

Delegated Report		Analysis sheet	Expiry Date:	02/01/2014
		N/A / attached	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Hugh Miller			2013/7984/P	
Application Address			Drawing Numbers	
Church Walk House, Church Walk, London, NW2 2TJ			N/A	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Observation to adjoining borough of Barnet for the demolition of existing building and erection of a part1, part2, part 3 part 4- storey building including lower ground level to provide 53 Age Restricted Extra Care residential apartments at Church Walk House and JFK House (formerly residential care and sheltered accommodation). The proposed development offers 29 x 1-bedroom and 24 x 2-bedroom apartments and communal spaces including restaurant, kitchen, lounges, hair dressers, treatment room, WC's and assisted bathroom, visitor room, scooter and refuse storage, plant and 25 basement parking spaces with access ramp.				
Recommendation(s):		No Objection		
Application Type:		Request for Observations to Adjoining Borough		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The site is situated on Church Walk, a spur road off Finchley Road. The existing building is part 1, part 2, part 3, part 4 storeys in height with the original Victorian building extended extensively on either side. The site is flanked by the Parish Church of Childs Hill Vicarage and the residents of No.11 Church Walk. There is no parking at the existing scheme, and on street parking is permit restricted.

The site is currently occupied by a former care home in Church Walk House with extensions on both sides, the longer of the two buildings on the north side and a sheltered housing block in JFK House located on the south –east side. The buildings are not listed nor is it in a conservation area.

The site has a fall of approximately 5m from north-east to south-west. Trees and shrubs line the southerly boundary providing good natural privacy. Feature trees exist on Church Walk and there are 4 no. trees with TPOs along the southerly and westerly boundary.

Relevant History

June 2013 – No objection:

Observations to adjoining borough of Barnet for the demolition of existing building and erection of a 4 storey building including lower ground level to provide 53 self-contained units for extra carehousing. Development includes restaurant, kitchen, communal lounge, hairdresser, treatment room, assisted bathroom, scooter store and refuses floorspace; including associated parking and storage.

Relevant policies

LDF Core Strategy and Development Policies

- CS5 (Managing the impact of growth and development)
- CS6 (Providing quality homes)
- CS8 (Providing a successful and inclusive Camden Economy)
- CS9 (Achieving a successful Central London)
- CS10 (Supporting community facilities and services)
- CS11 (Promoting sustainable and efficient travel)
- CS13 (Tackling climate change through promoting higher environmental standards)
- CS14 (Promoting high quality places and conserving our heritage)
- CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)
- CS18 (Waste and recycling)
- CS19 (Delivering and monitoring the Core Strategy)

- DP2 (Making full use of Camden's capacity for housing)
- DP3 (Contributions to the supply of affordable housing)
- DP5 (Housing size mix)
- DP6 (Lifetime homes and wheelchair homes)
- DP7 (Sheltered housing and care homes for older people)
- DP13 (Employment premises and sites)
- DP15 (Community and leisure uses)
- DP17 (Walking, cycling and public transport)
- DP18 (Parking standards and limiting the availability of car parking)
- DP19 (Managing the impact of parking)
- DP20 (Movement of goods and materials)
- DP21 (Development connecting to the highway network)
- DP22 (Promoting sustainable design and construction)
- DP24 (Securing high quality design)
- DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011/2013

- CPG1 (Design): Section 4: Extensions, alterations and conservatories
- CPG2 (Housing): Section 4: Residential space standards, Section 5: Lifetimes Homes

CPG3 (Sustainability): Sections 1-9
CPG6 (Amenity): Sections 1-7 & Section 11.
CPG7 (Transport): Sections 1-9
CPG8 (Planning Obligations): Sections 1-11
The London Plan 2011

National Planning Policy Framework (Adopted March 2012)

Assessment

Situation

In June 2013, Camden borough Council raised no objections to a similar proposal for the redevelopment of the Church Walk site. The proposal was withdrawn owing to lack of information as requested by the LPA.

The re-submitted proposal has amended its description to “*Age Restricted Extra Care residential apartments*” rather than self-contained flats.

