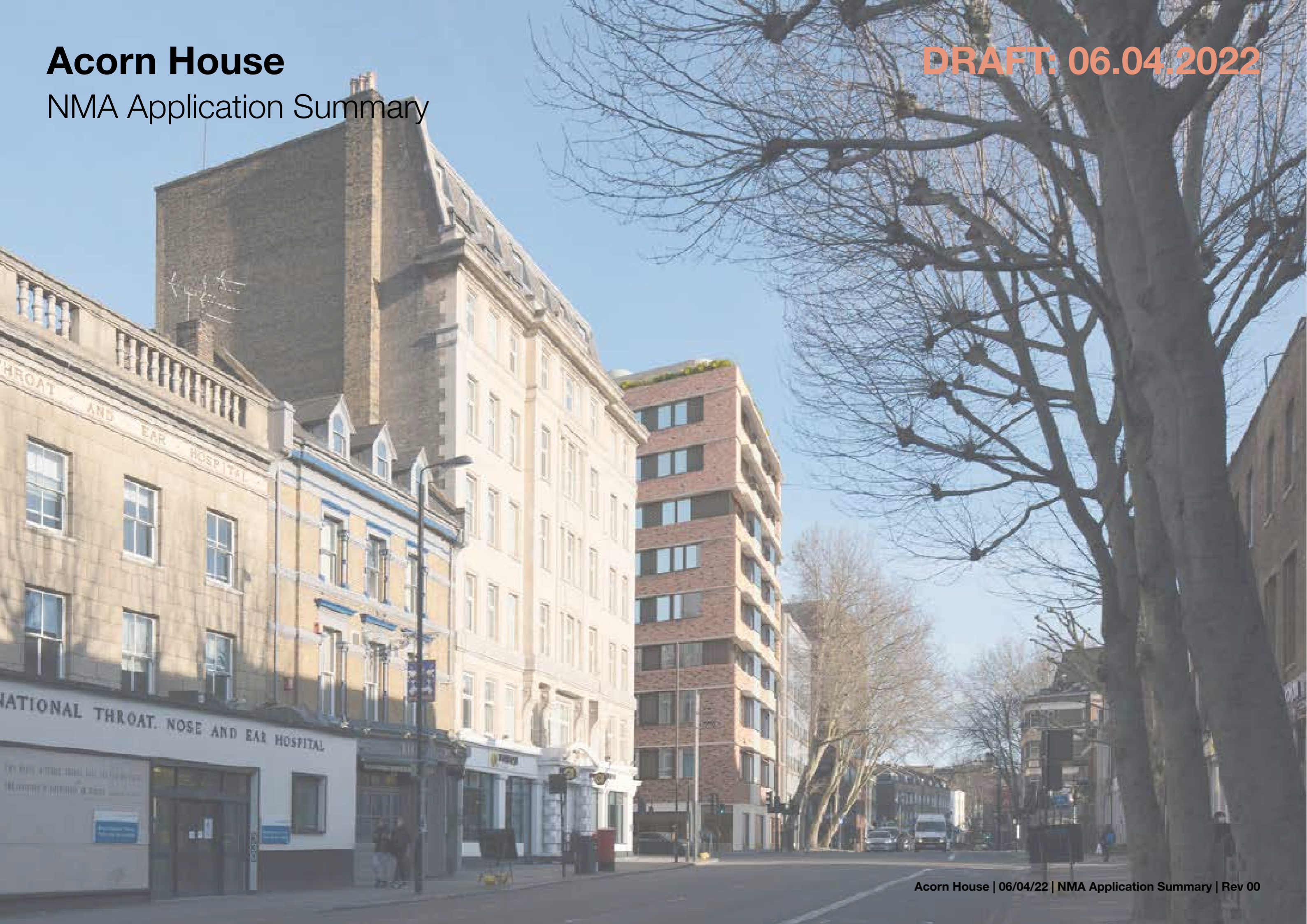


Acorn House

NMA Application Summary

DRAFT: 06.04.2022



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Note

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NMA Application Summary

Introduction

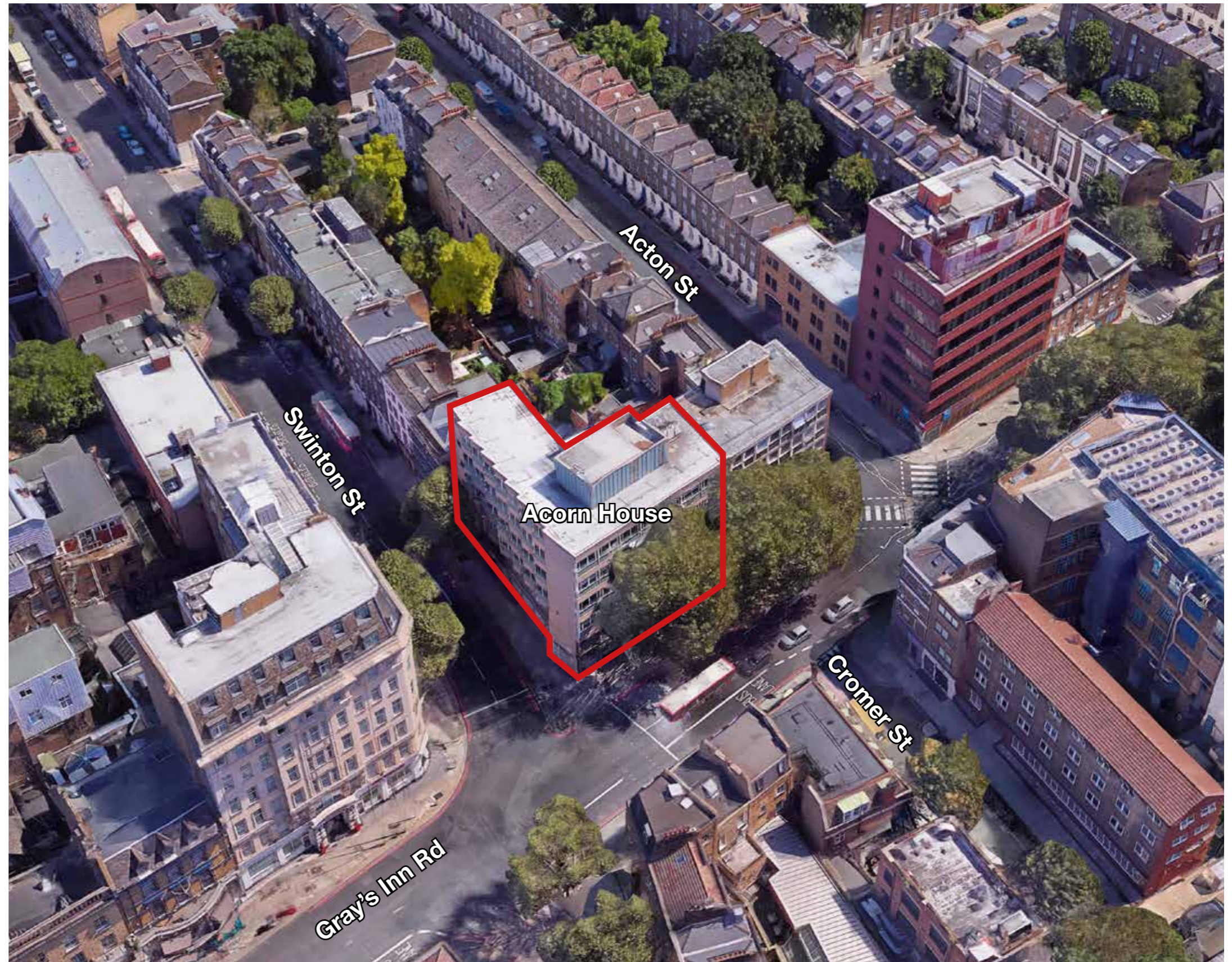
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The proposed redevelopment of Acorn House will provide a part G+6-storey, part G+9-storey new building, including affordable residential accommodation, affordable office space and a small retail unit.

A planning application (Ref: 2020/3880/P) was made to the London Borough of Camden on 25th August 2020. Planning permission was granted on 01 November 2021 and is subject to a S106 legal agreement.

As part of the wider Belgrove House development, the project continues to provide the following benefits:

- The proposal includes 33 residential units (a mix of affordable and intermediate rent)
- Affordable office space at ground floor and lower ground floors.
- Retail space with active street frontage
- A children's playspace is sited at level 6 with a Community Room and associated terrace at level 9.
- A carefully considered design which seeks to reduce energy in use, utilise renewable energy sources and reduce embodied carbon through thoughtful material choices.
- A holistic approach to sustainable design with an increase in biodiversity on the site
- Communal spaces are provided for tenants alongside high-quality private living space.



