

DESIGN, ACCESS & HERITAGE STATEMENT



35 GRAFTON WAY, LONDON, W1T 5DB

DATE: 02 JULY 2024
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DESIGN, ACCESS & HERITAGE STATEMENT

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DESIGN, ACCESS & HERITAGE STATEMENT

1.0 INTRODUCTION & PROPOSAL

- 1.1 THIS DESIGN, ACCESS & HERITAGE STATEMENT HAS BEEN PREPARED ON BEHALF OF OUR CLIENT MR CHRIS MICHAEL, IN SUPPORT OF THE PROPOSAL TO THE 1ST FLOOR OFFICE AT 35 GRAFTON WAY, LONDON, W1T 1DB FOR THE CHANGE OF USE TO RESIDENTIAL ACCOMODATION.
- 1.2 THE FORMAT OF THE STAMENT IS AS FOLLOWS:
- SECTION 2 DESCRIBES THE SITE AND ITS CONTEXT
SECTION 3 SUMMARISES THE PROPOSAL AND RELEVANT PLANNING HISTORY
SECTION 4 PROVIDES A SUMMARY OF THE RELEVANT PLANNING POLICY POSITION.
SECTION 5 OUR FINAL ASSESSMENT AND CONCLUSION.

2.0 THE SITE, ITS HERITAGE & PLANNING HISTORY

- 2.1 THE PROPERTY IS LOCATED ON GRAFTON WAY AT THE NORTHERN END TOTTENHAM COURT ROAD AND ONE BLOCK AWAY FROM WARREN STREET STATION, WITHIN THE FITZROVIA CONSERVATION AREA, EAST OFF FITZROVIA SQUARE.
- 2.2 THERE IS A DETAIL ANALYSIS OF THE CONSERVATION AREA HAS BEEN CARRIED OUT BY THE LOCAL AUTHORITY IN THE 'FITZROY SQUARE CONSERVATION AREA APPRAISAL AND MANAGEMENT STRATEGY' ADOPTED 16 MARCH 2010.
- 2.3 THE PROPERTIES ON THIS SECTION OF GRAFTON WAY ARE 4 STORIES AND ARE OF A GEORGIAN ARCHITECTURE. WHILST THE ORIGINAL BUILDINGS WOULD HAVE BEEN RESIDENTIAL, THEY ARE NOW MAINLY MIXED USE, ESPECIALLY THE CLOSER TO TOTTENHAM COURT ROAD, RANGING FROM COMMERCIAL, OFFICE, RETAIL AND RESIDENTIAL AS RECOGNISED WITHIN THE ABOVE MENTIONED APPRAISAL.
- 2.4 GRAFTON WAY IS SPECIFICALLY MENTIONED WITHIN THE APPRAISAL AND LISTS MANY GRADE LISTED BUILDINGS AND BUILDINGS OF SIGNIFICANT ARCHITECTURE MERITS AND HISTORICAL IMPORTANCE.
35 GRAFTON WAY, HOWEVER IS NOT LISTED TO BE OF SIGNIFICANTS, HOWEVER IT IS NOTED THAT 37 GRAFTON WAY IS GRADE II LISTED.
- 2.5 THE BUILDING ITSELF HAS BEEN IN USE AS A MIXED USE PROPERTY WITH COMMERCIAL USE ON THE GROUND FLOOR, OFFICE USE AT 1ST FLOOR AND RESIDENTIAL ON THE 2ND AND 3RD FLOORS, AS 2NO, SELF CONTAINED FLATS.



FIG 1 - SITE LOCATION PLAN

- 2.6 NO PLANNING HISTORY FOUND OTHER THAN FOR THE GROUND FLOOR AND BASEMENT UNITS FOR VARIOUS ALTERATIONS, DISPLAYS AND USES.

