

**BENJAMIN HOUSE,
CECIL GROVE,
LONDON,
NW8 7EF.**

DESIGN & ACCESS STATEMENT

FOR PRIOR APPROVAL

/323-PD-DAS VI

Rev: 30/01/2024



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I.1 INTRODUCTION

This Design & Access Statement has been prepared by HUB Architects to support the Prior Approval submission for Benjamin House NW8 7EF, Cecil Grove, London.

The existing character and setting of the site and surrounding area has been assessed. A comprehensive appreciation of the overall site context is the starting point for designing a successful place.

Our design process has included an assessment of the relevant permitted development criteria associated to GDPO Part 20 Class A, and in conjunction with other design related matters and technical standards.

I.2 THE PROPOSAL

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 20, Class A - New dwelling houses on detached blocks of flats.

The permitted development legislation makes provision for upward extensions for new residential accommodation over existing purpose built detached block of flats.

Our proposals for this prior approval submission encompass the construction of an additional floor over the existing roof level of the Benjamin House apartment block on the site in order to provide four new dwellings. The new dwellings will be constructed over the principal part of the existing building.

I.3 URBAN CONTEXT

The site is located within an urban area of St John's Wood on the western boundary to Primrose Hill and north of Regent's Park in the London Borough of Camden. The prevalent use in the immediate surroundings is residential, consisting predominantly of purpose built flats.

The site comprises two mixed tenure multi-storey detached modern apartment blocks, Searle House is 6 storeys and Benjamin House is 4 storeys. The apartment blocks are situated within the eastern edge of St John's Wood, with the primary site access off St Edmund's Terrace and the main visible frontage of Searle House fronting Broxwood Way. The two blocks are separated by a linear inner courtyard space that forms the forecourt / communal amenity areas to the residential accommodation, with Benjamin House inset from the main roadways situated at the rear / inner western portion of the site. The scheme was constructed in 2015. The site is not listed and does not form part of any conservation areas.

The site is within walking distance to local amenities within St John's Wood with easy access to shops, transport links, schools, with Primrose Hill urban park to the east of the site and Regent's Park to the south.



Fig1. Geographic location overview of Greater London - Camden highlighted in grey.



Fig2. Aerial view of the site.

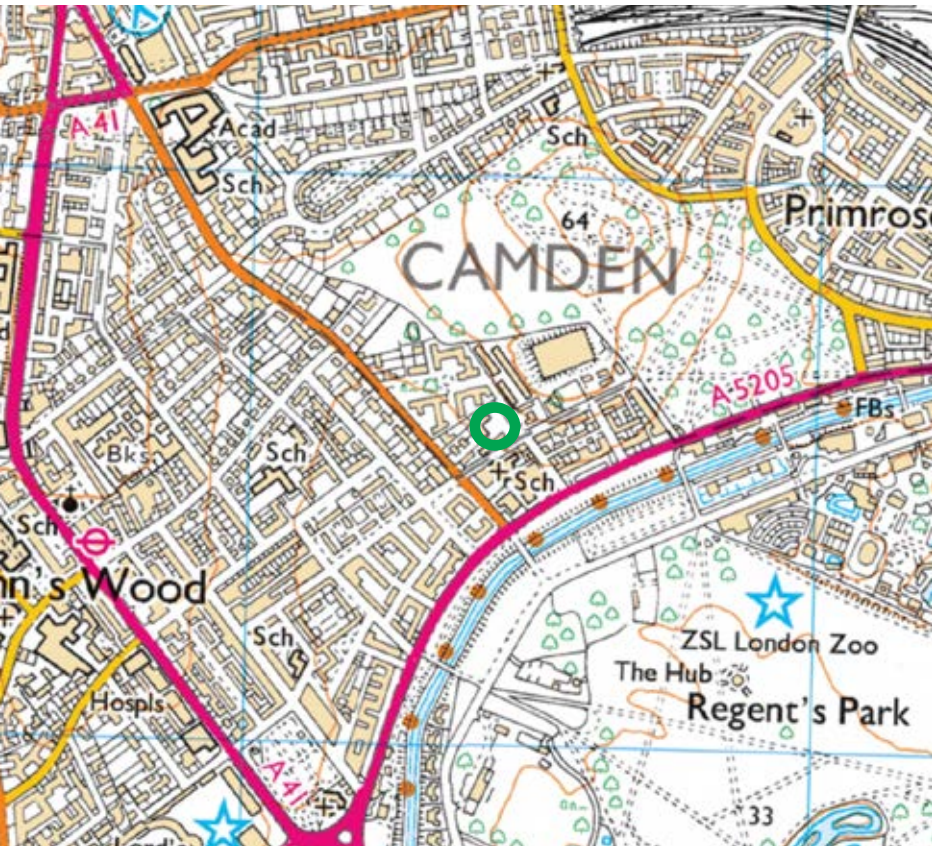


Fig3. Local contextual overview - aerial view with the site proximity circled in green.

2.0 THE SITE - CONTEXT

30/01/2024

2.1 OVERVIEW

The predominant use within the immediate site surroundings is residential in the form of purpose built flats in multi-storey blocks.

The site is not listed and does not form part of any conservation areas.

There are no Listed Buildings within the immediate vicinity of the site.

The site is on the eastern periphery of St John Wood in Camden and fronts the boundary to Westminster City Council to the south.

The site is a large plot that occurs at the intersection of St Edmund's Terrace and Broxwood Way.

The northern, western and part of the southern site edges form the back / side boundaries with the neighbouring properties, with the only dominant street scene occurring on the western site edge along Broxwood Way.

The main site access is off St Edmund's Terrace for both pedestrian, cycle and vehicular access.

This primary driveway leads to the inner courtyard between the two blocks which comprises a central area of landscaping with trees, footpaths and parking. This key access point offers a glimpse of the southern elevation of Searle House which is inset from the established building lines of the neighbouring terraces along St Edmund's Terrace. Benjamin House is mostly obscured from the street scene surrounding the site due to the orientation of the block on the site.

KEY:

Application Site

Block relevant to this Prior Approval application ●



Fig4. Contextual overview of the main roads surrounding the site and the surrounding buildings. This prior approval relates to Benjamin House only.

2.0 THE SITE - CONTEXT

30/01/2024

2.2 CAMDEN POLICIES MAP CONTEXT

As illustrated in the extract of the Camden Policies Map 2021 August v3 at Fig 5.

- The site is not within a Conservation Area.
- There are no designated views across the site.

KEY

The Site

Built environment

Conservation Area

Ancient Monument

Archaeological Priority Area

Designated Views:

Viewing Corridor

Lateral Assessment Area

Background Assessment Area

Natural environment and open space

Open Space

Metropolitan Open Land

Site of Special Scientific Interest

Ancient Woodland

Metropolitan Walk

Habitat Corridor, missing link

Regent's Canal

Sites of Importance for Nature Conservation:

Local

Borough Grade 1

Borough Grade 2

Metropolitan

Local Green Space

This is a detailed map extract from the Camden Policies Map 2021 August v3. It shows a section of North London, including areas like South Hampstead, Primrose Hill, and Kentish Town. A red dot marks the 'The Site' location, which is situated near Primrose Hill. The map is overlaid with various colored and patterned boundaries representing different planning policies. Yellow areas indicate Conservation Areas, including South Hampstead, Elsworth, and parts of Primrose Hill. Green areas represent Open Space and Metropolitan Open Land. Blue lines show the Regent's Canal. Dashed lines and other patterns represent designated views, archaeological priority areas, and sites of importance for nature conservation. A north arrow is located in the bottom left corner of the map area.

Fig 5. Extract from Camden Policy Map 2021 August v3. The red dot indicates the site location.

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HUB
Architecture
Interior Design

2.0 THE SITE - CONTEXT

30/01/2024

2.3 FLOOD MAP FOR PLANNING

The Environment Agency Flood Map as identified in Fig.6 indicates that the site is located in flood zone 1, an area with low probability of flooding.

The site is within Camden's Critical Drainage Area, referenced as 'Group3_005' on the Critical Drainage Areas / Local Flood Risk Zones plan dated 04/06/2014.

For further details refer to the *Screening Study Flood Risk Assessment* prepared by **RIDA** which is submitted as part of our application.



Selected point



Flood zone 3



Flood zone 3: areas benefitting from flood defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Water storage area

Fig 6. Extract from the Environment Agency Flood Map.

2.0 THE SITE - CONTEXT

30/01/2024

2.4 ACCESSIBILITY

In terms of public transport accessibility, the site is approximately 0.4 miles to St. John's Wood Tube Station (London Underground) which provides good connectivity to central London and 0.7 miles to South Hampstead Train Station (London Overground).

There are numerous local bus connections nearby within 0.1 miles all offering frequent services in and around the city.

As indicated on Fig.7 opposite, the site has a PTAL rating of 1B.

For further details refer to the *Transportation Statement* prepared by Caneparo which is submitted as part of our application.

