

# Darwin Court

Proposed Rooftop Development to Deliver Eight New Dwellings.

Presentation  
6th March 2024



# 01. Introduction.

## The Development Brief:

- To deliver high-quality roof extensions to each of the 5 x buildings comprising Darwin Court that respect and compliment the architecture and history of the existing buildings and the surrounding area
- To deliver improvements to the existing users of Darwin Court such as improved common parts, landscaping and other interventions
- To deliver high-quality new homes, with flexible layouts and high quality amenity that are suitable for a range of households
- To deliver sustainability and urban greening enhancements.
- To develop a scheme that can be delivered using modular and modern methods of construction, helping minimise disruption to existing residents of Darwin Court and the wider area.



# 01. Introduction.

## Consultation Timeline:

- 2019/2020 - Preliminary Scheme development and meeting with Primrose Hill Conservation Area Advisory Committee on 4th March 2020
- 9th and 11th March 2020 - Residents' Consultation Exhibition Events.
- April 2020 - Covid Pandemic - Project on hold
- 2021/ throughout 2022 - Meetings with Darwin Court Sub-Committee (approx 10 meetings), new team appointed and new scheme development
- 21st December 2022 - Meeting with Primrose Hill Conservation Area Advisory Committee
- Spring 2023 - Meetings with Darwin Court Sub-Committee (15th Feb, 2nd March, 9th June) and ongoing scheme development.
- Monday 19th June - 342 letters issued to neighbours and 104 letters to residents.
- 23rd June 2023 - Website Launched.
- 26th, 29th June and 3rd July 2023 - Residents Consultation Exhibition Events.
- Summer/Autumn 2023 - Collation of Feedback, discussion with Residents' Committee, update of website and ongoing scheme development.
- January 2024 - Update of Website with Planning Submission and £12k paid to residents committee for independent professional advisors.
- 14th Feb - Letters and emails sent to all residents.
- **6th March 2024 - Final online Consultation event prior to submission.**

## 02. Design Team.



**Airspace Group**  
Developer (working with The Freeholder)



**Thorncliffe Your Shout (Community UK)**  
Communications Consultant

**TONY FRETTON ARCHITECTS**

**Tony Fretton Architects**  
Architect



**Schofield Surveyors**  
Sunlight and Daylight Consultant



**Arc Renewables**  
PV Panels, telecommunications



**James Aldridge**  
Landscape Architect



**Iceni**  
Planning Consultant and Heritage Consultant



**SPH Structures**  
Structural Engineer



**Envision**  
Energy and Sustainability



**Delta Engineering**  
Fire Engineers



**Bidwells / Anderson Bourne**  
Cost and Viability Consultants



**Scotch Partners**  
Acoustic Consultant

## 03. Benefits to Darwin Court

### Building Benefits

- Landscaping upgrades
- Improved energy efficiency and PV panels
- Fire safety upgrades
- Brand new lifts (in buildings)
- New external platform lifts to provide level access
- New bin store and bike store
- Refurbished entrance lobbies
- Improved security and delineation of ownership
- New better insulated and waterproofed roof

### Wider benefits

- New high quality homes, high quality architecture
- Refurbished boundary walls and upgraded landscaping - improving contribution to conservation area
- Enhanced ecological value
- Reduced carbon footprint
- CIL and s106 contributions

