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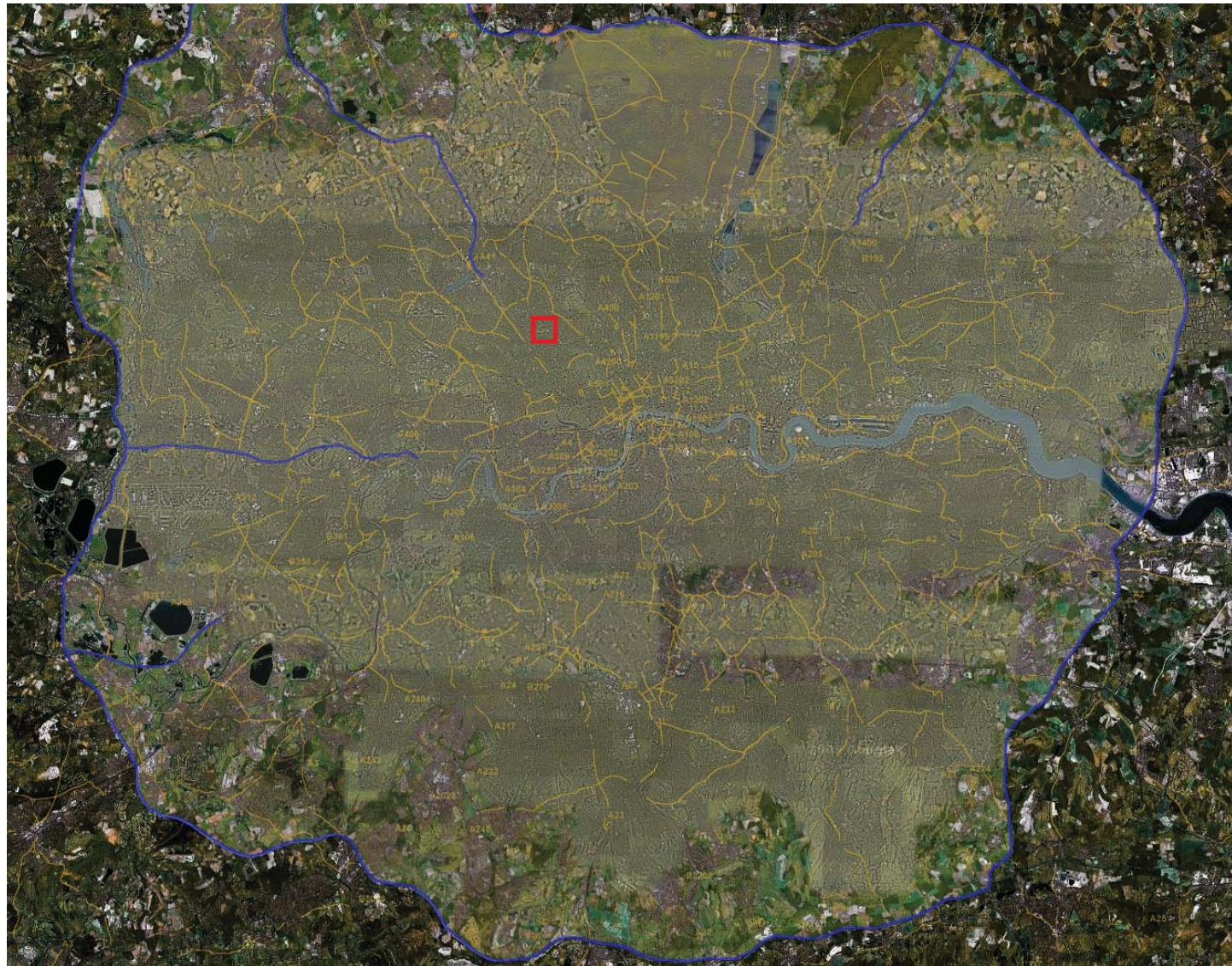
The application proposals seek to construct a two bedroom flat (C3) in what was previously retail space (A1). The proposal includes a small infill extension to the rear at lower ground floor/basement level. There is a planning application in place already for a similar development with the same number of bedspaces.

The design of the single storey extension to the rear is to be in-keeping with the existing building, using materials to match the existing appearance, with internal spaces designed to be as environmentally efficient as is reasonable and in support of policy.

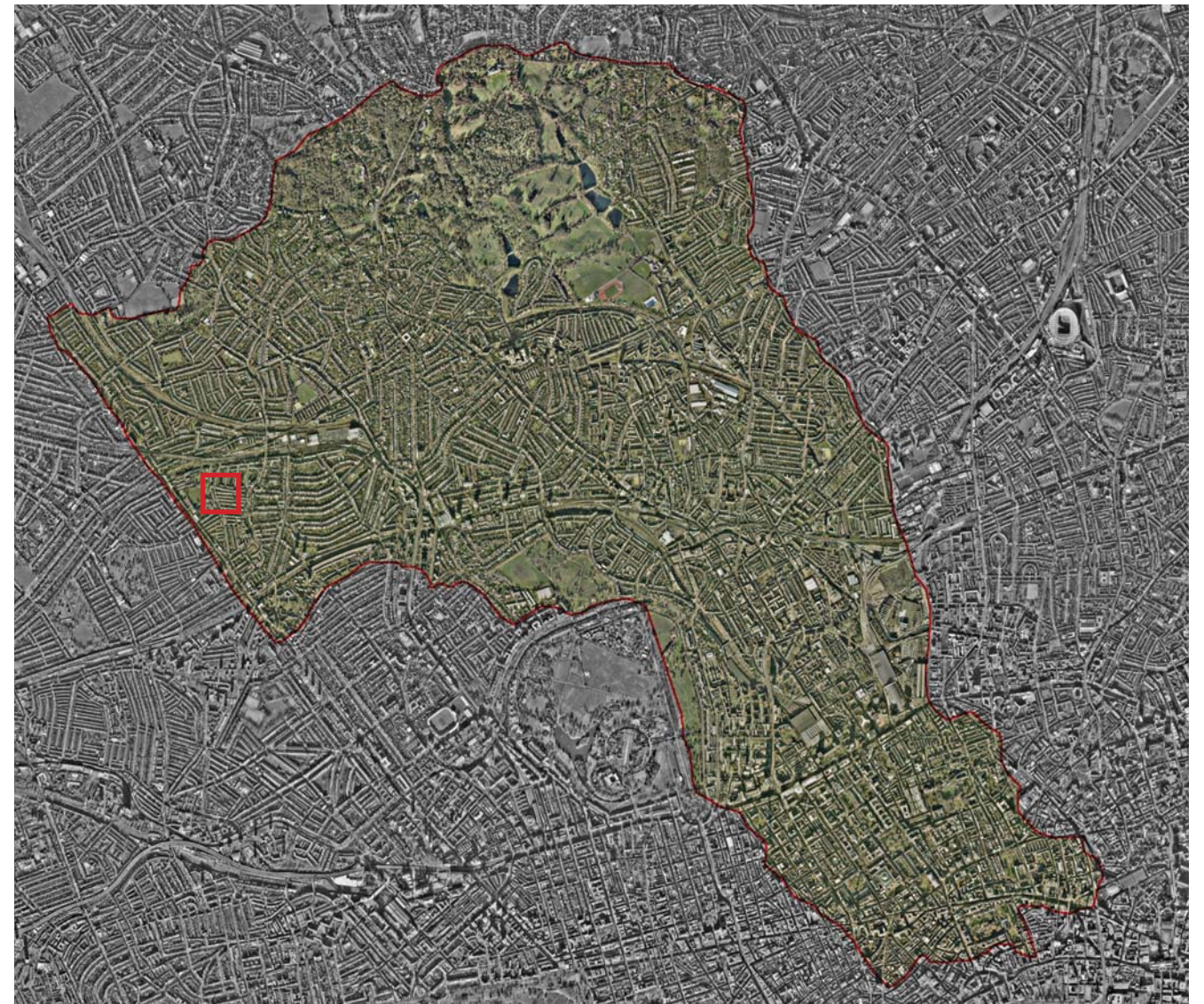
Location

The site is located within the London Borough of Camden near Kilburn Grange Park, West of Primrose Hill.

Map of London



Aerial View of London



Aerial View of London Borough of Camden

Location Map



Aerial View of Hemstal Road



South Elevation



North Elevation



Site Accessibility

The PTAL rating for the site is 5, which demonstrates the excellent accessibility level by public transport. Several Bus Routes run along West End Lane and Kilburn High Road. Tube and Rail Stations such as West Hampstead, Brondesbury and Kilburn are within walking distance, The stations are in Travelcard zone 2.