NMA Application Summary

Introduction

DRAFT

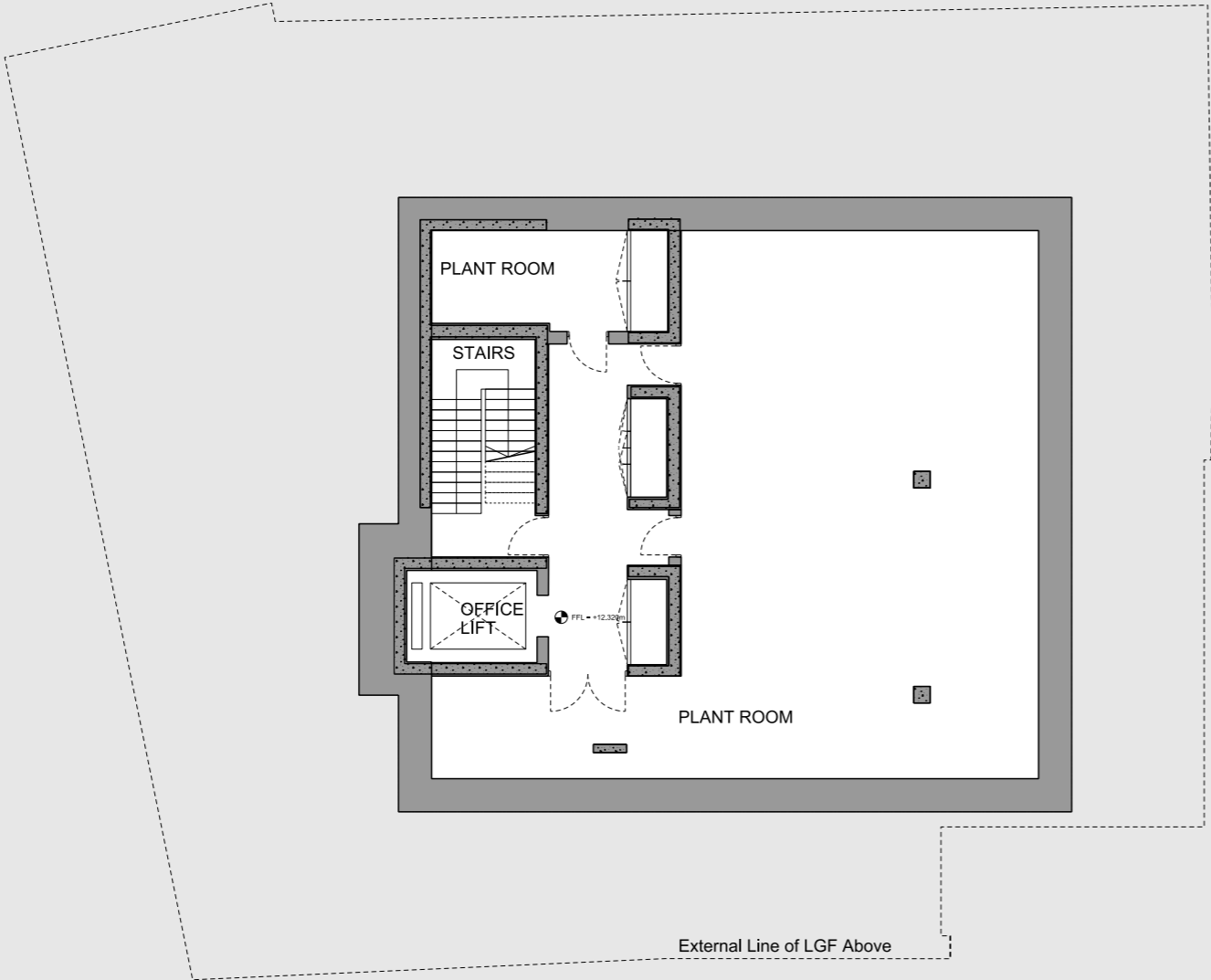
The purpose of this document is to outline proposed amendments to the approved design, brought about by changes to the apartment ventilation strategy, simplification of the plant strategy at basement level, consultation with Newlon Housing Trust and technical design development.

Summary of the proposed amendments:

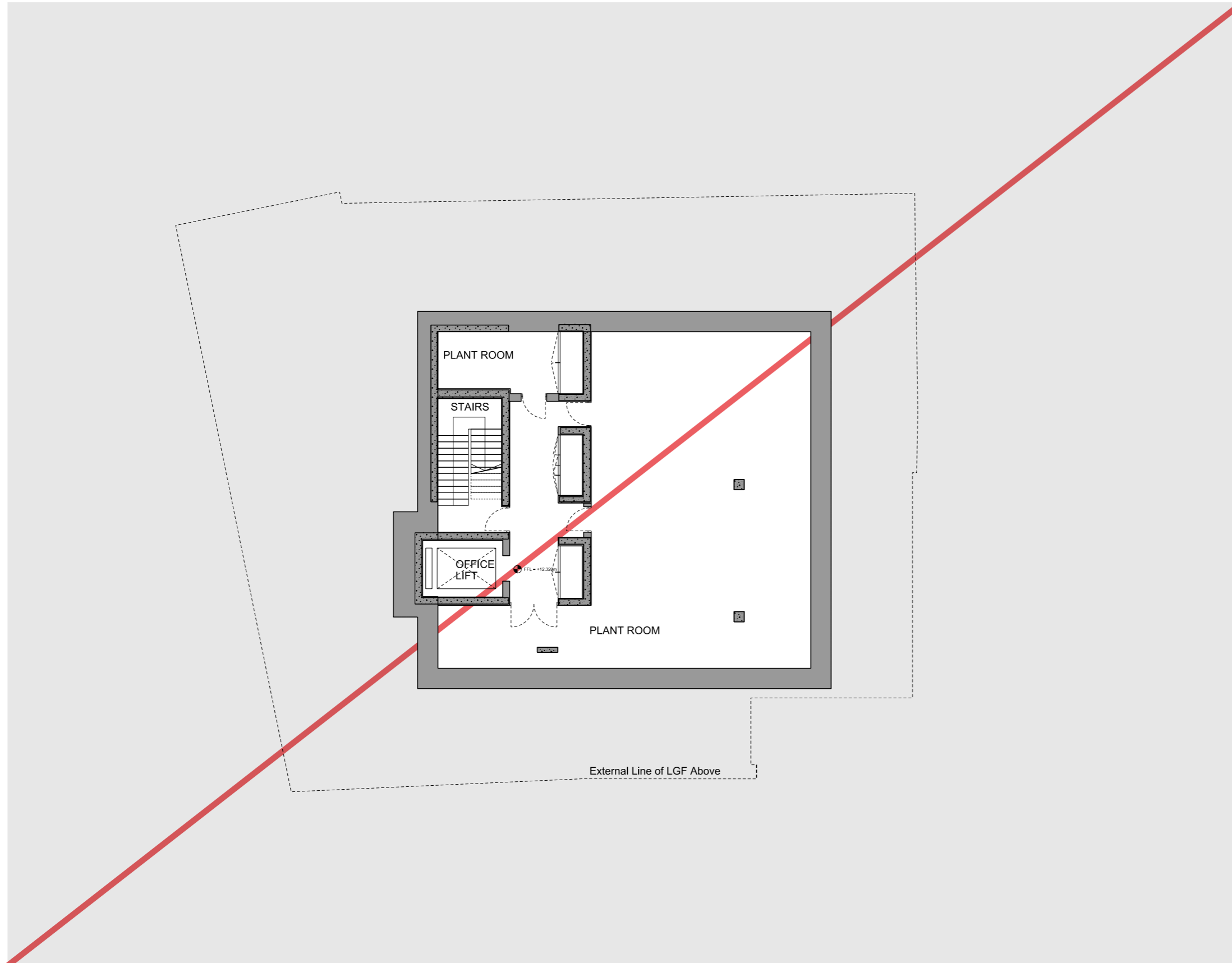
- Omission of the Basement level due to changes in the MEP strategy
- Omission of LGF retail store with relocation of basement plant to LGF.
- Additional of central fresh air vent, with louvre to L9 NE elevation.
- Minor changes to apartment layouts based on detailed discussions with Newlon Housing Trust
- Change in number and size of rooflights to L1 maintenance terrace.
- The LGF retaining structure has been rationalised by the structural engineers following further site investigations.
- Introduction of a new 2B:4P apartment layouts to suit an affordable renter following further discussion with Newlon Housing Trust.
- Review of the CDM strategy has led to a change in the shape of the L6 playspace enclosure, to allow for safe facade access.
- Design development of the risers has resulted in a minor change to the NE facing wall at L9.
- Introduction of access hatch to L10 from the covered internal plant space.



