

PLANNING, DESIGN & ACCESS STATEMENT

14 BEDFORD ROW / 12-14 JOCKEY'S FIELDS, WC1R 4ED

1.0 Introduction

1.1 This planning and listed building application has been submitted on behalf of the Chartered Society of Physiotherapy for external alterations to 14 Bedford Row / 12-14 Jockey's Fields, and will involve the following:

- Replacement of the existing single / double glazed windows with double glazed white powder coated aluminium framed windows to the Jockey's Fields block and rear elevation of the Bedford Row building;
- Replacement of the roof covering to the third floor balcony of the Jockey's Fields block, with Bitumen mineral felt covering laid over 160 mm of insulation, and installation of new metal handrail and glazed panels to fill in the apertures in the existing balustrade;
- Replacement of the roof covering to the flat roof of the link building, with Bitumen mineral felt covering with 160 mm of insulation, weighed down by 100 mm of the previously set aside ballast, and repositioning of the existing safety handrails; and
- Replacement of the timber screen to the air handling units on the roof of the link building with a new acoustic screen.

1.2 The planning and listed building application submission comprises the following material:

- A copy of the planning application form;
- A copy of Certificate B;
- A copy of each of the following plans:
 - Location and Block Plan (Drg no. 2012-36 P200)
 - Existing Roof Plan (Drg no. 2012-36 P201)
 - Existing Elevation 1: Jockey's Fields (Drg no. 2012-36 P202)
 - Existing Elevation 2: Courtyard (Drg no. 2012-36 P203)
 - Existing Elevation 3-7: Courtyard (Drg no. 2012-36 P204)
 - Existing Section A-A (Drg no. 2012-36 P205)
 - Existing Sections B-B & C-C (Drg no. 2012-36 P206)
 - Existing Window Elevations: 1 of 3 (Drg no. 2012-36 P207)
 - Existing Window Elevations: 2 of 3 (Drg no. 2012-36 P208)
 - Existing Window Elevations: 3 of 3 (Drg no. 2012-36 P209)
 - Existing Window Details (Drg no. 2012-36 P210)
 - Proposed Roof Plan (Drg no. 2012-36 P211)
 - Proposed Elevation 1: Jockey's Fields (Drg no. 2012-36 P212)
 - Proposed Elevation 2: Courtyard (Drg no. 2012-36 P213)
 - Proposed Elevation 3-7: Courtyard (Drg no. 2012-36 P214)
 - Proposed Section A-A (Drg no. 2012-36 P215)
 - Proposed Sections B-B & C-C (Drg no. 2012-36 P216)
 - Proposed Window Elevations: 1 of 3 (Drg no. 2012-36 P217)
 - Proposed Window Elevations: 2 of 3 (Drg no. 2012-36 P218)
 - Proposed Window Elevations: 3 of 3 (Drg no. 2012-36 P219)
 - Proposed Window Details (Drg no. 2012-36 P220)
- A Planning, Design & Access Statement (this document); and
- A planning application fee cheque for the sum of **£195** made payable to the London Borough of Camden.

2.0 Application Premises

- 2.1 Number 14 Bedford Row is a four storey mid terrace property, which is a rebuilt facsimile of an early 18th Century property that suffered wartime bomb damage. The building is a grade II listed building and located within the Bloomsbury Conservation Area.
- 2.2 These premises were formerly occupied as a house but are now in commercial use, offices (Class B1), and extend to the rear onto Jockey's Fields. The Jockey's Fields building (no's 12-14) is a four storey building, with the top floor set back from the front elevation.
- 2.3 The Jockey's Field building has a white painted concrete frame, with the infill panels constructed from brick and the windows consisting of sets of double and triple sash windows. At ground floor level there is a pedestrian access, a panel of glazed blocks and two large metal concertina vehicle doors.

3.0 Planning History

- 3.1 The Local Planning Authority's records have been checked for planning history; those of particular relevance are as follows:
- 3.2 On 15 January 1987 planning permission (Ref: 8601566) was approved for the erection of a basement, ground and three storey building on Jockey's Fields, behind which is a two-storey building linking through to 14 Bedford Row; all to be used as meeting rooms, council chamber, offices, storage and staff facilities for the Chartered Society of Physiotherapy.
- 3.3 Listed building consent (Ref: 8670333) was granted on 15 January 1987 for the demolition of the existing building; in connection with the planning permission to redevelop the site (as detailed in paragraph 3.2).
- 3.4 On 07 August 1990 listed building consent (Ref: 9070008) and the accompanying planning permission (Ref: 9000011) were approved for the erection of an external escape staircase on the rear elevation.
- 3.5 Listed building consent (Ref: LSX0004774) was granted on 08 August 2000 for the creation of internal openings at first, second and third floor levels.
- 3.6 On 31 July 2002 planning permission (Ref: LSX0204188) and the related listed building consent (Ref: LSX0204187) were granted for the installation of a chiller unit on the third floor roof of 14 Jockey's Fields and a galvanised safety rail around the perimeter of the roof.
- 3.7 Planning permission (Ref: LSX0204188) and the associated listed building consent (Ref: LSX0204189) were granted on 07 May 2002 for the installation of safety railings at roof level [Jockey's Fields].
- 3.8 On 23 July 2002 planning permission (Ref: LSX0204490) and the accompanying listed building consent (Ref: LSX0204491) were granted for the installation of 2 no. chillers at rear top level [link block].

