

HAWLEY MEWS
CAMDEN NW1

DESIGN & ACCESS STATEMENT

JUNE 2013

GOLDCREST ARCHITECTS

INTRODUCTION 01

CONTENTS

01 INTRODUCTION

02 SCHEME CONTEXT

03 USE

04 AMOUNT

05 LAYOUT

06 SCALE

07 APPEARANCE

08 LANDSCAPE DESIGN

09 ACCESS & PARKING

10 LIFETIME HOMES

11 SUSTAINABILITY

12 CONSULTATION

13 CONCLUSION

INTRODUCTION 01

SUMMARY

This document has been produced by Goldcrest Architects to illustrate design proposals for residential development at Hawley Mews, Camden NW1. The following text and drawings describe the sites constraints and opportunities and how the scheme design has evolved to address these and the pre-application feedback received from Camden Planning Department.

The LPA produced a planning statement for the site in May 2012 advising that 'new residential development floor space would be welcomed on the site'. Planning policies seek to maximise the supply of additional homes in the borough and development management policy D5 highlights that 'for market housing the priority for two bedroom housing is very high'.

Pre-application advice was sought at an early stage to ensure the detail design evolved to take account of the LPA's specific written feedback and general aspirations for the site. Local residents and councillors were kept abreast of the Goldcrest teams plans for residential development via news letter updates and briefings.

The site is in a highly sustainable location with excellent access to public transport. It has a PTal rating of 6a. Located in the heart of Camden there are a wide variety of shops, cafes, bars, cinemas, music and cultural venues, health facilities and public parks all within a short walk. The site, a former carpark, is rectangular in shape, predominantly occupied by hard standing with access from Hawley Mews to the south west. The site is flanked on its south east and north west boundaries by terraced two and three story residential buildings, all are dual aspect and with a rear outlook over the site. Historical maps show properties on both sides of the mews backing on to the original properties that fronted Hawley street and Hartland Road.

The proposed courtyard mews house type evolved as a response to the sites context. 'T' shaped in plan with a southeast facing private amenity terrace at its centre, the house unlocks the sites potential providing high quality accommodation whilst avoiding any overlooking of the existing neighbours. A key design principle from the outset has been to ensure the development delivers much needed sustainable, flexible, contemporary light filled homes, that respect the amenity and outlook of their neighbours. The houses have been lowered and pulled away from neighbouring boundaries to address this. The lowered first floor roof is also inclined away from adjacent boundaries and planted to ensure an attractive green outlook for the neighbouring properties in line with recommendations set out in CPG 6 Amenity.

A lean, clean, green approach to sustainability has been adopted. The mews houses will be designed to code level 4 with green roofs and porous hard landscaping used to reduce surface water run off. The modular design lends itself to both traditional and modern methods of construction the benefits of each are currently being explored. The houses are designed to Lifetime Homes and the London Housing Design Guide Standards.

A new screen with secure pedestrian access gate will replace the current vehicle access way from the site onto Hawley Mews. The contemporary design is both attractive and robust incorporating lighting and signage, it is designed to improve the public realm and pedestrian safety for both residents and visitors to Hawley Mews.

Goldcrest Architects see an opportunity at Hawley Mews to use the site constraints to shape a highly desirable modern take on the traditional mews house, providing much needed, high quality, sensitively designed sustainable homes.

INTRODUCTION 01

THE TEAM



GOLDCREST ARCHITECTS
3 Hurlingham Business Park
Sullivan Road
London, SW6 3DU
T: +44 (0)20 7731 7111
F: +44 (0)20 7371 7782
E: info@goldcrestland.com



GOLDCREST HOMES
3 Hurlingham Business Park
Sullivan Road
London, SW6 3DU
T: +44 (0)20 7731 7111
F: +44 (0)20 7371 7782
E: info@goldcrestland.com



GVASB Schatunowski Brooks
10 Stratton Street
London, W1J 8JR
T: +44 (0)20 7269 4740
F: +44 (0)20 7911 2560
E: kaivinwong@gvasb.co.uk



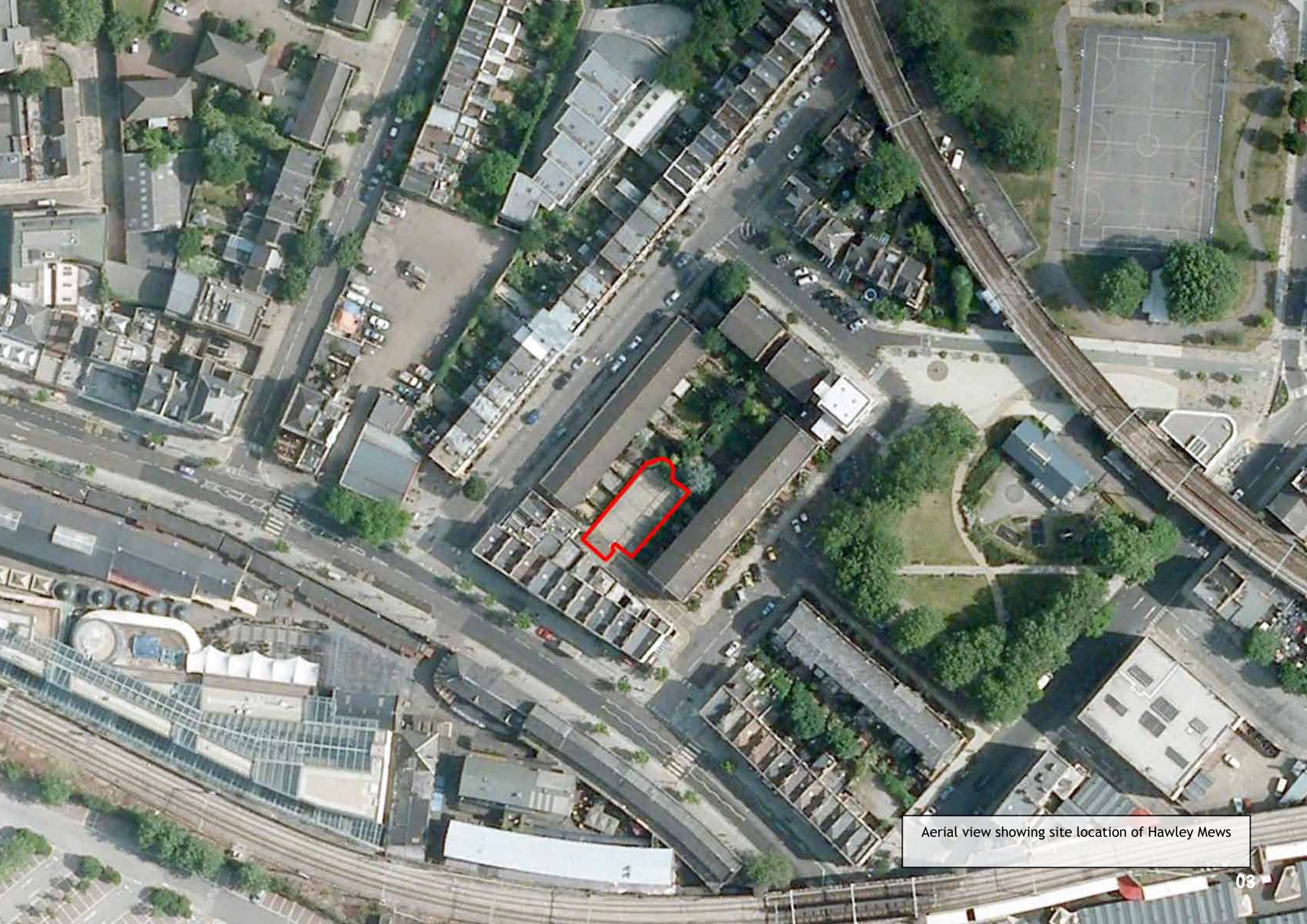
CGMS CONSULTING
7TH FLOOR
140 LONDON WALL,
LONDON, EC2Y 5DN
T: +44 (0)20 7583 6767
F: +44 (0)20 7583 2231
E: london@cgms.co.uk



RPS GROUP
Park Street
185 Park Street
London, SE1 9DY
T: +44 (0)20 7928 0999
F: +44 (0)20 7928 0708
E: rpsmp@rpsgroup.com



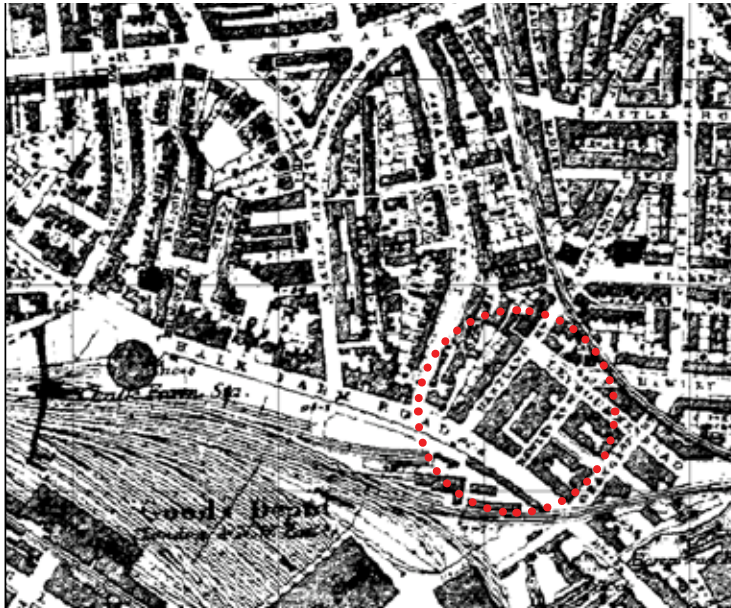
ICENI PROJECTS
Iceni Projects Ltd,
Flitcroft House,
114-116 Charing Cross Road,
London, WC2H 0JR
T: +44 (0)20 3640 8508
F: +44 (0)20 3435 4228



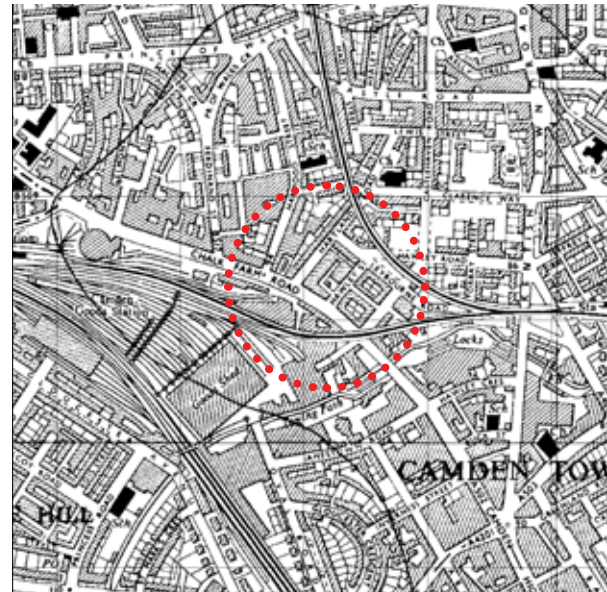
Aerial view showing site location of Hawley Mews