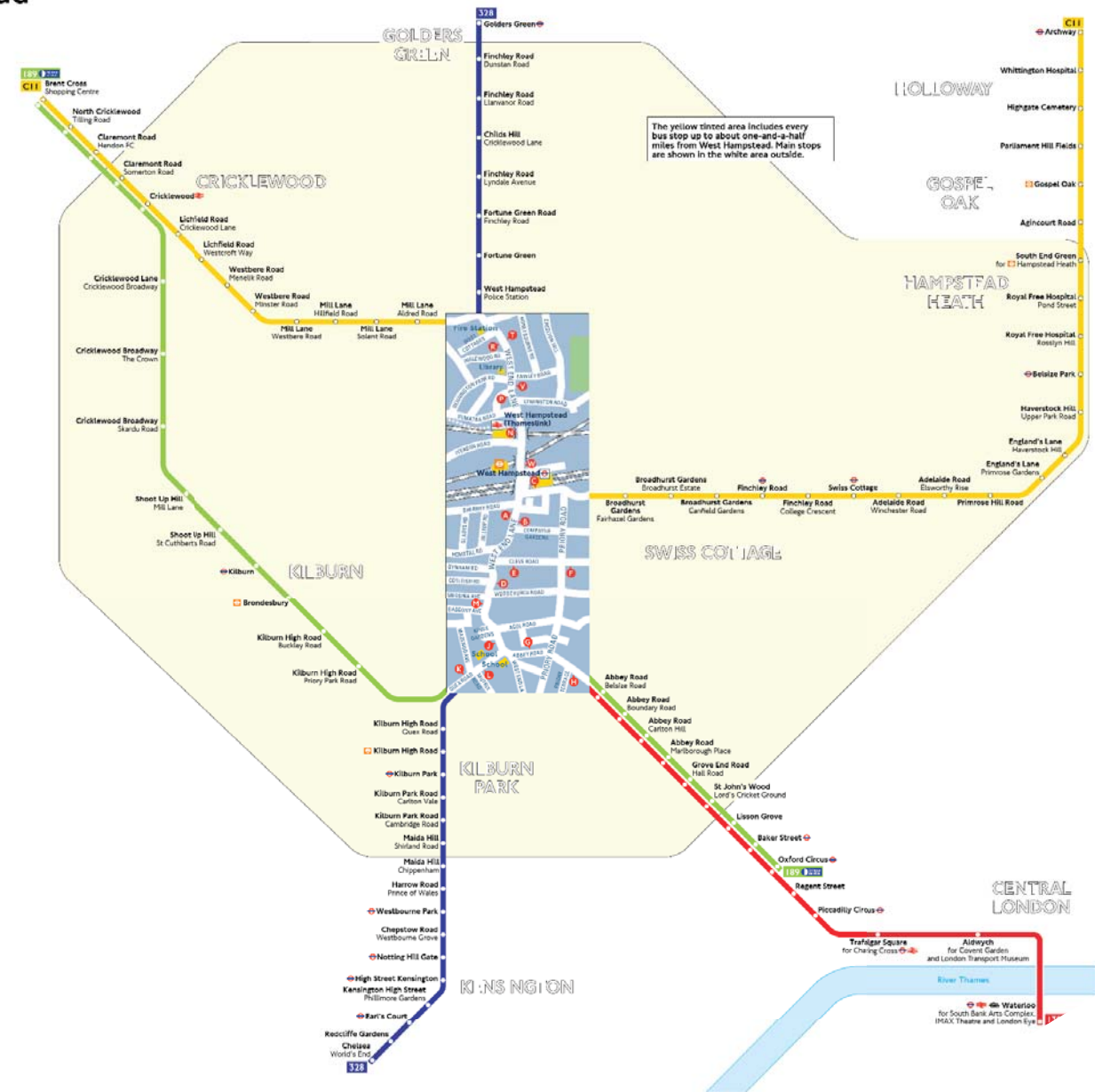
Buses

There are several regular bus services in close proximity.

Here are a number of bus routes nearby:

- 139 West End Green
Waterloo Station / Waterloo Road
- 328 Golders Green Station
Limerston Street
- C11 Archway Station / Junction Road
Brent Cross Shopping Centre
- 16 Mora Road
Victoria Bus Station
- 32 Edgware Bus Station
Kilburn Park Station
- 98 Pound Lane / Willesden Bus Garage
Red Lion Square
- 189 Brent Cross Shopping Centre
John Prince's Street / Oxford Circus
- 316 Mora Road
White City Bus Station
- 332 Brent Park Tesco
Bishop's Bridge
- 632 South Mead
Kilburn Park Station

Buses from West Hampstead



Planning Policy

The application proposals have been designed and evaluated in accordance with the London Borough of Hackney's Local Development Framework and Supplementary Planning Guidance, South Shoreditch Local Development Framework and South Shoreditch Area Action Plan. Whilst considering the Local Authority's Development Policies, consideration has also been given to ensure the scheme complies with National Planning Policy Framework and Supplementary Planning Guidance, the Mayor of London's 'London Plan', 'Interim Housing Design Guide for London', 'Life Time Homes' design criteria and 'Code for Sustainable Homes' guidance.

The following policies summarised below have been highlighted for special consideration whilst developing the application proposals.

National Planning Policy Framework (extracts)

6. Delivering a wide choice of high quality homes

50.

To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*
- *identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;*

7. Requiring good design

56.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

61.

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

8. Promoting healthy communities

69.

The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:

- *opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;*
- *safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;*

12. Conserving and enhancing the historic environment

126.

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- *the desirability of new development making a positive contribution to local character and distinctiveness;*

128.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

135.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in

National Planning Policy Framework (extracts)

determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The London Plan (extracts)

The Mayor’s vision and objectives

Ensuring London is:

1. A city that meets the challenges of economic and population growth in ways that ensure a sustainable, good and improving quality of life and sufficient high quality homes and neighbourhoods for all Londoners, and help tackle the huge issue of deprivation and inequality among Londoners, including inequality in health outcomes.

Policy 2.13 Opportunities Areas And Intensification Areas

2.4 The Mayor will:

d. encourage boroughs to progress and implement planning frameworks to realise the potential of intensification areas in the terms of Annex 1, and will provide strategic support where necessary.

Development proposals within opportunity areas and intensification areas should:

b. seek to optimise residential and nonresidential output and densities, provide necessary social and other infrastructure to sustain growth, and, where appropriate, contain a mix of uses.

c. contribute towards meeting (or where appropriate, exceeding) the minimum guidelines for housing and/or indicative estimates for employment capacity set out in Annex 1, tested as appropriate through opportunity area planning frameworks and/or local development frameworks

d. realize scope for intensification associated with existing or proposed improvements in public transport accessibility, such as Crossrail, making better use of existing infrastructure and promote inclusive access including cycling and walking

e. support wider regeneration (including in particular improvements to environmental quality) and integrate development proposals to the surrounding areas especially areas for regeneration.

Policy 3.2 Improving Health And Addressing Health Inequalities

3.19

The Plan addresses the ‘gap’ by using the provision figures in Table 3.1 as minimum targets, to be exceeded by optimising development on individual sites and other sources of housing capacity. Experience in preparing opportunity area and other development frameworks (such as those for intensification areas and town centres, as well as broader proposals for growth corridors), demonstrates that through detailed partnership working in light of local and strategic policy, housing output from these locations normally exceeds that anticipated by the SHLAA - frequently by a significant margin. The Mayor recognises that it is not possible to forecast future housing need precisely. What is clear, however, is that London’s housing need is substantial and that the figures given here are likely to be minima – to what extent depends on factors like household formation and out-migration rates. The Mayor will address housing need realistically, monitoring key demographic trends and working with partners to exceed the minimum provision target and to identify the need for alterations to this Plan. In the meantime, he has started a review of the way in which housing figures informing this Plan are developed, and the results of this will be taken into account in considering future alterations to it.

Policy 3.3 Increasing housing supply

A. The Mayor recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford.

Policy 3.5 Quality And Design Of Housing Developments

3.33

New housing development should address the wider concerns of this Plan to protect and enhance the environment of London as a whole. New developments should avoid having an adverse impact on sites of European importance for nature conservation either directly or indirectly, including through increased recreation pressure on these sites. New development should also take account of the Plan’s more general design principles (policies 7.2 to 7.12) and those on neighbourhoods (Policy 7.1), housing choice (Policy 3.8), sustainable design and construction (Policy 5.3), as well as those on climate change

(Chapter 5), play provision (Policy 3.6), biodiversity (Policy 7.19), and flood risk (Policy 5.12).