Basement: Approved

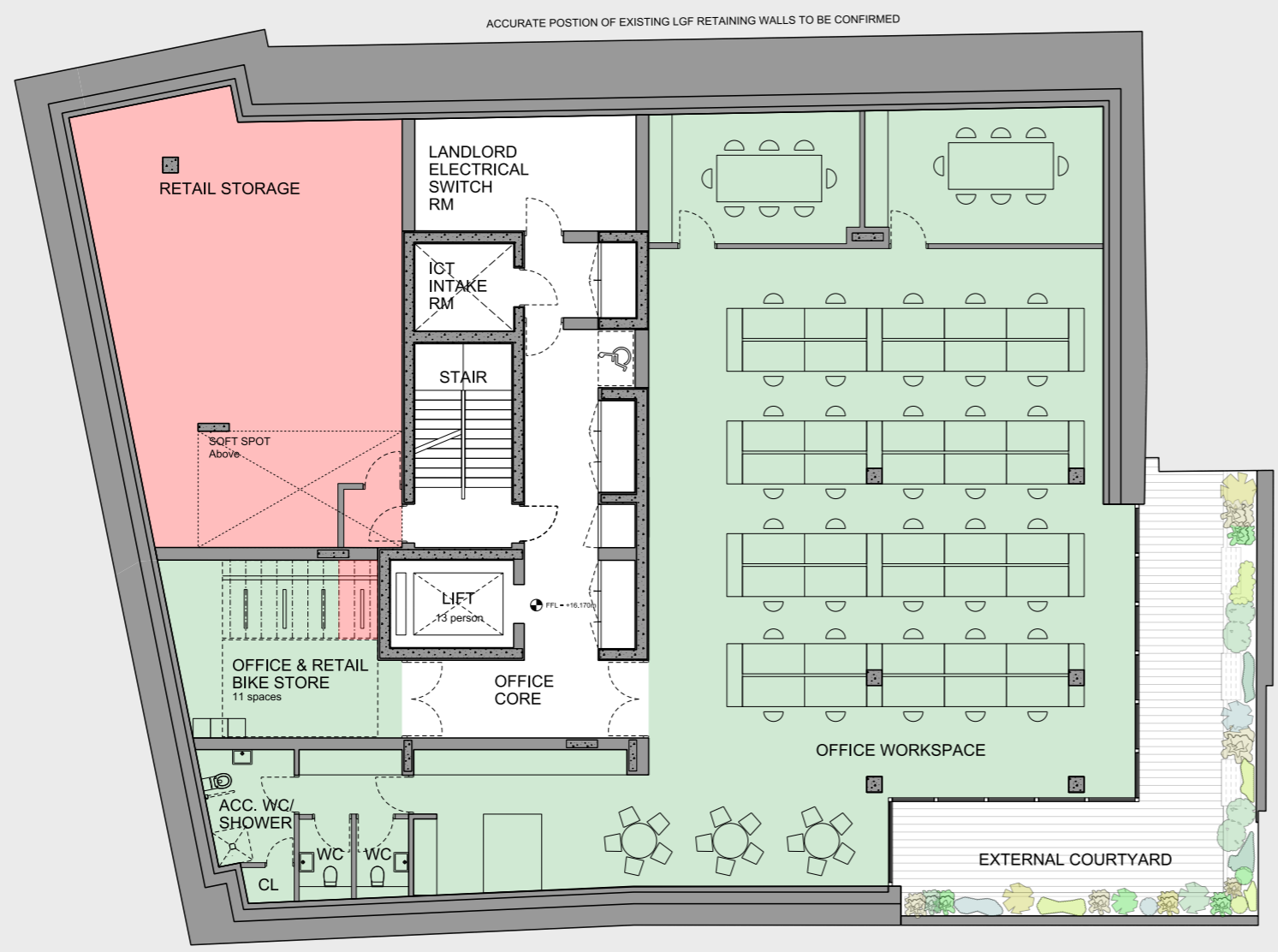


Basement: Proposed

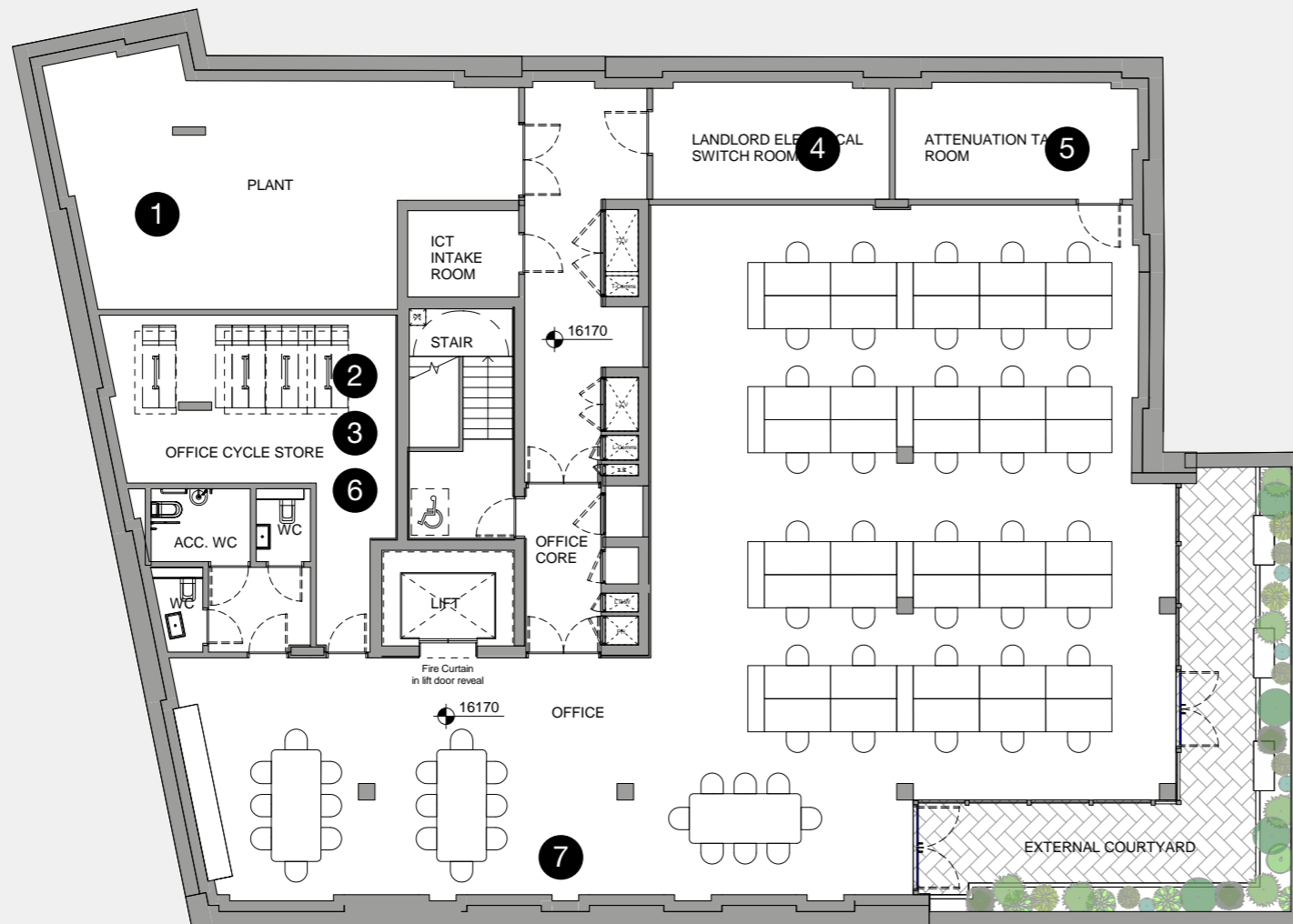


- 1 The approved design included a new basement level to house building services. A large proportion of this space was used for a commercial sprinkler tank. Recent changes to the sprinkler regulations allow us to omit this tank, and use a combined sprinkler system for our residential and commercial space meaning the basement is no longer required.
- Omitting the basement reduces the programme of construction works, reducing disturbance to neighbours. It also decreases the amount of concrete required, reducing the carbon impact of the new development.