SCHEME CONTEXT

HISTORICAL CONTEXT



HISTORICAL MAP 1888



HISTORICAL MAP 1957

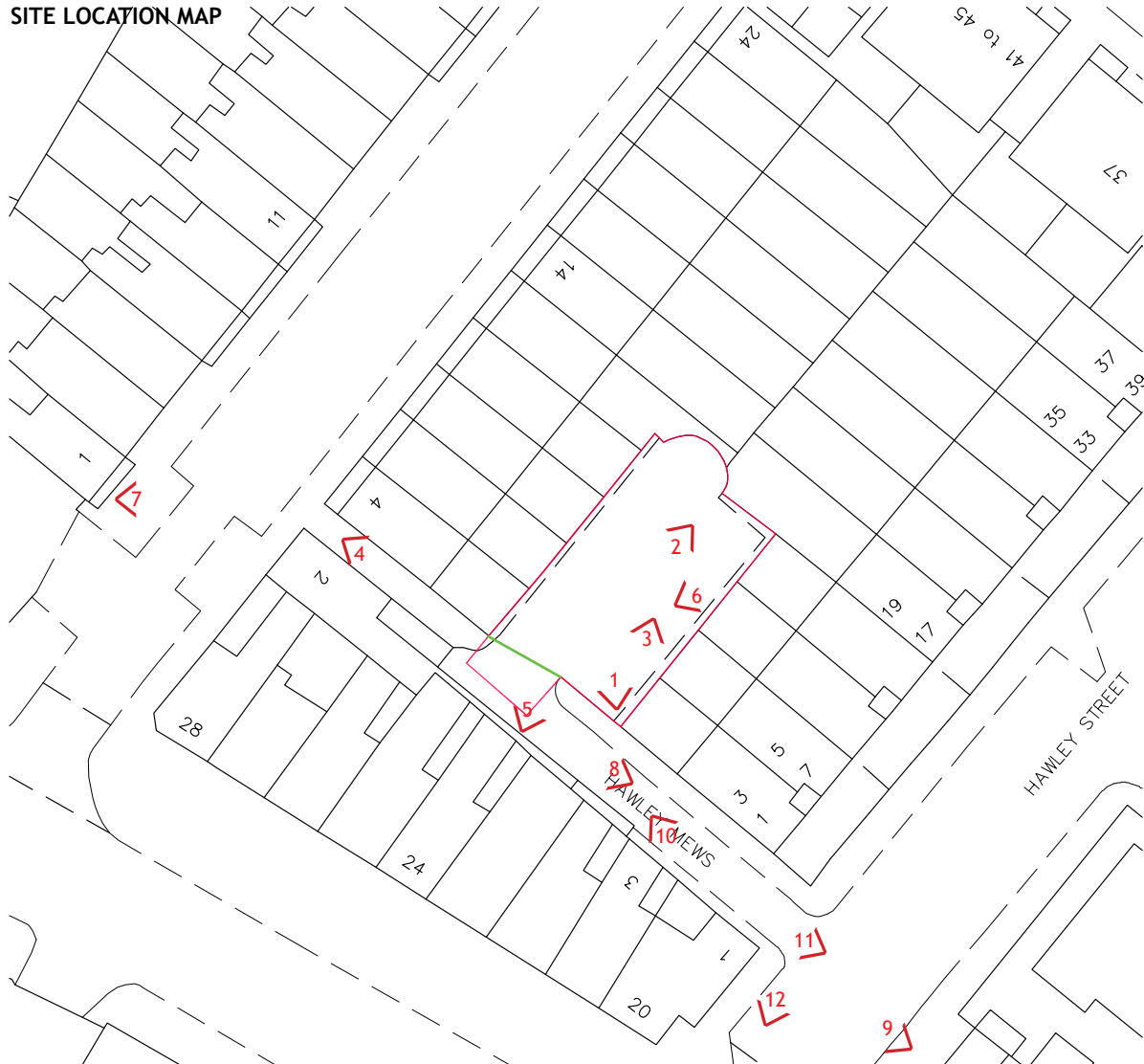


HISTORICAL MAP 1968 -75

SCHEME CONTEXT

SITE CONTEXT : PHOTOGRAPHIC SURVEY

SITE LOCATION MAP



AREA CHARACTER



AERIAL VIEW OF THE SITE WHEN IN USE AS A CAR PARK



THE PROPOSAL IS TO CHANGE THE USE OF THE SITE FROM A CARPARK TO A RESIDENTIAL USE.

THE CAR PARK WAS FORMALLY OWNED BY THE LONDON BOROUGH OF CAMDEN AND USED BY COUNCIL TENANTS. IT IS UNDERSTOOD THAT ALTERNATIVE PROVISION HAS BEEN MADE SO THERE IS NO LOSS OF AMENITY TO THE TENANTS. THERE IS NO SPECIFIC POLICY PROTECTING SURPLUS PARKING. POLICY DP19 RESISTS CREATING NEW PARKING SPACES AND OTHER LDF POLICIES ARE GENERALLY IN SUPPORT OF SUSTAINABLE DEVELOPMENT IN AREAS OF GOOD TRANSPORT LINKS.

THE CHARACTER OF THE IMMEDIATE AREA IS RESIDENTIAL WITH SOME COMMERCIAL USES TO THE SOUTH OF HAWLEY MEWS FRONTING CHALK FARM ROAD WITH RESIDENTIAL ABOVE.

THE SITE IS HIGHLY SUSTAINABLE, LOCATED CLOSE TO MANY LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS. THE SITE HAS A PTAL OF 6A

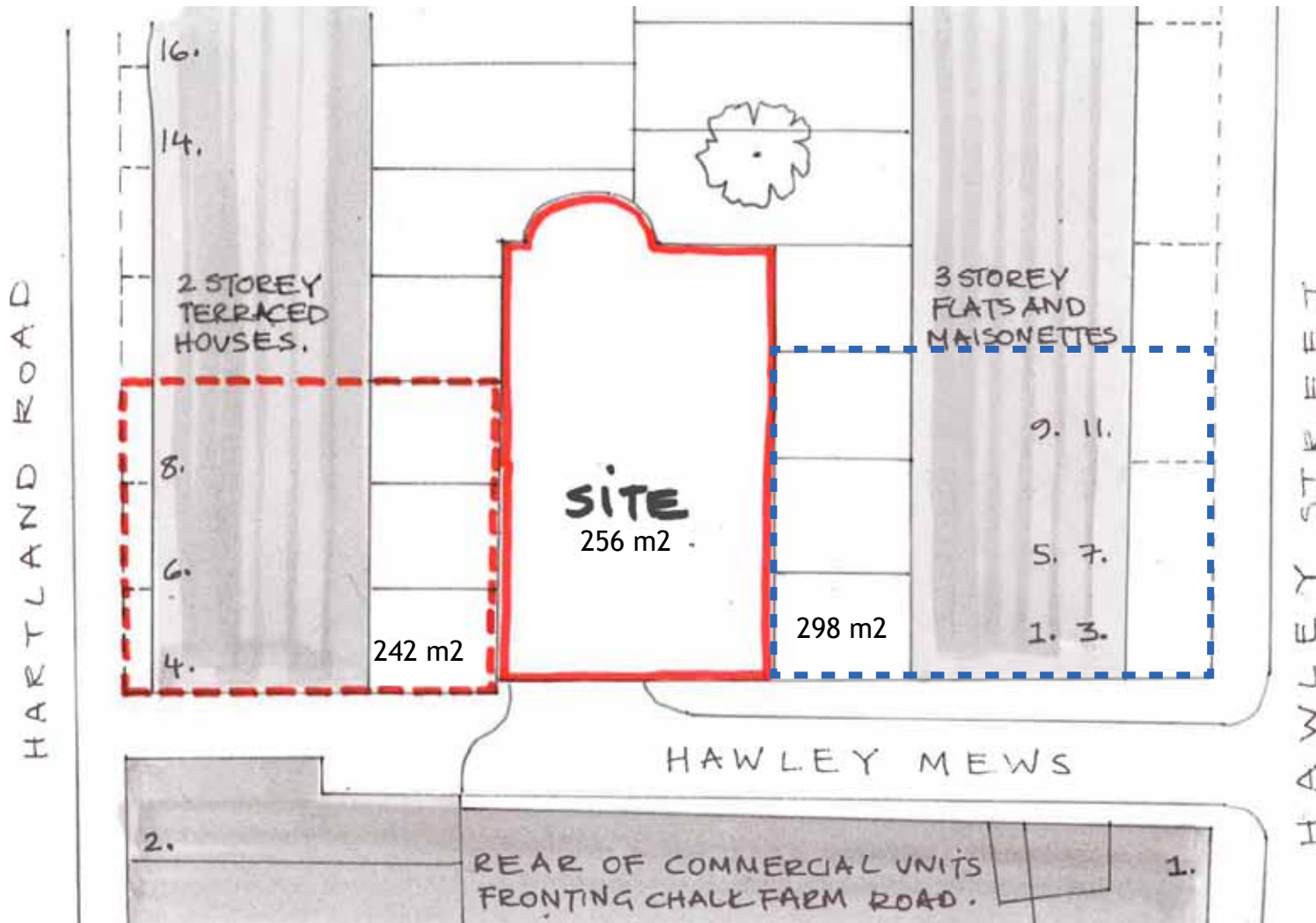
THE PROPOSED RESIDENTIAL USE IS BOTH LOGICAL AND COMPATIBLE WITH THE NEIGHBOURING USES. THIS HAS BEEN CONFIRMED BY THE LPA IN THEIR RESPONSE TO GOLDCREST ARCHITECTS PRE- APPLICATION SUBMISSION.

- VALUABLE UNDER USED LAND IN A SUSTAINABLE LOCATION.
- FAMILY HOUSES COMPATABLE WITH ADJACENT RESIDENTIAL USES.
- PLANNING POLICIES SEEK TO MAXIMISE THE SUPPLY OF ADDITIONAL HOMES IN THE BOROUGH.
- POLICY D5 HIGHLIGHTS THAT FOR MARKET HOUSING THERE IS A PRIORITY FOR TWO BEDROOM FAMILY HOUSES.
- HOUSES IN THIS LOCATION WILL HELP IMPROVE THE GENERAL SAFETY AND SECURITY OF HAWLEY MEWS FOR EXISTING RESIDENTS AND PEDESTRIANS WHO USE THIS ROUTE.



HEIGHT SCALE AND MASSING OF IMMEDIATE CONTEXT

AMOUNT 04



SITE ANALYSIS

- AN ASSESSMENT OF THE IMMEDIATE CONTEXT INFORMED THE SCALE BULK AND MASSING OF THE PROPOSED RESIDENTIAL DEVELOPMENT.
- TWO AND THREE STOREY RESIDENTIAL DEVELOPMENTS ABOUT THE SITE.
- THE SITE IS ROUGHLY RECTANGULAR WITH 256 M2 OF BUILDABLE AREA.
- 3 NUMBER TWO STOREY TERRACED HOUSES ON HARTLAND ROAD TO EAST OCCUPY A SITE AREA 5.5 % SMALLER THAN THE APPLICATION SITE
- 6 NUMBER FLATS AND MAISONNETTES OVER THREE FLOORS ON HAWLEY STREET OCCUPY A SITE AREA 14% GREATER THAN THE APPLICATION SITE.
- THE SITE HAS A PTAL RATING OF 6a. THIS SUGGESTS MEDIUM TO HIGH DENSITY DEVELOPMENT WOULD BE ACCEPTABLE IN PRINCIPLE IN THIS LOCATION.

