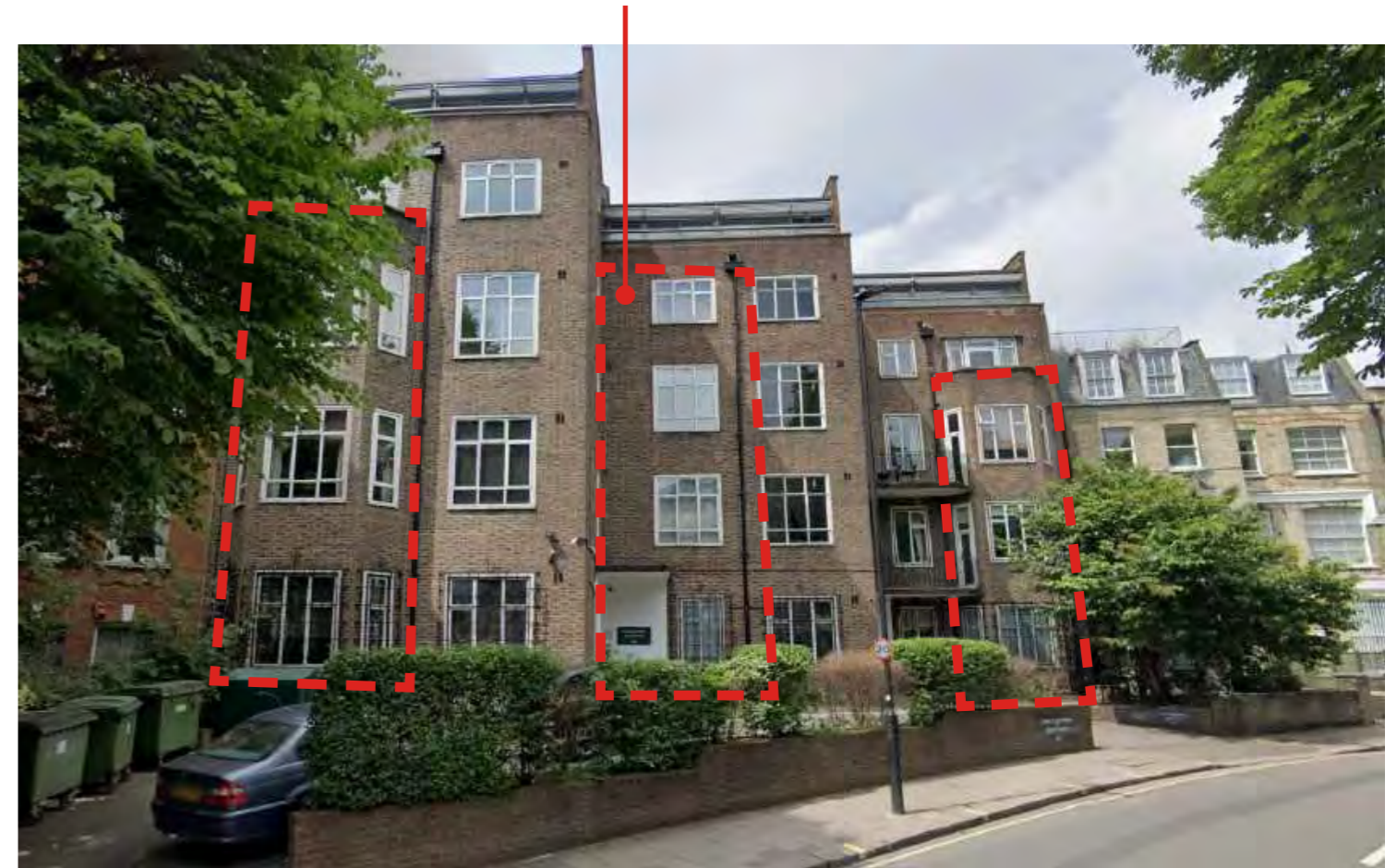
Contextual sensitivity is key to the design development. The proposal aims to respect the existing rich character of the surroundings and enhances the streetscape. The form of the existing building has been used to establish the interventions with the facade.

Bomb damage to bay windows



View of Gascony Avenue / West End Lane showing bomb damage

Front bay windows were lost when the front facade was rebuilt following bomb damage



Current building photo

### 5.4.2 Strategy

Retaining the existing fabric of the building is key to deliver the project's sustainability goals.

The proposal takes advantage of what is already existing by focusing on interventions that reorganise the scale, proportions and general look of the building whilst adding character that brings it in line with nearby buildings.

This proposal seeks to maintain the existing brickwork any bay window features. The bricks will be cleaned and repointed to rejuvenate the facade.

All windows are to be replaced with new sash windows that are inset to provide articulation of the facade and improve on the facade performance.

Interventions at ground floor level redefine entrances to provide a clear distinction at street level. Providing interest to the central bay and giving a sense of arrival.

The addition of a single setback rooftop extension provides additional student accommodation and communal facilities. The extension is modest in massing.



 Proposed alterations  Proposed additions