

14 Roger Street
Bloomsbury
WC1N 2JR

12076

Design and Access Statement
(Including Conservation Area Statement)

April 2013



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON

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EXECUTIVE SUMMARY

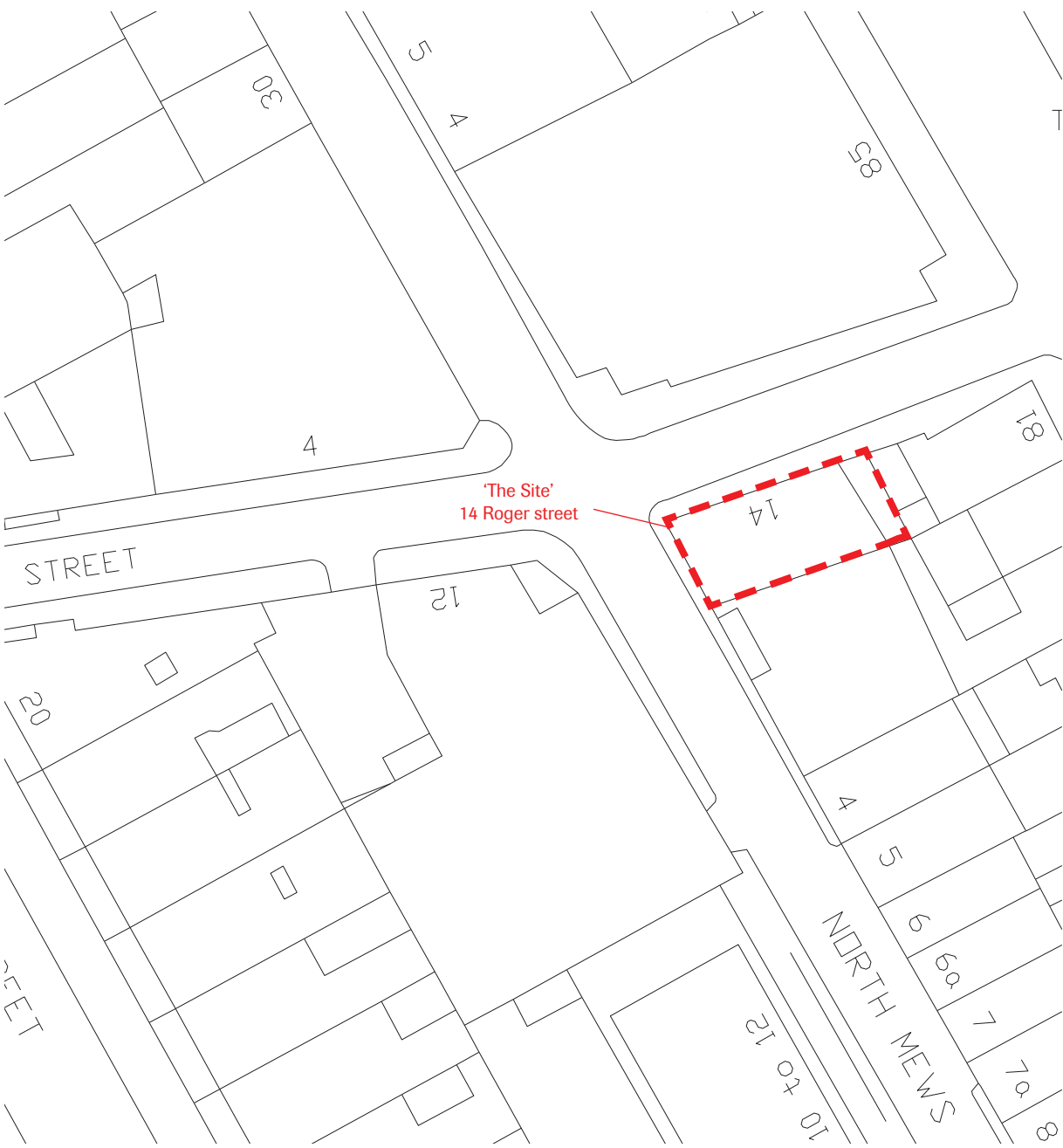
- Planning application change of use from 422.5 sqm (4,548 sqft) existing Office Building (use class B1) to the proposed 531.3 sqm (5,719 sqft) Residential Dwellings (use class C3).
- Conservation Area appraisal for extension of the existing premises within Bloomsbury Conservation Area.
- Alterations, restoration and refurbishment of the existing building envelope across 5 storeys from basement to 3rd floor level with the insertion of new fenestration and the addition of a fourth floor.
- Proposed accommodation totalling 6 dwellings incorporating 2no. 2 bedroom duplex apartments, 2no. 2 bedroom single storey apartments, 1no. 1 bedroom single storey apartment and 1no. 3 bedroom duplex apartment.
- Inclusion of a lower ground floor lightwell.
- Provision of new cycle storage spaces



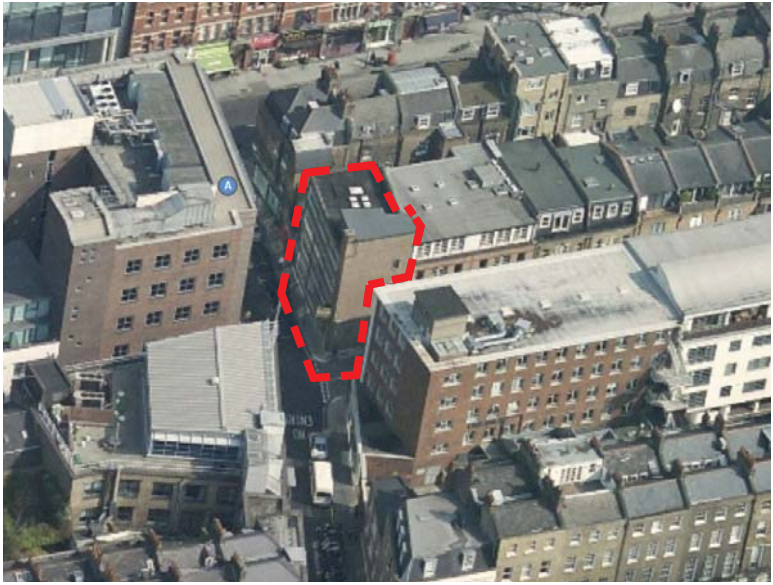
SECTION ONE:
INTRODUCTION



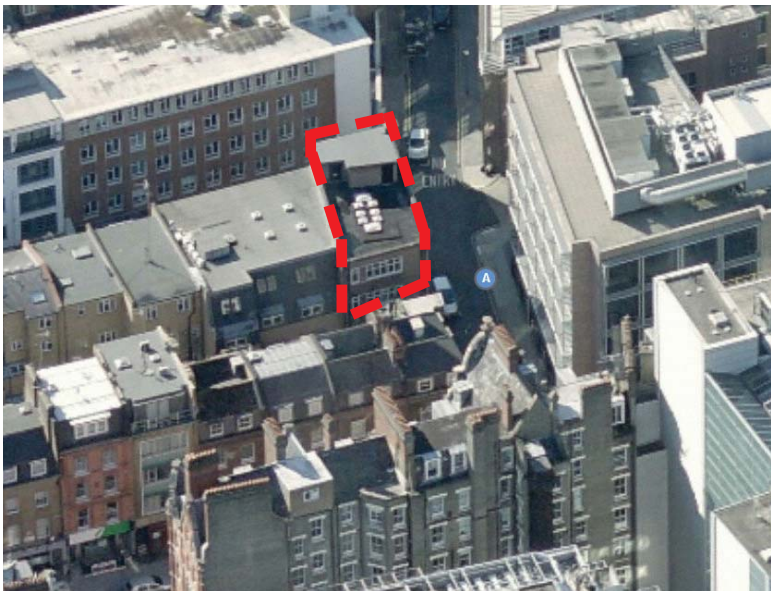
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Site Location Plan
Approx. 1:500 @ A3



Roger Street and Surroundings
Aerial View 01
(Site outlined in red)



Roger Street and Surroundings
Aerial View 02
(Site outlined in red)

1.0 INTRODUCTION

1.1 Marek Wojciechowski Architects have been instructed to prepare a planning application for no. 14 Roger Street, WC1N 2JU. The site consists of a 6-storey property on the corner of North Mews and Roger Street, arranged over lower ground, ground, first, second, third and roof levels. The property was last used as offices (B1 use class), but is currently vacant.

