

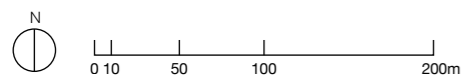
1.1 Site Location

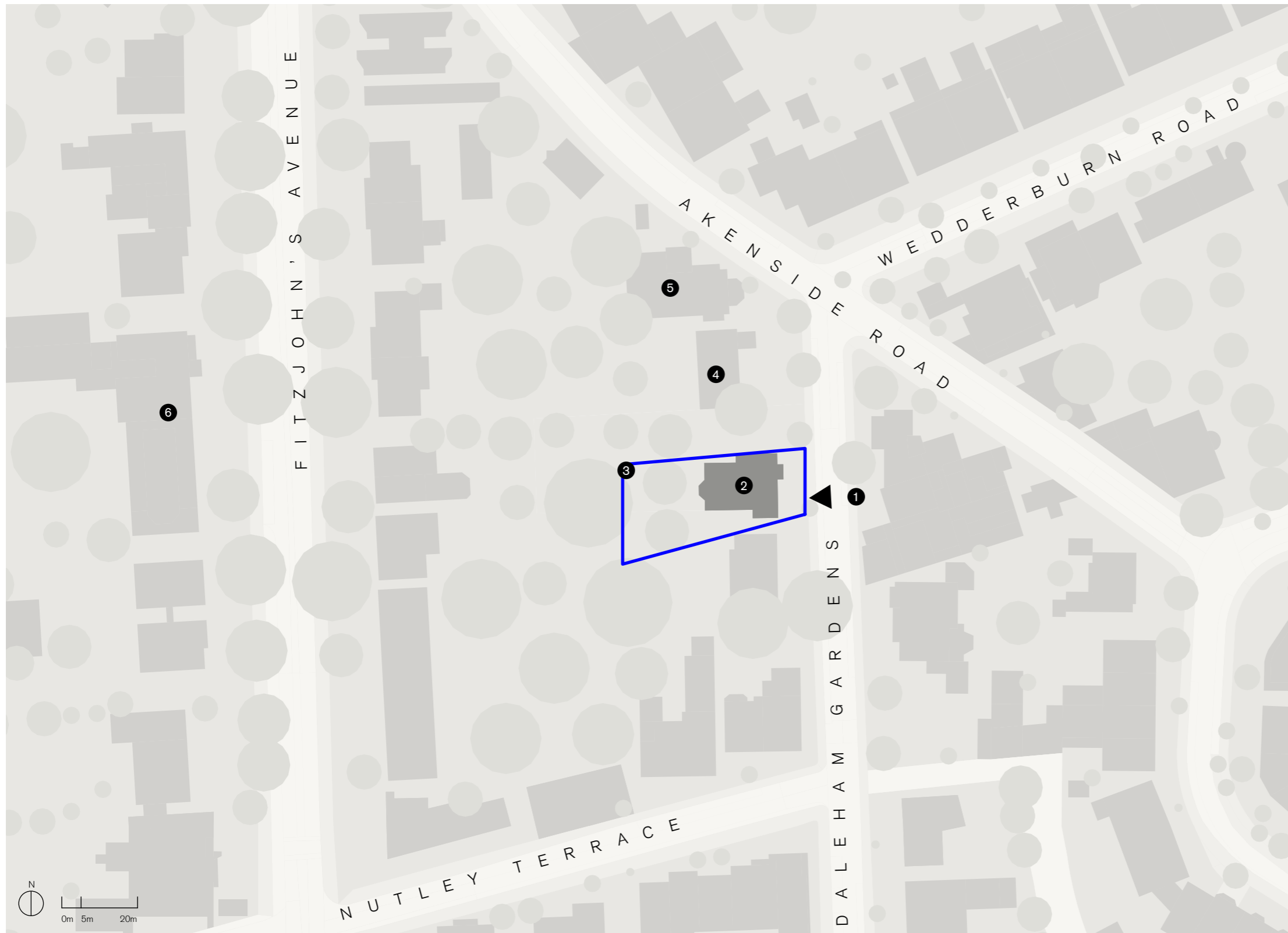
The site occupies a position in Camden, located in the middle of Daleham Gardens and forms part of the Fitzjohns Netherhall conservation area.

The plan, left, shows the position of the site in the context of neighbouring main buildings and major transport infrastructure.

Above left

- 01. Project site*
- 02. Finchley road & Frognal train station*
- 03. Finchely road underground station*
- 04. Freud museum*
- 05. Marie Curie hospice*
- 06. Royal Free Hospital School of Medicine*
- 07. Belsize park underground station*





1.2 Local Site Layout

The plan on the left shows the plot boundary to which this feasibility study refers, presently occupied by a single three storey house accessed from Daleham Gardens and a large courtyard comprising of seven existing mature trees.

The plot is surrounded by a two storey residential building to the south and a one storey family centre to the north, in close proximity to the existing boundary wall.

The existing building has significant fire damage and therefore, this exercise will not explore its refurbishment as a viable option. However, the existing proximities, construction boundary lines and height parameters will be considered in the approach to the site.

It is to be noted that there are currently discrepancies between the 1970s existing building's plans and the current Ordnance Survey maps regarding the site boundary. This exercise has been carried out following the most up to date Ordnance Survey map, as per the client's advice.

The site topography is believed to have a slope of approximately 2.8 m according to the existing building survey information. This information will have to be confirmed in due course in order to complete an accurate range of options.

In addition to a topographical survey, a detailed tree survey will be needed in the future to assess the tree retention strategy.

- Above left*
- 01. Site access
 - 02. Existing house
 - 03. Site boundary
 - 04. Monroe family centre
 - 05. Gloucester house nursery
 - 06. St Mary's school



01



02



03



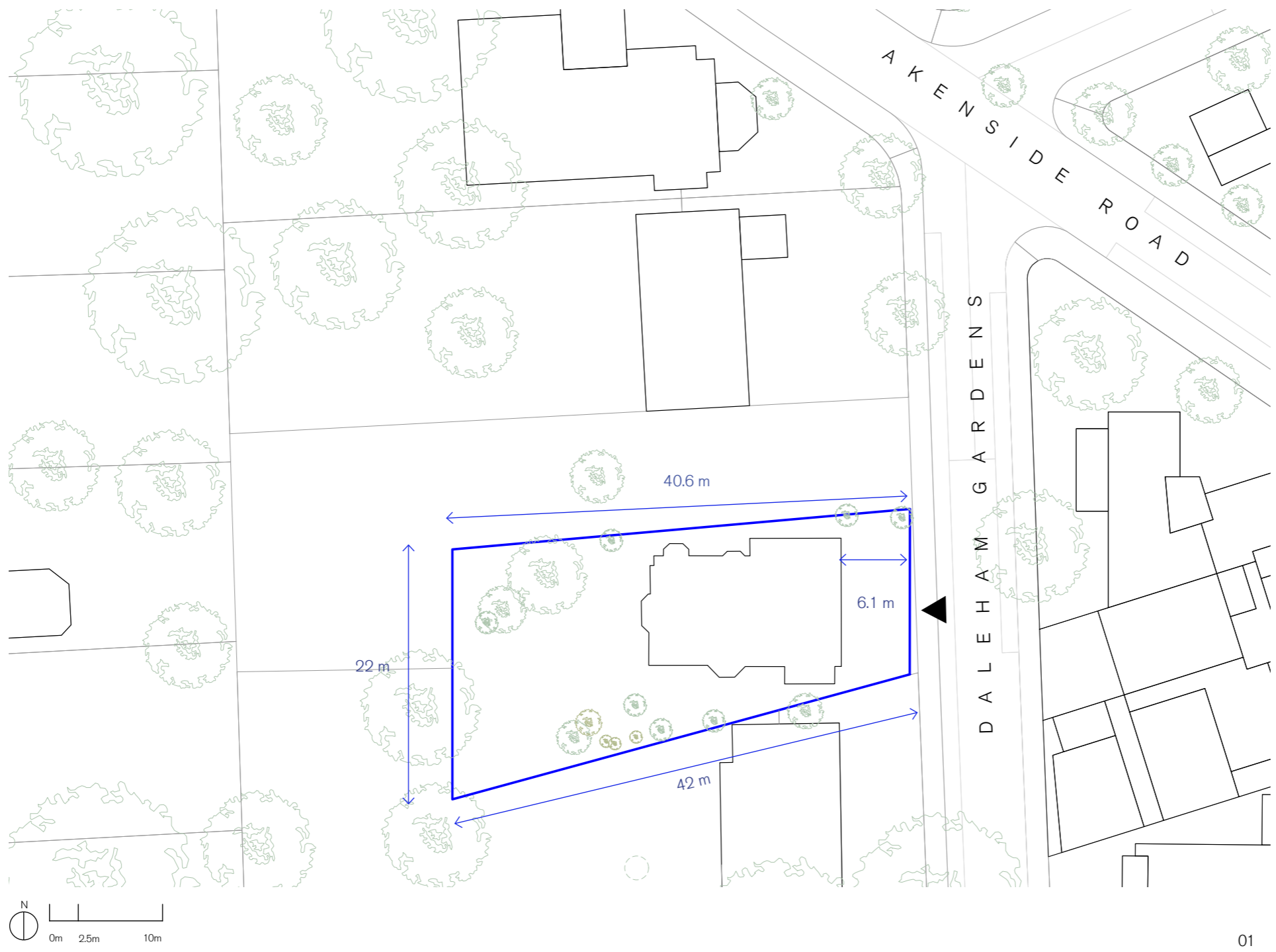
04

1.3 Site Condition

As described in the previous point the existing building has significant fire damage and it is unsafe to visit the site at the moment.