 SIX NUMBER NEIGHBOURING
3 STOREY FLATS & MAISONNETTES
SITE AREA = 298 m²

 THREE NUMBER NEIGHBOURING
2 STOREY HOUSES
SITE AREA = 242m²

 RESIDENTIAL DEVELOPMENT
SITE
SITE AREA = 256m²

- A REVIEW OF THE SCALE, BULK, MASSING AND DENSITY OF THE IMMEDIATE CONTEXT ESTABLISHED THE SITE WAS CAPABLE OF SUPPORTING THREE TWO BEDROOM FAMILY HOUSES.

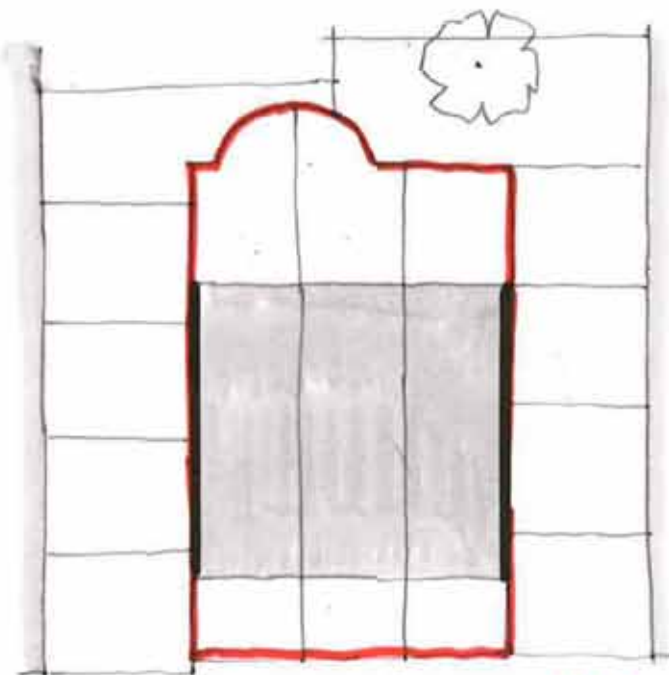
SITE SPECIFIC CONSTRAINTS : LAYOUT

AMOUNT 04

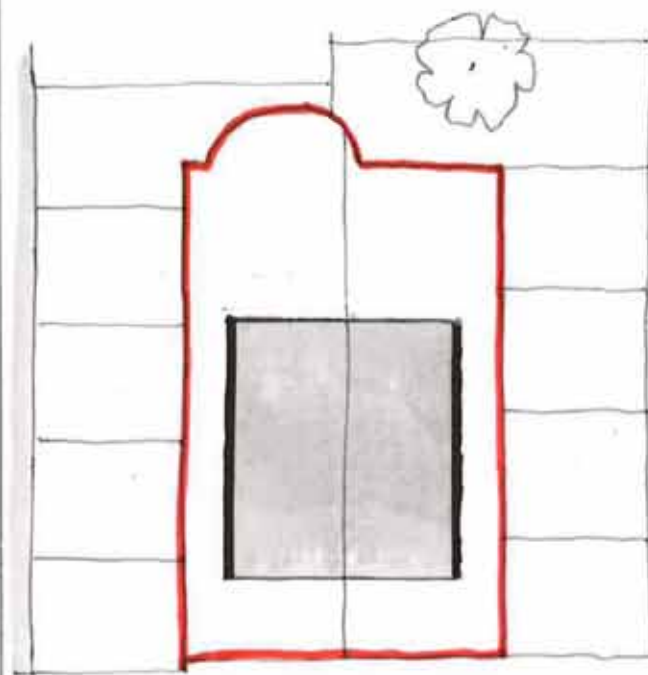
- INFRINGES BRE 25 DEGREE TEST
- 11.5M OF CONTINUOUS 2 STOREY WINDOWLESS FLANK WALL.
- ABUTS NEIGHBOURING BOUNDARY.
- VERY NARROW DEEP PLAN
- LACKS NATURAL LIGHT IN DEPTH OF PLAN.
- PROVIDES THREE 2BED 83m² HOUSES

- NO INFRINGEMENT OF BRE 25 DEGREE TEST
- 10.2M OF CONTINUOUS 2 STOREY WINDOWLESS FLANK WALL.
- SET 1.3M OFF NEIGHBOURING BOUNDARIES.
- NARROW DEEP PLAN
- LACKS NATURAL LIGHT IN DEPTH OF PLAN.
- PROVIDES TWO 2BED 83M² HOUSES

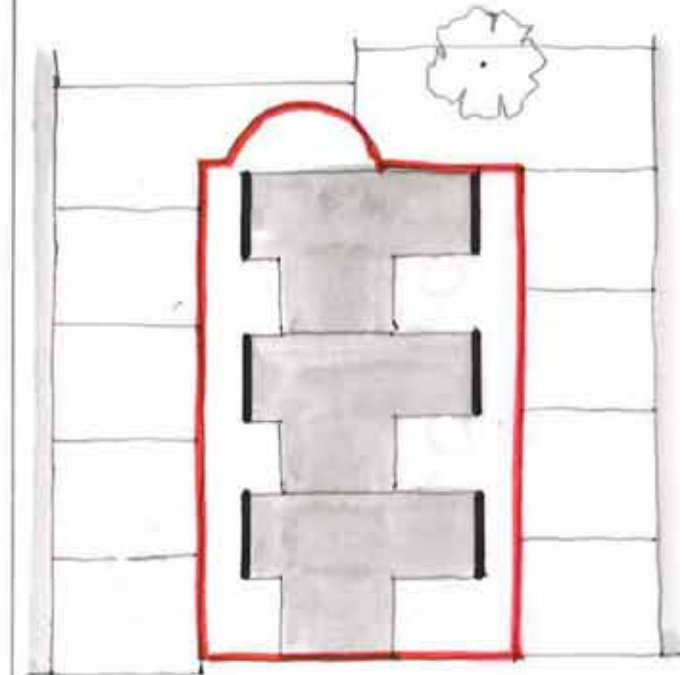
- NO INFRINGEMENT OF BRE 25 DEGREE TEST
- 10.2M OF MODULATED & RAKED FLANK WALL.
- SET 1.3M AND MORE OFF NEIGHBOURING BOUNDARIES.
- 'T' SHAPED PLAN DESIGNED AROUND A PRIVATE COURTYARD AMENITY SPACE ALLOWS NATURAL LIGHT INTO DEPTH OF PLAN.
- PROVIDES THREE 2BED 83M² HOUSES



DESIGN STRATEGY A:
3 X 2BED TERRACED HOUSES



DESIGN STRATEGY B:
2 X 2BED SEMI-DETACHED HOUSES



DESIGN STRATEGY C:
3 X 2BED COURTYARD HOUSES

- A NOTCHED TERRACE OF 'T SHAPED' MEWS HOUSES UNLOCKS THE SITE AND MAXIMISES ITS POTENTIAL FOR 3 X 2 BED FAMILY HOUSES.



DESIGN STRATEGY A:
3 X 2BED TERRACED HOUSES

- INFRINGES BRE 25 DEGREE TEST
- 11.5M OF CONTINUOUS 2 STOREY WINDOWLESS FLANK WALL.
- ABUTS NEIGHBOURING BOUNDARY.
- VERY NARROW DEEP PLAN
- LACKS NATURAL LIGHT IN DEPTH OF PLAN.
- PROVIDES THREE 2BED 83m2 HOUSES



DESIGN STRATEGY B:
2 X 2BED SEMI-DETACHED HOUSES

- NO INFRINGEMENT OF BRE 25 DEGREE TEST
- 10.2M OF CONTINUOUS 2 STOREY WINDOWLESS FLANK WALL.
- SET 1.3M OFF NEIGHBOURING BOUNDARIES.
- NARROW DEEP PLAN
- LACKS NATURAL LIGHT IN DEPTH OF PLAN.
- PROVIDES TWO 2BED 83M2 HOUSES



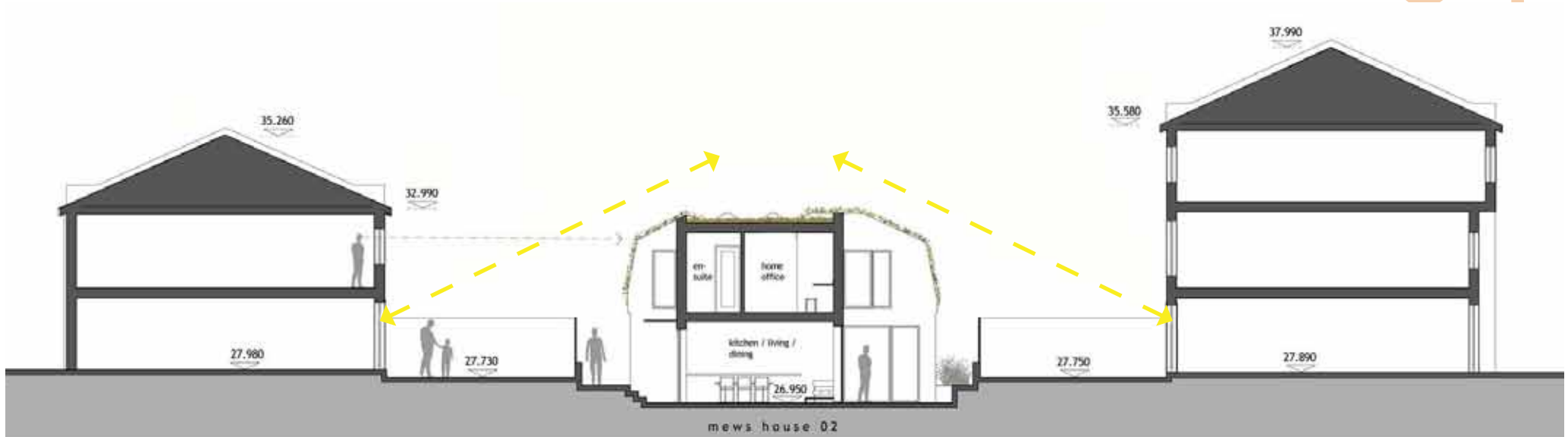
DESIGN STRATEGY C:
3 X 2BED COURTYARD HOUSES

- NO INFRINGEMENT OF BRE 25 DEGREE TEST
- 10.2M OF MODULATED & RAKED FLANK WALL.
- SET 1.3M AND MORE OFF NEIGHBOURING BOUNDARIES.
- 'T' SHAPED PLAN DESIGNED AROUND A PRIVATE COURTYARD AMENITY SPACE ALLOWS NATURAL LIGHT INTO DEPTH OF PLAN.
- PROVIDES THREE 2BED 83M2 HOUSES

- TWO STOREY HOUSES WITH MODELLED ROOFS PROVIDE LOW SCALE, LOW IMPACT SUSTAINABLE FAMILY HOUSES.

SITE SPECIFIC CONSTRAINTS: OUTLOOK FROM NEIGHBOURS

AMOUNT 04



POST PRE-APPLICATION DETAIL DESIGN STAGE.

