DESIGN & ACCESS STATEMENT

26-28 Rochester Place London NW1 9JR

January 2023

Permitted Development application regarding the addition of two new floors to the existing building at 26-28 Rochester Place.

T A

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Site location plan

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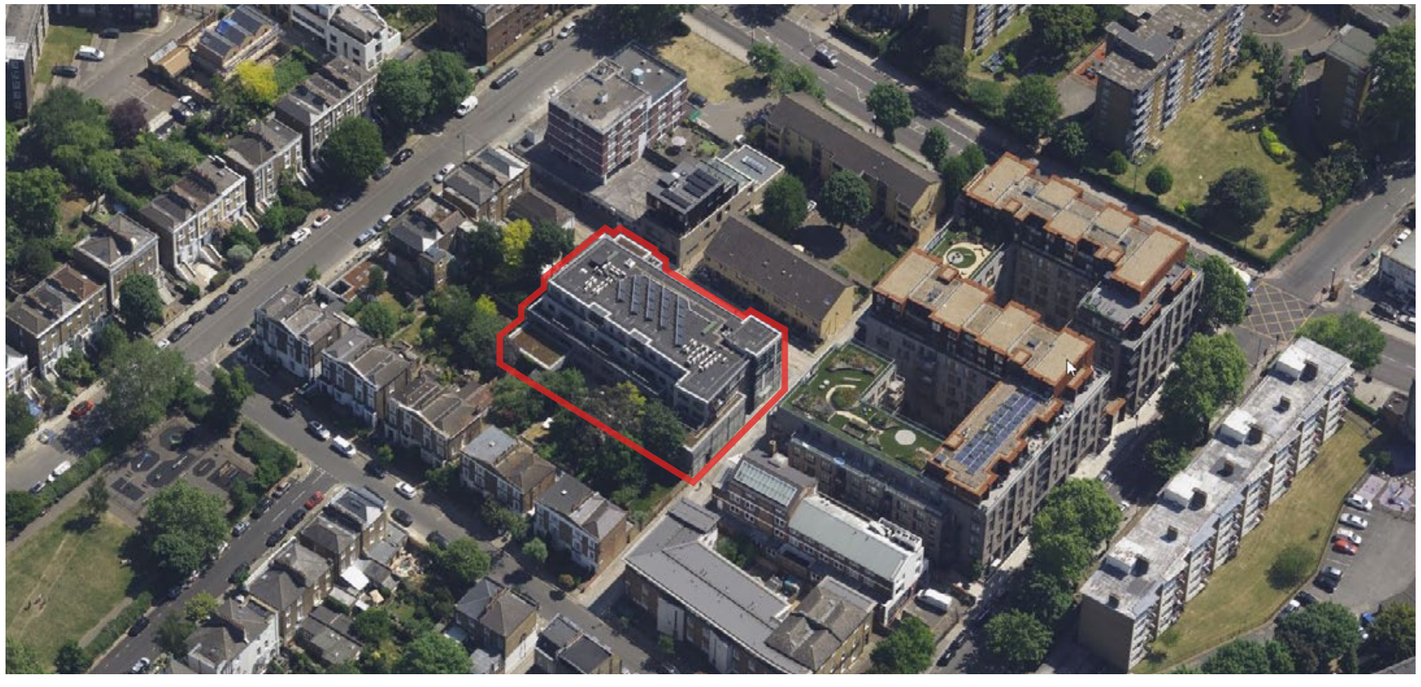


26-28 Rochester Place (Highlighted) in context, with five storey ‘Pets at Home’ mixed use building above and seven storey residential building to the right. *Image from Bing Maps.*

26-28 Rochester Place (Highlighted) in context, with six storey ‘Pets at Home’ mixed use building below and seven storey residential building to the left. *Image from Bing Maps.*

1.0 INTRODUCTION

This statement is submitted to accompany the application for Prior Approval planning consent for the addition of two new floors to the existing building at 26-28 Rochester Place London NW1 9JR, accommodating ten additional dwellings that meet ‘London Plan Space Standards’.

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:

1790-OS.01
1790-EXISTING
1790-PROPOSED

All drawings and diagrams included in this report are for illustrative purposes only and should not be scaled off.

2.0 LOCATION

The site is located in the London Borough of Camden, nearby the Rochester Conservation area. The application site is occupied by the existing mixed use building, housing offices and residential units.

The application site (26-28 Rochester Place) is located on the corner of Rochester Place and Rochester Mews, sitting behind a row of terrace houses along Wilmot Street. It neighbours a large seven storey residential scheme located on the South side of Rochester Place.

To the East of the site, across Rochester Mews, is a mix of residential and commercial structures, including the six storey mixed use building on the corner of Camden Rd and Rochester Rd, occupied on the ground floor by Pets at Home. The other surrounding buildings located North and West of the site are all residential, located within the Rochester Conservation Area.

The site is a short walk away from Camden Road railway station and the local retail area along Camden High St, with cafes, pubs, convenience stores, supermarkets and more.

2.1 LOCATION PHOTOGRAPHY

1. Six storey mixed use building on the corner of Camden Rd and Rochester Rd

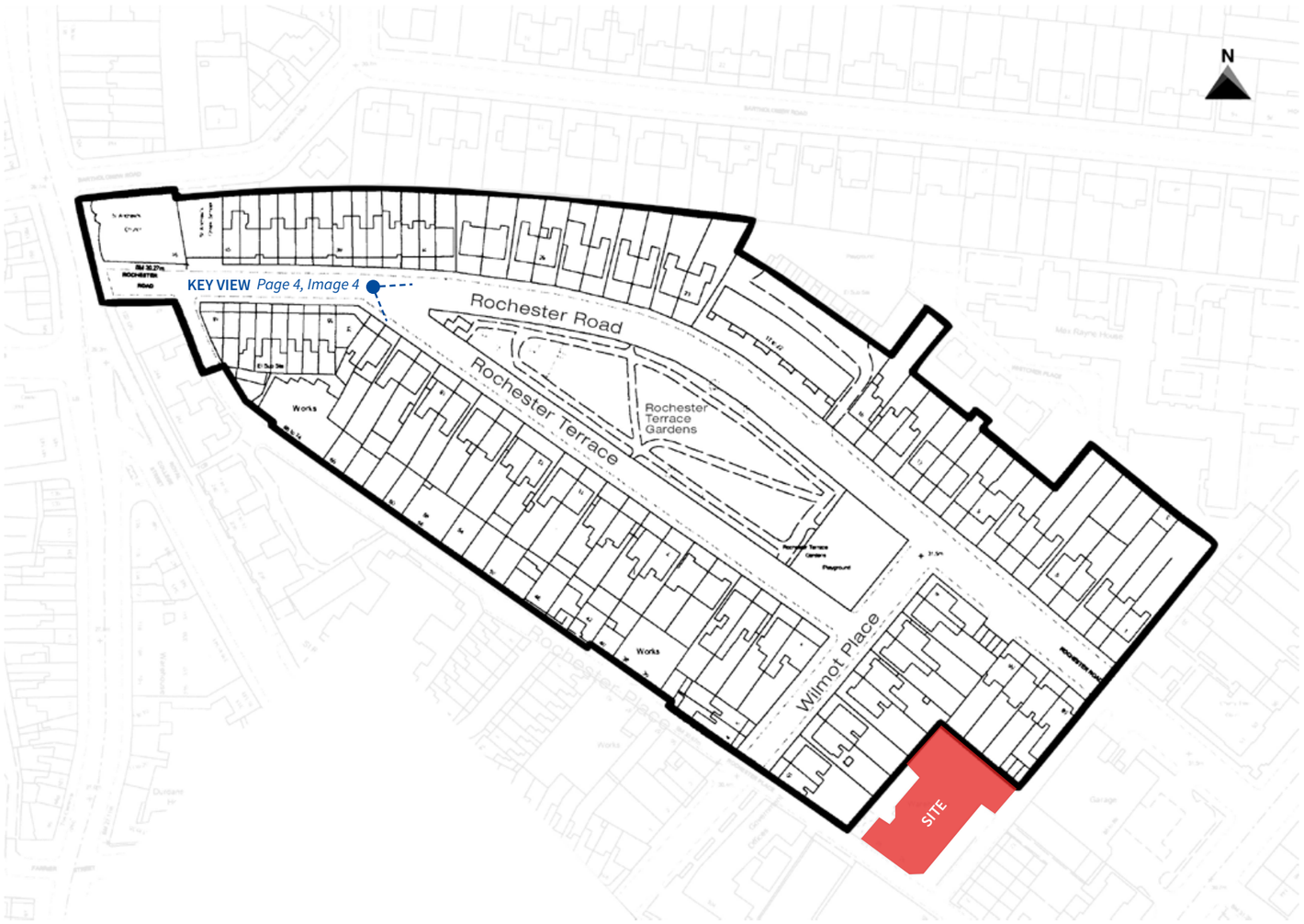
2. Seven storey residential development along St Pancras Way, backing onto Rochester Place

3. Modern four storey residential building backing onto Rochester Mews

4. Rochester Conservation Area key view: Looking South East along Rochester Terrace Gardens

5. View of 'Pets At Home' mixed use building through break in buildings, from Rochester Terrace Gardens

6. View along South East along Rochester Terrace, with Agar Grove Estate visible above buildings



Map of Rochester Conservation Area. *From Rochester Conservation Area Statement (London Borough of Camden).* 26-28 Rochester Place highlighted in red

2.2 ADJACENT CONSERVATION AREA

The application site is not located in a conservation area, however it is surrounded on two sides by the Rochester Conservation Area, which can be seen highlighted to the left. The conservation area is described below:

> *'Rochester is a cohesive and compact Conservation Area that has at its centre the park Rochester Terrace Gardens, giving it a strong focus and sense of place. Built in the 1840s and 1850s it has an architectural integrity and charm that survives overall with some minor changes.*
>
> *The Conservation Area lies to the east of Kentish Town Road. The topography of the area is generally flat, with the highest spot height recorded at 32 metres above ordnance datum.'*

Although the conservation report praises the character of the area, it only lists one view of importance, in which the application site is not visible (see page 4, image 4):

> *'Views towards the Rochester Terrace Gardens from west end of Rochester Road'*

(Source: Rochester Conservation Area Statement, https://www.camden.gov.uk/)

3.0 EXISTING

The existing building is mixed use with commercial (offices) on the ground and first floor, and residential on the second and third floors. Dedicated residential access is located on both Rochester Place and Rochester Mews.

Fourteen flats occupy the two upper floors, providing a mix of two and three bedroom dwellings, accessed by one of two staircases or lifts.

Aesthetically, the existing building matches the more modern appearance of the surrounding buildings to the East of the Rochester Conservation Area. Of particular note is the prominent glazed tower to the corner of Rochester Place and Rochester Mews, which defines the intersection.

The existing building, seen from the corner of Rochester Place and Rochester Mews

3.1 Existing Photos

1. View of the existing building from the corner of Rochester Place and Rochester Mews

2. View of the existing building along Rochester Mews from Rochester Road

3. View of the existing building along Rochester Place from Camden Road

4. View from roof looking across to recently completed Camden Courtyards, 90 St Pancras Way.

5. View of the existing building looking towards Rochester Road

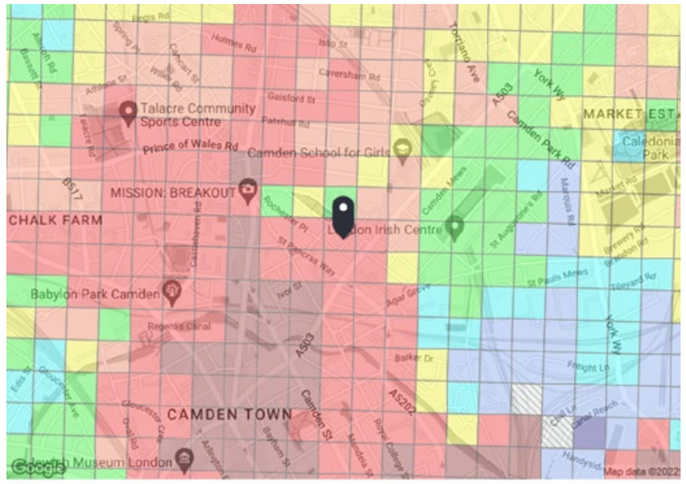
6. View of roof plant and solar panel located on the roof

3.2 TRANSPORT

The application site (26-28 Rochester Place) has excellent transport links, being located near several forms of public transportation, and achieves a PTAL rating of 6a. it is within close walking distance of St Pancras Way bus stop E, which is serviced by both regular and night services.

