



Lamble Street

Design & Access Statement

End Corner Plot
Lamble Street
London, N5

NIKJOO



CONTENTS

- 1.0 INTRODUCTION
 - 1.1-2 CONTEXT
- 2.0-1 PLANNING POLICY CONTEXT
- 3.0-2 EVALUATION
- 4.0 PREVIOUSLY APPROVED APPLICATION
- 5.0-2 PROPOSED DEVELOPMENT
 - 5.3-6 PROPOSED DEVELOPMENT - PLANS
 - 5.7 PROPOSED DEVELOPMENT - ACCESS, PARKING & BINS
 - 5.8-9 PROPOSED DEVELOPMENT - ELEVATIONS
 - 5.10 PROPOSED DEVELOPMENT - VISUALISATION
- 6.0 CONCLUSION

I.0 INTRODUCTION

Purpose

This Design and Access Statement has been produced to support a planning application, on behalf of our client Nestbrik Ltd, seeking consent for a single new dwelling on land adjacent to 49 Lamble Street, Gospel Oak.

The Statement demonstrates that the proposed design builds on principles established in planning permission 2014/4270/P, in which a single dwelling was approved on the subject site, along with two further dwellings on plots which fall outside the scope of this application. The subject site was previously referred to as 'Plot A' in relation to that former consent.

A 3-bed dwelling was previously permitted on Plot A, with the design considered to be of "high architectural quality" and a "sophisticated response to the constraints of each site and relation to the immediate context" (Officer Report, para 6.12). The subject proposed design has emerged from positive elements of the previous acceptable design, as well as the surrounding context and constraints, including more recent infill plots. At a substantially lower overall height than the previously approved Plot A dwelling, the subject scheme is considered to achieve an elegant, simplified, and less intrusive appearance which protects occupier and neighbouring amenity as well as the character of the area.

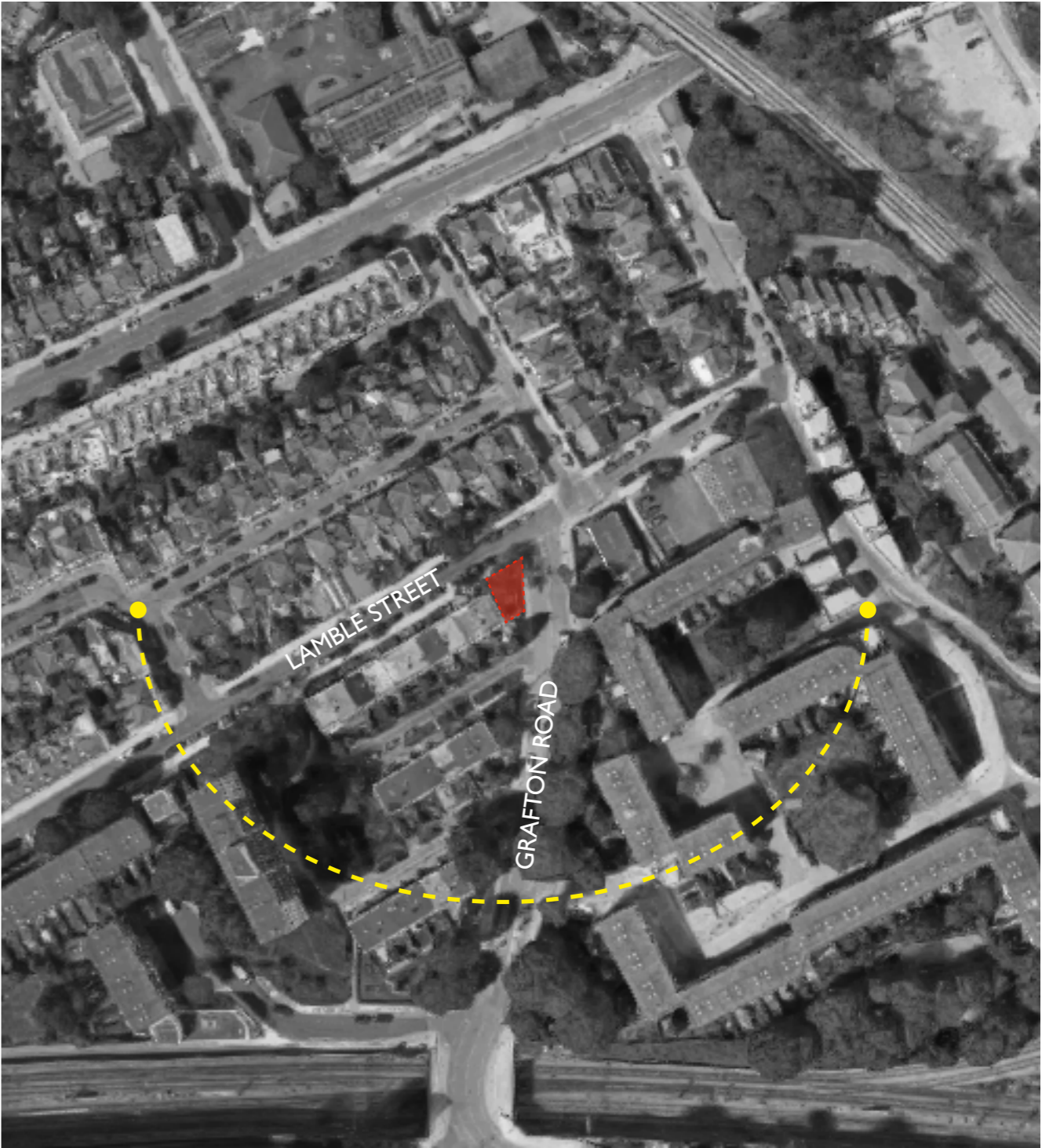
This supporting statement will provide an overview of the following aspects of the application:

- The planning policy context in relation to design and access issues;
- Character of the Site Context;
- Evaluation of the subject site;
- Planning considerations;
- The proposed design; and
- Conclusions.

This section of the statement provides an introduction to the development proposals. The accompanying Planning Statement contains a more detailed assessment of the planning policy context, planning history and planning considerations.

Planning Application

A suite of drawings prepared by NIKJOO is included with this application, demonstrating the proposed design of the single dwelling on 'Plot A', adjacent to 49 Lamble Street.



1.1 CONTEXT

Site Location and Surroundings

The subject site comprises a 'leftover' space at the eastern end of a run of two storey terraced properties which line the southern side of Lamble Street. Those existing terraced dwellings form part of the Barrington Court estate, designed by Powell and Moya and completed in 1954. The estate includes an 11 storey block of flats at an elevated position approximately 80m west of the subject site, and a terraced row of two storey dwellings with flat roofs and a mixture of brick and coloured render to the front elevations, along with a distinctively almost continuous band of windows at the first storey.

A row of two storey Victorian terraced dwellings lines the northern side of Lamble Street, opposite the subject site. These have their backs to the street – facing Oak Village to the north – limiting the sense of connection with the Barrington Court terraces and the subject site.

Opposite the subject site on the eastern side of Grafton Road is situated the Kiln Place Tenants Hall and the four storey Kiln Place estate, completed in 1964. This is set back from and separated from Grafton Road with mature trees and vegetation, limiting the sense of connection with the subject site and adjacent Lamble Street development.

