

DESIGN & ACCESS STATEMENT

to accompany planning application

Rear balcony at 96B Queens Crescent, NW5 4DY

for Julietta Cochrane

21 January 2013

PREFACE

This Design & Access Statement is prepared according to *"Guidance on Changes to the Development Control System"* Circular 01/2006 by the Department for Communities and Local Government and *"Design and Access Statements – How to write, read and use them"* by the Commission for Architecture and the Built Environment.

INTRODUCTION

Planning permission is sought to erect a balcony at the rear of this second floor flat to provide external amenity space. Use, amount, layout, scale, landscaping, appearance and access respect the original property and its surroundings by assessing and evaluating the site context, and designing the work professionally.

STATEMENT OF COMMUNITY INVOLVEMENT

Public involvement of neighbours and the local council is invited by statutory consultation.

APPLICANT

Julietta Cochrane is the applicant having acquired the property in June 2013.

AGENT

Mr. Gregory Munson MA(Cantab) DipArch RIBA is the designer. He is a chartered architect who has twenty one years experience in practice. He is qualified to extend buildings like this.

PHYSICAL CONTEXT

Queens Crescent is a ¾km access road between Prince of Wales Road and Gilles Street. West of Grafton Road the Crescent is residential. East of Grafton Road it is a neighbourhood shopping parade with a twice weekly street market. <http://www.qcca.org.uk/qcmarket.php>

No.96B is a one bedroomed second floor flat in a mid terraced property on the south side of the east end of the Crescent opposite a library. Below it is another one bedroomed flat and a shop known as no.96. It is a nondescript 19th century construction of fairfaced brickwork with plastic and steel joinery beneath a slate pitched valley roof hidden from the street by a parapet. The site is part of a parade of shops with upper parts which varies in detailed design. It seems to have survived bomb damage and slum clearance redevelopment which has affected property nearby. Neither building designer, builder nor sponsor is known.

The site is not in a Conservation Area and is not an area of Special Architectural Quality. Nor is it on the statutory or local list of heritage structures and none are nearby. It contains no trees subject to preservation orders. Movement routes are retained unaltered. Pedestrian access is from the street to the communal front door and up internal stairs.

The site is Controlled Parking Zone CAL. Public transport accessibility rating is PTAL 3. Local cycle route 6A is nearby at Grafton Road. Three bus routes are nearby, 270m away at Malden Road and 570m away at Prince of Wales Road. National and local railway networks are accessible via the Overground 670m away at Gospel Oak station and London Underground 950m away at Chalk Farm station. Parking is controlled Monday to Friday 9am-11am.

DESIGN & ACCESS STATEMENT

for Julietta Cochrane

The application site was converted from the upper parts of no.86 by planning permission ref. 2007/1499/P dated 8/8/07 granted to Keenest Services Ltd. This also altered the front of the shop previously extended according by planning permission ref. TP6395/147290 dated 29/11/55 to was granted to a previous occupier (Home Colonial Stores Ltd.).

The site is flanked by no.98 to the east and no.94 to the west. Each property is a 19th century construction of a shop below two flats except that no.98's staircase has a half landing and its flats are accessed from Weedington Road not Queens Crescent, and no.94's staircase is at the front and its roof is flat not pitched like the rest of the terrace. Behind the site is a three storey part of 129 Weedington Road which was built in 2008 and does not overlook the site. Opposite the site is Ashdown Crescent flanked by the three stories of no.163 Queens Crescent and the public library at no.165 below four floors of flats. This was built as slum clearance in 1978 and is dissimilar to the rest of the street like its neighbours further north and east.

South of the terrace properties rise to 4 stories (49 Allcroft Road and its neighbour 129 Weedington Road) and both the LPA and the Planning Inspectorate consider four stories to be acceptable for the redevelopment of 47 Allcroft Road proposed by planning application 2013/0857/P.