There has been no material change in circumstances since Camden Council commented on the previous proposal and no objections are raised in this instance.

The assessment of the previous proposal (ref.2013/3747/P)

Background

The applicant states “Our proposal to redevelop Church Walk House to deliver an extra care scheme is a significant opportunity to contribute to meeting the current and future need for housing for the elderly not only in the vicinity but for the national shortfall”.

“Sheltered housing provision is established in the area. There are 9 sheltered housing schemes and a one leasehold retirement scheme within a 3 mile radius. Our proposal will provide the only extra care scheme within the south of the borough”.

“Church Walk House will offer an alternative product offering a mixed community of rented, private & shared ownership sale homes to the over 55’s. With appropriate attention to specification detail, well designed environments that support varying need we can deliver a product that people of varying financial ability can access to enjoy a wonderful living environment. The HAPPI2 report concluded that providers should use marketing skills to accelerate the trend towards older persons housing that meet a breath of needs including shared ownership and outright sale”.

“The site is well suited for the extra care market that places importance on access to local facilities and transport while offering tranquillity. Nearby, Finchley Road offers numerous shops, restaurants and meeting points. Golders Green tube station along with Cricklewood railway station is under a mile away that offers links into central London and surrounding areas”.

“We intend the scheme to exceed the affordable housing requirement, and maximise social impact by making it accessible to those with differing financial backgrounds. By offering a range of tenures it is intended that a mixed community will develop and thrive”.

Proposal

Observations to adjoining borough of Barnet for demolition of existing 2-storey building and erection of a 4 storey building including lower ground level to provide 53 self-contained units (29 x 1-bedroom and 24 x 2 -bedrooms) for extra care-housing; including restaurant, kitchen, communal lounge, hairdresser, treatment room, assisted bathroom, scooter store and refuse space and associated parking for 25 cars, plant room and storage at basement floor level plus hard and soft landscaping

works.

Key issues are i] Land use/ reason for demolition, ii] land use & formation of new residential accommodation, iii] design and impact on the locality, iv] transport, v] amenity

Land use

The Council will support development of sheltered housing and care homes for older people provided that the development:

- a) will be suitable for the intended occupiers in terms of the standard of facilities, the level of independence, and the provision of support and/or care;
- b) will be accessible to public transport, shops, services, community facilities and social networks appropriate to the needs of the intended occupiers; and
- c) contributes to creating a mixed and inclusive community.

Policy DP5 states the Council expects a mix of large and small homes in all residential developments and will seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table. The Dwelling Size Priorities Table indicates that market housing with 2- bedroom units are the highest priority and most sought after unit size. Therefore on balance there would be no objection in principle to the mix proposed in this instance.

Lifetime homes

Under LDF Development Policy DP6, all new housing should be built to Lifetime Homes standards. The applicant has submitted a Lifetime Homes assessment alongside the application. This indicates that the criteria can be met. *Entrances*: All entrances will provide an appropriate sense of arrival and accessibility. All entrance/exit doors will provide a clear width opening of 1000mm, with the main entrance doors automatically opening. A minimum width of 800mm clear will be provided to all non-entry doors, such as fire exits, store rooms or plant rooms. Manifestation will be provided to all glazed screens and doors at two levels in a solid colour to be confirmed; *Horizontal circulation*: Internal circulation will provide a sense of location and direction to assist people with sight impairments. Colour will be used to assist this provision. Circulation areas will not be less than 1200mm in width; *Lifts*: There are two lifts within the building, each lift is designed to stretcher standards (for 13 persons). *Stairs*: Stairs will meet the requirements in Part M 2004 with the preferred dimensions of maximum 170mm rise and 280mm going. The detail design of stairs will be developed in accordance with the Part M requirements for internal stepped access as set out in the Building Regulations. Tonal contrast is provided to the riser and going of all the internal stairs. *Doors*: All internal doors will meet current Building Regulation requirements, including 800mm clear opening widths, having a 300mm leading edge, vision panels, manifestation and tonal contrast other than any doors in folding partitions, non-rooms would be left without suitable doors. Accessible toilet doors will be a 1026mm leaf to ensure the correct opening width, with wide grab rails attached to the back of the door. *Windows*: Low level windows will be provided to ensure access for disabled people. The height will be suitable for wheelchair users and the mechanism will be usable by just a fist. *Evacuation*: Appropriate fire zones, refuge spaces, fire exit points will be developed and agreed with statutory authorities as the detailed design develops. A fire risk assessment will be undertaken and a fire evacuation strategy developed in conjunction with the care provider to ensure detection and safe evacuation of all residents. *Dementia design*: The development is being designed with specific reference to the guidance of Stirling University Dementia Toolkit. The interior designer will develop a scheme with finishes, materials and lighting that offer excellence in the design for dementia resident and those affected by poor levels of sight. It is considered that the lifetimes Homes criteria broadly reflects DP6 and is acceptable.