3.0 RELEVANT PLANNING POLICY

3.1 APPLICATIONS FOR PLANNING PERMISSION MUST BE DETERMINED IN ACCORDANCE WITH THE DEVELOPMENT PLAN UNLESS MATERIAL CONSIDERATIONS INDICATE OTHERWISE. THE FOLLOWING SECTION SUMMARISES THE RELEVANT LOCAL, REGIONAL AND NATIONAL PLANNING POLICIES THAT WILL BE MATERIAL IN THE CONSIDERATION OF THE PROPOSED DEVELOPMENT.

3.2 THE CURRENT DEVELOPMENT PLAN FOR THE LONDON BOROUGH OF HARINGEY COMPRISES:

FITZROVIA AREA ACTION PLAN (MARCH 2014)

POLICY F1: PLANNING DECISIONS IN FITZROVIA

FITZROVIA SQUARE CONSERVATION APPRAISAL (MARCH 2010)

CAMDEN DEVELOPMENT POLICIES (2010)

DP2: MAKING FULL USE OF CAMDEN'S CAPACITY FOR HOUSING

DP16: THE TRANSPORT IMPLICATIONS OF DEVELOPMENT

DP17: WALKING, CYCLING AND PUBLIC TRANSPORT

DP18: PARKING STANDARDS AND LIMITING THE AVAILABILITY OF CAR PARKING

DP19: MANAGING THE IMPACT OF PARKING

DP25: CONSERVING CAMDEN'S HERITAGE

LONDON PLAN (2021)

GG1: BUILDING STRONG AND INCLUSIVE COMMUNITIES

GG2: MAKING THE BEST USE OF LAND

GG3: CREATING A HEALTHY CITY

GG4: DELIVERING NEW HOMES LONDONERS NEED

D1: LONDON'S FORM AND CHARACTERISTICS

D2: DELIVERING GOOD DESIGN

D3: INCLUSIVE DESIGN

D4: HOUSING QUALITY AND STANDARDS

D6: OPTIMISING HOUSING DENSITY

D14: NOISE

H1: INCREASING HOUSING SUPPLY

H2: SMALL SITES

T4: ASSESSING AND MITIGATING TRANSPORT IMPACTS

T5: CYCLING

T6: CAR PARKING

OTHER MATERIAL CONSIDERATIONS:

3.3 NPPF THE REVISED NATIONAL PLANNING POLICY FRAMEWORK WAS PUBLISHED IN JULY 2021.

AT THE CENTRE OF THE NPPF IS A PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT. AT PARAGRAPH 11 IT STATES:" FOR DECISION-MAKING THIS MEANS C) APPROVING DEVELOPMENT PROPOSALS THAT ACCORD WITH AN UP-TO-DATE DEVELOPMENT PLAN WITHOUT DELAY".

3.2 PARAGRAPH 120(C) STATES THAT PLANNING DECISIONS SHOULD "GIVE SUBSTANTIAL WEIGHT TO THE VALUE OF USING SUITABLE BROWNFIELD LAND WITHIN SETTLEMENTS FOR HOMES" AND "PROMOTE AND SUPPORT THE DEVELOPMENT OF UNDER-UTILISED LAND AND BUILDINGS, ESPECIALLY IF THIS WOULD HELP MEET IDENTIFIED NEEDS FOR HOUSING WHERE LAND SUPPLY IS CONSTRAINED.

PARAGRAPH 111 STATES "DEVELOPMENT SHOULD ONLY BE PREVENTED RO REFUSED ON HIGHWAY GROUNDS IF THERE WOULD BE AN UNACCEPTABLE IMPACT ON HIGHWAY SAFETY OR THE RESIDUAL CUMULATIVE IMPACTS ON THE RAOD NETWORK WOULD BE SEVERE".

