

New Barnsbury, The Barnsbury Estate

Hybrid Planning Application

Design & Access Statement - Addendum
Block D1 and D2 Top Floor Amendments

February 2023

Pollard
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FARRER
HUXLEY

Note: document includes Landscape Strategy



Mount Anvil,
better London living

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Revisions

Rev	A
Date	2023-02-02
Notes	For planning



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1 Introduction

This Design and Access Statement Addendum has been prepared by Pollard Thomas Edwards on behalf of Mount Anvil Ltd and Newlon Housing Trust ('the Applicant') in support of proposals to transform The Barnsbury Estate.

This document should be read in conjunction with the original documents submitted in May as part of this application, and subsequent documents submitted in September 2022.

The proposed amendments to the scheme are a direct response to the Government's recent consultation in respect of Approved Document B of the Building Regulations which seeks to introduce a threshold whereby residential buildings above 30 metres in height should be designed and built with 2 staircases. In light of this consultation, we have been advised by the GLA that they are now expecting all developments to comply with this requirement before progressing to Stage 2 referral.

The amendments proposed to the previous scheme focus on two buildings within the detailed element, Blocks D1 and D2. Changes to the accommodation at their top floors remove habitable space above a finished floor level (FFL) of +30m, eliminating the need for a second staircase.

The design principles set out in the previously submitted documents remain, with no change to the following:

- Building height and massing
- Site layout / building footprint
- Appearance and materiality
- Dual-aspect provision
- Accessible homes (quantum/layouts)

This document should be read in conjunction with the following drawings which have been revised to reflect the changes:

BAE-PTE-ZZ-ZZ-DR-A-101015

BAE-PTE-XX-ZZ-DR-A-101036

BAE-PTE-XX-ZZ-DR-A-101037

BAE-PTE-XX-08-DR-A-101038

BAE-PTE-XX-09-DR-A-101039

BAE-PTE-XX-10-DR-A-101040

BAE-PTE-XX-11-DR-A-101041

BAE-PTE-VD-ZZ-DR-A-101083

BAE-PTE-VD-ZZ-DR-A-101084

BAE-PTE-VD-RF-DR-A-101085

BAE-PTE-VD-ZZ-DR-A-101086

BAE-PTE-VD-ZZ-DR-A-101087

BAE-PTE-VD-ZZ-DR-A-101088

BAE-PTE-VD-ZZ-DR-A-101090

BAE-PTE-VD-RF-DR-A-101088

BAE-PTE-VD-ZZ-DR-A-103051

BAE-PTE-VD-ZZ-DR-A-103052

BAE-PTE-VD-ZZ-DR-A-105062

BAE-PTE-XX-ZZ-DR-A-102016

BAE-PTE-XX-ZZ-DR-A-103099

2 Scheme Evolution

2.1 Summary of changes

Changes to the scheme have been isolated to the top floors of Blocks D1 and D2, minimising impact to the previous design.

Rooftop plant located within D1 will be relocated to the top floor of D2, with the homes this displaces being rehoused within D1.

The changes result in a minor amendment to the unit mix and tenure which is outlined in the following pages.



Previously submitted Carnegie Street elevation



Proposed Carnegie Street elevation

2.2 Changes to Block D1

The rooftop plant at level 108 of Block D1 will be relocated to D2. This move allows residential accommodation to take its place, effectively replacing the two homes from D2.

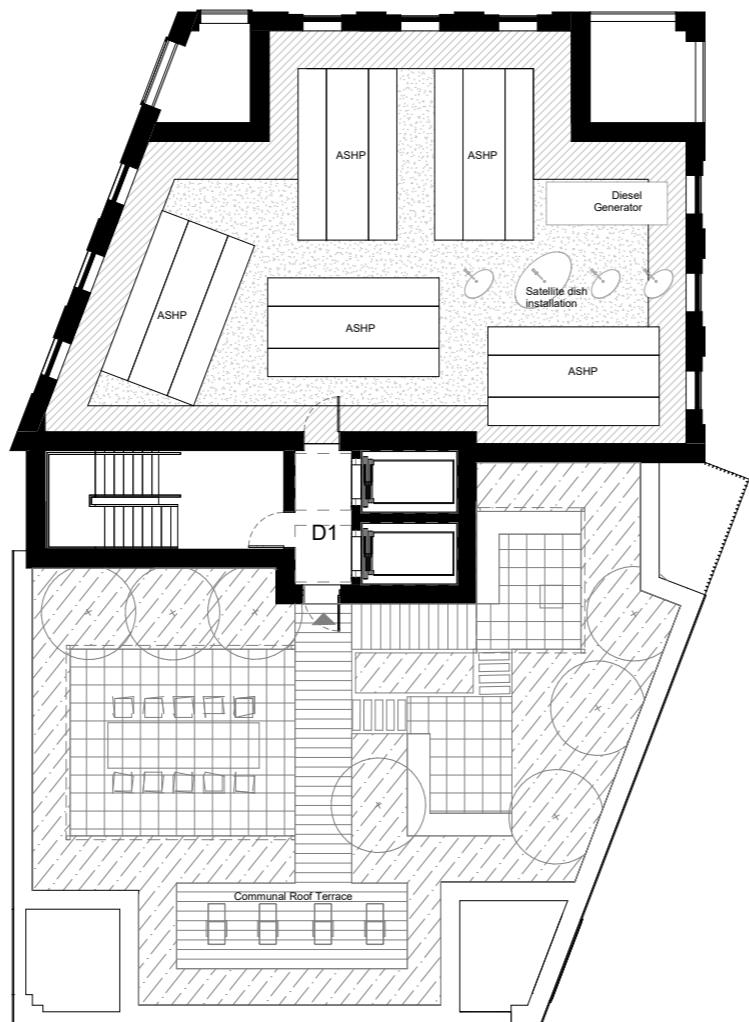
Due to the smaller building footprint of D1 the unit mix changes slightly.

