

Planning Statement

Flat 3, 9 Wilmot Place, Camden, London, NW1 9JP

DATE: 19/04/2024



www.aga-associates.com
info@aga-associates.com
+44 (0) 20 8014 8130

10 Fitzroy Square
Fitzrovia
London
W1T 5HP

RIBA 

Chartered Practice



Architects
Registration
Board

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Applicant : Boston University Study Abroad London

Application Site: Flat 3, 9 Wilmot Place, Camden, London, NW1 9JP

Proposal: The proposal entails enhancing the owner’s property by erecting a new level for a mansard roof at Flat 3, 9 Wilmot Place, Camden, London.

Our Ref: 1076-AGA-ZZ-ZZ-PP-A-99406-P01

Date: 14th March 2024

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0.0 RIBA Stages Methodology



The RIBA Plan of Work organises the process of briefing, designing, delivering, maintaining, operating and using a building into eight stages. It is a framework for all disciplines on construction projects and should be used solely as guidance for the preparation of detailed professional services and building contracts.

Stage Boundaries:

Stages 0-4 will generally be undertaken one after the other.

Stages 4 and 5 will overlap in the **Project Programme** for most projects.

Stage 5 commences when the contractor takes possession of the site and finishes at **Practical Completion**.

Stage 6 starts with the handover of the building to the client immediately after **Practical Completion** and finishes at the end of the **Defects Liability Period**.

Stage 7 starts concurrently with Stage 6 and lasts for the life of the building.

Planning Note:

Planning Applications are generally submitted at the end of Stage 3 and should only be submitted earlier when the threshold of information required has been met. If a **Planning Application** is made during Stage 3, a mid-stage gateway should be determined and it should be clear to the project team which tasks and deliverables will be required. See **Overview guidance**.

Procurement:

The RIBA Plan of Work is procurement neutral – See **Overview guidance** for a detailed description of how each stage might be adjusted to accommodate the requirements of the **Procurement Strategy**.

- ER Employer's Requirements
- CP Contractor's Proposals



	0 Strategic Definition	1 Preparation and Briefing	2 Concept Design	3 Spatial Coordination	4 Technical Design	5 Manufacturing and Construction	6 Handover	7 Use
	Projects span from Stage 1 to Stage 6; the outcome of Stage 0 may be the decision to initiate a project and Stage 7 covers the ongoing use of the building.							
Stage Outcome at the end of the stage	The best means of achieving the Client Requirements confirmed If the outcome determines that a building is the best means of achieving the Client Requirements , the client proceeds to Stage 1	Project Brief approved by the client and confirmed that it can be accommodated on the site	Architectural Concept approved by the client and aligned to the Project Brief The brief remains "live" during Stage 2 and is derogated in response to the Architectural Concept	Architectural and engineering information Spatially Coordinated	All design information required to manufacture and construct the project completed Stage 4 will overlap with Stage 5 on most projects	Manufacturing, construction and Commissioning completed There is no design work in Stage 5 other than responding to Site Queries	Building handed over, Aftercare initiated and Building Contract concluded	Building used, operated and maintained efficiently Stage 7 starts concurrently with Stage 6 and lasts for the life of the building
Core Tasks during the stage	Prepare Client Requirements Develop Business Case for feasible options including review of Project Risks and Project Budget Ratify option that best delivers Client Requirements Review Feedback from previous projects Undertake Site Appraisals Project Strategies might include: - Conservation (if applicable) - Cost - Fire Safety - Health and Safety - Inclusive Design - Planning - Plan for Use - Procurement - Sustainability See RIBA Plan of Work 2020 Overview for detailed guidance on Project Strategies	Prepare Project Brief including Project Outcomes and Sustainability Outcomes Quality Aspirations and Spatial Requirements Undertake Feasibility Studies Agree Project Budget Source Site Information including Site Surveys Prepare Project Programme Prepare Project Execution Plan No design team required for Stages 0 and 1. Client advisers may be appointed to the client team to provide strategic advice and design thinking before Stage 2 commences.	Prepare Architectural Concept incorporating Strategic Engineering requirements and aligned to Cost Plan , Project Strategies and Outline Specification Agree Project Brief Derogations Undertake Design Reviews with client and Project Stakeholders Prepare stage Design Programme	Undertake Design Studies , Engineering Analysis and Cost Exercises to test Architectural Concept resulting in Spatially Coordinated design aligned to updated Cost Plan , Project Strategies and Outline Specification Initiate Change Control Procedures Prepare stage Design Programme	Develop architectural and engineering technical design Prepare and coordinate design team Building Systems information Prepare and integrate specialist subcontractor Building Systems information Prepare stage Design Programme Specialist subcontractor designs are prepared and reviewed during Stage 4	Finalise Site Logistics Manufacture Building Systems and construct building Monitor progress against Construction Programme Inspect Construction Quality Resolve Site Queries as required Undertake Commissioning of building Prepare Building Manual Building handover tasks bridge Stages 5 and 6 as set out in the Plan for Use Strategy	Hand over building in line with Plan for Use Strategy Undertake review of Project Performance Undertake seasonal Commissioning Rectify defects Complete initial Aftercare tasks including light touch Post Occupancy Evaluation	Implement Facilities Management and Asset Management Undertake Post Occupancy Evaluation of building performance in use Verify Project Outcomes including Sustainability Outcomes Adaptation of a building (at the end of its useful life) triggers a new Stage 0
Core Statutory Processes during the stage:	Strategic appraisal of Planning considerations Planning Building Regulations Health and Safety (CDM)	Source pre-application Planning Advice Initiate collation of health and safety Pre-construction Information	Obtain pre-application Planning Advice Agree route to Building Regulations compliance Option: submit outline Planning Application	Review design against Building Regulations Prepare and submit Planning Application See Planning Note for guidance on submitting a Planning Application earlier than at end of Stage 3	Submit Building Regulations Application Discharge pre-commencement Planning Conditions Prepare Construction Phase Plan Submit form F10 to HSE if applicable	Carry out Construction Phase Plan Comply with Planning Conditions related to construction	Comply with Planning Conditions as required	Comply with Planning Conditions as required
Procurement Route	Traditional Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led	Appoint client team	Appoint design team	ER Pre-contract services agreement Preferred bidder	CP Tender Appoint contractor CP Appoint contractor CP Appoint contractor			Appoint Facilities Management and Asset Management teams, and strategic advisers as needed
Information Exchanges at the end of the stage	Client Requirements Business Case	Project Brief Feasibility Studies Site Information Project Budget Project Programme Procurement Strategy Responsibility Matrix Information Requirements	Project Brief Derogations Signed off Stage Report Project Strategies Outline Specification Cost Plan	Signed off Stage Report Project Strategies Updated Outline Specification Updated Cost Plan Planning Application	Manufacturing Information Construction Information Final Specifications Residual Project Strategies Building Regulations Application	Building Manual including Health and Safety File and Fire Safety Information Practical Completion certificate including Defects List Asset Information If Verified Construction Information is required, verification tasks must be defined	Feedback on Project Performance Final Certificate Feedback from light touch Post Occupancy Evaluation	Feedback from Post Occupancy Evaluation Updated Building Manual including Health and Safety File and Fire Safety Information as necessary