1.2 This application relates to the proposed change of use of the entire property from B1 (offices) to C3 (residential), comprising 1no. 3-bedroom, 1no. 1-bedroom and 4 no. 2-bedroom apartments. Works relating to this change of use include:

- Excavation of a lightwell to the Eastern boundary of the property to allow natural light and ventilation into the proposed lower ground floor bedrooms.
- Reinstatement of low-level windows to the Roger Street elevation to allow light and ventilation to lower ground floor.
- Creation of 1 no. new low level windows to North Mews. elevation to match those described above
- Enlarging the existing fourth floor lift motor room and store to create extra residential accommodation.
- Internal reconfiguration as outlined in the proposed plans submitted with this application.

1.3 This document provides a detailed explanation of the proposed scheme, evaluated against the history of the site and its surroundings, as well as all local and national planning policy.





1870s
Ordnance Survey Map
14 Roger Street
& Surroundings
(Approx. site outlined in red)



1890s
Ordnance Survey Map
14 Roger Street
& Surroundings
(Approx. site outlined in red)



1970s
Ordnance Survey Map
14 Roger Street
& Surroundings
(Approx. site outlined in red)



1980s
Ordnance Survey Map
14 Roger Street
& Surroundings
(Approx. site outlined in red)

2.0 HISTORIC BUILDING ASSESSMENT

2.1 The application property is not listed, but lies within the Bloomsbury Conservation Area (although close to the Eastern boundary). This area is a famed example of formal town planning with a predomination of terraced townhouses, however it is noted in Camden's 'Bloomsbury Conservation Area Appraisal and Management Strategy' that Roger Street is "varied in character with different building types, styles and ages", and has "discontinuous building frontages". Given this, the Guide goes on to state:

"The streets' lesser status in the area is evident in the scale and orientation of buildings and a history of mixed uses such as small shops and public houses. These uses remain with some office and residential uses, giving the area a distinct varied character."

Given the above, we do not believe that no.14 Roger Street makes any particular contribution to the character of the Bloomsbury Conservation Area.

2.3 As can be seen in the maps to the left, the building currently standing on the application site was likely constructed in the late 1970s/early 1980s. The site appears to have hosted a number of different buildings since the late 19th century, with little evidence of any consistent use.

2.4 The research undertaken on the history of the property and its surrounding area has strongly influenced the works proposed within this document and they look, where possible, to respect and enhance this historic legacy.

3.0 CONSERVATION AREA STATEMENT

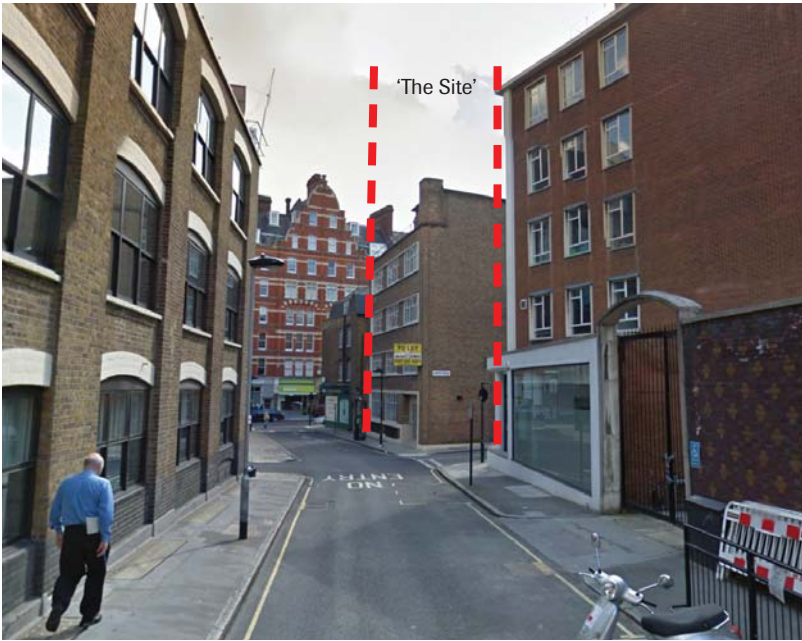
3.1 The property lies within the Bloomsbury Conservation Area, a famed example of formal town planning with a predomination of terraced townhouses.

3.2 The research undertaken on the history of the property and its surrounding area has strongly influenced the works proposed within this document and they look, where possible, to respect and enhance this historic legacy.