Development Policy DP26 (h) states that we will require developments to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space.

Space standards

Development Policy DP26 (h) states that all developments will be required to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space.

53 self-contained units comprising (29 x 1-bedroom and 24 x 2 -bedrooms). The units sizes ranges from 51.5 sqm to 86.8sqm. Generally the overall floorspaces provided would meet the indicative minimum sizes set out in the Camden Planning Guidance SPD.

Rational for Demolition

Suitability is the key criteria for demolition of the existing building. The current building is inappropriate for housing the elderly with many level changes and narrow corridors, the spaces are below standards and are not fit for purpose.

Design

The proposed replacement building is of contemporary design. The street elevation would mirror the existing projections and recesses creating symmetry and rhythm to the frontage with the distinctive gable extensions intersperse with dormer windows, recessed balconies and flower boxes; the dormer windows being aligned with the windows on the lower elevation.

The front elevation design features facing brickwork with abstract projecting cladded gables a distinctive feature of the host building. The cladding material chosen for the feature gables is Alucabond, an aluminium composite material in metallic finish that will complement the modern design. The roof is finished with a composite slate tile.

The windows would be UPVC colour dark grey, balconies are a combination of stainless steel and frameless glass. Gutters and downpipes are powder coated aluminium grey to match windows. The massing to the easterly end of the proposed building has been developed so as to minimise its impact on adjoining property no.11 Church Walk (stepping to the end gable, and pitching the stair core). The second floor accommodation is designed into the roof space to reduce massing and bulk. The projecting gables and recesses at each end would break up the long elevation to be of similar scales to domestic houses and improve the streetscape by introducing symmetry and rhythm. Green roofs are added where this would have minimal impact on the appearance of the building in both long and short views from the public realm.

On the south side, rear, the proposed building footprint has increased in depth, but the distances between the proposed and the Lyndale Avenue properties is still approximately 40m away with a considerable landscaped buffer (to be retained) existing between the proposed replacement building the existing residential properties. The rear elevation is broken up in a similar fashion as the front by three projecting gables. The vertical rhythm is further amplified by the alternating red/ charcoal brick elements.

The vicarage end elevation (south –west side) is broken up into two gables to reduce perceived building depth. The recess of the southern end gable further aids in the reduction of visual impact on the vicarage.

Amenity

Overlooking/ loss of privacy/ outlook: Where there is a privacy issue, it is proposed that obscure glazed screens with textured surface would be used. All upper floor windows adjacent to the development boundaries with overlooking potentials utilise highest rated (5) privacy glass to avoid overlooking. The distances between the proposed and the residential properties in Lyndale Avenue is approximately 40m and is well screened by mature trees and shrubbery.

At the rear Prospect Road terraces is approximately 20m away, and the level changes would ensure no impact on neighbouring residential occupiers.

Sun/daylight: The buildings distance from the residential properties plus its height levels in particular at the southern end (no.11 adjacent to the Vicarage) would ensure minimal impact in terms of loss of sun/daylight or overshadowing.

Generally, it is considered that the proposed development would not have any negative impact on residential amenities with regards to overlooking, loss of privacy and outlook or loss of sun/daylight and is satisfactory.