KEY

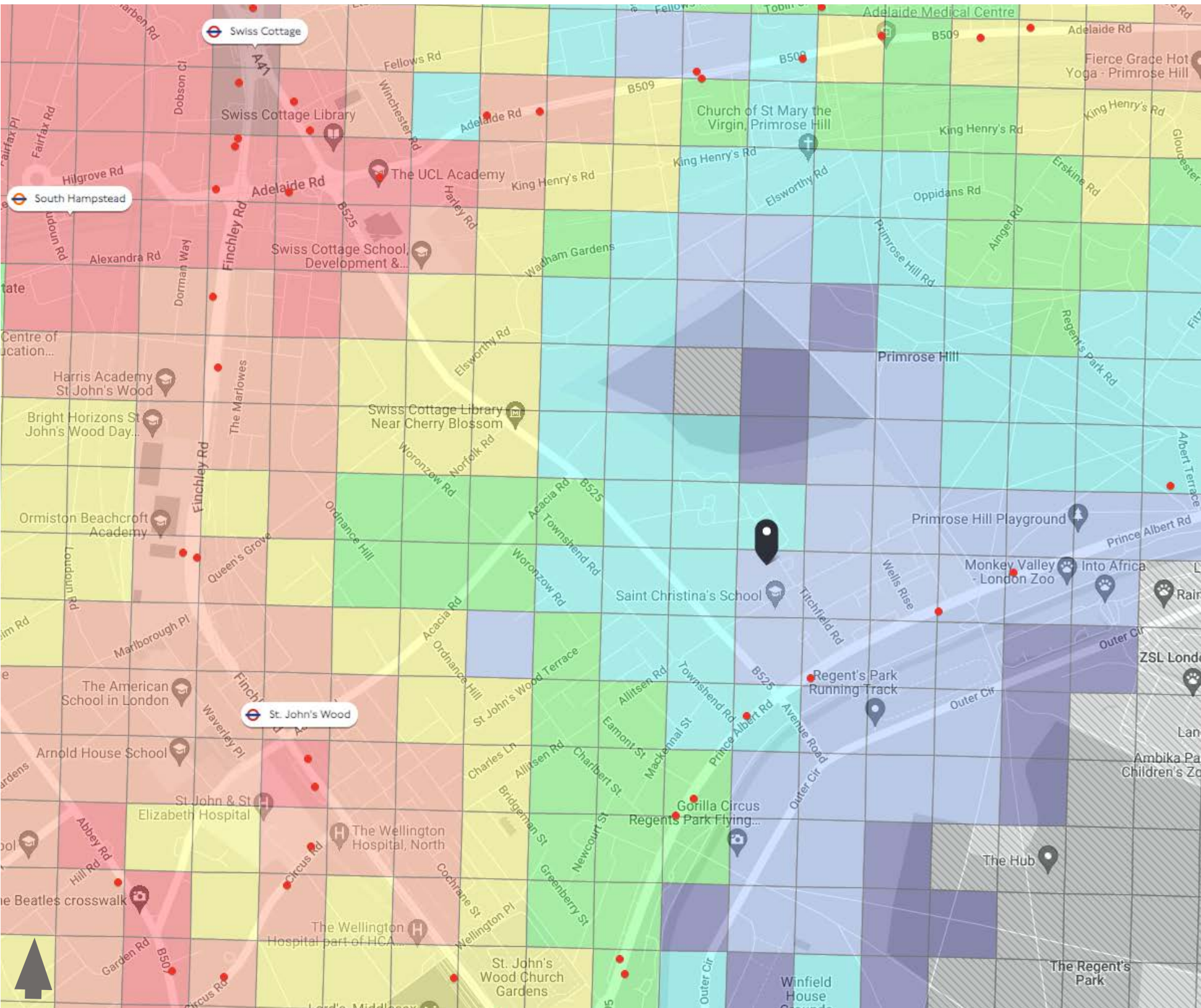
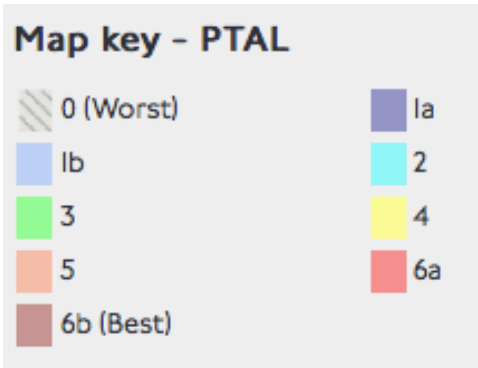


Fig 7.TFL for London PTAL Map.

3.0 SITE PHOTOGRAPHS

30/01/2024

3.1 SITE PHOTOGRAPHS The Site Surroundings



Fig 8. View of the site from St Edmund's Terrace with the main site entrance leading towards Searle House in the distance.



Fig 9. View of the site from Broxwood Way, with a view of Searle House in the foreground and Benjamin House behind.

3.0 SITE PHOTOGRAPHS

30/01/2024

3.1 SITE PHOTOGRAPHS The Site Surroundings



Fig 10. Benjamin House partially visible from the street scene looking north along Broxwood Way.



Fig 11. Benjamin House mostly obscured from the street scene looking south along Broxwood Way.

3.0 SITE PHOTOGRAPHS

30/01/2024

3.2 SITE PHOTOGRAPHS The Building - Benjamin House



Fig 12.View of the east facing elevation of the existing building Benjamin House.

A - Partial view of the east facing elevation from within the private inner courtyard at ground level.
B - Overview of the east facing elevation, with contrasting brickwork, glazed balconies, solar shading and glazed curtain walling to the existing 3th floor level.

3.0 SITE PHOTOGRAPHS

30/01/2024

3.4 SITE PHOTOGRAPHS The Building - RoofView

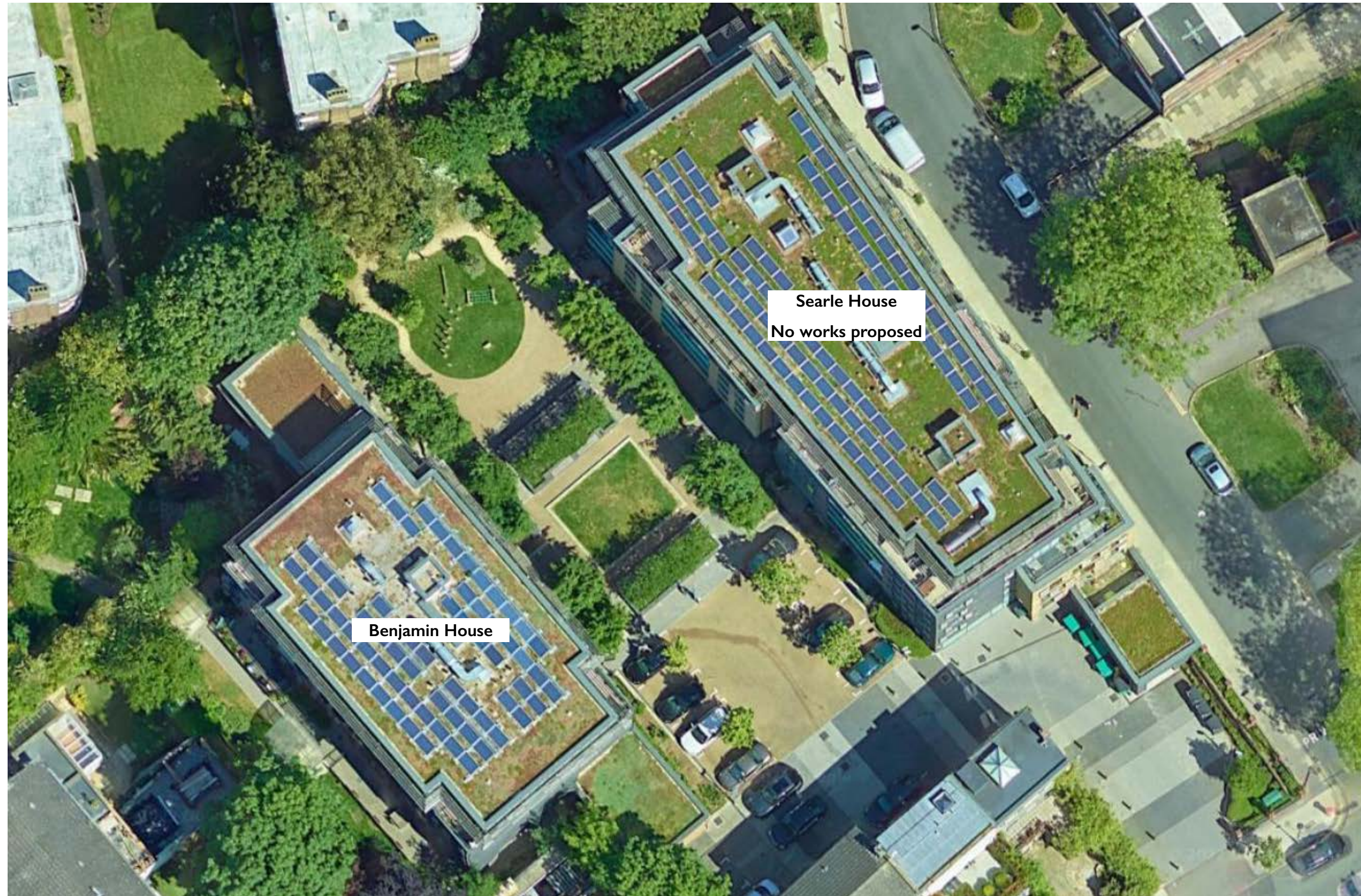


Fig 13.View of the existing roof of Benjamin House (left), which includes extensive green roofs, PV solar panels and plant/services.

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)

Part 20, Class A - New dwelling houses on detached blocks of flats

Permitted development

A. Development consisting of works for the construction of up to two additional storeys of new dwelling houses immediately above the existing topmost residential storey on a building which is a purpose-built, detached block of flats, together with any or all—

- a) **engineering operations** reasonably necessary to construct the additional storeys and new dwelling houses;
- b) works for the replacement of **existing plant or installation of additional plant** on the roof of the extended building reasonably necessary to service the new dwelling houses;
- c) works for the construction of **appropriate and safe access to and egress from** the new and existing dwelling houses, including means of escape from fire, via additional external doors or external staircases;
- d) works for the construction of **storage, waste or other ancillary facilities** reasonably necessary to support the new dwelling houses.