# 04. Site.

## Site Analysis.



# 04. Site.

## Developing Context.



Darwin Court    Railway    ● Centric Close

### West East Section



Centric Close    Railway    Darwin Court    Gloucester Ave

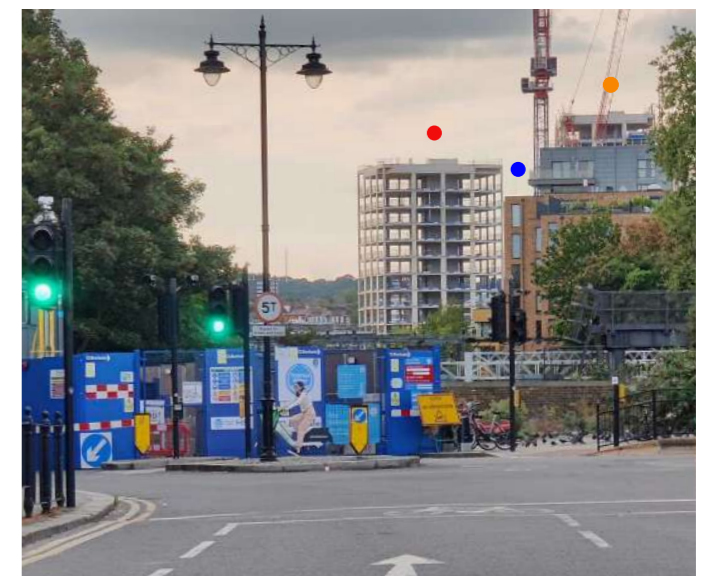
### East West Section



Centric Close from the Roof of Darwin Court, the Lock-house behind

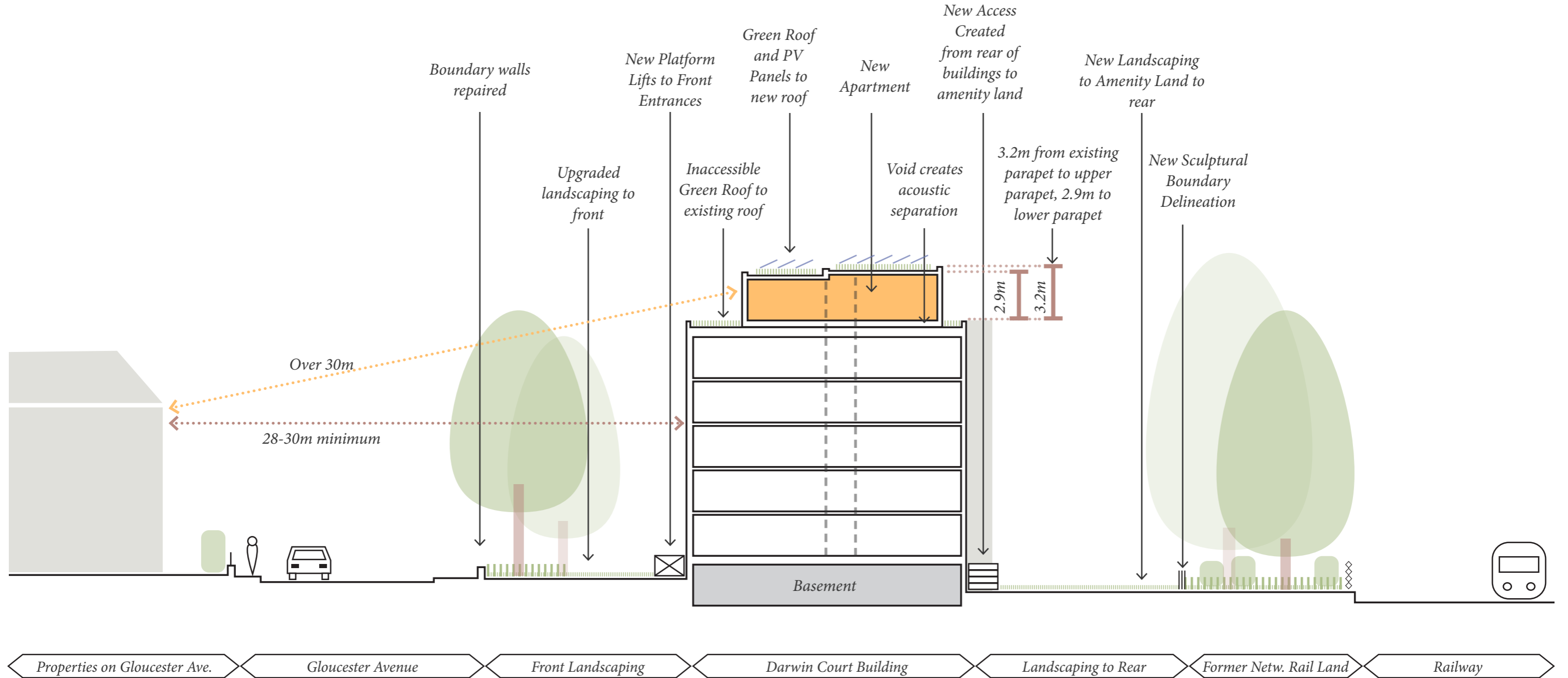


Above and right Camden Goods Yard currently under construction for St George, Morrisons and Camden Council



# 05. Design Principles.

## Design Concept in Detail.



# 05. Design Principles.

## Set-Backs and Amenity Space.



Typical 3 Bed Layout

Typical 2 Bed Layouts

# 05. Design Principles.

## Learning from the Original Architect.

The design of **Darwin Court** is of its time with a raised entrance ground floor (over semibasement car parking) and repeating typical floors above. There is no termination of the design at roof level only the rather pedestrian roof housings for water tanks and lift overruns, which can be seen from a distance.

If the building were to be designed today they would

certainly be finished with similar roof structures to give each building a base, a body and roof termination.

Material and colour choice emphasises the Classical arrangement of base, and body but not roof termination. The design is composed of brick planes, strong geometric forms and sculptural elements

**Mourne House** (below), has similar features, using brick planes, strong geometric forms and sculptural elements, the vertical brick planes rising above the roof line is a more adept roof termination.

No Roof termination

Modest terrace

Light coloured panels

Body

Brick panel

Edge of panel detail

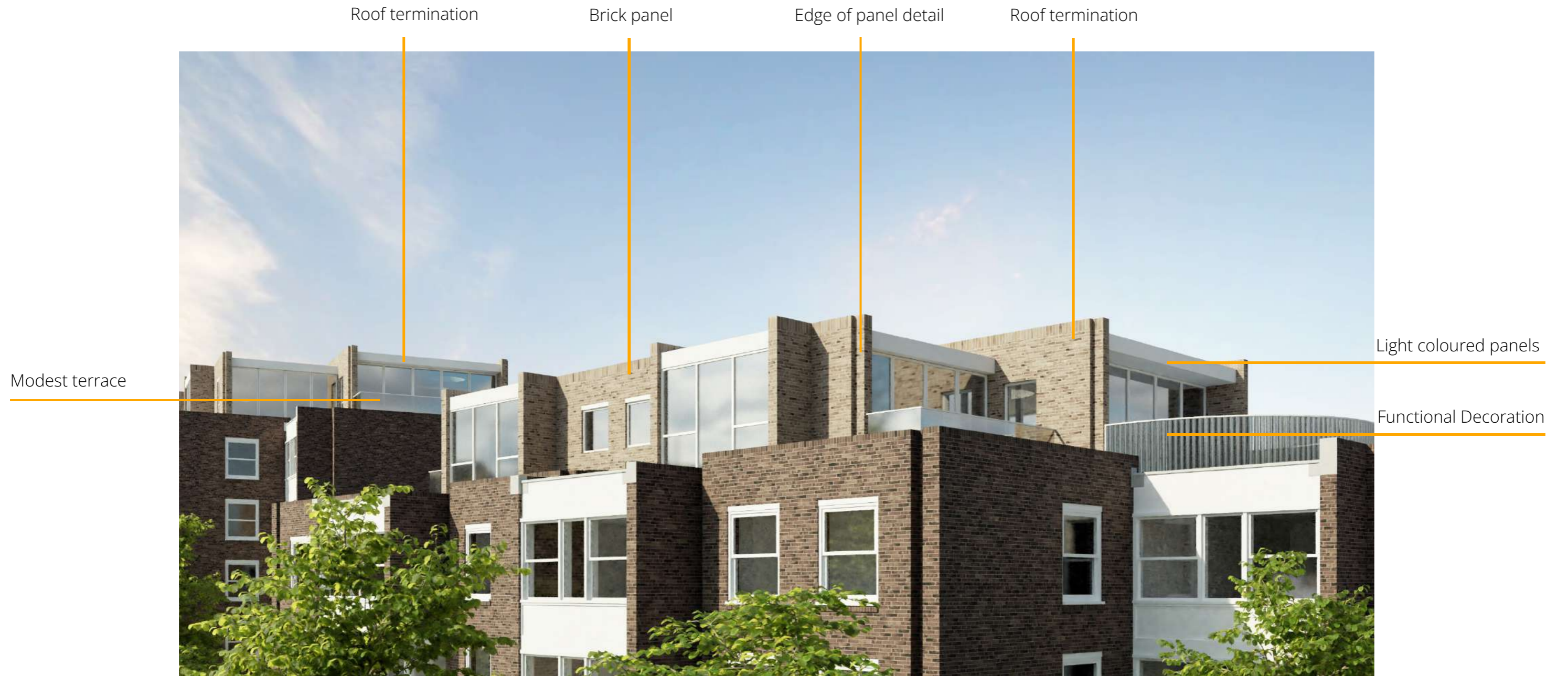
Base

Decoration



# 05. Design Principles.

## Composition.



*The light and neutral upper floor terminates the building, respecting the local context where lead and slate roof forms sit atop brick and render buildings*