- 3.9 Planning permission (Ref: 2012/3111/P), was approved on 10 August 2012, for alterations to third floor and roof to the rear, including: the replacement of the existing covering to the flat roof; raising of a section of the parapet and relocation of the safety handrails along the northeast and southwest elevations; installation of photovoltaic panels on the flat roof, and the replacement of the existing single / double glazed windows all associated with the use as Offices (Class B1).

4.0 Lawful Use

- 4.1 The lawful use of these premises is offices (Class B1).

5.0 National Planning Policy

- 5.1 National planning policy advice is contained in the adopted National Planning Policy Framework (March 2012), which replaces the previous Planning Policy Guidance Notes and Planning Policy Statements.
- 5.2 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 (Para 56).
- 5.3 Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development (Para 93).
- 5.4 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 (Para 128).
- 5.5 In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development (Para 197).

6.0 Local Planning Policy

- 6.1 The Planning and Compulsory Purchase Act 2004 replaces the development plans with the new style Local Development Frameworks ('LDF'), consisting of Development Plan Documents and Supplementary Planning Documents.
- 6.2 The planning policy framework for this site comprises of the adopted London Plan (July 2011), the Camden Core Strategy 2010-2025 and Camden Development Policies (both adopted November 2010).
- 6.3 Due to the nature of the proposed development the policies of the Core Strategy and Development Management DPD are most relevant.

Camden Core Strategy 2010-2025 (November 2010)

- 6.4 On the Proposals Map these premises fall within the Central London Area, the Bloomsbury Conservation Area, Archaeological Priority Area and the designated view from Primrose Hill to St. Paul's Cathedral.
- 6.5 Policy CS8 (Promoting a successful and inclusive Camden economy), the Council will secure a strong economy in Camden and seeks to ensure that no one is excluded from its success, and recognises the importance of other employment generating uses, including retail, markets, leisure, education, tourism and health.
- 6.6 Policy CS9 (Achieving a successful Central London), the Council will support and promote the Central London Area of Camden as a successful and vibrant part of the capital to live in, work in and visit, and will amongst other things support the concentration of medical, educational, cultural and research institutions within central London.
- 6.7 Policy CS13 (Tackling climate change through promoting higher environmental standards), the Council will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation.
- 6.8 Policy CS14 (Promoting high quality places and conserving our heritage), the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:
- a) requiring development of the highest standard of design that respects local context and character;
 - b) preserving and enhancing 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;
 - c) promoting high quality landscaping and works to streets and public spaces;
 - d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
 - e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

Camden Development Policies (November 2010)

- 6.9 Policy DP22 (Promoting sustainable design and construction), the Council will require development to incorporate sustainable design and construction measures.
- 6.10 Policy DP24 (Securing high quality design), the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:
- a) character, setting, context and the form and scale of neighbouring buildings;
 - b) the character and proportions of the existing building, where alterations and extensions are proposed;
 - c) the quality of materials to be used;
 - d) the provision of visually interesting frontages at street level;
 - e) the appropriate location for building services equipment;
 - f) existing natural features, such as topography and trees;
 - g) the provision of appropriate hard and soft landscaping including boundary treatments;
 - h) the provision of appropriate amenity space; and
 - i) accessibility.

- 6.11 Policy DP25 (Conserving Camden's heritage), in order to maintain the character of Camden's conservation areas, the Council will take into account conservation area statements, appraisals and management plans when assessing applications. Furthermore, in order to preserve or enhance the borough's listed buildings the Council will only grant consent for alterations to a listed building where it considers this would not cause harm to the special interest of the building.
- 6.12 Policy DP26 (Managing the impact of development on occupiers and neighbours), the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

7.0 The Proposal

- 7.1 The proposals includes external alterations to 14 Bedford Row / 12-14 Jockey's Fields, and will involve the following:
- Replacement of the existing single / double glazed windows with double glazed white powder coated aluminium framed windows to the Jockey's Fields block and rear elevation of the Bedford Row building;
 - Replacement of the roof covering to the third floor balcony of the Jockey's Fields block, with Bitumen mineral felt covering laid over 160 mm of insulation, and installation of new metal handrail and glazed panels to fill in the apertures in the existing balustrade;
 - Replacement of the roof covering to the flat roof of the link building, with Bitumen mineral felt covering with 160 mm of insulation, weighed down by 100 mm of the previously set aside ballast, and repositioning of the existing safety handrails; and
 - Replacement of the timber screen to the air handling units on the roof of the link building with a new acoustic screen

8.0 Policy Assessment

Sustainability

- 8.1 The proposed works should be considered in connection with those approved by the planning permission (Ref: 2012/311/P) last year, to improve the energy efficiency of the building. Due to the age of the buildings and the type of construction, the applicants [occupiers] want to upgrade the insulation qualities of the building to increase its energy efficiency. The proposed works include; the installation of double glazed windows, additional insulation to areas of flat roof, and associative works.
- 8.2 The application involves the replacement of the windows to the rear building [fronting Jockey's Fields] and the rear elevations of 14 Bedford Row. It should be noted that the replacement of the third floor windows of the Jockey's Field building was granted planning permission (Ref: 2012/311/P). The proposed windows are to be double glazed white powder coated aluminium framed windows. The new windows are to be glazed with Pilkington Insulight™ glass with a grey tint to the outer pane; the current windows have a mirrored film installed to provide privacy for our client and to reduce glare.

