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This **Design and Access Statement** is part of the planning application for 22 Great James Street, Holborn, London, WC1N 3ES.

Reference number: PP-13502604 **2024/4688/P and 2024/5028/L**

Submission date: ~~25.10.2024.~~ **RevA 28.02.2025**

Design Statement: 22 Great James St, Holborn, London, WC1N 3ES

We are submitting an application for 22 Great James Street (listed building Grade II) for the change of use from professional services offices (Class E(c)(ii)) to dwelling house (Class C3(a)).

The proposal also includes the replacement of the non-original rear double-storey extension, a newly built single-storey rear extension, the removal of the external steps and hard landscaping to the rear, ~~the replacement of the existing altered butterfly roof with a new roof including a dormer window to front and rear~~ and the internal refurbishment of the existing building. The current non-original single-glazed timber sash windows will be replaced with heritage-style double-glazed timber sash windows.

1. Introduction

1.1 Owen Design Studio has been instructed by: I.P.M Personal Pension Trustees Ltd to submit a planning application for the extension and refurbishment at 22 Great James St. This document is to support the planning application and listed building application.

1.2 This document is to be read in conjunction with the Change of Use – Planning Supplement document and the Historical Context document included in this application.

1.3 The existing building is located within the Holborn and Covent Garden Ward of Camden Council at the North end of Great James Street, at the junction with Northington Street. The property backs onto residential units accessed by Emerald Street and Emerald Court. No. 22 is Grade II listed, alongside its neighbour No. 21 and the railings which run between the two by Historic England and lies within Bloomsbury Conservation Area.

1.4 The property at No.22 is permitted Class E as offices. The intention is to change the class use to a residential dwelling house Class C3. In order for the building to be suitable for modern living it will require a full internal refit and reconfiguration. In addition, we would like to replace the two storey-rear extension and add a single-storey extension at the rear of the property at ground level, to provide extra living space. ~~We are also proposing the replacement of the roof with a new design respecting the original built form of the butterfly roof.~~

1.5 This statement will provide an overview of the design proposals taking into consideration the property's background and its setting. The proposals within this DAS support a sensitive, high-quality design that responds to the character, setting, context, form and scale of the site and neighbouring buildings - particularly its Grade II listing and location within the Bloomsbury Conservation area.

2. Relevant Planning Policy & Guidance

- **Camden Local Plan 2017**
  - Policy G1 Delivery and location of growth
  - Policy D1 Design
  - Policy D2 Heritage
  - Policy A1 Managing the impact of development
  - Policy T1 Prioritising walking, cycling and public transport
  - Policy T2 Parking and car-free development
  - Policy A1 Managing the impact of development
  - Policy H1 Maximising Housing Supply
  - Policy H7 Large and small homes
  - Policy E2 Employment premises and sites
  - Policy CC5 Waste

- **Camden Planning Guidances 2021**
- **Bloomsbury Conservation Area Appraisal and Management Strategy 2011**
- **NPPF 2023**
- **London Plan 2021**

3. **Planning History**

22 Great James Street
8470330 registered: 14-12-1984.Internal and external alterations to the ground and basement floors. Granted: 9/05/1985

15 Great James Street
2013/3117/P & 2013/3404/L Change of use of existing office building (Class B1a) to residential unit (class C3), with alterations to include the erection of a two-storey rear extension at lower ground and ground floor level with associated roof gardens and a balcony to the rear at first floor level.
14 Great James Street
2015/3046/P & 2015/3185/L Erection of a two-storey rear extension at lower ground floor level with a terrace and meeting room at first floor level following demolition of the existing two storey extension, alterations to the rear façade including extension at 1st to 3rd floor level, associated internal restoration and erection of dormer and terrace at rear roof level, and installation of 3 roof lights.