# 05. Design Principles.

## Materials.



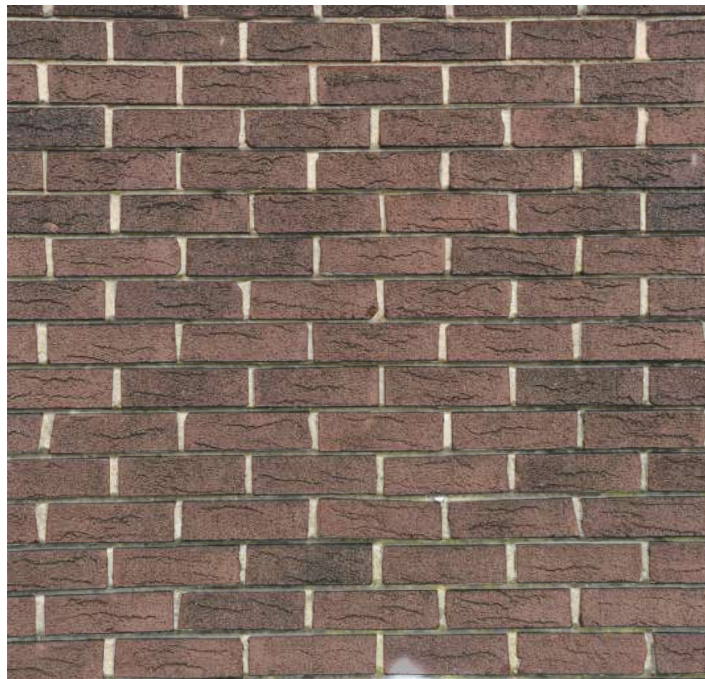
Close-up of proposed brickwork



Proposed mix of windows in brick panels contrasting with light-coloured elements with larger glazed areas.

Proposed decorative details to leading edges of brickwork to echo existing building.

Proposed brickwork returns framing fenestration and doors.



Close up of brickwork



Windows in brick panels contrasting with light coloured panels with larger glazed areas.



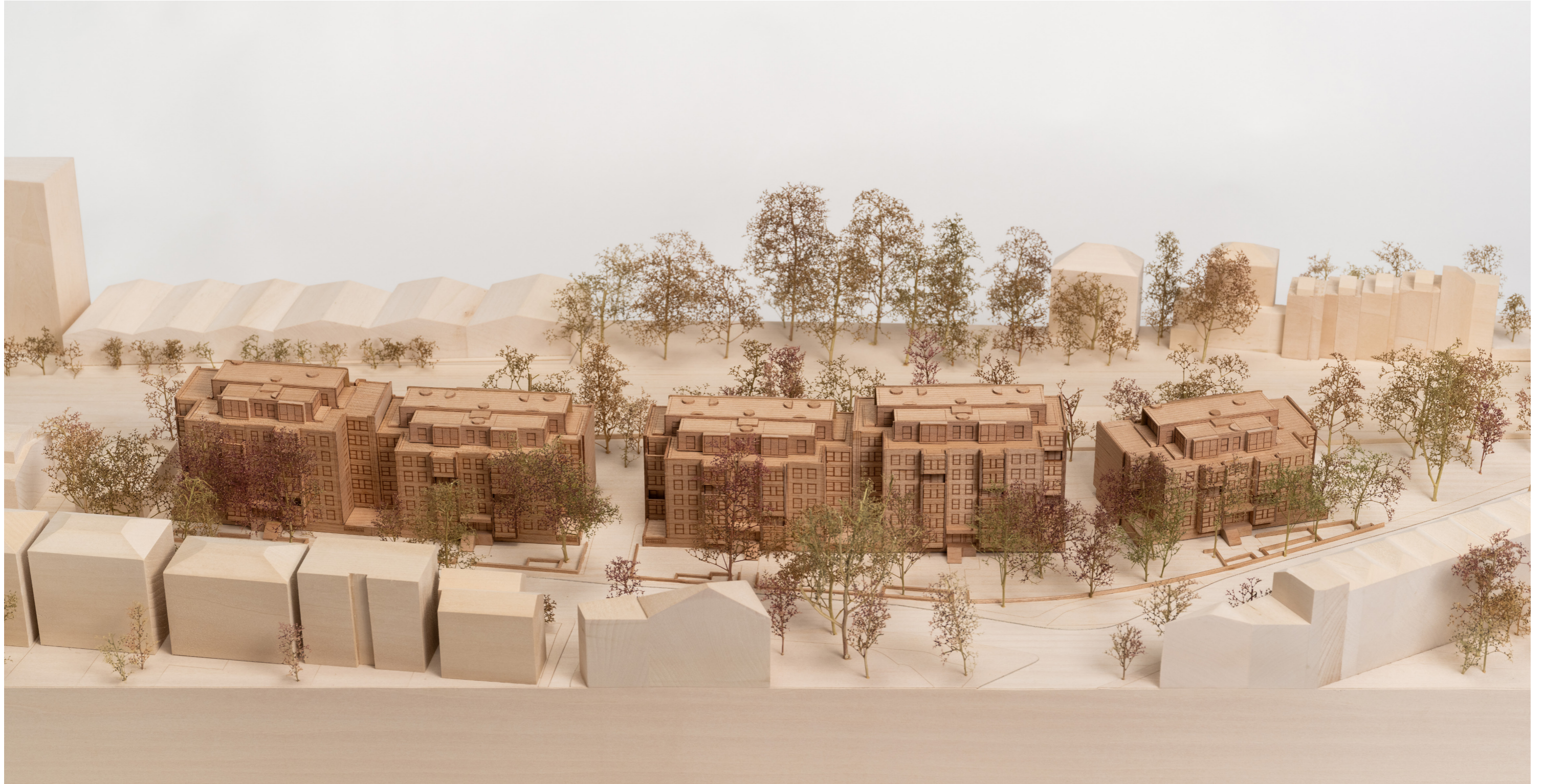
Functional decorative details



Mourne House, Porte-cochère / framed entrance.

# 06. The Proposal.

Overview.



