

Design and Access Statement

14 Daleham Mews, London, NW3 5DB

Change of use from garage for motor vehicle repairs with residential flat above to one dwellinghouse (Class C3), including a first floor rear extension.

Site and surroundings

The application site contains a part one/part two storey mid-terrace property located on the western side of Daleham Mews. The building is predominantly finished in exposed brickwork, with tile hanging on the rear elevation at first floor level. The property has three projecting bay window features at first floor level to the front. A terrace is located at first floor level at the rear, with adjacent rooflights serving the ground floor below. The ground floor contains a commercial garage used for motor vehicle repairs, as well as a domestic garage (used and owned by the applicant who currently resides at 31 Daleham Mews), and the entrance to the first floor self contained flat above. The site backs on to the rear garden to 16 Daleham Gardens. The site is located within Belsize Conservation Area.

Relevant planning history

2011/5035/P - Erection of timber fence above existing party wall between 14 Daleham Mews and 16 Daleham Gardens. Granted 08-12-2011.

9005102 - Application for established use certificate for use of ground floor garage for motor vehicle repairs. Granted 12-04-1990.

Proposal

It is proposed to convert the entire two storey property into a single dwellinghouse.

The only alterations to the front elevation will be to replace the existing doors to the commercial garage with a new frontage formed of timber panelling with high level windows, as has been installed at many other properties within Daleham Mews. It is proposed that this is painted black to match the existing garage doors which will be replaced, however the applicant is willing to paint this any colour deemed fit by the Local Planning Authority. Further details can be sought through condition if deemed necessary.

The property will be extended to the rear at first floor level, using bricks to match the appearance of those of the existing building. The extension will include a flat roof hidden behind a parapet wall. One window will be included on the south facing side elevation. The extension will not project above the existing party wall along the northern side boundary, and as such would have no impact on the amenity of 12 Daleham Mews. The extension will be set some 10m away from the southern side boundary, and would therefore result in no impact on the amenity of 16 Daleham Mews.

In respect of properties to the rear, the extension is considered to result in a very similar impact as the existing screen fencing which runs along the rear boundary

at first floor level (approved in 2011 under ref. 2011/5035/P). There are existing examples of first floor rear extensions in this street, such as at the adjacent property to the north, 12 Daleham Mews, and as such the proposed extension is considered to be in keeping with the character of the surrounding area.

Minor changes are proposed to the fenestration on the rear elevation, including the provision of a set of glazed doors to provide better access to the first floor terrace. These alterations will not be visible from the street scene or surrounding sites.

A garden area, which doubles as a light well, will be created at ground floor level, with glazed walls on two sides to provide light to the ground floor. The largely open plan layout of the ground floor will maximise the light from this source, given the constraint of high level windows on the front elevation and no windows able to be formed in the rear or side elevations at ground floor level.

The ground floor will contain an open plan kitchen/dining/living space, a bathroom, utility room, hobby room and storage space. The existing domestic garage will also be retained, and is large enough to also include designated space for recycling and refuse storage, and cycle storage.

The first floor will contain four bedrooms, two of which featuring en-suite bathrooms, and a separate family bathroom, as well as improved access to the existing roof terrace.

The position of the staircase will be relocated to make better use of the available space.

Regard has been had to the Belsize Conservation Area Statement, as the site is located within Sub Area 2 (Belsize Village) of the Belize Conservation Area. The proposal is considered to result in no harm on any of the features which contribute to the special character of this area. There will be only minimal alterations to the front elevation, which will reflect similar alterations evident on many of the surrounding properties in Daleham Mews. The rear extension will be constructed in materials to match the existing property. The alterations to the fenestration will match the style of the existing windows. Moreover, the elevation is not visible from the street and is obscured from neighbouring sites by the existing side walls and privacy screen at the rear.

Policy context

Camden Core Strategy 2012-2025

CS1 – Distribution of growth

The proposal is considered to result in an efficient use of the site, representing a sustainable form of development, in keeping with the character of the surrounding area.