Further survey will be needed in order to address the boundary line issue described on point 1.2, as well as an arboricultural and topographical survey.

*Above left
01. View from Daleham Gardens
02. View of the existing building
03. View of the existing building
04. Boundary of between existing building and adjoining property*



1.4 Plot Definition

The site measures approximately 22 metres to the west and 14.5 metres on the east boundary. The site has an approximate length of 42 metres (at its longest point).

The total site area amounts to approximately 742 square metres, of which roughly 190 square metres is currently occupied by the existing building.

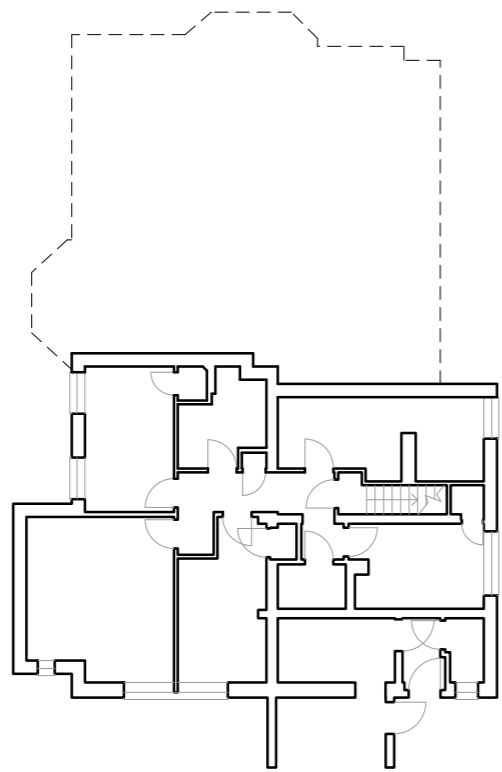
Access to the rear garden is pedestrian only.

There are 6 existing mature trees within the site boundary, ranging from canopy widths of approximately 3 m up to 11 m, based upon the site survey acquired from Camden Council.

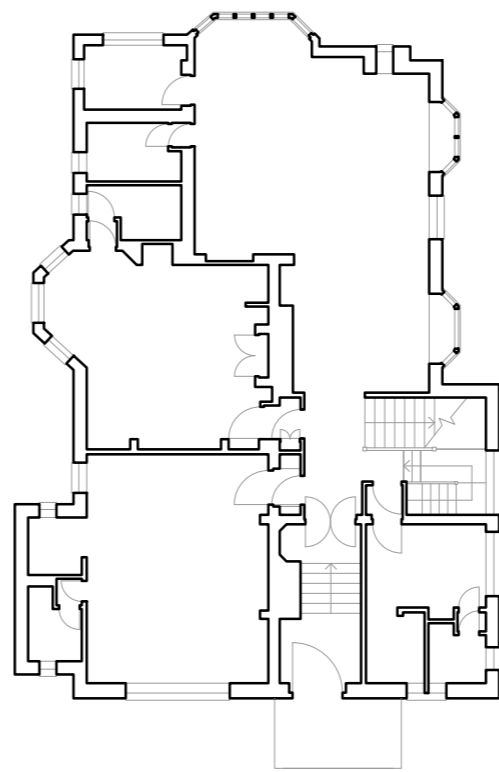
The plot boundary is shown in blue on the plan, left.

01

Above left
01. Plot dimensions



01



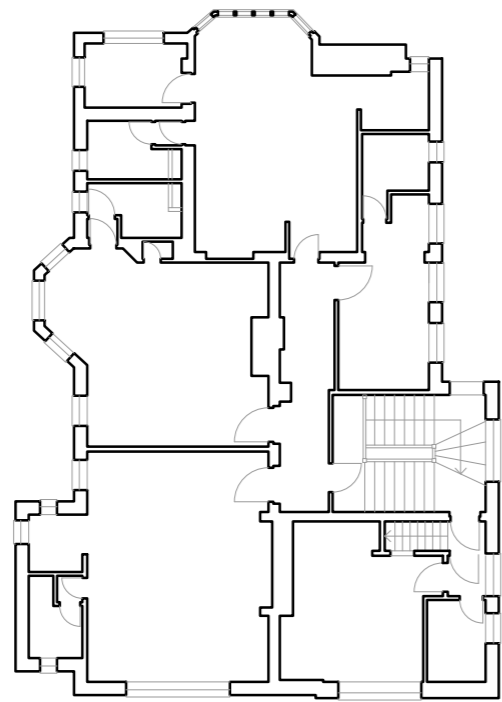
02

1.5 Existing plans

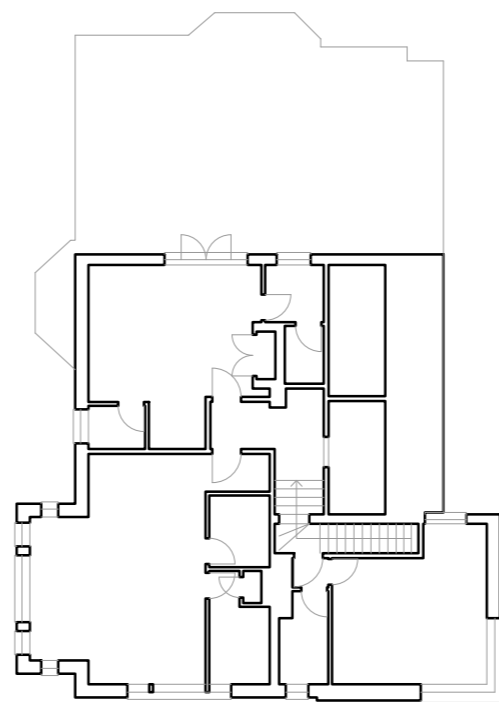
As previously mentioned in this report, the existing building has significant fire damage and therefore, this exercise will not explore its refurbishment as a viable option.

However the height parameters will be considered in the approach to the site, subject to further survey information.

Above left
01. Basement plan
02. Ground floor plan

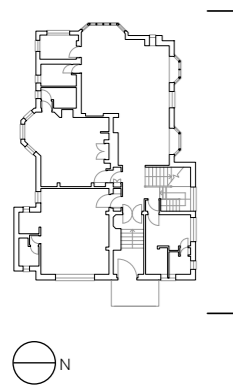


01

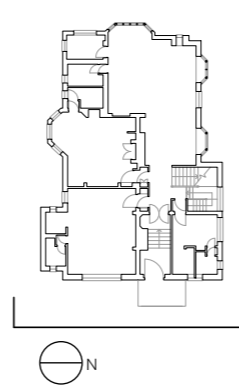
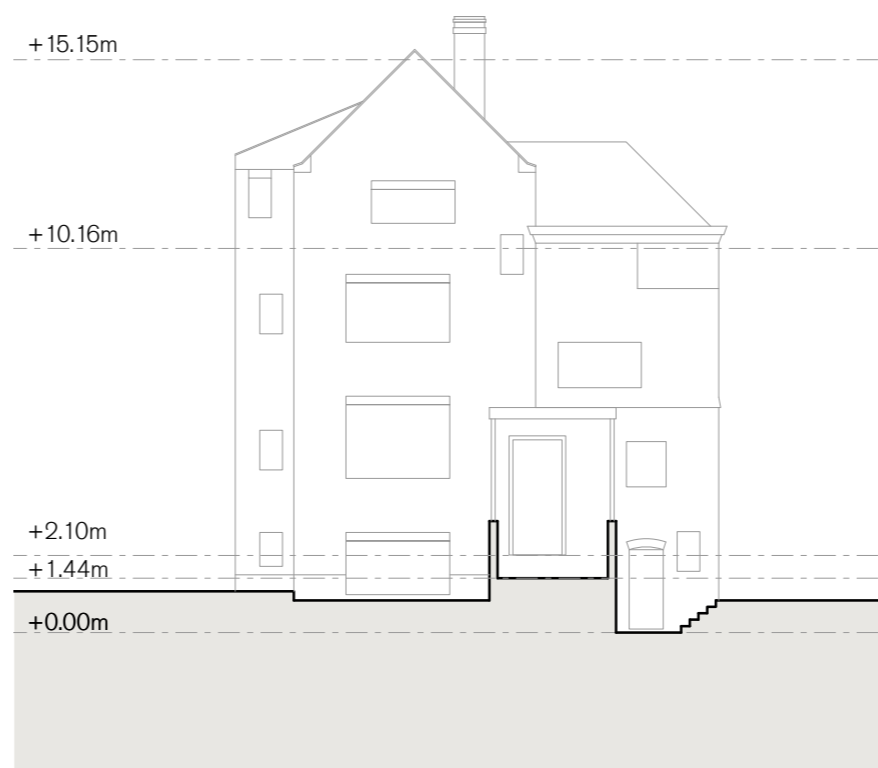