Neither Queens Crescent nor the terrace in which the site sits is a complete composition whose architectural style would be undermined by a balcony at the rear. Instead the character and appearance of the street and its neighbours includes properties with balconies, balconies and terraces which provide valuable amenity space for property which would otherwise have little or no exterior space. Most of the street is three storey terraces with roof extensions which are subordinate to the original buildings and parts of the street are altered, extended and rebuilt. Some properties are detached. Building height extends to 5 stories. Shopfronts, windows and other architectural detail are largely modern in scale, form, proportions and materials.

Immediately east of the site, no.98 is screened by its kitchen extract flue and raking party wall. This extract flue has been erected without planning permission and is less than 5 years old because it differs from that shown by planning application 2010/1870/P which seems similar to planning approval PEX0000066 30/3/2000.



DESIGN & ACCESS STATEMENT

for Julietta Cochrane

Obliquely eastwards is the first floor of no.100 on the left visible over the ground floor roof of no.98 with its railed access (at the bottom of the picture) from Weedington Road and debris. 129A Weedington Road is the light coloured brickwork and rendered building on the right whose roof terrace overlooks the site (shown red):



DESIGN & ACCESS STATEMENT

for Julietta Cochrane

Southwards is the flank wall of 129 Weedington Road above the ground floor of no.129A which is the light brick building immediately behind the flat. The flat roof of no.129A has patent glazing visible in the center of the picture. No.129 extends through to Allcroft Road via a first floor roof terrace (shown red) and external staircase towards the right of the photograph. Immediately to the right of this is the raised roof of part of 94 Queens Crescent on which there are satellite dishes and lengths of guttering. Above this can be seen the rear of 49 Allcroft Road with its darker red roof extension next to the back of 129 Weedington Road:



DESIGN & ACCESS STATEMENT

for Julietta Cochrane

Westwards to the right of 49 Allcroft Road is the blank rendered first floor of 88 Queens Crescent visible over the ground floor roofs of nos, 90, 92 and 94:



5 of 12

DESIGN & ACCESS STATEMENT

for Julietta Cochrane

Northwards from Allcroft Road the site can be glimpsed above the ground floor of 129 Weedington Road across the vacant site at no.47 where it appears as two windows separated by a downpipe below a valley roof between the extract duct of no. 98 and the external stair of 129 Weedington Road below the landing of which is just visible the flat roof of no.94. The roofline of the site and terrace is obscured by the plant rooms of no.165 beyond and the extract flue of no.98.



Below the site, the windows of the communal landing and the kitchen and bathroom of no.96A are screened by railings and the raking party wall with no. 98:



DESIGN & ACCESS STATEMENT

for Julietta Cochrane

The site is invisible to Weedington Road. 165 Queens Crescent at the end of the road is the block of flats whose roof terraces overlook the site diagonally across the street:



The roof terraces of 161 Queens Crescent diagonally across the street from the site look northwards away from it.



SOCIAL CONTEXT *(courtesy of Cameo and Sensation)*

The area is home to young and older singles and couples and some elderly. Couples are more likely than usual to be married or remarried. People are prosperous, predominantly white or mixed race, affluent, social grade ABC1 with a higher than average proportion of AB. A very high number are graduates, some postgraduates and many with professional qualifications. A higher than average proportion are Christian and most are aged between 20 and 59. They read broadsheets, order by mail rarely, and internet usage is very high. A slightly higher than average proportion of people donate to charity frequently. Unemployment is average. A higher than average proportion of those at work earn more than £40,000 and are more than usually professionals, office workers and self employed, and there are a very high number of company directors. Employers are typically service industries such as tourism and retail, as well as research, technology and education. Most travel to work by public transport, walk or cycle. Houses are worth more than average and a higher than average number are owned outright or mortgaged.

DESIGN & ACCESS STATEMENT

for Julietta Cochrane

Social diversity remains unaltered. Freeholder benefits from the additional accommodation because the property becomes more spacious. Public benefits are (i) improved housing quality, and (ii) capital investment in preserving and enhancing the neighbourhood centre. Government benefits from increased taxation.