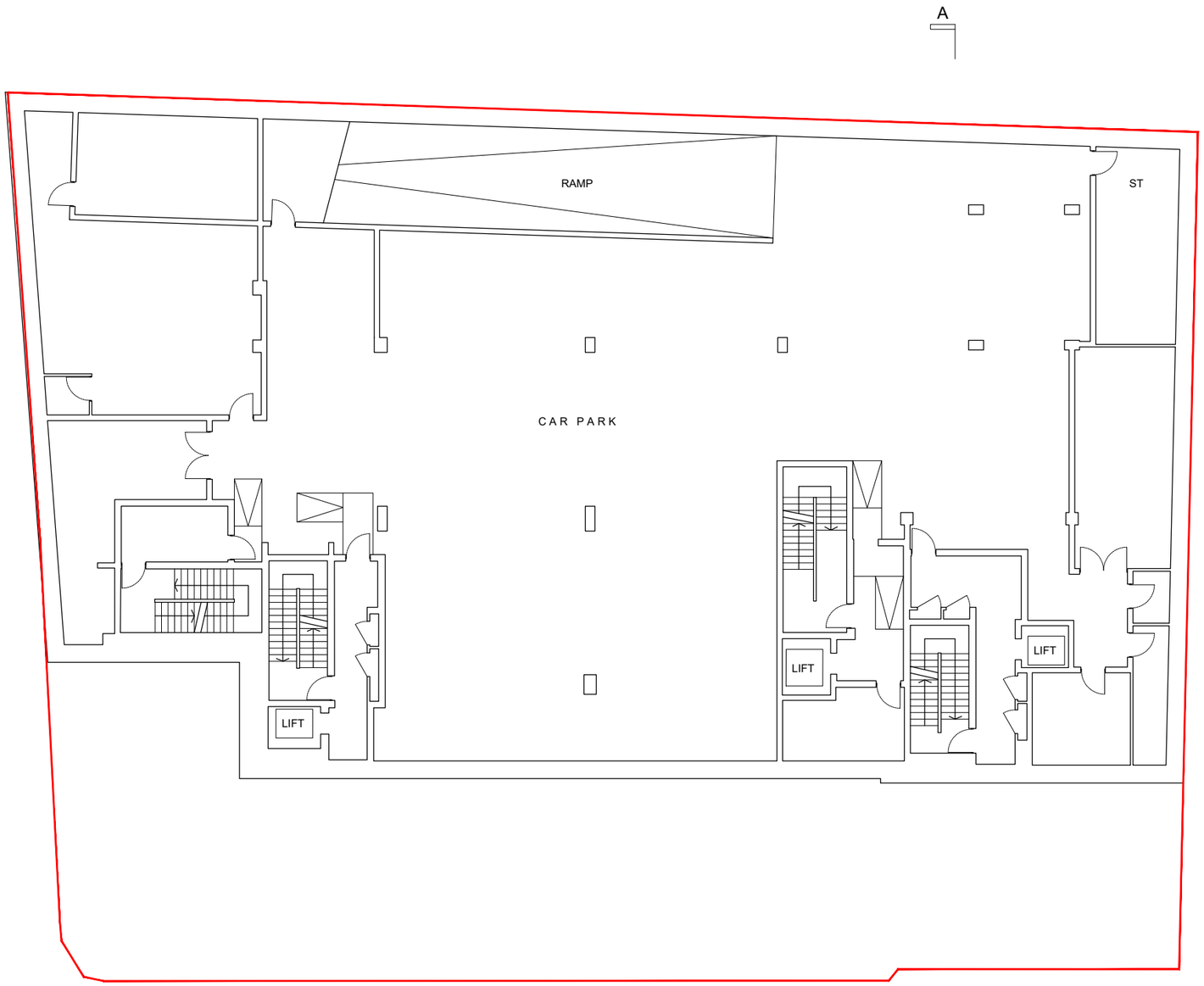
Trains are also readily available, with Overground services located just 300m away along Camden Road, and access to Underground services at Camden Town Station only 600m away.

St Pancras Way bus stop E is a short walk from the site



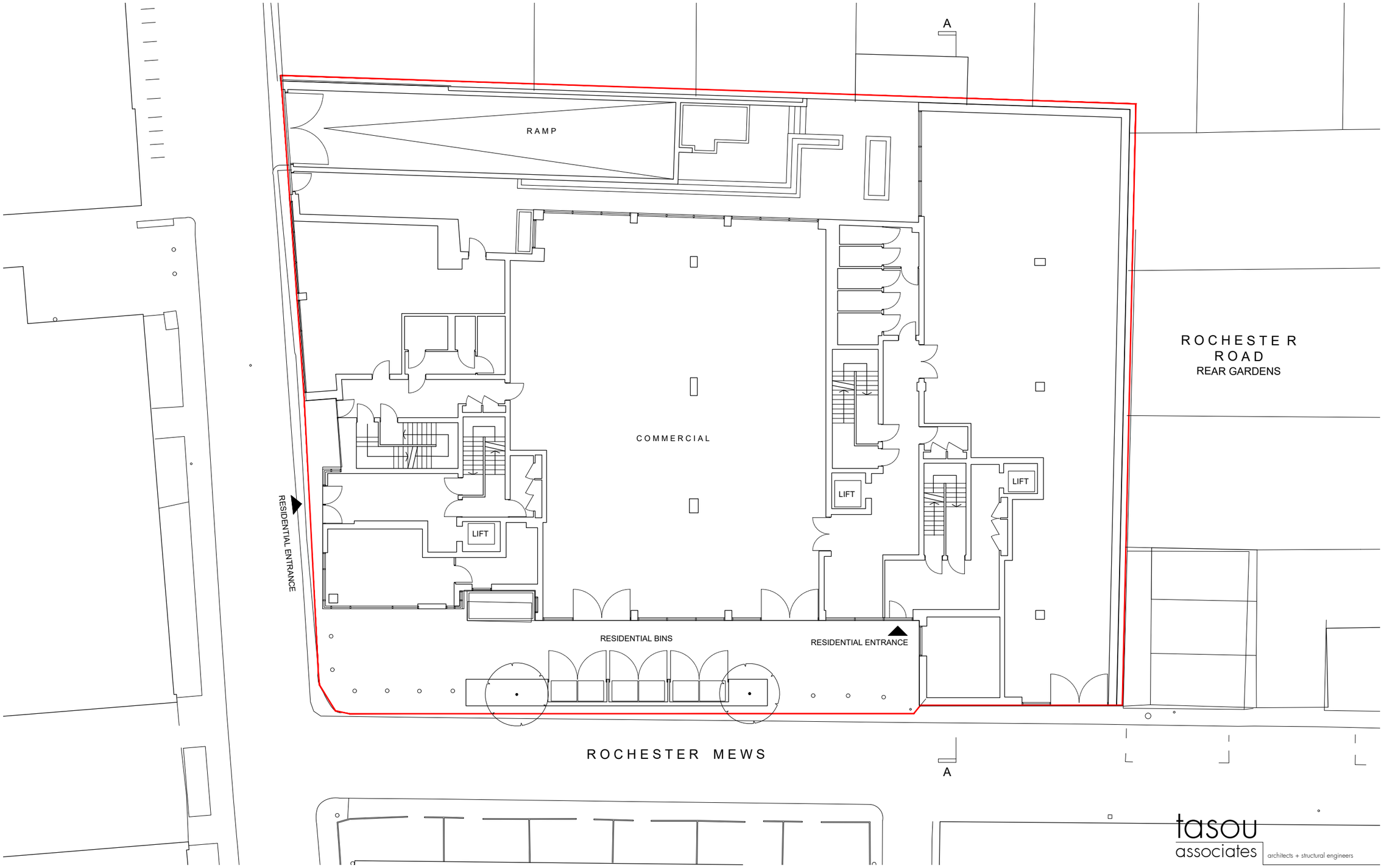
The site achieves a PTAL rating of 6a

3.3 EXISTING PLANS
LOWER GROUND FLOOR



BASEMENT

3.3 EXISTING PLANS
GROUND FLOOR



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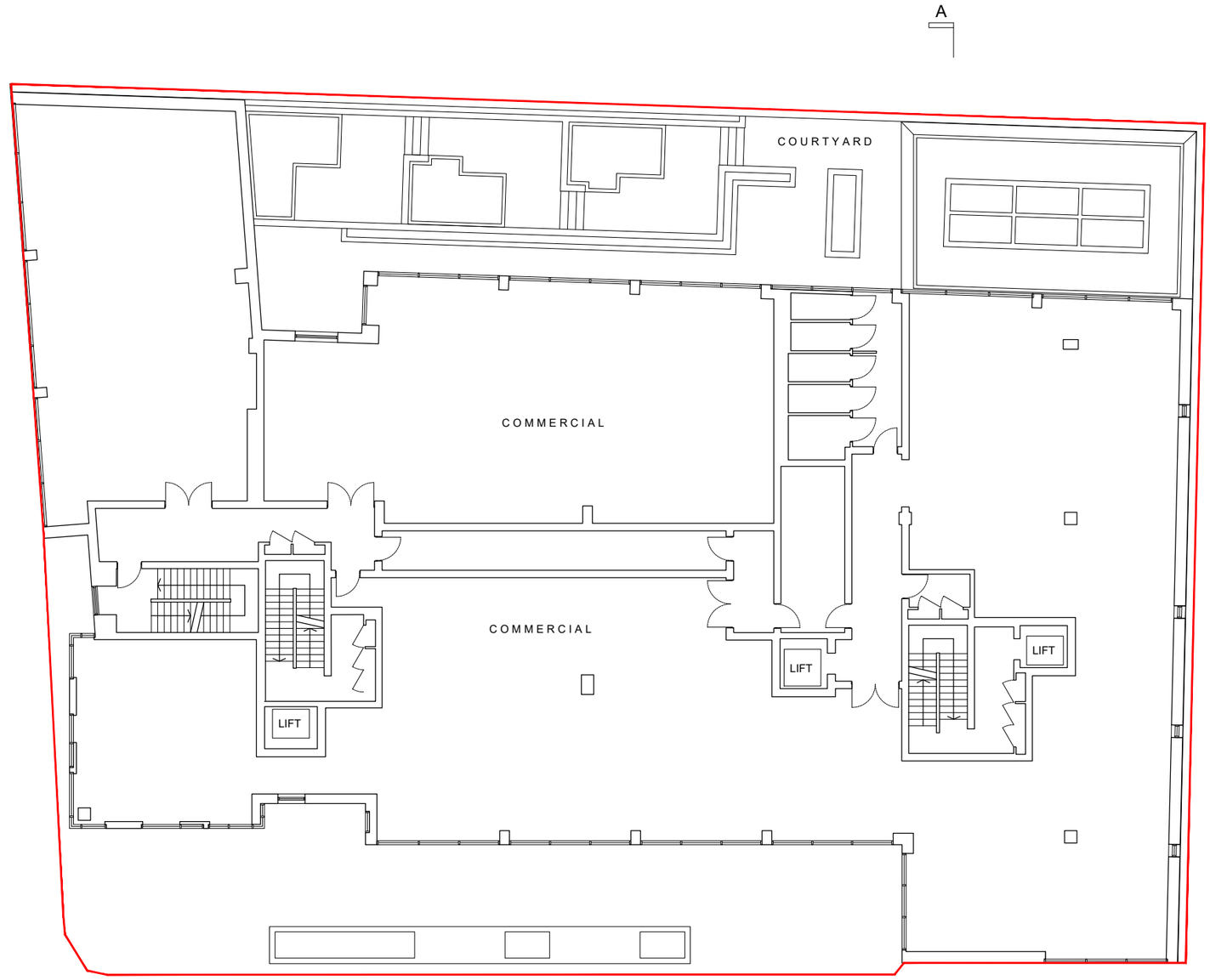
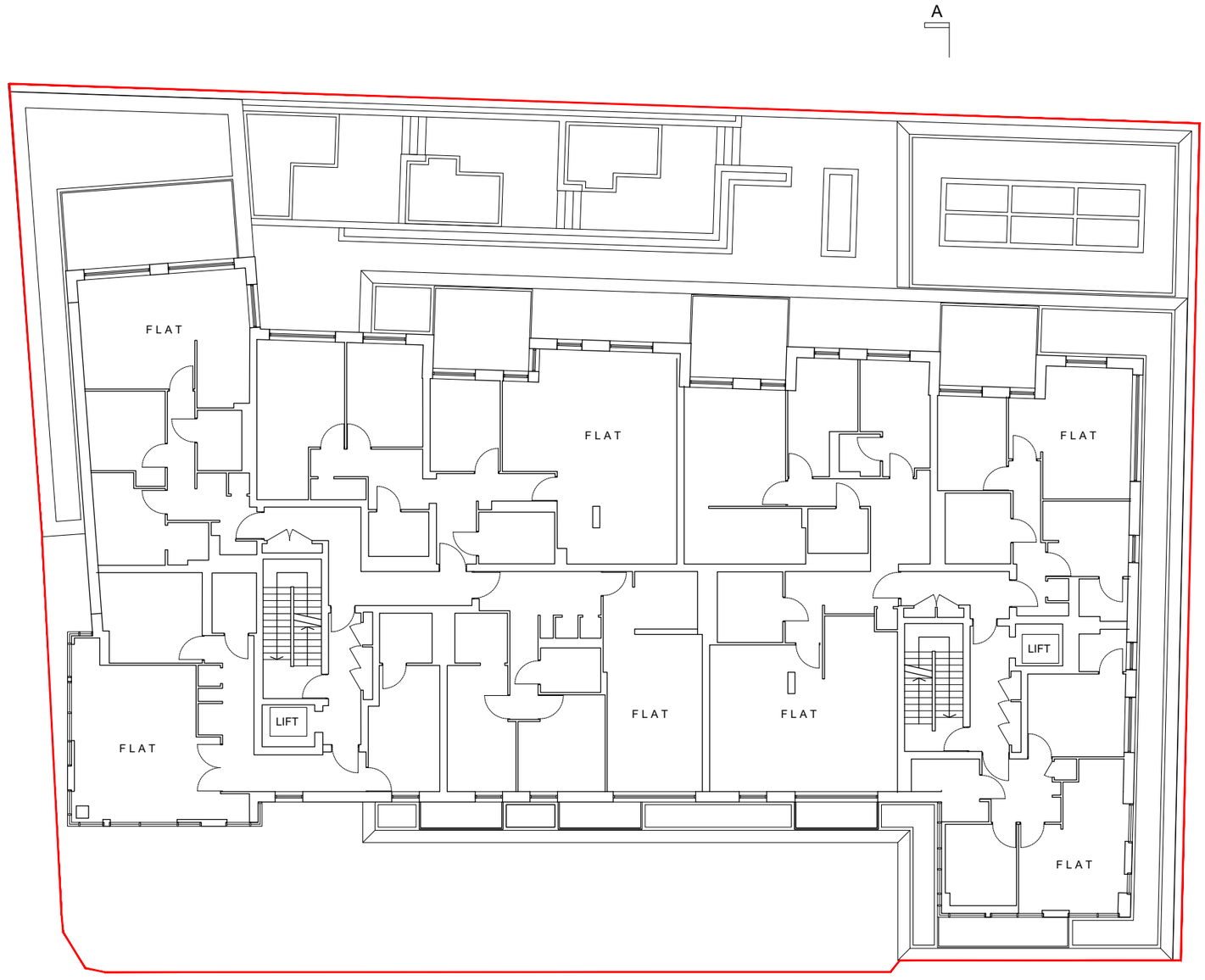
3.3 EXISTING PLANS
FIRST FLOOR