ASSESSMENT OF THE PERMITTED DEVELOPMENT CRITERIA

Development not permitted if: (A.1)

a) The permission to use any building as a dwelling house has been granted only by virtue of Class M, MA, N, O, P, PA or Q of Part 3 of this Schedule;

The existing building is a purpose built apartment block with residential accommodation, no part of the dwelling house has been consented by virtue of Class M, N, O, P, PA or Q.

b) Above ground level, the building is less than 3 storeys in height;

The existing building is over 3 storeys in height.

c) The building was constructed before 1st July 1948, or after 5th March 2018;

The existing building was constructed after 1st July 1948 and before 5th March 2018.

d) The additional storeys are constructed other than on the principal part of the building;

The additional storey over the existing roof will be constructed on the principal part of the building.

e) The floor to ceiling height of any additional storey, measured internally, would exceed the lower of— (i) 3 metres; or (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing building;

The proposed floor to ceiling height measured internally will not exceed the lower of 3 metres or the floor to ceiling height measured internally of any storey of the principal part of the existing building.

f) The new dwelling houses are not flats;

The proposal is for 4 no. new flats that are located within the additional storey of the Benjamin House block.

g) The height of the highest part of the roof of the extended building would exceed the height of the highest part of the roof of the existing building by more than 7 metres (not including plant, in each case);

The additional storey will not exceed 7 metres in height, measured from the existing roof level. Refer to the existing and proposed elevations.

h) The height of the highest part of the roof of the extended building (not including plant) would be greater than 30 metres;

The height of the extended building will not exceed 30 metres in height. Refer to the existing and proposed elevations.

i) Development under Class A.(a) would include the provision of visible support structures on or attached to the exterior of the building upon completion of the development;

The proposed structure for the additional storey will not be visible externally. The structure has been designed so that it will be integrated within the building envelope. Refer to the Structural Engineer's Feasibility Report prepared by MBP.

j) Development under Class A.(a) would consist of engineering operations other than works within the existing curtilage of the building to— (i) strengthen existing walls; (ii) strengthen existing foundations; or (iii) install or replace water, drainage, electricity, gas or other services;

The existing building has been assessed by a structural engineer to establish that the existing building is capable of supporting the additional proposed floor. The structural design has been developed with the existing structure in mind to enable the transfer of the additional loads downwards through the existing structure in addition to consideration of other elements such as wind loads. Refer to the Structural Engineer's Feasibility Report prepared by MBP.

k) In the case of Class A.(b) development there is no existing plant on the building

N/A

l) In the case of Class A.(b) development the height of any replaced or additional plant as measured from the lowest surface of the new roof on the principal part of the extended building would exceed the height of any existing plant as measured from the lowest surface of the existing roof on the principal part of the existing building;

The new plant is no higher than the existing plant on the building.

m) Development under Class A.(c) would extend beyond the curtilage of the existing building

The development is within the curtilage.

n) Development under Class A.(d) would— (i) extend beyond the curtilage of the existing building; (ii) be situated on land forward of a wall forming the principal elevation of the existing building; or (iii) be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building;

The proposals do not align with any of these points.

o) The land or site on which the building is located, is or forms part of— (i) article 2(3) land; (ii) a site of special scientific interest; (iii) a listed building or land within its curtilage; (iv) a scheduled monument or land within its curtilage; (v) a safety hazard area; (vi) a military explosives storage area; or (vii) land within 3 kilometres of the perimeter of an aerodrome.

The site has none of these designations.

Conditions: (A.2)

Section A.2 of the GDPO sets out certain conditions that will be imposed on development under Class A.

Set out below are the main conditions which relate to the design along with relevant details for each item:

(1) Where any development under Class A is proposed, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for prior approval of the authority as to—

a) Transport and highways impacts of the development;

Refer to the Transportation report for further details.

b) Air traffic and defence asset impacts of the development;

Not required.

c) Contamination risks in relation to the building;

Refer to the Desktop Contamination Report prepared by GeoSmart.

d) Flooding risks in relation to the building;

For further details refer to the Screening Study Flood Risk Assessment prepared by RIDA which is submitted as part of our application.

The site falls within a critical drainage area as defined on the Camden Critical Drainage Areas / Flood Risk Zones Plan dated 04/06/2014.

The incorporation of green/brown roof will reduce surface water run off and will match the existing roof system / materiality.

e) The external appearance of the building;

To match the existing building.

f) The provision of adequate natural light in all habitable rooms of the new dwelling houses;

Refer to the Daylight Consultant's report for further details.

g) Impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light;

The rooftop extension has been designed to ensure the proposals do not impact on the amenity of the existing building and of the nearby neighbouring properties.

The proposed extension aligns with the character and style defined by the existing buildings on the site. The proposed rooftop extension incorporates purposeful breathing spaces where the proposed external envelope is set back and inset from the existing building edges.

h) Whether because of the siting of the building, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State, and

The site does not fall within the lines of any protected views or vistas. Refer to the Camden Policies Map 2021 August v3 at Fig 5. on page 5.

i) Where the existing building is 18 metres or more in height, the fire safety of the external wall construction of the existing building; and (j) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building, and the provisions of paragraph B (prior approval) of this Part apply in relation to that application.

Refer to the Fire Consultant's Fire Safety Strategy Report for further details.

5.1 THE EXISTING BUILDING

The Structure and Facade

The existing building is a concrete framed structure that is 4 storeys with a dual toned brickwork outer skin, with casement windows some with louvered shutters, curtain walling with integral solar shading, with glazed doors leading to glazed balconies. The uppermost storey of Benjamin House is inset from the floor below, the roof over the uppermost storey is finished with an extensive green roof with PV solar panels and plant.

The proposed footprint of the new added floor will be situated over the primary part of Benjamin House and is inset from the building line below with the exception of a few areas where the alignment relates to the existing wall line.

Refer to the Structural Engineer’s Feasibility Report prepared by MBP.

Part of the existing roof area on Benjamin House will be dismantled and removed to enable the construction of the new roof extension over. Services, risers and AOV openings will be extended over to enable termination in the new flat roof zone.

The lift shaft will be retained and extended upwards, together with the extension of the primary stairwell to enable continuity of the circulation core.

5.2 THE EXISTING BUILDING IMPROVEMENTS & ANCILLARY FACILITIES

Bins & Recycling:

The new proposed dwellings within Benjamin House will utilise the existing waste/recycling storage and disposal facilities that exist on the site.

No changes are proposed to the existing waste storage arrangements. The development includes existing internal / external waste and recycling storage areas that serve each block. Refer to the existing block & site plan for the location and extent.

Car Parking.

The proposal for the new added dwellings will be car free in-line with Camden’s car-free policy for all new developments. No changes are proposed to the existing parking arrangements.

Cycle Store Facilities

The existing buildings include dedicated cycle storage areas for the existing flats, these are both internal and external. There is external cycle storage to the rear western portion of Benjamin House.

The proposal aligns with the cycle parking standards set out within the London Plan 2021 for C3 residential development. A total of **8no.** long term cycle storage spaces will be provided. This includes provision for 1no. additional space as only 7no. spaces are required. No short term bike spaces are provided as the scheme is for four units only.

The new proposed dwellings within Benjamin House will utilise the proposed cycle storage facilities as shown on the Proposed Block & Site Plan **Ref: 1323-PL-145** where 4no. Sheffield cycle stands are provided within an enclosure. Each stand can accommodate 2 bikes.

Existing Lifts

The existing lift core B1 within Benjamin House will be extended upwards to serve the new flats associated to the new roof top extension.

Plant & Services

Existing risers and services that terminated at the existing roof level will be extended where necessary and required so that they terminate at the new proposed roof level over the new roof top extension.

Services will rise up from within the existing building into dedicated services risers / ducts up towards the new extension to serve the new apartments. Condensers have been incorporated over the new rooftop level to allow for the supply of cooling to each new apartment.

PV panels will be re-instated over the new roof extension roof, following the principles of the existing PV panels that are set over the existing roof of Benjamin House.

The new extension drainage will be designed to enable connections to the existing established above and below ground drainage systems.

5.3 HERITAGE

There are no Listed Buildings within the immediate vicinity of the site, nor is it within a conservation area. Given the relatively modest nature of the scale of change, with a single storey roof extension proposed over Benjamin House we do not believe that the proposal will have any material impact on any heritage assets.

5.4 THE ROOF TOP EXTENSION - ADDITIONAL FLATS

Amount

The proposal is for the creation of 4 additional dwellings at the application site which currently comprises of multiple units. The new dwellings will occupy the new 4th floor that will be situated on top of the existing Benjamin House building.

Layout

Refer to page **21** for the proposed apartment floor layouts.

B F1 GIA = 51 m²	1 Bedroom 2 Person	4th Floor Level
B F2 GIA = 75 m²	2 Bedroom 4 Person	4th Floor Level
B F3 GIA = 63 m²	2 Bedroom 4 Person	4th Floor Level
B F4 GIA = 56 m²	1 Bedroom 2 Person	4th Floor Level

Access to the proposed new roof extension will be via the existing common stairwell core B1 that is accessed off the main entrance lobby on the ground floor of the existing building.

The common stairwell core as noted above, staircases and the lift core will all be extended upwards to enable access to and from the new flats that are situated within the additional storey.

The proposed flats will provide self-contained accommodation which is in-keeping with the other units in the existing building. The new flats will include private terraces, allowance for natural daylight and cross ventilation.

The proposed development will provide apartments that are dual aspect and which provide good quality accommodation that surpasses minimum space standard guidelines.

The proposed built envelope is purposefully designed to be inset, with only some areas that align with the existing building line of the walls below, this is typically where stair cores are extended upwards.

Massing & Scale

The proposed mass and scale of the proposed extension is proportionate to the existing building and complies with the conditions set out in the GPDO Part 20, Class A - New dwelling houses on detached blocks of flats.

In addition, the extent of the proposed built mass also takes into account the daylight, sunlight, overshadowing impacts.

Refer to the submitted Daylight report for further details.

Privacy & Overlooking

The proposed fenestration for the new additional floor in most cases / where applicable replicates the style, formation, proportions and positions of the those within the existing facade below. There are some instances where this differs due to the design of the internal apartment layouts.

The new windows typically sit within the same vertical plane of the existing windows below or are set-back where the proposed floor plate is inset.

Amenity

The proposed layouts for the new added floor has been designed to allow for the incorporation of private outdoor amenity space for each new dwelling.

