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## Design, Access & Heritage Statement

**Proposed New Dwelling to the rear of 11-13 Camden High Street**

**Rear of 11-13 Camden High Street, London, NW1 7JE**



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## Design and Access Statement

### 1.0 Introduction & Location

- 1.1 This Design, Access & Heritage Statement has been prepared by CR Design Services on behalf of the applicant to accompany the outline planning application at the rear of 11-13 Camden High Street.
- 1.2 The proposal seeks change of use of the currently vacant area to the rear of the above mentioned 11-13 Camden High Street Development, from Use Class A1 (currently subject to temporary B1 use change) into C3 Residential.
- 1.3 In addition, a 1-storey extension is proposed above the existing space, to create 2no bedrooms in a self-contained property.
- 1.4 The development has been carefully designed to maximise the delivery of much needed housing stock in the borough, contributing one 2 bedroom property, on an underused site with excellent accessibility.
- 1.5 This scheme provides accommodation that meets the necessary housing quality standards, whilst minimising the amenity and visual impact on neighbours.
- 1.6 The building is currently in good condition, and basement and ground floor levels have already been created, therefore there is no requirement for excavation, and disturbance will be limited. The alterations to the exterior of the premise will be limited.
- 1.7 The development will improve the appearance of the area.
- 1.8 The site has a side access road on its north side which joins onto Camden High Street. The access provides access to the David Roberts Art Foundation, a block of offices (Use Class B1) and to the residential units at 15 Camden High Street (Use Class C3). There is also a side access door into the retail unit at 13 Camden High Street.
- 1.9 To its south is a mixed use development at 9 Camden High Street, with flats above and a restaurant below.
- 1.10 Fronting the premises, to the east is mixed use four-storey development at 11-13 Camden High Street, with flats above and two retail units below. Adjoining the site to the west is Nelson's Yard, a residential development. The property is located in Mornington Crescent within the Camden Town Conservation Area.

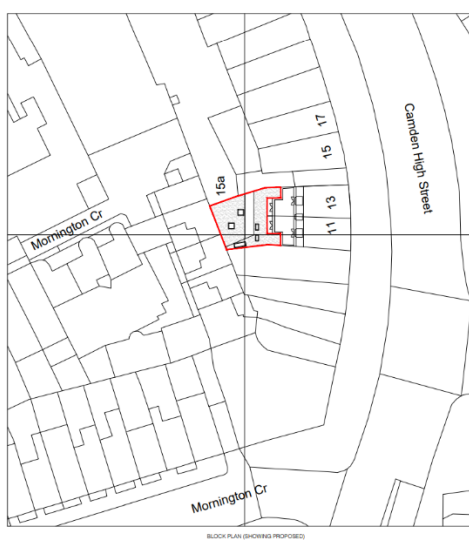


Figure 1- OS Map of development site in context with the immediate area

## 2.0 Access

- 2.1 The Property: Access to the proposed unit is via an entrance on the side access road of Camden High Street, which will be lit at night.
- 2.2 Local Transport: The impact on local transport is unchanged by this proposal, since the site is extremely well served by public transport and cycle facilities, and this scheme is proposed as a car-free scheme.
- 2.3 Walkability: Being within the Mornington Crescent area the premise is easily reachable. To access the unit as a pedestrian there is a variety of public transport available. London Underground/Rail: Mornington Crescent Tube Station (300m). Bus: Mornington Crescent Bus Stop (200m) with various routes.
- 2.4 Cycling: Cycling in London is positively encouraged by the Mayor of London and Camden Council. Bicycle storage is to be provided (4 cycle racks) inside the access to the property near the front door of the premises.
- 2.5 The proposal does not provide any parking, as the scheme abides by the S106 Agreement.