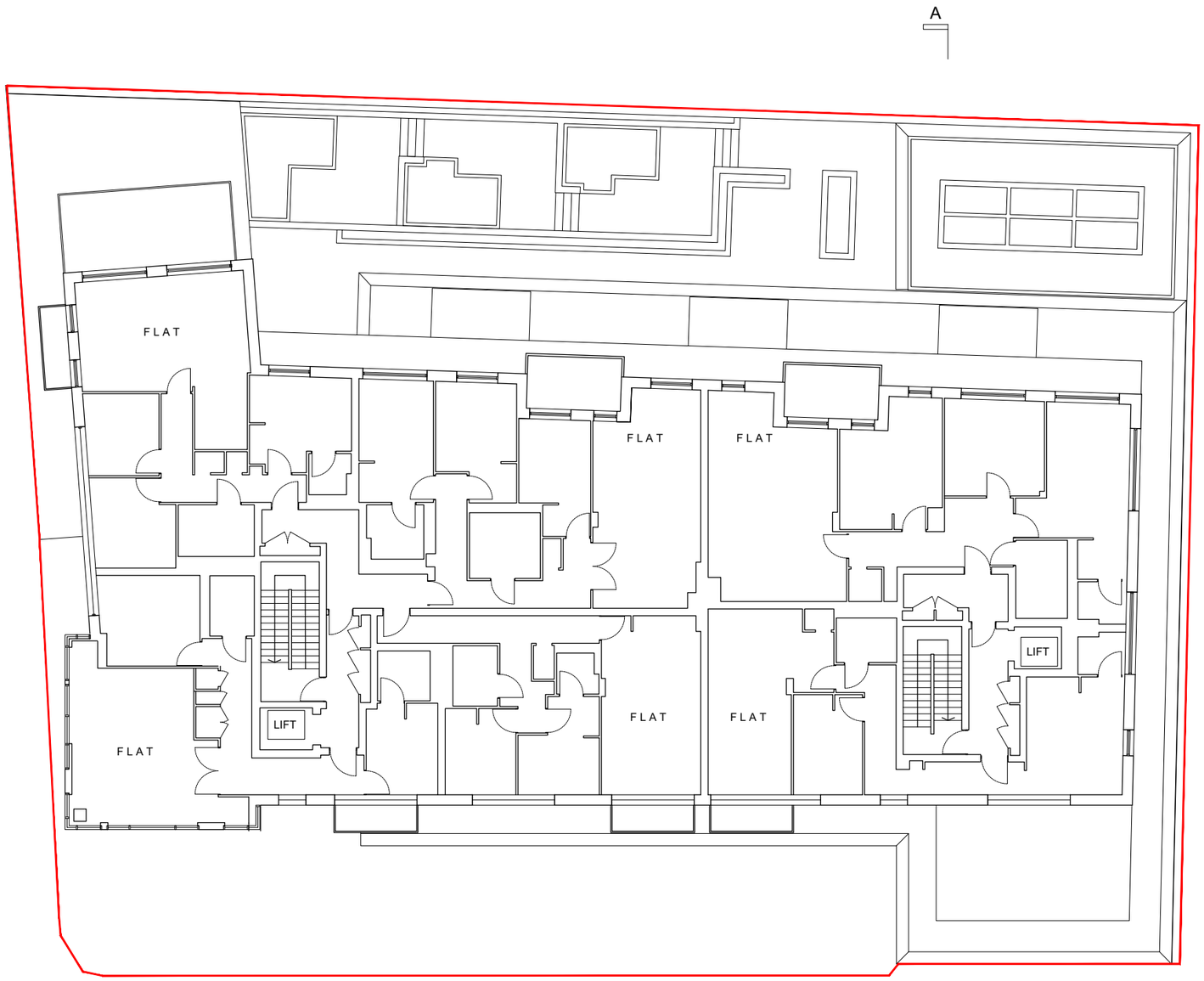
FIRST FLOOR

3.3 EXISTING PLANS
SECOND FLOOR



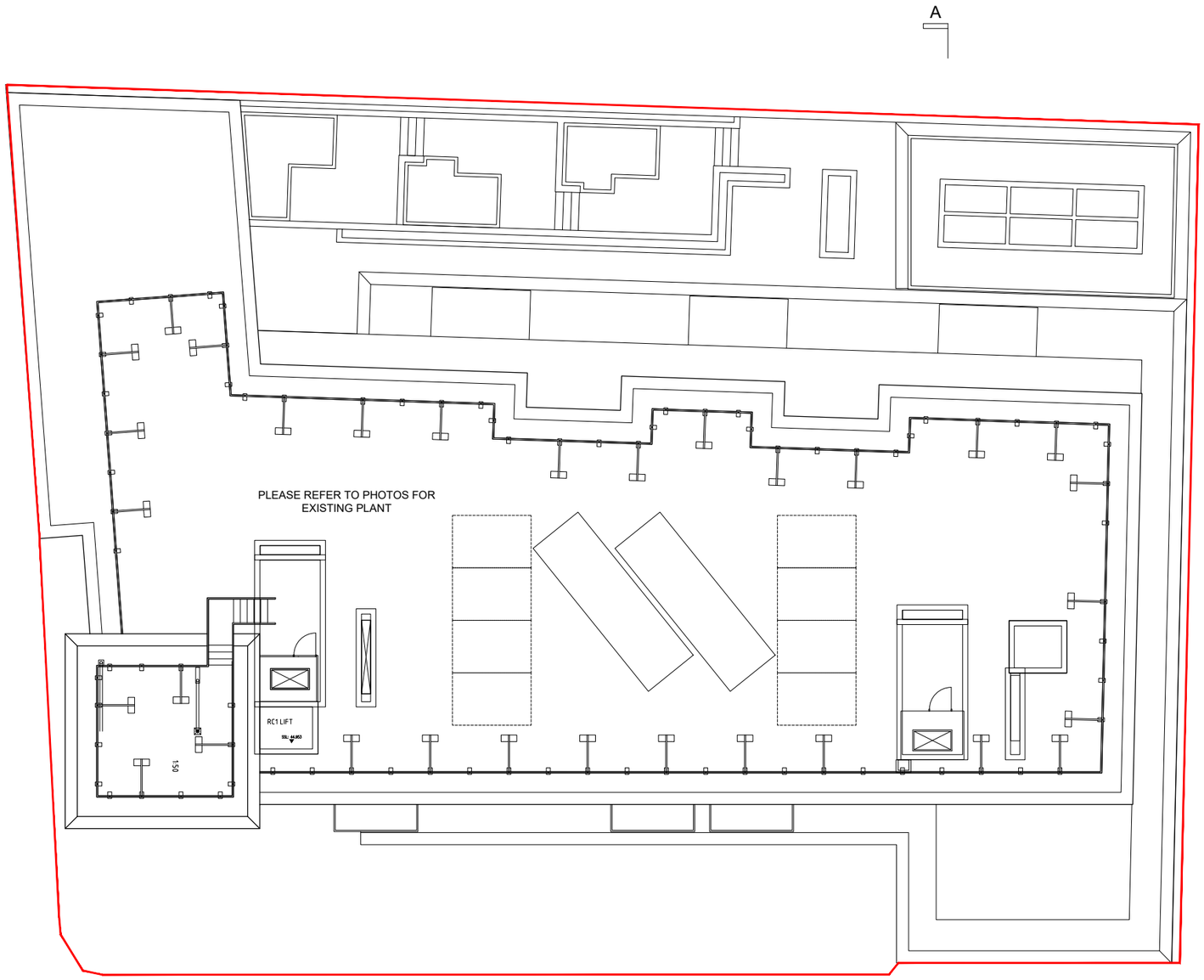
SECOND FLOOR

3.3 EXISTING PLANS
THIRD FLOOR



THIRD FLOOR

3.3 EXISTING PLANS
ROOF PLAN

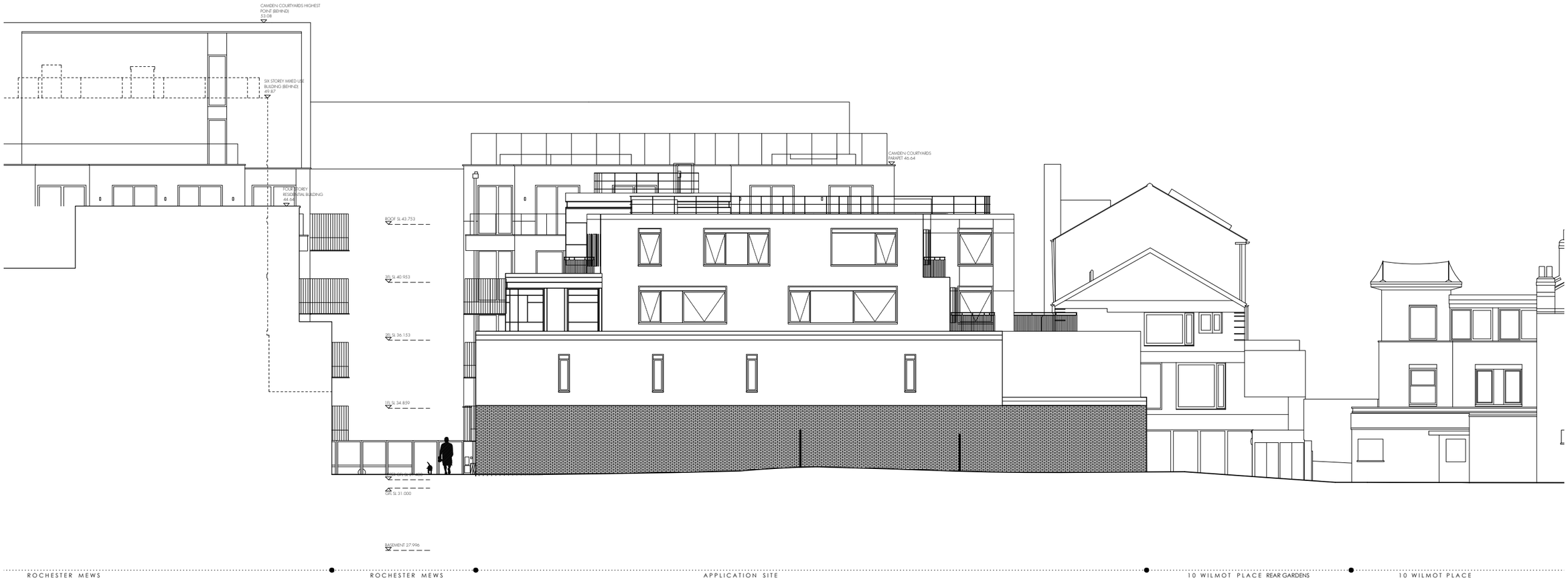


ROOF PLAN

3.3 EXISTING PLANS
ROCHESTER MEWS ELEVATION

ROCHESTER MEWS ELEVATION

3.3 EXISTING PLANS
NORTH EAST ELEVATION

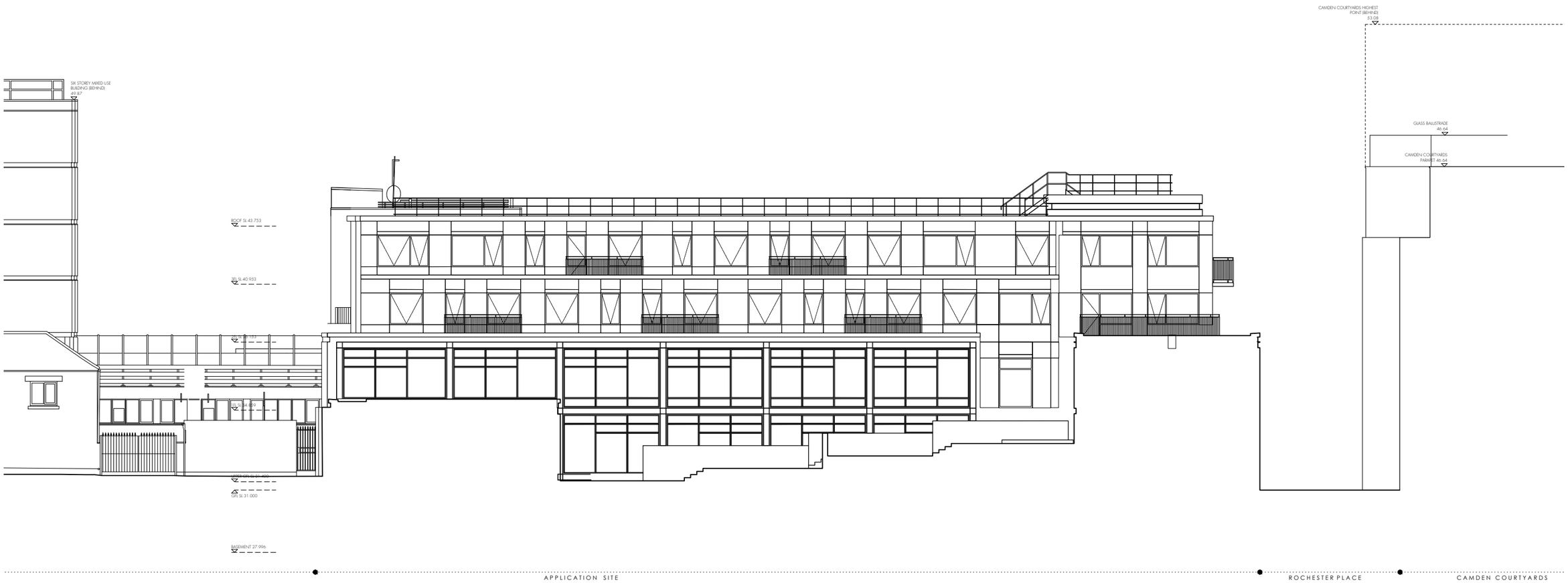


NORTH EAST ELEVATION

3.3 EXISTING PLANS
ROCHESTER PLACE ELEVATION

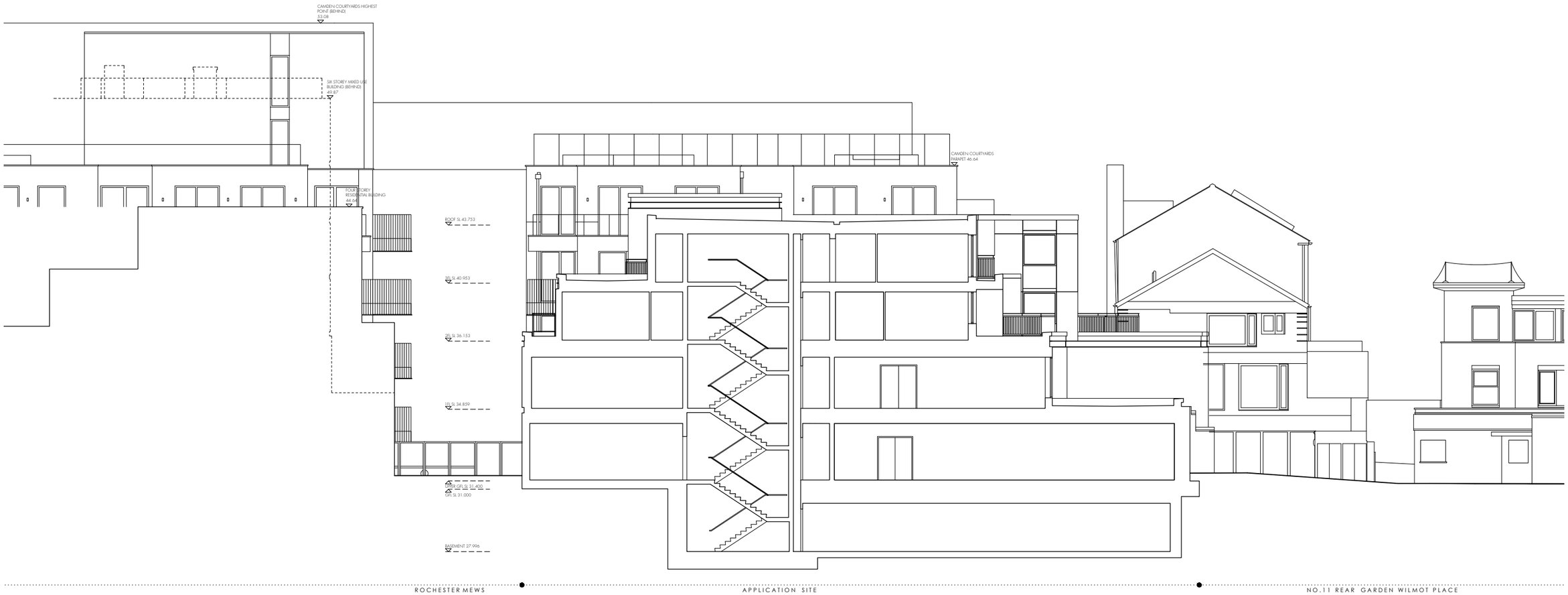
ROCHESTER PLACE ELEVATION

3.3 EXISTING PLANS
NORTH WEST ELEVATION



NORTH WEST ELEVATION

3.3 EXISTING PLANS
SECTION AA



SECTION AA

2006/1292/P - Planning permission for an extension to the original warehouse building

2006/1292/P - Planning permission for an extension to the original warehouse building

2007/0524/P - Planning for the existing building, which replaced the original warehouse

2007/0524/P - Planning for the existing building, which replaced the original warehouse

3.4 PLANNING HISTORY

Two separate planning applications have been approved since 2006, which are both outlined below:

2006/1292/P

Planning permission was initially granted on the 14th of June 2006 for the following, but not implemented:

Internal reorganisation and change of use of ground and first floors from warehousing (Class B8) floorspace to form 10 flexible business units (class B1c), and the erection of a two storey roof extension to create 13 two-bedroom flats (4x3 bed, 6x2 bed and 3x1 bed units).

2007/0524/P

Planning permission for the existing building was granted on the 1st of May 2007 for the following:

Demolition of existing warehouse building (Class B8) and construction of a four storey building including car parking at basement level, commercial units (Class B1) at ground and first floors and 13 residential (Class C3) units at second and third floors.