The existing site also has a communal courtyard garden area that is centrally located between each block on the site, while Primrose Hill and Regent’s Park are a short walk from the site enabling easy access to open green space.

Sustainability

Green extensive sedum roof finishes are proposed for the new flat roof that forms the enclosure over the proposed rooftop extension. Where applicable the retained areas of the existing roof will be adapted to enable the existing green roof finish to be retained.This will enhance the biodiversity of the site.

The incorporation of a green extensive roof will reduce surface water run-off, which is in-keeping with the existing roof system on the existing building.

Photovoltaic panels will be installed over the new flat roof to replicate the existing situation.

5.5 ACCESS

Existing Access

No changes are proposed to the pedestrian or vehicular access into and around the existing property from the street level.

The existing circulation for the existing apartments and other ancillary areas around the building will remain unchanged.

Common Stairwell

The existing common stairwell B1 will be extended upwards to allow for new staircase flights to be inserted to serve the proposed 4th floor level within Benjamin House.

The proposed staircases will sit directly above the existing common stairwell forming a continuation of the existing circulation cores and to enable access to and from the new proposed floor.

Existing Lift Extension

The lift shaft B1 will be extended upwards to allow for lift access to the additional proposed floor.The common parts will include a common access hallway that provides access between the new flats and the common stairwell or lift.

5.6 APPEARANCE & MATERIALITY

Proposed Facade,Appearance

The rooftop extensions will match the style and appearance of the existing building to maintain coherence with the existing architectural language that has been defined. See page 28 for the partial large scale existing and proposed elevations which show the proposed materiality and appearance.

Proposed Materials

To match existing.

Proposed Structure

Refer to the Structural Engineer’s Feasibility Report prepared by MBP.

5.7 AMENITY

General Amenity.

The proposed layout for the new rooftop extension has been considered and responds to the specific site conditions, surrounding character and general amenity of the site itself and those of the neighbouring properties in order to maintain appropriate levels of amenity for the neighbours.

Sunlight and Daylight.

Refer to the separate detailed sunlight and daylight report by Avison Young which shows no significant negative impact on the surrounding neighbours.

Overlooking & Privacy.

The proposed extension is single storey and has been designed to be centrally located on-top of the 3rd floor of the existing apartment building.

The proposed 4th floor will typically have windows in the same locations as the existing floors below and in most cases with terraces matching the existing orientation of the floors below.As a result the proposals will have little impact on the current conditions in regards to overlooking & privacy.

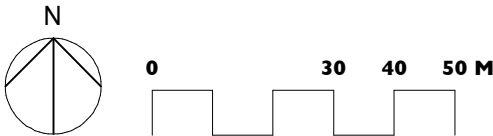
Sense of enclosure

The distances between buildings are not being altered by the proposals as the proposed development on Benjamin House is focused on the central part of the apartment block roof, which means that the potential for an increase in sense of enclosure is inherently very limited. Our view is that this change will have no material effect in this regard.

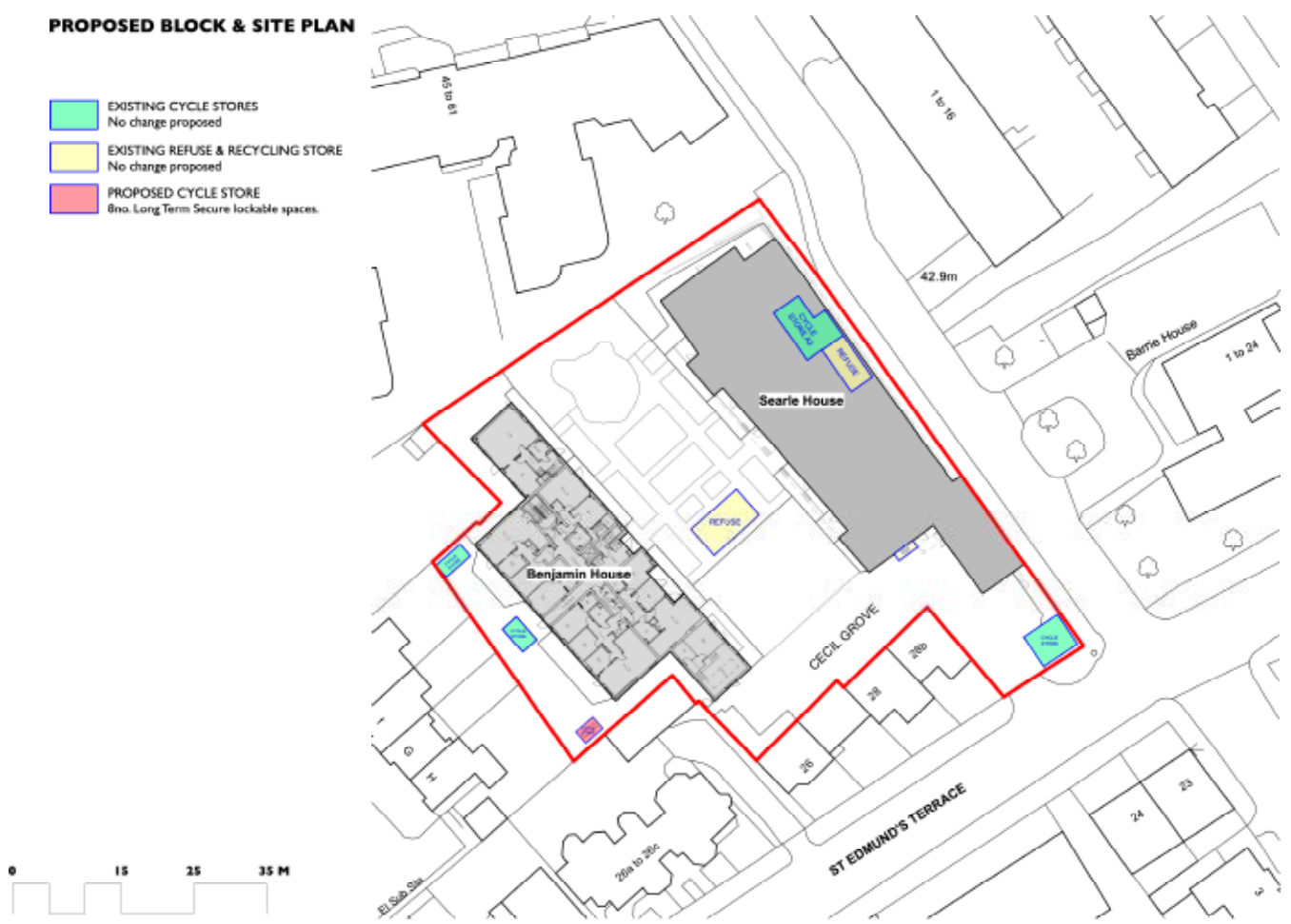
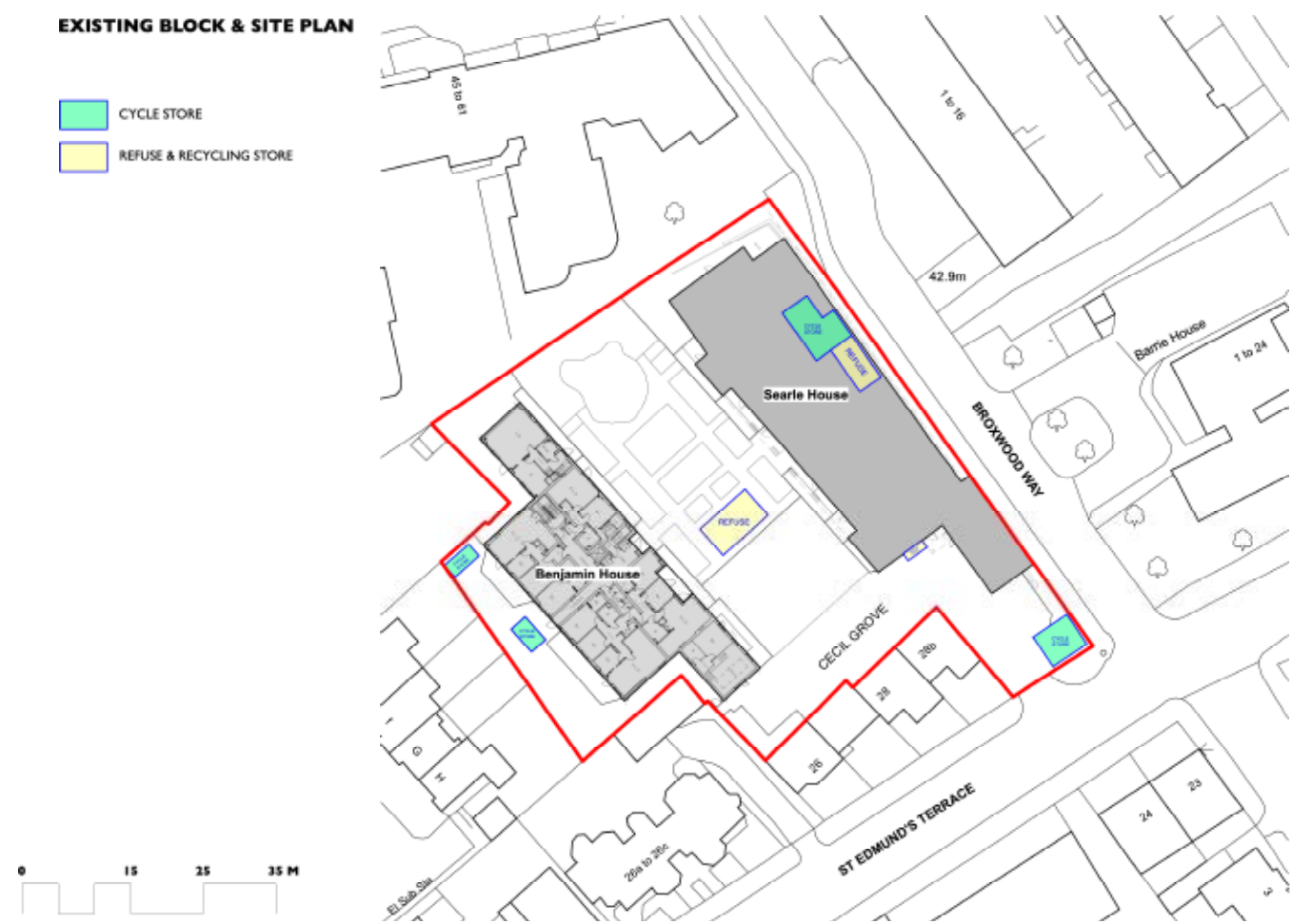
Noise.