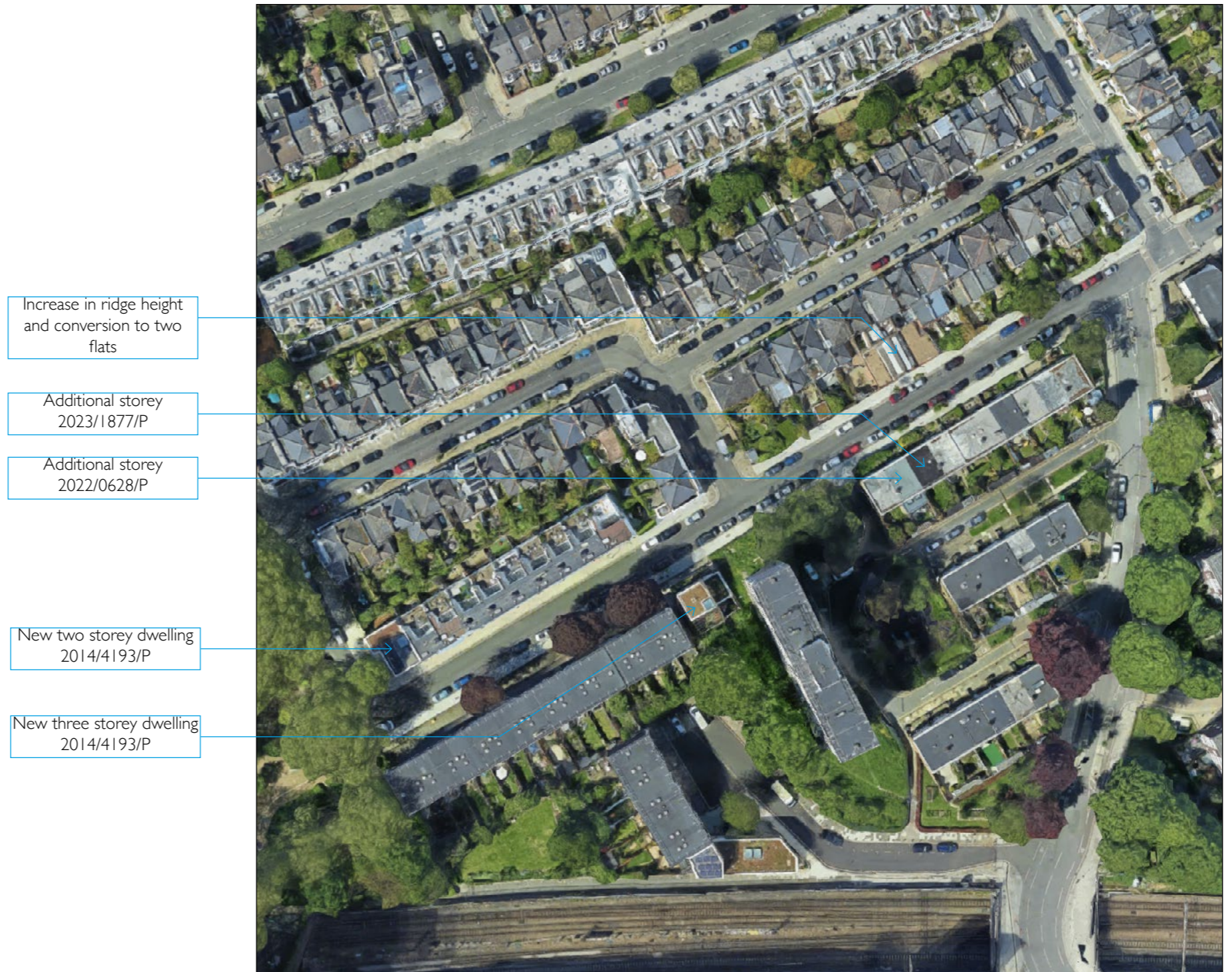
The subject site itself is enclosed by a dwarf brick wall topped with metal railings, and further enclosed by wooden boarding which prevents views into the site interior. The site is very overgrown and physically inaccessible, with two damaged beech trees and brambles. There is no public access and the overgrown, enclosed nature of the site does not contribute positively to the street scene or the character of the area.

A number of recent permissions in the vicinity further add to the variety of existing built form which forms part of the context informing the subject site:

- Two new flat roofed dwellings on Lamble Street, both permitted under 2014/4193/P. Both new dwellings adjoin and 'complete' existing blocks of mid-century dwellings, with the plot at the corner of Lamble Street and Lismore Circus (approx. 160 west of the subject site) completing the existing two storey white rendered terraced housing with a new two storey brick house, and the plot immediately west of the 11 storey Barrington Court block (approx. 95m west of the subject site) stepping down slightly from the adjoining four storey maisonettes to create a generous three storey dwelling. The design approach for both plots sets a precedent for modern, stylish and contemporary infill development which utilises high quality, local materials and complements, without pastiche, the existing adjacent development.

- The increase in ridge height and alterations to number 80 Lamble Street (approx. 40m west of the subject site) to allow for a conversion to two residential flats (ref. 2019/6436/P); and

- A number of prior approvals to create second storeys on top of the existing terraced dwellings immediately west of the subject site along Lamble Street, including nos. 41 and 42 (refs. 2022/0628/P and 2023/1877/P).



1.2 CONTEXT

Character of the Surrounding Development

The site and surrounding area is not within a Conservation Area; nor are there any listed buildings within the vicinity.

As outlined in the previous section, the immediate area contains a number of different architectural styles from different eras. Whilst none of the existing development is formally designated, it is important that any new development complements and highlights positive features of the existing character. For example, whilst it has been updated through recently developed infill plots and consents for additional storeys, the adjacent (currently) two storey terraced dwellings to the immediate west of the subject site are particularly influential, providing a strong example high quality mid-century design approach.

It will be important for the proposed design on the subject plot to draw together influences from the nearby development – in particular, the terraced housing along the south side of Lamble Street – as well as the precedent set by the former consent, and existing implemented infill consents nearby, in order to inform the scale, massing, appearance, and material choices.



2.0 PLANNING POLICY

Planning Policy

This section gives a brief overview planning policy and guidance relevant to design and access considerations – a fuller assessment of relevant planning policy is contained within the Planning Statement.

Camden Local Plan

The Camden Local Plan was adopted in 2017 and is the key document in the development plan, providing the strategic and development management policy basis for determining applications and positively directing growth in the local area.

Relevant policies which have informed the design process include:

- Policy A1 – Managing the impact of development
- Policy D1 – Design
- Policy T1 – Prioritising Walking, Cycling and Public Transport
- Policy T2 – Parking and Car-Free Development

Design Camden Planning Guidance

The Design Camden Planning Guidance (CPG), adopted in 2021, provides additional design principles which should guide development proposals and reflects Camden's commitment to excellence in design (para 2.6). The subject proposal has been guided by these principles where relevant; in particular:

- Development should respond positively and sensitively to the existing context;
- Development should integrate well with the existing character of a place, building and its surroundings;
- Development should make efficient use of the site;
- Development should make use of good quality durable materials (para 2.10);
- Design should seek to contribute to the local character and seek to provide visual interest for onlookers (para 2.13); and
- Green roofs can provide important landscape detail, biodiversity improvements, prevent local flooding and keep a building insulated (para 4.14).

Amenity Camden Planning Guidance

The Amenity CPG, adopted in 2021, provides additional design principles which protect amenity, which should guide development proposals. The subject proposal has been guided by these principles where relevant, in particular in regard to overlooking, privacy and outlook, and daylight and sunlight.