14 Roger Street
As Viewed from
North Mews



14 Roger Street
As Viewed from
Roger Street



14 Roger Street
Existing rear yard



14 Roger Street
As Viewed from
Gray's Inn Road

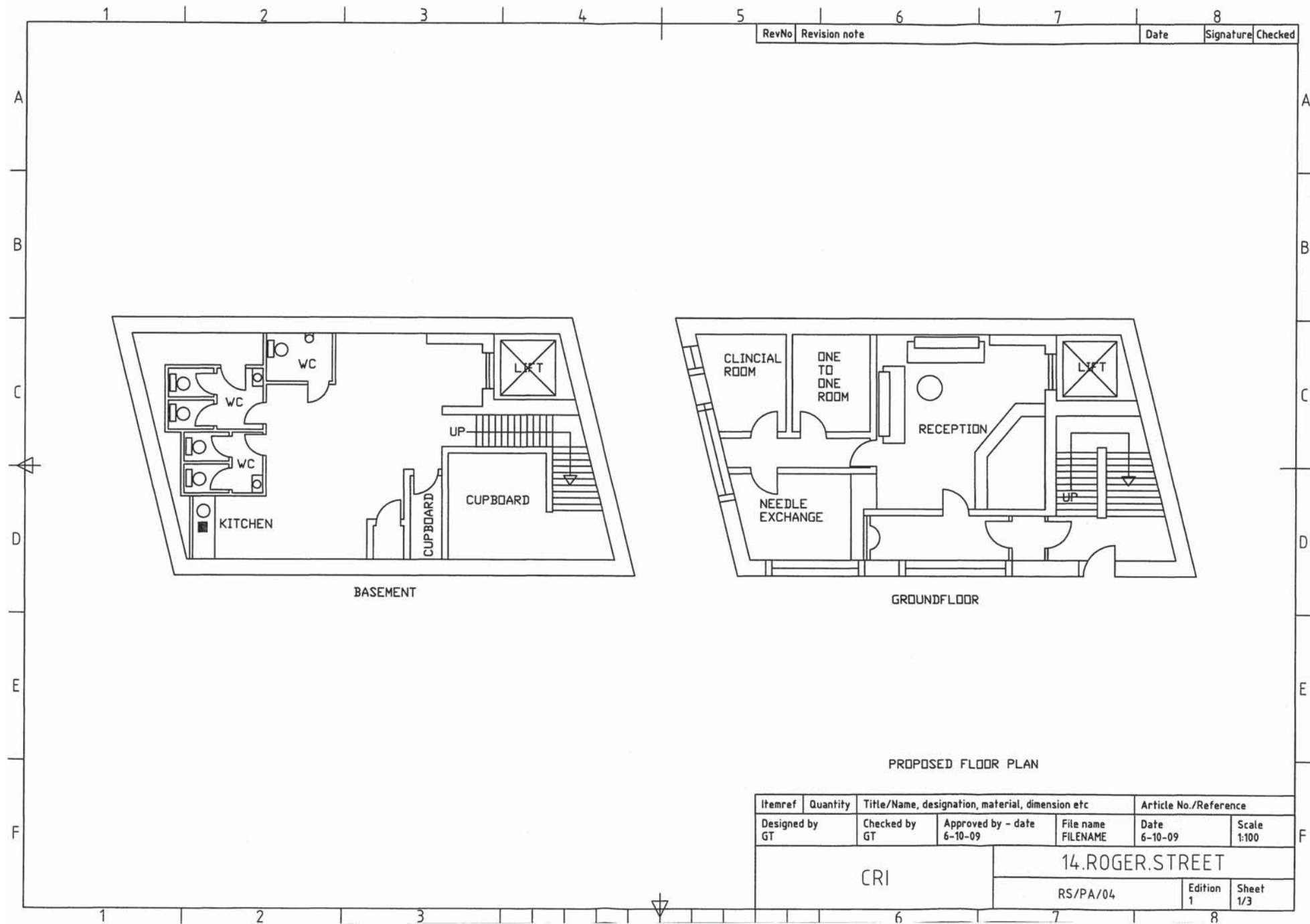


14 Roger Street
As Viewed from
North Mews



14 Roger Street
As Viewed from
Roger Street





14 Roger Street
Withdrawn proposed ground floor plan (ref: 2009/4805/P)

5.0 PLANNING HISTORY

5.1 The only planning history listed on line for the application site relates to a withdrawn proposal for change of use from B1 to D1:

2009/4805/P - Change of use of basement to third floors from office (Class B1) to non-clinical substance misuse service (Class D1), to include interview/counselling rooms, group rooms and admin offices.
(Withdrawn plans shown left)

There is no evidence listed online as to why the application was withdrawn, but it is not thought that this has any negative impact on out proposals.

5.2 Numerous properties in the surrounding area have been granted planning consent for change of use from offices (B1) to residential (C3) in recent years. Selected examples are as follows:

- 1800sqft of B1 to C3 / March 2012**
28 Museum Street, WC1 - Consent granted for the change of use of the whole of this Grade II listed 1800sqft building. The applicants cited a high supply of offices in the area as justification for the loss of B1 floorspace.
- 2400sqft of B1 to C3 / December 2011**
6-8 Emerald Street, WC1 - Consent granted for the change of use of the 1st to 3rd floors, including the erection of a new mansard level. Again the plentiful supply of B1 floorspace in the area was cited as justification for the change of use.

5.3 Given the similarity of the above applications to the works proposed within this document, and the fact that they were all granted within the last few years, it is thought that they provide strong precedents. Numerous other change of use applications have also been granted in the immediate area.



6.0 IDENTIFYING THE NEED / CHANGE OF USE

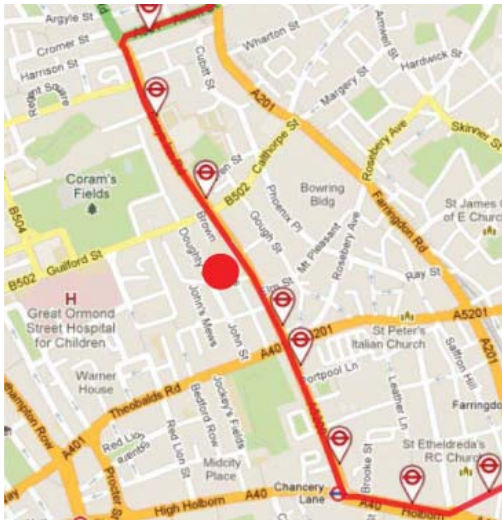
To be read in conjunction with **Appendix 1.** the loss of employment supporting statement by Montagu Evans

Although set out in the accompanying Report, the need for the change of use comes from the general under-utilisation of the site. Following Camden's Core Strategy Policy CS8, it is acknowledged that there is a high concentration of commercial properties in the borough. While the Camden Employment Land Review 2008 forecasts that the demand for offices will increase between 2006 and 2026, the Council will be looking to direct new business development to other areas of the borough, with the majority being in King's Cross.

The provision outlined above and in Camden's Core Strategy means that the future supply of offices in the borough can meet projected demand. Consequently, the Council will favorably consider proposals for other uses of older office premises if they involve the provision of permanent housing (in particular, affordable housing).

The demand for housing in the United Kingdom and, in particular London is exceptionally high. As noted Camden's Core Strategy, any opportunity to reuse existing buildings to increase the availability of sustainable, quality homes should be regarded as beneficial - particularly when it returns a character building to its original use.

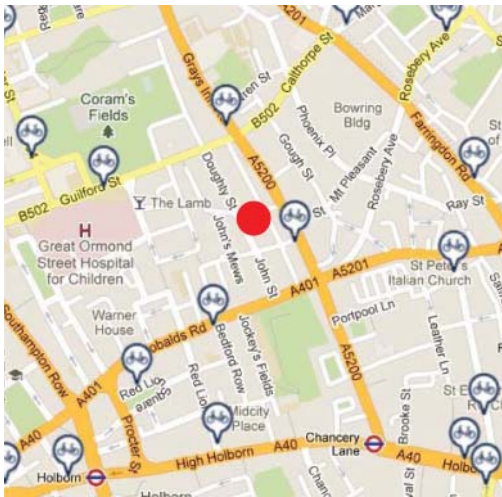




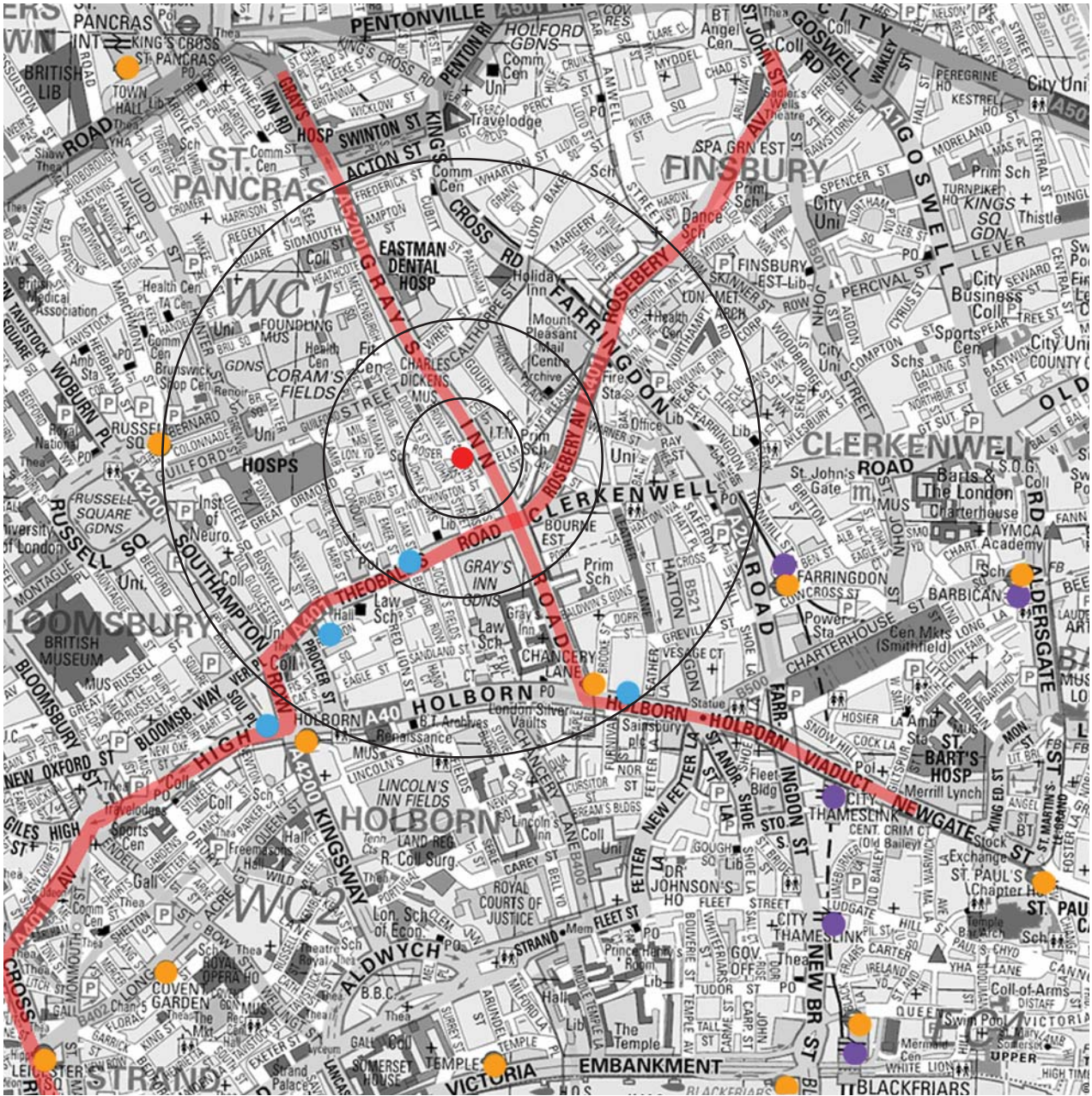
Bus Stops



Bicycle Stands



Barclays Docking Stations



- Trains / Underground
- Mainline stations
- Cycle stations
- Bus Stop Routes 55 N19 N35 N38 N41 19 243 38