Policy 4.1 Developing London’s Economy

e. sustain the continuing regeneration of inner London and redress its persistent concentrations of deprivation

Policy 4.3 Mixed Use Development And Offices

4.15 The Mayor encourages mixed use development, with different approaches for places where high office values will generally support other uses, and those where values for other uses (such as residential) may be higher and support some office space renewal. London’s economic growth depends heavily on an efficient labour market and this in turn requires adequate housing provision to sustain it. This can be partly addressed through mixed use development (see also Chapter 3). The concepts of land use ‘swaps’ and ‘credits’ (see Glossary) can support this process as part of local approaches to implementation of this policy in differing circumstances and may be co-ordinated for application across borough boundaries to support the broader objectives of this Plan.

Policy 5.4 Retrofitting

A. The environmental impact of existing urban areas should be reduced through policies and programmes that bring existing buildings up to the Mayor’s standards on sustainable design and construction. In particular, programmes should reduce carbon dioxide emissions, improve the efficiency of resource use (such as water) and minimise the generation of pollution and waste from existing building stock.

Policy 6.9 Cycling

A. The Mayor will work with all relevant partners to bring about a significant increase in cycling in London, so that it accounts for at least 5 per cent of modal share by 2026. He will:

- a. identify, promote and complete the Cycle Super Highways shown on Map 6.2
- b. implement the central London cycle hire scheme and identify potential sites for expansion and/or additional standalone

The London Plan (continued)

schemes in outer London.

In line with both the London Plan and local policy one wall mounted cycle rack will be located in the ground floor residential hallway.

Policy 7.2 An Inclusive Environment

7.7 This policy seeks to achieve the highest standards of accessible 4 and inclusive design, in all new developments in London. Inclusive design is a process to ensure the diverse needs of all Londoners are integrated into development proposals from the outset 6. This is key to ensuring that the built environment is safe, accessible and convenient and enables everyone to access jobs, opportunities and facilities. It is fundamental to improving the quality of life for all Londoners, and particularly for disabled and older people who, despite progress in building a more accessible city in the last decade, still experience considerable barriers to living independent and dignified lives as a result of the way the built environment is designed, built and managed.

Policy 7.6 Architecture

7.21 Architecture should contribute to the creation of a cohesive built environment that enhances the experience of living, working or visiting in the city. This is often best achieved by ensuring new buildings reference, but not necessarily replicate, the scale, mass and detail of the predominant built form surrounding them, and by using the highest quality materials. Contemporary architecture is encouraged, but it should be respectful and sympathetic to the other architectural styles that have preceded it in the locality. All buildings should help create streets and places that are human in scale so that their proportion and composition enhances, activates and appropriately encloses the public realm, as well as allowing them to be easily understood, enjoyed and kept secured. The building form and layout should have regard to the density and character of the surrounding development and should not prejudice the development opportunities of surrounding sites.

Relevant Application History

Whilst considering the various planning policies noted above, the application proposals have taken into consideration the precedence set by similar developments carried out within immediate vicinity, including those previously approved on the application site.

55 Hemstal Road, London NW6 2AD

Application Number 2013/1319/P

Alterations to shopfront and enlargement of front lightwell in association with the change of use of the basement and ground floors from shop (Class A1) to two-bedroom flat (Class C3). (Appendix A)

Approved 14-08-2013

55 Hemstal Road, London NW6 2AD

Application Number 26576

The change of use of the first and second floors to a self-contained dwelling unit including the erection of a steel spiral staircase at the rear.


Approved 22-09-1978

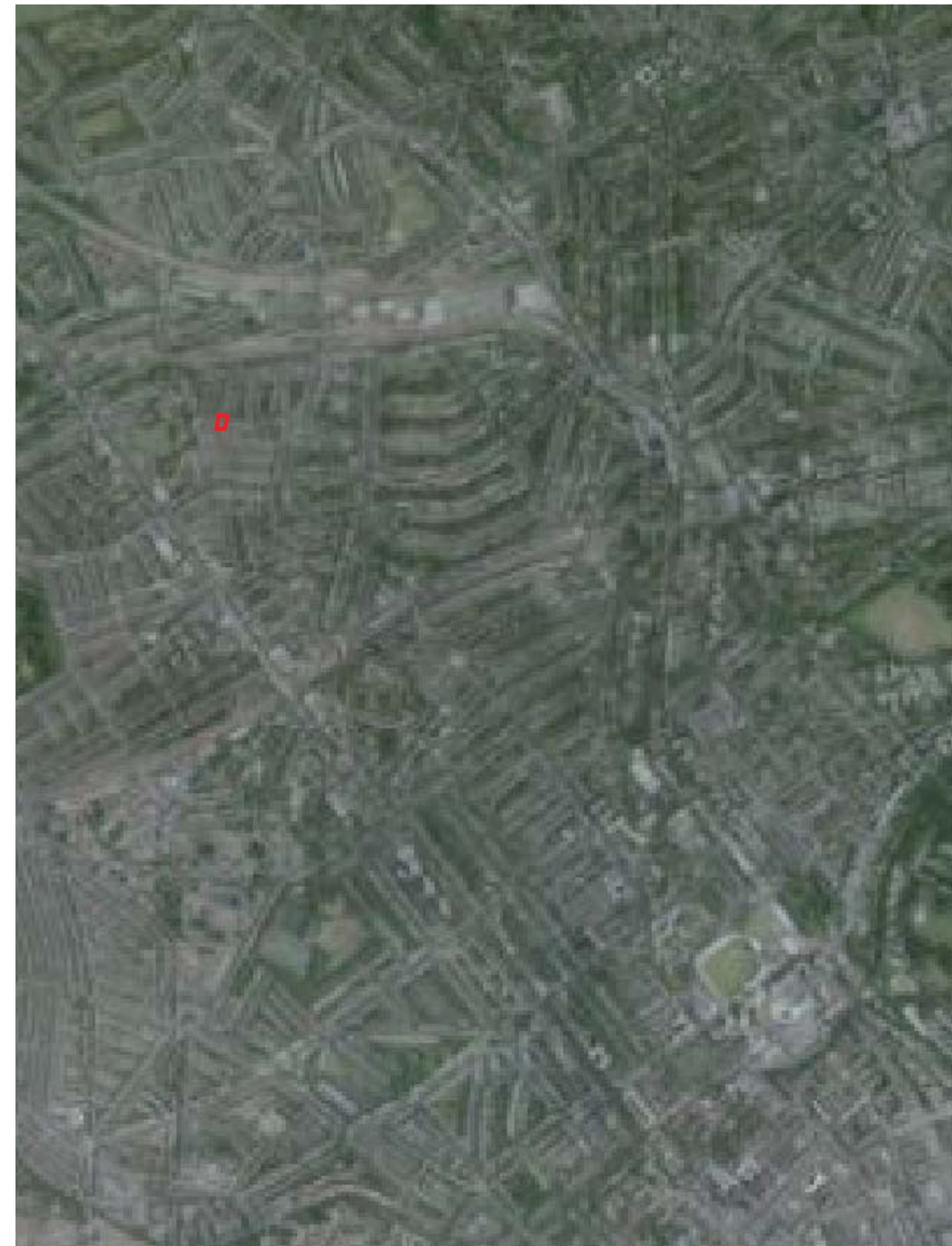
55 Hemstal Road, London NW6 2AD

Application Number 30643

Change of use of basement and ground floor from retail to use as a District Office for a Neighbourhood Advice Centre.