The existing building with the proposed fourth and fifth floor additions, seen from the corner of Rochester Place and Rochester Mews

4.0 PROPOSAL

The proposal involves the addition of two new levels to the existing building, creating a new fourth and fifth floor. The new levels are intended to be complimentary to both the existing architecture and the site context.

The focal point of the new design is the continuation of the glazed “lantern” to the corner of Rochester Place and Rochester Mews. The design language of this element will help to tie together the additional floors with those below. Whilst not as tall, the new extended height responds to the adjacent Camden Courtyards residential complex, which includes a prominent sixth/seventh storey clad in Corten diagonally opposite (see scale and mass diagram, page 37).

The fourth floor will continue the same design language as the existing second and third floors, and therefore fit comfortably within the surrounding context. The new fifth floor, however, will deviate from the floors below in response to the smaller scale residential properties to the West of the site. In order to not appear imposing, this floor is set back to be visually minimal when viewed from the west (see Proposed Section AA). Aesthetically, this level is largely clad in glazing with a light-weight roof to further promote a sense of transparency and visual lightness.

Due to the chosen materiality and the set back nature of the fifth floor, this level will appear subservient to the lower levels below, and visually minimise the massing.

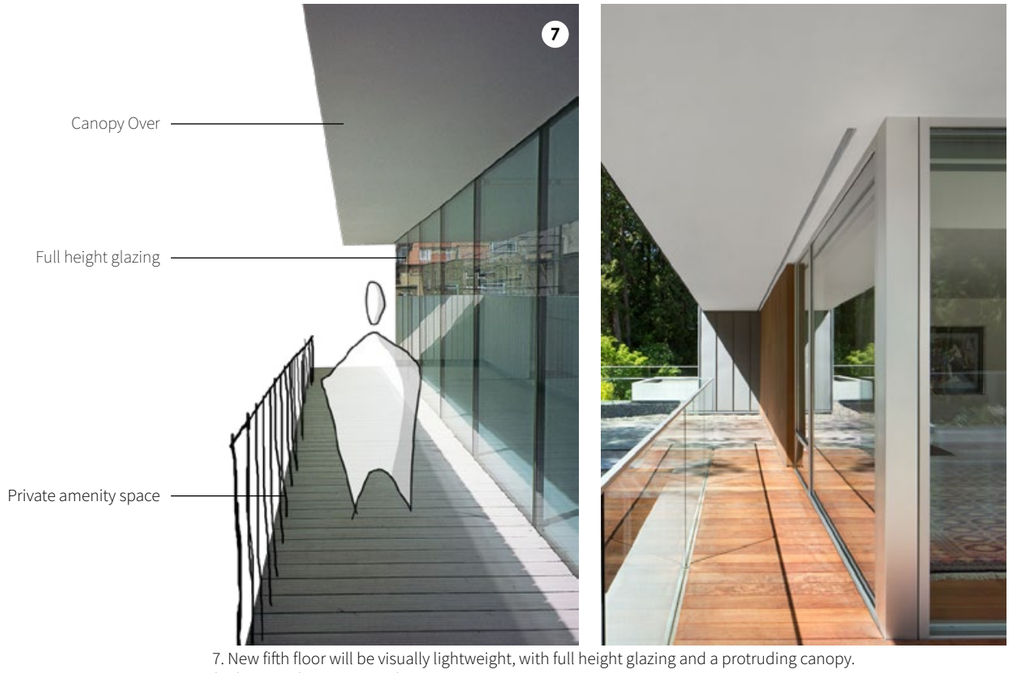
The addition of these two storeys will result in ten new flats. The existing flats and commercial spaces will remain unchanged.