02

Above left
01. First floor plan
02. Second floor plan



01



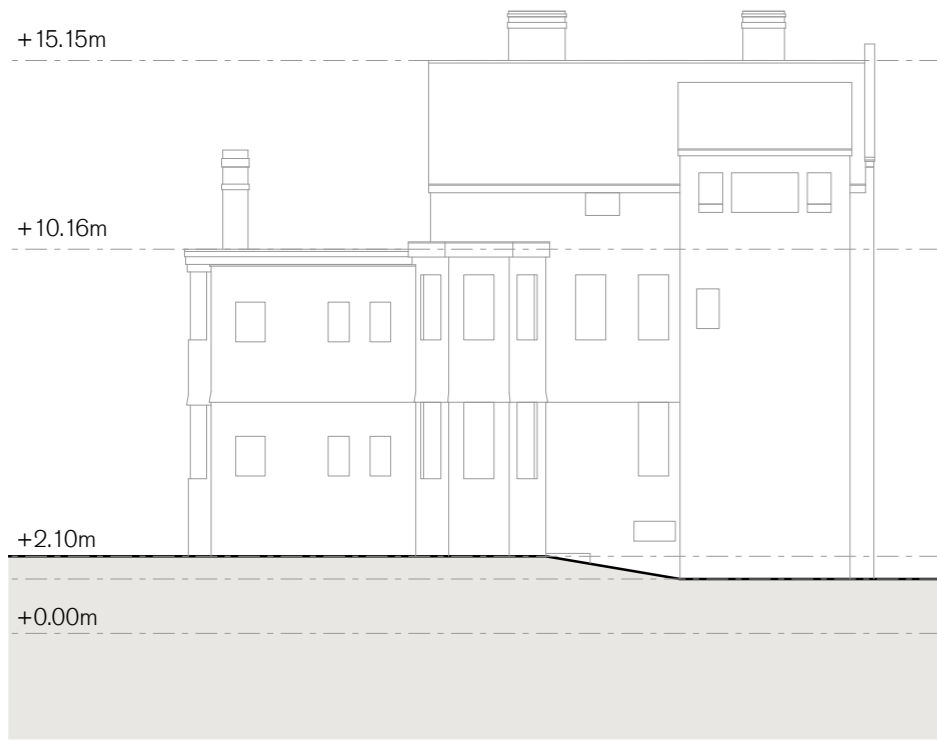
02

1.6 Existing elevations

The existing survey information shows a difference in height of approximately 2.1 m from Daleham Garden's entrance to the back of the site. This height data has been accounted for in the feasibility study this report refers to.

Overall building heights have been estimated based on a visual survey.

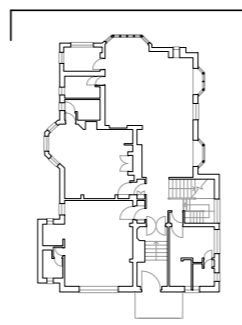
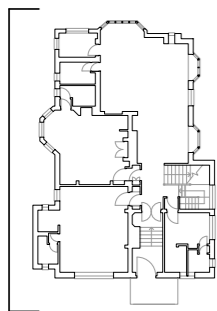
Above left
 01. North elevation
 02. East elevation



01



02



Above left
01. South elevation
02. West elevation

1.7 Existing area schedule

The adjacent schedule sets out the existing accommodation, as well as the cumulative areas.

<i>Floor</i>	<i>Flat No</i>		<i>NIA m²</i>	<i>GIA m² per floor</i>	<i>GEA m² per floor</i>
Basement	Flat 1/2	Tenancy	90.22	90	104
Ground Floor	Flat 3	Void	14.39	173	195
	Flat 4	Leasehold	36.28		
	Flat 5	Leasehold	33.59		
	Flat 6	Leasehold	29.56		
	Flat 7	Leasehold	25.97		
First Floor	Flat 8	Leasehold	35.65	173	195
	Flat 9	Leasehold	30.84		
	Flat 10	Tenancy	37.70		
	Flat 11	Void	14.28		
	Flat 12	Void	19.54		
Second Floor	Flat 13	Leasehold	35.28	104	123
	Flat 14	Leasehold	25.60		
	Flat 15	Tenancy	19.60		
TOTAL			448.50	540	617

2.2 Dwelling Size Priorities

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

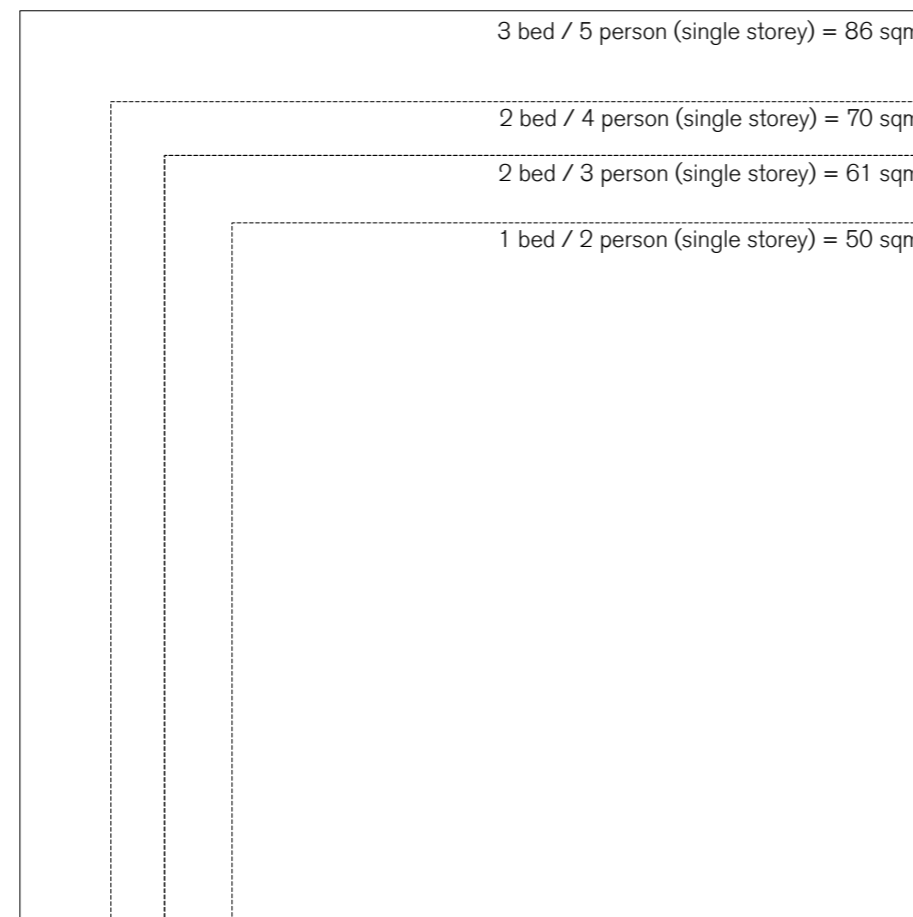
2.1 Space Provisions and Benchmarks

All assumptions and provisions in respect of space and services are based on guidance defined by the Technical housing standards – nationally described space standard

The unit typologies developed for the purpose of testing options for the occupation of the site conform, insofar as they are able to be analysed at feasibility level, to the standards set out in the document.

2.2 Dwelling Size Priorities

Camden's Local plans sets out priority unit sizes for different tenures set out in Table 2 adjacent.