2013/3114/P & 2013/3403/L
Change of use of existing office building (Class B1a) to single family dwelling (Class C3), to include the erection of a two-storey rear extension at lower ground and ground floor level with terraces at ground and first floor level following demolition of existing two storey extension, alterations to rear façade, and erection of dormer and terrace at rear roof level.
External alterations to include rebuilding rear building elevation following demolition of existing rear extensions, dormer roof extension and associated internal alterations in association with the conversion of existing office (Class B1a) into single family dwelling (Class C3)

29432(R) Change of use of the ground floor from offices to use for educational purposes. Granted 14/12/1979

00229 Erection of extension of basement, ground and three floors over, for office use. Granted 12/07/1965

11-12 Great James Street
2010/6705/P & 2010/6707/L Revision to planning permission (ref: 2008/1141/P) granted on 31/03/2009 for the change of use and works of conversion from office use (Class B1) to residential use (Class C3) to provide two single family dwelling houses, including new part single, part two storey rear extension and balcony at first floor level. Revision comprises the retention of and alterations to existing part single, part two storey rear extension; replacement of existing brick link with glazed link; replacement of existing glazed roof area and installation of 2 roof lights at number 11. Granted 28/04/2011

31 Great James Street
2013/3492/P & 2013/3698/L Change of use from solicitor's office and (part) residential to a single Dwelling house (Class C3) including associated external alterations and replacement of single storey rear extension. Granted 16/09/2013

16 John Street
2012/5456/P Change of use from office (Class B1) to single dwelling house (Class C3). Granted 12/02/2013

20 John Street
2013/1479/P & 2013/1397/L Change of use of office (Class B1) to residential (Class C3) to create 5 flats and 1 mews house, and alterations to include, enlargement of front light well, addition of light well and railings to Roger St. elevation, insertion of windows and entrance door to proposed mews house on Roger St. elevation, reinstatement of basement level to non-original extension including roof terrace at 20A John St, insertion of 3 windows at front lower ground level of 20 John St., minor alterations to front railings, and

the installation of a new refuse lift from basement light well to street level. Recommended for approval subject to a Section 106 Agreement.

27 John Street
2012/2735/P Change of use from publisher's office (Class B1) to dwelling house (Class C3). Granted 22/04/2013

25 Johns Mews
2012/4925/P & 2012/5150/L Change of use from office at ground floor (Class B1) and flat on first floor (Class C3) to a single dwelling house (Class C3), including creation of roof terrace with privacy screen on flat roof, installation of 2 roof lights and external alterations to fenestration. Granted 26/03/2013.

4. Area

Bloomsbury Conservation area is located between the City of London and the City of Westminster on the Northern side of Soho and Covent Garden. To the South-East is Finsbury which flows into the financial district of the City, Clerkenwell sits to the East, with Kings Cross and Euston to the North. To the West is Fitzrovia which meets the boundary of Westminster City Council.
The property at St James Street also sits within the viewing corridor from Primrose Hill to St Pauls Cathedral.

4.1 Bloomsbury Conservation Area & Local Legislation

Bloomsbury Conservation Area spans from Euston Rd in the North, High Holborn and Lincoln's Inn Fields in the South and from Tottenham Court Rd in the West to King's Cross Rd in the East. It is considered a notable example of town planning due to the retention of the vernacular architecture and its early listing as a conservation area. (1968)

Whilst a range of different typologies of building are seen across the conservation area the predominant style is the terraced townhouse.
The special characteristics of the area derive from the formal planning arrangement of streets and leafy squares, the contrast between open and closed spaces and classical styles of architecture.

- Grid pattern of streets running North-West to South-East and South-West to North-East.
- A hierarchy of street scale with differences between arterial routes crossing the Conservation Area, primary spacious streets, narrower secondary streets, mews and lanes.
- Main arterial routes have larger scale buildings.
- Rectilinear squares, in proportion with surrounding blocks.
- Townhouses arranged in terraces in Stuart, Georgian, Regency and early Victorian design.
- Larger scale courtyard style plans around the Inns of Court and large footprint buildings for institutional and educational use, including hospitals, colleges, universities and museums.

Bloomsbury Conservation Plan paragraph 5.183 states:
The townhouses in Great James Street are particularly well preserved; the only notable alteration is the loss of glazing bars from some sash windows. Grand, four-storey terraces survive on the south side of Great Ormond Street. The terraces in these streets are constructed from a brown-red brick with red brick dressings, typical of early Georgian building, Other details of their time include decorative iron boundary railings with lamp holders over entrance gates, intricately carved wooden door cases with brackets supporting leaded hoods, and fanlights over entrance doors of varying designs, all of which are evident in Great James Street.

The Council states the importance of supporting growth in the Camden area in the **Local Plan**.

Policy G1 Delivery and location of growth
The Council will create the conditions for growth to deliver the homes, jobs, infrastructure and facilities to meet Camden's identified needs and harness the benefits for those who live and work in the borough.