ECONOMIC CONTEXT

Queens Crescent needs investment if it is to survive because it is acknowledged by the LPA and local residents to be in decline not least according to the Gospel Oak Residents Association. The extension intensifies existing land use by increasing local population capacity. This will help sustain the market and its shops, transport and facilities such as the library and nursery to better sustain this neighbourhood centre according to CS5, DP24 and NPPF 23. The social and economic contribution to urban regeneration of markets is widely acknowledged (Mary Portas etc.) and such benefits are significant not least according to NPPF 61.

POLICY CONTEXT

Local Policy context of the application is the Local Development Framework (LDF) according to the National Planning Policy Framework (NPPF). Core policies CS5 & 14 and Development policies DP24 & 26 are the only relevant policies to the application supplemented by sections 5, 6 and 7 of Camden Planning Guidance on Design and Amenity (CPG). Policies are quoted in the Appendix.

OTHER CONSTRAINTS

Work will comply with Building Regulations.

USE

Residential use remains the most sympathetic to the site's nature and location because (i) housing is needed locally, (ii) the area is mixed, and (iii) commercial remains unchanged downstairs. Housing remains small scale open-market because (i) this is the optimum use of the site's size and layout, (ii) the site is too small for large development, (iii) it is incapable of redevelopment, and (iv) it helps balance the social housing elsewhere in the borough.

Use of roof and roof terraces for external amenity is evident at all levels and sections of Queens Crescent. Visible from the site are the balconies surrounding no.165 at first, second, third and fourth floors, recreational use of ground floor roofs at no.98 and no.94, and roof terraces at first and second floor levels of 129 Weedington Road. Roof terraces are also evidently preferred by planning applications up and down the street.

AMOUNT

A balcony is proposed because (a) the flat has no external amenity space, (b) *"Balconies can provide valuable amenity space for flats that would otherwise have little or no private exterior space"* according to CPG5.23, and (c) balconies are not prohibited by the CPG. The balcony is at second floor level (a) so that it is directly accessible from its bedroom and landing without recourse to stairs instead of via communal areas, (b) to enhance the privacy of no.96A, (c) to preserve the roof of the flat for future extension, and (d) to preserve the roof of the ground floor for future extension to no.96A. Such provision for the needs of present and future generations is a core principal of the NPPF. Two windows are lengthened to become the doors onto the new balcony.

The roof extension is 1.8m deep x 3.5m wide. This adds 6m² external amenity area to the habitable floor area which remains unchanged at 45m². Such a size makes accommodation less substandard according to the Mayors Design Guide which demands all dwellings have private outside space at least 5m² at least 1.5m deep. Balustrades are 1.1m high according to Approved Document K of the Building Regulations. Gross site area remains unaltered at 0.0137ha.

DESIGN & ACCESS STATEMENT

for Julietta Cochrane

LAYOUT

Layout of the balcony joins the bedroom and landing externally to increase access to the balcony and preserve neighbouring amenity according to CPG5.24.

Privacy at 94A below the site is preserved because only its tiny kitchen window will be visible from the balcony and at such an angle that only part of the worktop will be visible. Outlook from no.96A is preserved because the balcony is above not beyond it. Privacy and outlook at nos. 98 and 94 is preserved because neither are overlooked. No.98's bedrooms are more than 2.3m from the balcony and are entirely blocked by no.98's extract flue and its other habitable rooms face the street. No.94's bedrooms are at least 4.3m from the balcony and more than 76° to it so not visible because of wall thicknesses and its other habitable rooms face the street. Privacy and outlook at no.92 and 90 is maintained because they are even further away and even more oblique. Privacy and outlook at no.88 is maintained because it is blank towards the site. Privacy and outlook at 49 Allcroft Road is preserved because its windows are more than 18m from the balcony. Privacy and outlook at 129A Weedington Road is preserved because its windows face away from the balcony more than 11m away. Privacy at 100 Queens Crescent permitted by Appeal 12/4/89 ref. T/APP/X5210/A/88/108470/P may be slightly affected if window A of drawing 10 6m from the balcony daylight a habitable room but the plan of this property is not recorded by the LPA and it seems permanently blinded against overlooking from the external access to the residential upper parts of no.98. Its other window B 10m from the balcony is too small and too oblique to lose privacy and this property otherwise faces away from the site towards the street.