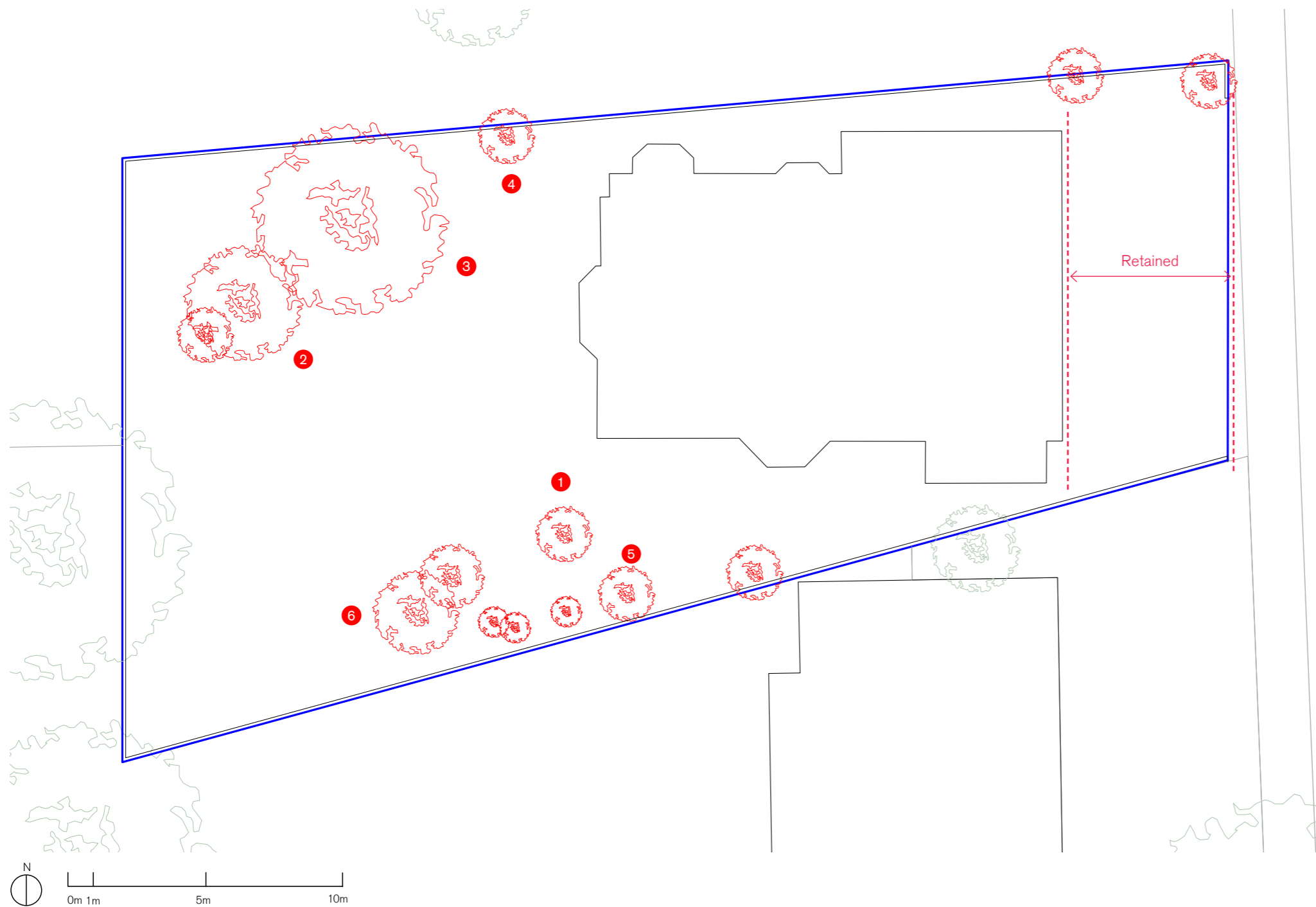


2.1 Space Provision

Diagrams, left

2.1 Minimum space provisions for one, two and three bedroom dwellings as defined by the Technical housing standards – nationally described space standard.

2.2 Dwelling Size Priorities



3.1 Site Constraints and Considerations

The following number of key issues have been considered in order to assess the viability of the residential development in this site:

- The presence of 6no. mature trees within the site, ranging from a canopy width of approximately 3m up to 11m as established from the tree survey (see appendix). The plan option within this feasibility aims to retain those listed based on their status. The full Topological Survey drawing is contained within the Appendix.
- The site topography is believed to have a level change of approximately 2.1m according to the existing building's survey information which should provide sufficient sectional difference to allow for submerged units at the rear of the property, subject to reviewing the impact on the tree root growth. The full Tree Survey drawing is contained within the Appendix.
- The southern building 31a connects to a larger development which spans across to Fitzjohn Avenue to the west and contains connected shared gardens. The outlook onto the garden is a consideration and it is important that the neighbouring condition remain broadly unchanged or comparable. Drawings are contained within the Appendix.
- Off set from the street. Owing to the absence of a building line at Daleham Gardens directly opposite to the street is retained and aligned with 31a and as existing.

Drawing, left

Area containing mature trees

Name/Condition

1. *Ilex aquifolium* /FAIR

2. *Sambucus nigra* /FAIR

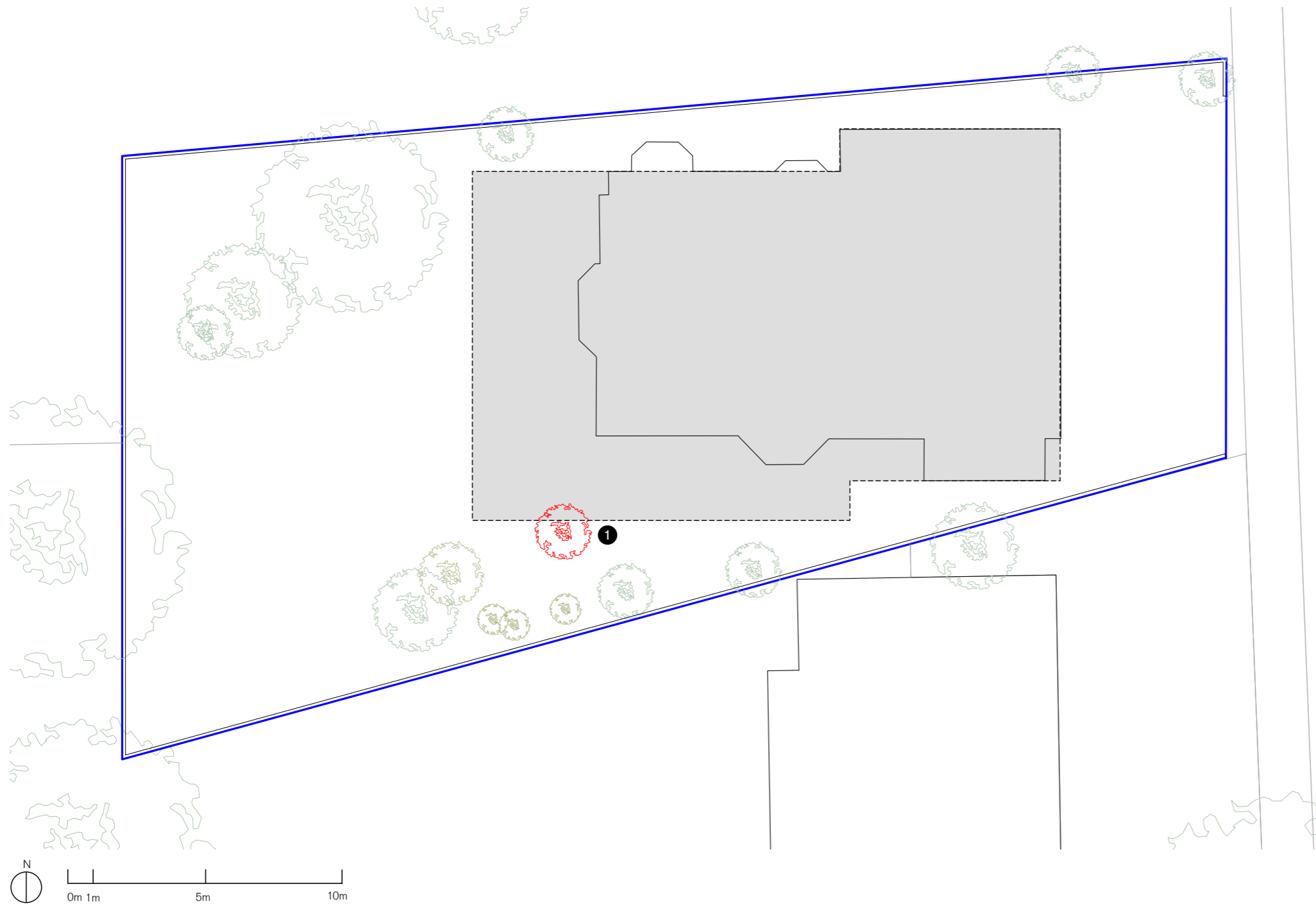
3. *Magnolia unidentified species* /FAIR

4. *Acer pseudoplatanus* /FAIR

5. *Prunus unidentified species* /POOR

6. *Salix caprea* /FAIR

01



4.1 Approach

A single option has been generated which considers the mass very carefully alongside all of the parameters outlined within the introduction.

The plan at ground level allows for two points of access, one from the north side to access 're provided' units at ground level in accordance with planning policy, and the other from the east accessing the remainder of the units via a main core. The core serves generally three units per typical floor and maintains broadly the extents of the existing building's footprint to the north and east, and is marginally increased to the west and south. (See diagram on Pg 11)

In principle, the scheme assumes a majority tree retention strategy with only one tree removed sitting in close proximity to the proposed building line.

A 2.0 meter high level difference between the access to the site from Daleham Gardens and the back garden allows for the provision of additional units at ground. An external bike store and refuse store are provided at ground floor level to maintain a short access route in close proximity to the road and to free up valuable internal space within the footprint.

Total mix:

- 4x 1b2p units
- 1x 2b3p units
- 4x 2b4p units
- 1x 3b4p units
- 4x 3b5p units

14 units in total (see full schedule on page 17)

5/6 retained trees

1/6 poor condition and may be removed.

01

Drawing, left
Existing and proposed building footprints
Tree alterations Name/Condition
 1. *Ilex aquifolium / FAIR / Removed*



4.2 Plans

The following drawings set out the strategy for the unit distribution, the reprovided units and the locations of refuse/bikes.

As a pavilion building, windows are assumed to be possible on all sides acknowledging the proximity to adjacent gardens and also the existing position of windows. Living areas are orientated east and west in all cases.