Block D1 (affordable tenure) gains two homes:

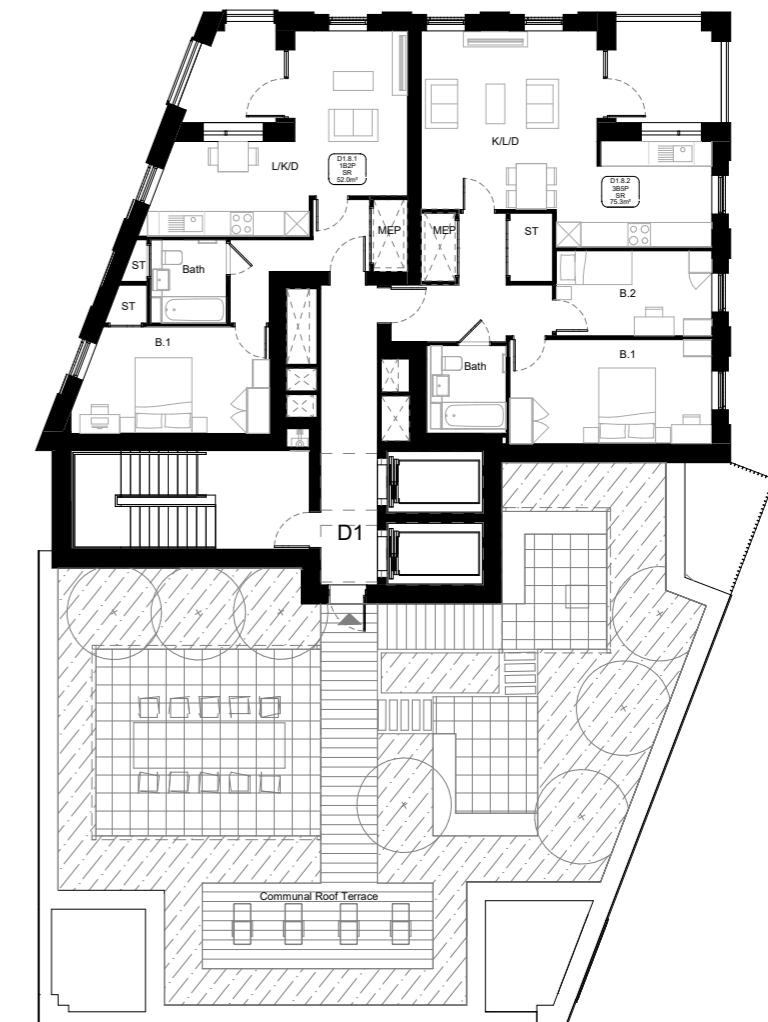
1 x 1B-2P

1 x 2B-3P

The addition of these two homes results in an increased demand in cycle and refuse storage, however the previous scheme provided surplus capacity and therefore the stores at ground floor do not change.



Previously submitted level 108 plan



Proposed level 108 plan

2.3 Changes to Block D2

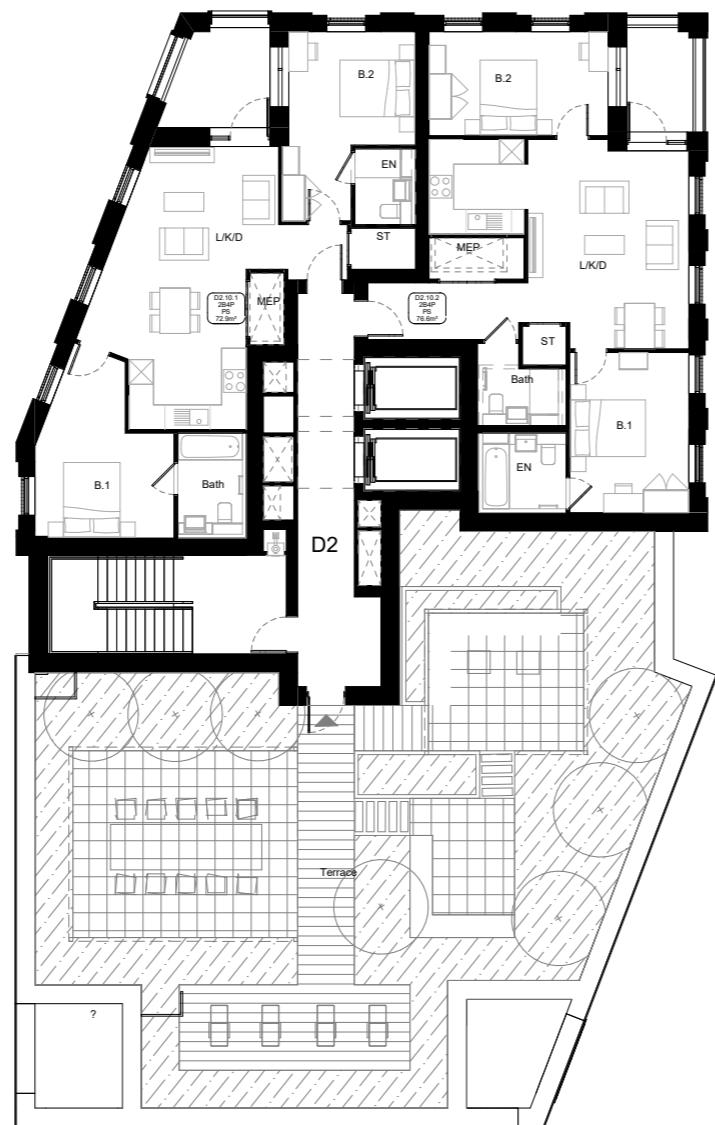
Level 110 of Block D2 has an FFL of +31.65m and is the only floor that sits above 30m.