## 3.0 Property History

- 3.1 October 1987 planning permission was granted for the change of use of the ground and basement floors from shop to restaurant, ref. 8701130.
- 3.2 March 1994 planning permission granted for works of refurbishment and the erection of extensions at rear 1st and 2nd floors and roof extension to provide 4 self-contained flats and 2 maisonettes above the ground floor retail premises, ref. 9301532.
- 3.3 October 2008 planning permission and conservation area consent granted (subject to a Section 106 Agreement) for extensions and alterations, including the installation of a new shopfront, erection of a mansard roof extension and rear extensions at basement and ground (for additional retail floorspace) floor levels and at first and second floor levels with terraces, to provide additional floorspace in connection with the creation of 6 self-contained flats (2007/2197/P) and demolition of substantial part of existing building (works already carried out) with front facade being retained (2007/2566/C).
- 3.4 November 2012 planning permission granted (subject to a Section 106 Agreement) for amendments to planning permission granted 01/10/08 (Ref: 2007/2197/P) for extensions and alterations, including the installation of a new shopfront, erection of a mansard roof extension and rear extensions at basement and ground (for additional retail floorspace) floor levels and at first and second floor levels with terrace, to provide additional floorspace in connection with the creation of 6 self-contained flats, namely, enlargement of rear first and second floor level extensions and alterations to the design of the proposed new shopfront (ref 2011/5272/P and 2011/5227/P).
- 3.5 December 2012 Practical completion was achieved. September 2013 Details of conditions 3 (brickwork), 4 (screens), 5 (green roof) & 6 (security shutters) of planning permission ref: 2011/5272/P dated 23/11/2012 for amendments to planning permission ref: 2007/2197/P dated 01/10/2008 for extensions and alterations, including the installation of a new shopfront, erection of a mansard roof extension and rear extensions at basement and ground (for additional retail floorspace) floor levels and at first and second floor levels with terrace, to provide additional floorspace in connection with the creation of 6 self-contained flats (2013/3195/P).

- 3.6 In January 2014 a Building Regulations Certificate of Completion issued. A prior approval was granted for temporary use change of the rear of 11-13 Camden High Street from use class A1 to B1, ref 2014/4697/ NEW, in relation to a proposed lease of the area as an office, with effective date 1st August 2014. However, the proposed occupant later chose not to move forward and found the location inadequate for their use as an office, so that the site remains vacant and to date has never been occupied.
- 3.7 The most recent application was submitted in 2015 (ref 2015/0389/P). The Proposal sought to create two flats over two storeys. One was proposed to be a 1 bedroom flat, whilst the other would have been a two bedroom flat. The proposal was rejected on five grounds. The grounds were: Lack of justification for loss of business use floor space, impact of proposal on host building, surrounding area and conservation area, poor standard of daylighting, loss of outlook for flats 11-13 Camden High Street.
- 3.8 The rejection reasons in the most recent application have been addressed in this application. The business use floor space has been retained for that use and the proposal has been scaled back to mitigate impact on the host building, surrounding area and conservation area. The proposal has been updated to improve daylighting, including better quality windows to the elevations not facing other dwellings, additional rooflights and alteration of spaces to avoid living spaces in the basement floor.

#### 4.0 Design Proposal

- 4.1 The proposal involves the conversion of the three existing storage areas (Use Class A1) on the rear ground floor and basement into creating 1x two bedroom self-contained house (Use Class C3).
- 4.2 This development has been designed in accordance with key Camden Development Plan policies, as set out in the Camden Local Plan (2017), Camden Development Policies (2010-2025) and London Plan Guidance 'Housing Design Standards' document (2023).
- 4.3 The core strategies implemented from both documents are as follows:
- 4.3.1 A1/DP26– Managing the impact of development: The development provides much needed, sustainable residential units. Full consideration has been given to the impact of the development on future occupiers and neighbours, to ensure that a high quality of accommodation is provided with little or no adverse impact on neighbouring units. The development has been designed to ensure visual privacy. The design of the roof has been altered from the previous application, and the overall design shifted to minimise any impact on neighbouring properties. The neighbour to the rear, Nelson's Yard, has no window on the rear elevation of their building, so that their amenity is not impaired. Considering the occupiers of flats 1 and 2, 11-13 Camden High Street, the design ensures that no windows impair the view of the existing occupants and actively improves upon their view as the roof space is currently neglected. The windows have been carefully positioned on the development to minimise overlooking. As stated above, no windows will face towards the properties 11-13 Camden High Street. The bedrooms are each on the ground floor, each with access to a large skylight to provide ample natural daylight. The windows face onto the north and south elevations, where they are do not overlook any neighbouring properties.