7.0 TRANSPORT ASSESSMENT

The application site has excellent access to nearby transport links. It is noted in Camden's Core Strategy CS11 that as part of its approach to minimising congestion and addressing the environmental impacts of travel, the Council will look favorably on developments that minimise the provision for private car parking and, in particular through 'car-free' developments in the borough's most accessible locations.

Within 5 minutes walking distance are Holborn and Chancery Lane underground tube stations. Euston and Kings Cross are only 15 minutes walk away for National Rail connections and, Farringdon, and City stations provide Network Rail Thameslink connections.

Just moments walk from the site is a main bus route and, which includes buses on the routes noted below.

It has been requested in pre-application advice that the scheme be 'car-free'. The access to excellent public transport links makes the development ideal for residential use and relieves need for vehicle ownership.

The site is also located moments from nearby Gray's Inn Gardens, an ideal amenity space for families.

The site has a PTAL rating of 6b



SECTION TWO:

DESIGN EVOLUTION, FINAL PROPOSALS & PLANNING CONSIDERATIONS



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8.0 PLANNING POLICY

8.1 The London Borough of Camden (LBC) ‘Core Strategy’ states that *“the Council will consider proposals for other uses of older office premises if they involve the provision of permanent housing”* (Policy CS8 Section 8.8).

8.2 Camden Development Policy DP13 provides further guidance on the loss of B1 (office) uses:

*“The Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless:
a) it can be demonstrated to the Council’s satisfaction that a site or building is no longer suitable for its existing business use;
AND b) there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.”*

8.3 Finally, Camden Planning Guidance (CPG) 5 reiterates what is said in CS8 and DP13 above. It also contains a summary of situations in which the loss of office use may be acceptable:

*“There are a number of considerations that we will take into account when assessing applications for a change of use from office to a non business use, specifically:
• criteria listed in paragraph 13.3 of policy DP13 of the Camden Development Policies;
• age of the premises. Some older premises may be more suitable for conversion;
• whether the premises include features required by tenants seeking modern office accommodation;
• quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion;
• whether there are existing tenants in the building, and whether these tenants intend to relocate;
• the location of the premises and evidence of demand for office space in this location; and
• whether the premises currently provide accommodation for small and medium businesses.”*

8.4 We believe that the application site complies with a number of the scenarios listed in the above points, particularly considering the age of the premises, and the extensive supply of B1 office space in the surrounding area. A report was compiled by Montagu Evans in October 2012 for a similar planning application (Ref: 2012/4925/P, 25 John’s Mews), which stated there was approximately 204,000sqm of B1 floorspace (198 properties) available to rent within a 1.5km radius of the site.

8.5 In light of the above, we believe that the proposed return from B1 to C3 use is not contentious in planning terms. ‘Section Two’ of this report covers the proposed design changes related to this change of use.



9.0 PRE-PLANNING APPLICATION FEEDBACK

9.1 Pre-planning advice was received on 25th February 2013 from Gideon Whittingham of Camden Borough Council Planning Department. The main points of this response are summarised below (with MWA responses in *red italics*):

- Land use – Loss of office accommodation
Marketing information will be requested to assist in making an assessment of the premises for its suitability for continued business use. Should this information adequately demonstrate the premises are not suitable for an alternative business use, and have been marketed sufficiently; the potential loss of commercial floorspace could be justified in this instance.
Noted - Planning Marketing Report is submitted with this application.
- Provision and quality of accommodation
The proposal would provide 1 x 3 bedroom, 3 x 2 bedrooms and 1 x 1 bedroom unit, assumed as market housing in this instance. Two bedroom units are identified as being very high priority, with three bed units medium priority and one bed/studios lower priority. The Council would expect at least 40% of market housing to provide two bedroom units, and considering the small number of units provided and the provision of a family sized unit in a ward identified as suffering from a lack of family sized accommodation, the mix of units is considered acceptable in this instance.
Noted - Application would provide 1 x 1 bedroom unit, 4 x 2 bedroom units and 1 x 3 bedroom unit.
- Design related issues/townscape
Basement
The lightwell would be at lower ground floor level to provide a courtyard. The proposal would be set behind a boundary wall therefore not publicly visible. In townscape terms this would have an extremely limited impact on the conservation area so is not objectionable.
Noted
- Façade treatment
The proposal would result in a significant number of elevational alterations which would change the appearance of the building, including greater expanses of glazing and the soot washed brickwork. Given that the building is a neutral contributor to the conservation area, alterations to the façade could be acceptable subject to their appropriate design and quality of materials.
In terms of the current submission however, the application of soot colouring to the brickwork is considered unsympathetic to the appearance of the building and uncharacteristic to the wider conservation area. In terms of glazing, the extent proposed would greatly diminish the solid brickwork and associated stature of the building.
Whilst the insertion of windows along the west facing elevation are acceptable, as are the recessed balconies on the north elevation, the expanse of glazing to the north and east facing elevations should be greatly reduced with possible surrounds to the openings.
Noted - Existing brickwork to be retained, repaired, washed and re-pointed. The brick work is not to be soot washed. Facade design has been revised to reduce the amount of glazing proposed.

- Additional storey
There is an existing rooftop plant room on the western side of the roof and therefore in many views from the north, south and west the additional bulk of this part of the proposed will have a limited impact on the building. From the east there are longer views of the building from Gray's Inn Road and this would make the building taller than the listed buildings on Gray's Inn Road. However a variety of building heights in the immediate context are noted and one extra storey would not dominate the listed buildings or make this building significantly more prominent. Given the buildings corner location however, the subject of public views, an additional storey should be suitably recessed in order to mitigate concerns of bulk. The existing roof extension, by virtue of its alignment to the buildings footprint below, lacks the subordinate nature necessary to mitigate such concerns.
Noted - Fourth Floor set back from existing parapet.
- Basement/lightwell
It is noted that the building is within an Archaeological Priority Area so the applicant is advised to consult with Greater London Archaeological Advisory Service as to what the implications of this may be.
Noted - Archaeology Desk Based Assessment is submitted with this application.
- Impact on amenity
The Council will need to be satisfied that the development proposed does not result in a material loss of light, outlook or privacy to existing residential occupiers.
The application site has windows facing 79 & 81 Gray's Inn Road which would feature timber louvers at all levels to restrict overlooking. As these properties are less than 8m away there is concern about mutual overlooking between the upper floors of the application site and Gray's Inn Road., however the louvers may have overcome this issue upon a site inspection. 85 Gray's Inn Road and 12 Roger Street are in commercial use so there is no concern about overlooking to these premises, and due to the constrained central London location a degree of overlooking from these premises is considered acceptable.
The proposed roof extension is not considered to have a significant impact on daylight or sunlight to the neighbouring commercial properties, but concern is raised about the impact on light to the upper floors of the Gray's Inn Road properties, and a daylight/sunlight report is recommended to demonstrate that habitable rooms to these properties are not significantly affected.
Noise is not considered to be a problem form the proposed balconies as they are relatively small and facing North Mews, however the proposed roof terrace and is proximity to Gray's Inn Road could be a problem.
Other than that, the change of use of the building to a residential use is not considered to harm the amenity of any adjoining occupiers.
Noted - Daylight / Sunlight Assessment and Noise Reports are submitted with this application.