# 06. The Proposal.

## Ground Floor Proposals.



# 06. The Proposal.

## New Platform Lifts.



*Existing Entrance*



*Proposed Entrance*

# 06. The Proposal.

New Refuse and Bike Stores.



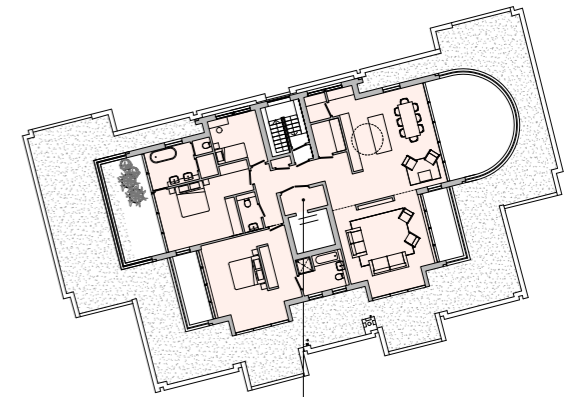
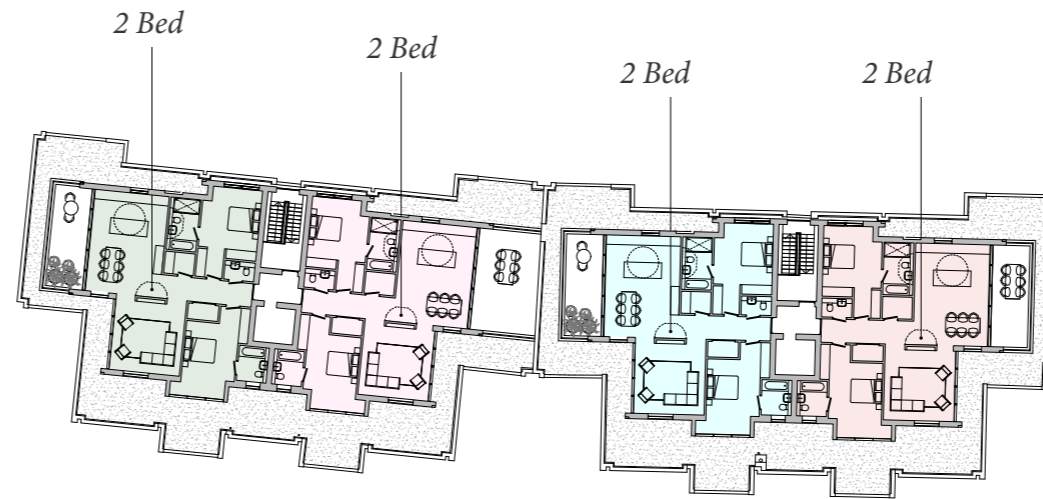
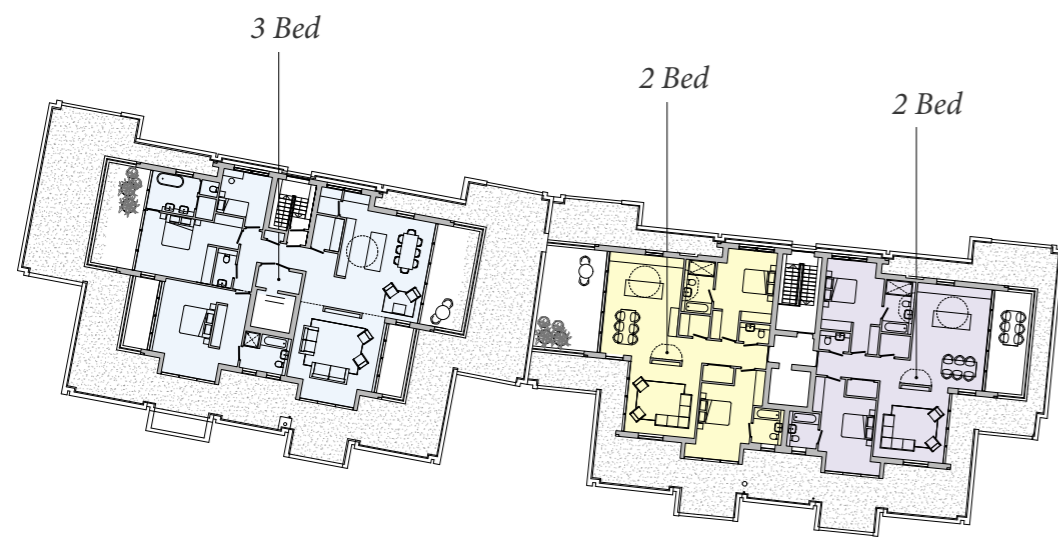
*Existing Bins*



*Proposed Bin and Bike Store*

# 06. The Proposal.

## Top Floor Proposals.



Sixth Floor

Fifth Floor

Fifth Floor

Sixth Floor

Fourth Floor

NOTE: Simplified plan to shows roof top extensions at various floor levels combined into a single plan for clarity.

# 06. The Proposal.

## Elevations.



*Gloucester Road Elevation - Block A*

*Gloucester Road Elevation - Block B*

# 06. The Proposal.

Elevations.



*Gloucester Road Elevation - Block C*

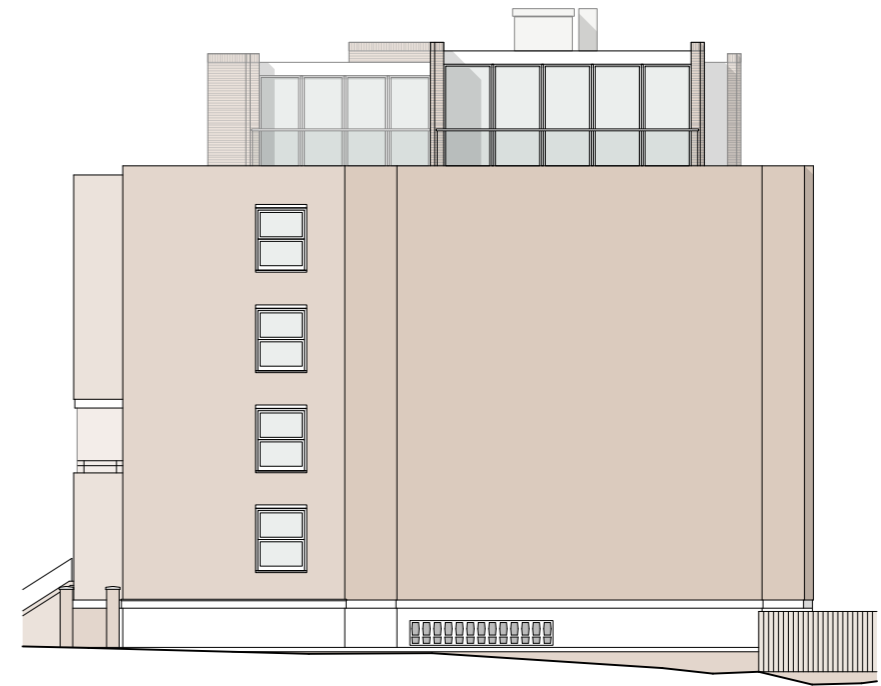
*Gloucester Road Elevation - Block D*

# 06. The Proposal.

Elevations.