Core RIBA Plan of Work terms are defined in the *RIBA Plan of Work 2020 Overview* glossary and set in **Bold Type**

Further guidance and detailed stage descriptions are included in the *RIBA Plan of Work 2020 Overview*.

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1.0 Purpose and objective

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The Application

This Planning Statement has been prepared by AGA-Associates on behalf of the Applicant for a project at **Flat 3, 9 Wilmot Place, Camden, London**. The building is located within the London Borough of Camden, Kentish Town South Ward.

- This application cover the following:
- Construction of a mansard roof at the third floor of building 9 Wilmot Place, Camden.

This document should be read in conjunction with other submission documents, including the planning statement and submission drawings

2.0 Site Location and Description

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9 Wilmot Place in London features a blend of elegant Victorian and Edwardian town houses, known for their ornate façades and bay windows. Its red-brick facade, adorned with intricate detailing and large bay windows, reflects the historic charm of the surrounding neighbourhood. The site is predominantly historical and residential.

Nestled within a diverse urban fabric, the area features a mix of Victorian terraces, Georgian townhouses, and contemporary developments. Stately trees line the streets, providing a picturesque backdrop to the bustling activity of the neighborhood. Nearby landmarks, such as historic churches and modern office buildings, contribute to the eclectic character of the surroundings.

3.0 Brief

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Project scope brief:

AGA Associates have been appointed to consider the client objectives as well as national, regional and local planning policies and relevant design guidances to design the proposal as outlined in the Purpose and Objective. In order to comply with the Planning Application guidelines, AGA Associates set to complete the following report to presentation as a support document to be used for discussion.

The proposal seeks to implement a comprehensive window replacement project on the fourth and fifth floors, focusing primarily on the dormitory rooms and communal kitchen areas. This involves upgrading all windows from single glazing to slimline double glazing with timber box sash frame painted in white with brass ironmongery.

Our window schedule, detailing six window types (WT01, WT02, WT08, WT09, WT10, and WT28), serves as a guide for this process. Each replacement is meticulously planned to ensure it seamlessly integrates with the building’s existing architecture.

The shift to slimline double glazing is expected to significantly enhance energy efficiency and improve comfort levels within these spaces. By reducing heat loss during colder periods and minimising noise intrusion, we aim to create a more comfortable environment for residents.

Moreover, this initiative aligns with our sustainability objectives, as it will help reduce energy consumption and our carbon footprint.