Delivery of growth
The Council will deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden by:

A. supporting development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site;
B. resisting development that makes inefficient use of Camden's limited land;
C. expecting the provision of a mix of uses where appropriate, in particular in the most accessible parts of the borough, including an element of self-contained housing where possible; and
D. supporting a mix of uses either on site or across multiple sites as part of an agreed coordinated development approach, where it can be demonstrated that this contributes towards achieving the strategic objectives and delivers the greatest benefit to the key priorities of the Plan.

Growth in Camden will be expected to help contribute towards achieving the strategic objectives of the Local Plan and help deliver the Council's priorities set out in supporting text below.

- *16,800 additional homes (see Policy H1 Maximising housing*
- *supply);*
- *695,000sqm of office floorspace (see Policy E1 Economic development);*

The **Camden Local Plan** also notes the following:

Policy D1 Design
The Council will seek to secure high quality design in development. The Council will require that development:
a. respects local context and character;
b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
e. comprises details and materials that are of high quality and complement the local character;
n. for housing, provides a high standard of accommodation
q. the historic context of the building's surroundings;

We are proposing the replacement of all the windows on the front façade with more historically accurate designs, as well as the replacement of those which have been updated on the rear façades over the building's lifespan.

Policy D2 Heritage
The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Conservation Areas:
The Council will:
e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

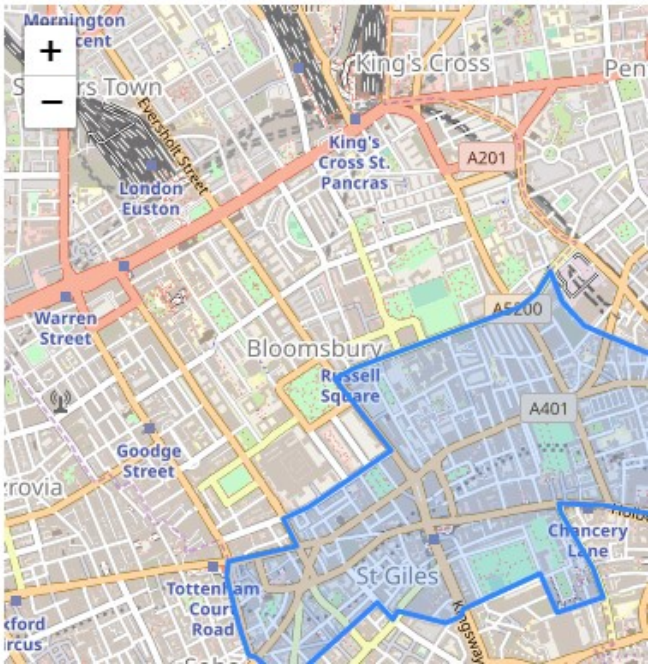


Fig. 01: Showing Camden, Holborn & Covent Garden Ward. Source: https://mapit.mysociety.org/area/8593.html

Policy A1 Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity. We will:

a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;

i. impacts of the construction phase, including the use of Construction Management Plans;

j. noise and vibration levels;

k. odour, fumes and dust;

Camden Planning Guidance 6: Amenity 2021

To support policy *A1 Managing the impact of development*, the Council expects Construction Management Plans (CMPs) to be submitted after planning permission is granted for proposals which could impact the local area. Circumstances where the Council will expect a Construction Management Plan are outlined in clause 5.5 of the Camden Planning Guidance on Amenity.

5.5 Typically, a CMP will be expected where the following developments are proposed:

• Where substantial work to listed buildings or adjacent to listed buildings is proposed; or where wildlife could be seriously affected;

5. Design Statement

5.1 Site Appraisal

The site is located on the Western side of Great James St, one property north of the corner of Northington St.

Fig.02: Existing building: 22 Great James St.

Fig.03: Existing building: 22 Great James St, highlighting the entrance.

The surrounding buildings along Great James St are London stock brick terraces with a mix of commercial and residential usage. The style is Georgian with sash windows and pitched roofs. The streetscape is repetitive and regular and our development will respect the continuity of the row of terraces. The proposed development would not change the street elevation form. ~~The proposed development would do little to change the street elevation, the only modification visible from the street is to the roof and so very little change will be noticeable from street level.~~ 'The historical aesthetic' of the façade will be enhanced by the replacement of the sash windows to reflect a more historically accurate design of 6 over 6 and 9 over 6 sashes.