- Sustainability - resources and energy
An energy statement will be required to demonstrate how carbon dioxide emissions will be reduced in line with the energy hierarchy. All buildings, whether being updated or refurbished, are expected to reduce their carbon emissions by making improvements to the existing building. Work involving a change of use or an extension to an existing property is included. As a guide, at least 10% of the project cost should be spent on the improvements.
Noted - Sustainability Statement and BREEAM Domestic Refurbishment Preliminary Assessments are submitted with this application.
- Transport, access and parking
The site has a Public Transport Accessibility Level of 6b (Excellent) and given the high level of public transport accessibility in the local area, the conversion to residential units would be required to be car-free in line with policies DP18 (Parking standards) and DP19 (Impact of parking). This would need to be secured through a S106 legal agreement. In line with the Council's parking standards, the provision of cycle storage/parking for residential units at 1 space per unit.
Noted - 6no. cycle storage spaces are provide in the cycle store.





14 Roger Street
As existing
Viewed from North Mews



14 Roger Street
As proposed
Viewed from North Mews

10.0 DESIGN STRATEGY

10.1 General Strategy

The design, massing and materials of the building envelope has been developed following close consideration of the site and its context.

In developing the design the following principles have been adopted:

- Repair and reinforce the urban pattern and fabric;
- Provide a cohesive and high quality contemporary design that complements and reflects the original elevation proportions;
- Integrate both traditional and contemporary materials;
- Provide modelling and articulation in plan and section to respect the context and neighbouring properties;
- Provide high quality internal living space with well planned living / light and storage space on a tight urban site within retained building fabric;

In line with our analysis of the existing building fabric the proposal comprises the configuration of the Roger Street elevation. The vertically proportioned openings and unified appearance of both the front and rear facades marries the building into the rhythm of the surrounding properties.

The proposals to refurbish the rear extension and amend its fenestration greatly improves the blank appearance of the existing facade. Added to this, the proposed fourth floor extension and roof terrace above the third floor level has been set back from the existing facade significantly in order to reduce its impact on the streetscape.

The existing elevations of the main building are predominately built of London stock brick. The existing brickwork is to be retained, refurbished, washed and re-pointed. New fenestration is to be inserted into the enlarged existing window openings.

All new brickwork will match the existing brickwork bond (Flemish style). It is believed that the brickwork is completed with weather-struck pointing – this will also be followed through the proposed new brickwork.

All new glazing will be Double glazed with polyester powder coated frames.

10.2 Proposals Summary

10.2.1 Alterations to the elevations

- Ground floor window and door openings to be retained. New fenestration to be installed.
- 2no. New entrance doors, within existing openings, to the Roger Street elevation.
- 1no. New entrance door, within existing opening, to the North Mews elevation.
- 1no. New window opening to the North Mews elevation, detailed to match the ground floor fenestration to the Roger Street elevation.
- all window openings to be enlarged from current cill level down to internal floor level. New fenestration to be inserted into enlarged openings.
- new Fourth Floor extension to be set back from parapet. Existing parapet to be increased in height by 550mm.
- proposed extension to be in

10.2.2 Roofline

- Existing roof structure, lift overrun and storage room at fourth floor level to be demolished. New fourth floor extension to be set back from existing parapets to Roger Street elevation and Rear elevation. Proposed extension is to be no higher than existing lift overrun structure.

- proposed roof to have roof terrace inset from roof edge and surrounded by Sedum roof.

10.2.3 Internals

- Non-original internal partitions to be removed. Original structure noted in pre-planning advice all to be retained.

10.2.4 Development Objectives

The principle objective of the development is to maximise the development potential for residential use, providing a high quality residential environment and enhancing the rear elevation and amenity space currently provided.

The design strategy is to:

- Identify and respond to key constraints and opportunities provided by the site;
- Address pre-application advice and respond to established planning policy framework;
- Provide accommodation, which addresses market requirements to ensure a viable and successful development, which meets local housing needs and;
- Consider policy and guidance in respect of access and safety to ensure an attractive, safe and accessible development.

Care has been taken to give each flat the best possible amount of natural light, whilst ensuring that exposure to solar gain is limited. With direct exposure to the south-west, it was an instinctive move to create depth in the proposed new rear faced that would mitigate solar gain, while also providing visual separation from adjacent properties to the rear.

The layout of the flats has also been carefully considered to make the best use of the available facades and, provide quality housing of a standard and size that is most beneficial to the market.

The proposed layout has been divided so that the flats fit within the existing fabric without feeling cramped. This division also lends itself to a desirable mix of flat sizes and configurations. The existing circulation core has been removed and a new circulation core instated within the existing building fabric.

A schedule of accommodation is included for reference on the following page.





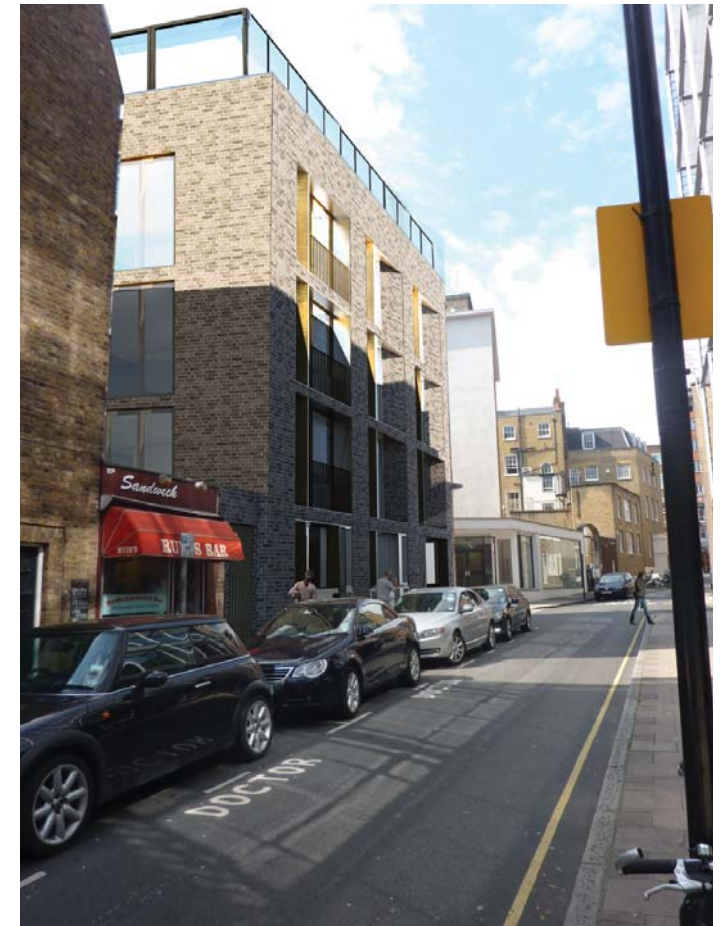
14 Roger Street
As existing
Viewed from Roger Street