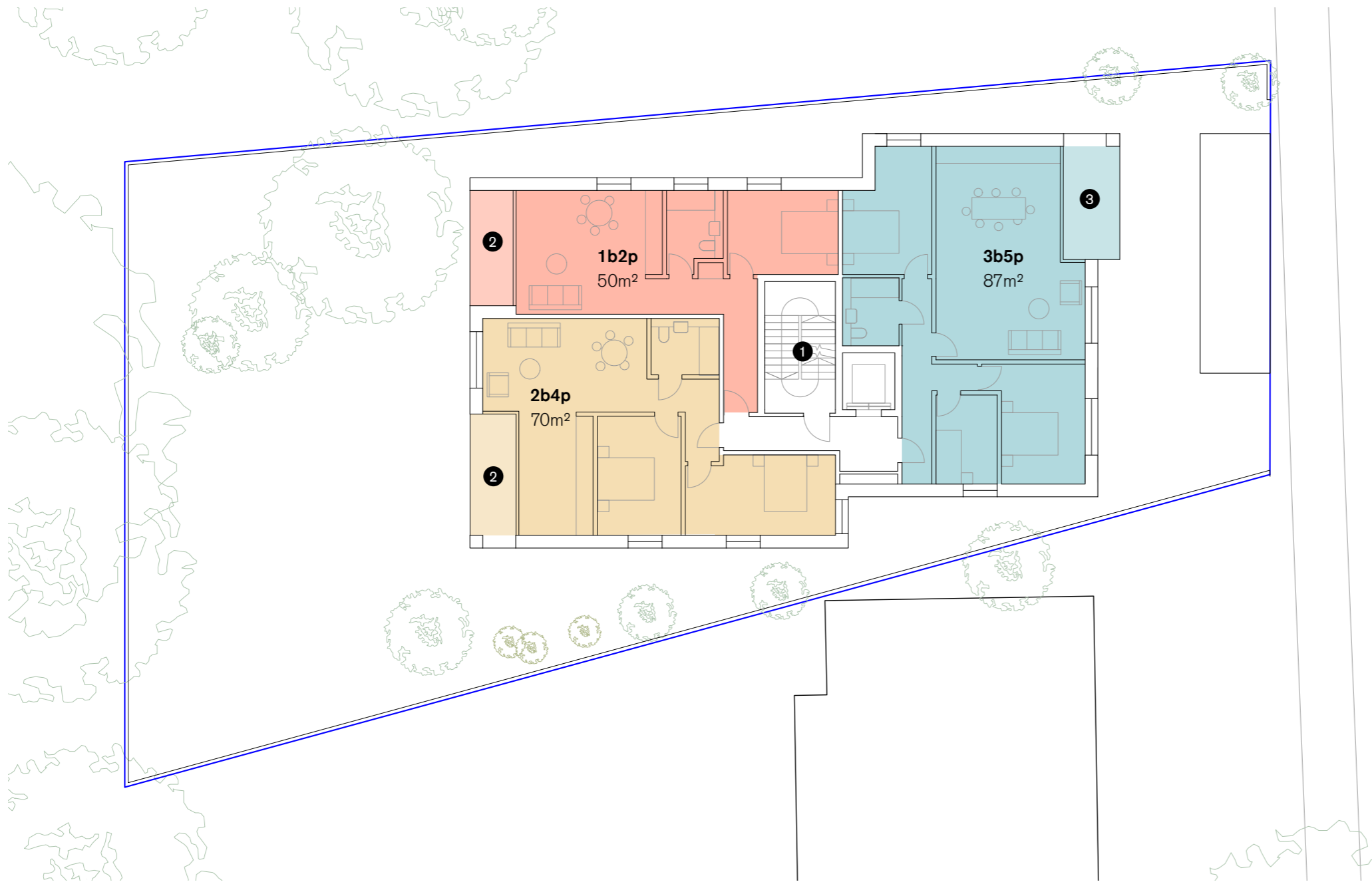
A shared garden is envisaged which could potentially also operate a tenure split.

Ground Floor plan (Entrance level)

- 01. Bike store
- 02. Bin store
- 03. Entrance lobby
- 04. Private Garden space
- 05. Communal Garden

Key

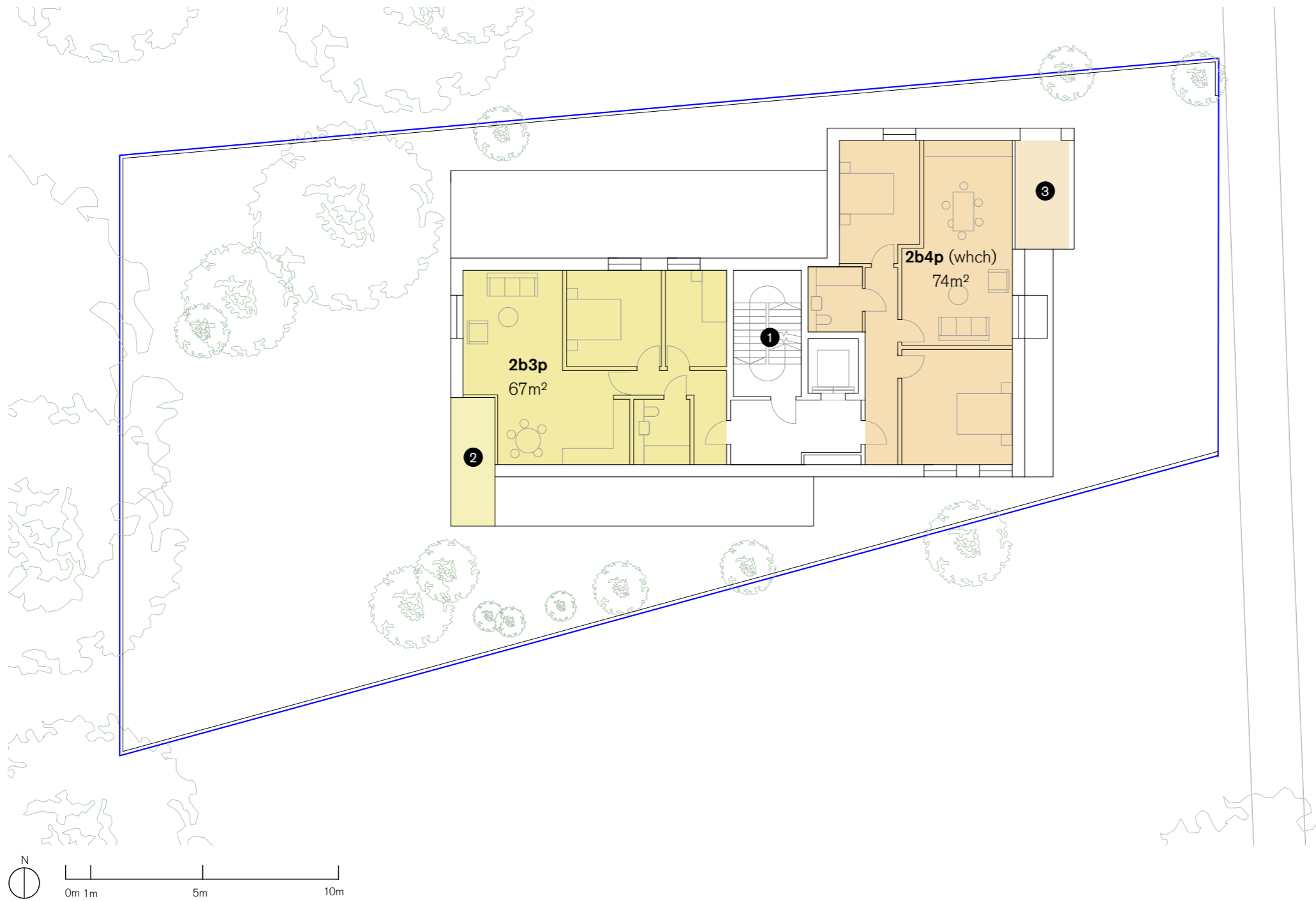
- 1b / 2p
- 2b / 3p
- 2b / 4p
- 3b / 4p
- 3b / 5p



Above left
 Typical Floor Plan (1, 2 & 3)
 01. Core
 02. Loggia
 03. Half projecting bay window/balcony