Lower Ground: Approved

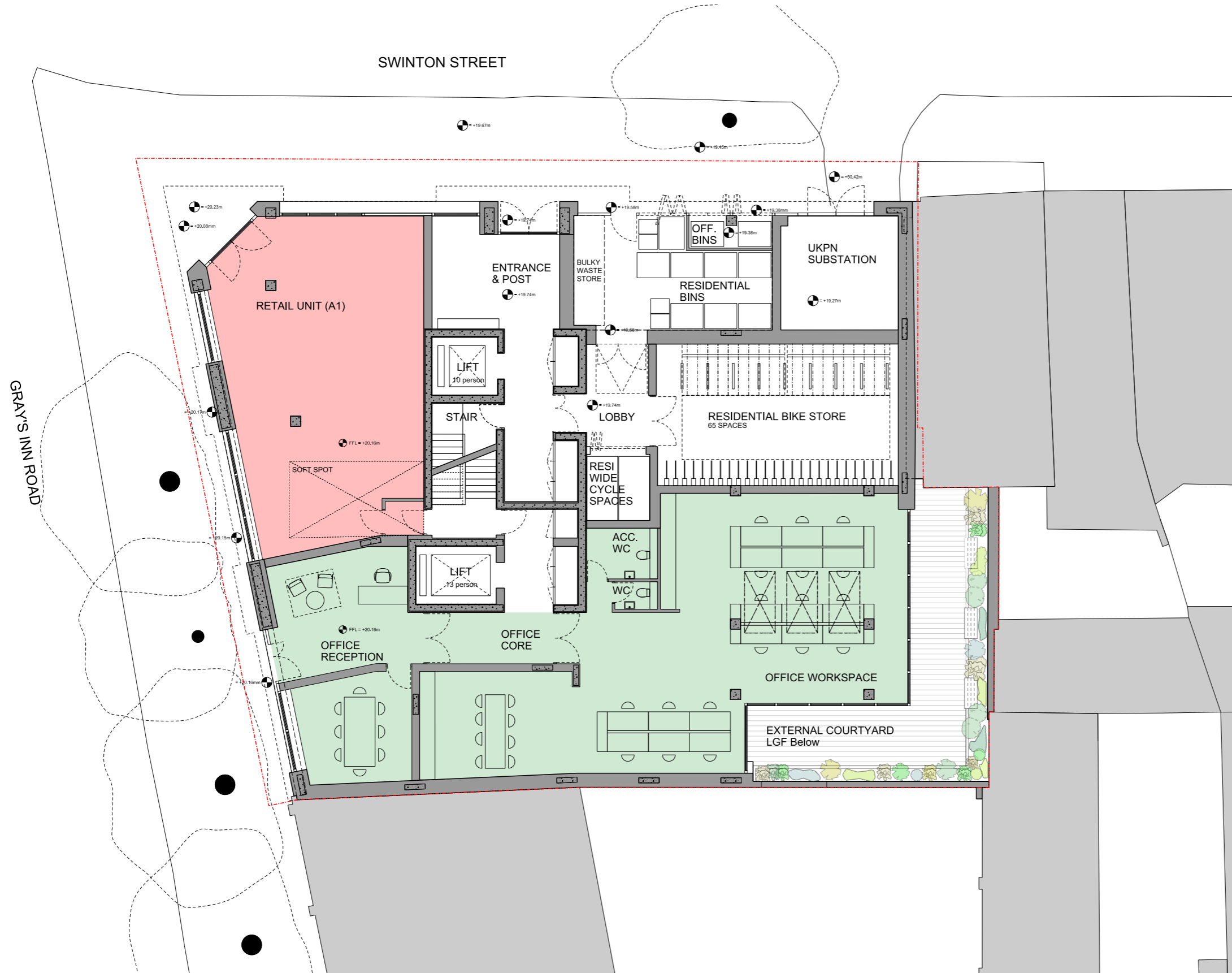


Lower Ground: Proposed

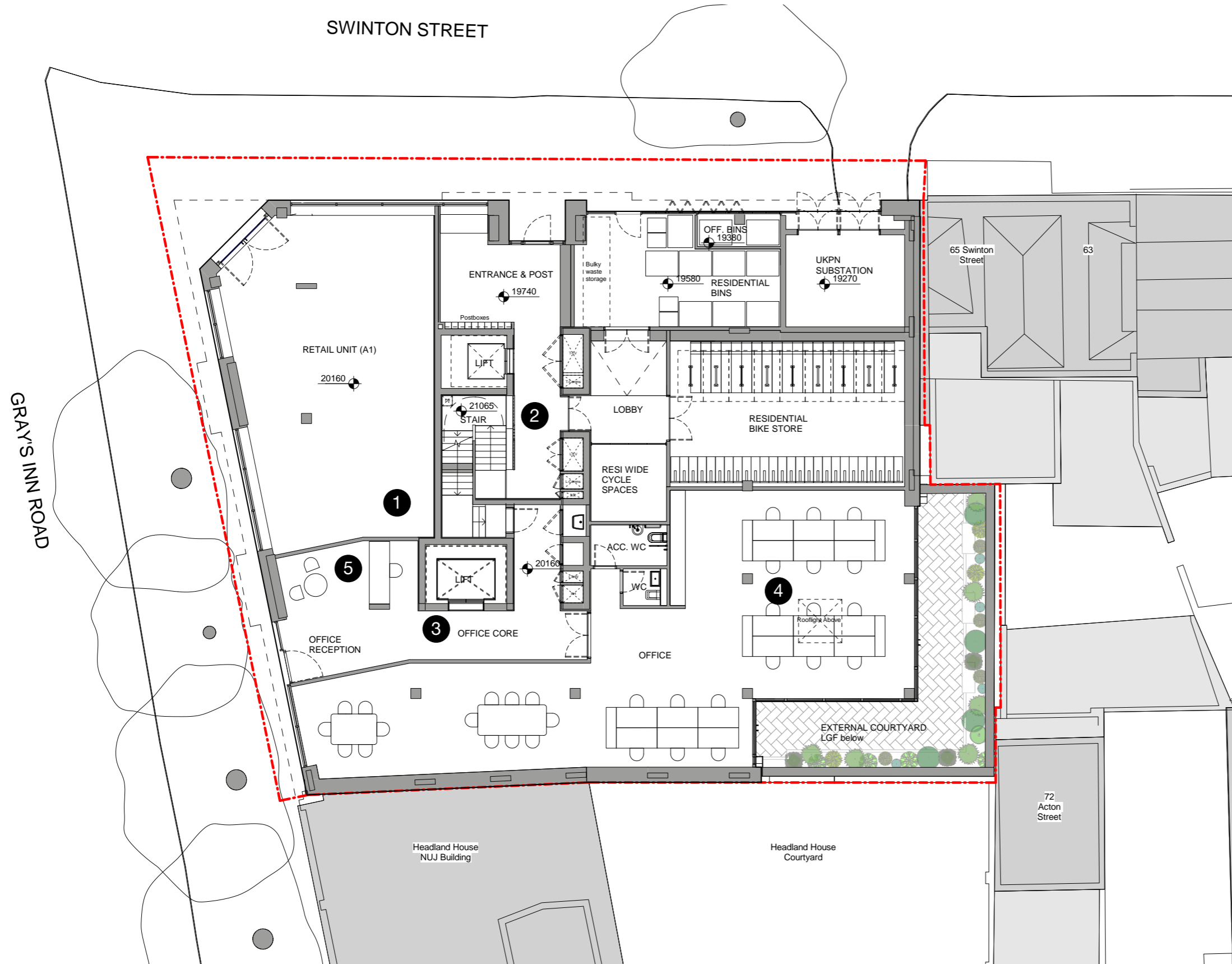


- 1 In the proposed design the Retail Storage space at LGF becomes plant area.
- 2 Retail cycle storage to be moved to GF level. The same number of cycle spaces will be provided
- 3 The separate entrance and lobby from core stair removed and soft spot will be removed
- 4 Electrical switch room relocated to be closer to substation.
- 5 This area is compromised by low ceiling heights due to the sloping pavement at GF and therefore proposed to be utilised for plant space maximising clear height in office areas
- 6 Wider access to the office lift for improved access to bike storage and periodic plant replacement.
- 7 Retaining wall structure optimised by AKT to gain area where possible

Ground: Approved



Ground: Proposed



- 1 Soft spot and entrance to stair core omitted