There are closet storey and additions to the rear of most of the buildings in the terrace connected to the property. The rear of No. 23, 24 & 25 and 31 have been modified in a similar way to how No. 22 would be developed. There have been multiple historical interventions to the rear of the property; our proposal intends to restore some of the historical aesthetic of the rear again by replacement of some of the windows.

Fig.04: Existing building: 22 Great James St, showing streetscape around the corner of Northington St.

The property is accessible via the public footpath along Great James St near the end of Northington St. There is no rear access to the buildings as the residential units of Emerald Street close off this side.

Fig.05: Existing building: 22 Great James St, highlighting the rear closet storeys

5.2 Existing Building

Please refer to Historical Context document included in this application for historical information.

There is little relevant available planning history available for 22 Great James St other than an application from 1984 regarding development of the ground floor and basement. There have been later additions to the rear and the replacement of windows to the front and rear. ~~and alterations to the roof as detailed in the accompanying Heritage and Condition Investigation document compiled by Six Heritage.~~
The property is an 18th century terrace four-storey building plus basement, set in a street of Georgian design. It is constructed of London stock bricks with sash windows, the roof finish is of clay tile.
The original frontage has a parapet façade concealing the pitched roof with a stone capping to match the other stonework. The addition of more contemporary glazing units to the front of the terrace clearly tries to replicate the original design without considering the detail of the earlier construction, hence our intention to replace these with a more historically accurate design.

There is little original features and details left in the interior of the building. Please refer to existing plans and schedule for existing analysis. All original interior features will be retained.

5.2.1 Use

The building is presently unoccupied and its presently designated use is commercial office space.
The applicants wish to return the building to its original residential use to provide a single dwelling family home.

5.3 Proposed Design

Main Proposals and Approach
The conversion from offices to residential aims to minimise disruption to both the exterior and interior of the house, preserving its character by limiting new alterations and maintaining the integrity of the original structure.

A key aspect of this is the proposal to replace the later-installed windows on the street-facing elevation. This is a way to restore features that have been lost over time to match the surviving original elements of the house.

All new additions necessary for the new use are designed with contemporary materials and detailing to ensure they are clearly distinguishable while still referencing the existing structure.

Reinstate the original layout of the yards, removing any poor-quality materials, including the non-original two-storey rear extension.

Create a new sedum roof over the new extension at the rear of the house to visually soften the backyard area and provide biodiversity. The garden will be designed to be low-maintenance with carefully selected low-maintenance plants and an irrigation system, with access provided solely for maintenance.

The aim is not to over-restore the building. It is important to retain its aged and worn appearance through repair, rather than replacing materials with new ones.
The brickwork will be repointed with lime mortar where deemed necessary. Repointing should only be carried out if the existing mortar is decayed, cracked or damaged. Sound historic mortar will be untouched. An assessment of the existing walls will indicate where repointing is required.

All services are to be completely renewed throughout the house and concealed.

All rainwater goods will be painted cast iron in heritage style to match existing.

On the interior, the surviving historic finishes will be respected and repaired.
All internal wall finishes will also be plastered with lime plaster and finished with a breathable mineral paint.

Any repair of the floor structure will be carried out in a sympathetic traditional manner using traditional carpentry techniques.

Interior
The internal layout will be reconfigured to provide suitable living space appropriate for a dwelling house, as it is currently laid out for office use. Due to work by the previous owners, the original decorative features have been largely removed, these will be restored and reinstated where possible, in particular by replacement of the windows.

Please refer to existing layout drawings and Room Data Sheet document indicating existing and retained / replaced fabric elements.

Layout
The house is a single terraced dwelling with the street front and front rooms facing north-east, and correspondingly south-west light to back rooms.

Principal floors are distinguished by the tallest ceiling heights and slightly more embellishment of the architectural details. The approach is to retain this distinction and not confuse it by for instance the use of ornament at basement level.

The house will provide residential accommodation over four ~~five~~ floors, comprising main accommodation on the ground (street level), first and second floor level, and secondary accommodation in the basement along with the third ~~and fourth~~ floor.

Ground Floor: provides the main entrance with the sitting room and main dining room of the house, entrance hall, stair hall, and a small wc, all within the existing part of the house. The extended part behind the house provides a pantry/link space leading to a kitchen/breakfast area with an external patio terrace.The kitchen is purposely located outside of the main house to ensure the original ground floor rooms of the house can be returned to their original function and not confused by incorporating a kitchen.