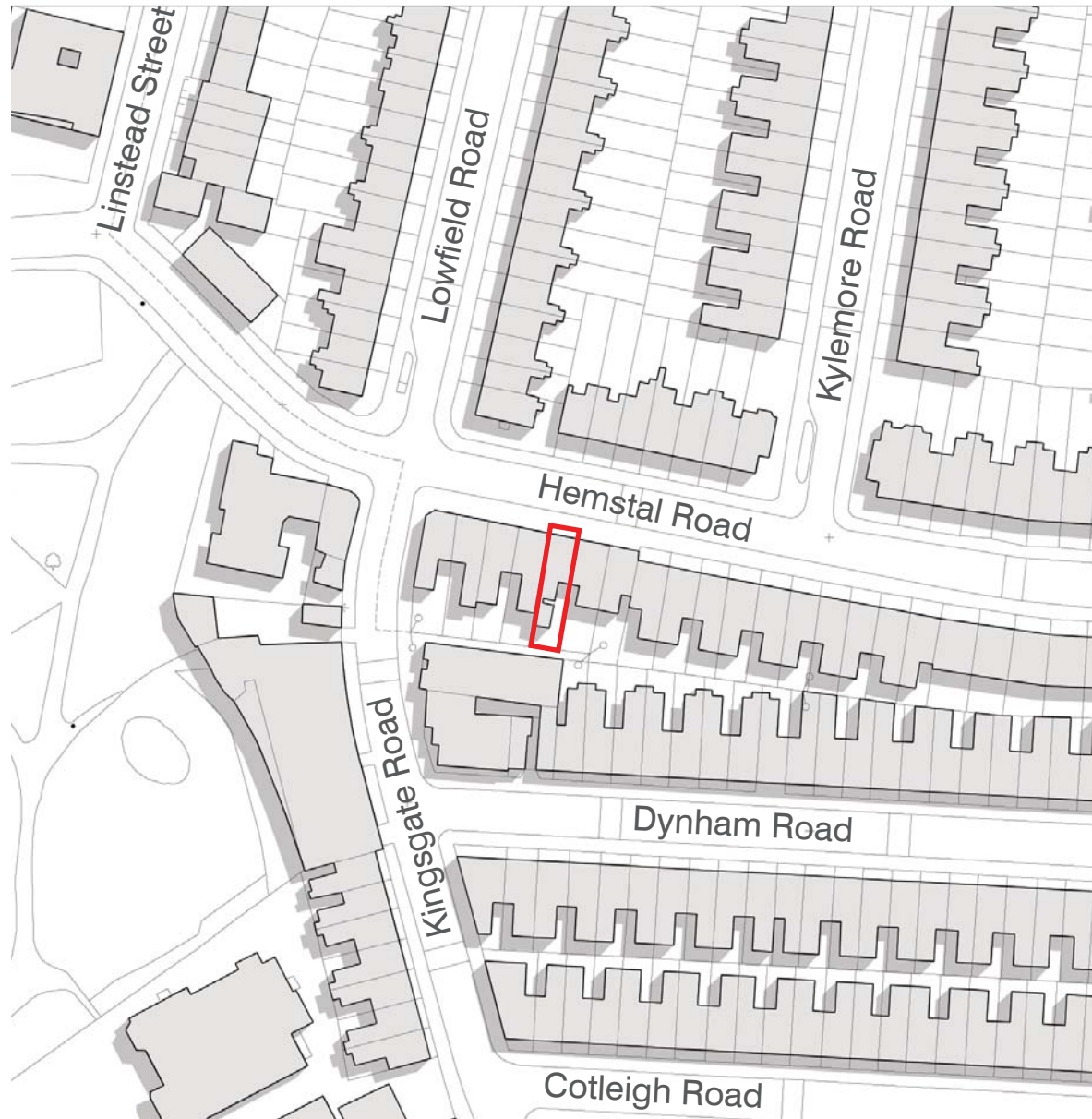
Approved 22-07-1980

Relevant Planning Applications 



E/500

Site Plans



Site Location Plan.
1:1250

E/0500

Site Plans

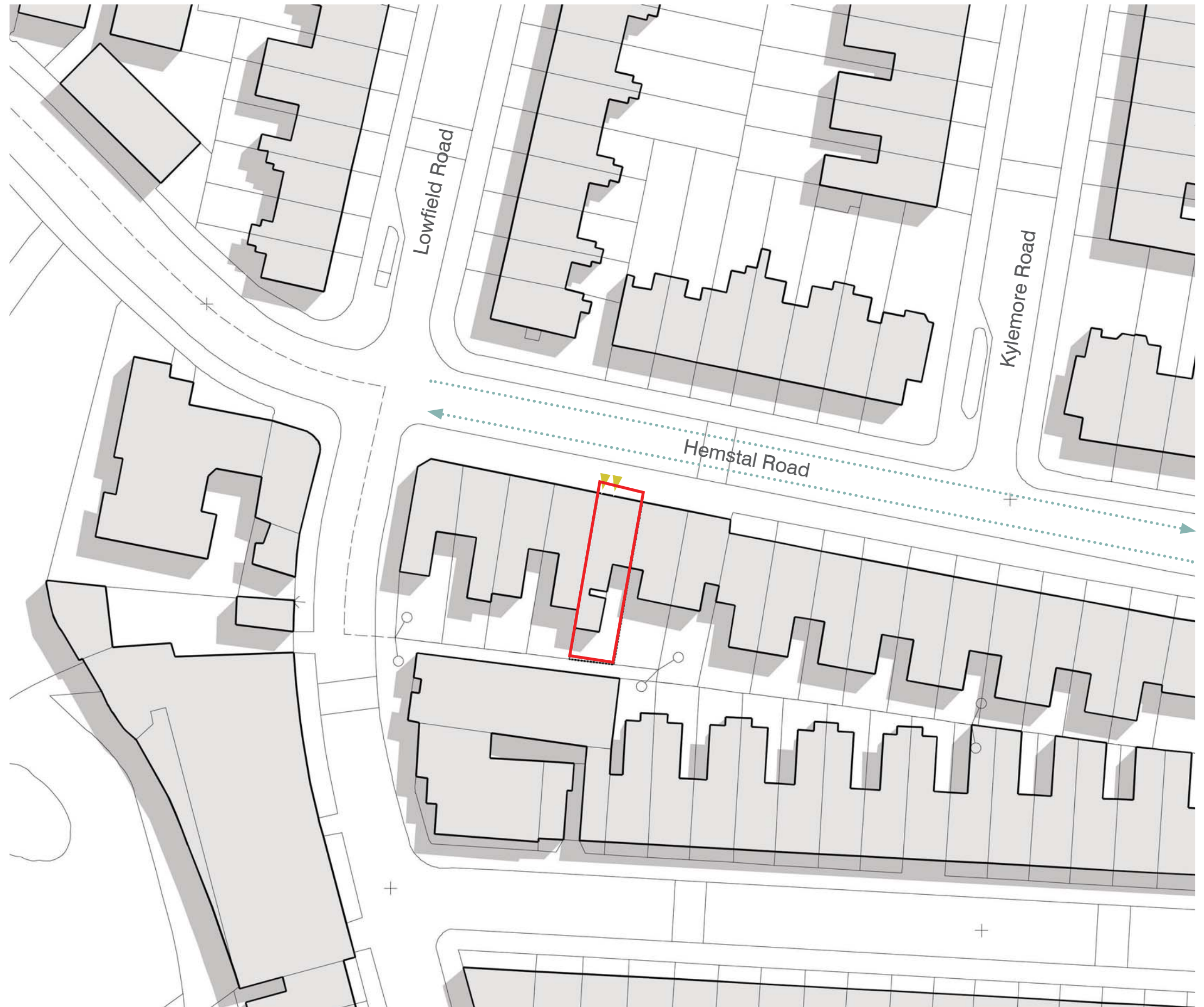


Block Plan.
1:200

Existing Drawings

E/0501

Site Plans



Residential Entrance 

Retail Entrance 

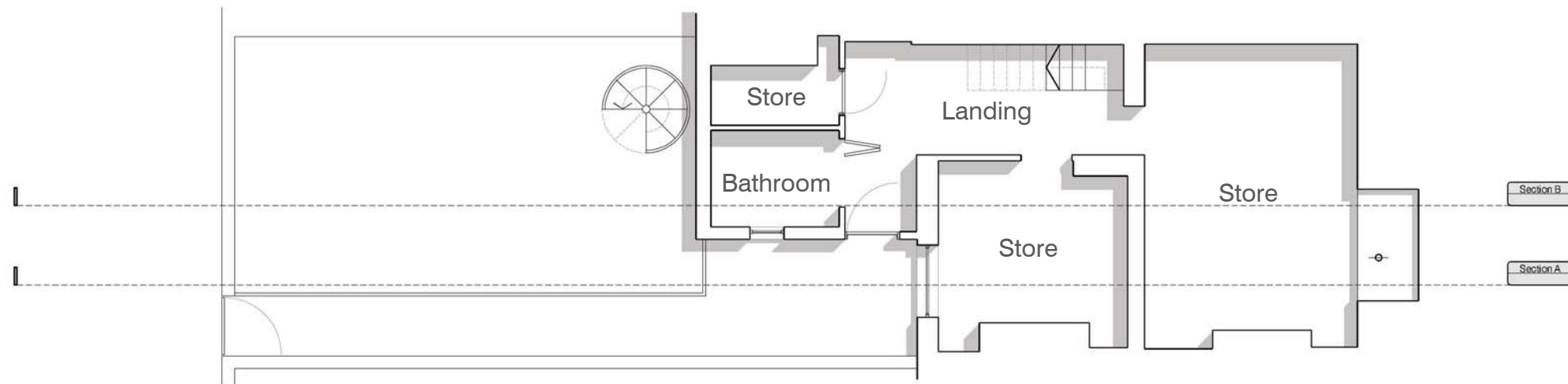
Vehicular Route 



Block and Access Plan.
1:500

E/1000

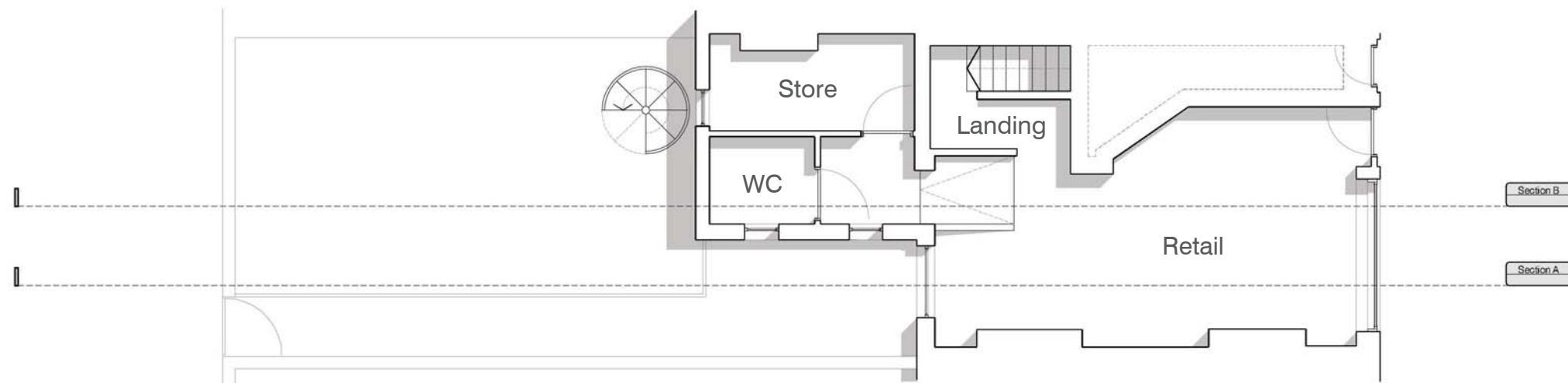
Floor Plans



Basement floor plan.
1:100

E/1001

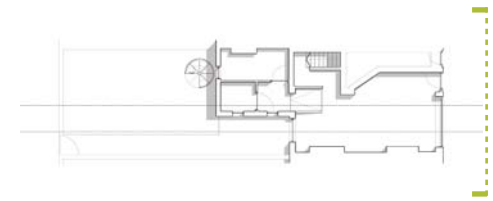
Floor Plans



Ground floor plan.
1:100

E/1100

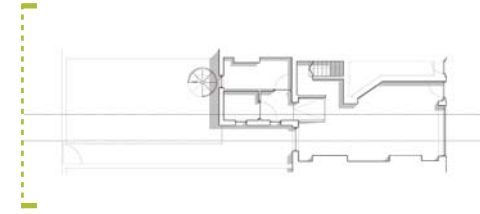
Elevations



Front Elevation.
1:100

E/1101

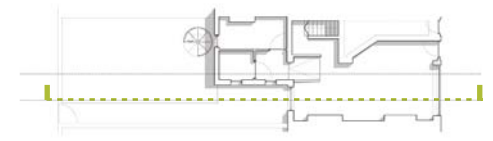