- 2 Stair opened up at GF to create better connection with the residential entrance
- 3 Wider access to the office lift for improved access to bike storage and periodic plant replacement.
- 4 Change to rooflight above. See L1 plan
- 5 Layout of office reception changed to suit structural design development

Level 01: Approved





notes

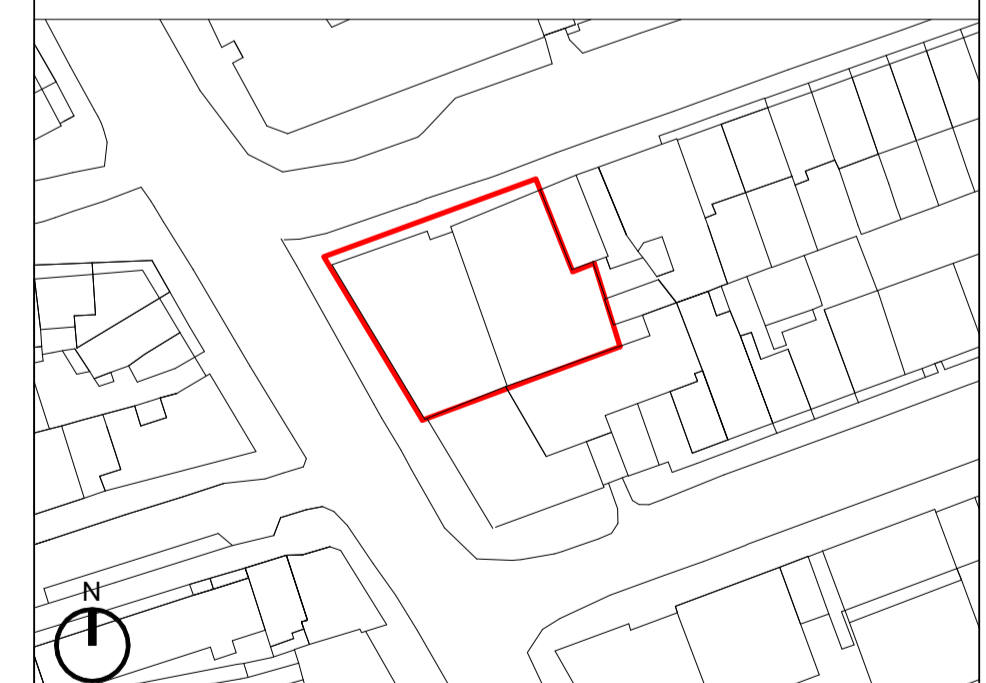
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REV	DATE	DESCRIPTION
P3	08/04/22	Non-material Amendment
P2	05/11/20	Post Submission Changes
P1	19/08/20	Planning Submission

location plan



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client
PRECIS

project name
Acorn House

drawing title
Proposed First Floor Plan

drawn	checked	scale	status	revision		
MF	AW	1 : 100@A1	PLANNING	P3		
project	originator	volume	level	type	role	drawing no.
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