Daylight and sunlight to neighbouring property remains unaffected according to CPG6. This is because the balcony is below 25° from window A of 100 Queens Crescent and all other windows continue to receive daylight and sunlight according to "Site Layout Planning for Daylight and Sunlight; A Guide to Good Practice" by P.J.Littlefair, Building Research Establishment, 1991. This is because (a) the kitchen window of no.96A continues to receive at least 80% of its current daylight and at least 27% vertical sky component because the balcony is not directly overhead and a kitchen is not a habitable room according to this guidance, (b) the other window of no.96A (which is below the balcony) daylight its entrance hall rather than a habitable room, and (c) other properties are too far from the balcony to be affected. No rights of light are affected because the 96A has none until 2027 and no other daylight is affected.

Quality of life of neighbours remains unaltered not least according to according Other neighbouring amenity remains unaltered according to similar approvals.

SCALE

Scale and form of the balcony respects the locality according to CPG4.7 and 4.8 by continuing prevailing domestic forms and materials. Metal is the material of the external stair at 129 Weedington Road as well as the extract flue and access handrail at 98 Queens Crescent. Likewise the new doors adopt the tilt and turn pattern and UPVC material of the windows immediately below the balcony.

LANDSCAPING

Landscaping remains unaltered.

APPEARANCE

Appearance of the site from the street remains largely unaltered because the balcony is invisible to the street except across the vacant site of 47 Allcroft road until it is redeveloped. Appearance of the site from neighbouring property remains largely unchanged because the balcony (a) remains invisible to no.98 because the balcony is hidden from its habitable rooms by its extract flue and its landing window is too far away for the balcony to appear anything but obliquely, (b) remains invisible to no.94 because its windows closest to the site are translucent and serve bathrooms and its other windows are too oblique for the balcony to be visible without opening them and craning ones neck. To 100 Queens Crescent the balcony will appear (a) to window A as a little over half its flank elevation behind the extractor flue against the sky at an elevation of 25° which is less apparent than the extractor flue, and (b) to window B obliquely against the backdrop of the rear elevation. As previously stated the status of these windows is unclear. To all other property the balcony will be either invisible or apparent against only the backdrop of the rear elevation. Appearance therefore maintains existing visual and physical access to preserve the area and site's character by perpetuating the modest and vernacular architectural character of Queens Crescent prior to local authority redevelopment.

DESIGN & ACCESS STATEMENT

for Julietta Cochrane

ACCESS

The flat remains inaccessible to wheelchairs because it is above ground and there is no lift. Equality, convenience, flexibility and adaptability of residential access to and within, and access to public transport, remain unaltered.

CONCLUSION

The application causes no amenity issues and is not visible from the public realm so is commended as delivering valuable external amenity space leading to improved quality of life, equality of opportunity and economic growth for the applicant without necessarily adversely affecting the appearance of the environment to bring sustainable development, economic, social and environmental gains jointly and simultaneously according to National Planning Policy Framework 8.

DESIGN & ACCESS STATEMENT

for Julietta Cochrane

LOCAL VALIDATION CRITERIA

LIFETIME HOMES AND WHEELCHAIR HOUSING STATEMENT

Not required because the application creates no new units.

AFFORDABLE HOUSING STATEMENT

The application is not liable to provide affordable housing because it creates no new dwellings.

STUDENT HOUSING STATEMENT

The application doesn't involve student housing.