*Gloucester Road Elevation - Block E*



*South Elevation - Block E*

## 06. The Proposal.

Visual.



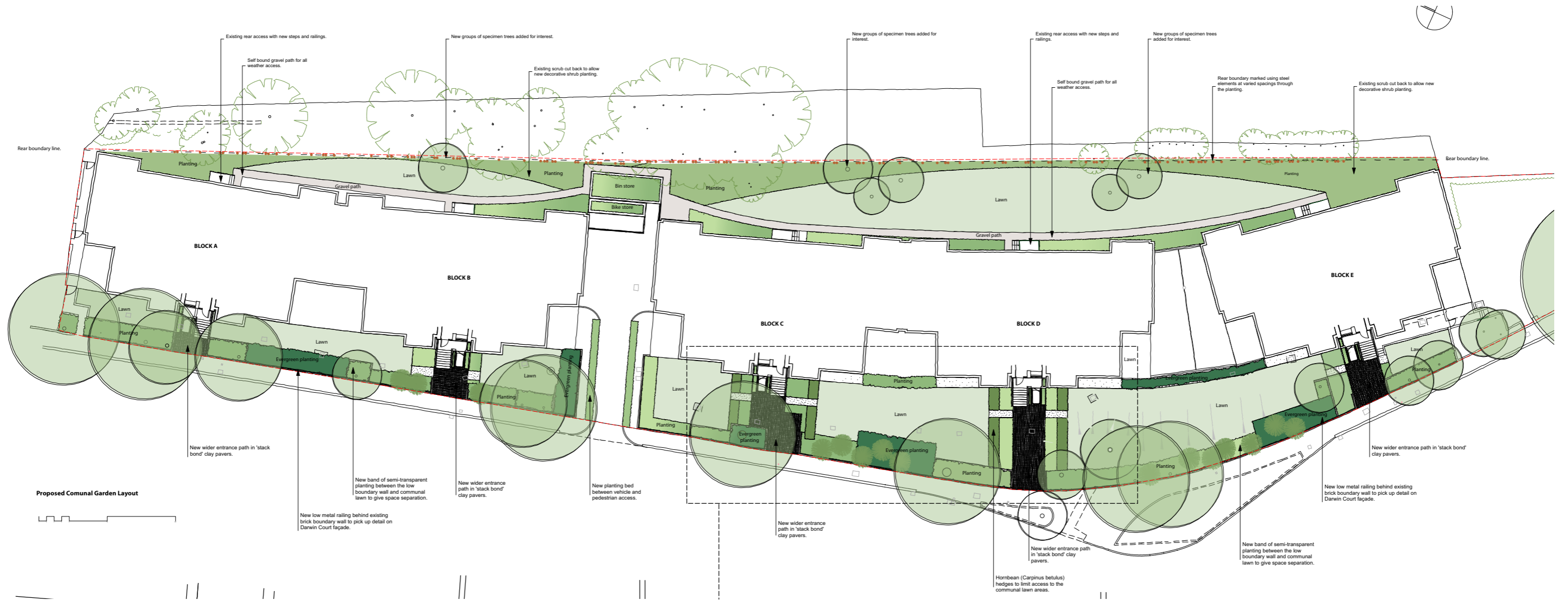
## 06. The Proposal.

Visual.