2.1 PLANNING POLICY

National Planning Policy Framework

Paragraph 126 of the National Planning Policy Framework (NPPF) highlights the importance of good design within the determinative criteria for sustainable development, detailing that:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development...”

Paragraph 130 includes a series of six criteria to be considered as part of the decision-taking process. These state that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF goes on to highlight, in paragraph 134, that development that is not well designed should be refused. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Planning Practice Guidance

The Planning Practice Guidance (PPG) contains guidance that supplements the NPPF.

One of the key components of the practice guidance is the issue of design, acknowledging that 'good quality design is an integral part of sustainable development'. It establishes that:

“Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.”

3.0 EVALUATION

Opportunities and Constraints

The client's objective is to secure full planning permission for the erection of a single dwelling that:

- Provides a three bedroomed home with a high quality of design and amenity;
- Makes a positive contribution to the local character of Lamble Street and Grafton Road;
- Respects the amenity of existing residential properties; and
- Achieves a safe, secure and accessible environment.

Development Opportunities

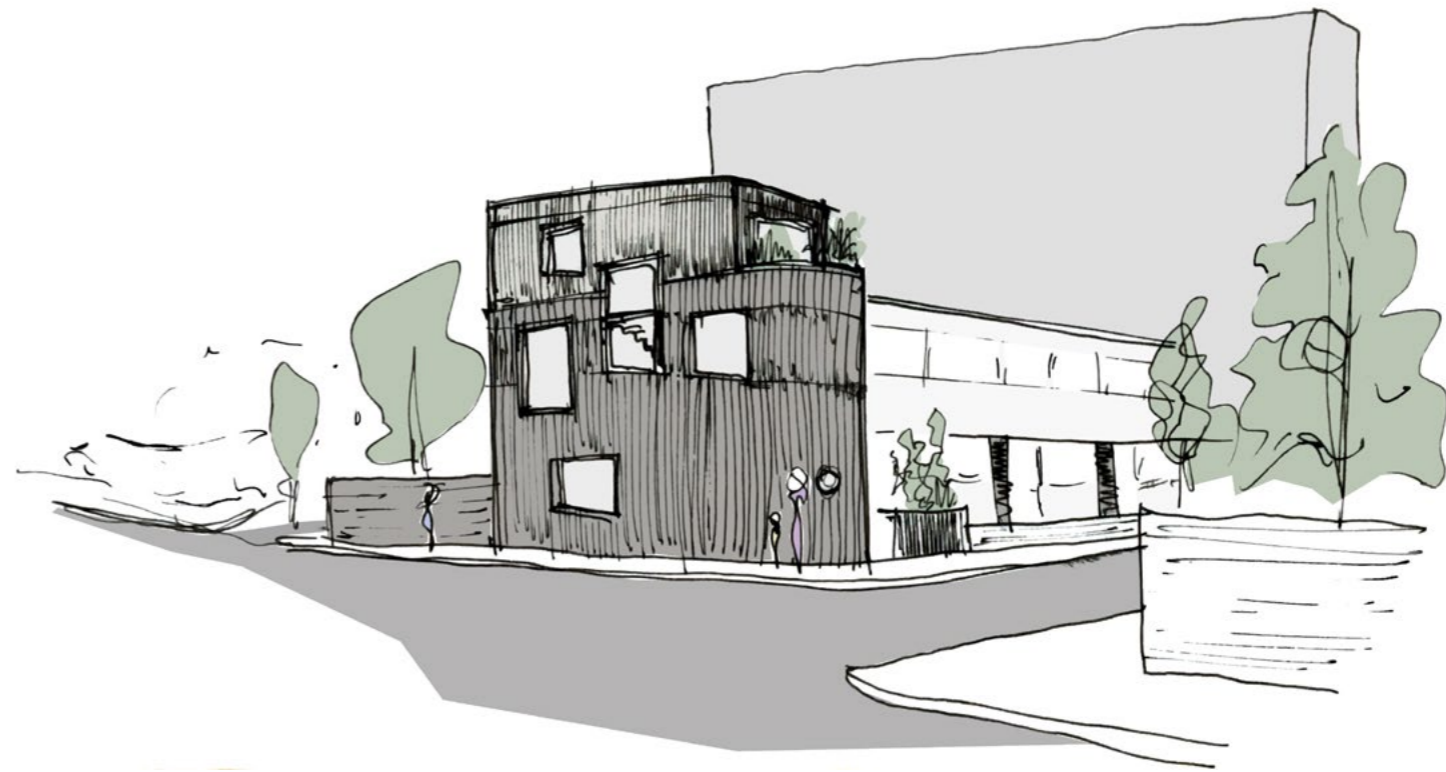
- The site benefits from a former consent to create a three storey, three bedroom dwelling;
- The site is not publicly accessible and serves no function; and
- The site is adjacent to existing residential development and offers a highly sustainable opportunity to create a new home.

Constraints

- The proposed development must protect adjacent residential amenity;
- The proposed development must complement the existing varied character of development; and
- The proposed development must create an appropriate standard of amenity for future residents, including external amenity space, given the constraints of the plot size and adjacent development.

Important Features

- Highly sustainable location suitable for further residential development;
- Existing contemporary infill plots as well as the former consent establish a precedent;
- Existing site serves no function; and
- Existing site is overgrown with two poor quality trees at the end of their natural life span.



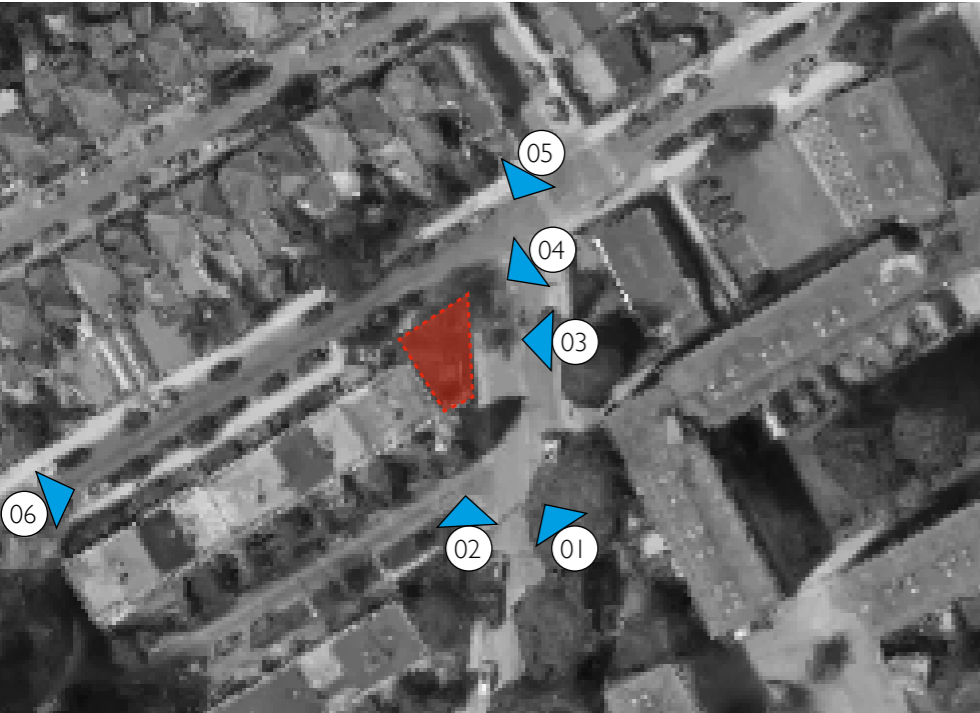
3.1 EVALUATION

View point analysis

As the viewpoints on this page demonstrate, the subject site does not currently play a positive role in the character of the immediate area. The current street scene from Lamble Street is dominated by the blank gable end presented by the existing property immediately to the west. This reduces any sense of connection with surrounding development at Grafton Road, and there is an opportunity to create an active frontage with surveillance here.