4.1 MATERIALS AND APPEARANCE

The proposed extension is intended to be visually similar to the existing building, with the new forth level continuing the same metallic cladding. This continuity is also true of the glazed “lantern”, which will be extended in a similar way.

The fifth floor will be read as a new element, with full height glazing and a projecting canopy over the amenity spaces, giving this floor a more modern and light weight appearance. This level will be set back however, and be obscured from ground level, particularly from the neighbouring buildings to the North where the fifth floor will be totally hidden from view when looking from the back gardens.

4.1 MATERIALS AND APPEARANCE (CONT.)



7. New fifth floor will be visually lightweight, with full height glazing and a protruding canopy. (Indicative photo montage)

1. Slim framed glazing to the existing “lantern” will be continued in this corner for the fourth and fifth floors.

2. Fluted metallic cladding on the proposed fourth floor will match the existing floors below

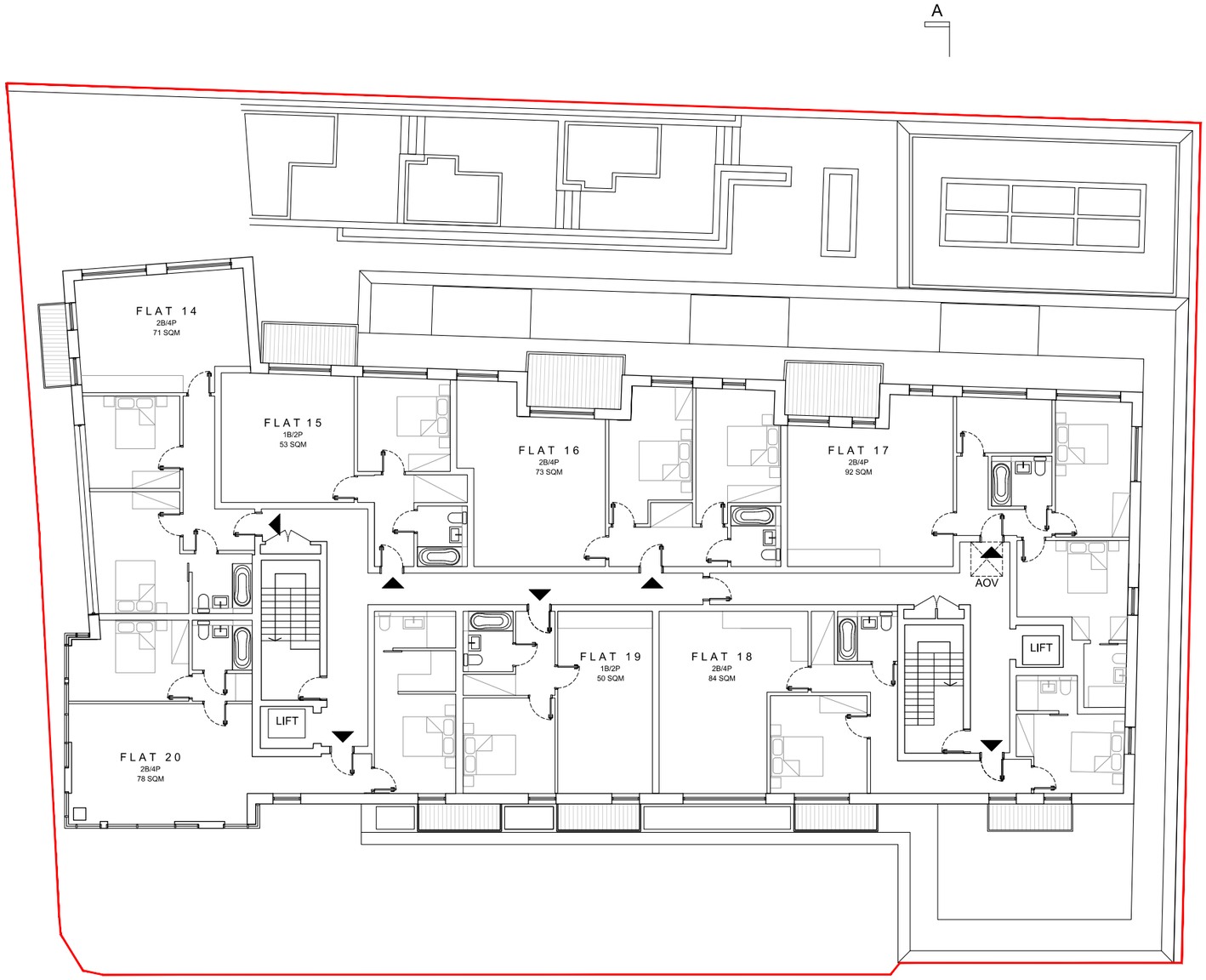
3. Window frames and reveals to the proposed fourth floor will match those from the existing floors below

4. Flat panel cladding on the forth floor will match the existing floors below

5. Balcony railing on the proposed fourth floor will match the existing floors below

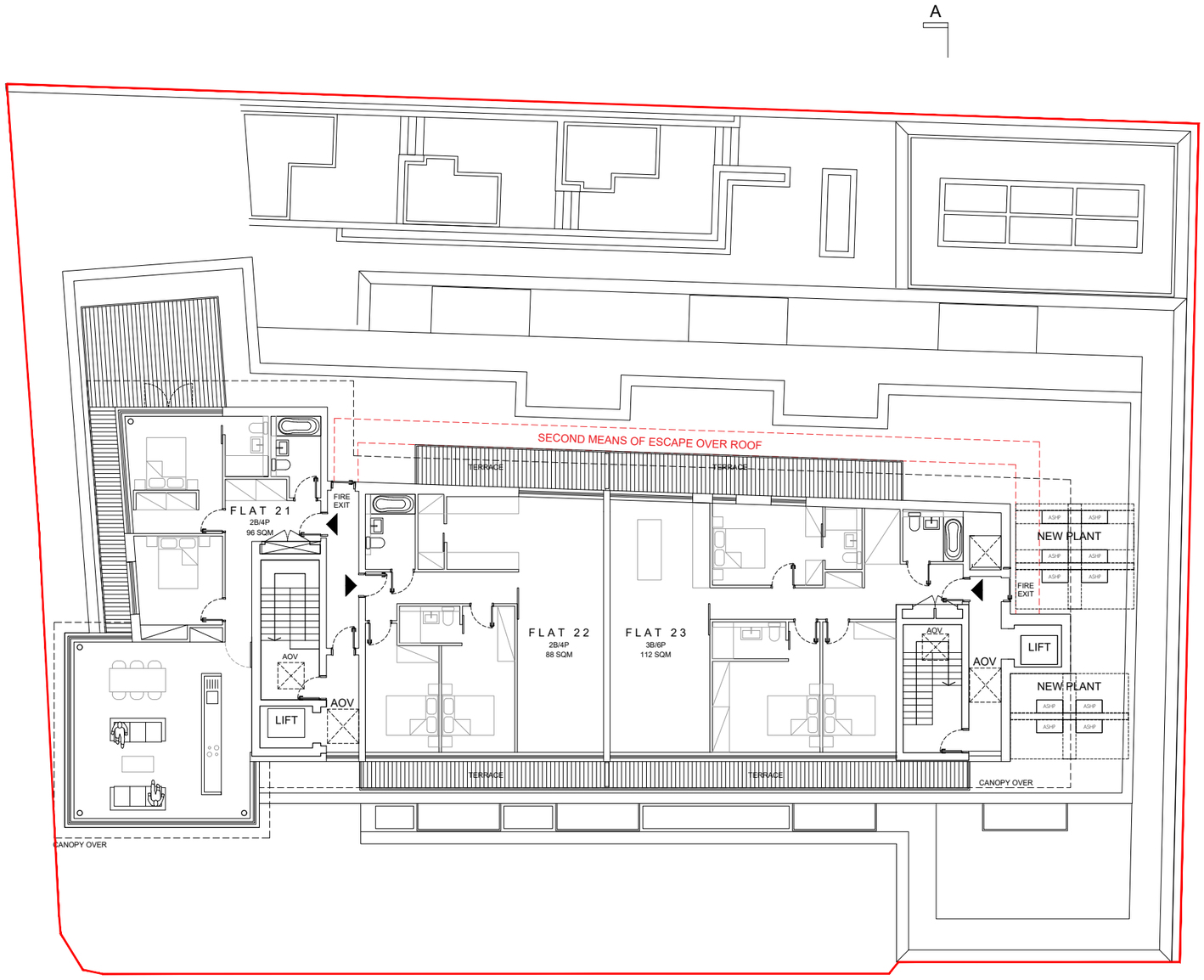
6. Coping to the proposed fourth floor will match those from the existing floors below

4.2 PROPOSED PLANS
FORTH FLOOR



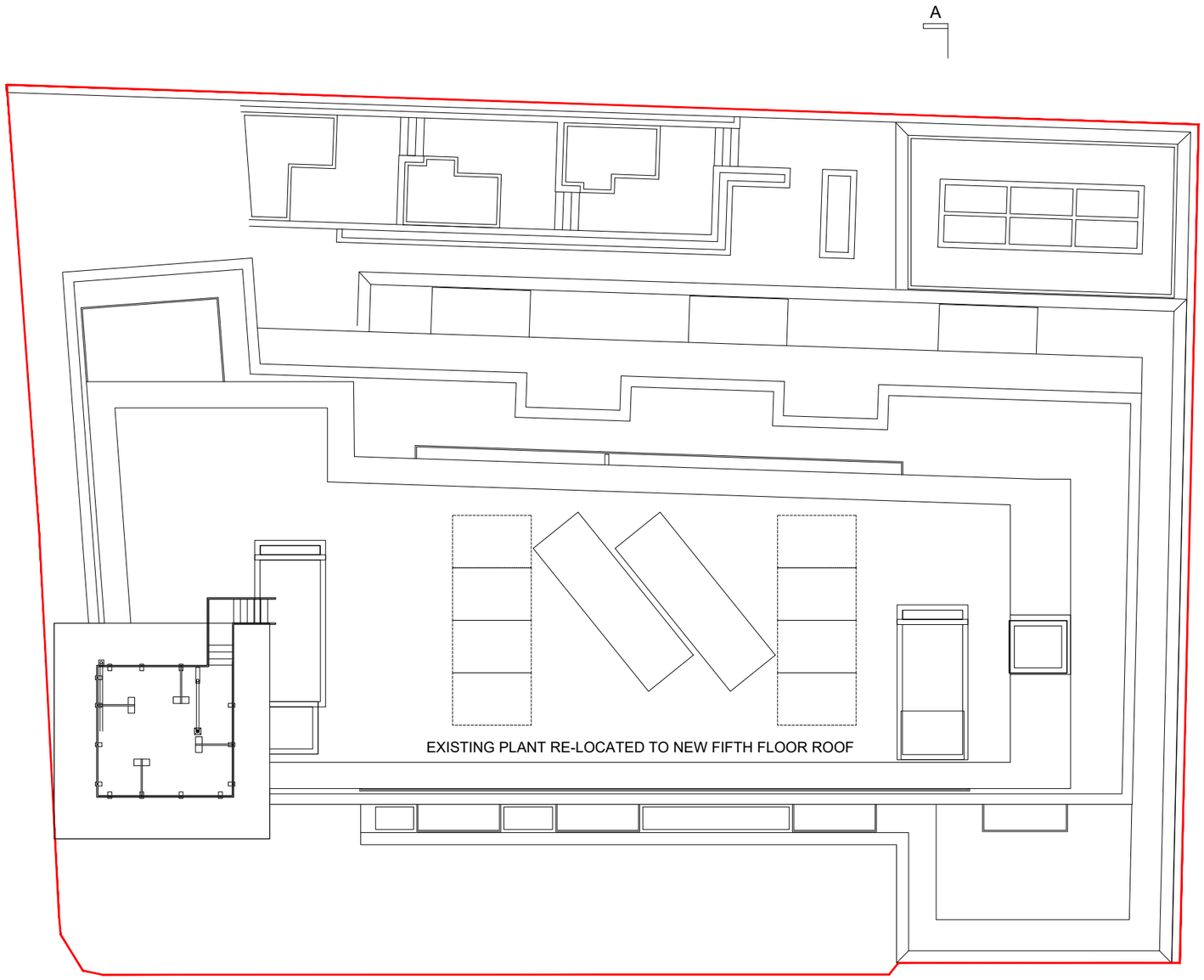
FOURTH FLOOR

4.2 PROPOSED PLANS
FIFTH FLOOR



FIFTH FLOOR

4.2 PROPOSED PLANS
ROOF PLAN



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4.2 PROPOSED PLANS
NORTH EAST ELEVATION