Transport

The site has a PTAL rating of 3, which indicates that it is not highly accessible by public transport. The nearest station is Golders Green/ Cricklewood railway station, located to the north of the site, which is approximately 50 minutes' walk away. The nearest bus stops are located on Finchley Road which serves only 3 bus routes.

There is no on-site existing car parking facility although there is on-street parking with permit restricted is available. The proposal includes the provision of 25 parking spaces at the basement floor level; including cycle parking (16 spaces; 8no. Sheffield Stands) and mobility scooters storage (8-10 spaces), which is considered acceptable given the anticipated age-profile of residents.

Policy CS11 states that the Council will minimise provision for private parking in new developments through car free developments in the borough's most accessible locations, in order to reduce the environmental impact of travel and relieve pressure on the borough's transport network. Policy DP18 states that the Council will expect development to be car free in the Central London Area and town centres. Given the limited accessibility of the site the level of parking provision proposed is considered acceptable.

Refuse store & Access

Access to the site and buildings is by level entrance. Dedicated car parking for disabled persons is located close to the lifts in the basement. Access to and around the buildings is fully accessible for people with disabilities. External changes in level elsewhere are accessed by both steps and ramps, to current regulation, or slopes of 1: 20 to provide the maximum accessibility. A variety of surfaces are proposed to be used, which reflect the usage, such as resin bonded bound gravel, concrete paving slabs and tarmac. Vehicles would be restricted to the designated access and parking zones. Cyclists access the cycle stands adjacent to the main entrance and in the basement secure store.

16% of the parking spaces have been designed to accessible standards and are located as close as possible to the access lift of wheelchair accessible buildings. The size of these spaces is 2.4m x 4.8m, with 1.2m transfer strips to both sides and rear.

All external pathways are a minimum of 1800mm wide and have a suitable surface for wheelchairs. Surfaces are indicated on the landscape architect's drawings. All planting arrangements ensure that 2.1m clear headroom is provided to pathways.

Currently refuse bins are stored on or adjacent to the pavement. The proposed scheme would include refuse and recycling provision for the 53 apartments by means of 7x1200lt Euro Bins and 4no. 240lt recycling bins.

Trees/ hard & soft landscaping

The general position of the buildings has been retained which means that most of the existing trees and hedgerows are being retained within the development. The site exists with limited intensive landscaping. A new layout of garden design has been proposed with an emphasis on improved

access.

The majority of trees are located on the south west boundary. There are no A category trees on the site; with 16 no. B category trees both on the site or located immediately adjacent to the site. The remaining trees are C category trees of lower poor quality. For purposes of privacy and quality of the realm it is proposed to retain as many trees as possible. The following trees are to be removed as part of the development; Tree nos' 24 (U), 19 (C1), 17 (C1), 3 (B1), 4 (C1). Trees 9, 20, 23 & GRP 3 have a TPO.

There are 13 new trees in addition to the many existing trees that are being retained. Hedgerows and planting beds have been implemented around the scheme to improve the setting, softening building elements and filtering views in and out of the site. Tree planting within the site will mainly comprise cultivars of native species selected for specific characteristics or form and size.

The communal gardens includes a number of sensory and activity opportunities that support dementia care design concepts. Sensory gardens aim to combine plants that give colour, scent, and sound and touch properties. Raised planters are also used along with timber pergolas and water features to enhance the sense of wellbeing and provide accessible planting beds for resident use. Many of the ground and lower ground apartments have private terraces with direct access to raised planting beds. Along with the visual and sensory role of gardens, there has also been consideration given to the ecological content with an emphasis on retaining the existing native trees and introducing new trees that complement the garden design and offer an improvement to the public realm.

The scheme is split between the private resident communal gardens to the south, and the transition gardens and terraces to the front that separate the building from the public realm and Church Walk. When the phase 2 habitat survey is completed post planning, the landscaping scheme may be further enhanced with additional species that further enhance the ecological content. Sedum roofs have been specified where possible to aid bio-diversity.