Basement: the basement includes a bedroom with an ensuite to the street lightwell side; a plant-room area and utility room are provided in the stair lobby leading to a study area towards the rear of the house. A wine cellar is provided in the existing vaulted area.

First Floor: comprising the stair hall, off which are the main principal living spaces; drawing room to the front and a library / games room to the rear, including a wc to the newly built closet wing.

Second Floor: provides the master bedroom and main bathroom.

Third floor: provides a bedroom with ensuite to the front, a bedroom to the rear and a bathroom off the main stairwell.

No changes are proposed for the roof level.
~~*Fourth Floor: a new staircase will lead to a bedroom, a bathroom and a study area.*~~

Frontage
The residential vernacular of the street frontage along Great James St has provided no gardens or landscaping previously; we propose to keep the current frontage as it is, in order to preserve the nature of the streetscape. Minor repair work will be carried out to the brick façade and stone elements, original features will be retained and restored.

We intend to replace the one-over-one single pane windows with traditional six-over-six units on the basement and ground floors, nine-over-six units on the first floor and six-over-six units on the upper floors. This is in coordination with advice from the conservation officer regarding a previous application to restore a similar property on the same street, intending to improve the appearance of the property and helping to revert to its original elevation.

Scale & Massing of the Proposal
The design of a building should respond to the surrounding context.

Our design proposes a one-storey rear extension at ground floor linked to the replaced existing double-storey volume. ~~and the replacement of the roof with a new design respectful of the existing roof form to provide another floor of living space.~~

Overall, the simplicity of the proposed extension, with its solid and robust construction, provides a respectful and subservient addition to the historic architecture of the surrounding buildings while providing the owners with an extended space to match the needs of modern-day living standards.

Replacement of the non-original double-storey extension
We propose to demolish and rebuild the later added double-storey extension at the rear which shows a mismatch of brickwork and an untidy composition of windows and services.
Our proposal includes a lightweight construction on two floors with a narrower footprint.
On the ground floor the passage is designed to be fully glazed towards a small patio area and to support the rear breakfast/kitchen area as a pantry.
On the first floor, the area is designed to house a WC to support the upper-floor living areas.
The new windows will be heritage-style sash windows to revert the appearance of the property to its original condition. The walls will be finished in white render.

The proposed new link respects the general scale, character, rhythm, proportions, details and materials of the original building which it connects into.
The design retains and avoids masking / competing with any keypart of the original building and it ensures that the resultant building appears as an attractive and coherent whole, respectful of the significance of the existing primary building thus providing a high-quality overall appearance.

New-built single-storey rear extension
A single-storey rear extension is proposed to be linked at the ground floor to serve as a breakfast area and kitchen. This function has been proposed here to avoid interfering with the original layout of the house and to respect the fire strategy of the house.
The proposed volume is lower and subservient to the main building and is proposed to be fully glazed with slim-profile glazing increasing the gain of lighting and ventilation.
A sedum roof is proposed to enhance biodiversity and provide improved thermal comfort.

The patio terrace will be paved using simple large format paving.

The newly extended areas will be built using new construction methods and sustainable materials, with thermal efficient and acoustic walls, floors, roofs and glazing.

Existing Roof ~~and Proposed Design~~
No changes are proposed to the existing roof.
The client has commissioned the specialist heritage surveyors Six Heritage to compile a Heritage and Condition Investigation to investigate about the existing condition and historical context of the existing butterfly roof. The report is included within this application.
The aim of this investigation was to determine the most probable date of construction ~~(and any subsequent refurbishment works)~~ of the existing pitched timber roof structure, and to determine the

condition of existing timber elements prior to submitting the planning application and refurbishment so that the structures may be refurbished to allow for sustainable occupancy of the building as a domestic dwelling with the minimum risk of damp or decay related issues, and while conserving historically important materials and maintaining the capital value of the property.

The design of the new roof starts from the study of the existing roof geometry and materials.
The idea is to maintain the current roof form towards the front and rear elevations and extending it with the integrated use of modern contemporary materials to clearly distinguish the new design actions.