14 Roger Street
As proposed
Viewed from Roger Street



14 Roger Street
As existing
Viewed from Roger Street



14 Roger Street
As proposed
Viewed from Roger Street



APPROXIMATE AREAS

| | Net Unit GIA | Net Communal GIA | Gross GIA |
|--|------------------------|---------------------|------------------------|
| Basement | | | |
| FLAT 01 2 Bedroom 4 Person | 40.6 sqm / 437 sqft | 2.1 sqm / 22.6 sqft | 89.9 sqm / 967 sqft |
| FLAT 02 2 Bedroom 4 Person | 44.9 sqm / 483 sqft | | |
| Ground Floor | | | |
| FLAT 01 <i>(Total = 78.3sqm/842sqft)</i> 2 Bedroom 4 Person | 37.7 sqm / 405 sqft | 21.2 sqm / 228 sqft | 91.8 sqm / 988 sqft |
| FLAT 02 <i>(Total = 73.8sqm/794sqft)</i> 2 Bedroom 4 Person | 29.9 sqm / 321 sqft | | |
| First Floor | | | |
| Flat 03 <i>(Total = 89 sqm / 958 sqft)</i> 2 Bedroom 4 Person | 75.6 sqm / 813 sqft | 12.1 sqm / 260 sqft | 89 sqm / 958 sqft |
| Second Floor | | | |
| Flat 04 <i>(Total = 89 sqm / 958 sqft)</i> 2 Bedroom 4 Person | 75.6 sqm / 813 sqft | 12.1 sqm / 260 sqft | 89 sqm / 958 sqft |
| Third Floor | | | |
| Flat 05 <i>(Total = 90 sqm / 968 sqft)</i> 1 Bedroom 2 Person | 53 sqm / 570 sqft | 9.6 sqm / 103 sqft | 90 sqm / 968 sqft |
| Flat 06 3 Bedroom 5 Person | 24.4 sqm / 262 sqft | | |
| Fourth Floor | | | |
| Flat 06 Total <i>(Total = 81.6 sqm / 878 sqft)</i> 3 Bedroom 6 Person | 80.8 sqm / 869 sqft | 0.8 sqm / 8 sqft | 81.6 sqm / 878 sqft |
| GRAND TOTAL | 462.5 sqm / 4,978 sqft | 57.9 sqm / 623 sqft | 531.3 sqm / 5,718 sqft |

11.0 PROPOSED USE, UNIT SIZES AND DENSITY

11.1 Proposed Use
Although set out in the accompanying Change of Use Report, the need for the change of use comes from the general under-utilisation of the site. Following Camden’s Core Strategy Policy CS8, it is acknowledged that there is a high concentration of commercial properties in the borough. While the Camden Employment Land Review 2008 forecasts that the demand for offices will increase between 2006 and 2026, the Council will be looking to direct new business development to other areas of the borough, with the majority being in King’s Cross. Consequently, the Council will favorably consider proposals for other uses of older office premises if they involve the provision of permanent housing (in particular, affordable housing).

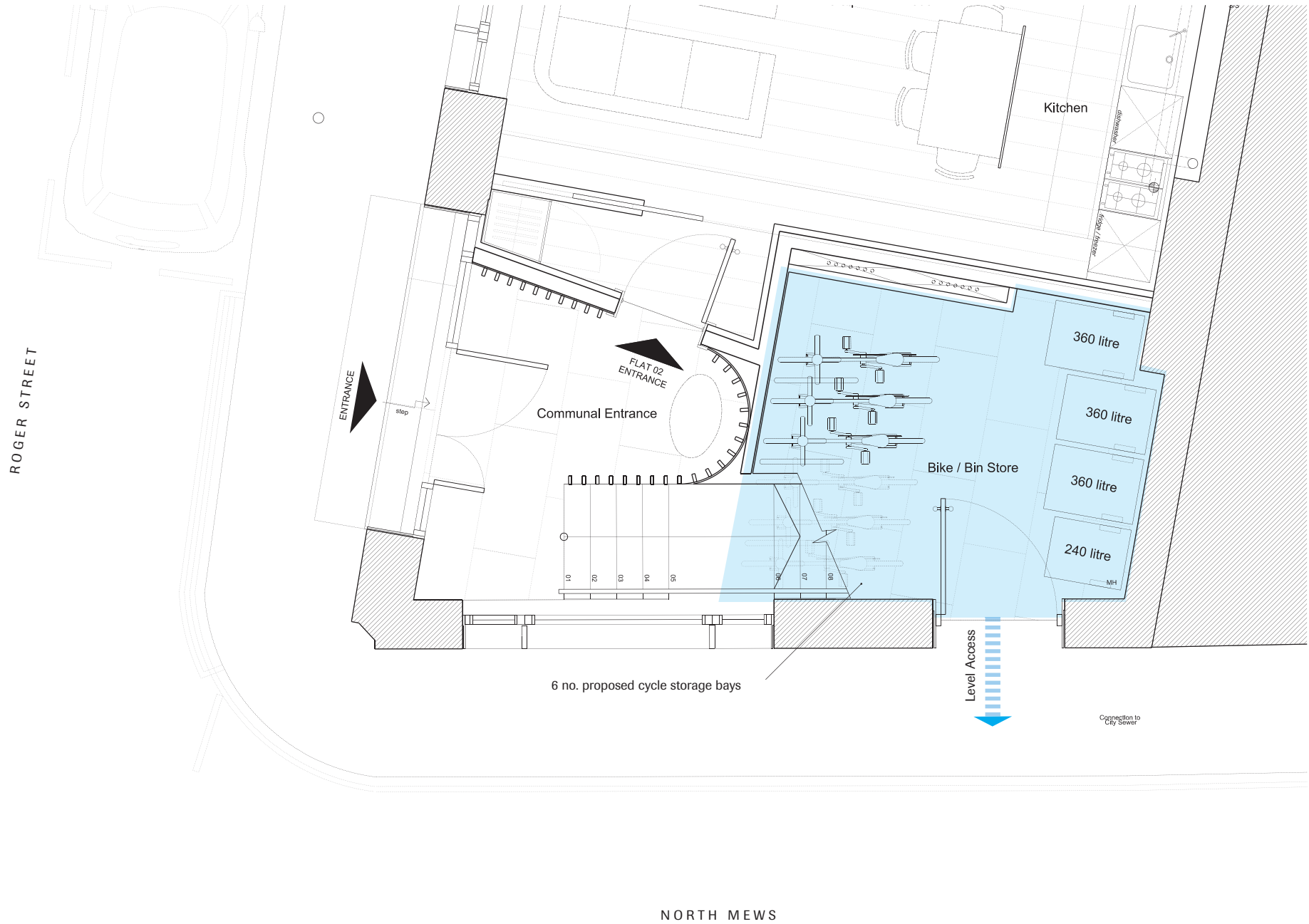
11.2 Proposed Mix of Units
The proposal comprises 1 no. 1 bedroom and 4 no. 2 bedroom apartments, and 1 no. 3 bedroom unit in the fourth floor extension, satisfying Camden’s requirement for mix of units. These units also comply with the minimum space standards set out in The London Plan (July 2011).

11.3 Proposed Density
The proposed scheme provides a density of 1250Hr/Ha (habitable rooms per hectare). It is deemed that this is a suitable density given the extenuating circumstances of the site (ie. its location in relation to a large number of main public transport routes).

Table 3.3 Minimum space standards for new development

| | Dwelling type (bedroom (b)/persons-bedspaces (p)) | GIA (sq m) |
|-----------------|--|---------------|
| Flats | 1p | 37 |
| | 1b2p | 50 |
| | 2b3p | 61 |
| | 2b4p | 70 |
| | 3b4p | 74 |
| | 3b5p | 86 |
| 2 storey houses | 3b6p | 95 |
| | 4b5p | 90 |
| | 4b6p | 99 |
| | 2b4p | 83 |
| | 3b4p | 87 |
| | 3b5p | 96 |
| 3 storey houses | 4b5p | 100 |
| | 4b6p | 107 |
| | 3b5p | 102 |
| | 4b5p | 106 |
| | 4b6p | 113 |
| | | |