Elevations



Rear Elevation.
1:100

E/1200

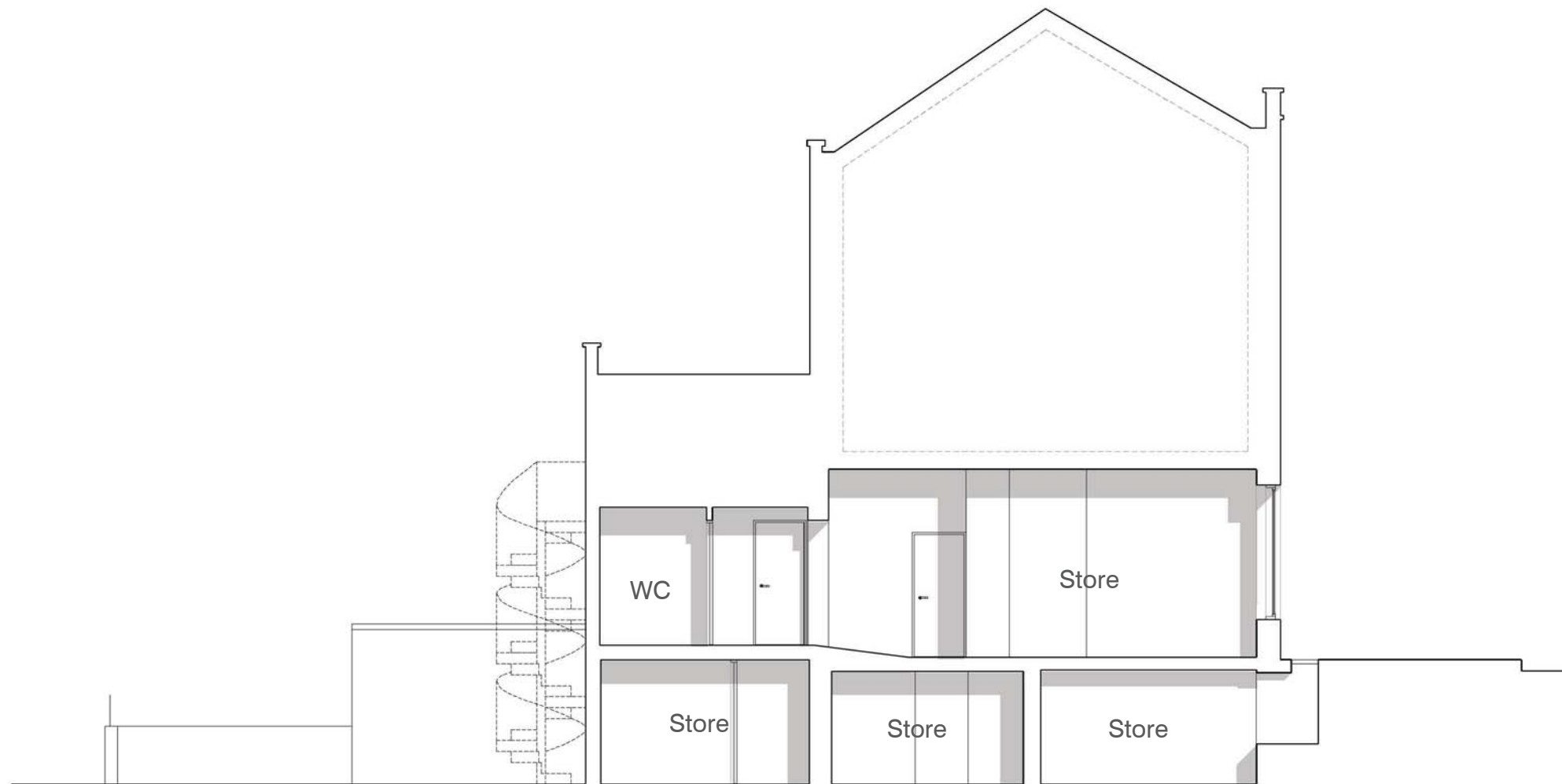
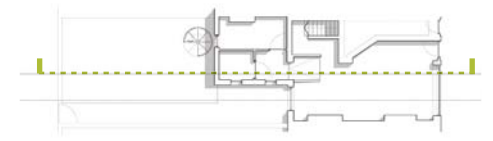
Sections



Existing Section AA.
1:100

E/1201

Sections



Existing Section BB.
1:100

Overview of Proposals

The application proposals seek to construct a two bedroom flat (C3) in what was previously retail space (A1). The proposal includes a small infill extension to the rear at lower ground floor/basement level.

The design of the single storey extension to the rear is to be in-keeping with the existing building, using materials to match the existing appearance, with internal spaces designed to be as environmentally efficient as is reasonable and in support of policy.