- THE PROPOSED HOUSES ARE SET 550mm LOWER IN THE GROUND THAN THE EXISTING CAR PARK LEVEL.
 - THE HOUSES ARE SET BACK FROM NEIGHBOURING BOUNDARIES.
 - THE PROPOSED HOUSES HAVE BEEN REDUCED IN HEIGHT AND FOOT PRINT TO GIVE AN OVERALL **REDUCTION IN HEIGHT OF 1.275m** WHEN COMPARED WITH THE PRE-APPLICATION SCHEME.
 - ALL WINDOWS FACE HAWLEY MEWS TO ENSURE NO LOSS OF PRIVACY OR OVERLOOKING OF NEIGHBOURS.
 - INTERNAL FLOOR TO CEILING HEIGHTS MEET AND IN PLACES EXCEED THE MAYOURS HOUSING DESIGN GUIDELINES OF 2.5m.
 - EXTERNAL GLAZED DOORS HAVE BEEN INCREASED IN HEIGHT TO 2.350m
 - THE ROOF SCAPE IS PLANTED TO ENSURE A PLEASANT OUTLOOK FROM NEIGHBOURING PROPERTIES IN LINE RECOMMENDATIONS ON OUTLOOK SET OUT IN CPG 6 AMENITY.
-
- **THE DESIGN RESPONDS CREATIVELY TO THE SITE CONSTRAINTS , SHAPING A MODERN TAKE ON THE TRADITIONAL MEWS HOUSE PROVIDING MUCH NEEDED WELL DESIGNED SUSTAINABLE HOMES THAT RESPECT THE PRIVACY AND AMENITY OF NEIGHBOURS.**

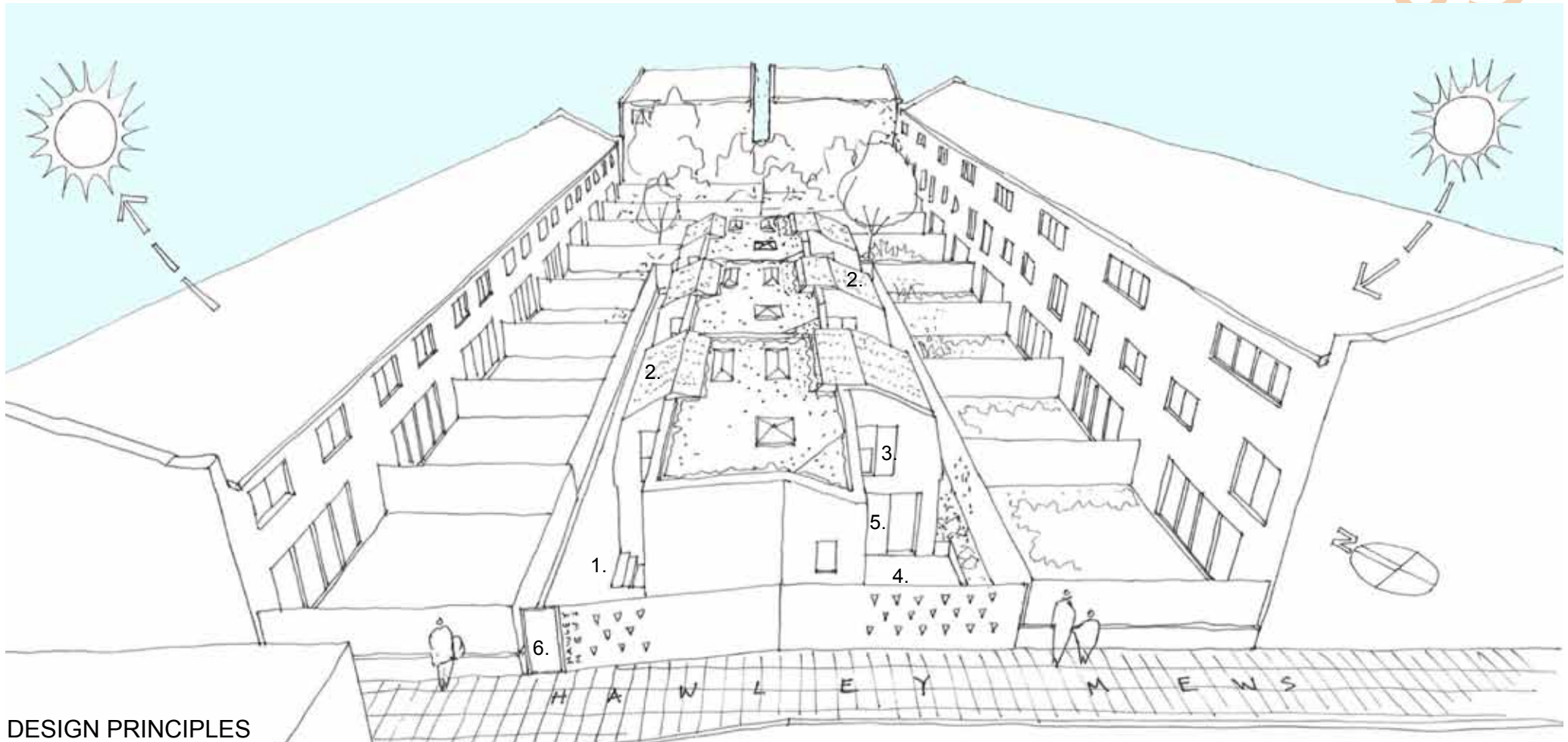
LAYOUT 05



DESIGN PRINCIPLES

- PROPOSED HOUSES SET SLIGHTLY LOWER AND BACK FROM NEIGHBOURING BOUNDARIES TO RESPECT PRIVACY AND OUTLOOK.
- UPPER FLOOR / ROOF INCLINED AWAY FROM BOUNDARY AND PLANTED TO PROVIDE A PLEASANT OUTLOOK FOR NEIGHBOURS (CPG 6.)
- BEDROOM WINDOWS ORIENTATED TO AVOID OVERLOOKING.
- LIVING SPACES OPEN ON TO A SOUTHEASTERLY ASPECT PRIVATE TERRACE.
- LARGE AREAS OF GLAZING AT GROUND FLOOR ENSURE THE TERRACE BECOMES AN EXTENSION OF THE LIVING SPACES.
- SAFE & SECURE GATED ACCESS TO EACH DWELLING.
- GENERAL SECURITY OF HAWLEY MEWS IMPROVED THROUGH PASSIVE SURVEILLANCE OF PROPOSED HOUSES.





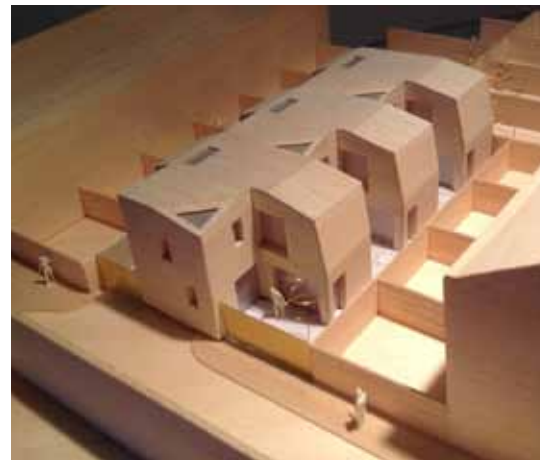
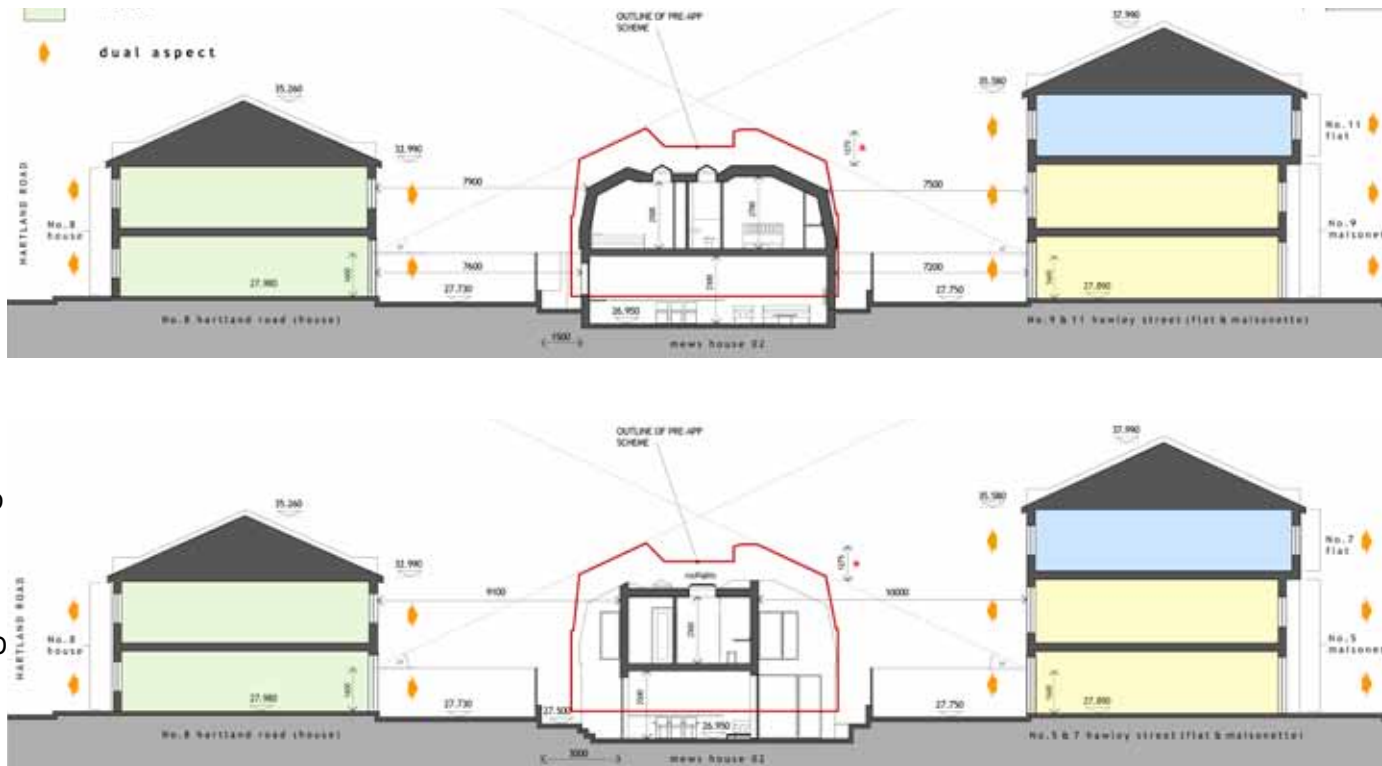
DESIGN PRINCIPLES

1. Houses lowered and set back from neighbouring boundaries.
2. Upper floors incline away from the boundary and planted to reduce impact on neighbours amenity.
3. Bedroom windows are oriented to avoid overlooking.
4. Living spaces open on to the southeasterly aspect courtyard.
5. Large areas of glazing at ground floor ensures the courtyard becomes an extension of the living areas.
6. Safe and secure pedestrian access to each dwelling.
7. Proposed houses provide passive surveillance and improved security along Hawley Mews.

SKETCH DESIGN MODELS

(PRE-APP STAGE)

BALSA WOOD MODELS WERE USED IN THE EARLY DESIGN STAGES TO EXPLORE THE SCALE AND MASSING OF THE PROPOSED 'T' HOUSES. THE IMPACT ON DAYLIGHT AND SUNLIGHT, THE QUALITY OF EXTERNAL PRIVATE AMENITY SPACES AND RELATIONSHIPS TO NEIGHBOURING DWELLINGS.