LONDON HOUSING SPG(2016) 6.9 THE MAYOR'S LONDON HOUSING STRATERGY WAS FORMALLY ADOPTED IN AUGUST 2018. IT SETS OUT THE MAYOR'S VISION FOR HOUSING IN THE CAPITAL, ALONGSIDE POLICIES AND PROPOSALS TO ACHIEVE IT. POLICY 3.1 OF HE STRATERGY SEEKS TO INCREASE THE SUPPLY OF LAND FOR NEW HOMES WHEREAS SECTION A SETS THE INTENTION TO "STRONGLY PROMOTE APPROPRIATE DEVELOPMENT OF NEW HOMES ON BROWNFIELD LAND...AND THROUGH A PRESUMPTION IN FAVOUR OF APPROPRIATE RESIDENTIAL DEVELOPMENT ON SMALL SITES.

4.0 PLANNING CONSIDERATIONS

4.1 THE MAIN ISSUES TO BE CONSIDERED IN THIS CASE ARE AS FOLLOWS:

1. THE PRINCIPLE OF THE DEVELOPMENT
2. DESIGN, LAYOUT AND QUALITY OF THE ACCOMODATION
3. IMPACT ON NEIGHBOURING AMENITY
4. PARKING AND ACCESSIBILITY

THE PRINCIPLE OF THE DEVELOPMENT

4.2

THE SITE IS A PREVIOUSLY DEVELOPED SITE , THE NPPF (2021) PARA.11 STATES THAT " PLANS AND DECISIONS SHOULD APPLY A PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT" THE CURRENT SITE IS CURRENTLY OF MIXED USE AS A SHOP TO THE GROUND FLOOR A1 USE, AN OFFICE ON THE FIRST AND 2NO, FLATS TO THE SECOND AND THIRD FLOORS. WHILST THE GROUND FLOOR HAS ITS OWN ENTRANCE THE UPPER FLOORS SHARE A SECOND ENTRANCE DOOR. UNDER THE LATEST FIRE REGULATIONS THE MIXED USE OF PROPERTIES USING A COMMUNAL ENTRANCE IS NO LONGER ACCEPTABLE. THE CHANGE OF USE OF THE OFFICE WILL BRING THE BUILDING BACK INTO COMPLIANCE.

4.3 PARAGRAPH 69 NOTES "SMALL AND MEDIUM SIZED SITES CAN MAKE AN IMPORTANT CONTRIBUTION TO MEETING THE HOUSING REQUIREMENT OF AN AREA, AND OFTEN BUILT-OUT RELETIVELY QUICKLY". AND PARAGRAPH 119 PROMOTES EFFECTIVE USE OF LAND IN MEETING THE NEEDS FOR HOMES AND PARAGRAPH 120(C) GIVES SUBSTANTIAL WEIGHT TO THE VALUE OF USING SUITABLE BROWNFIELD LAND WITHIN SETTLEMENTS FOR HOMES.

4.4 EQUALLY THE LONDON PLAN 2021 POLICY D3 SEEKS TO OPTIMISE CAPACITY THROUGH THE DESIGN LED APPROACH SUPPORTED BY POLICY H1 WHICH SEEKS TO OPTIMISE POTENTIAL FOR HOUSE BUILDING AND POLICY H2 SUPPORTS THE DEVELOPMENT OF SMALL SITES SUCH AS THE APPLICATION SITE IN MEETING LOCAL AND STRATEGIC TARGET. "FOR LONDON TO DELIVER MORE OF THE HOUSING IT NEEDS, SMALL SITES (BELOW 0.25 HECTARES IN SIZE) MUST MAKE A SUBSTANTIALLY GREATER CONTRIBUTION TO NEW SUPPLY ACROSS THE CITY. THEREFORE, INCREASING THE RATE OF HOUSING DELIVERY FROM SMALL SITES IS A STRATEGIC PRIORITY. ACHIEVING THIS OBJECTIVE WILL REQUIRE POSITIVE AND PROACTIVE PLANNING BY BOROUGHES BOTH IN TERMS OF PLANNING DECISIONS".