To remove habitable space above this threshold the plant from D1 has been relocated to this floor, removing two homes from Block D2 (private tenure):

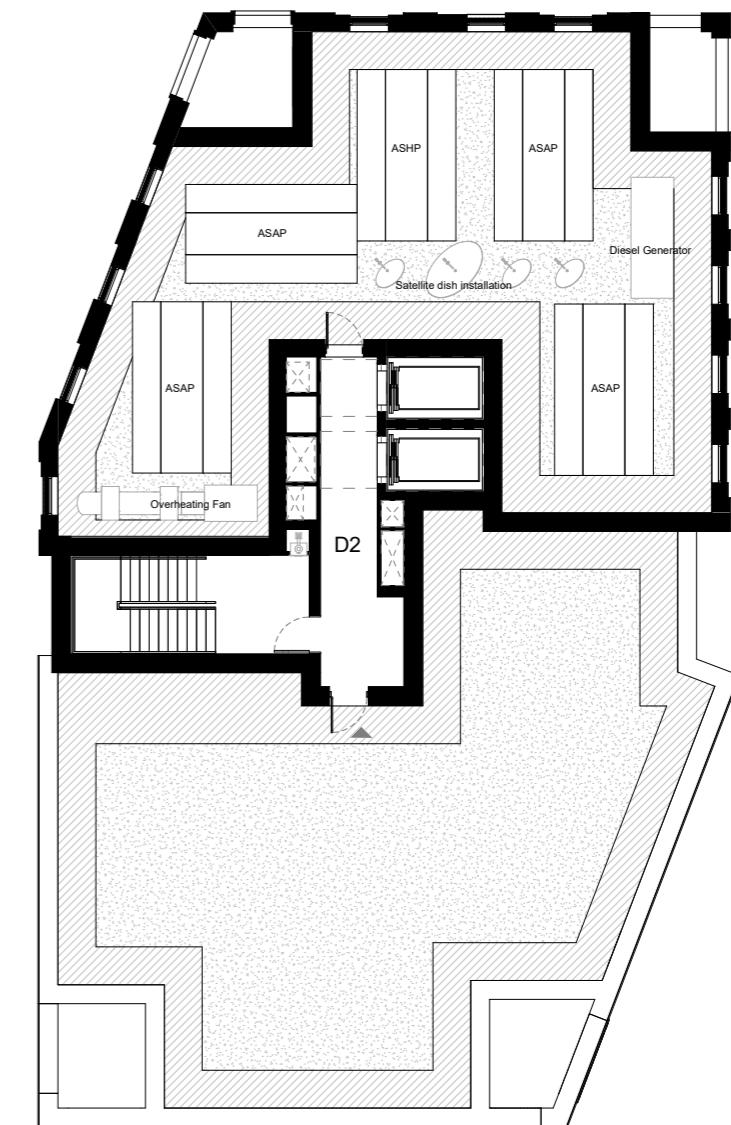
2 x 2B-4P

The plant remains set within the facade to be concealed from view while providing free air movement to ASHP. The number, size and capacity of ASHP and rooftop PV does not change, and is replaced like-for-like across the two blocks.

The communal roof terrace has been removed from D2 to ensure no habitable space either internally or externally is provided above +30m FFL. This area of roof will be replaced with bio-diverse green roof. Refer to the landscape addendum by Farrer Huxley for more information.



Previously submitted level 110 plan



Proposed level 110 plan

2.4 Changes to elevations

The design principles of the previous scheme do not change with these amendments. These blocks have been designed with uniform openings to create a calm grid of both windows and louvred plant screens.

The windows, railings and balconies associated with the top floor homes will move with the homes from Block D1 to D2. Similarly the louvred ventilation screens from Block D1 will move with the plant to D2.



Block D1 previously submitted



Block D2 previously submitted



Block D1 proposed



Block D2 proposed

2.5 Phase 3a unit schedule

Previously submitted

Phase 3a	1B1P	1B2P	1B2P WCH	2B3P	2B3P WCH	2B3P (D)	2B4P	2B4P WCH	2B4P (D)	3B4P	3B4P WCH	3B5P	3B5P (D)	3B6P	3B6P (D)	4B6P	4B6P (D)	4B7P (D)	5B7P (H)	5B8P	5B9P (D)	Total
Block D1		9	4					11				6										30
Block D2		20	4					24				1										49
Block D3		17	4					19														40
Total	0	46	12	0	0	0	54	0	0	0	0	7	0	0	0	0	0	0	0	0	0	119
	0.0%	38.7%	10.1%	0.0%	0.0%	0.0%	45.4%	0.0%	0.0%	0.0%	0.0%	5.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	1 bed			2 bed								3 bed				4 bed				5 bed		
	58			54								7				0				0		
	48.7%			45.4%								5.9%				0.0%				0.0%		

Proposed

Phase 3a	1B1P	1B2P	1B2P WCH	2B3P	2B3P WCH	2B3P (D)	2B4P	2B4P WCH	2B4P (D)	3B4P	3B4P WCH	3B5P	3B5P (D)	3B6P	3B6P (D)	4B6P	4B6P (D)	4B7P (D)	5B7P (H)	5B8P	5B9P (D)	Total
Block D1		10	4		1			11				6										32
Block D2		20	4					22				1										47
Block D3		17	4					19														40
Total	0	47	12	1	0	0	52	0	0	0	0	7	0	0	0	0	0	0	0	0	0	119
	0.0%	39.5%	10.1%	0.8%	0.0%	0.8%	43.7%	0.0%	0.0%	0.0%	0.0%	5.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	1 bed			2 bed								3 bed				4 bed				5 bed		
	59			53								7				0				0		
	49.6%			44.5%								5.9%				0.0%				0.0%		

3 Landscape

3.1 Summary of changes

Changes to the landscape scheme have been isolated to the top of block D2, minimising impact to the design.