# 07. Landscaping.

## Proposed Landscaping Plan.



# 07. Landscaping.

## Front Landscape Concept.



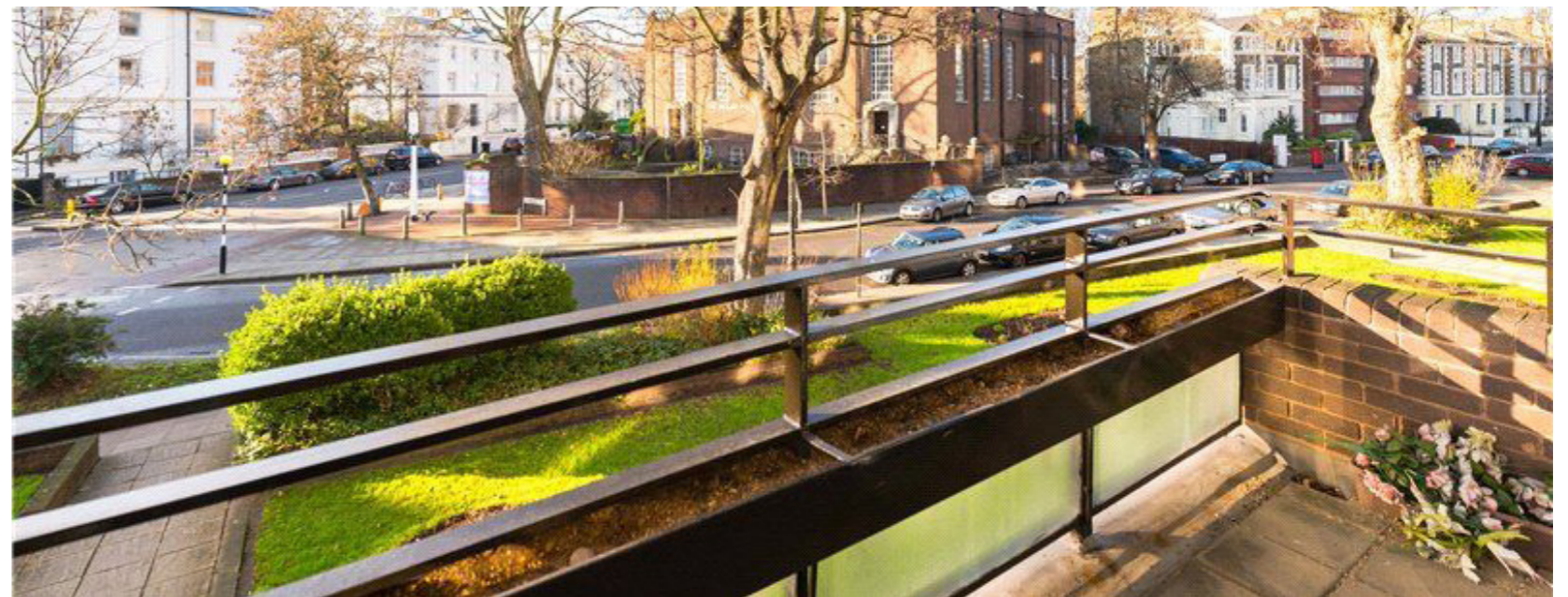
*Proposed view of entrance to Block D*

## 07. Landscaping.

### Hard Landscaping.



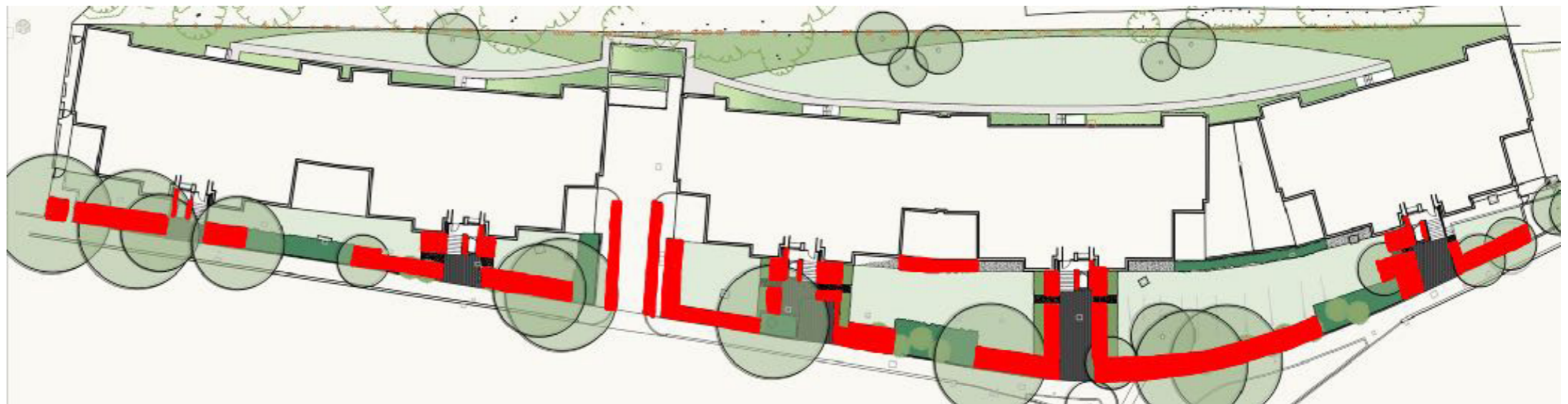
*Flemish clay pavers to be used to form the new wide entrance paths to each of the five blocks.*



*New low metal railing behind boundary wall to follow the design, detail and colour of the buildings balcony metalwork.*

# 07. Landscaping.

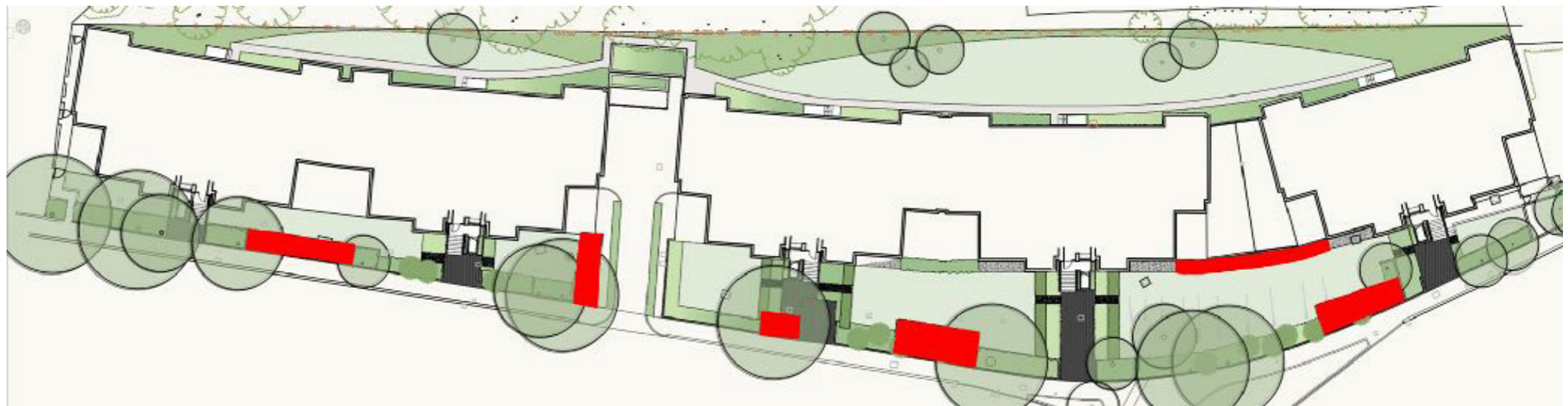
## Planting.



*Red blocks indicate areas of naturalistic planting.*

# 07. Landscaping.

## Evergreen Planting.



*Red blocks indicate areas of naturalistic planting.*

# 07. Landscaping.

## Rear Landscaping.



*Proposed view of rear landscaping.*



*Rear boundary marked by steel elements at varied spacings.*

# 08. Construction

Off-site Modular Construction.