4.5 THIS SITE WILL ASSIST THE COUNCIL IN ACHIEVING ITS HOUSING TARGET AND ITS SMALL SITES TARGET DELIVERY, MOST IMPORTANTLY OF ALL IT WILL PROVIDE ADDITIONAL HOUSING FOR LONDONERS IN A SUSTAINABLE LOCATION. THEREFORE THE PRINCIPLE OF DEVELOPMENT IS DEEMED ACCEPTABLE IN PRINCIPLE SUBJECT TO AN ASSESSMENT OF OTHER CONSIDERATIONS.

DESIGN, ACCESS & HERITAGE STATEMENT

5.0 CHARACTER, APPEARANCE & DESIGN

- 5.1 AS BRIEFLY MENTIONED EARLIER THE PROPERTY IS LOCATED WITHIN THE FITZROVIA CONSERVATION AREA AND FORMS PART OF A TERRACE OF GEORGIAN TOWNHOUSE.
- 5.2 IN ASSESSING THE PROPOSAL THE CONSERVATION HAS BEEN RECOGNISED AND THEREFORE NO CHANGES ARE PROPOSED TO THE EXTERIOR OF THE BUILDING. UPGRADES TO THERMAL AND SOUND PROPERTIES WILL BE CARRIED OUT INTERNALLY INCLUDING THE INSTALLATION OF SECONDARY GLAZING, AS NOT TO DISTURB THE ORIGINAL SASH WINDOWS.
- 5.3 PARAGRAPH 69 NOTES "SMALL AND MEDIUM SIZED SITES CAN MAKE AN IMPORTANT CONTRIBUTION TO MEETING THE HOUSING REQUIREMENT OF AN AREA, AND OFTEN BUILT-OUT RELATIVELY QUICKLY". AND PARAGRAPH 119 PROMOTES EFFECTIVE USE OF LAND IN MEETING THE NEEDS FOR HOMES AND PARAGRAPH 120(C) GIVES SUBSTANTIAL WEIGHT TO THE VALUE OF USING SUITABLE BROWNFIELD LAND WITHIN SETTLEMENTS FOR HOMES.
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FIG.2 - 35 GRAFTON WAY



FIG.3 - ARIEL VIEW NO. 35 AND IT NEIGHBOUING PROPERTIES



FIG.4 - STREET VIEW OF THE TERRACE

DESIGN, ACCESS & HERITAGE STATEMENT

6.0 QUALITY OF ACCOMODATION

- 6.1 THE NEW FLAT HAS BEEN DESIGNED TO BE STACKED BELOW THE EXISTING FLATS WITH THE SAME LAYOUT AS NOT CREATE UNWANTED DISTURANCE/NOISE.
- 6.2 THE FLAT WOULD COMPRISE OF 2 HABITABLE ROOMS WITH AN OPEN PLAN LIVING/DINNING AND KITCHEN OF 24.3SQ.M, A DOUBLE BEDROOM OF 12SQ.M, A BATHROOM AND BUILT IN STORAGE, ALL AS PER *THE MAYOR OF LONDON - HOUSING SPACE STANDARDS - AUGUST 2006*. IN TOTAL THERE WOULD BE A FLOOR SPACE OF 44.25SQ.M TO FORM A 1BEDROOM FLAT FOR 2PERSONS. WHILST THIS IS SLIGHTLY BELOW THE MINIMUM, THIS WOULD NOT BE UNUSUAL FOR THE AREA AND IN KEEPING WITH THE EXISTING FLATS ABOVE.
- 6.3 THE FLAT BENEFITS FROM DUAL ASPECTS WHICH WILL HELP IT ACHIEVE A GOOD RATE OF VENTILATION AND COOLING DURING THE SUMMER MONTHS
- 6.4 THERMAL AND ACOUSTIC UPGRADES PROPOSED WILL BRING THE FLAT INLINE WITH CURRENT BUILDING REGULATIONS AND WILL ALSO ENSURE THAT CURRENT FIRE REGULATION STANDARDS ARE MET.



FIG.5 - PROPOSED FLAT LAYOUT

7.0 IMPACT ON THE CONSERVATION AREA & THE HERITAGE ASSET

- 7.1 IT IS DEEMED THAT LITTLE OR NO IMPACT WILL BE MADE BY THE CHANGE OF USE.