Existing Schedule of Accommodation (A1 Retail)

Basement Floor Area	49	m.sq
Ground Floor Area	42	m.sq
Total Residential Internal Floor Area	91	m.sq

Proposed Schedule of Accommodation (C3 Residential)

Basement Floor Area	57	m.sq
Ground Floor Area	43	m.sq
Total Residential Internal Floor Area	100	m.sq
Total Amenity Floor Area	14	m.sq

P/2000

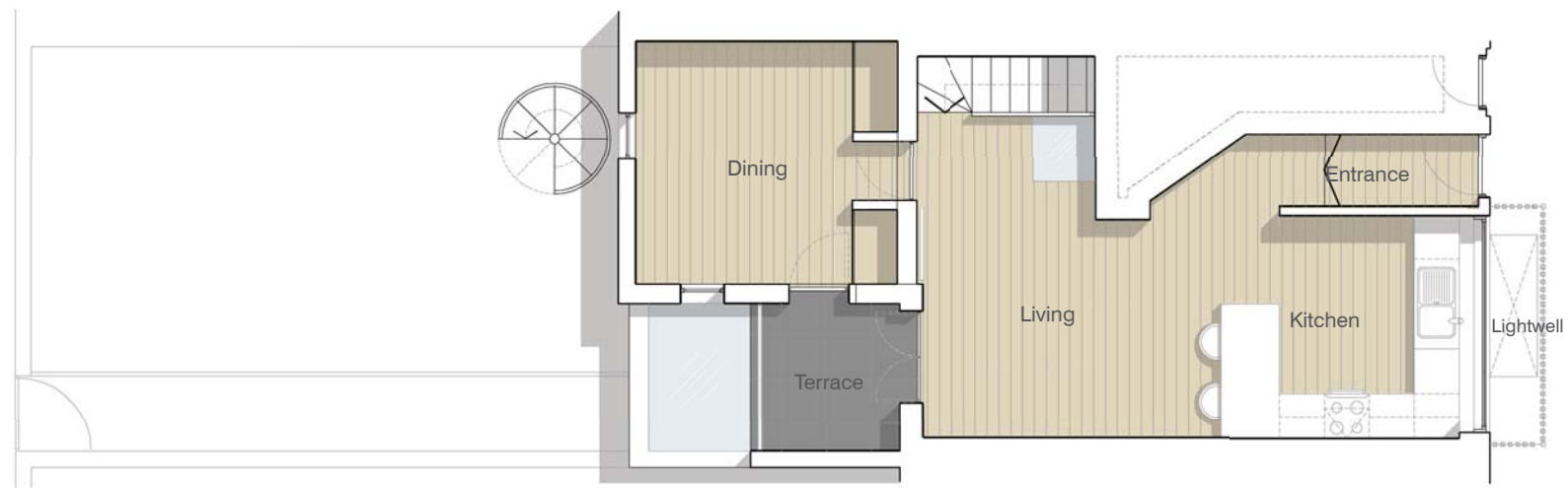
Floor Plans



Basement floor plan.
1:100

P/2001

Floor Plans



Ground floor plan.
1:100

P/2100

Elevations

Key

- 1 Corbel and Fascia Restored
- 2 New Glazing
- 3 New 4 Panel Timber Doors
- 4 New Black Iron Railings
- 5 New 1 metre Stall Riser
- 6 New Window in Enlarged Lightwell



Front Elevation.
1:100

P/2101

Elevations

Key

- 1 Corbel and Fascia Restored
- 2 New Glazing
- 3 New 4 Panel Timber Doors
- 4 New Black Iron Railings
- 5 New 1 metre Stall Riser
- 6 New Window in Enlarged Lightwell



Front Elevation.
1:50

P/2102

Elevations

Key

- 1 New External Patio Doors
- 2 Parapet Wall Extended
- 3 New Black Iron Railings
- 4 New Blockwork infill with Render Finish
- 5 New Fully Glazed Single External Door