The overgrown and boarded off nature of the subject site presents a forbidding aspect and does not play an amenity role, either in the visual character of the area or in providing a publicly accessible space.

Whilst the Lamble Street terrace immediately west of the subject site currently presents an image of uniform height properties, it is worth highlighting that this will shortly change with two of the properties already having secured prior approval for additional storeys, and all of the properties benefiting from these permitted development rights. Overall, Lamble Street is characterized by a variation in ridge heights, with the taller Victorian properties opposite and in particular the converted flats at number 80, along with the 11 storey Barrington Court block, all providing examples of taller buildings in the immediate vicinity.



LAMBLE STREET



01



02



03



04



05



06

3.2 EVALUATION

Design Context and Precedents

This page illustrates precedent design which has informed the proposed design approach. These are considered to be successful modern infill dwellings in the context of existing mid-century development of design merit and interest.

The material palettes of the new dwellings are different to the existing development – but incorporate high quality, locally sourced materials which complement the existing material palette. Features such as flat roofs, clean lines and simple contemporary opening styles have been borrowed from the mid-century properties, whilst architectural interest has been created in an irregular approach to window sizes and positions.

This approach creates a synergy with the existing development, and does not detract from or dominate it whilst allowing the more contemporary nature of the new dwellings to be clearly understood.



4.0 PREVIOUSLY APPROVED APPLICATION

The previously approved scheme on 'Plot A' was a three bedroomed, three storey-plus-loft dwelling, adjoined to no. 49 Lamble Street, with a front garden, roof terrace, and green roof.

Features highlighted in the Officer Report include:

- Front doors located along terrace frontage rather than Grafton Road;
- Site A frontage continues the terrace frontage before stepping forward to utilize the corner of the site;
- The garden space is enclosed at the front of the property and front door turned towards the terrace providing a positive connection to and termination of the terrace;
- The rear of the building is pulled back from the rear building line to reduce the impact of the building on the rear garden to the adjacent property;
- Roof slopes up from the height of the neighbouring terraced property to form a 3 storey gable onto Grafton Road;
- Proposed material for each building is two finishes of white brick (smooth and rough) in alternating bands;
- On the adjoining elevations to the terrace for one of the window openings corresponds in size to the strip of window openings on the terraces to aid in tying in the architectural detail to the adjacent property;
- On the Grafton Rd elevations the window openings are more varied in size and proportions. A large window to the internal circulation space facing Grafton Terrace provides each building with a sense of presence onto the street, contributing to the passive surveillance of the road;
- Whilst different in height and form to the adjacent terraces the proposals are considered to provide a sophisticated response to the constraints of each site and relation to the immediate context;
- Site is quite constrained but outdoor space has been imaginatively designed into the scheme which is commendable;
- Size of dwelling well in excess of requirements/standards. Level of open space considered to be offset by generous size of the property and proximity to Hampstead Heath;
- Proposed forward projection at Lamble Street is approximately 5m from the boundary with no. 49;
- Southern orientation of the rear gardens of Lamble Street, coupled with the fact that the rear building line of the new dwellinghouse has been set forward to allow for the retention of the garage belonging to 49 Lamble St, helps to alleviate any concerns over sense of enclosure or loss of privacy;
- East facing windows at ground, first and second floor levels will not result in overlooking or loss of privacy to the residents in Kiln Place which are over 20m away and there are no windows which would directly overlook the neighbouring property.
- Proposed terrace at second floor level will align with the roof level of 49 Lamble Street and due to its orientation and surrounding walls/roof it will not be possible to have views into the neighbouring property.

It is clear that at some point during the determination process, the proposed design for plot A was amended and pulled back at the ground floor level in order to maintain the existing site boundary with the adjacent pavement. However, the first and second storey floor plans remained as originally proposed, therefore overhanging the pavement.



Image: Hayhurst and co

5.0 PROPOSED DEVELOPMENT

The proposed development retains all the positive design features highlighted in the previous section, which were considered by officers to complement/enhance the character of the area and protect neighbouring amenity, with the following key amendments:

- The overall maximum height of the proposed dwelling is significantly reduced from approx. 10.66m to approx. 8.95m. The previous complex, angular roof line with a maximum height significantly higher than the proposed ridge height has been lost, with a simple flat roof design proposed, continuing the established theme of the adjacent terrace. The proposed roof height is in line with permitted second storeys along the Lamble Street terrace (with all properties benefiting from permitted development rights to create similar additional storeys), and the simplified lower design will reduce visual impact on viewpoints from the Barrington Court 11 storey block, and reduce impact on views from Grafton Road, with a reduced height gable elevation. The reduced height of the proposed plans is considered an improvement over the previously approved plans, both in terms of reducing any potential dominance/ overshadowing impacts on neighbouring residential amenity, and in terms of better complementing existing development through the continuation of the flat roof design.
- Proposed materials include a warm toned and a white toned brick, which both breaks up the facades, creating interest, and is considered to better reflect the white render and warm brick front elevations of the existing Lamble Street terrace than the approved all white scheme.
- The Grafton Road facing elevation introduces porthole style windows with a varied and playful arrangement, in keeping with the previously acceptable principle of including larger and more varied window styles on this elevation, as well as a large window to the internal circulation space facing Grafton Terrace.
- As opposed to the previously approved scheme, which created an angular arrangement at the corner in order to preserve the boundary with the pavement, whilst upper storeys overhung this, the proposed development will retain the existing curved corner arrangement, at all levels.