In summary, the transition from single glazing to slimline double glazing on the fourth and fifth floors represents our commitment to modernising our facilities while prioritising resident comfort and environmental responsibility.

4.0 Policy Considerations

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1. National Planning Policy Framework (NPPF):
NPPF Paragraphs 124 - 132 Achieving Well Designed Places

2. The London Plan (2021)
The document outlines a plan for London’s development in the next 20-25 years. Specifically, the following policies relate to enhancing, ensuring accessibility, and optimizing the use of the facility:

- GG6 Increasing efficiency and resilience
A - seek to improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zerocarbon city by 2050
- Policy D4 Delivering good design
prioritizes the delivery of good design by emphasizing the importance of aesthetic quality, functionality, and sustainability in architectural projects.
- Policy H1 Increasing housing supply
prioritizes increasing housing supply through strategic planning and collaboration to address shortages and cater to diverse housing needs.
- Policy H9 Ensuring the best use of stock
prioritizes comprehensive fire safety measures to protect lives and property, emphasizing advanced technologies, robust building designs, and community preparedness.
- Policy D12 Fire Safety
ims to ensure comprehensive fire safety measures are implemented to protect lives and property across the city.

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3 Camden Local Plan

- Policy H3 Protecting existing homes:
aims to safeguard existing homes by implementing proactive measures to mitigate risks and enhance community resilience
- Policy A1 Managing the impact of development
focuses on effectively managing the impact of development to ensure sustainable growth and minimize adverse effects on communities and the environment.
- Policy HC1 Heritage conservation and growth
Promotes the conservation of heritage while facilitating growth in the city. It ensures that development respects and enhances historic assets, balancing preservation with sustainable expansion.

3. RBKC New Local Plan Review (2022)
Relevant policies related to the preservation, enhancement and improvement of the heritage and sustainable asset in this instance:

- Policy CD1: Context and character
Ensures that new developments blend with the borough’s character and context.
- Policy CD2: Design quality, character and growth
Focuses on high-quality design for new developments, enhancing the borough’s character while accommodating growth.
- Policy CD3: Heritage Assets – Conservation Areas
Protects heritage assets within conservation areas, preserving their historic significance and unique character through careful development management.
- Policy CD14: Views
Safeguards significant views in the borough, preserving landmarks and sightlines from development impact.

5.0 Planning Considerations

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Relevant Questions	
What is the purpose of your proposal? The proposal consists on the erection of a roof extension creating a new level for Flat 3, 9 Wilmot Place, Camden, London. A roof extension helps future-proof a property by expanding living space, increasing property value, and accommodating potential future needs such as growing families or additional amenities.	Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance? The mansard roof extension materiality has been carefully chosen in order to preserve the architectural characteristics of the Victorian architecture of the context.
Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues? The Applicant had contacted the neighbours	Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact? A roof extension can impact public routes by potentially altering the skyline, obstructing views, or affecting sunlight access to neighbouring properties, However, the proposal will be almost invisible from pedestrian level, and the roof from the neighbouring buildings is not visible.
What consideration has been given to accessibility, to and between parts of the proposed works? Has disabled access been considered? The new level from the loft conversion will have a level access door towards the rear balcony ensuring accessibility from the interior to the exterior of the flat. AGA to request information	What thought has been given to sighting and appearance of the works, where they are placed, visual impression, architecture, materials, decorations, lighting, colour and texture? Replacement of the white timber frame single glazed windows with slimline double glazed windows will not restrict light and will not impact on neighbouring residents.
What is the relationship between the proposed works and public routes and do they have any impact? The construction activities associated with a roof extension, such as scaffolding or delivery vehicles, may temporarily disrupt pedestrian or vehicular traffic on public roads adjacent to the property. Minor development	
Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities? A loft conversion will have no impact on landscaping etc.	