The existing apartment blocks on the site already include terraces and balconies,therefore the proposal is not dissimilar to the current arrangement, resulting in a modest change to the current conditions, which is unlikely to have any real impact on neighbouring occupiers.

5.8 LOCATION PLAN

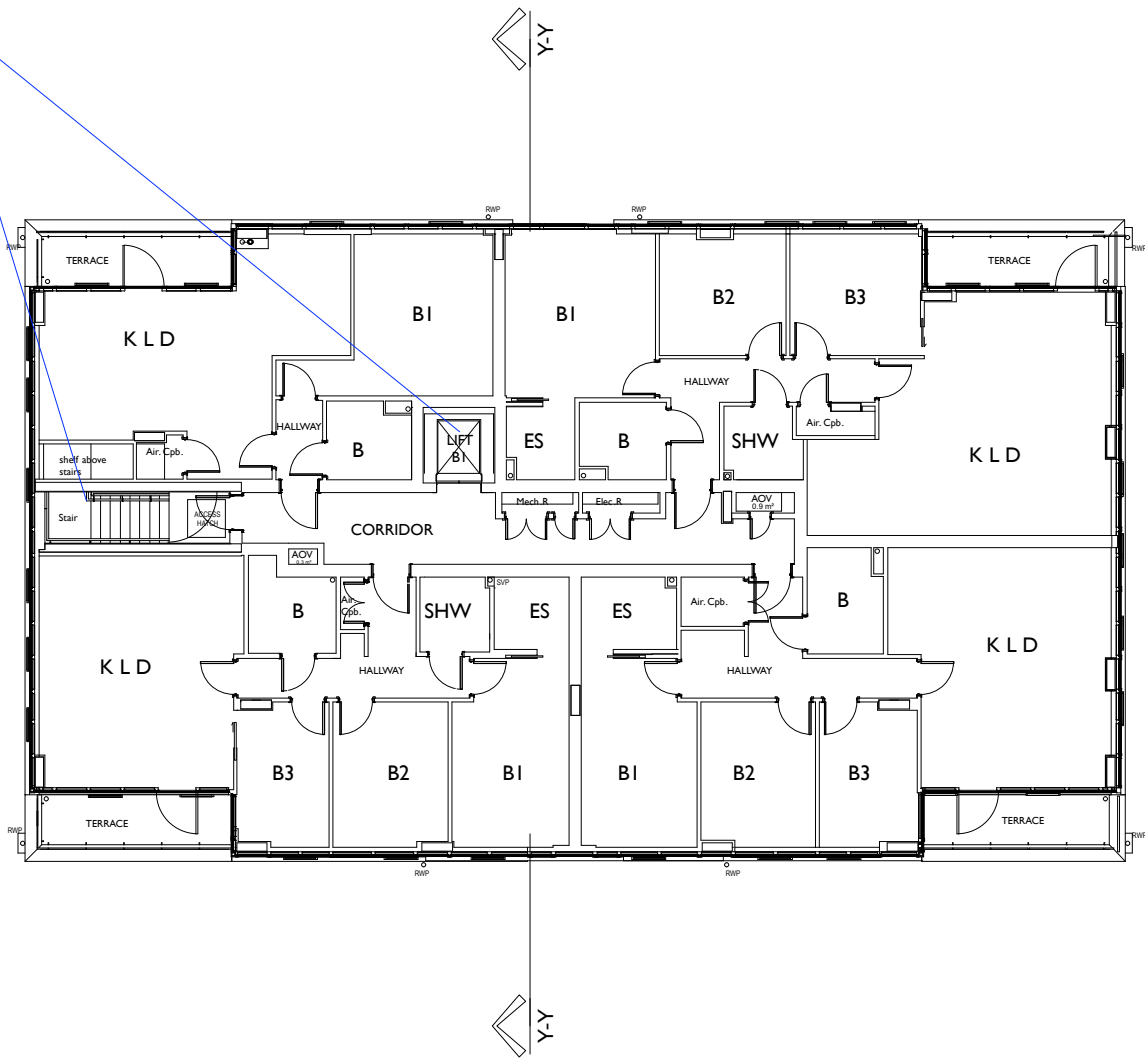


5.9 EXISTING & PROPOSED BLOCK PLANS

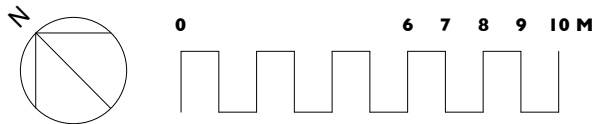


5.10 EXISTING 3rd FLOOR PLAN

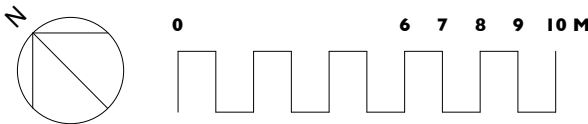
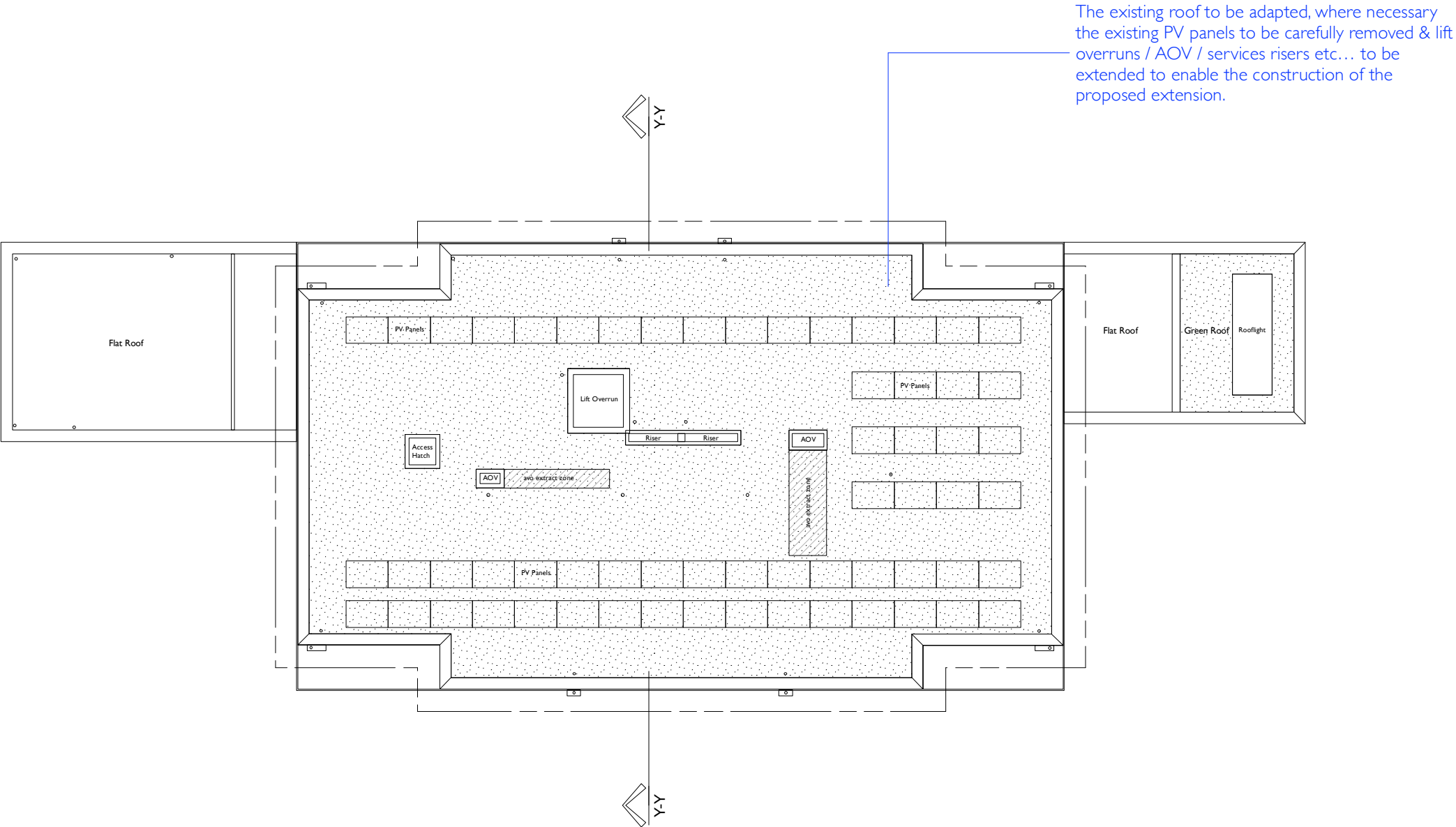
The existing staircore to be extended, together with lift core BI to serve the new floor over. Similarly, the existing AOV and services risers to be extended up to the proposed roof level.