CS4 – Areas of more limited change

The proposal is considered to respect the character of the surrounding area, with particular regard to the heritage of the area, and has been designed to replicate the character and appearance of adjacent properties.

CS5 – Managing the impact of growth and development

The proposal is considered to result in a positive impact on surrounding amenity, as the proposed residential use of the site is considered to be more appropriate than the current commercial use in this location, and would generate less activity likely to cause noise and disturbance. The proposal would preserve the character of the conservation area.

CS6 – Providing quality homes

The proposal is not considered to conflict with the aims of this policy. Housing is identified as a priority land use.

CS8 – Promoting a successful and inclusive Camden economy

This policy seeks to safeguard existing employment sites and premises in the borough that meet the needs of modern industry and other employers, however it is considered that the existing commercial garage is not particularly well located, set within a predominantly residential area. Moreover, it is considered unlikely that a tenant would be found if marketing the premises at current market rent.

CS14 – Promoting high quality places and conserving our heritage

The proposal is considered to preserve the character and appearance of the conservation area, and has been designed to relate to its local context and character.

CS18 – Dealing with our waste and encouraging recycling

The proposal includes space to store refuse and recycling within the existing garage. The refuse collection arrangements will be as existing.

Camden Development Policies 2010-2025

DP2 – Making full use of Camden's capacity for housing

The proposal is considered to accord with the aims of this policy, which seeks to maximise the supply of additional homes in the borough. The proposal will result in a net increase in residential floor space.

DP5 – Homes of different sizes

The existing first floor flat has three bedrooms. The proposed dwellinghouse would have four bedrooms. The Council's dwelling size priority table indicates that the priority for both three bedroom and four or more bedroom market homes is medium. The proposal would therefore result in no loss of higher priority market housing.

DP6 – Lifetime homes and wheelchair housing

Regard has been had to the 16 Design Criteria for the Lifetime Homes Standard, as follows:

1. Parking (width or widening capability): The proposal includes the retention of an off-street parking space in the form of an integral garage, which exceeds minimum size requirements.
2. Approach to dwelling from parking (distance, gradients and widths): The integral garage provides access directly into the property.
3. Approach to all entrances: It is not proposed to alter the approach to the entrance given the sensitivity of being within a conservation area.
4. Entrances: It is not proposed to alter the approach to the entrance given the sensitivity of being within a conservation area.
5. Communal stairs and lifts: The proposal does not include principal access stairs of a lift.
6. Internal doorways and hallways: The size requirements are met.
7. Circulation Space: The property is not suitable for wheel chair use, given the existing site constraints.
8. Entrance level living space: A living room and kitchen is provided on the same floor as the entrance.
9. Potential for entrance level bed-space: There is sufficient space for a temporary sleeping space to be provided at ground floor level.
10. Entrance level WC and shower drainage: A WC is provided at ground floor level, and there is sufficient space to install a shower at ground floor level.
11. WC and bathroom walls: Walls in all bathrooms and WC compartments will be capable of firm fixing and support for adaptations such as grab rails.
12. Stairs and potential through-floor lift in dwelling: In the future a stair lift could be installed, and it would be possible to provide a lift to the first floor.
13. Potential for fitting of hoists and bedroom / bathroom: It would be possible to fit hoists in the bathroom and bedrooms.
14. Bathrooms: An accessible bathroom will be provided at first floor level, on the same floor as the bedrooms.
15. Glazing and window handle heights: The living/dining area will be served by floor length glazing to a garden area, with accessible handle heights. The windows at first floor level will be unchanged at the front. One bedroom window will be provided on the side of the rear extension, which will be approachable and usable by a wide range of people.

16. Location of service controls: Service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

DP13 – Employment premises and sites

This policy seeks the retention of land and buildings that are suitable for continued business use. It is considered that this is no longer a desirable location for a business use, given that Daleham Mews is a quiet street almost exclusively in residential use.

The existing tenant has benefited from a low rent, substantially below the market value, which has not increased since the 1970s. The tenant plans to retire in the near future, and it is considered unlikely that the premises would be viable if rented at market rate by a new tenant.