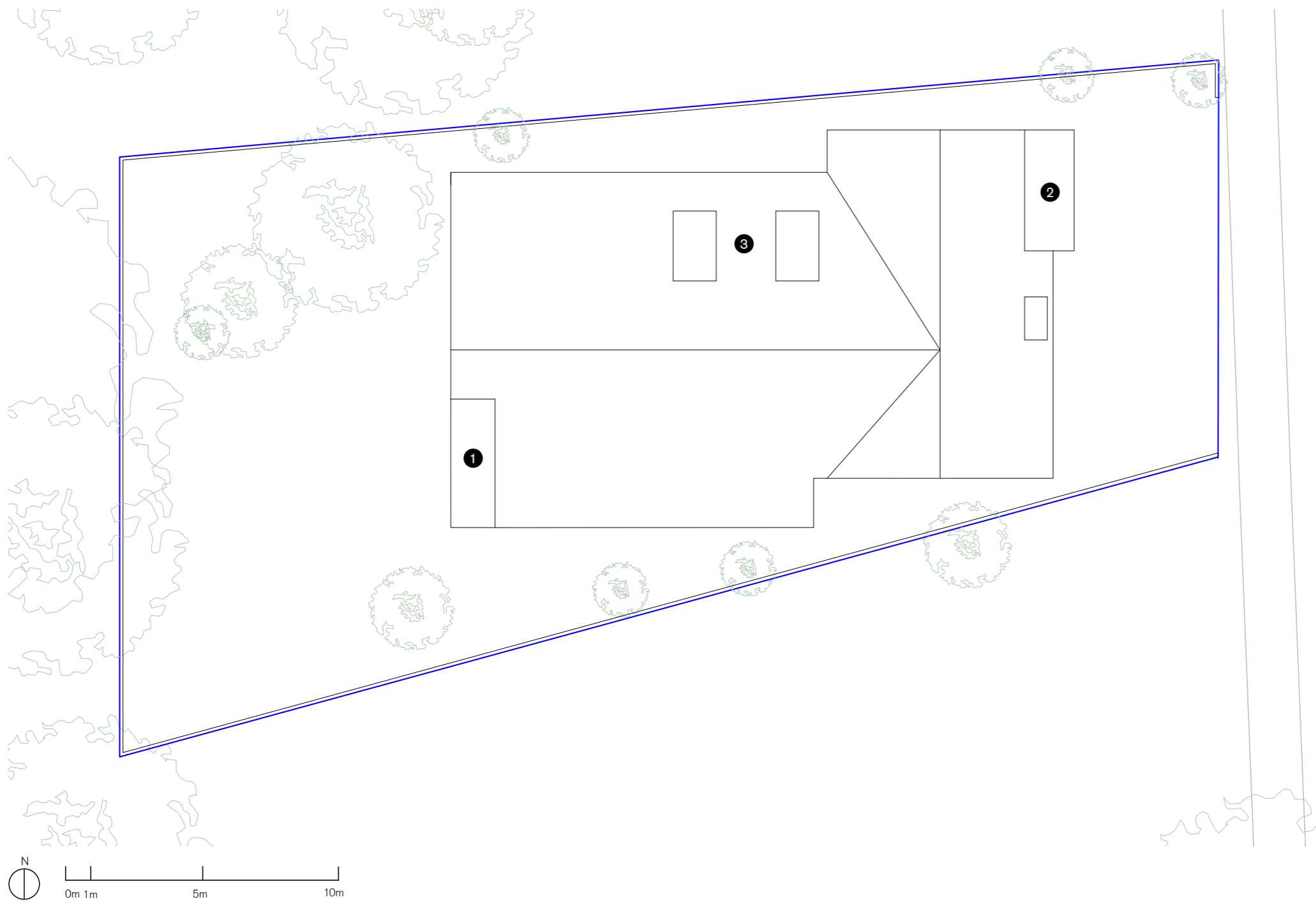
Key

- 1b / 2p
- 2b / 3p
- 2b / 4p
- 3b / 4p
- 3b / 5p



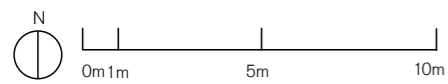
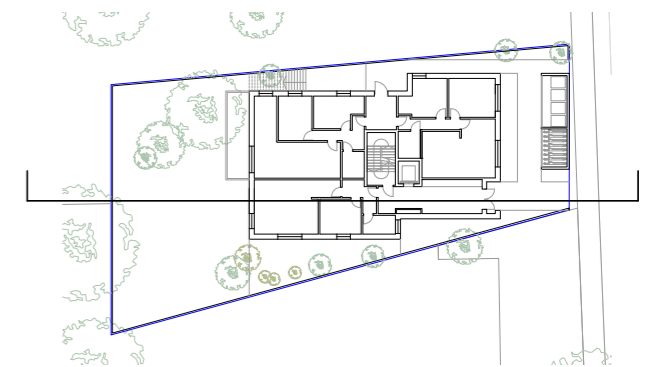
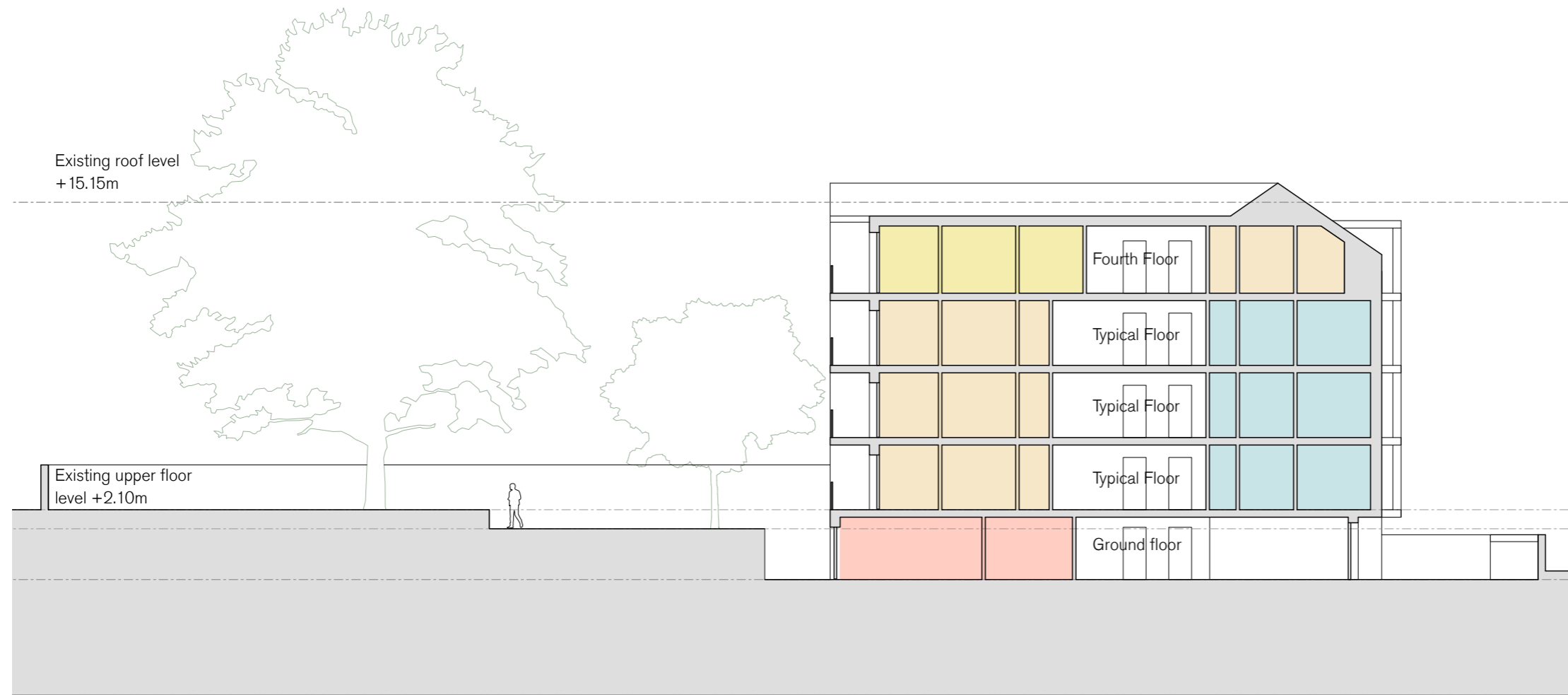
Above left
 Level 4 (roof)
 01. Core
 02. Loggia
 03. Half projecting bay window/balcony

- Key
- 1b / 2p
 - 2b / 3p
 - 2b / 4p
 - 3b / 4p
 - 3b / 5p



Above left
Roof Plan
1. Loggia
2. Bay window/balcony
3. Dormer windows

4.3 Typical Section



Above left
01. Section diagram

Key

- 1b / 2p
- 2b / 3p
- 2b / 4p
- 3b / 4p
- 3b / 5p

5.1 Accommodation schedule and tenure mix
 The adjacent schedule sets out the accommodation and tenure mix as well as the cumulative areas.

31 Daleham Gardens

<i>Floor</i>	<i>Unit No/Label</i>	<i>No. 1B2P</i>	<i>No. 2B3P</i>	<i>No. 2B4P</i>	<i>No. 3B4P</i>	<i>No. 3B5P</i>	<i>NIA m²</i>	<i>GIA m² per floor</i>	<i>GEA m² per floor</i>	<i>No</i>	<i>No per floor</i>	<i>No. Market</i>	<i>No.I.A</i>	<i>No.S.A.R</i>	<i>Camden Dwelling Size Priorities</i>
Ground Floor	1					1	86	251	281	1	3			1	High
	2			1			70			1		1	High		
	3	1					50			1			1	Lower	
First Floor	4					1	87	240	266	1	3	1			High
	5			1			70			1		1	High		
	6	1					50			1			1	High	
Second Floor	7					1	87	240	266	1	3	1			High
	8			1			70			1		1	High		
	9	1					50			1			1	Lower	
Third Floor	10					1	87	240	266	1	3	1			High
	11			1			70			1		1	High		
	12	1					50			1			1	Lower	
Fourth Floor	13 (wch)			1			74	172	198	1	2	1			High
	14		1				67			1		1	High		
TOTAL		4	1	5	0	4	968	1143	1277	14	14	10	1	3	



6.1 Massing - Street view

The adjacent massing model describes the height and mass relative to the road and the retained alignment with 31a Daleham Gardens to the south.

Balcony and loggias are indicated to indicate a level of articulation.

The suggested roof pitched form is intended to follow a roof typology prevalent within the Fitzjohns Netherall Conservation Area.

- Above left*
- 01. Entrance*
- 02. Semi projecting balconies / bay window*
- 03. Bin and bike store*
- 04. Garden at +2.10m*



6.2 Massing - Rear Garden view

The adjacent massing model describes the height and mass relative to the garden boundaries and plots to the east of plot. Balcony and loggias are indicated to indicate a level of articulation and the aspect offered in proximity to adjacent buildings.

Above left
01. Set in balconies
02. Communal garden +2.10m

6.1 Executive Summary

The content of this feasibility study is a record of the process through which Mary Duggan Architects has appraised and developed an option for a residential development located at 31 Daleham Gardens for client, London Borough of Camden and marks an extension to a report (Version 1) issued in March 2018 interrogating the same site, although with less detailed information as stated in the introduction.

The appraisal has been informed by internal high level advice from London Borough of Camden which has enabled greater clarity in settling out such matters as acceptable height and density as well as understanding the wider context and conservation matters particularly in relation to the trees.