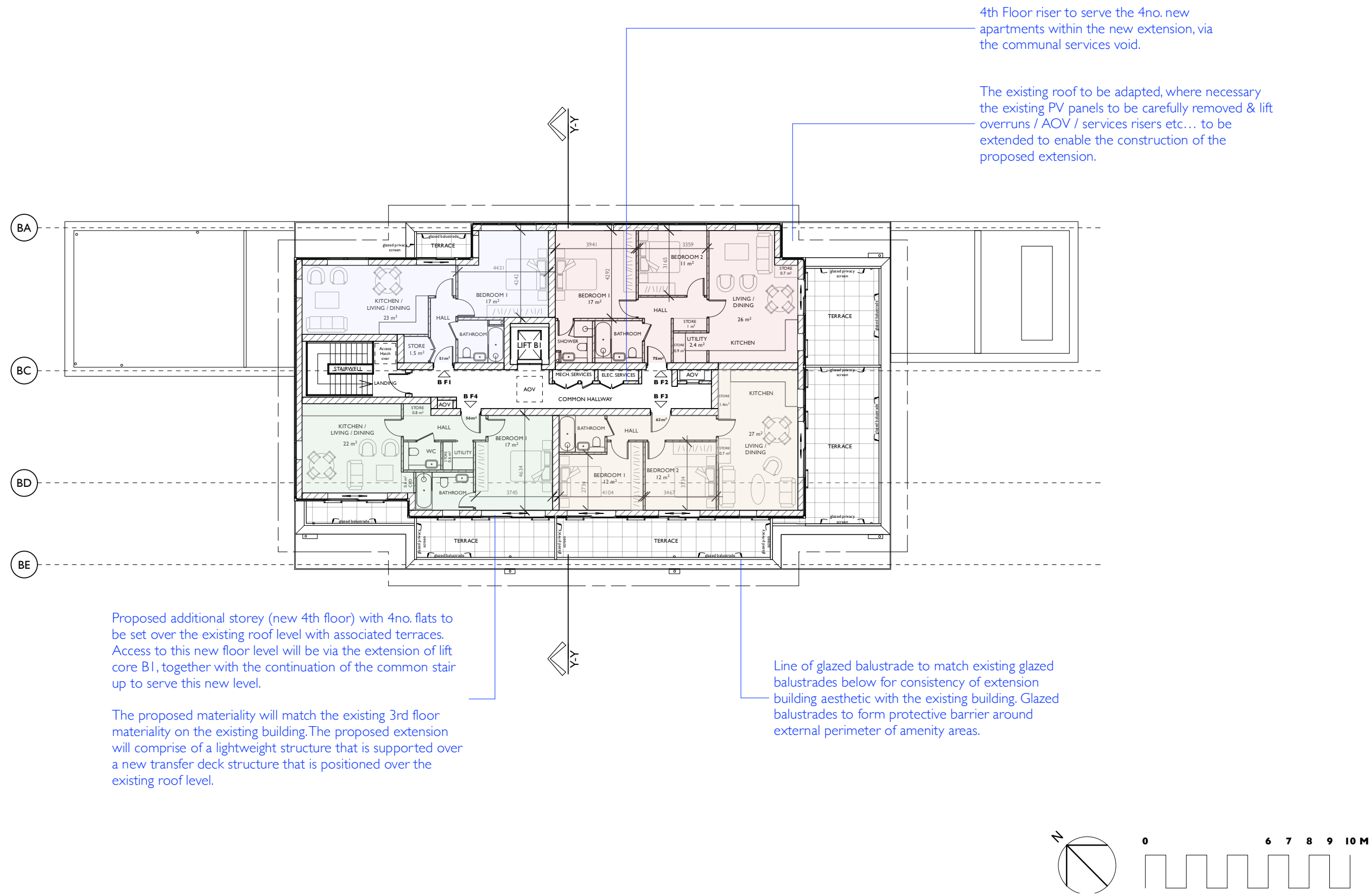
NOTE: NO EXTERNAL CHANGES PROPOSED AT THIS LEVEL



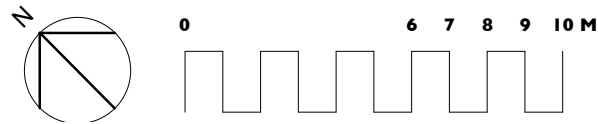
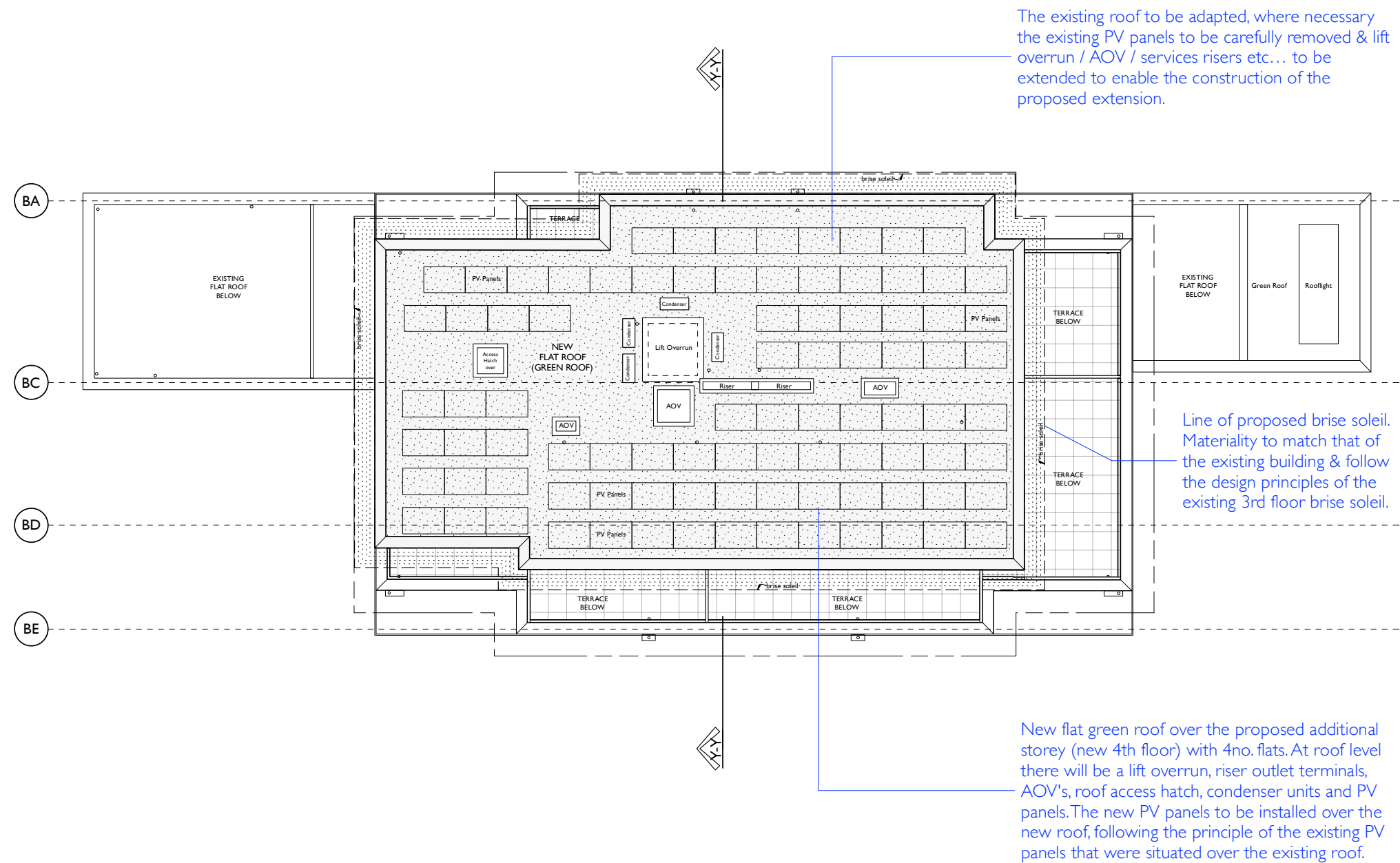
5.11 EXISTING ROOF PLAN



5.12 PROPOSED 4th FLOOR PLAN



5.13 PROPOSED ROOF PLAN



5.14 EXISTING AND PROPOSED NORTH EAST ELEVATIONS



EXISTING

The existing roof to be adapted, where necessary the existing PV panels to be carefully removed & lift overruns / AOV / services risers etc... to be extended to enable the construction of the proposed extension.



PROPOSED

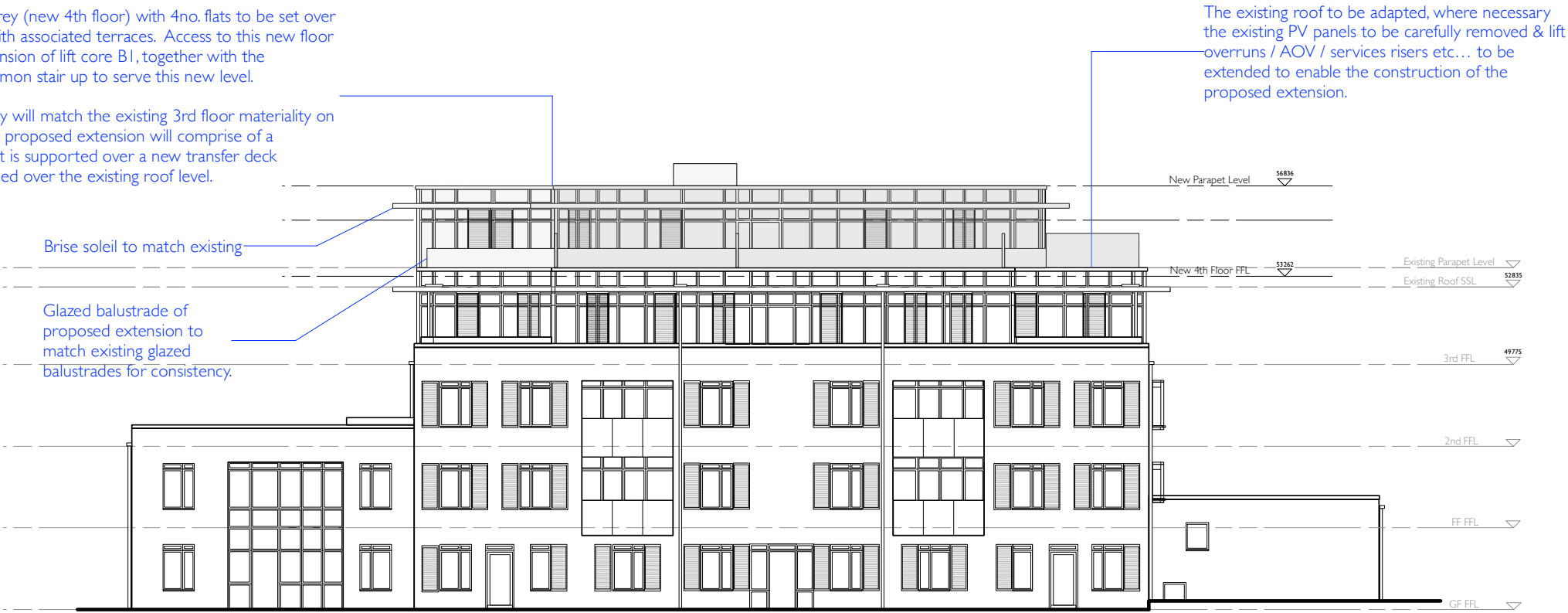
5.15 EXISTING AND PROPOSED SOUTH WEST ELEVATIONS