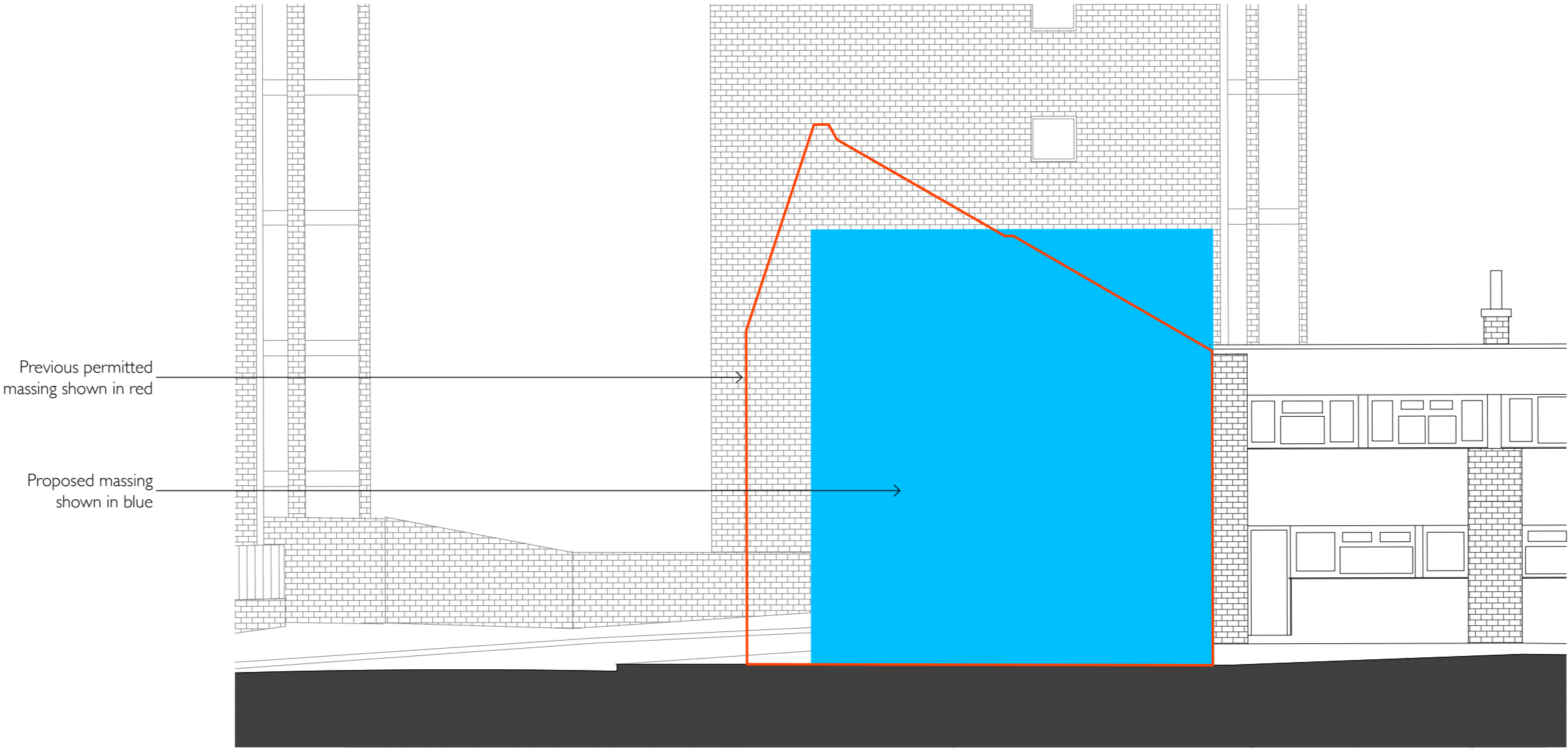
Overall, the subject proposed scheme is considered to provide an elegant response to the constraints of the site which retains more aspects of the existing context than the previous scheme, such as the existing curve at the site corner and utilising a simple flat roof design to complement the Lamble Street terrace. The design approach is simplified, losing some of the previously approved features such as a complicated and angular roof line, and a dominant 'banding' design to the external palette which is not a strong characteristic of the surrounding development.

These amendments, coupled with the retention of all key positive aspects of the previous design, such as separation distances, outdoor amenity areas, and orientation, all ensure that the subject proposals achieve net benefits in terms of design, the character of the surrounding area, and neighbouring amenity.