The development has also been carefully designed with consideration of the conservation area. The development is considered to preserve and enhance the character of the conservation area. The character is preserved by maintaining a timber panelled front door, timber sash windows, by use of similar materials and architectural detailing to neighbouring properties.

- 4.3.2 H1/DP2 – Maximising housing supply/Making full use of Camden’s capacity for housing: The Council seeks to maximise the supply of additional homes in the borough, by expecting the maxim appropriate contribution to supply of housing on sites that are underused or vacant. This proposal identifies a vacant site which, accordingly, does contribute to supply of housing in the borough, whilst minimising loss of housing.
- 4.3.3 H2 – Maximising the supply of self-contained housing: This policy supports maximising the supply of additional self-contained housing units and regards housing as a priority land-use. The policy also seeks to minimise the net loss of existing homes. By creating a scheme which converts an unused commercial space into a high quality self-contained residential unit, all these objectives are met. The proposed residential will be ideal for couples, professionals and small families, contributing to the mix of homes of different sizes in the area.
- 4.3.4 D1/D2/DP22/DP24/DP25/C4/C5 – Promoting high quality design and conserving our heritage: This policy seeks to manage growth in a way that conserves and enhances the area by creating attractive places to live; accordingly, schemes should also be sustainable. The home has been designed to be in keeping with the appearance of the local area, incorporating design features such as timber sash windows and brickwork in keeping with the existing development and neighbours, ensuring that the features of the conservation area are preserved. The proposed sedum roof is in keeping with the existing green roof which was adapted and will improve the visual appearance of the area. The house will have a ‘traditional’ Camden feel, as compared with many new builds in the area. The character of the local neighbourhood has been influential in the design, setting and context of the development. The interior of the development reflects the substance and style of the local area, whilst externally it is in keeping with the surrounding buildings, in style and character. Incorporating such features as lightwells, glass and sedum roofs, the design contributes to and improves the amenity of local units. Additionally, the designs embody well-proportioned rooms, with high levels of natural light and ventilation. Juliet balconies and outdoor access ensure the provision of amenities within a challenging and high-density urban space. The development creates good levels of daylight and sunlight for the future occupiers, whilst having a minimal impact on the amenity of neighbouring buildings. The development has also been carefully designed to ensure that the privacy of existing dwellings is protected. There is more than an 18m distance between the windows of any habitable units which directly face each other.
- 4.3.5 C6/DP6/A5/C1 - Access for all: The development has been designed with accessibility in mind for a variety of potential users. Artificial lighting levels are designed to illuminate solely the new development itself; the existing

timed floodlights within the access alleyway will ensure adequate lighting in the approach to the unit. The development seeks to follow the guidance on Lifetime Homes, creating a positive dwelling for people with mobility difficulties. Please refer to the Lifetime homes document for further information.

For access during proposed building works, the existing loading bay to the immediate north of the site can be used for loading for up to 20 minutes at a time between 8am and 1pm each day. This is suitable for the small number of deliveries to the site that will be required to undertake the proposed building works.