KEY SECTIONS THROUGH THE SITE

(PRE-APP SCHEME PROFILE OUTLINED IN RED)

FEEDBACK RECEIVED FROM THE LPA AT THE PRE-APPLICATION STAGE REGARDING OUTLOOK HAS BEEN INCORPORATED INTO THE DETAIL DESIGN. OVERALL THE SCHEME HAS BEEN REDUCED IN HEIGHT BY 1.275m WITH REVISIONS TO THE BUILDING FOOTPRINT AND AN INCREASE IN WIDTH OF THE PEDESTRIAN ACCESS WAY THE SCALE AND BULK OF THE SCHEME HAS REDUCED SIGNIFICANTLY.

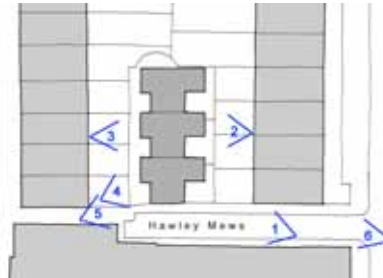
OUTLOOK FROM NEIGHBOURS AND THE PUBLIC REALM

KEY VIEWS AROUND THE SITE

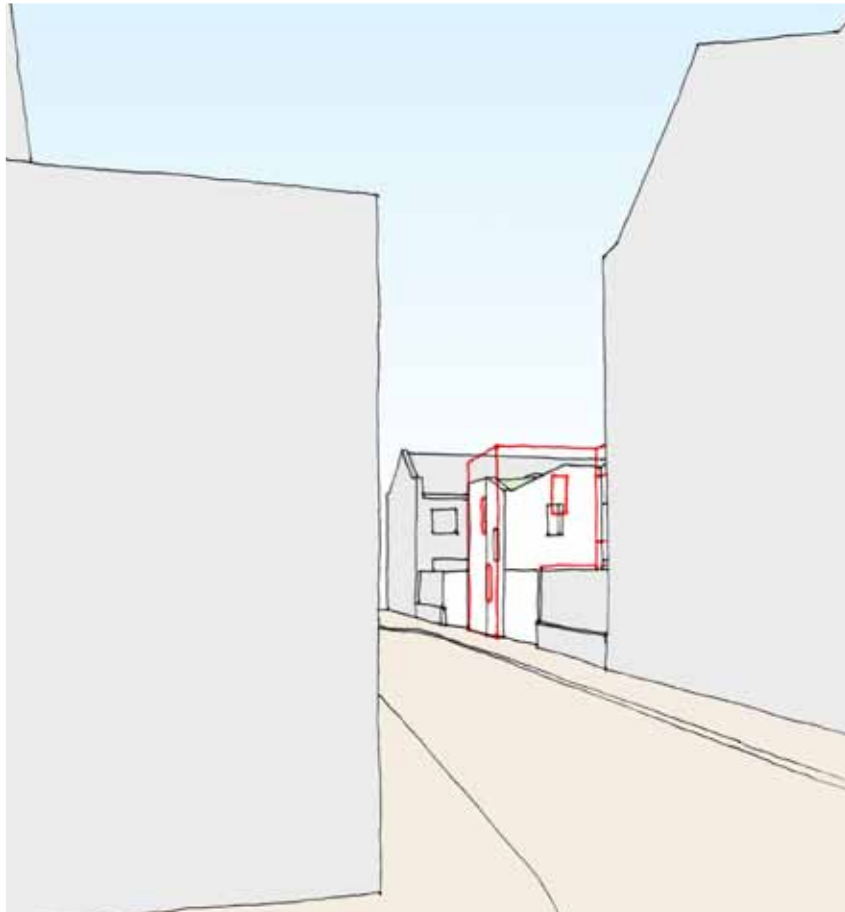
(PRE-APP SCHEME PROFILE OUTLINED IN RED)

THE SCHEME HAS BEEN REDUCED IN HEIGHT BY 1.275m WITH REVISIONS TO THE BUILDING FOOTPRINT AND AN INCREASE IN WIDTH OF THE PEDESTRIAN ACCESS WAY THE SCALE AND BULK OF THE SCHEME HAS REDUCED SIGNIFICANTLY. ROOFS ARE ANGLED AWAY FROM BOUNDARIES AND PLANTED TO CREATE A PLEASANT OUTLOOK FROM NEIGHBOURING DWELLINGS AS ADVISED IN CPG 6

- NOTE VIEWS HAVE BEEN SET UP USING REVIT BIM CAD SOFTWARE



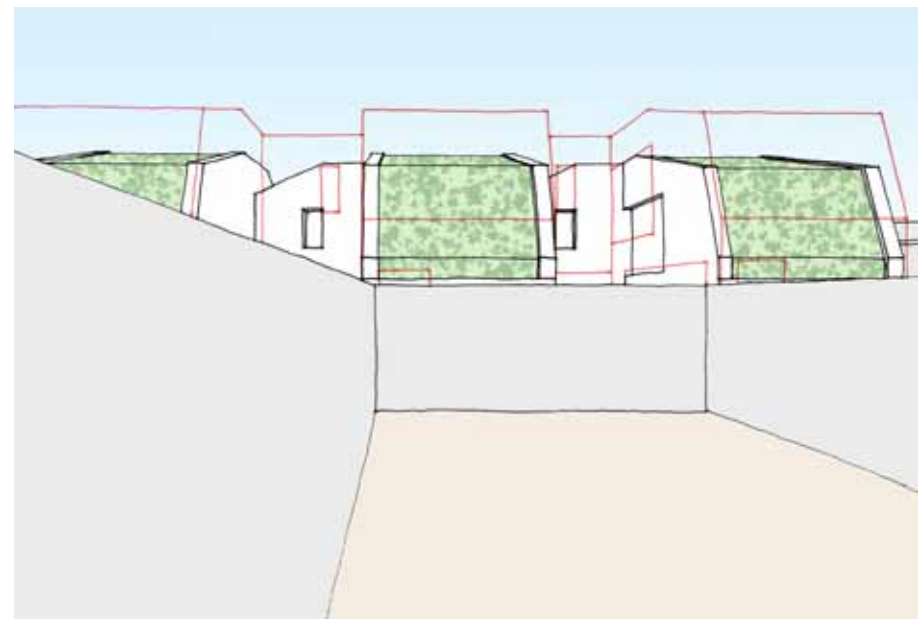
KEY TO VIEWS



VIEW 06. VIEW FROM CORNER OF HAWLEY MEWS AND HAWLEY STREET



VIEW 01. VIEW NW ALONG HAWLEY MEWS



VIEW 02. VIEW NW FROM REAR OF NO. 9 HAWLEY STREET

SCALE 06

OUTLOOK FROM NEIGHBOURS AND THE PUBLIC REALM

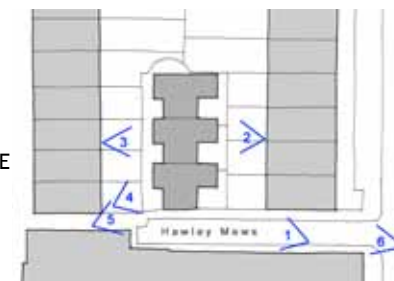
SCALE 06

KEY VIEWS AROUND THE SITE

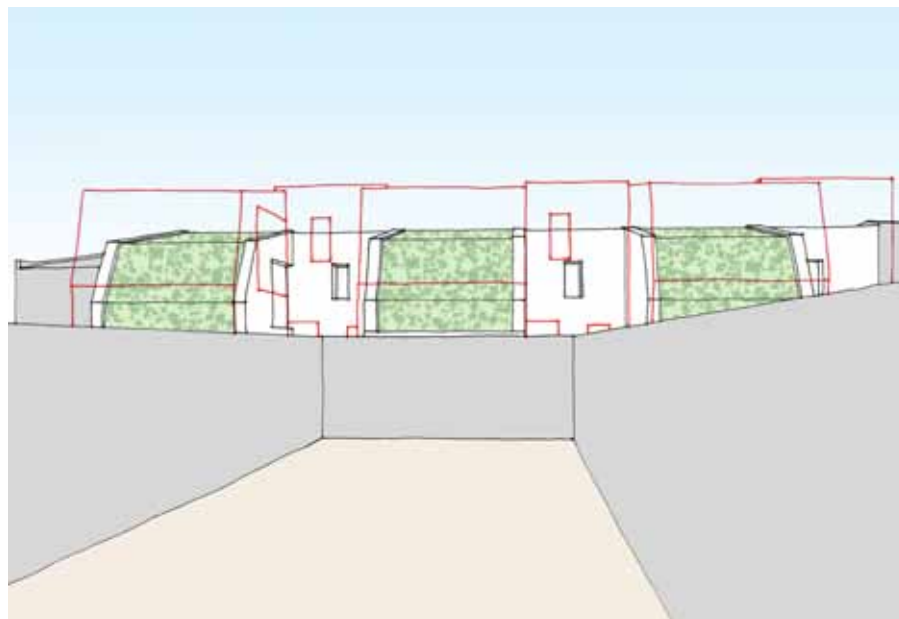
(PRE-APP SCHEME PROFILE OUTLINED IN RED)

THE SCHEME HAS BEEN REDUCED IN HEIGHT BY 1.275m WITH REVISIONS TO THE BUILDING FOOTPRINT AND AN INCREASE IN WIDTH OF THE PEDESTRIAN ACCESS WAY THE SCALE AND BULK OF THE SCHEME HAS REDUCED SIGNIFICANTLY. ROOFS ARE ANGLED AWAY FROM BOUNDARIES AND PLANTED TO CREATE A PLEASANT OUTLOOK FROM NEIGHBOURING DWELLINGS AS ADVISED IN CPG 6

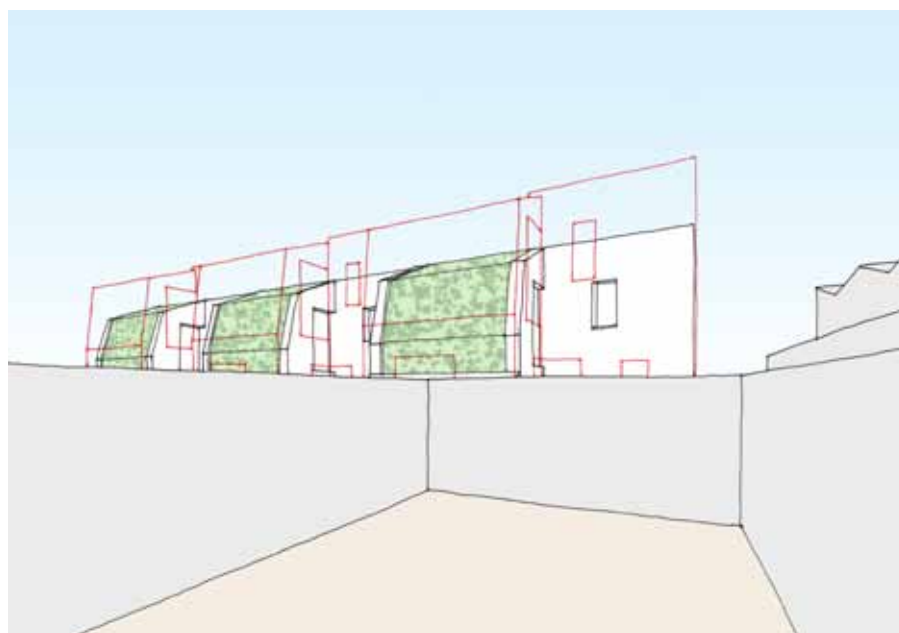
- NOTE VIEWS HAVE BEEN SET UP USING REVIT BIM CAD SOFTWARE