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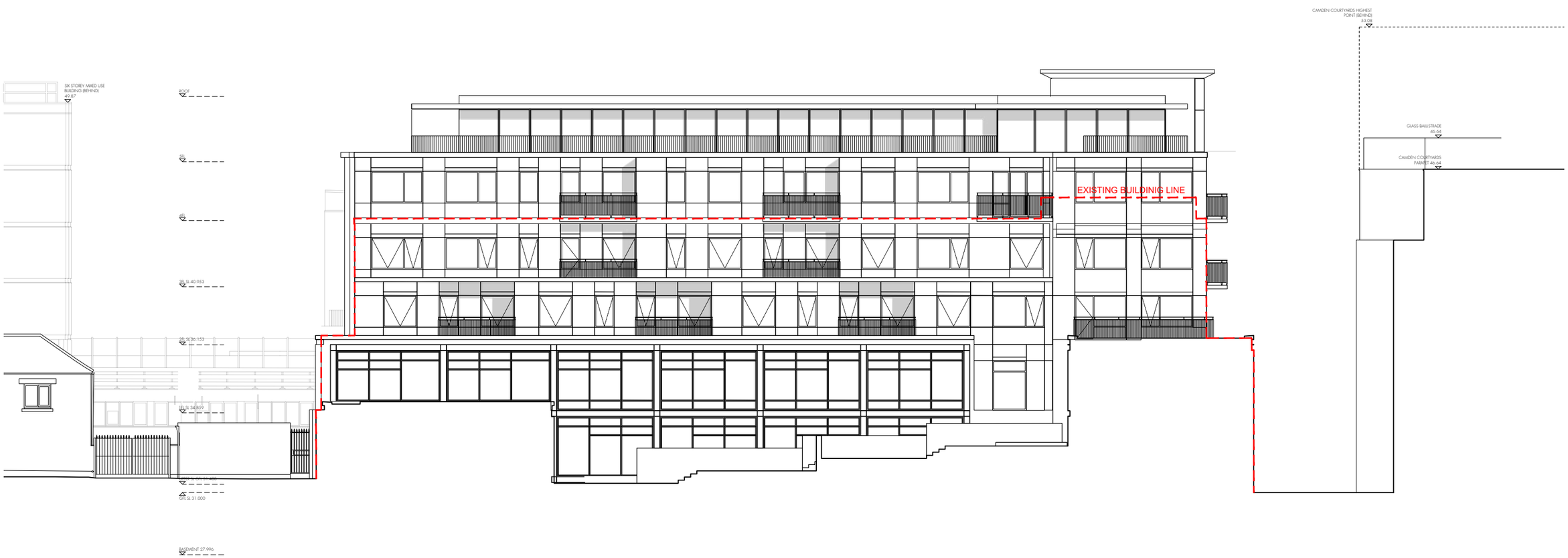
4.2 PROPOSED PLANS
ROCHESTER PLACE ELEVATION

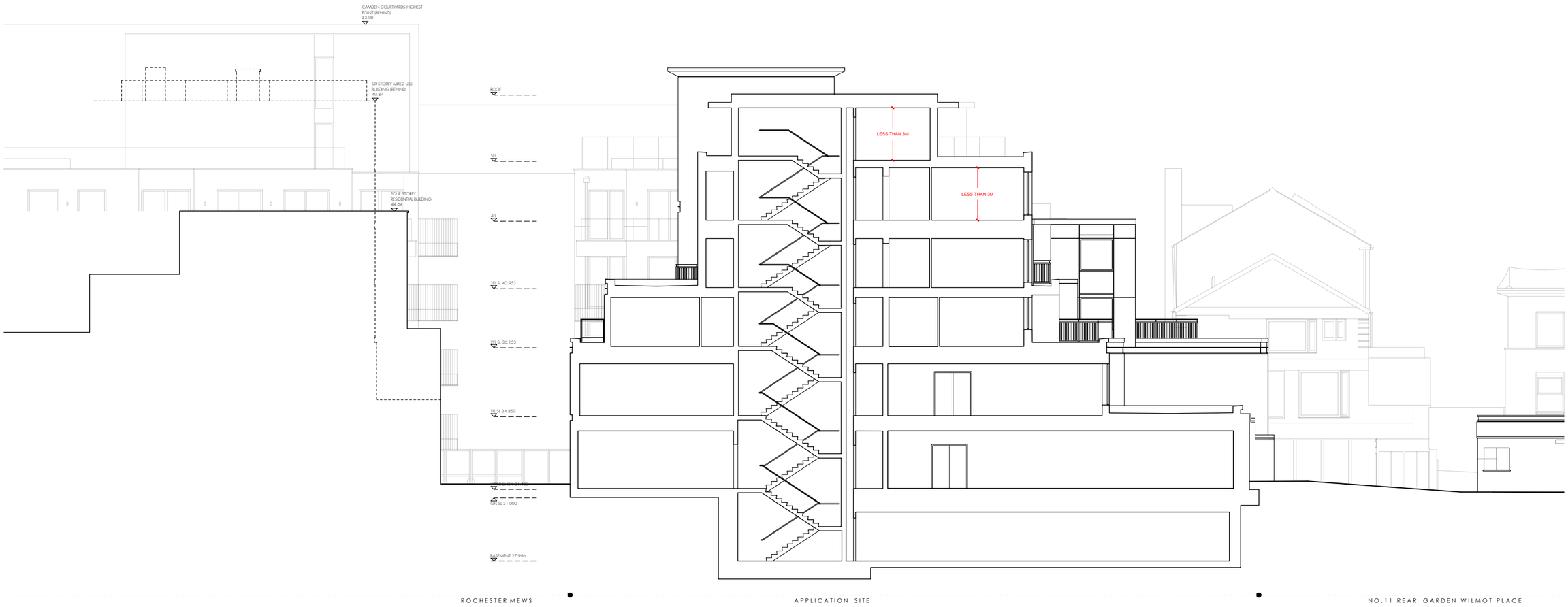
ROCHESTER PLACE ELEVATION

4.2 PROPOSED PLANS
NORTH WEST ELEVATION



NORTH WEST ELEVATION

4.2 PROPOSED PLANS
SECTION AA



SECTION AA

PERMITTED DEVELOPMENT

Development is permitted by Class AA if:

(1) Development consisting of works for the construction of up to two additional storeys of new dwelling houses immediately above the topmost storey on a detached building to which sub-paragraph (2) applies, together with any or all—

(a)	Engineering operations reasonably necessary to construct the additional storeys and new dwelling houses
(b)	Works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwelling houses;
(c)	Works for the construction of appropriate and safe access to and egress from the new dwelling houses and existing premises in the building, including means of escape from fire, via additional external doors or external staircases
(d)	Works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwelling houses

(2) This sub-paragraph applies to a building which is—

(a)	Used for any purpose within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1(a) (offices) of the Schedule to the Use Classes Order, or as a betting office, pay day loan shop or launderette;
(b)	In a mixed use combining— (i) two or more uses within paragraph (a); or (ii) a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order, together with one or more uses within paragraph (a).

DEVELOPMENT NOT PERMITTED

Development is **not** permitted by Class AA if:

(a)	Above ground level, the building is less than three storeys in height;
(b)	The building was constructed before 1st July 1948 or after 5th March 2018;
(c)	On 5th March 2018 the building was in a use other than— (i) a use or mixed use within paragraph AA(2)(a) or (b); or (ii) a use falling within Class C3 of the Schedule to the Use Classes Order;
(d)	The additional storeys are constructed other than on the principal part of the building;
(e)	The floor to ceiling height of any additional storey, measured internally, would exceed the lower of— (i) 3 metres; or (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing building;
(f)	The new dwelling houses are not flats
(g)	The height of the highest part of the roof of the extended building would exceed the height of the highest part of the roof of the existing building by more than 7 metres (not including plant, in each case);
(h)	The height of the highest part of the roof of the extended building (not including plant) would be greater than 30 metres;
(i)	Development under Class AA(1)(a) would include the provision of visible support structures on or attached to the exterior of the building upon completion of the development;
(j)	Development under Class AA(1)(a) would consist of engineering operations other than works within the existing curtilage of the building to— (i) strengthen existing walls; (ii) strengthen existing foundations; or (iii) install or replace water, drainage, electricity, gas or other services;
(k)	In the case of Class AA(1)(b) development there is no existing plant on the building;
(l)	In the case of Class AA(1)(b) development the height of any replaced or additional plant as measured from the lowest surface of the new roof on the principal part of the extended building would exceed the height of any existing plant as measured from the lowest surface of the existing roof on the principal part of the existing building;
(m)	Development under Class AA(1)(c) would extend beyond the curtilage of the existing building;
(n)	Development under Class AA(1)(d) would— (i) extend beyond the curtilage of the existing building; (ii) be situated on land forward of a wall forming the principal elevation of the existing building; or (iii) be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building; or
(o)	The 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 explosives storage area; or (vii) land within 3 kilometres of the perimeter of an aerodrome.

4.3 PD REQUIREMENT

The full list Permitted Development requirements for the addition of two new levels are listed to the left. Please refer to the accompanying supporting statement prepared by Bidwell for full details of compliance.

Some of the key architectural points, however, are elaborated on below:

Development is not permitted by Class AA if
the additional storeys are constructed other than on the principal part of the building.

The proposed additional storeys will be located on the principle part of the building.

Development is not permitted by Class AA if
the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—
(i) 3 metres; or
(ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing building.

Internally, the proposed additional storeys will have ceiling hieghts of less then 3 metres and less or equal to the ceiling heights of the existing levels below.

Development is not permitted by Class AA if
The height of the highest part of the roof of the extended building would exceed the height of the highest part of the roof of the existing building by more than 7 metres (not including plant, in each case).

Externally, the highest part of the proposed extension is less than 7m taller than the highest point of the existing building.

Development is not permitted by Class AA if
The height of the highest part of the roof of the extended building (not including plant) would be greater than 30 metres.

Externally, the highest part of the proposed extension is less than 30m tall.

Development is not permitted by Class AA if
In the case of Class AA(1)(b) development the height of any replaced or additional plant as measured from the lowest surface of the new roof on the principal part of the extended building would exceed the height of any existing plant as measured from the lowest surface of the existing roof on the principal part of the existing building.

The new and relocated plant will not be any higher from the surface of the proposed roof then the existing plant is from the existing roof surface.

5.0 DESIGN PROPOSAL

5.1 EXISTING RESIDENTIAL AMOUNT - SECOND AND THIRD FLOOR *(UNCHANGED IN PROPOSAL)*

Flats	Bedrooms	Total Floor Area (m^2)
Second Floor		
Flat 1	2	67
Flat 2	2	85
Flat 3	3	116
Flat 4	2	78
Flat 5	3	130
Flat 6	2	58
Flat 7	2	55
First Floor		
Flat 8	3	86
Flat 9	2	82
Flat 10	3	98
Flat 11	2	68
Flat 12	3	115
Flat 13	2	75
Total		1113

5.2 PROPOSED RESIDENTIAL AMOUNT - FOURTH AND FIFTH FLOOR

Flats	Bedrooms	Total Floor Area (m^2)
Fourth Floor		
Flat 14	2	71
Flat 15	1	53
Flat 16	2	73
Flat 17	2	92
Flat 18	2	84
Flat 19	1	50
Flat 20	2	78
Fifth Floor		
Flat 21	2	96
Flat 22	2	88
Flat 23	3	112
Total		797

5.1 EXISTING AMOUNT

The existing building accommodates 13 flats, spread over the second and third floors. These floors will be unchanged in the proposal.

5.2 PROPOSED AMOUNT

The proposed fourth and fifth floor will allow for 10 new flats in addition to the existing 13 flats below. The new floors will provide a mix of one, two and three bedroom accommodations.