5.1 PROPOSED DEVELOPMENT

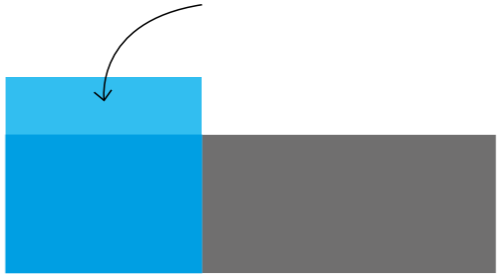
Massing



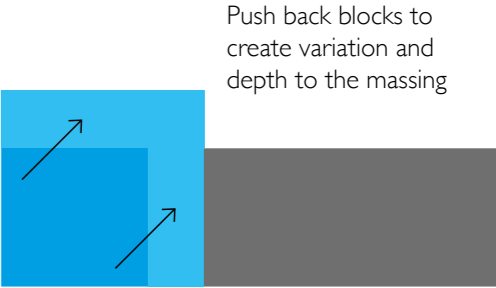
Extent of site



Previous permitted massing



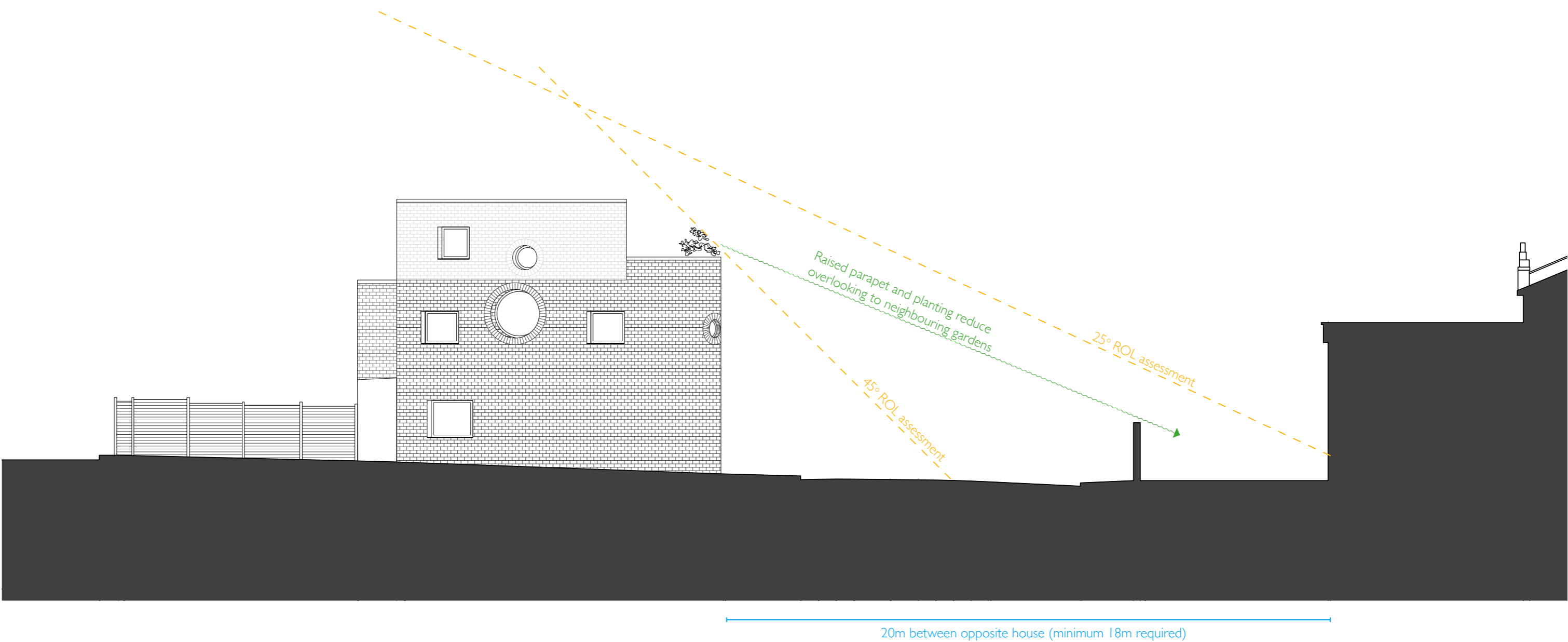
Visually align roofs



Create depth

5.2 PROPOSED DEVELOPMENT

Amenity



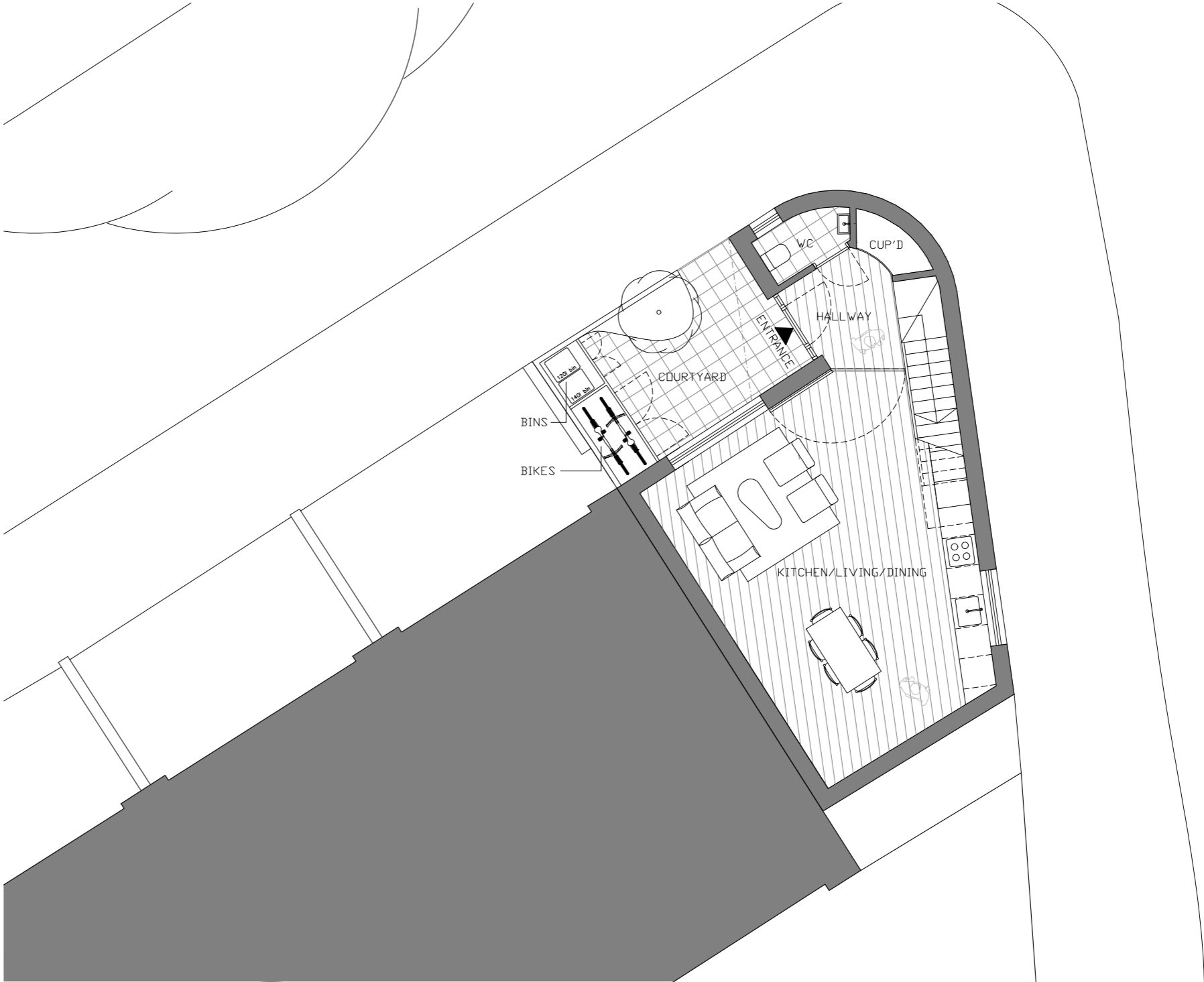
5.3 PROPOSED DEVELOPMENT

Plot Layout Principles

The subject proposals will see a three bedroom dwelling created with 132m2 of internal space, compared with 103.8m2 created under the previously approved design. This exceeds the Nationally Described Space Standard for a three-bedroom, six-person, three-storey dwelling (108m2, with 2.5m2 internal storage).

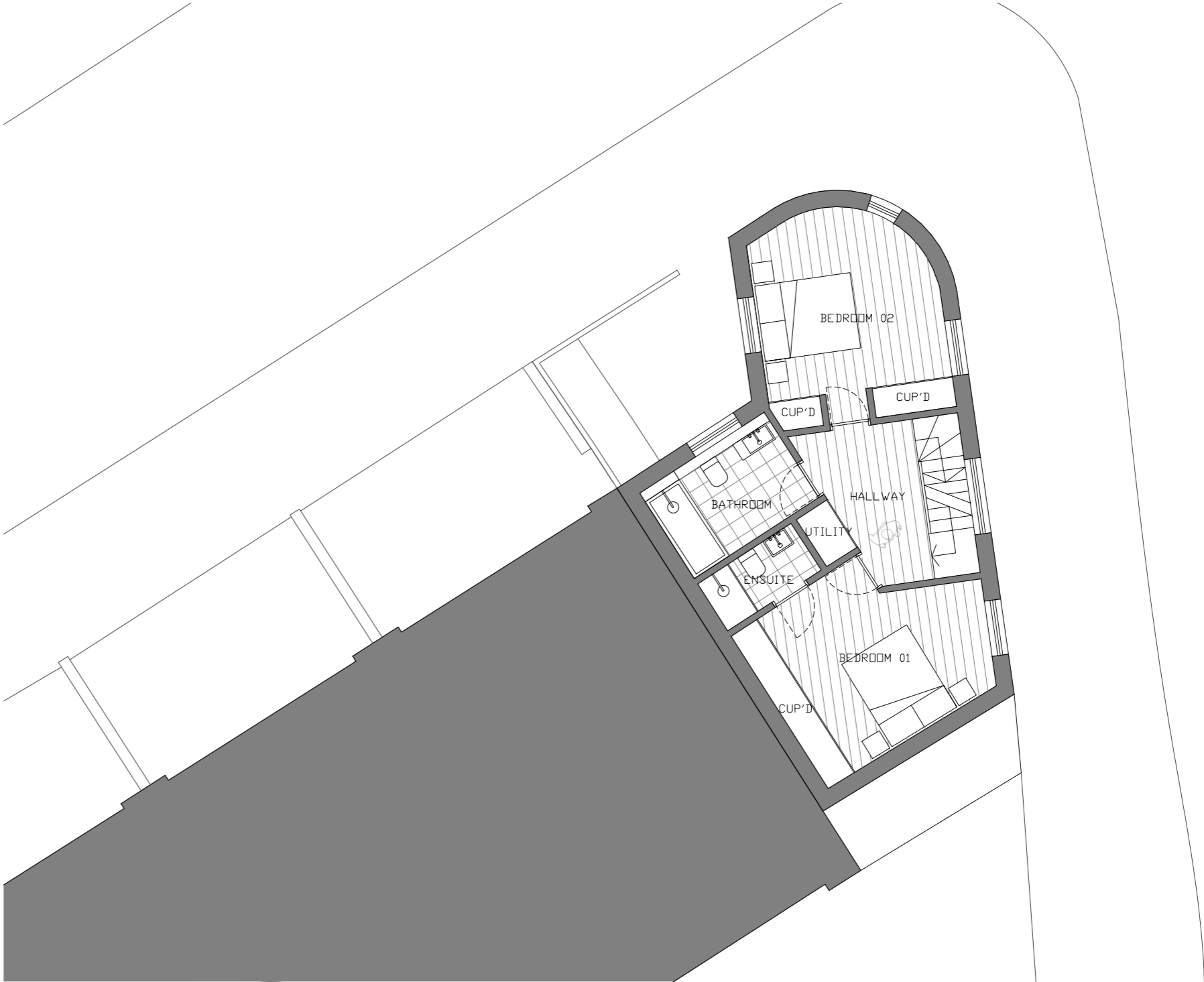
The proposed external amenity space totals 18.6m2, exceeding the 9m2 external amenity space required for a 6 person dwelling within Policy D6 (Housing Quality and Standards) of the London Plan. This is comprised of a garden at the ground floor level and a terrace at the second storey level.