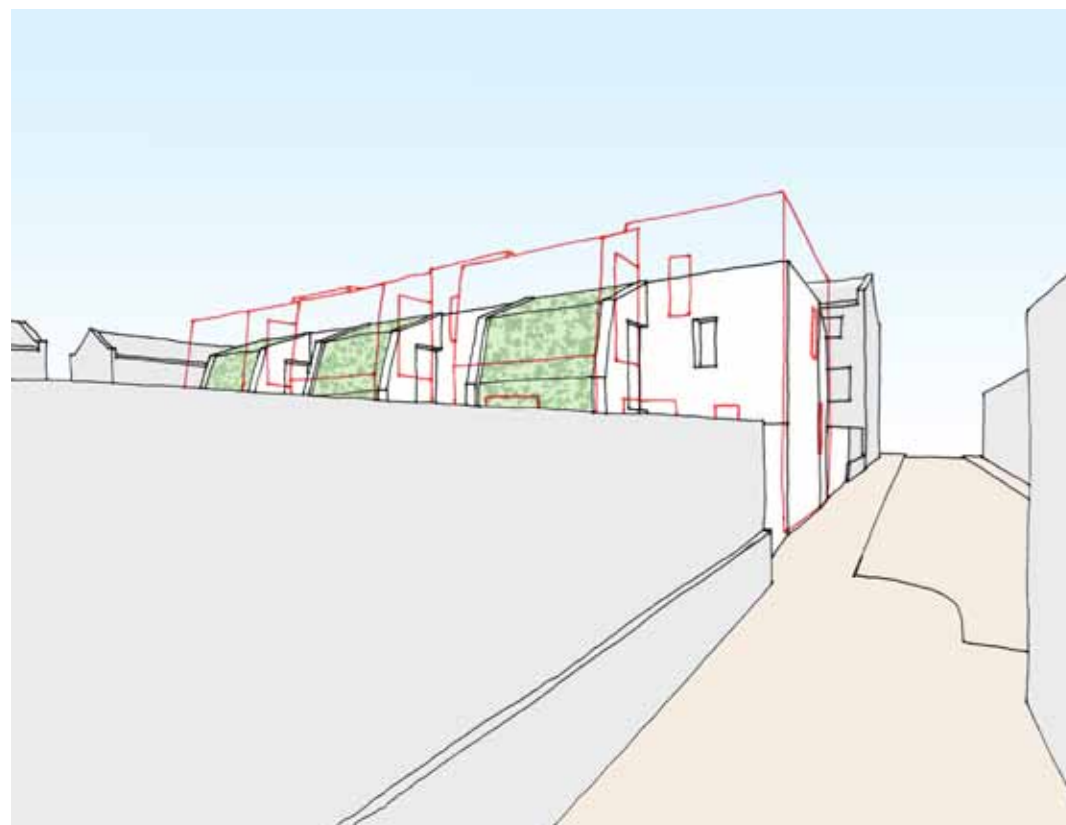
KEY TO VIEWS



VIEW 03. VIEW SE FROM REAR OF NO. 8 HARTLAND ROAD



VIEW 04. VIEW FROM REAR OF NO. 4 HARTLAND ROAD



VIEW 05. LOOKING SE ALONG HAWLEY MEWS

PRE- APPLICATION PRECEDENT STUDIES

APPEARANCE07

Goldcrest Architects Design Intent

The site offers a unique opportunity to provide high quality housing designed in a contemporary manner to meet the design constraints that surround this highly accessible and central site.

Goldcrest architects see an opportunity to use the site constraints to shape a highly desirable modern take on mews houses that fits into Camden's design philosophy and builds on precedents in the area some of which are highlighted below.

Some of the key design aspirations are:

- Create courtyard amenity space that interlocks the internal living space.
- Sculpt the roof scape to respect the neighbouring properties outlook and daylight requirements.
- Orientation of windows designed to protect the outlook and privacy for the occupants and neighbours
- Use of high quality materials and careful detail design to emphasise the design intent.
- Highly sustainable design components incorporated to create a clean, green development.

Camden Precedents



NEWBURY MEWS, NWS

Small Housebuilder Winner 2005 Housing Design Awards

15 contemporary designed mews houses on the site of old lock up garages. The roofs shaped to the 25 degree sightlines from the neighbouring houses.



THE EDEN HOUSE, NWS

Currently under construction (due for completion summer 2013)

A single dwelling on a tight narrow site creating high quality living space through contemporary innovative design.



THE SHADOW HOUSE, NWS

Small House Award 2011 British Homes Awards

A single dwelling in a conservation area on a site of 75m2 formerly housing an electricity substation.



1. Contemporary style rooflights



2. Green roofs



3. Wrap over decorative cladding



4. Raised seam roof cladding



Homogeneous use of materials and careful detailing to create a high quality scheme



5. Render with deep set punched windows



6. Feature street facing boundary fencing



7. Usable private courtyard amenity

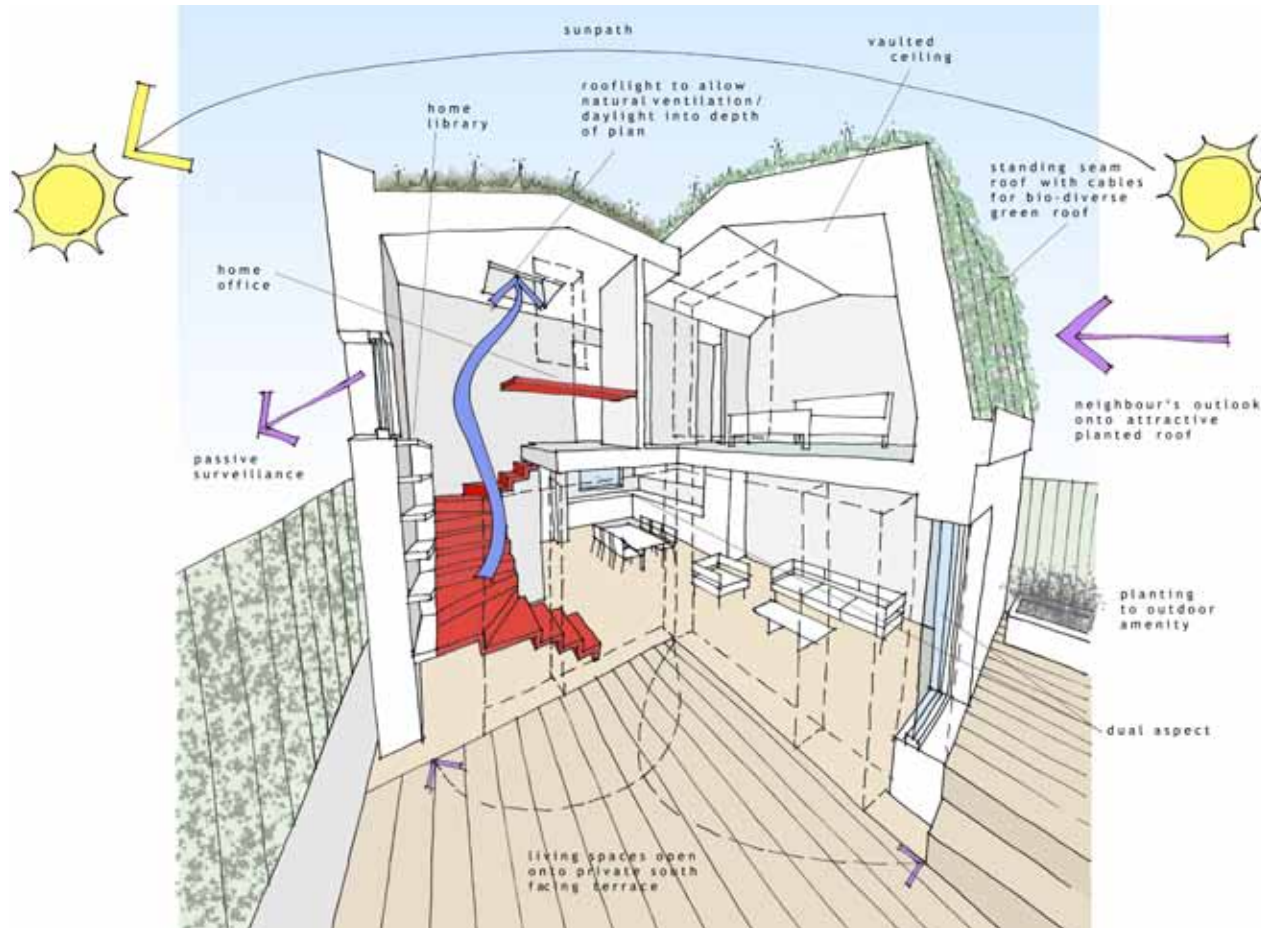


8. Interlocking courtyard & living spaces



‘HIGH QUALITY DESIGN MAKES A SIGNIFICANT CONTRIBUTION TO THE SUCESS OF A DEVELOPMENT AND THE COMMUNITY IN WHICH IT IS LOCATED’ (CAMDEN PLANNING GUIDANCE DESIGN) CAMDEN HAS A LONG TRADITION OF SUPPORTING EXCELLENCE & INNOVATION IN HOUSING DESIGN.

QUALITY OF INTERNAL SPACES



MATERIAL PALETTE

A RESTRAINED PALETTE OF ROBUST MATERIALS HAS BEEN CHOSEN TO REFLECT LIGHT AND REVEAL THE FORM OF THE 'T' SHAPED MEWS HOUSES. LIGHTLY TEXTURED RENDERED WALLS, DEEP SET WINDOWS AND GLAZED DOORS WITH SIMPLE CRISP DETAILING IN CONTRAST TO THE ORGANIC QUALITY OF THE LASER CUT METAL GATED PEDESTRIAN ACCESS SCREEN, GREEN ROOFS, RAIN CHAINS AND LANDSCAPED TERRACE COURTYARD GARDENS.