EXISTING

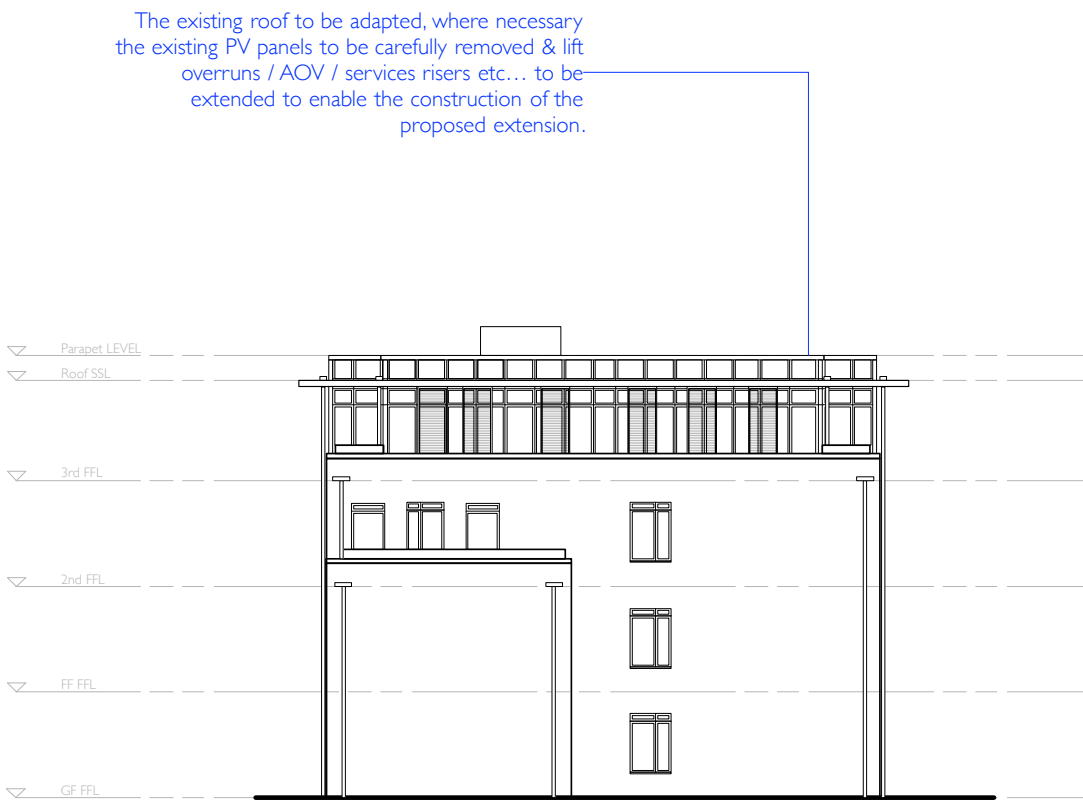
Proposed additional storey (new 4th floor) with 4no. flats to be set over the existing roof level with associated terraces. Access to this new floor level will be via the extension of lift core B1, together with the continuation of the common stair up to serve this new level.

The proposed materiality will match the existing 3rd floor materiality on the existing building. The proposed extension will comprise of a lightweight structure that is supported over a new transfer deck structure that is positioned over the existing roof level.



PROPOSED

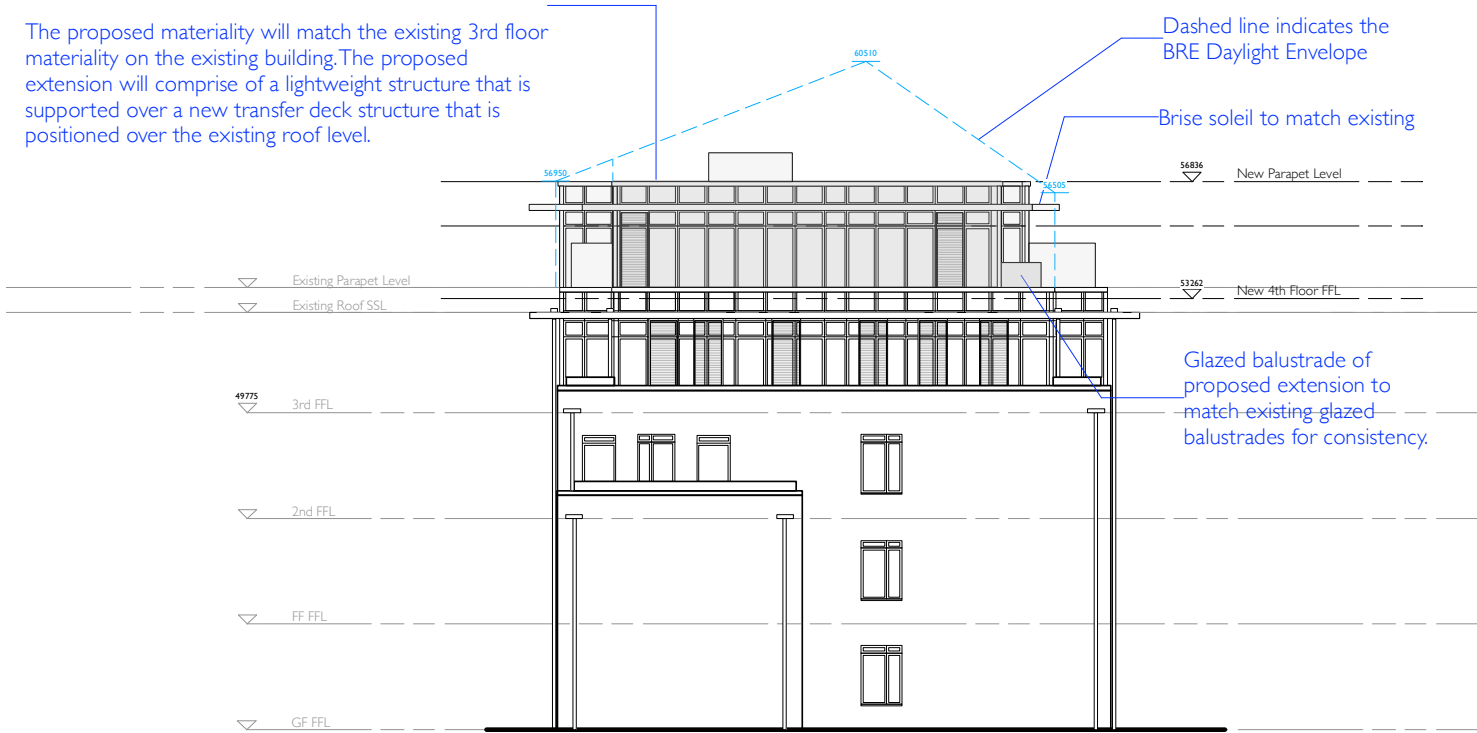
5.16 EXISTING AND PROPOSED NORTH WEST ELEVATIONS