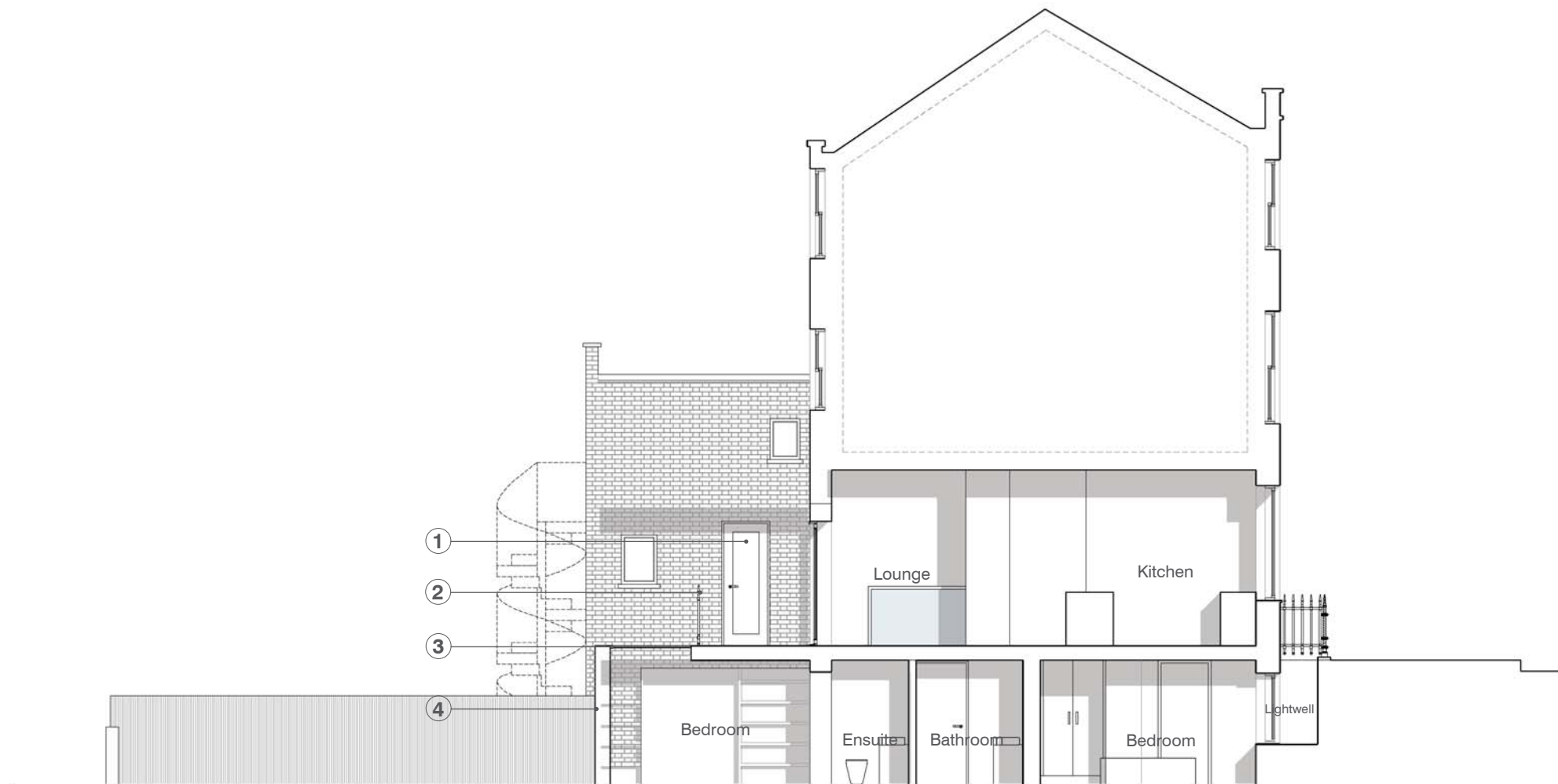
Rear Elevation.
1:100

P/2200

Sections

Key

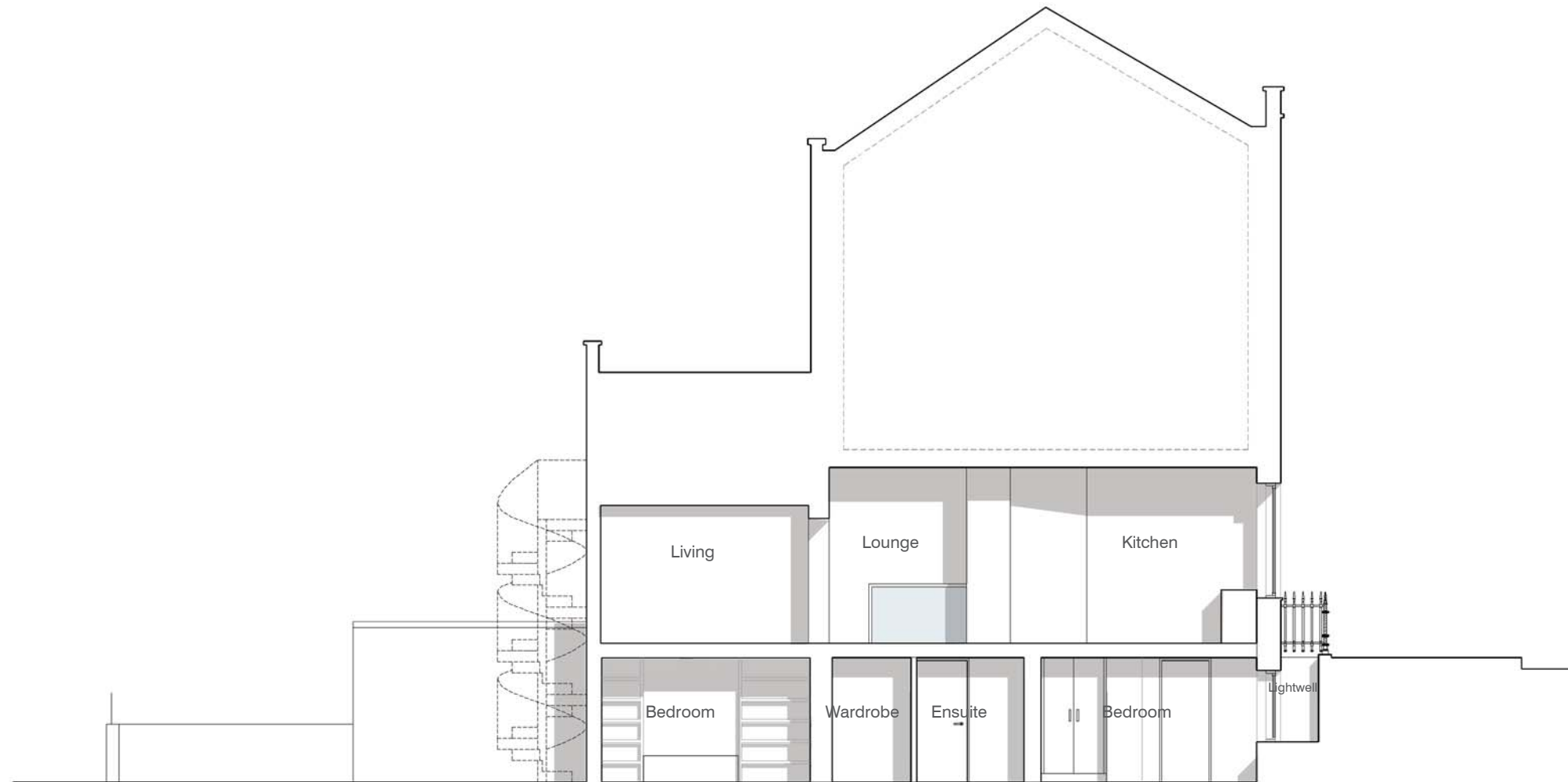
- 1 New Fully Glazed Single External Door
- 2 New Black Iron Railings
- 3 New Flush Glazing
- 4 New Blockwork infill with Render Finish



Section AA.
1:100

P/2101

Sections



Section BB.
1:100

Internal Circulation & Access

The residential unit will be served by a level access at street level providing access to the ground floor. An internal stair within the flat allows access to the lower level of the duplex unit.

Public Transport

The PTAL rating for the site is 5, which demonstrates the excellent accessibility level by public transport. West Hamstead Station is 7 minutes walk, with Kilburn Station 9 minutes walk. The site is within Travelcard zone 2.

Cycles

A provision for secure storage of 2 bicycles is made at ground level, located internally.

Residential Waste and Recycling

Internal storage will be provided within the residential unit for both household and recycled waste. Collection arrangements will be in line with local policy.

Lifetime Homes Assessment

The 'Lifetime Homes' standards provide 16 criteria which aim to ensure the longevity of individual homes encouraging the design to consider and include mitigation for potential improvements which may be required in the future. The follow outlines the criteria and where, if possible, measures have been included:

1. Parking
No parking will be provided.
2. Approach to dwelling
As above.
3. Approach to all entrances
Existing threshold passes a single step, this is to be retained.
4. Entrances
As above; a level threshold is not possible.
5. Communal stairs and lifts
Internal spaces are all privately accessed.
6. Internal doorways and hallways
All internal doorways and hallways meet, at least, the minimum requirements.
7. Circulation space
All circulation spaces meet minimum requirements.
8. Entrance level living space
The dwelling provides living space at entrance level.
9. Potential for entrance level bed space
Space has been provided at entrance level which could adapt to provide a bedroom.
10. Entrance level toilet and shower
An entrance level toilet and shower have not been proposed, but space allows for the insertion of these facilities in future needs require.
11. Toilet and bathroom walls
The proposed bathroom walls are load bearing and capable of accommodating hoists.
12. Stairs and potential through-floor lift
Future insertion of a through floor lift would be possible but have a considerable impact on available space.

13. Potential for fitting of hoists in bedroom / bathroom
The existing floor/ceiling between ground and lower ground is beleived to be capable of accommodating hoists,

14. Bathrooms
Bathroom space has been providing in accordance with minimum requirements.

15. Glazing and window handle heights
Windows are to be retained as existing and meet minimum requirements.

16. Location of service controls
Where new fittings are installed these will be place to meet requirements, existing fittings can also be relocated to meet the necessary standards.

Sustainability Statement

Air Quality

Air quality is greatly affected by polluting vehicle emissions. Asthma and respiratory disease are known to be adversely affected by air pollution. New uses of land that involve motorised vehicles coming to and from property will thus cumulatively have an effect on the air quality as will the influx of polluting vehicles during the construction process of some developments.

The proposed development would not involve polluting vehicles visiting the site post completion and those visiting the site during construction are required to meet the 'Low Emissions Standards'.

Pollution from Noise, Light / Glare, Fumes & Land Contamination

Noise

Due to the residential nature of the building, there will be no adverse noise pollution created. During construction, workers will be constrained the working hours set out within the Planning Conditions.

Light / Glare

No external lighting is proposed on the street elevations of the building due to the residential nature of the site.

Fumes

Not Applicable

Land Contamination

Not Applicable

Renewable Energy

Most experts agree that Global warming is a consequence of burning fossil fuels with a resulting increase in carbon dioxide in the atmosphere. Greenhouse gas emissions such as carbon dioxide trap heat from the sun inside the Earth's atmosphere and this leads to global warming. For example burning natural gas in heating systems will contribute to this effect. Renewable energy thus can reduce the dependence on fossil fuels and consequently reduce greenhouse gas emissions. In addition to 'renewables', energy efficiency needs to be built into the design with insulation, and fitting out with energy efficient appliances.

The proposed development will involve building from new elements which have superior thermal performance than existing.

Materials

If appropriate, construction materials should be reused / reclaimed, long lasting or recycled e.g. using reclaimed on-site materials such as re-using timber from demolished partitioning. When using new materials, care should be taken not to deplete the earth's threatened resources, which include certain tropical hardwood. Longer lasting materials are preferred over those less robust as not only does this avoid frequent replacement

(and more waste from discarded materials) but costs less. Locally supplied materials should be chosen as it avoids unnecessary transport of goods over long distances, this is equally true of recycled products in that transportation costs should be put into the notional environment equation (i.e. it could, on occasion, be more sustainable to buy local new products). Natural paints and solvent-free wood finishes can be used that do not give out any toxins.

Lifetime Homes

The Council requires that proposals for new residential developments (including houses and flats), mixed use developments, developments that include a change of use or other type of conversion meet with the requirements of lifetime homes standards.

Our design meets as many of the stated requirements as possible within the constraints of the existing building.