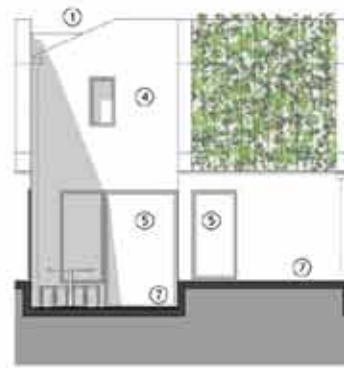
APPEARANCE07

DESIGN PRINCIPLES

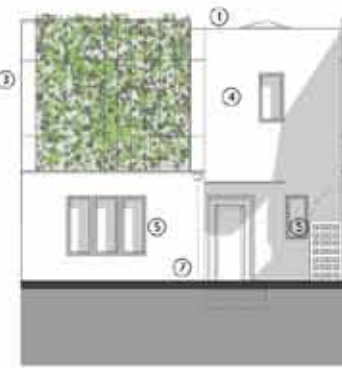
- PROVIDE HIGH QUALITY SUSTAINABLE FAMILY HOUSES.
- CREATE HEALTHY HOMES THAT MAXIMISE LIGHT AND SPACE.
- ENCOURAGE NATURAL VENTILATION, A ROOF LIGHT AT THE TOP OF THE STAIR VENTILATES THE LIVING SPACES IN SUMMER AND MAXIMISES LIGHT INTO THE DEPTH OF THE PLAN IN WINTER.
- DUAL ASPECT LIVING SPACES OPEN ON TO A SOUTH EASTERLY ASPECT PRIVATE TERRACE.
- LARGE AREAS OF GLAZING AT GROUND FLOOR ENSURE THE TERRACE BECOMES AN EXTENSION OF THE LIVING SPACES.
- THE STAIR IS DESIGNED AS A USABLE SPACE NOT JUST A ROUTE TO BEDROOMS. IT PROVIDES A HOME OFFICE AND PLENTY OF STORAGE CREATING A FLEXIBLE WORK / STUDY SPACE THAT SUPPORTS SUSTAINABLE LIVING.
- THE ROOF IS INCLINED AWAY FROM BOUNDARIES AND PLANTED TO PROVIDE A PLEASANT OUTLOOK FOR NEIGHBOURS (CPG 6.) GREEN ROOFS IMPROVE BIODIVERSITY ACROSS THE DEVELOPMENT COOLING THE AIR IN SUMMER AND REDUCING RAIN WATER RUN OFF.
- BEDROOM WINDOWS ORIENTATED TO AVOID OVERLOOKING MAINTAINING THE PRIVACY AND AMENITY OF NEIGHBOURS.
- THE GENERAL SECURITY OF HAWLEY MEWS IS IMPROVED THROUGH PASSIVE SURVEILLANCE OF THE PROPOSED MEWS HOUSES. SECURE GATED PEDESTRIAN ACCESS TO HOUSES.

QUALITY OF INTERNAL & EXTERNAL SPACES material palette

APPEARANCE 07



SOUTH EAST ELEVATION - 01
SCALE 1:50



NORTH WEST ELEVATION - 02
SCALE 1:50



SOUTH WEST SECTION ELEVATION - 03
SCALE 1:50



NORTH EAST SECTION ELEVATION - 04
SCALE 1:50



6. PERFORATED METAL LASER-CUT SCREEN



1. CONTEMPORARY PAVING



8. RAINWATER CHAINS



1. GREEN + BROWN ROOFING



2. GREEN SCREEN / WALL



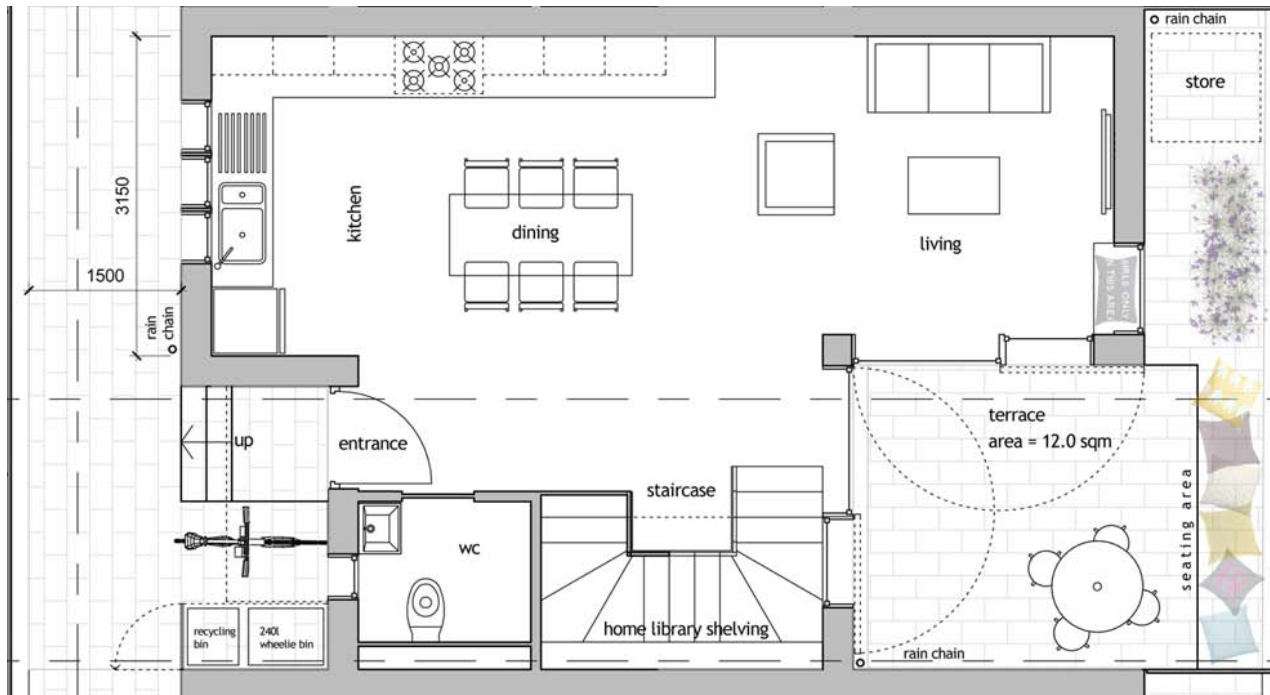
2. STANDING SEAM ROOF



4. STD RENDER - WHITE



5. VELUX WINDOW



THE LANDSCAPE DESIGN APPROACH SEEKS TO MAXIMISE THE POTENTIAL OF A SMALL CITY GARDEN TO PROVIDE AN ATTRACTIVE FLEXIBLE ROBUST EASY TO MAINTAIN PRIVATE OUTDOOR AMENITY SPACE IN THE HEART OF THE CITY.

THE OUTDOOR TERRACE IS DESIGNED AS A SEAMLESS EXTENSION OF THE INDOOR LIVING AREAS. INTEGRATED SEATING, RAISED PLANTED BEDS AND STORAGE SPACE FOR BBQ'S ETC HAVE BEEN CAREFULLY CONSIDERED AND DESIGNED TO MAKE MAXIMUM USE OF THE AVAILABLE AREA, PROVIDING A HEALTHY YEAR ROUND AMENITY SPACE FOR RESIDENTS.

THE HOUSE AND TERRACE ARE ORIENTATED SOUTH EAST AND SET AT 550MM (SEAT HEIGHT) BELOW NEIGHBOURING GARDENS. THIS MAKES MAXIMUM USE OF AVAILABLE DAYLIGHT AND SUNLIGHT WHILST ENSURING THE PRIVACY OF NEW RESIDENTS AND EXISTING NEIGHBOURS ALIKE.



PEDESTRIAN ACCESS



SECURE BIKE SPACE

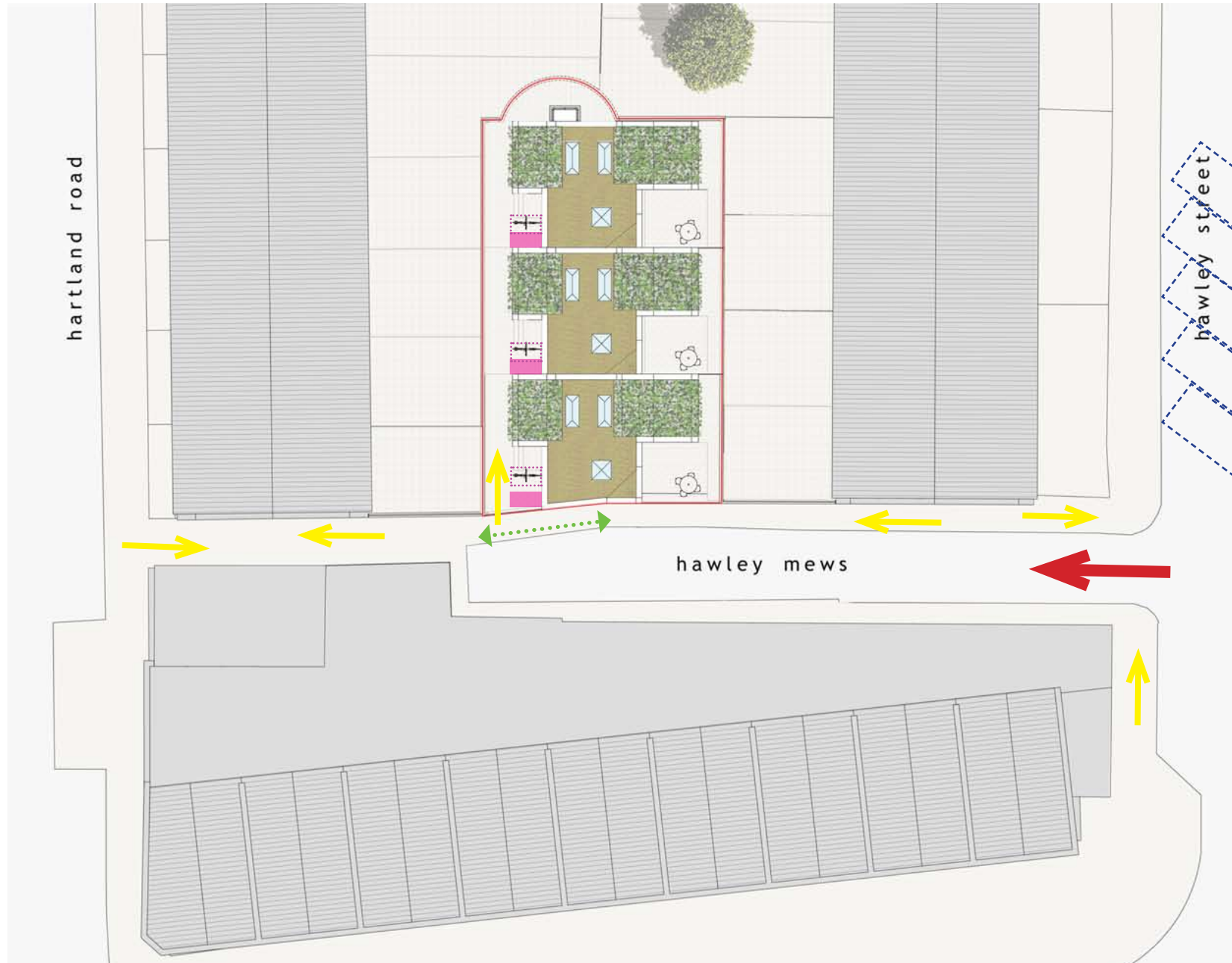


RAISED PLANTED AREAS
opportunities for planting herbs and edible flowers



INTEGRATED SEATING
used to maximise the useable area of a small city garden





refuse vehicles currently access Hawley Mews to collect retail refuse.

a secure gated pedestrian access gate with trades button will allow refuse collection via key fob code.

secure covered refuse stores are located adjacent to the entrance of each dwelling house.

secure covered bike space provided at the entrance of each house.

parking bays Hawley street

current crossover access to car park removed and footpath extended to provide uninterrupted pedestrian access route through Hawley Mews

KEY

- Refuse storage
- Car parking spaces
- Proposed cycle storage
- Pedestrian access
- Vehicular access

existing vehicle access to carpark removed and footpath extended

LIFETIME HOMES

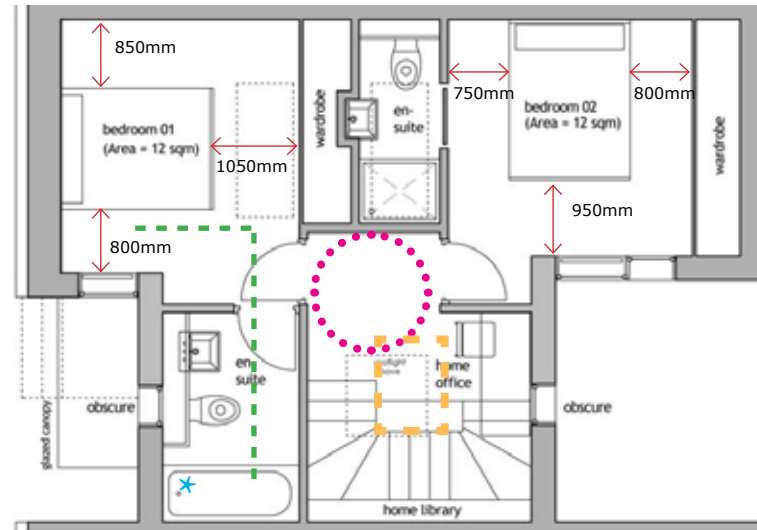
The “Lifetime Homes” standard has been devised to ensure that residential units can be adapted to suit the changes in inhabitants life circumstances such as personal illness, disability or care of an elderly relative.