The existing higher ridge line towards the front elevation is maintained and so is the hip geometry towards No.23. The pitched areas will be finished with the repurposed reclaimed existing red clay tiles where feasible.
A single dormer window is included to the front and rear; they are designed as a two-pane wide fenestration to remark the difference with the main frontage windows.

The central area with the non-original lantern and roof access hatch is proposed to be raised to allow for the new staircase and sufficient head height. The new glazed lantern will provide natural light as per the current condition.
The lantern ridge height is set lower than the main roof side ridges to make it subservient.

Due to the minimum ceiling height set by the National Standards, a raised flat area is integrated towards No.23 to allow for a bathroom and storage area.
The roof covering is designed in pre-formed blackened steel to clearly show the newly designed areas.

Soft and Hard Landscape

The rear extension roof is intended as an attractive garden designed to be viewed rather than used with direct views from the upper rooms of the house. The use of planting is intended to slightly soften the hard surfaces of the yard areas to the backs of the majority of houses in the terrace.
The new dining terrace at ground floor level is conceived as a contemporary space with simple large format paving.

Fire Strategy

Means of escape:

a) As the dwelling has floors situated at 7.5m above ground floor level (see diagram 2.1 fig.d from Approved Document B) and an alternative escape from those floors cannot be achieved, a residential sprinkler installation is proposed as the only viable compliant solution. Sprinklers system must be designed and installed in accordance with BS 9251.

Installations can be integrated into a project without affecting appearance.
b) In addition to the sprinkler system a fire detection systems is a requirement. The installation will incorporate detectors in all circulation spaces that form part of the escape routes from the dwelling.
c) The stairwell is to become a protected stair to a minimum REI 30.
d) Surface spread of flame ratings to walls and ceilings are to be treated to class 1 classification of linings with a clear coating.
e) All service shaft risers will be protected to achieve minimum REI 30.

Accessibility

The building as existing does not allow for disabled access but, given the historical door and entrance steps and its narrow internal spaces, is proposed not to be altered.

Lack of inclusive access makes the use of the building less suitable for modern office/ employment space and more suited for residential use.
Means of access for wheelchair users will be difficult to achieve and substantial harm to the historic fabric will result from incorporating methods to improve access. Therefore no improvements are

proposed in this application and none are required under Building Regulations to a change of use under Part M.
A ground floor wc is proposed to facilitate and support the residential use.

5.4 Parking & Transport

Camden Local Plan 10. Transport

10.8 To promote sustainable transport choices, development should prioritise the needs of pedestrians and cyclists and ensure that sustainable transport will be the primary means of travel to and from the site.

The property at Great James St is within a 10min walk of three central tube stations, multiple supermarkets and has a bus stop 0.2 miles away with regular buses to Old St and through Holborn to Waterloo, Victoria, Oxford Circus and Battersea. Therefore PTAL for the property already has excellent provision.

There are a number of on street car parking areas close by, however, with **Camden Local Plan Policy T2 – Parking and car-free development**, we would expect an allowance of 0 car parked allocated to the property.

There will be provision for 3 cycle parking spaces on site in the front light well at basement level in accordance with Chapter 6 of the London Plan. In addition, we would propose to introduce visitor cycle parking loops to the wider public pedestrian extension of Great James St in front of the Rugby Tavern where there is space to accommodate them. The London Plan parking standards notes we would need to accommodate 1 visitor cycle parking space. These parking spaces would have the natural observation of the surrounding buildings and Rugby Tavern.

Policy T1 Prioritising walking, cycling and public transport - Cycling

In order to promote cycling in the borough and ensure a safe and accessible environment for cyclists, the Council will seek to ensure that development:
h. provides for accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan (Table 6.3) and design requirements outlined within our supplementary planning Camden Planning Guidance on transport. Higher levels of provision may also be required in areas well served by cycle route infrastructure, taking into account the size and location of the development.

Camden Planning Guidance document for Transport

8.6 As stated in the Local Plan Policy T1, the Council will expect developments to provide, as a minimum, the number of cycle parking spaces as set out in the London Plan. The Council will also seek an additional 20% of spaces over and above the London Plan standard to support the expected future growth of cycling for those that live and work in Camden.

8.24 The use of existing on-street facilities, such as 'Sheffield' stands on the public highway, will not be considered as these do not provide adequate security for long stay parking and this would reduce capacity for short stay parking.