- 4.3.6 C1/C2/DP32 – Health and Wellbeing & Community facilities: The high levels of insulation used throughout the construction will ensure minimum heat loss from the structure, encouraging an environmentally friendly design, and the high level of accessibility makes the scheme ideal for residents to use public transport. Cycle parking is also to be provided in the access way. These factors ensure that the environment has been fully embraced within the design.
- 4.3.7 A5/DP27: Basements and lightwells: The basement area has already been created as part of planning applications 2011/5227/P and 2011/5272/P. The application was fully implemented, and a certificate of completion issued by Camden Building Regulations; tanking has been implemented in the basement area, with appropriate channelling of groundwater, and a sump was fitted. As such, no underground development is required, and there is no requirement to alter the structure of the basement. The works will be carried out within the rear unit and are not considered to have any adverse impact on the commercial units at 11 and 13 Camden High Street. No living spaces are proposed within the basement, to ensure adequate standards of daylight for future occupants.
- 4.3.8 Policy A4/CC4/CC1/DP28/C5 – Noise, Air Quality and Climate Change Mitigation: Since the foundations and groundworks have already been completed, air and noise pollution from the implementation of the scheme is expected to be minimal. Boilers will be energy efficient combi boilers will be installed in each of the flats, so minimising air pollution.
- 4.3.9 T1/T2/T3/DP16/DP17/DP18/B3: Prioritising sustainable methods of travel and car-free developments: Being in an area with PTAL (Public Transport Accessibility Level) level 6, the development benefits from exceptional levels of access to public transport, and additional cycle parking spaces are also to be implemented as part of the scheme.

## 5.0 Appearance

- 5.1 Façade: Limited exterior works must be carried out in lifting the ceiling height to the rear of the development, the proposed green roof and use of external materials to match existing will ensure that the proposal is keeping the character and appearance of the surrounding area and neighbourhood.

- 5.2 Layout: The property is to be arranged as one self-contained house, set across the Ground Floor and First Floor, with the Basement acting as a storage space. The Ground floor will be accessed from the existing entrance. Upon entry there will be 2 bedrooms, each with ensuite and access to a skylight to ensure the spaces are bright and habitable, along with access to the Basement and Upper floor. Rooflights will provide natural ventilation and daylighting. The upper floor consists of a WC and a large open plan living space, to feature a living room, kitchen and dining facilities and access to a Juliet balcony facing away from the neighbouring properties, windows and skylights. As stated above, at Basement level there will be no living space. It will be reserved as storage as there would not be enough natural daylighting and ventilation to create quality spaces.
- 5.3 Facilities will be provided to ensure that waste and recycling can easily be stored and removed from the site. Recycling is collected once a week on a Monday, whereas waste is collected daily on the high street. Consideration for this has been made in reference to the B6 of the London Plan Guidance Housing Design Standards document (2023).
- 5.4 Scale: The proposal will not overshadow any neighbouring properties. It will sit in line with the lower balcony of 11-13 Camden High Street, with a mansard design to the roof giving priority of the space to the existing occupants. The upper balconies will not be impacted by the proposal and will retain similar views to the existing due to the presence of a sedum roof and rooflights. However, the scheme will seek to update and improve this view for the existing and future occupants.