- 8.3 The large flat roof to the link building and the balcony fronting Jockey's Fields at third floor level will be insulated with the same system used to insulate the main roof of the Jockey's Fields block, which was approved by planning permission (Ref: 2012/3111/P). The proposed insulation system is slim-line [160 mm in depth] and provides excellent insulation qualities. We would comment that the areas of the building already re-insulated have already seen a marked improvement in energy efficiency.
- 8.4 These measures will improve the sustainability of these premises and would be in accordance with Policies CS13 and DP22.

Residential Amenity

- 8.5 The proposed works are limited to the replacement of the windows of a similar appearance, and the recovering of the flat roof with insulation. In respect of the insulation to the roof, this will require the raising of the handrails by 160 mm to achieve the necessary 1100 mm safe height. For similar reasons an additional metal handrail will be attached to the inside of the existing concrete balustrade. However, due to the minor extent of these works it is not considered that they would adversely impact upon the amenities; daylight / sunlight, outlook or privacy of the adjoining buildings.
- 8.6 In light of the above the proposals would comply with the provisions of Policy DP26.

9.0 Design Assessment

- 9.1 The proposed works that are the subject of this application relate to the rear elevation of the Bedford Row building, and the four storey building fronting onto Jockey's Fields that was constructed in the late 1980's. With regards the Jockey's Field building this has a white painted concrete frame, with the infill panels constructed from brick and the windows consisting of sets of double and triple sash windows. As this building is linked to 14 Bedford Row it forms part of the listed building although it does not have any special architectural or historical interest.
- 9.2 The proposed alterations are to improve the energy efficiency of the building and reduce the impact the building has on the environment. As such the alterations have been designed in a way to mitigate the impact they have on the special architectural or historical interest, and ensure that they do not harm the character or appearance of the Conservation Area.
- 9.3 The first alteration is the replacement of the windows to the rear building [fronting Jockey's Fields] and the rear elevations of 14 Bedford Row. The proposed windows will be white powder coated aluminium framed windows and match the slender reveals and profiles on the existing windows. The proportions of the proposed windows will match the existing fenestration apart from Window Types 21, 24, 27 & 33 [located on the rear elevation of the Bedford Row building] , which have had their proportions slightly altered to be more in-keeping with the rest of the building.
- 9.4 The second alteration is in respect of improving the thermal efficiency of the roof of the link building and the balcony are fronting Jockey's Fields at third floor level. The proposed system minimises the increase in height of the roof to 160 mm but would still considerably increase the level of insulation.

- 9.5 As part of the improvements the height of the handrail to the flat roof will be increased in height by 160 mm; the existing handrail will be reused in order to achieve the 1100 mm safe height for balustrading, and would not have material impact. For similar reasons a new metal handrail will be installed to the inside of the concrete balustrade to the balcony at third floor level of the Jockey's Field building. The proposed stainless steel handrail has been designed so that it is not be visible from street level. In addition, the existing balustrade to the balcony has open areas at low level, which will need to be adapted in order to ensure it complies with the Building Regulations. To address this, infill glazed screen within a thin metal frame will span these areas. These have been designed to reduce the potential impact upon the visual appearance of the building, while providing the necessary edge protection to this area.
- 9.6 Repositioning of the existing handrailing to the flat roof and the addition of a handrail to the third floor balcony would not have a significant impact upon the appearance of the building.
- 9.7 Finally, as part of the works the current acoustic screen (domestic fencing panel) that encloses the air handling units on the flat roof of the link building will be replaced by an acoustic screen. The acoustic screen will be constructed from 75 mm thick acoustic panels, which will be more effective in both screening any noise from the air handling units and as a visual barrier. The acoustic screen will have a powder coated grey [goose wing grey] painted finish to match existing and ensure it is appropriate within its context.
- 9.8 It is considered that the proposed development represents a sustainable, high quality improvement to the building, which would be compatible with the appearance of the building and would not have a detrimental effect on the special architectural or historical interest of the listed building or character or appearance of the conservation area. As such, the proposal will comply with Policies CS14, DP24, and DP25.

10.0 Access Assessment

- 10.1 The alterations that are the subject of this application are all at roof level and involve the installation of replacement windows, and as such would not alter the buildings accessibility.

11.0 Conclusion

- 11.1 These proposed minor external alterations to the building would be in keeping with the buildings appearance, and would improve the energy efficient of the building.
- 11.2 For the reasons outlined above it is considered that planning permission and listed building consent should be granted for the proposed development.