Previous Planning Application - 2013/1319/P - Elevations



NEW TIMBER GRATED SCREEN * 120 IS
 NEW TIMBER GRATED FRONT PORCH
 DRAWING AROUND CORNER
 FRONT PORCH

NEW TIMBER GRATE WINDOW @ BASEMENT 1.8M²

SHOWN DOWN TO SUR FLOOR
 19.6.13 B
 DRAWING AROUND CORNER
 19.5.13 A

**STEVEN ADAMS RIBA
 ARCHITECTS**

28b ENGLANDS LANE
 LONDON NW3 4UE
 Tel 020 7722 7664
 Fax 7722 7652

project
 55 HEMSTAL ROAD, NW3
 GROUND FLOOR & BASEMENT
 no 537

drawing
 FRONT ELEVATION
 PROPOSED
 no GA.04
 B

scale 1:50 date 21.1.13 drawn SA checked



NEW WINDOW WITH BRICK TIE

**STEVEN ADAMS RIBA
 ARCHITECTS**

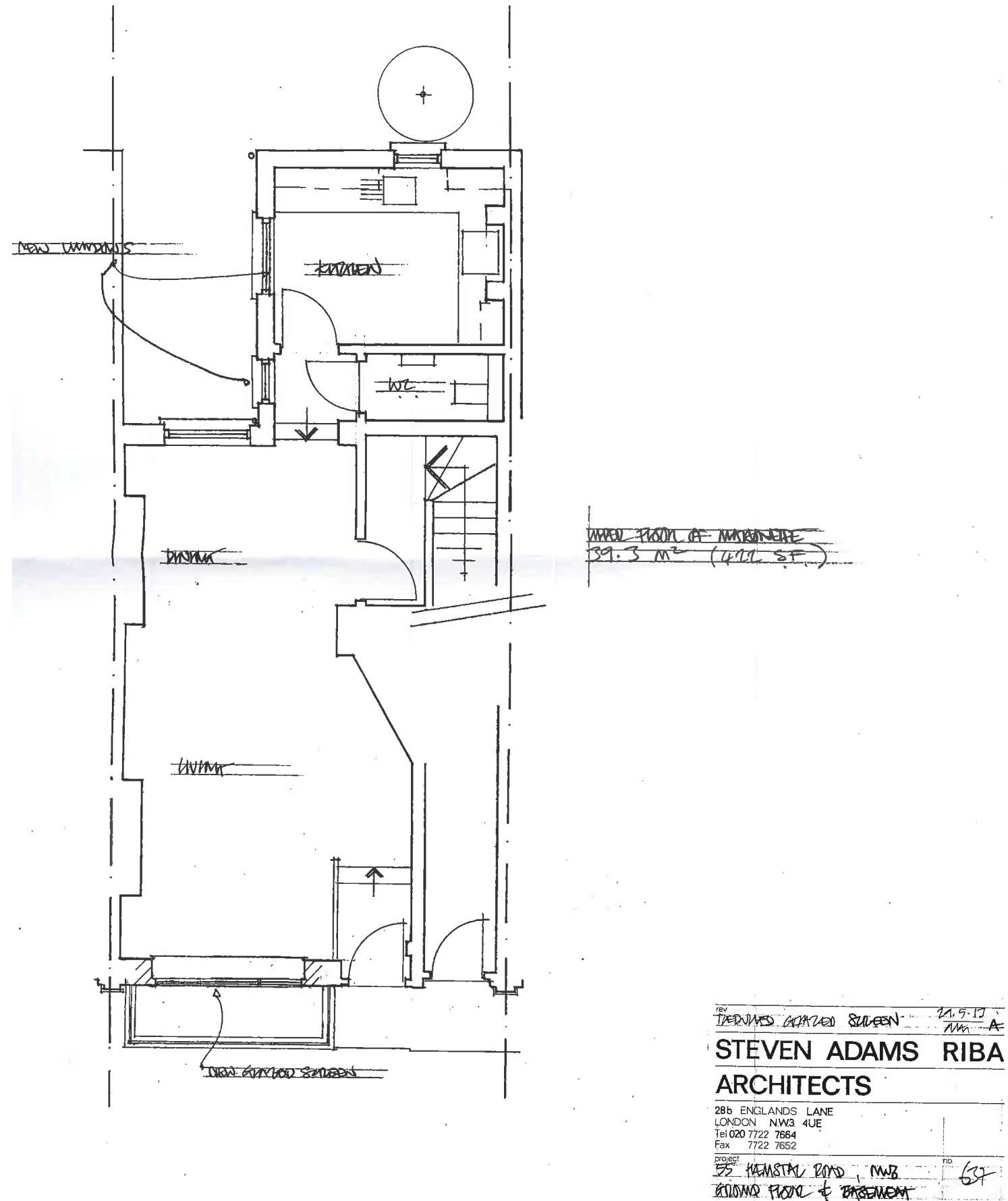
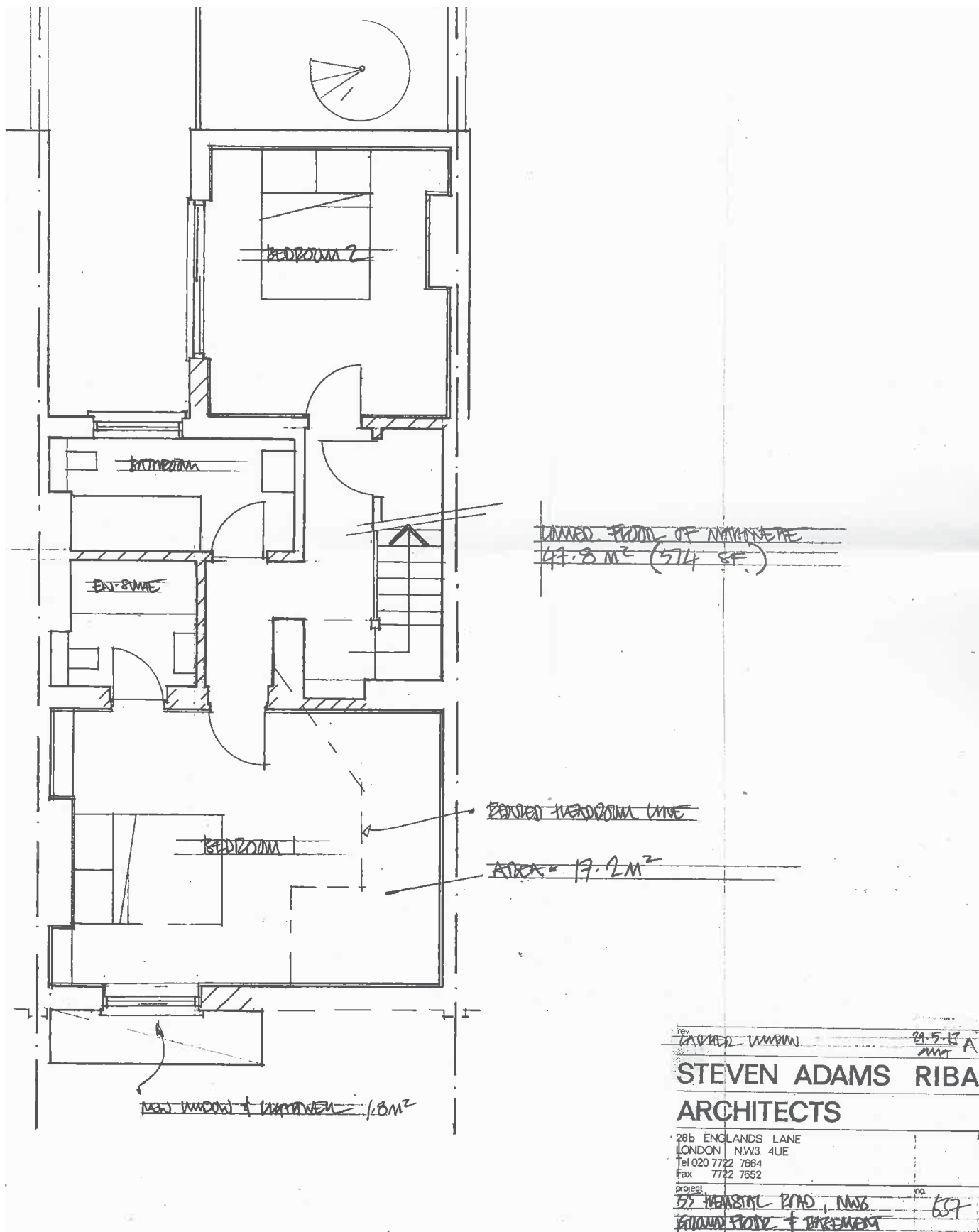
28b ENGLANDS LANE
 LONDON NW3 4UE
 Tel 020 7722 7664
 Fax 7722 7652

project
 55 HEMSTAL ROAD, NW3
 GROUND FLOOR & BASEMENT
 no 537

drawing
 REAR ELEVATION
 PROPOSED
 no GA.05
 B

scale 1:50 date 21.1.13 drawn SA checked

Previous Planning Application - 2013/1319/P - Plans



Previous Planning Application - 2013/1319/P - Section