8.27 Parking for visitors should be clearly visible or clearly signed from the public highway. The cycle parking should be sited within 15 metres of a building entrance, or within 25 metres for larger mix-use developments where frequent surveillance is possible. In some circumstances it may also be appropriate to install CCTV, for example where the level of natural surveillance is inadequate.

Central London Cycle parking requirements - The London Plan 2021- Chapter 10		
Class	**Long stay**	**Short stay**
C3-4 – Dwellings (all)	• 1 space per studio or 1 person 1 bedroom dwelling • 1.5 spaces per 2 person 1 bedroom dwelling • 2 spaces per all other dwellings	• 5 to 40 dwellings: 2 spaces • Thereafter: 1 space per 40 dwellings

Fig. 07 Central London Cycle parking Requirements

	London Plan (LP) standard requirement		Camden council (CC) requirement (+20%)**		
	Long stay	**Short stay***	**Long stay**	**Short stay***	**Total**
	2	2	3	2	5

Notes
* A minimum of 2 short-stay and 2 long-stay spaces must be provided - The London Plan
** Camden Council seeks +20% cycling spaces based on the London Plan - CPG: Transport

Fig. 08 Proposed Cycle Parking Calculations

5.5 **Housing Needs**

Policy H1 Maximising Housing Supply

The Council will aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31, including 11,130 additional self-contained homes.

We will seek to exceed the target for additional homes, particularly self-contained homes by:
a. regarding self-contained housing as the priority land-use of the Local Plan.

3.8 Camden's full objectively assessed housing need for 2016-2031 is 16,800 additional homes, or 1,120 homes per year. This overall need includes the homes needed to meet the needs of different groups within the community, including families with children and people with disabilities.

3.13 The minimum London Plan monitoring target for Camden is 8,892 additional homes from 2015-2025, or 889 per annum. Boroughs are advised that they should seek to achieve and exceed the minimum target, […] Camden's target of 1,120 additional homes per year is therefore in conformity with the London Plan requirements for housing targets.

Policy H7 Large and Small Homes

The Council will aim to secure a range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.

5.6 **Waste Management**

Camden Local Plan 8. Sustainability and Climate Change

Policy CC5 Waste

8.97 To make sure that residents and businesses can properly store and sort their waste and to make household recycling as easy as possible, the Council will require developments to provide adequate facilities for recycling and the storage and disposal of waste.

There is provision for storage and refuse in the basement therefore avoiding the need to alter the existing fabric in upper floor rooms for this requirement.

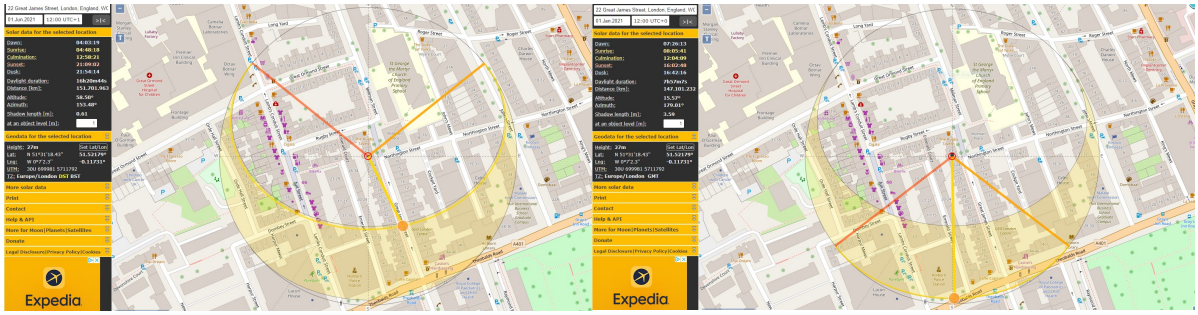
5.7 Site Contamination

We are unaware of any history of this or adjacent sites used for industrial purposes. We are progressing with site investigation in order to confirm if action needs to be taken to mitigate potential hazards.

5.8 Flood Risk Assessment

Not required. The site is not in a flood risk zone as confirmed by the Environment Agency Flood Risk for Planning Map.

5.9 Sun studies & sustainability



Summer Sun Winter Sun

Fig.06: Summer and Winter Sun Maps

The front of the building faces North East and so benefits from passive solar gain in the morning, while the rear is almost continually overshadowed by the surrounding buildings to the South West. Our rear extension proposal follows the height and massing of the adjacent properties and therefore would not increase shadowing into its neighbours building.