Bedroom sizes and ceiling heights exceed the standards set out within Policy D6 (Housing Quality and Standards) of the London Plan.



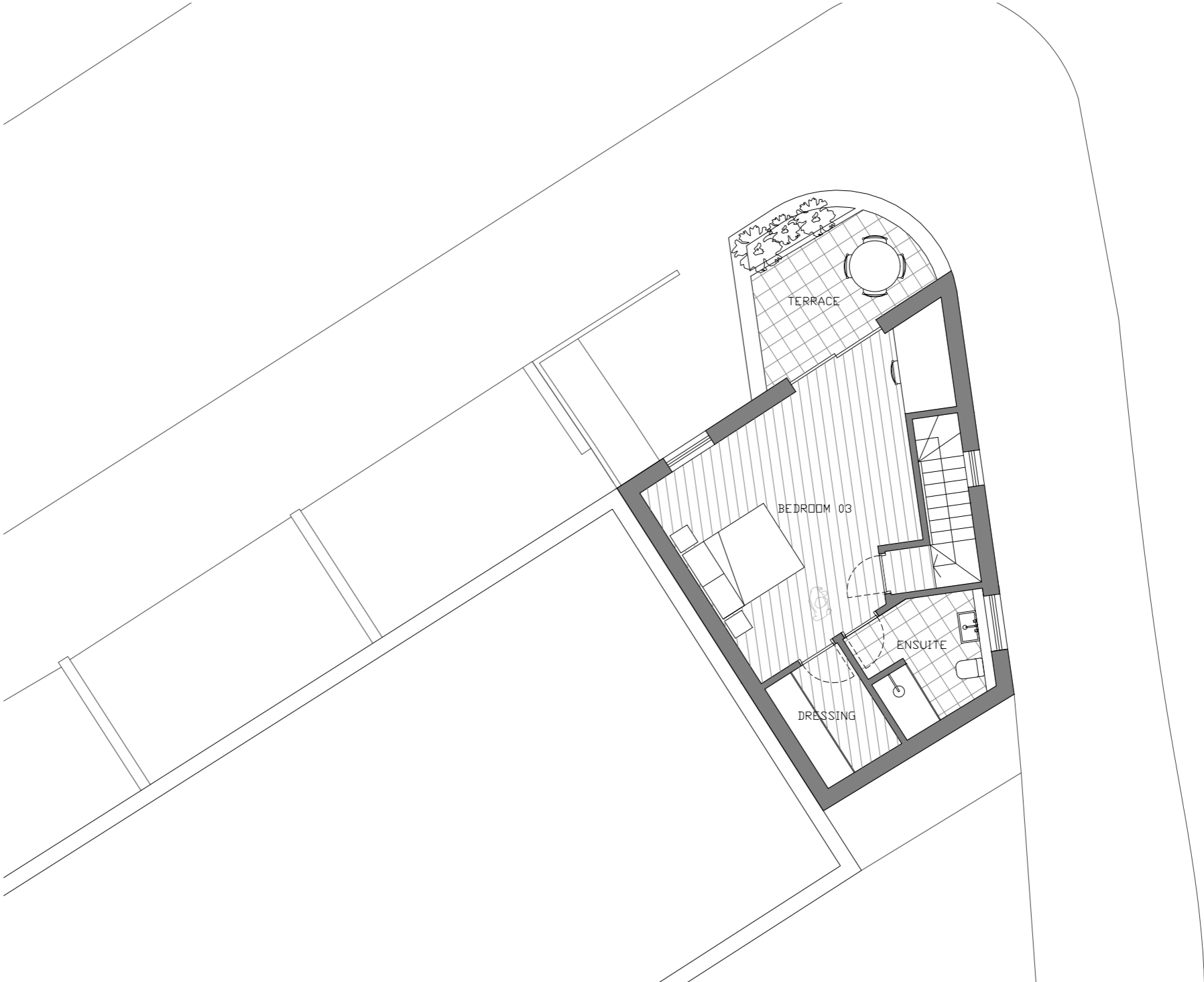
Proposed Ground Floor

5.4 PROPOSED DEVELOPMENT



Proposed First Floor

5.5 PROPOSED DEVELOPMENT



Proposed Second Floor

5.6 PROPOSED DEVELOPMENT



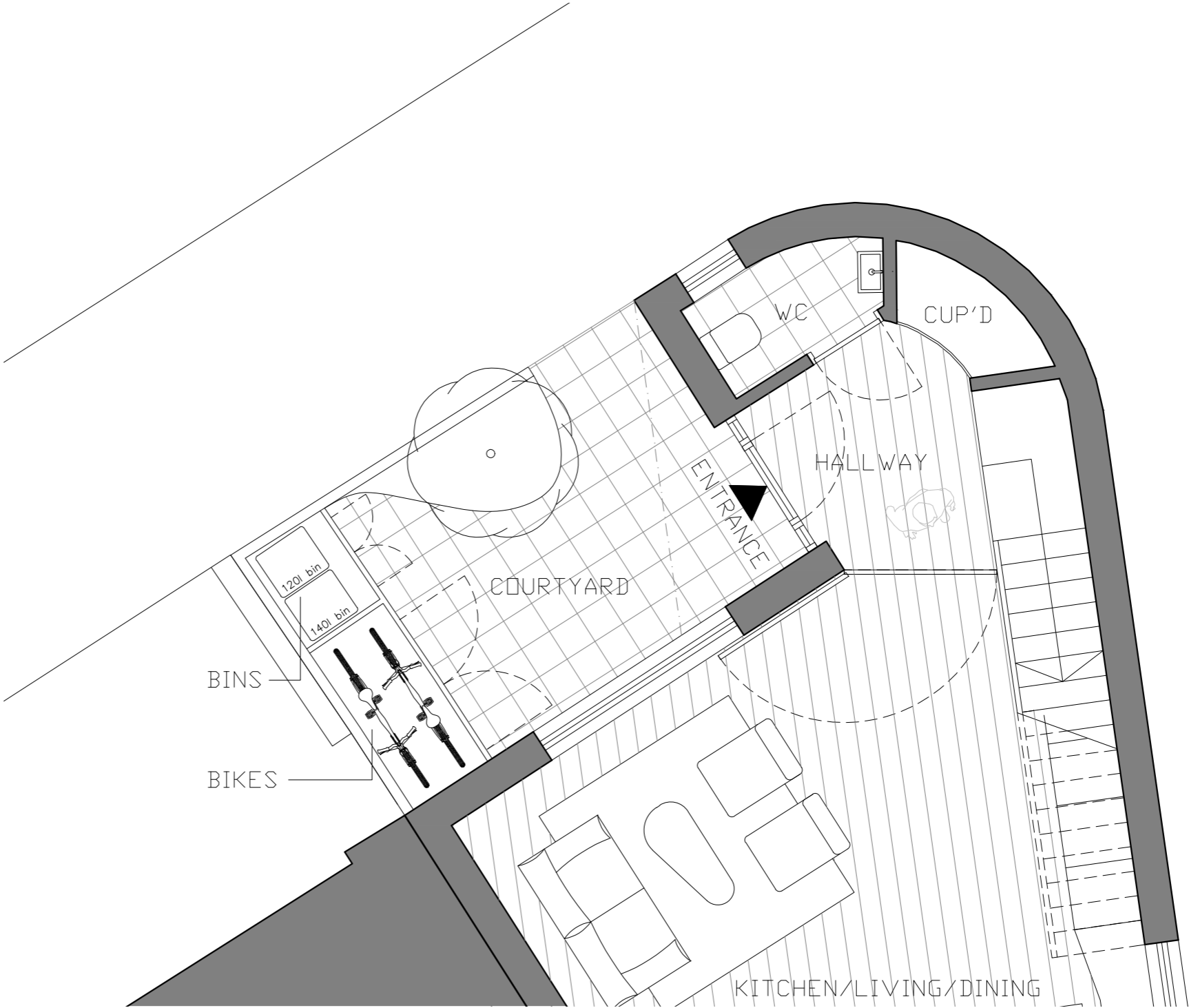
Proposed Roof

5.7 PROPOSED DEVELOPMENT

Access, Parking and Bins

The proposed layout includes a suitable bin storage area for waste and recycling, in accordance with Policy CC5 (Waste) of the Camden Local Plan.

In addition, secure cycle storage for two bicycles is provided in accordance with the standards set out within the London Plan as well as Policy T1 (Prioritising Walking, Cycling and Public Transport) of the Camden Local Plan.



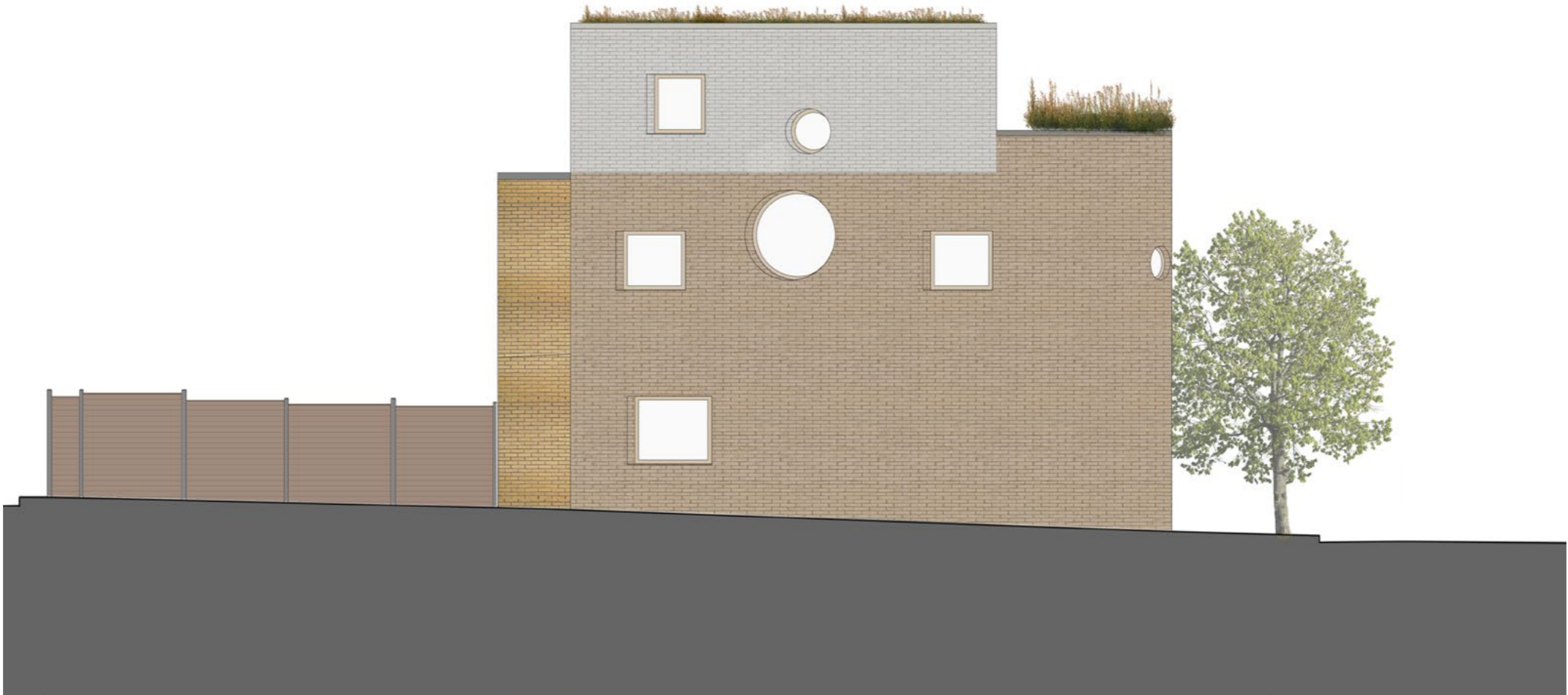
5.8 PROPOSED DEVELOPMENT

Front Elevation



5.9 PROPOSED DEVELOPMENT

Side Elevation



5.10 PROPOSED DEVELOPMENT



6.0 CONCLUSION

This Design and Access Statement has been prepared to support the accompanying application seeking permission for a single new dwelling on the subject site, renewing the principle of development established through a previous consent. It should be read in conjunction with the Planning Statement.

As demonstrated in this Statement, the subject site does not currently play a positive role in the character of the immediate area. The subject proposals offer an opportunity to provide a three-bedroom, sustainably located dwelling, which achieves a high quality of internal and external amenity for the future occupants, building on a principle of development which has been previously established on this plot. At the same time the street scene, connection with surrounding development, and surveillance will be enhanced through the proposals with an active frontage on to Grafton Road.

Overall, the subject proposed scheme is considered to provide an elegant response to the constraints of the site which retains more aspects of the existing context than the previous scheme, such as the existing curve at the site corner and utilising a simple flat roof design to complement the Lamble Street terrace. The design approach is simplified, losing some of the previously approved features such as a complicated and angular roof line, and a dominant 'banding' design to the external palette which is not a strong characteristic of the surrounding development.

These amendments, coupled with the retention of all key positive aspects of the previous design, such as separation distances, outdoor amenity areas, and orientation, all ensure that the subject proposals achieve net benefits in terms of design, the character of the surrounding area, and neighbouring amenity.

This will be a car-free development with a safe means of pedestrian access, and suitable cycle and bin storage in-curtilage.

When read in conjunction with the accompanying Planning Statement, it is clear that there are no planning reasons which could preclude development. For these reasons we respectfully request that the planning application be approved.