Sustainability issues

Pre-Assessment to achieve BREEAM Excellent undertaken by BBS Ltd, detailed score assessment currently achieving 70.47% with an identified possible score of 79.17% utilising the BREEAM Multi-Residential 2011 Pre-Assessment.

Green roofs mixed with Photo Voltaic cells would be installed to utilise flat roof areas to enhance the sustainability of the development. The proposed Photo Voltaic cells would reduce the buildings regulated CO2 emissions by 20%.

Key elements that will contribute to the BREEAM Excellent rating are:

- Use of enhanced insulation, construction detailing that achieves low air leakage, and high performance heating systems;
- Energy efficient centralised plant. Boilers are to be low NOx emission with less than 40mg/kWh;
- Incorporation of renewable technologies in the form of photovoltaic panels to provide electrical generation to the project;
- Overall energy design through fabric first approach and enhanced technologies will improve the SAP calculations by 25%;
- Provision of an energy display device that will display and record electricity and heat consumption data and costs;
- Installing low energy appliances and light fittings;
- Materials to be selected from the green guide to housing specification and to be environmentally rated as A to D. Careful selection of materials to ensure only those with the best environmental credentials is chosen where possible;
- The project will aim to achieve an sound level improvement of 5dB over current part E regulations
- Features will be included which will allow the residents to dry their clothes naturally via internal

or external drying lines

- Consideration will be given towards on-site surface water with the incorporation of SUDS systems if deemed appropriate for the project;
- Incorporation of Green Roofs to enhance Bio-Diversity
- Provision of low-water sanitary ware and sanitary fittings that results in a significant reduction compared to normal domestic water consumption. This will include the use of low flush toilets, low flow kitchen and basin taps along with restricted flow showers;
- The design will incorporate features necessary to achieve the "Secured By Design" standard;
- Provision of a "Home User Guide" to inform residents about the dwelling, about environmental issues in general, and about the facilities available in the local area;
- Installing bio-diverse planting; implementing other ecological enhancements; and using expert ecological guidance to inform the design and management of the landscaping and other ecological features;
- Adopting policies in respect of site practises that will result in the site being managed in an environmentally and socially responsible manner;
- The project will be monitored for on-site waste management to achieve reasonable levels of reduced, reused or recycled materials throughout the project;
- Landscaping will feature a number of suitably sized water butts for harvesting rainwater for the use on landscaping areas;
- Incorporation of waste recycling bins with in the dwellings and at a suitable central location for external collection;

Ecology

Habitat survey & Bats survey: Betts Ecology has undertaken an update baseline extended ecological survey and a bat survey in order to appraise and identify notable features and factors existing at the proposed development site.

It was found that there are no obvious ecological counter indications to the proposed development. There are a number of recommendations for ecological enhancements that will deliver planning and biodiversity gains.

A separate Bat Survey (dawn and dusk) was undertaken by Betts Ecology in line with new legislation. No bats were found either entering or emerging from the buildings. A standard bat watch brief will be followed during any demolition works.

Note it is proposed to locate Schwegler bat boxes on the wall of the proposed building to encourage the habitat of these protected species.

Secured by design

The proposal would comprise suitable features to minimise crime which are as follows:

- Building fronts onto the public realm;
- Building overlooks pedestrian routes;
- No blank facades;
- Parking is located in a secure basement parking area with CCTV and lit to BS5489-1:2003;
- Planting selected to avoid hiding places;
- Defensible space, dwarf wall and railings integrated to front amenity adjacent to habitable rooms;
- Rear communal gardens with lockable gate entrance, overlooked by residents;
- Rear garden boundaries to be 1800mm high Closed Boarded Fencing with 400mm trellis over;
- Cycle and scooter storage secure and lockable;
- Due to the nature of the development, creating a secure and safe environment for residents will be at the forefront of decision making. CCTV, management staff and access control systems

will be part of the operating structure.

Conclusion

The proposed development is located sufficiently far from Camden's boundaries for there not to be any significant impact on a] residential amenities within Camden's borough, b] no impact Camden's transport network, being a sheltered accommodation c] no impact on bio-diversity/ ecology.

Recommendation: No objection.