Proposed fourth floor plan

Proposed fifth floor plan

5.0 DESIGN PROPOSAL

5.3 LONDON PLAN SPACE STANDARDS

The proposed layouts for the fourth and fifth floor plans accommodate ten new flats. Each dwelling has been designed to meet, and often exceed the London Plan standards in terms of the following:

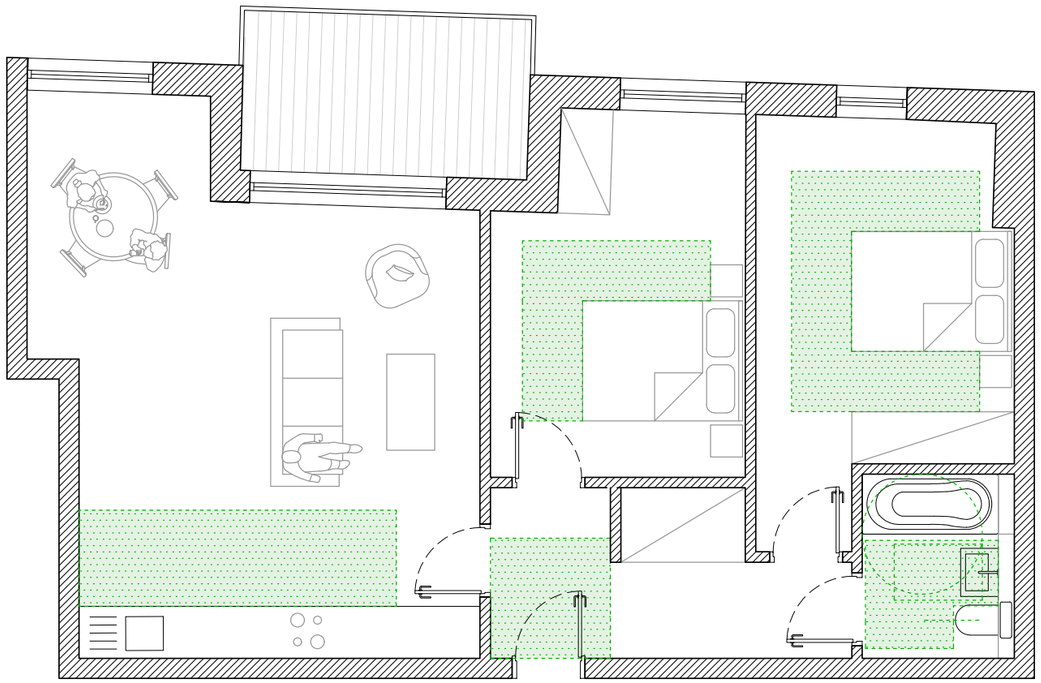
- Total floor area
- Bedroom Size
- Living accommodation

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

1 B / 2 P			
	Flat 15	Flat 19	London Plan
Total Floor Area (m^2)	53	50	50
Living Space (m^2)	24.5	21	23
Bedroom, Double (m^2)	12.5	12.5	11.5

2 B / 4 P								
	Flat 14	Flat 16	Flat 18	Flat 17	Flat 20	Flat 21	Flat 22	London Plan
Total Floor Area (m^2)	71	73	84	92	78	96	88	70
Living Space (m^2)	28	33	33	36	31	45	42	27
Bedroom, Double (m^2)	16	14.5	13.5	14.5	17	16	12.5	11.5
Bedroom, Double (m^2)	12.5	14	11.5	14	15	12	14.5	11.5

3 B / 6 P		
	Flat 23	London Plan
Total Floor Area (m^2)	112	95
Living Space (m^2)	36	37
Bedroom, Double (m^2)	16	11.5
Bedroom Double (m^2)	14	11.5
Bedroom, Double (m^2)	12.5	11.5



Typical flat accessibility plan

5.0 DESIGN PROPOSAL

5.4 LAYOUTS

The new fourth and fifth floors will accommodate a total of ten dwellings, accessed from one of two lobbies off the extended stair cores.

All bedrooms are sized according to 'London Plan Space Standards' and either meet or exceed the minimum required floor area. All the units will have private amenity space accessed directly from living accommodations.

As illustrated to the left, the proposed internal layouts of all the flats on the fourth and fifth floors have been designed with accessible design in mind in terms of the following, in which M4(2) requirements have been considered:

- 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 fourth and fifth floor
- 1200mm clear space in front of kitchens
- 750mm clear space around the bed in the principle bedroom
- 750mm clear space around two sides of the bed in other bedrooms
- 300mm nibs to principle doors

5.0 DESIGN PROPOSAL

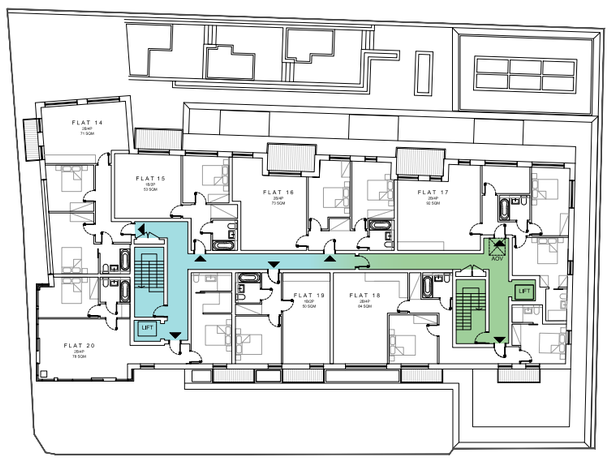
5.5 ACCESSIBILITY

There are two entries to the residential scheme, from both Rochester Place and Rochester Mews. Each entry leads to both a stair core and lift, which will be extended to reach the new flats on the proposed fourth and fifth floor. Access to each floor is lobbied as required, to prevent the spread of fire.

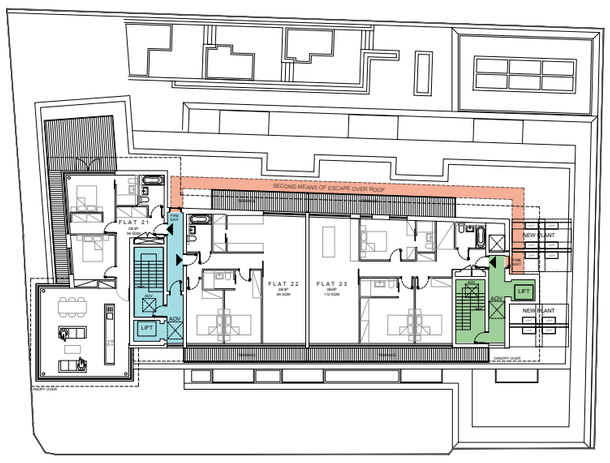
At ground level, neither the commercial or residential access will not be altered.

At present, stair core A services 8 flats and stair core B services 5 flats, with the two cores operating entirely separately from one another. The proposed fourth floor will link the two staircases with a common corridor to provide a second means of escape at this level. In addition a second means of escape will be provided at the fifth floor via a roof access way between the two staircases. Please refer to the accompanying fire report for details of these requirements.

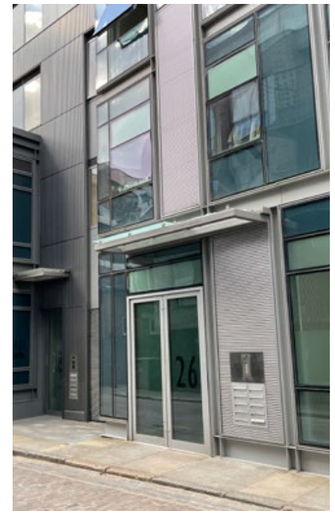
GROUND FLOOR



FOURTH FLOOR

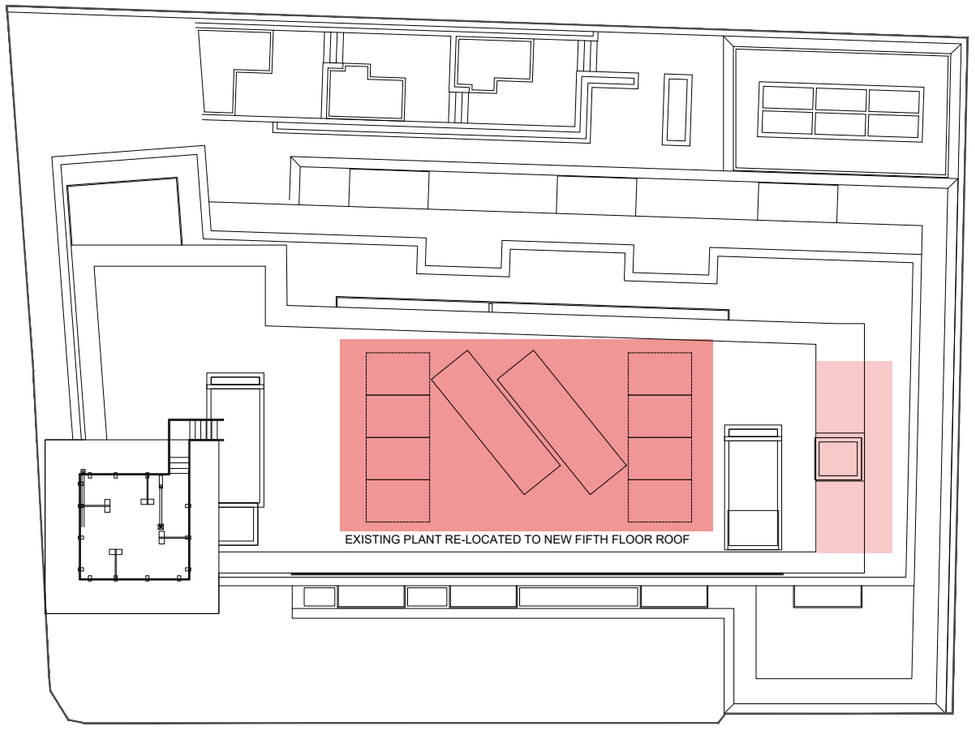


FIFTH FLOOR



Access from Rochester Place

Access from Rochester Mews



ROOF PLAN

New plant area on fourth floor roof to accommodate new air source heat pumps to service new dwellings

Existing plant relocated onto new fifth floor roof area, including PV panels

5.0 DESIGN PROPOSAL

5.6 SUSTAINABILITY

The new additional floors 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

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 ten 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.

Other environmental considerations include the retention and relocation of existing PV panels currently on the roof being relocated to the roof of the new extension, as well as plant space has been allocated for the future use of air source heat pumps. The PTAL value in the area is very high, and therefore the new flats will be car free, and encourage the use of either public transport or cycling for residents.

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.

The plant area to the roof, which will accommodate PV panels as well as potential air source heat pumps, has been assessed for any sound impacts. Please refer to the acoustic report for

Existing rooftop solar is to be relocated on the new roof level
deepresource.wordpress.com

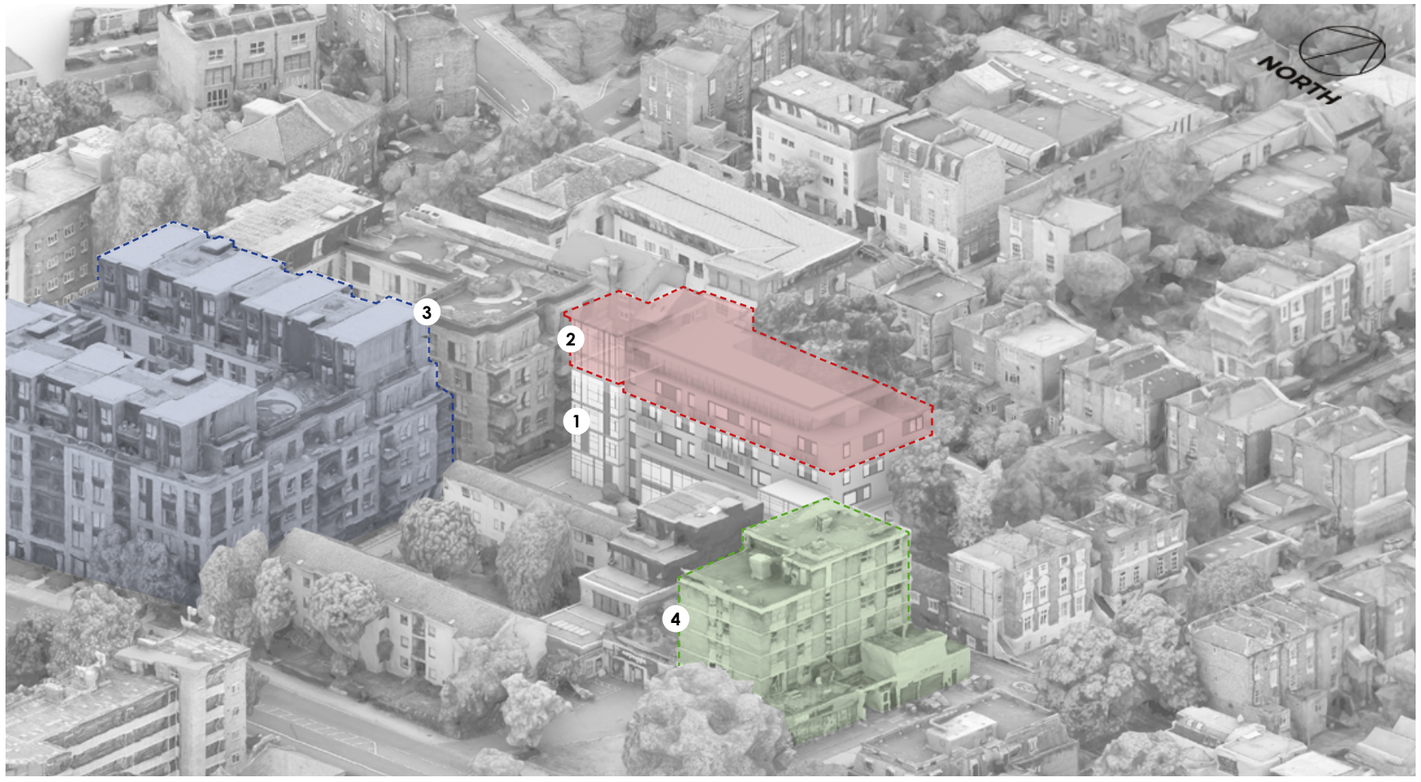
Space has been allocated for potential air source heat pumps
www.britishgas.co.uk/