EXISTING

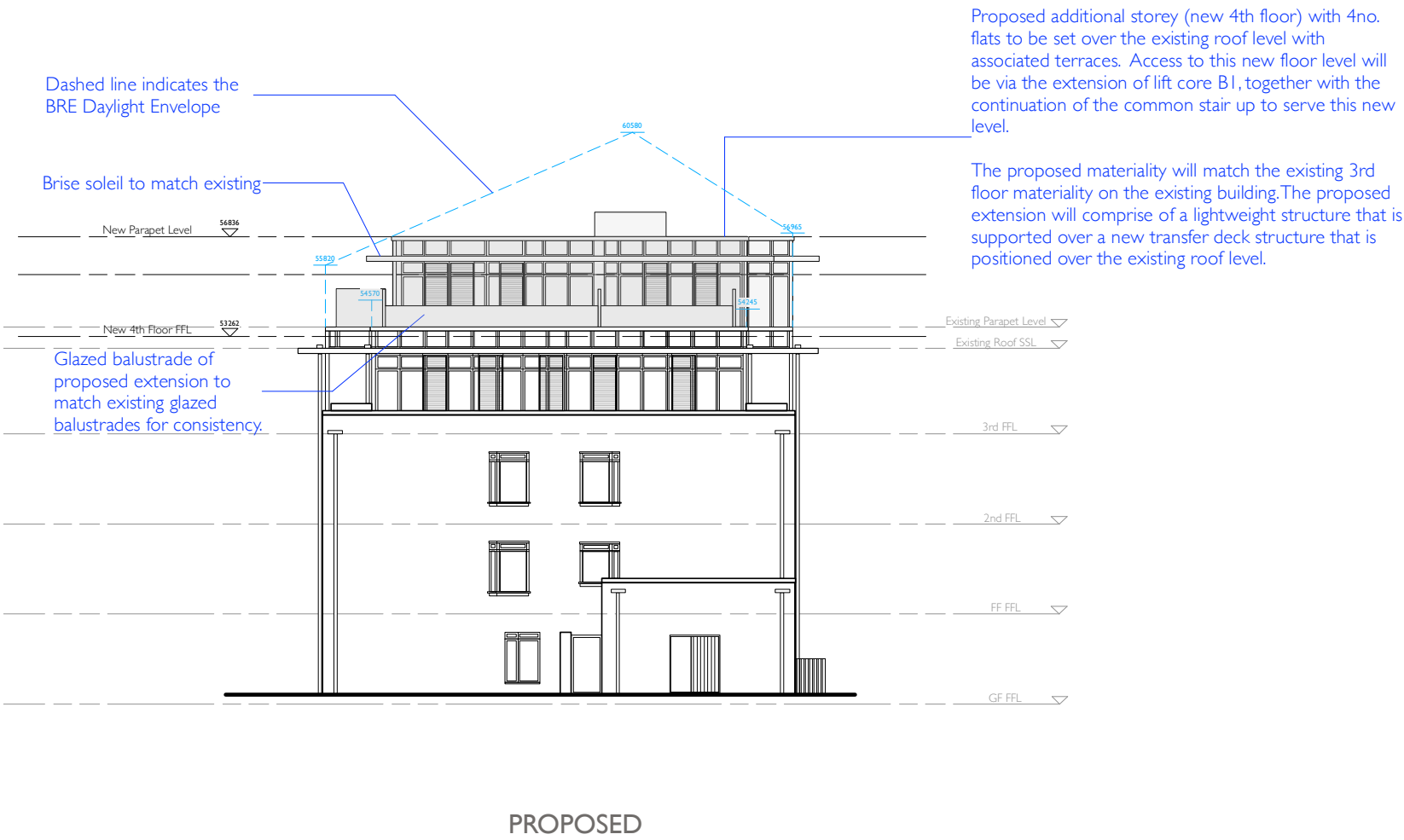
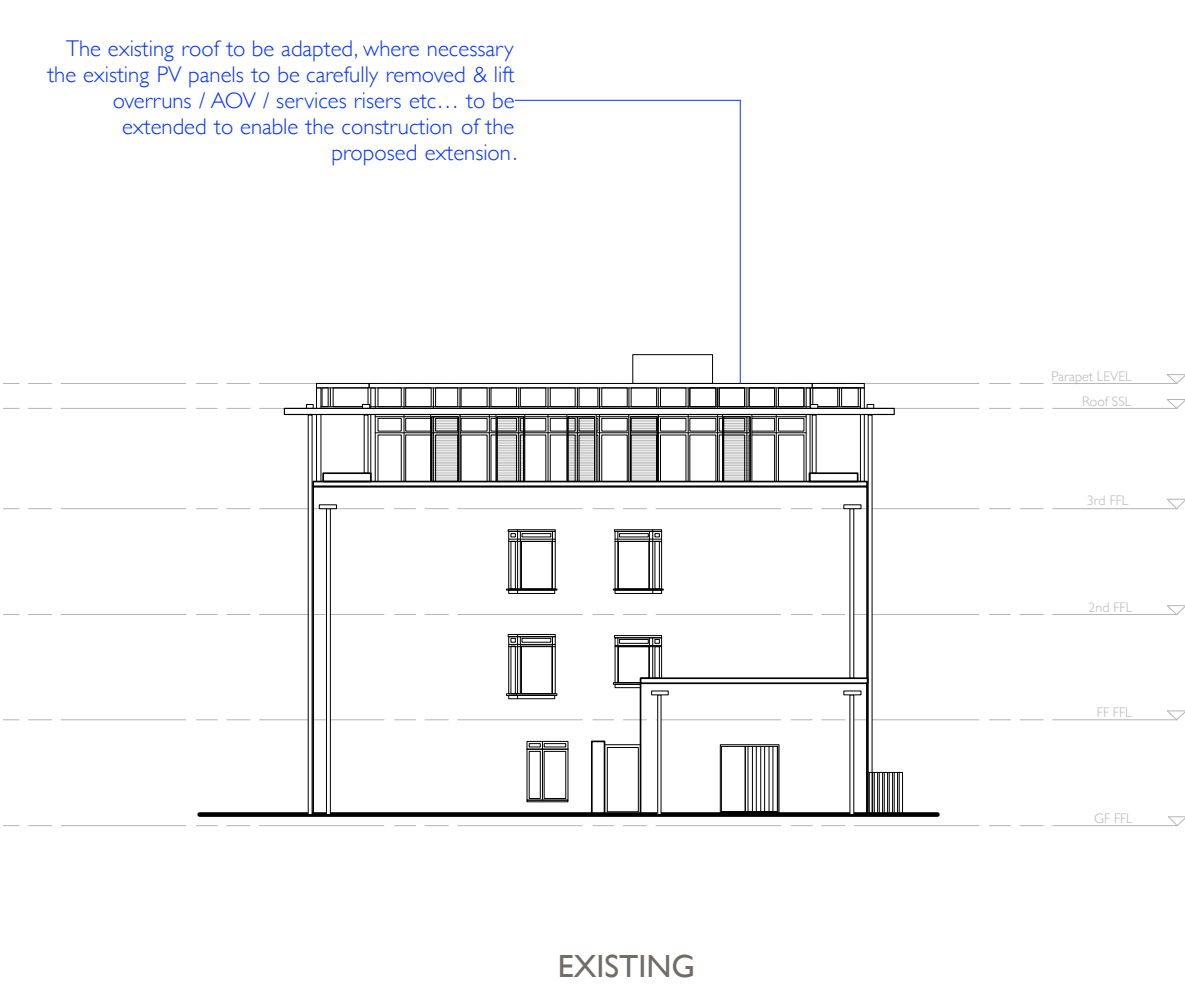
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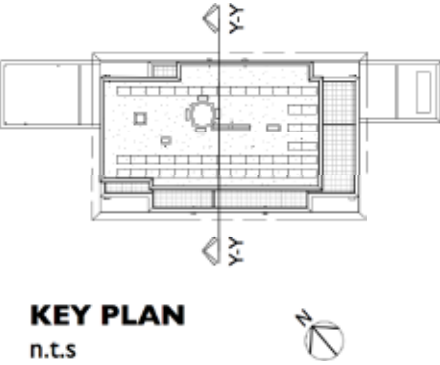
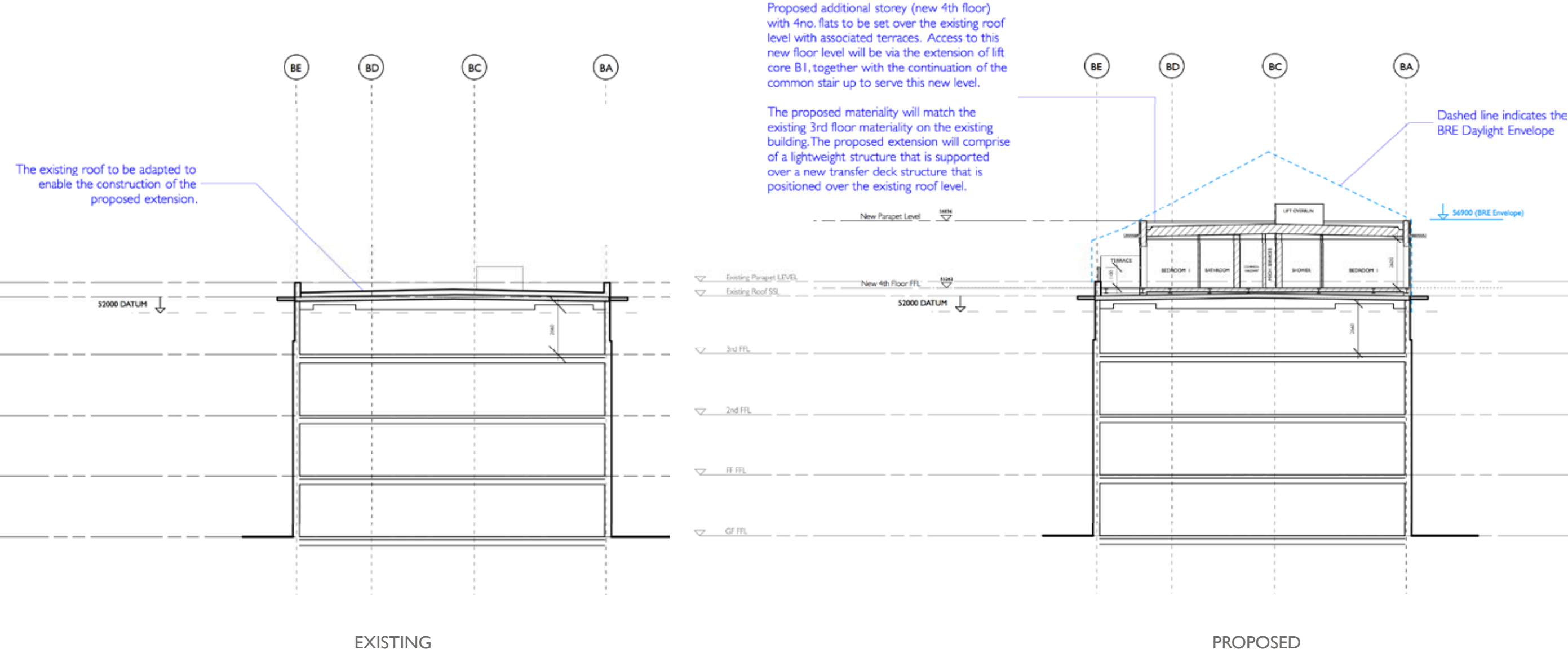


PROPOSED

5.17 EXISTING AND PROPOSED SOUTH EAST ELEVATIONS



5.23 EXISTING AND PROPOSED SECTIONS



5.25 EXISTING AND PROPOSED PARTIAL ELEVATIONS



EXISTING



PROPOSED