*Parapet Scaffolding Only - St John's Wood Court*



*Modules Constructed in Factory Environment*



*Modules Constructed in Factory Environment*



*Module Delivery and Craning*



*Module Delivery and Craning*



*Precision Locating of Module*

# 08. Construction

## Off-site Modular Construction.

**1. Planning and Design Phase**  
Estimated 9 months from Planning Consent.

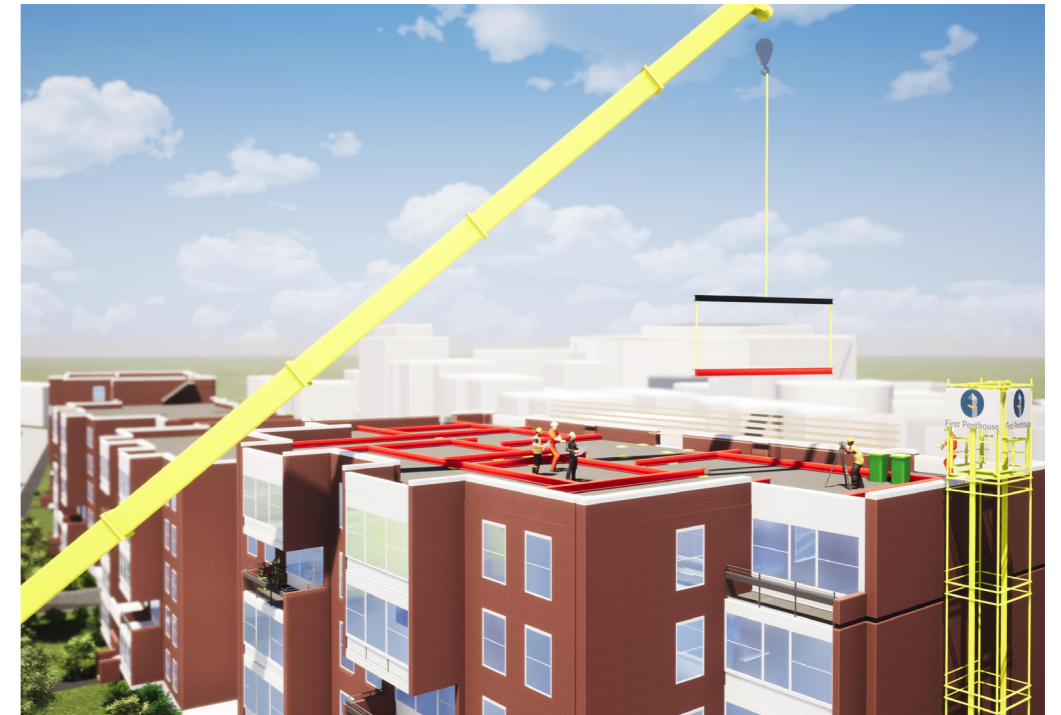
**2. Preparation of the roof**  
6 months. Small crew - limited noisy machinery. Works to existing buildings also undertaken. Lift extensions approx. 6-8 weeks per building.

**3. Installation of modules**  
1-2 weeks. Modules pre-fitted in the factory. Approximately 1 apartment craned per day.

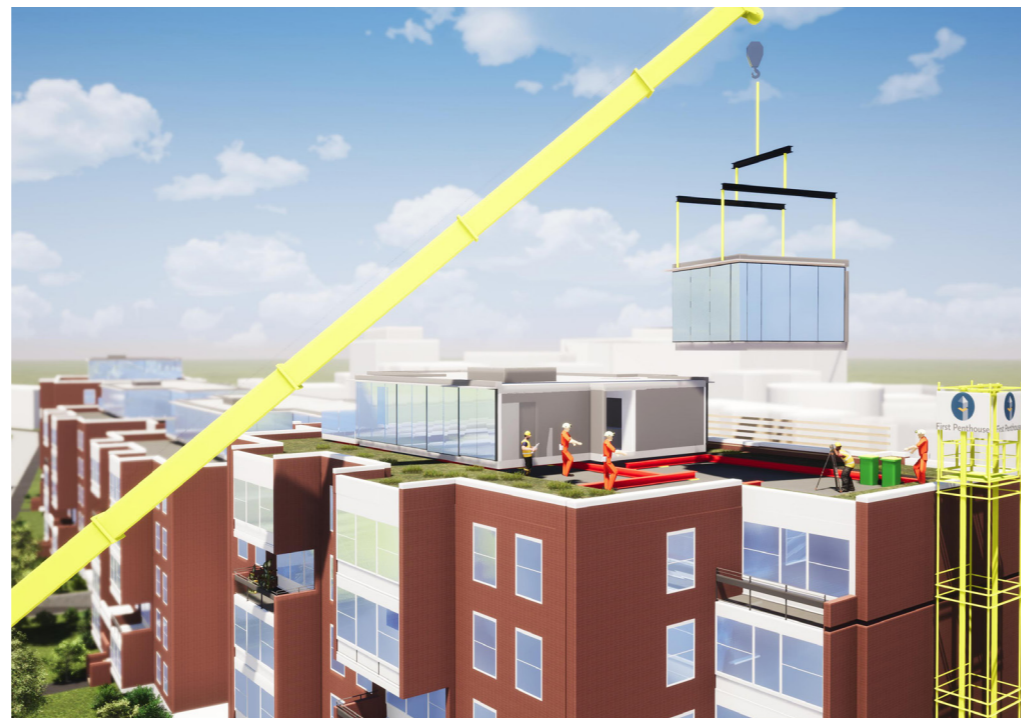
**4. Final fit-out and completion**  
A further 3-6 weeks of internal fitting out is required before the apartments are complete. Works to existing buildings also completed in this timeframe where possible.



1. Planning & Design



2. Preparation of the Roof.



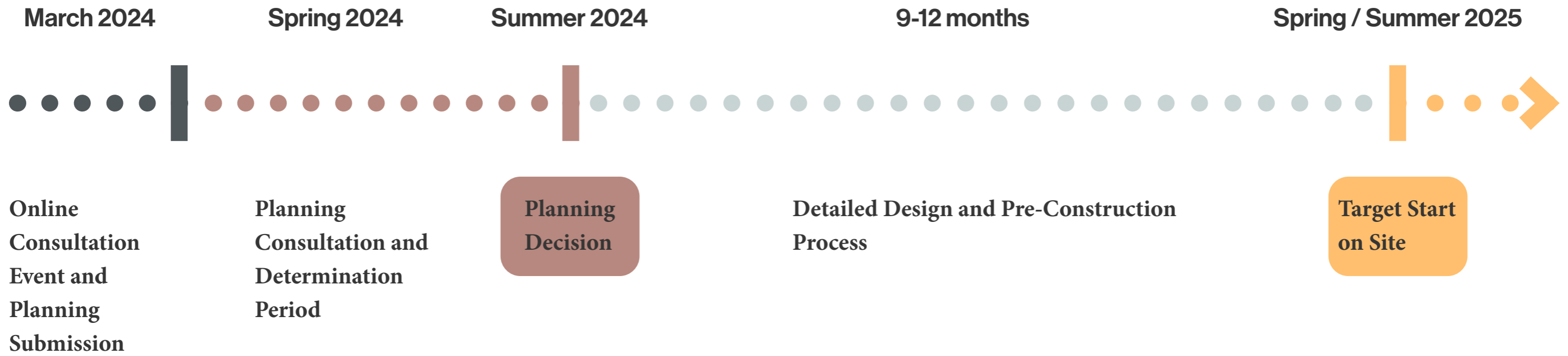
3. Module Installation (Note: design indicative only).