5.0 DESIGN PROPOSAL

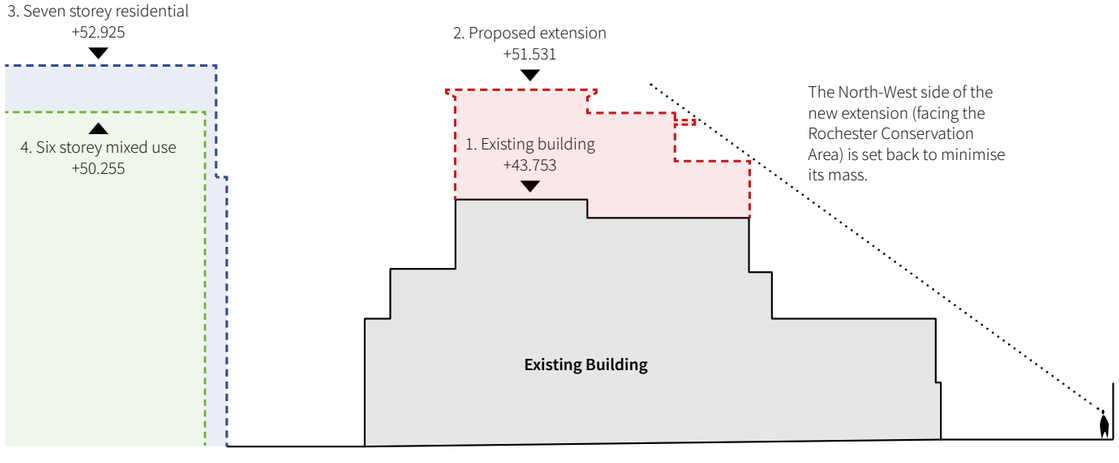
5.7 SCALE AND MASS

The existing building is substantially lower then the residential building located to the south (highlighted in blue) and the mixed use building to the East (highlighted in green). The new extension, which includes two new levels (highlighted in red) will be of a similar scale, without exceeding the peak height of the seven storey residential building.

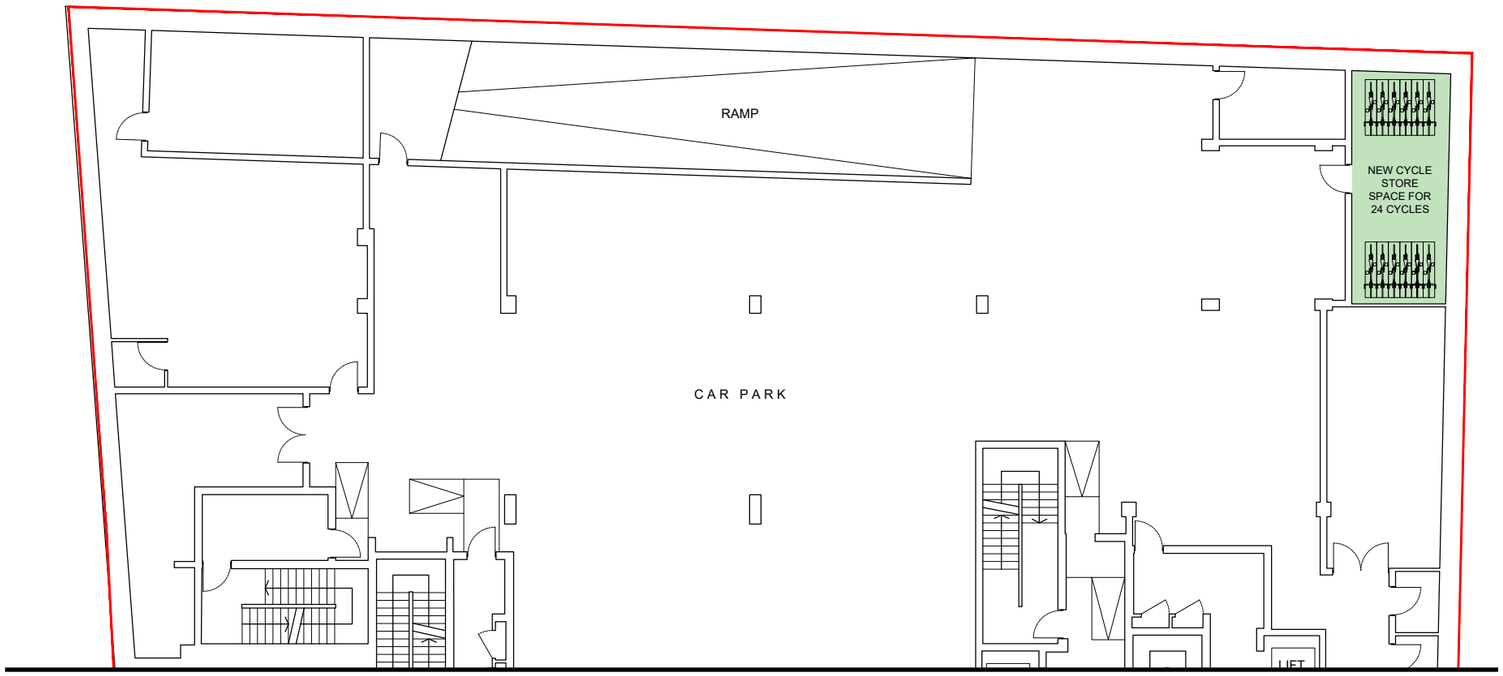
The Design of the extension has also taken into account the lower residential buildings located within the Rochester Conservation Area. The new fifth floor is set back on the North-West side, which will minimise the mass of the building when viewed from this direction.



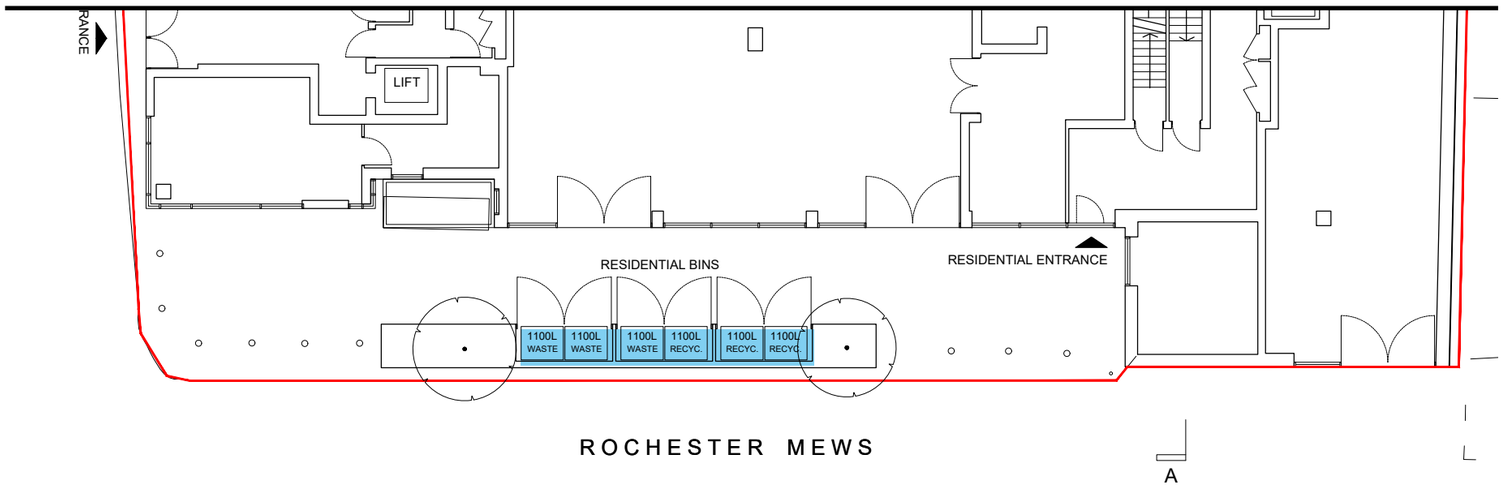
Above:
View of existing building with extension in context, with relevant surrounding buildings highlighted.



Left:
Indicative diagram of building heights compared



BASEMENT PLAN



GROUND FLOOR/ STREET LEVEL

New dedicated cycle store for proposed dwellings located in basement

Existing residential bin stores located at street level

5.0 DESIGN PROPOSAL

5.8 AMENITY

Each new flat as part of the proposed fourth and fifth floors has private outdoor amenity space. As well as these balconies, the proximity to Rochester Gardens as well as other smaller parks in the near vicinity will greatly benefit future residents.

5.9 CYCLES AND BIN STORAGE

As per local planning policy, a minimum 22 cycle storage spaces have been allocated for the ten new flats. This consists of 19 spaces as dictated by London Plan, as well as an additional 20% required by the Camden Plan. These spaces will be located in the basement level in a dedicated secure bike store which can be accessed via lift. Cycle parking will use a Josta two tier rack system to utilise space as pictured below.

Refuse storage has been calculated using the relevant Camden planning policy as is available at the council's website:

> *Waste storage and arrangements for residential and commercial units (Supporting document for planning guidance CPG1 DESIGN Storage and collection of recycling and waste)*
>
> *Source: https://www.camden.gov.uk/planning-guidance-recycling-and-rubbish-requirements*

The above document suggests between 220L and 264L of refuse per flat, half of which should be allocated for recycling. Following this guidance, using the higher number of 264L per flat, the existing 13 flats require 3,432L of refuse storage and the 10 proposed flats require 2640L. At present, the existing flats are serviced by 6x 1100L (6,600L total) euro bins, which exceeds the requirements of both the existing and proposed flats combined (6,072L). Three bins will be allocated for general waste, and three for recycling.

A 240L wheelie bin for food waste will also be made available for the new flats, as per the above document.

6.0 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.

TA | RIBA Chartered Practice

6.1 TASOU ASSOCIATES PRECEDENTS

SWAIN'S LANE, N6

Situated on a prominent intersection in Highgate, Tasou Associates' Swain's Lane development is located across the road from Parliament Hill. The scheme aims to engage locals as well as encourage visitors to support local businesses, who have been struggling in recent years due to the rise of online shopping. Before the implementation of the new building, the intersection was neglected and uninviting, with poorly maintained single storey 1930s shops and little pedestrian traffic.

The mixed use new build development also includes 12 apartments above the 8 commercial units on street level. Each residential unit has been carefully planned to accommodate the unique building envelope, which is dictated by the corner site.

6.1 TASOU ASSOCIATES PRECEDENTS

RIVER ST 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.

6.1 TASOU ASSOCIATES PRECEDENTS

BRITANNIA STREET, WC1

Tasou Associate's Britannia St development focused on the rejuvenation of an existing industrial building, just a short walk from King's Cross. This project involved the conversion of the existing second commercial space to residential as well as a newly built third floor, with a sculptural form that boasts views over London.

The mixed use scheme is located in the London borough of Camden, and also includes a gallery at ground floor, with separate access from the residential above.