proposed cycle access via North Mews access door

proposed cycle storage

Proposed Ground Floor cycle store

13.0 CYCLE STORAGE PROVISION

13.1 Access & Parking

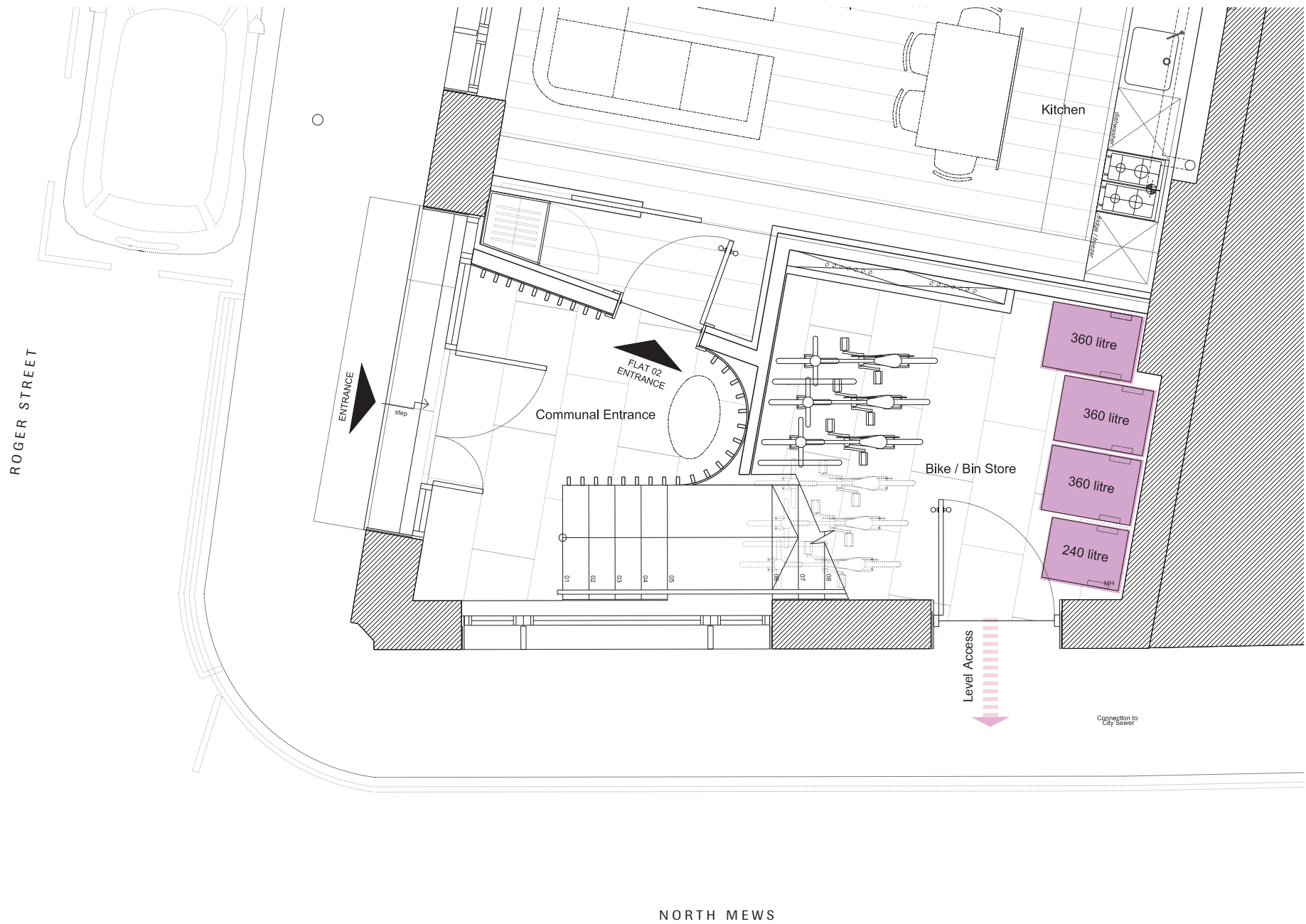
The area currently experiences a high level of on-street parking, which is under stress from local businesses. As such, and in accordance with the Pre-Application advice, the Proposed Development has been designed as a 'car-free' development.

13.2 Cycle Storage

Following Camden's Core Strategy Policy, cycling is promoted as a sustainable means of travel that provides the opportunity to relieve congestion and promote a healthy lifestyle.

Cycle parking has been provided on the basis of 1no. space per flat, in line with advice given in the pre-planning response.





proposed cycle access via lightwell staircase or via lift

proposed cycle storage

Proposed Ground Floor bin store

15.0 Waste Management / Recycling

It is proposed that the refuse store be located with the bike store and be accessed from North Mews, out of sight from Roger Street and, in a location that can be accessed easily by the residents

15.1 Household Waste

• Household waste is to be collected by Camden Borough Council everyday.

• Household waste is to be collected and sorted within each individual flat and then moved to the bin store for collection by Camden Borough Council.

15.2 Recycling Waste

• Recycling waste is collected by Camden Borough Council once a week.

• Recycling waste is to be collected and sorted within each individual flat and then moved to the bin store for collection by Camden Borough Council.

Further details of the waste storage strategy can be found on the accompanying planning drawings and in the Energy Statement and BREEAM Refurbishment pre planning assessment.



80 Litre Capacity (2 x 32L & 2 x 8L)
Cabinet size - 600mm

Proposed recycling bin to be provided in the kitchen of each apartment



16.1 Layout

The opportunities for external architectural change on this site are minimal. The scheme comprises a residential development of six one, two, and three bedroom flats together with associated amenity space where available. The scheme reflects advice given during the Pre-Application discussions and, consideration has also been given to policy DP5 for dwelling size priorities.

The proposal has been designed to:

- Extend across the width of the site to maximise site potential;
- Provide secure accommodation for cycle stores and refuse;
- Work within the existing envelope of the building, whilst making better use of the site and optimising the use of valuable floor space;
- Deliver a development that responds respectively to existing contextual conditions, whilst delivering new, quality and, contemporary internal spaces;
- Deliver a sustainable development with environmental benefits including sustainable, energy-conserving measures;
- Provide an accessible, usable development in accordance with Building Regulations and current best-practice construction methods.

16.2 Sunlight & Daylight

Given the limited and minimal nature of the external alterations proposed, it is expected that there will be no adverse sunlight or daylight concerns created by the Proposed Development. It should be noted that a mansard extension proposed at pre-application stage has been removed in favour of a roof terrace to address design and amenity issues.

For further information and analysis on the internal layouts and the negligible effects of the proposal on neighbouring properties please refer to the Daylight / Sunlight Report by CHP Surveyors submitted with this application.



SECTION THREE:

ACCESS STATEMENT



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON

Introduction

This access statement has been written by MW-A for the residential development at 14 Roger Street. The access statement describes and appraises the inclusive design provisions of the development, including the setting to the external approaches and public realm. This access statement describes how the proposals demonstrates consideration and understanding of the principles of inclusive design. 14 Roger Street has been designed with specific regard to disabled people as :

- Residents and visitors to the development at all levels and
- People working in and visiting the residential core spaces within the premises.

The general arrangements for approaches to the development have been described within section 1.2, parking provision, entrances and common circulation areas are described, along with other considerations where relevant.

The meaning of 'disabled' in this access statement is the definition stated in the Equality Act 2010. This statement sets out the overall design of 14 Roger Street in relation to appropriate inclusive access standards in order to meet mandatory standards as required by Approved Document Part M 2004 and residential guidance in relation to dwelling and commercial premises. At this stage of design it is expected that the general principles of good inclusive design will be met with more detailed issues awaiting development as the design development moves towards the stage at which a submission will be made for Building Regulations Approval. Where possible appropriate standards for accessibility will be met at the outset as part of mainstream inclusive design.



The standards

As 14 Roger street is a residential development, the main access standards and regulations referred to in the Access Statement are:

- The Building Regulations 2000, Access and Use of Buildings, Approved Document M, HMSO, 2004
- The Building Regulations 2000, Fire Safety, Volume 1 - Buildings other than Dwellings, Approved Document B, HMSO, 2006
- British Standards 8300:2009 (Amended 2010) Design of buildings and their Approaches to Meet The Needs of Disabled People - Code of Practice, British Standards Institution 2010
- British Standard 9999:2008 Code of Practice for Fire Safety in the Design, Management and use of Buildings, British Standards Institution 2008.