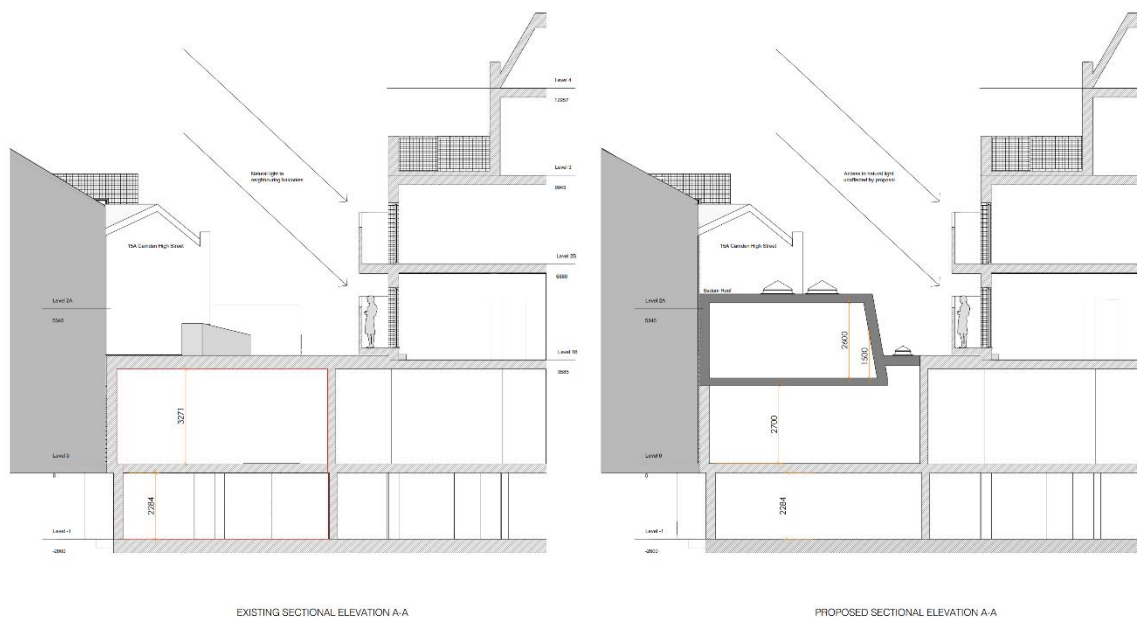


Figure 2- Sections showing impact of the proposal on neighbouring properties.

## 6.0 Amount

- 6.1 The Proposal achieves the minimum size standards for dwellings, as set out in The Department for Levelling up, Housing and Communities' 'Technical housing standards – nationally described space standard' document (2015).

- 6.2 Space standards have also been considered in the London Plan Guidance 'Housing Design Standards', published by the Greater London Authority in June 2023.
- 6.3 The GIFA for the Ground Floor and First Floor is approximately 72SQM.
- 6.4 Storage greatly exceeds the expected amount at 34.42SQM. The Basement will act as a functional storage space.

## 7.0 Conservation Area

- 7.1 Camden Town Conservation Area was designated in 1986 and altered in 1997 to add more areas, including a section of Camden High Street.
- 7.2 Kentish Town and Highgate village sit to the north, Hampstead and Heath to the northwest. Euston Station sits to the south and Regents Park sits to the southwest. The borders are defined by Parkway and Inverness Street to the north, Primrose Hill Conservation area to the northwest, Regent's Park Conservation area to the west and Regent's Park Conservation area is separated by the railway lines.
- 7.3 Camden High Street is an ancient north-south route and development started two hundred years ago. Terraces around Mornington Crescent form a tight regular plot size, now peppered with more recent rear extensions.
- 7.4 Camden High Street falls under Sub-area 1: Commercial. It features a mixture of commercial and residential, generally with street-facing commercial. Due to redevelopment in the 19<sup>th</sup> century, the architectural styles are more mixed in this area and the street features many alterations and extensions, particularly to the rear elevations.
- 7.5 As the appraisal notes: "Alterations and extensions in the High Street have introduced over time some diversity to the original homogeneity of design. Much of the uniformity of the surviving terraces has been lost due to additional storeys which have broken the parapet line, and mansard roofs which have altered the roof form". It is also noted that the southern part of the High Street is characterful and should be carefully restored where possible.
- 7.6 The Conservation Area Appraisal guide notes that there is a wide mixture of materials and styles in this area.
- 7.7 The proposal sits behind 11-13 Camden High Street, within the southern part of the Camden Town Conservation Area, part of a block considered in the 2006 Appraisal to be 'Positive Buildings'.
- 7.8 The proposal itself sits to the rear of the 'positive buildings', where the space could be considered neglected and in need of improvement.
- 7.9 The Appraisal notes that "Buildings at risk of serious decay due to long-term neglect and vacancy are Nos 11-13".
- 7.10 Improvement to the rear would aid in supporting already positive buildings from the front facades and would greatly improve the amenity spaces of the existing occupants. It would also aid the protection of the street character by starting to improve upon the "dereliction" of 11-13 Camden High Street.





Figure 3- Conservation Area Map and Site Location (Circled).