The amendments to Block D2 focus only on the rooftop.

The communal roof terrace has been removed from D2. This area of roof will be replaced with a bio-diverse extensive green roof.



3.2 Public / 24 Hour Private

Private & 24 Hour Accessible Space

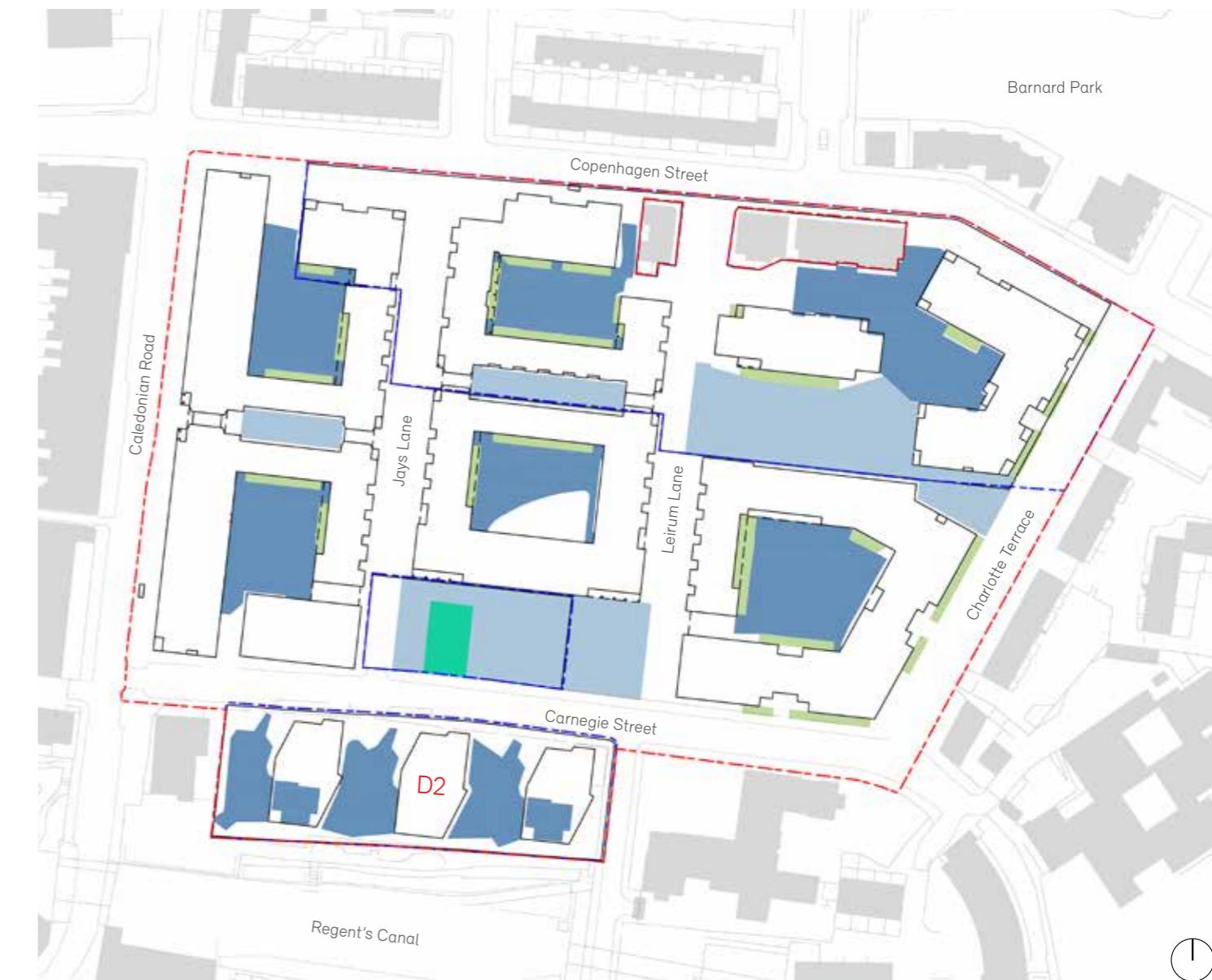
The only amendment to the design and provision of Private and 24 Hour Accessible Space is that the 'resident only' space at the top of D2 has been removed. This is to ensure no habitable space above 30m.

- Site Boundary
- Detailed Element boundary
- Resident only
- Private Amenity
- 24hr Accessible
- MUGA (managed open hours)

Previous Design



Amended Design



3.3 Boundaries

Privacy Zones

The only amendment to the privacy zone is the removal of the resident only rooftop area in block D2 and the removal of the Buffer and Timber slat fence on the roof.



Private amenity boundaries

- Orange line: On public realm - Hedge + Timber slat fence (h.1.2-1.5m)
- Pink line: On courtyard - Buffer + Timber slat fence (h.1.2m)
- Purple line: Private division - Timber slat fence (h.1.2-1.5m)

GF unit windows

- Dark teal line: Buffer planting under window (to sill height)
- Red dashed line: Site Boundary
- Blue dashed line: Detailed Element boundary
- Dark blue line: Resident only
- Light green line: Private Amenity
- Light blue line: 24hr Accessible

Previous Design



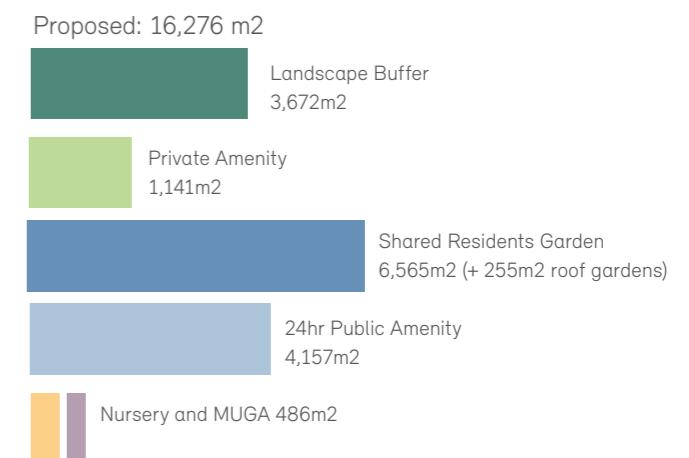
Amended Design



3.4 Proposed Open Space

The only amendment to the Proposed Open Space is the removal of the roof terrace on Block D2. This reduces open space by 126 sqm.