4. Fit-out and Completion (Note: design indicative only).

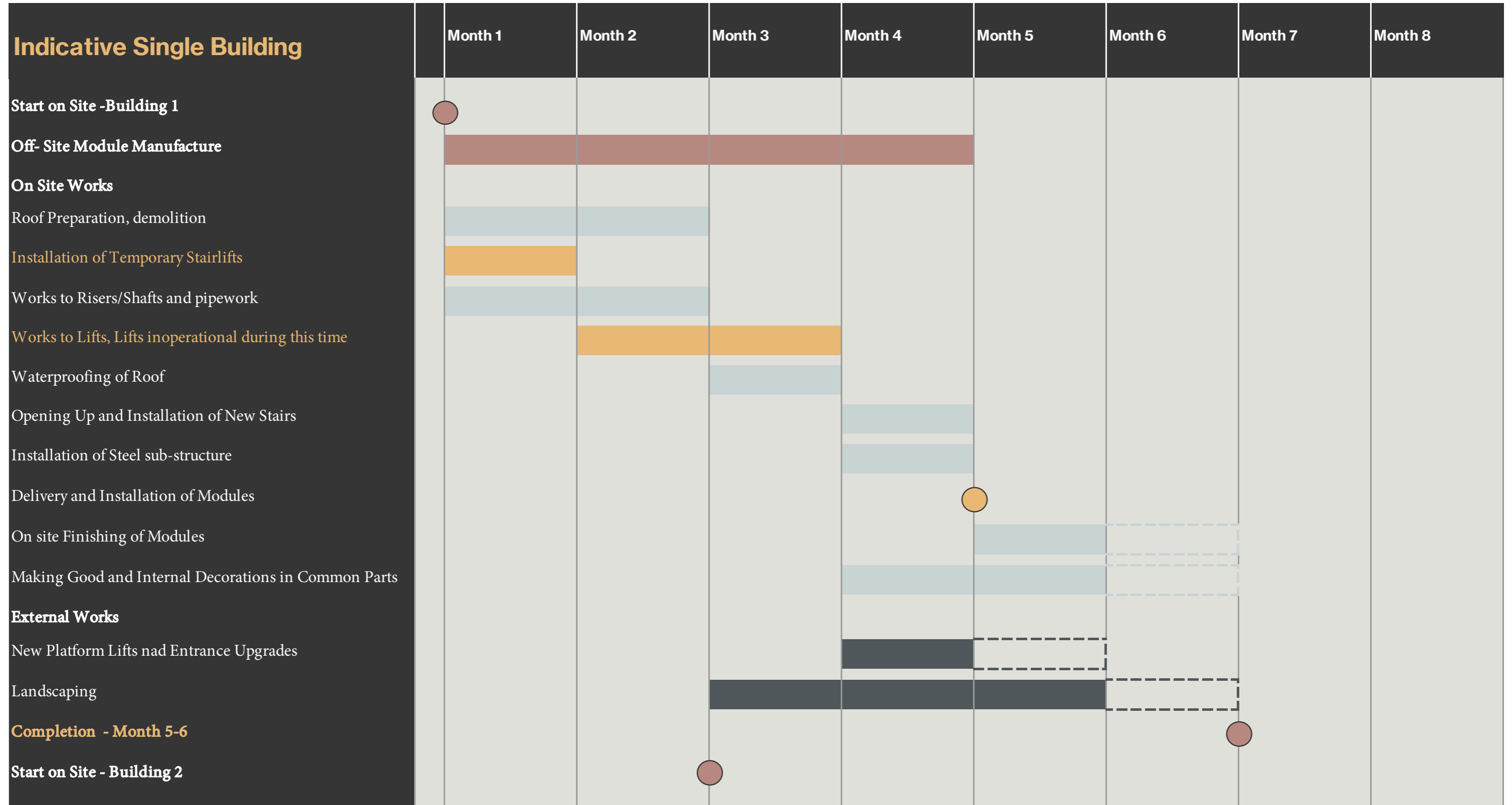
# 08. Construction

Timeline.



# 08. Construction

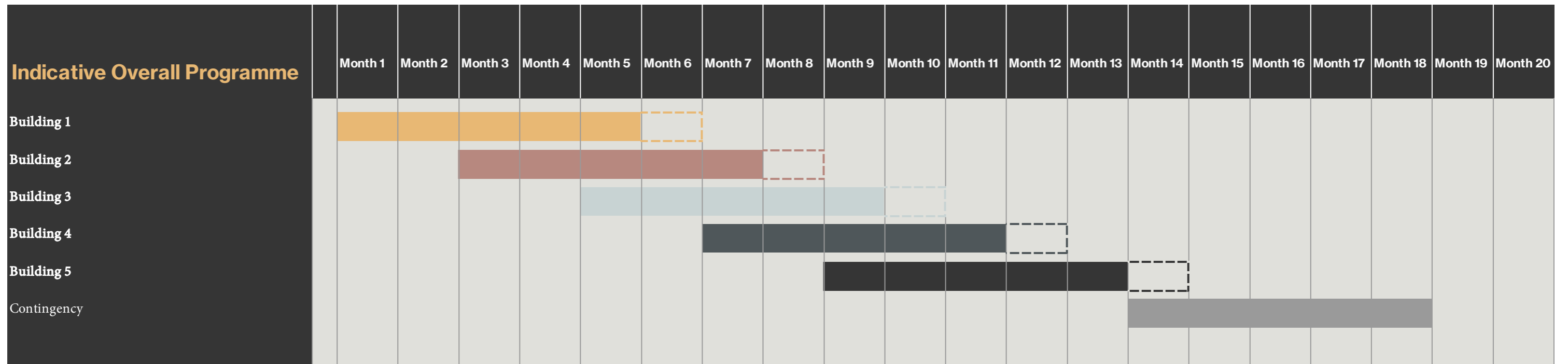
## Typical Building Programme



# 08. Construction

Overall Programme

12-18 Month Programme



Thank You.

---