The advice would need to be extended should this study lead to a further evaluation by Mary Duggan Architects or any other party, and is by no means conclusive.

Setting a reasonable building mass and footprint slightly longer than the existing building with a maximum height driven by the (estimated) existing building pitch line has enabled a plan form with a central core serving three units per floor plate. The distribution of units within that form allows for double (or corner) aspect in all cases. All units benefit from a good outlook with the east facing units looking out onto a wide front garden and the east the shared garden to the rear of the property. All units will have a balcony or loggia in accordance with the Housing (SPG) and access to a shared garden to the rear of the property.

The tenure mix will undoubtedly be a further development of this feasibility once the future ownership is in place and the precise details relating to forthcoming proposals and ownership play out. The units number sit within a range that may preclude certain tenure mixes being viable for practical

maintenance reasons which may lead to an alternative interpretation of the policy requirement. This proposal sets out a re-provision of units to accord with planning policy and to match the current social rented provision already on the site.

Whilst the study may be deemed to be cautious in development terms, the revision to this report has been informed significantly by all of the inputs from London Borough of Camden and is therefore deemed to be a reasonable assessment of a likely development on this site within this area.

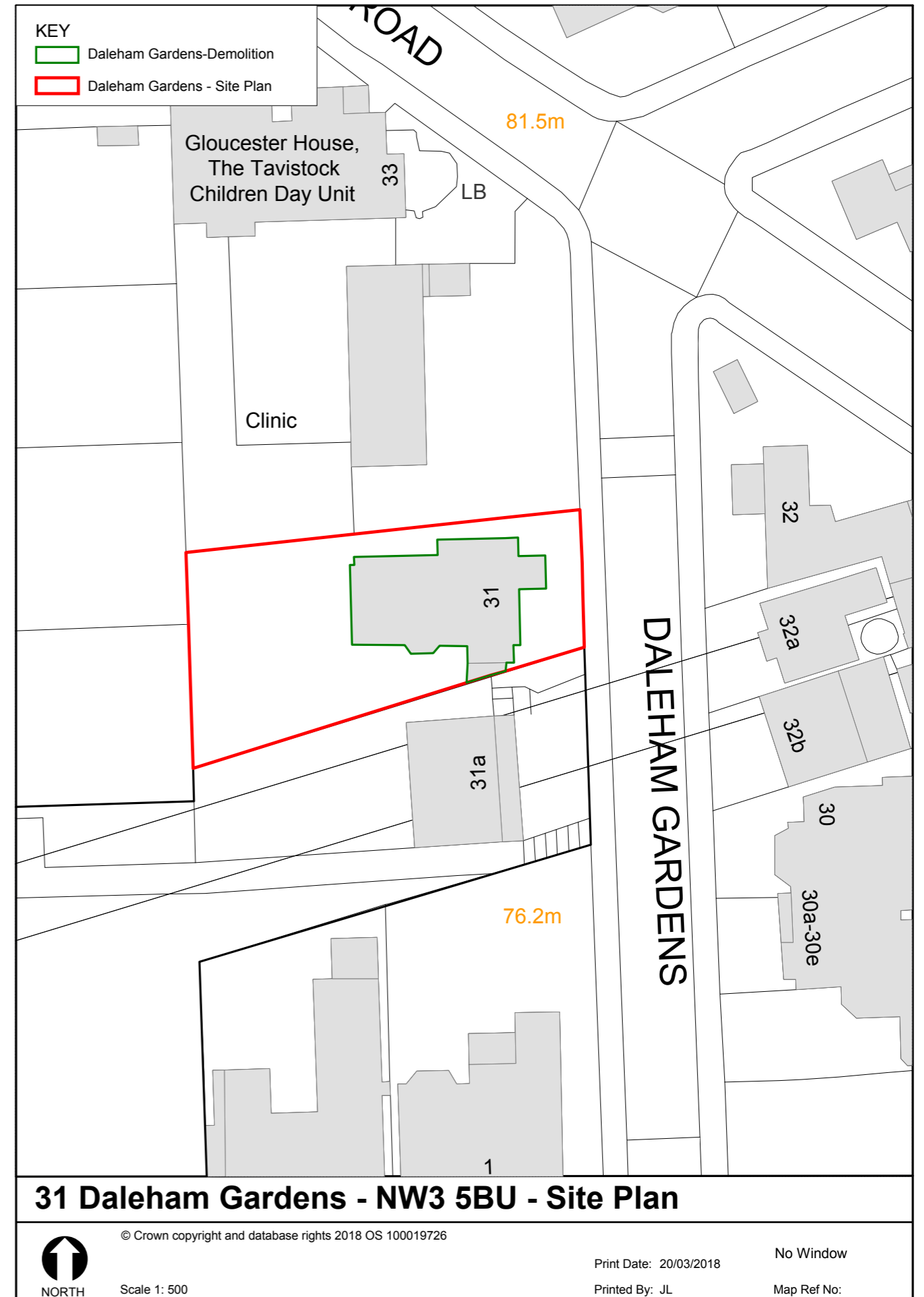
6.2 Moving forwards

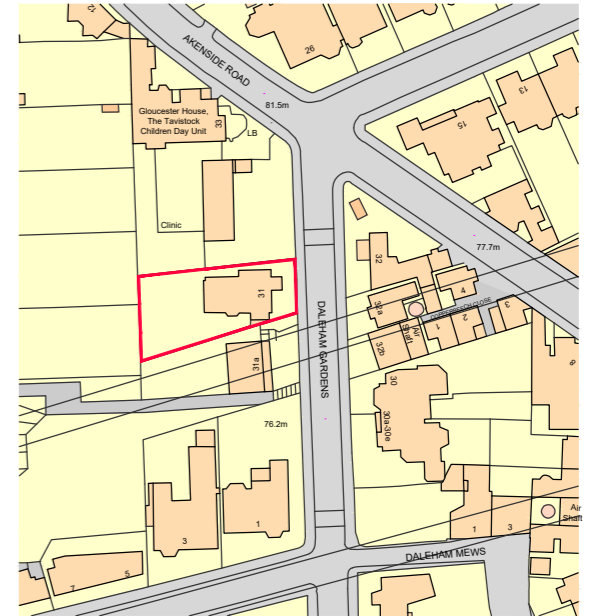
Moving forwards, further desktop studies would be required. Matters relating to utilities and drainage have not been studied, but it is assumed that the infrastructure exists based on the pre-existing use. A structural engineer will need to

assess ground conditions where excavations are proposed and where tree roots may be in closer proximity than known at the time of this study.

We would anticipate a scheme such as this would benefit from a pre-application process given the knowledge and exchanges that have already been accommodated.

31a Daleham Gardens
Topological Survey
Tree Survey
Location Plan
48-52 Fitzjohns Avenue
31a Daleham Gardens
HM Land Registry

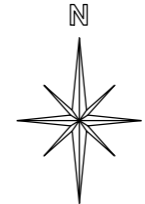




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Scale 1:1250 (m)
0 10 20 30 40 50

LOCATION PLAN



TOPOGRAPHICAL & MEASURED BUILDING SURVEYS
ABBREVIATIONS & SYMBOLS

AH Arch Head Height	FH Fire Hydrant	RSJ Rolled Steel Joist
AR Assumed Route	FBD Floor Board Direction	SI Sign Post
AV Air Valve	FH Fire Hydrant	SP Arch Spring Point Height
BB Bellisha Beacon	FL Floor Level	SV Stop Valve
BH Bore Hole	FP Flag Pole	SW Surface Water
BL Bed Level	FW Foul Water	SY Stay
BO Bollard	GG Gully Grate	Tac Tactile Paving
BPP Brace Post	GV Gas Valve	TC Telecom Cover
BS Bus Stop	HH Head Height	TH Trial Pit
BU Bush	IC Inspection Cover	THL Threshold Level
BW Barbed Wire Fence	IL Invert Level	TL Traffic Light
BX Box (Utilities)	IR Iron Railings	ToW Top of Wall
C/B Close Board Fence	KO Kerb Outlet	TP Telegraph Pole
CH Cill Height	LP Lamp Post	TV Cable TV Cover
CL Cover Level	MH Manhole	UB Universal Beam
CL Chain Link Fence	MP Marker Post	UC Unknown Cover
C-Lev Ceiling Level	NB Name Board	UK Unknown Tree
Col Column	OHL Overhead Line (approx)	USB Under Side Beam
C/P Chestnut Paling Fence	Par Panel Fence	UTL Unable To Lift
CR Cable Riser	PB Post Box	VP Vent Pipe
DC Drainage Channel	PM Parking Meter	WB Waste Bin
DH Door Head Height	PO Post	WH Weep Hole
DP Down Pipe	P/R Post & Rail Fence	WL Water Level
DR Drain	P/W Post & Wire Fence	WM Water Meter
EL Eaves Level	P/W Partion Wall	W/O Wash Out
EP Electric Pole	RE Rodding Eye	⊗ Floor to Ceiling Height
ER Earth Rod	RL Ridge Level	⊗ F/C Floor to False Ceiling Hit
ET EP+Transformer	RP Reflector Post	⚠ Survey Control Station
FB Flower Bed	RS Road Sign	
FBD Floor Board Direction	RSD Roller Shutter Door	

DRAWING NOTE

Topographical Surveys
Trees are drawn to scale showing the average canopy spread. Descriptions and heights should be used as a guide only.