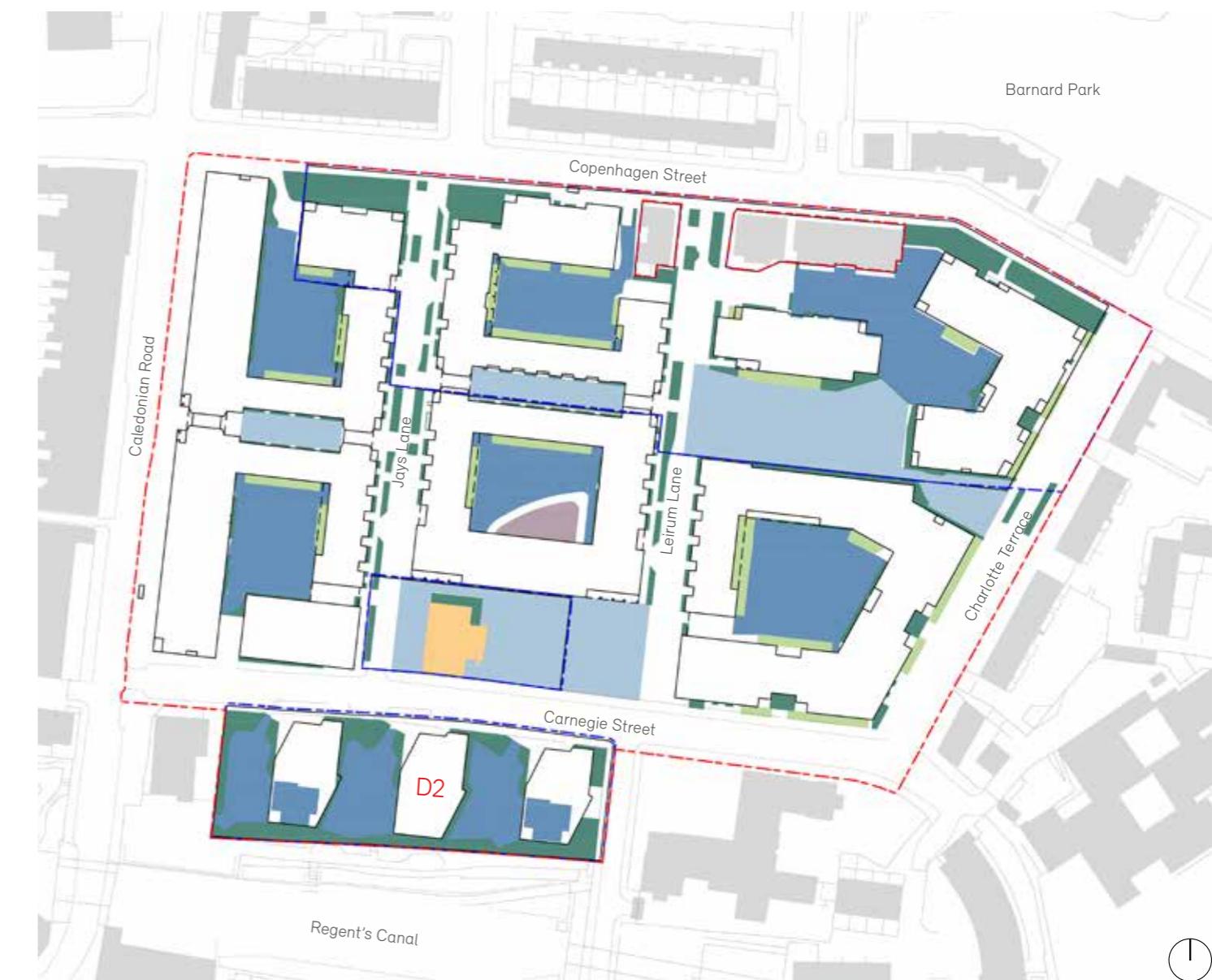
- Site Boundary
- Detailed Element boundary



Previous Design



Amended Design



3.5 Detailed Element Proposed Open Space

The only amendment to the Proposed Detailed Open Space is the removal of the roof terrace on Block D2. This reduces open space by 126 sqm.