HERITAGE STATEMENT

Conservation Area consent and Listed Building consent is not sought by this application.

PHOTOGRAPHS

Included in body text.

STRUCTURAL REPORT

Not required because the building is not Listed.

STATEMENT OF JUSTIFICATION

Not required because the building is not Listed.

SCHEDULE OF WORKS

Not required because the building is not Listed.

ARCHAEOLOGICAL ASSESSMENT

Not required because ground is undisturbed.

AIR QUALITY ASSESSMENT

The site is not subject to assessment because the road is not busy with poor air quality.

BASEMENTS

The application doesn't involve student housing.

BIODIVERSITY SURVEY AND REPORT

Site does not adversely affect protected species or adjoin a site of Nature Importance..

LAND CONTAMINATION ASSESSMENT

It is unreasonable to believe that the land might be contaminated.

DAYLIGHTING / SUNLIGHT ASSESSMENT

No daylight or sunlight to nearby property is obstructed so rights of light remain unaffected. Daylight to adjoining property is not materially affected because it becomes no less than both 80% of its current value and 27% vertical sky component.

ENVIRONMENTAL ASSESSMENT

The application needs no environmental statement according to the Town and Country (Environmental Impact Assessment) Regulations. The development will not have (i) a Code for Sustainable Homes, (ii) renewable energy, (iii) a green roof, (iv) sustainable drainage, (v) a green procurement plan, or (vi) a construction waste plan. It is already car free.

LIGHTING ASSESSMENT

Floodlighting is not involved.

NOISE VIBRATION AND VENTILATION IMPACT ASSESSMENT

Noise disturbance will be insignificant nor is noise sensitive development near major sources of noise like main roads, railways or industry.

PLANNING OBLIGATIONS

Section 106 agreements are unwarranted.

DESIGN & ACCESS STATEMENT

for Julietta Cochrane

SUSTAINABLE DESIGN AND CONSTRUCTION STATEMENT

Not applicable because the application provides no new dwellings or large non-residential uses.

TELECOMMUNICATIONS DEVELOPMENT

Not required because masts and antenna are not involved.

CONSTRUCTION MANAGEMENT PLAN

Not required as development is not a major application.

TREE SURVEY/ARBORICULTURAL STATEMENT

Neither site nor adjoining neighbours have trees or hedges.

WASTE STORAGE COLLECTION

Not required as development is not a major application.

MAJOR APPLICATIONS

Additional copies of documents and drawings, a Crime Impact Assessment, an Open Space assessment, a Regeneration Statement and a London View Management Framework assessment are not required because the application is not major.

FLOOD RISK ASSESSMENT

The application does not increase the site's risk from flooding according to PPS 25 because it is existing, above ground, floor levels will be no lower than existing, and cracks and joints in walls and around openings are sealed.

ECONOMIC STATEMENT

Included in body text.

FOUL SEWAGE AND UTILITIES ASSESSMENT

Existing private foul drainage is extended above ground. Surface water drainage remains unaltered.

LANDSCAPING DETAILS

Not applicable because existing remains unchanged.

PARKING PROVISION

The property is not entitled to park on street.

PLANNING STATEMENT

Included in body text.

SITE WASTE MANAGEMENT PLAN

Not required because demolition costs less than £300,000.

STATEMENT OF COMMUNITY INVOLVEMENT

Included in body text.

TOWN CENTRE USES EVIDENCE

Not required because development is not retail.

TRANSPORT ASSESSMENT

Not required because development is below DoT Guidance on Transport Assessment thresholds and it is not major according to appendix A of TFL's Transport Assessment Best Practice Guidance.

TRAVEL PLAN

Not required because development is insignificant.

TREE SURVEY/ARBORICULTURAL STATEMENT

Neither site nor adjoining neighbours have trees or hedges.

VENTILATION/EXTRACTION STATEMENT

Not required because it remains unaltered.

END