All building names, descriptions, number of storeys, construction type including roof line details are indicative only and taken externally from ground level.

All below ground details including drainage, voids and services have been identified from above ground and therefore all details relating to these features including; sizes, depth, description etc will be approximate only. All critical dimensions and connections should be checked and verified prior to starting work.

Detail, services and features may not have been surveyed if obstructed or not reasonably visible at the time of the survey.

Measured Building Surveys
Measurements to internal walls are taken to the wall finishes at approx 1m above the floor level and the wall assumed to be vertical.

Cill heights are measured as floor to the cill and head heights are measured from cill to the top of window.

General

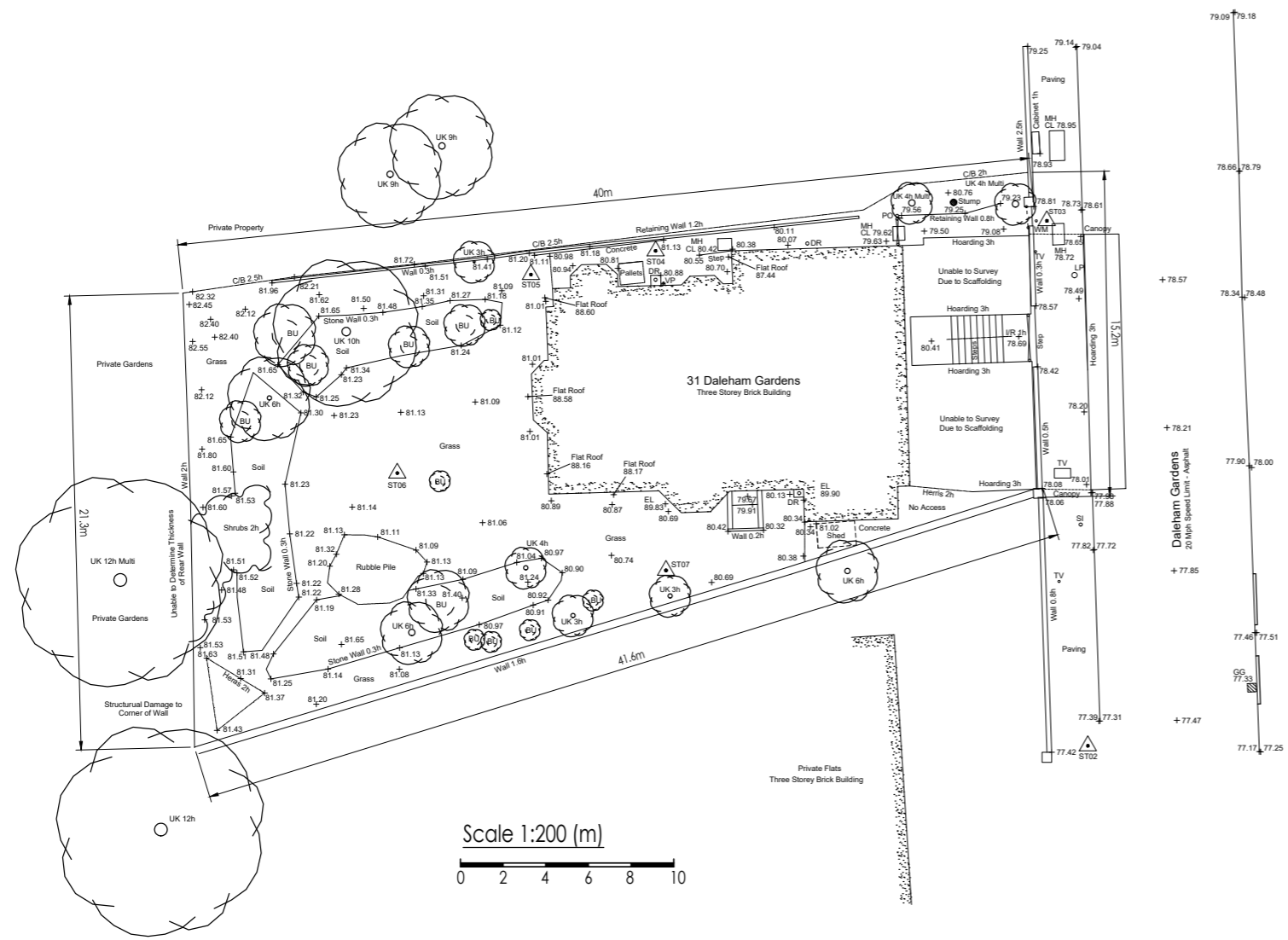
The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work. Any errors or discrepancies must be notified to Survey Solutions immediately.

The accuracy of the digital data is the same as the plotting scale implies. All dimensions are in metres unless otherwise stated.

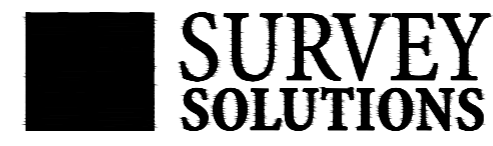
The survey control listed is only to be used for topographical surveys at the stated scale. All control must be checked and verified prior to use.

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Do not scale from this drawing.



SITE PLAN



Whymark & Moulton
Chartered Surveyors & Building Engineers

14 Cornard Road, Sudbury,
Suffolk. CO10 2XA

Tele: 01787 371371



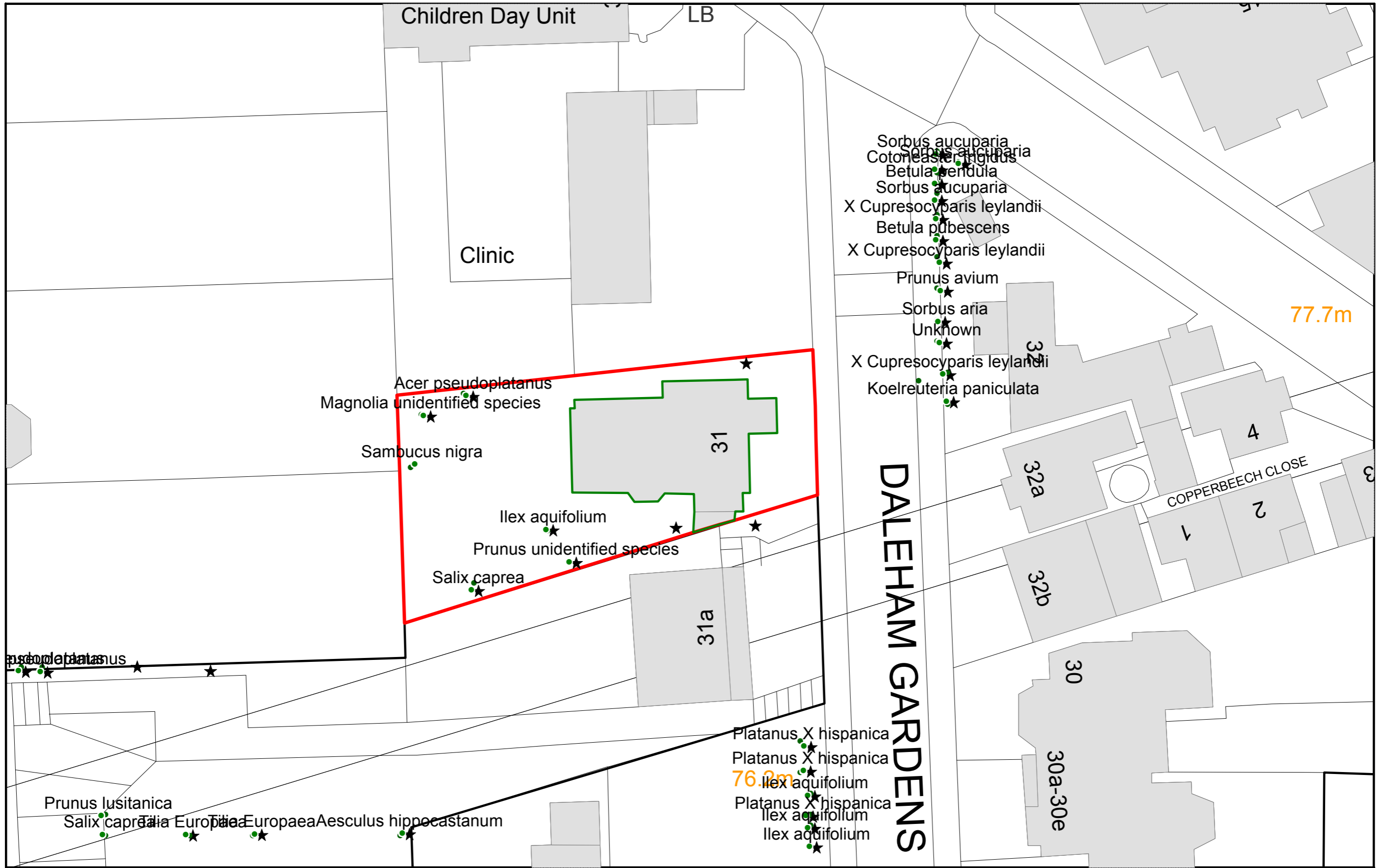

Project **31 Daleham Gardens**
London
NW3 5BU

SITE SURVEY

Scale **1:200, 1:1250** Date **Feb 2020**

Drawing No **17/253-08**

Amendments



Daleham Gardens - Trees

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Scale 1: 500

Print Date: 19/05/2020

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