- Site Boundary
- Detailed Element boundary

Proposed: 9381 m²

Landscape Buffer 2,592m ²
Private Amenity 381m ²
Shared Residents Garden 2,805m ² (+ 255m ² roof gardens)
24hr Public Amenity 3042m ²
MUGA 306m ²

Previous Design



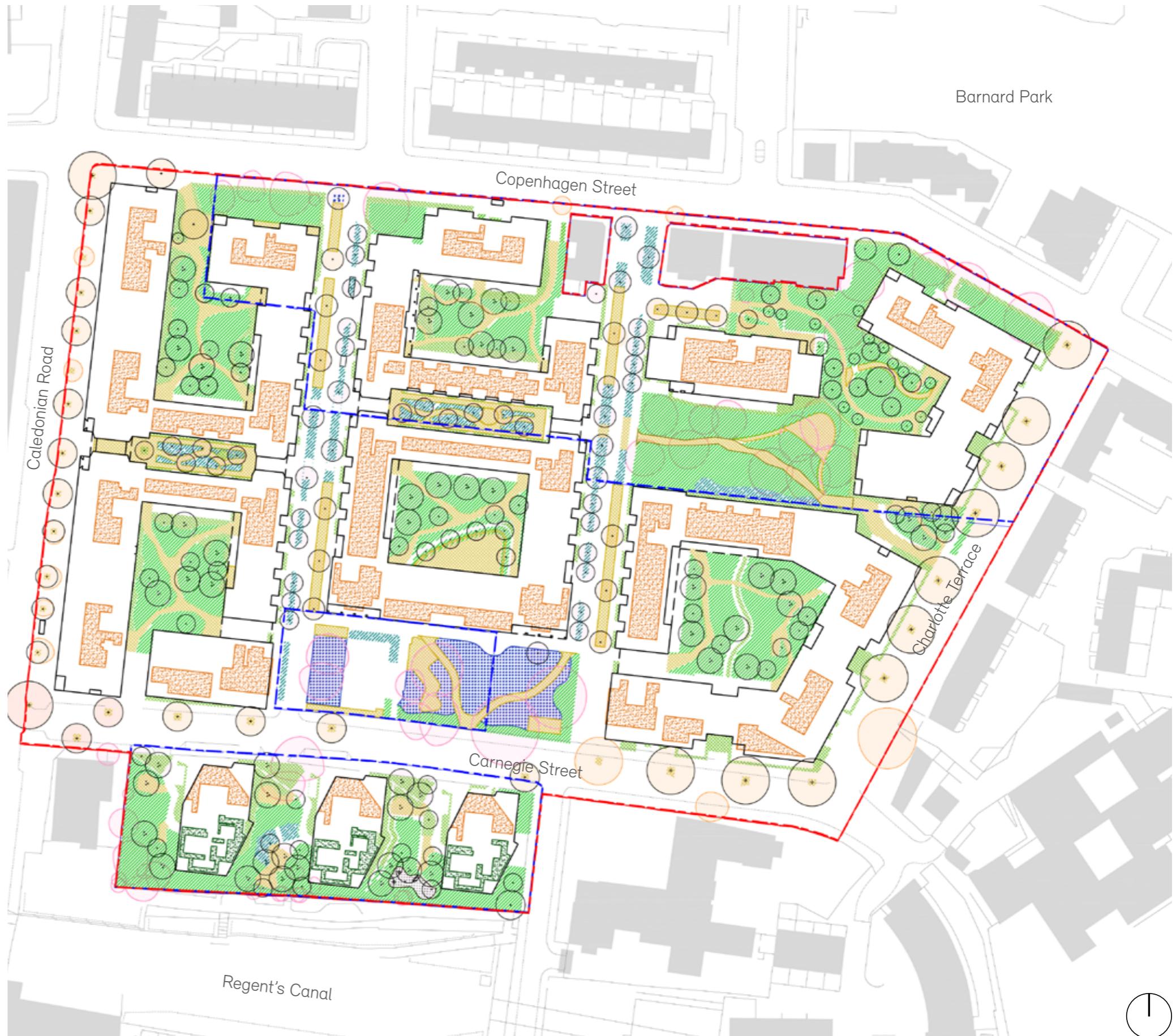
Amended Design



3.6 Proposed UGF: Previous Design

The previous UGF is 0.45.

	Surface Cover Type	Factor	Surface Area (m ²)	Surface area x Factor
	Semi-natural vegetation (eg woodland, flower-rich grassland) created on site	1.0	7673	7673.00
	Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum depth of 150mm.	0.8	268	214.4000
	Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.8	7464	5971.20
	Rain gardens and other vegetated sustainable drainage elements	0.7	827	578.90
	Hedges (line of mature shrubs one or two shrubs wide)	0.6	2168	1300.80
	Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree	0.6	3270	1962.00
	Amenity grassland (species poor regularly mown lawn)	0.4	811.6	324.64
	Extensive green roof or sedum mat or other lightweight systems	0.3	4280	1284.00
	Permeable paving	0.1	3673	367.30
	TOTAL SURFACE AREA OF PROJECT (ALL WITHIN RED LINE BOUNDARY)		43829.8	19676.24
	URBAN GREENING FACTOR		0.45	



3.7 Proposed UGF: Amended Design

The proposed UGF is still 0.45.

The only amendment to the UGF is that the Intensive Green roof on block D2 has been replaced with an Extensive green roof. The score of 0.45 is consistent with the previous design.