6.0 London Housing Design Guide

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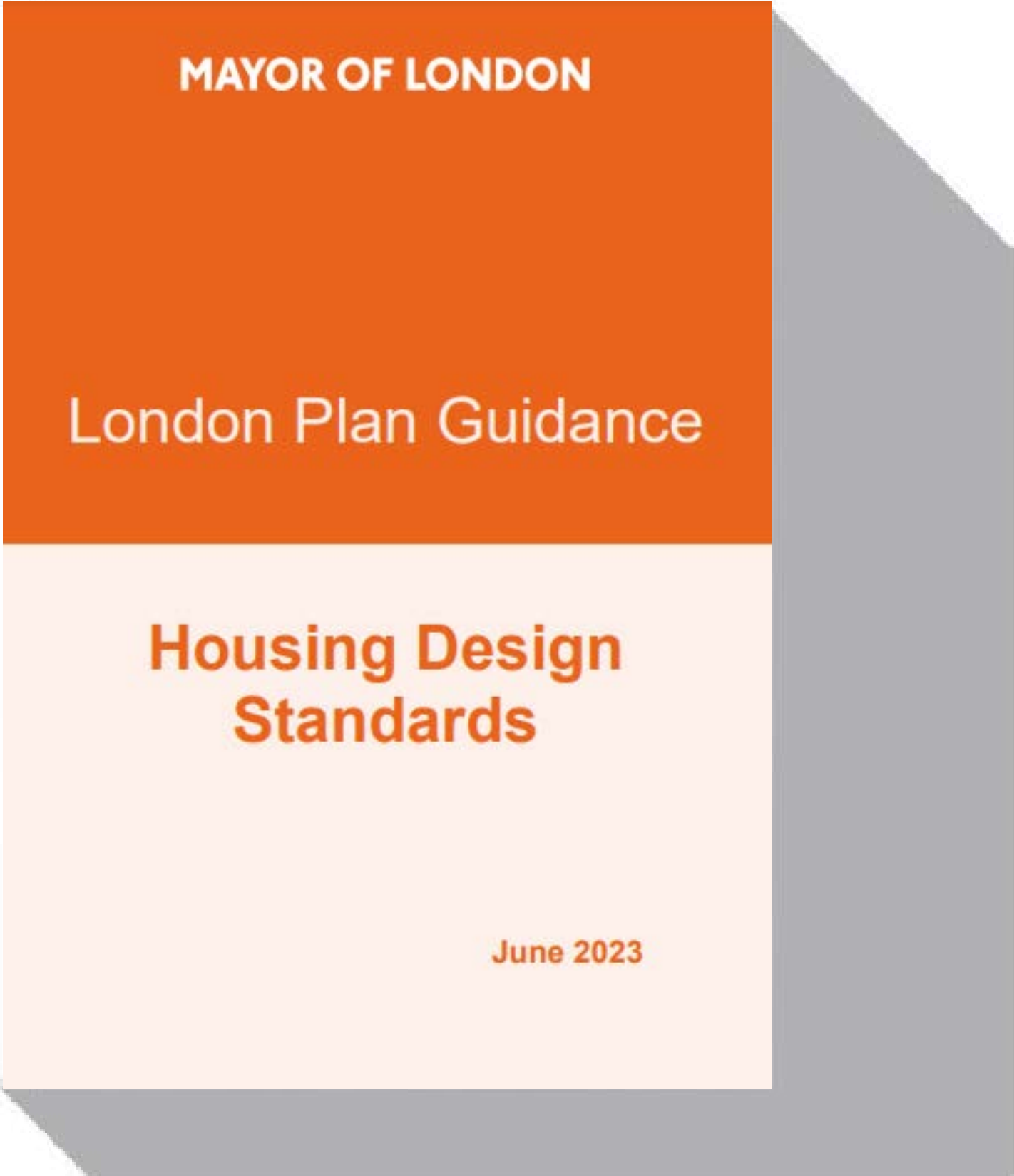
The UK Building Regulations:

The guide is not part of planning policy with the main planning guidance documents remaining the London Plan and the Housing Supplementary Planning Guidance. The guide is instead aimed at complementing planning documents and encouraging designers to aim for the highest quality.

The central focus of the guide is setting minimum space standards along with policies on various aspects affecting the home environment such as daylight and noise. The guide is largely centred around six key topics:

- Shaping good places: The shape of the city can be positively affected by well-designed houses with the space around the building being as important as the area within.
- Housing in a diverse city: A variety of houses is required to provide for the diversity in London.
- From the street to the front door: Access into the home is central to improving environmental quality and safety.
- Dwelling space: The minimum standard should be raised.
- Home as a place of retreat: Light and privacy is needed within homes.
- Climate change, mitigation and adaptation: Homes must be designed to accommodate the predicted warmer summers and wetter winters.

AGA Associates were inspired by the London Housing Design Guide and took it into consideration as part of the early design considerations. However, this does not mean that the proposal follows this document as a strict guidance but more about to aim an improved applicant's building experience while following only the guidances set by the local authority.



7.0 Conclusion

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Summary:

In summary, the development will make an important contribution to the rejuvenation of an existing family home. The proposal has been designed to comply with the local policy, government and development plan guidance as has been outlined in this document to support the report with the Royal Borough of Camden.

The site represents an opening opportunity to provide a high quality and unique dwelling unit that will contribute towards the regeneration and continue to host a family as part of the society of this part of Camden.

The proposed development aims to achieve the best overall energy efficiency which involves maximising the controlled use of passive ventilation and solar energy.

For these many reasons set out above, the application proposal do not conflict with the statutory development plan and the proposals are not only acceptable taking into account all other related material considerations but enhance every aspects of it. AGA Associates, therefore respectfully request that The Royal Borough of Camden Council support this report.