The sixteen principles include:

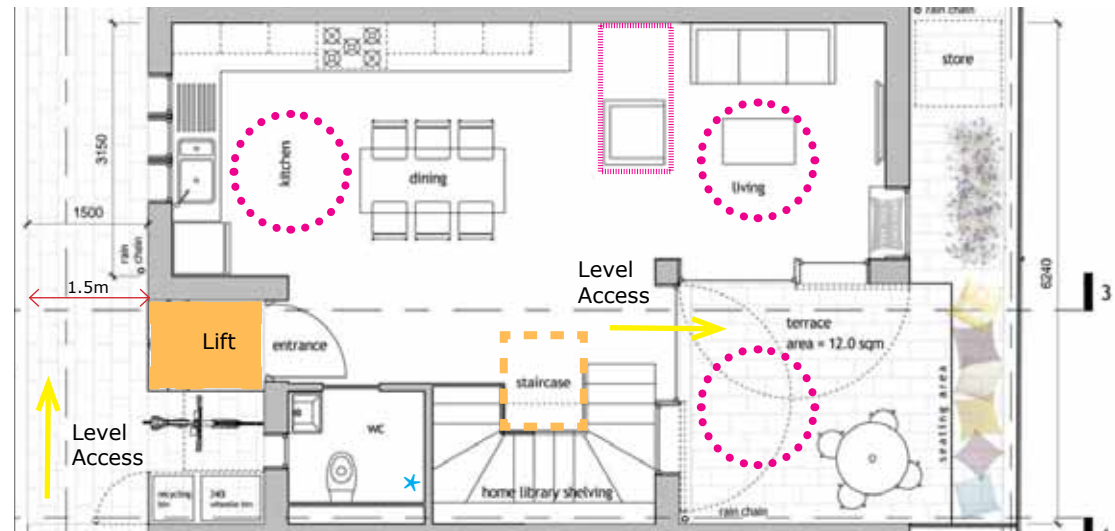
1. Parking (n/a car free development)
2. Approach to dwelling from parking (as above)
3. Approach to all entrances
4. Entrances
5. Communal stairs and lift
6. Internal doorways and hallways
7. Circulation space
8. Entrance level living space
9. Potential for entrance level bed space
10. Entrance level WC and space for shower later
11. WC and bathroom walls
12. Stairs and potential through floor lift
13. Potential for fitting of hoist bedroom / bathroom
14. Bathrooms
15. Glazing and window handle heights
16. Location of service controls.

LIFE TIME HOMES¹⁰

TYPICAL PROPOSED DWELLING - FIRST FLOOR



TYPICAL PROPOSED DWELLING - GROUND FLOOR



KEY

- | | | | |
|-----------------------------|-----------------------------|---------------------|--------------------------|
| Potential for platform lift | Potential for internal lift | 1.5m turning circle | Entrance level bed space |
| Level Access | Shower drain | Potential for hoist | |

SUSTAINABILITY¹¹

EXECUTIVE SUMMARY

We have adopted the lean, clean, green approach to sustainable development. These are as follows :

Passive design - Building Fabric - (Lean)

Active design - Efficient Systems - (Clean)

Renewables - (Green)

A Sustainability assessment has been prepared as part of this Planning application in order to demonstrate the sustainable design and construction principles in the context of the Code for Sustainable Homes.

The initial assessment indicates an expected rating of 71.36% equating to a Code for Sustainable Homes 'Level 4' rating.



Provision of secure cycle parking



Modern methods of construction



Green Roofs



Low energy lighting



Information pack on green energy to be provided to residents



Planting of native species



Provision of energy efficient heating/hot water equipment



Water recycling. Waterbutt to each dwelling



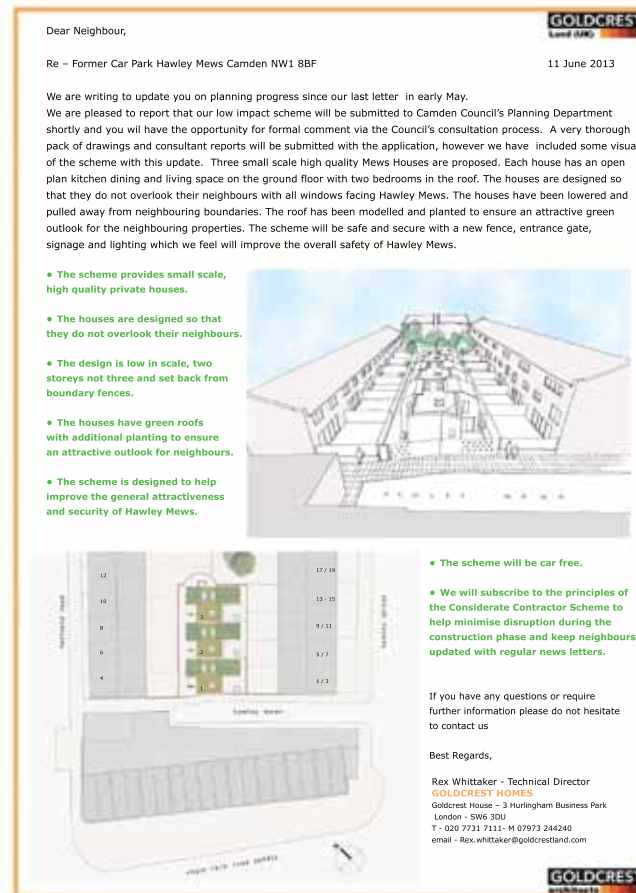
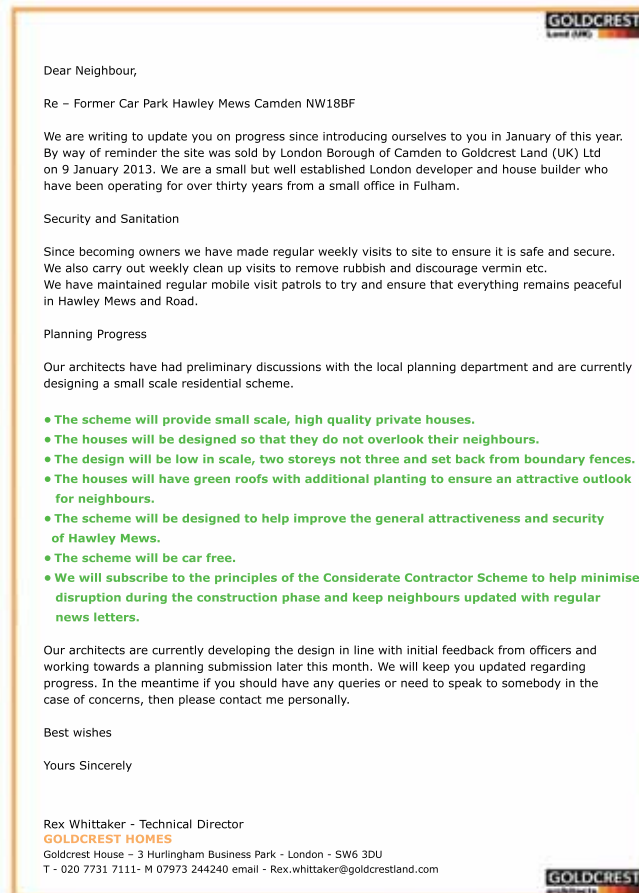
Recycling of construction materials where possible

CONSULTATION¹²

A REPORT ON CONSULTATION PREPARED BY 'YOUR SHOUT' ON BEHALF OF GOLDCREST HAS BEEN SUBMITTED SEPERATELY TO SUPPORT THIS APPLICATION.

BELOW IS A SHORT SUMMARY OF THE CONSULTATION THAT HAS TAKEN PLACE TO DATE.

- REGULAR NEWS LETTERS SENT TO RESIDENTS TO KEEP THEM INFORMED OF PROGRESS WITH PROPOSED RESIDENTIAL DEVELOPMENT PLANS AT HAWLEY MEWS
- LETTERS SENT TO COUNCILLORS AND WARD COUNCILLORS IN FEBRUARY DESCRIBING THE SCHEME AND OFFERING TO MEET AND BRIEF THEM REGARDING PROPOSALS FOR THE SITE.
- EARLY MARCH MEETING WITH DEPUTY LEADER CLLR CALLAGHAN TO PRESENT PROPSALS. SHE WAS 'EXCEPTIONALLY PLEASED' WITH THE SCHEME AND WELCOMED THE EFFORTS MADE TO DESIGN A HIGH QUALITY SUSTAINABLE HOUSING SCHEME THAT ALSO WORKED TO PRESERVE THE AMENITY AND PRIVACY OF EXISTING RESIDENTS.
- PRE-APP MEETING ON SITE 20th FEBRUARY WITH CHRISTOPHER HEATHER CASE OFFICER AND CHARLIE ROSE, CONSERVATION AND DESIGN OFFICERS FOR THE APPLICATION.
- MEETING WITH CASTLEHAVEN COMMUNITY CENTRE TO PRESENT PROPSALS IS BEING ARRANGED FOR THE LATTER PART OF JUNE.



EXAMPLES OF UPDATE NEWS LETTERS HAND DELIVERED TO LOCAL RESIDENTS

SUMMARY AND CONCLUSIONS

Goldcrest are proposing the redevelopment of land at Hawley Mews, Camden.

The site currently comprises a unused car park which has fallen into disrepair. The car park is no longer required and the loss of the car park and its redevelopment for residential development accords with policy and has been agreed between both parties as noted in the pre-application response.

This statement demonstrates a robust policy basis which supports the redevelopment of the site and which fully acknowledges the key principles contained within both the adopted London Plan and local Policy.

The following benefits will be achieved by the scheme:

The development will make a valuable contribution to the housing stock of the borough with a scheme of high quality sustainable family houses.

The proposal respects its setting and preserves and enhances its surroundings.

The proposal accords with national, regional and local policies with regard to all relevant aspects including use, density, open space, sustainability, unit sizes and wheelchair housing.

The development meets the planning policy objectives and is in conformity with other policies and other material considerations.

It is therefore considered that the proposal should be supported.