Where a site is considered unsuitable for any business use other than B1(a) offices, then a permanent change to residential use is identified as a possible appropriate alternative use.

DP16 – The transport implications of development, and DP18 – Parking standards and limiting the availability of car parking

The proposal will incorporate the retention of an existing domestic garage. This garage is of a sufficient size to store both a car and bicycles. In respect of cycle storage, the garage would provide a convenient access to street level, and would be secure. No new vehicle or pedestrian accesses are proposed. No additional parking spaces are proposed.

DP24 – Securing high quality design

The proposal has had regard to the character, setting, context and the form and scale of neighbouring buildings. The only alteration that will be visible from the street scene will be the replacement of the existing doors to the commercial garage. This opening will be fitted with a timber panel finish with high level glazing, to match the appearance of similar frontages at neighbouring properties. The proposed colour is black, to match the existing garage doors, however, the applicant would be willing to consider any colour deemed fit by the Local Planning Authority, and this could be secured through an appropriate condition.

The first floor rear extension will be constructed in materials to match the appearance of those used in the construction of the existing buildings.

DP25 – Conserving Camden's heritage

The proposal is considered to preserve and enhance the character and appearance of the Belsize Conservation Area. The proposal has been developed with regard to the conservation area statements, appraisals and management plans.

The premises are not listed. The proposal is considered to have no impact on archaeology.

DP26 – Managing the impact of development on occupiers and neighbours

The proposal will provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space. The proposal will increase the amount of external amenity space at the site, through the creation of a garden area at ground floor level, as well as the retention of the first floor terrace. The proposal includes ample storage space. The garage will contain space for cycle storage and refuse storage.

The proposed extension will cause no significant overshadowing of adjacent sites. The proposal will result in no overlooking of adjacent sites. The existing privacy screen at the rear of the property will continue to prevent overlooking of sites to the rear, and the existing brick wall along the common boundary with the property to the south will continue to prevent overlooking to the south. The first floor rear extension will be provided with one window which will face the terrace, and as such would overlook no other sites.

Camden Planning Guidance 1: Design

The proposal is considered to preserve and enhance the character and appearance of the area.

The alterations to the property, including the first floor rear extension, take into account the character and design of the property and its surroundings. The replacement windows will match the style and appearance of those on the existing property. The rear extension will appear subordinate to the main building and will not affect surrounding residential amenity.

The garage is of sufficient size to store refuse.

Camden Planning Guidance 2: Housing

The proposal is considered to accord with the aims of this guidance. The residential unit will be self contained and will be accessed from its own secure entrance onto the street.

The bedrooms will be at first floor level, separate from eating areas at ground floor level. The proposal include an open plan living/kitchen/dining area at ground floor level, which is considered appropriate as the floor area is sufficient to accommodate each of these uses within defined areas, and this provides a flexible approach.

The creation of a garden area at ground floor level will provide a light well to enhance the natural light and ventilation available at ground floor level. The proposal also includes rooflights and high level windows to provide additional natural light. All habitable rooms will benefit from sources of natural daylight.

The dwelling will exceed the minimum floorspace requirements.

The ground floor rooms will exceed the minimum required ceiling height of 2.3m. The ceiling height of the first floor rooms will remain unchanged.

Ample storage space is provided.

Private amenity space is provided through the existing terrace and the creation of a ground floor garden area.

Camden Planning Guidance 5: Town Centres, Retail and Employment

The guidance identifies three categories of sites and premises suitable for light industrial, storage and distribution uses. It is considered that the application site falls within Category 3, which suggests that the site is heavily compromised and may not be suitable for continued industrial use when it becomes empty. The site is relatively small and isolated, and is considered to have incompatible neighbouring uses (predominantly residential), poor access (Daleham Mews is a cobbled street), no goods lifts and no space for servicing. The site does not lie within a Town of Neighbourhood Centre.

In instances where Camden accepts the principle of redevelopment of an employment site, the priority will be to secure permanent housing and/or community uses, as is proposed with this application.

Summary

In conclusion, it is considered that the proposal accords with relevant planning policy, and as such it is respectfully requested that planning permission is granted.