~~A series of Solar PV / PVT panels will be sited on the roof set at the optimum efficient angle to the sun. Exact number and orientation is subject to a survey.~~

Good levels of natural daylight are already provided by the existing windows in the house. For the extension, natural daylight is maximised with a large area of well-insulated fenestration and rooflights.

Natural ventilation would be utilised to prevent unsustainable energy measures.
New rear external wall construction would minimise the requirement for heating and cooling therefore mitigating unnecessary energy use.

Mechanical ventilation will be provided to the kitchen and all bathrooms/ shower rooms.

The design team will implement high-efficiency electrical, plumbing, HVAC, and other systems, in order to reduce environmental footprints but still respecting the historic fabric of the building.

To enhance the biodiversity of the surrounding area and improve air quality it is proposed to remove the steps and hard landscaping to the rear of the dwelling to allow for a small courtyard garden. It is further proposed that the new single-storey rear extension will receive a sedum roof.

The conversion will be carried out to high standards, achieving air tightness and thermal insulation to the highest degree possible whilst working within the limitations of the existing structure. ~~Maximising insulation within the new roof is the only realistic option for thermal insulation.~~ Lining

the internal or external face of external walls is not proposed because this would be harmful to the character and appearance of the building.

All timber for new construction and joinery will be obtained exclusively from certified sustainable sources.

Artificial lighting internally and externally will utilise energy efficient lighting and will prevent light pollution and nuisance to neighbours with a careful external installation.

All new fenestration will utilise thermally broken frames and high performance thermal double glazed units.

6. Drawing References

Drawing / Document	Scale	Drawing Number
Location Plan	1:1250 @ A3	414-1000
Existing Site Plan	1:50 @ A1	414-1001
Proposed Site Plan	1:50 @ A1	414-1101
Demolition Plan - Basement	1:50 @ A1	414-1499
Demolition Plan – Ground Floor	1:50 @ A1	414-1500
Demolition Plan – First Floor	1:50 @ A1	414-1501
Demolition Plan – Second Floor	1:50 @ A1	414-1502
Demolition Plan – Third Floor	1:50 @ A1	414-1503
Demolition Plan – Roof Plan	1:50 @ A1	414-1504
Demolition Elevation - Front	1:50 @ A1	414-1505
Demolition Elevation - Rear	1:50 @ A1	414-1506
Demolition Section	1:50 @ A1	414-1507
Existing Basement Plan	1:50 @ A1	414-1999
Existing Ground Floor Plan	1:50 @ A1	414-2000
Existing First Floor Plan	1:50 @ A1	414-2001
Existing Second Floor Plan	1:50 @ A1	414-2002
Existing Third Floor Plan	1:50 @ A1	414-2003
Existing Roof Plan	1:50 @ A1	414-2004
Proposed Basement Floor Plan	1:50 @ A1	414-2099
Proposed Ground Floor Plan	1:50 @ A1	414-2100
Proposed First Floor Plan	1:50 @ A1	414-2101
Proposed Second Floor Plan	1:50 @ A1	414-2102
Proposed Third Floor Plan	1:50 @ A1	414-2103
~~Proposed Fourth Floor Plan~~	~~1:50 @ A1~~	~~414-2104~~
Proposed Roof Plan	1:50 @ A1	414-2105
Existing Front Elevations	1:50 @ A1	414-3000
Existing Rear Elevations	1:50 @ A1	414-3001
Proposed Front Elevations	1:50 @ A1	414-3100
Proposed Rear Elevations	1:50 @ A1	414-3101
Existing Sectional Elevation AA	1:50 @ A1	414-4000
Proposed Sectional Elevation AA	1:50 @ A1	414-4100
Room Data Sheet	N/A	414-SC-0640
Design and Access Statement	N/A	414-DS-0001
Photo Appendix	N/A	414-PA-0001
Historical Context	N/A	414-HC-0001-Historical Context
Planning Supplement – Change of Use	N/A	414_SUP-001-ChangeOfUse_Supplement
Heritage and Condition Investigation	N/A	SH-1024-01
Marketing Interest Schedule	N/A	Fisher German Date 09.09.2024
Marketing Cover Letter	N/A	Fisher German Date 21.10.2024
Marketing Cover Letter	N/A	Matthews & Goodman Date 28.02.2022