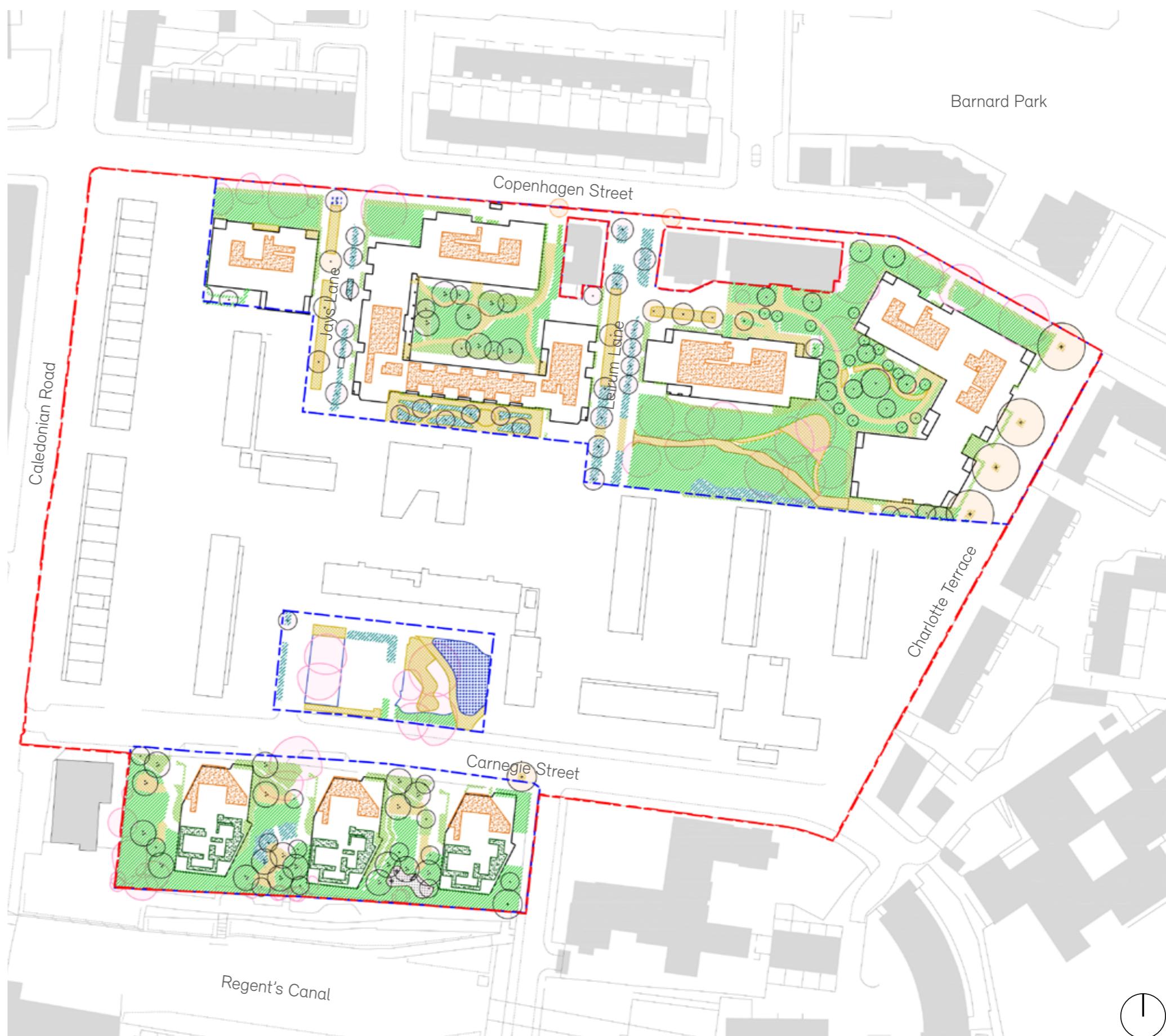
Surface Cover Type	Factor	Surface Area (m ²)	Surface area x Factor
Semi-natural vegetation (eg woodland, flower-rich grassland) created on site	1.0	7673	7673.00
Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum depth of 150mm.	0.8	194	155.20
Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.8	7464	5971.20
Rain gardens and other vegetated sustainable drainage elements	0.7	827	578.90
Hedges (line of mature shrubs one or two shrubs wide)	0.6	2168	1300.80
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree	0.6	3270	1962.00
Amenity grassland (species poor regularly mown lawn)	0.4	811.6	324.64
Extensive green roof or sedum mat or other lightweight systems	0.3	4376	1313
Permeable paving	0.1	3673	367.30
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	120	84.00
TOTAL SURFACE AREA OF PROJECT (ALL WITHIN RED LINE BOUNDARY)		43829.8	19728.0
URBAN GREENING FACTOR		0.45	



3.8 Detailed Element Proposed UGF: Previous Design

The proposed UGF within the Detailed Element is 0.52.

	Surface Cover Type	Factor	Surface Area (m ²)	Surface area x Factor
	Semi-natural vegetation (eg woodland, flower-rich grassland) created on site	1.0	4473	4473.00
	Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum depth of 150mm.	0.8	268	214.4000
	Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.8	4835	3868.00
	Rain gardens and other vegetated sustainable drainage elements	0.7	585	409.50
	Hedges (line of mature shrubs one or two shrubs wide)	0.6	1368	820.80
	Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree	0.6	810	486.00
	Amenity grassland (species poor regularly mown lawn)	0.4	#####	#####
	Extensive green roof or sedum mat or other lightweight systems	0.3	1421	426
	Permeable paving	0.1	1874	187.40
TOTAL SURFACE AREA OF PROJECT (ALL WITHIN RED LINE BOUNDARY)		20965	10885.10	
URBAN GREENING FACTOR		0.52		