8.0 TRANSPORT AND PARKING

- 8.1 THE AREA HAS A 6B PTAL RATING FOR TRANSPORT LINKS.
- 8.2 UNFORTUNATELY, THERE IS NO ALLOCATION FOR CYCLE STORAGE DUE TO THE LOCATION AND WITH A 100% FILLED SITE THERE IS NO OUTDOOR AREA TO ALLOCATE.
- 8.3 THE LOCAL AREA BEING RESIDENTIAL HAS A LARGE RESIDENTS PERMIT SCHEME. ALTHOUGH WITHIN A 6B PTAL AREA THE LACK OF ANY OTHER MEANS OF TRANSPORT OTHER THAN PUBLIC, WOULD MEAN THAT THE PROPOSAL WOULD SEEK TO MAKE OF THE RESIDENTS PARKING.

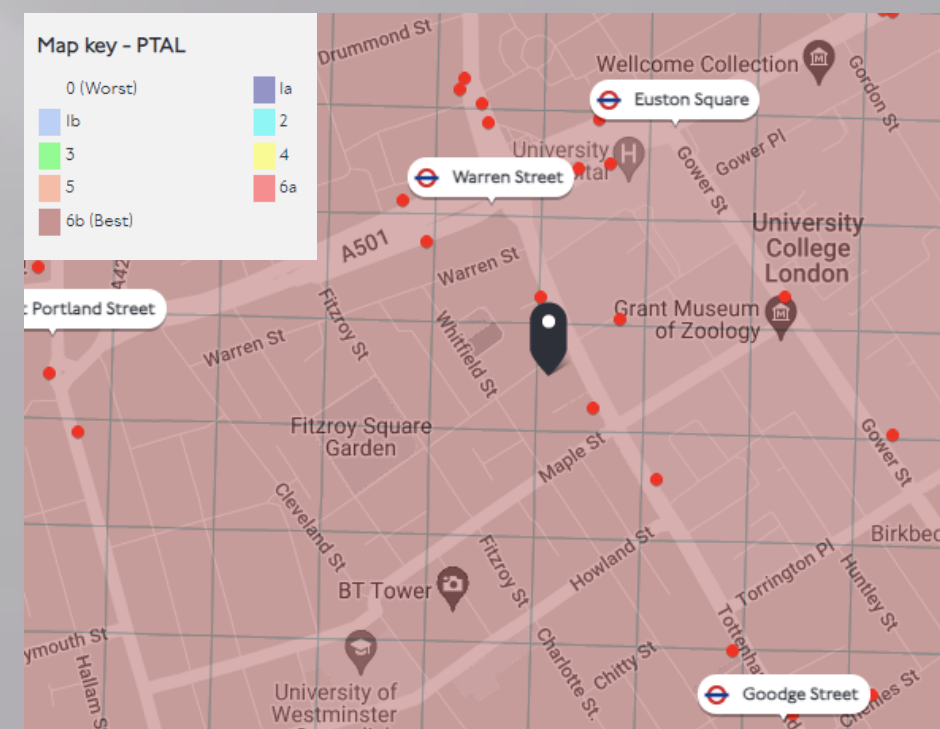


FIG.6 - PTAL MAP

9.0 CONCLUSION

- 9.1 THE WORKS TO FORM A NEW FLAT WOULD GREATLY IMPROVE THE QUALITY OF THE PROPERTY IN TERMS OF THE REFURBISHMENT AND UPGRADES REQUIRED
- 9.2 THE NEW FLAT WOULD PROVIDE A GOOD QUALITY OF ACCOMODATION.
- 9.3 IT WOULD HAVE LITTLE OR NO EFFECT ON THE CHARACTER AND CONSERATION OF THE AREA. IN FACT IT IS NOTED IN THE CONSERVATION APPRAISAL THAT MANY OF THE PROPERTIES ARE BEING REVERTED BACK TO RESIDENTIAL.