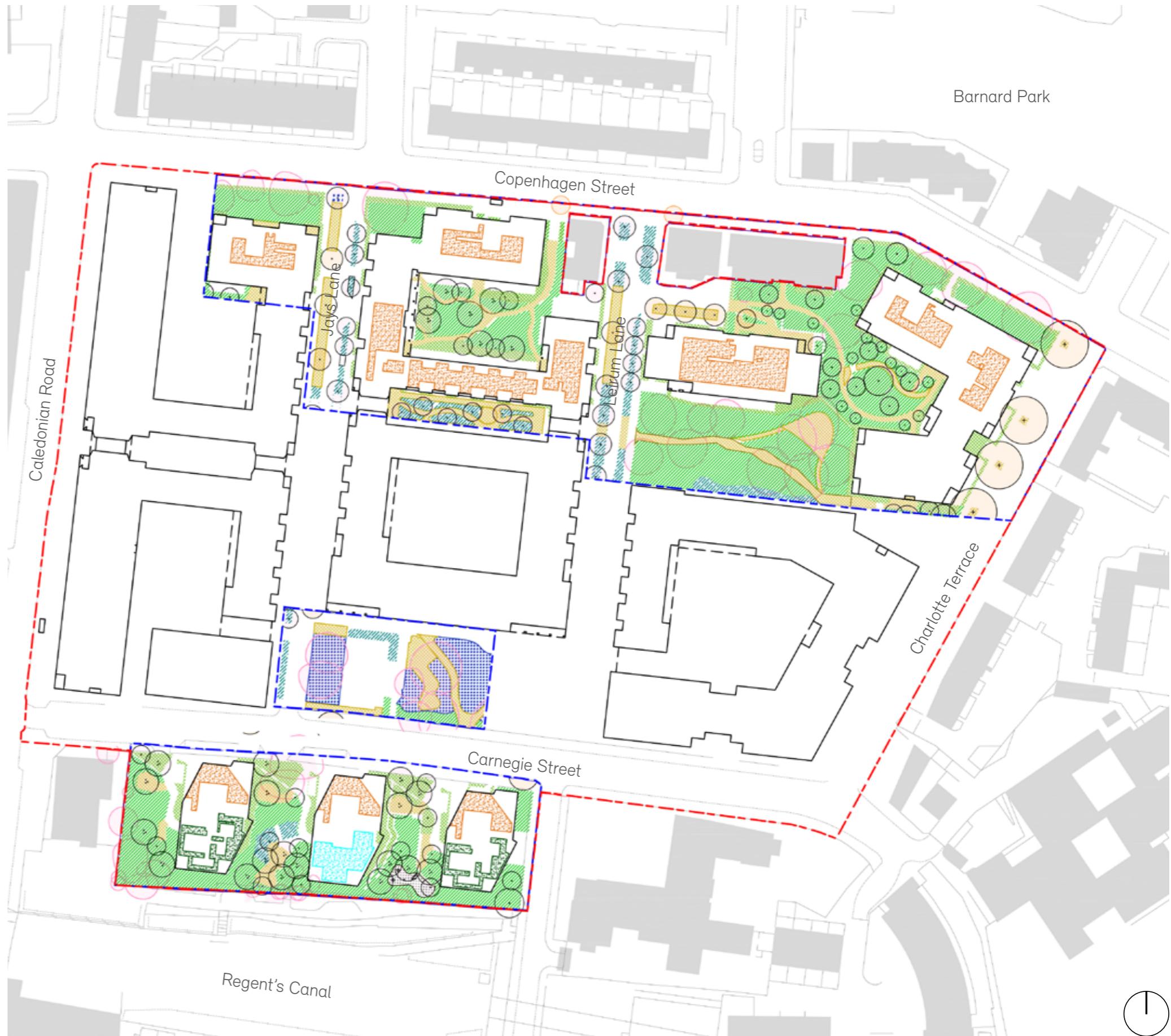


3.9 Detailed Element: Proposed UGF: Amended Design

The proposed UGF within the Detailed Element is 0.52.

The only amendment to the UGF is that the Intensive Green roof on block D2 has been replaced with an Extensive green roof. The score of 0.45 is consistent with the previous design.

Surface Cover Type	Factor	Surface Area (m ²)	Surface area x Factor
Semi-natural vegetation (eg woodland, flower-rich grassland) created on site	1.0	4473	4473.00
Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum depth of 150mm.	0.8	174	139.20
Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.8	4835	3868.00
Rain gardens and other vegetated sustainable drainage elements	0.7	585	409.50
Hedges (line of mature shrubs one or two shrubs wide)	0.6	1368	820.80
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree	0.6	810	486.00
Amenity grassland (species poor regularly mown lawn)	0.4	187	75
Extensive green roof or sedum mat or other lightweight systems	0.3	1421	426
Permeable paving	0.1	1874	187.40
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	120	84.00
TOTAL SURFACE AREA OF PROJECT (ALL WITHIN RED LINE BOUNDARY)		20965	10967.
URBAN GREENING FACTOR			0.52



3.10 Canal Block Masterplan

Summary of changes.

Changes to the landscape scheme have been isolated to the top of block D2, minimising impact to the consented design.

The amendments to Block D2 focus only on the rooftop.

The communal roof terrace has been removed from D2. This area of roof will be replaced with a bio-diverse Extensive green roof.

Key

- | | |
|---|---|
| (1) Seating pockets | (4) Planting buffer to SINC |
| (2) Woodland play underneath tree canopies | (5) Buffer planting to ground floor units |
| (3) Gabion retaining walls with seating opportunities | (6) Extensive Green Roof |

Green Street

Green, leafy street
Existing trees & planting enhanced
Green set backs along the pavements



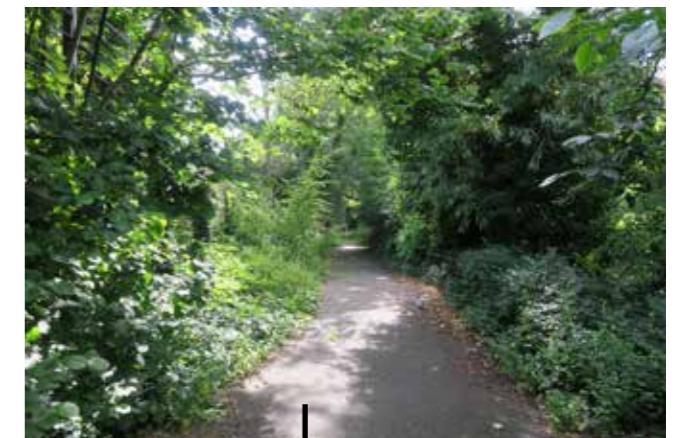
Outdoor Rooms

Outdoor 'rooms' between buildings
Calm, private and restful courtyards



SINC

Ecological wrap
Green and magical
Sensitively animated



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