Interpretation of the standards

The common areas of the residential block are required to meet AD M standards as the absolute minimum with the intention for the residential areas to meet 'Excellent' of the BREEAM Assessment for the Refurbishment of Buildings. Whilst meeting the 'Excellent' level does not require mandatory compliance with the Lifetime Homes Standards, compliance is never the less required by the London Plan. Frequently used documents such as Approved Document M and BS 830:2009 - Design of Buildings and their Approaches to Meet the Needs of Disabled People provide general advice, other guidance may be more specific. Access Standards are in a continuing state of development with no single authoritative document as a source of reference. Instead several separately authored documents have to be referred to, inevitably revealing anomalies and contradictions. This report also seeks to interpret ate those standards where there is an absence of clarity.

Overview of Residential Proposal

Access Aims

MW-A aim to achieve the following as part of the design process:

- To maximise access to all parts of the development, its facilities and services for people who are residents, visitors and members of staff regardless of disability and as required local, regional and national policy.
- to ensure that appropriate standards for accessibility are met at the outset and as part of mainstream inclusive design wherever possible.
- the design inclusively, which means designing beyond the minimum requirements of the Building regulations Part M to ensure that all people, regardless of age, sex or ability can use and enjoy the built environment.
- to address the anticipated substantial increase of older people in proportion to the working-age population in the near future and their needs
- to meet the aims of the Disability Discrimination Act 1995 (2005 as amended) and the Equality Act 2010 where applicable, and
- to follow design guidance given in relevant British standards and other currently published good practice guidance about meeting the needs of disabled people.

Key Provisions

The development will offer much need accessible apartments sized between 1,2 and 3 bed dwellings for the borough.

- The existing main entrance steps are to be retained. Wheelchair access is not permissible to 14 Roger Street and the existing condition is not being worsened.
- All internal staircases are to be Part M and Lifetime Homes compliant.
- Staircases within the demise of the apartments are able to have stair lifts retro fitted should this be required by the flat owner / occupant
- 100% Lifetime Homes compliance has been sort where practice and achievable within the retained building fabric.

Residential layouts

The scheme is under the affordable housing requirement threshold. As a result there should be no off-site affordable payment. the premises will provide 6 apartments falling below the authorities own threshold for wheelchair accessible units spread across all sizes and dwelling types. The tenure will be all private market with an offsite affordable payment to be not required by the Local Authority.

Pedestrian Movement - Externally

The main entrance is to remain unchanged.
The second entrance from Roger Street is to remain unchanged and is to provide access to Flat 2.
The principle access point for fire and emergency services into the premises is through the ground floor main entrance.

Pedestrian Movement - Internally

A new communal stair is to serve all accommodation levels and will comply with the minimum standards of current building regulations. tread nosing will be colour contrasted for those with visual impairments.

Conclusion
This document outlines the key constraints and opportunities of the proposal: principles informing the design proposal and sets a vision for development to meet its present and future needs. The strengths of the scheme lie in the following areas;

- The external and internal refurbishment of the existing building will positively contribute to the immediate Roger Street, North Mews and overall Gray's Inn Road area.
- A sensitive and considerate roof extension to the Roger Street facade, in balance with the predominant building use class and counterpoint to the overall massing along the street with the adjoin properties.
- A positive housing contribution by increasing the number of dwellings in the area and addressing the housing shortage in London and in particular the Borough of Camden.
- The internal layout alterations of the consolidated new floors will allow for a total of 6no. high quality new apartments split between 2no. 2 bedroom duplexes, 2no. 2 bedroom single storey flats, 1no. 1 bed room flat and 1no. 3 bedroom duplex apartment, appropriate to the locality.



Lifetime Homes Matrix

14 Roger Street

| Lifetime Homes Item | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
|---------------------|------|---------|----------------|----------------|-------------------|-----------------|------------------|------------------|-------------------|-------------------|--------|----------------------|----------------------|-----------|----------|---------|----------|
| Flat | Beds | parking | parking access | level approach | external entrance | communal stairs | doors & hallways | wheelchair space | living room level | 2 or more storeys | WC | bath/wc adaptability | stairlift capability | bed hoist | bathroom | windows | fixtures |
| Flat 1 | 2 | Note A | Note A | Note B | Note C | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Flat 2 | 2 | Note A | Note A | Note B | Note C | Yes | Yes | Yes | Yes | Yes | Note F | Yes | Yes | Yes | Yes | Note D | Yes |
| Flat 3 | 2 | Note A | Note A | Note B | Note C | Yes | Yes | Yes | Yes | NA | Yes | Yes | NA | Yes | NA | Yes | Yes |
| Flat 4 | 2 | Note A | Note A | Note B | Note C | Yes | Yes | Yes | Yes | NA | Yes | Yes | NA | Yes | NA | Yes | Yes |
| Flat 5 | 1 | Note A | Note A | Note B | Note C | Yes | Yes | Yes | Yes | NA | Yes | Yes | NA | Yes | Yes | Yes | Yes |
| Flat 6 | 3 | Note A | Note A | Note B | Note C | Yes | Yes | Yes | Note E | NA | Yes | Yes | NA | Yes | Yes | Yes | Yes |

Note A
No car parking spaces to be provided as part of development.
London Borough of Camden pre-planning advice requested "car free development".

Note B
Existing approach to Communal Entrance is not step free.

Note C
All existing floor levels are to be retained.
Entrances to Flats are internal.

Note D
Existing Condition. Existing window openings retained

Note E
Entrance level living space is not provided due to unit layout within existing building envelope

Note F
Entrance level WC is not provide due to reuse of existing building

18.0 LIFETIME HOMES ASSESSMENT

18.1 The table shown left analyses each proposed residential apartment in terms of their compliance with Lifetime Homes Standards. Each category has been satisfied, with the exception of those justified by a further note.

18.2 This table should be read in conjunction with submitted drawings referenced P_01 - P_05



SECTION FOUR:
CONSTRUCTION MANAGEMENT PLAN



Plan Summary

Outline Program

| | |
|-------------|---|
| July 2013 | <div>- Enabling and Demolition</div> <div>- Installation of site facilities</div> <div>- Concrete Works</div> |
| August 2013 | <div>- Erection of scaffold</div> <div>- Works commence on site</div> |
| March 2014 | <div>- Striking of scaffold</div> |
| March 2014 | <div>- External finishing work</div> |
| June 2013 | <div>- Practical Completion</div> |

Site Management Summary

The corner site is accessed via both Roger Street and North Mews.

North Mews provides only occasional private access to service entrances of the adjacent buildings. An application will be submitted to suspend 2no. 'pay and display' parking bays directly adjacent to the site on Roger Street. This space will accommodate delivery lorries and muck-away, without obstructing Roger Street in any way.

The lorries will pull into North Mews and await the banksman who will supervise parking. The banksman will stay in attendance on the lorry during off-loading. Should delivery lorries pick up dirt or small debris then a road sweeping and washing regime will be instigated by the banksman. It is expected that there will be 5-10 deliveries a day and 1-2 muck away trips per day until November.

A Scaffolding License will be obtained for a gantry over the pavement on the Roger Street facade to provide safe working access during the repair and repointing of the existing brickwork at height. A Scaffolding License will also be required for scaffolding on the North Mews elevation.

Operations Summary

| Operation | Proposal |
|---|--|
| i. Parking of vehicles of site operatives and visitors: | <div>- Temporary on-site parking shall be provided for vehicles and site machinery only.</div> <div>- Site labour shall attend site via public transport/.</div> |
| ii. The loading and unloading of plant and materials: | <div>- Loading and unloading of equipment and heavy goods will occur via Roger Street.</div> |
| iii. The storage of plant and materials used in constructing the development: | <div>- All plant and materials will be located on site.</div> |
| iv. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate: | <div>- Hoardings shall be provided to the openings in the existing facades.</div> |
| v. Wheel washing facilities: | <div>- No vehicles will be on site.</div> <div>- Roger Street shall be swept and washed down daily.</div> |
| vi. Measures to control the emission of dust and dirt during construction: | <div>The existing building shall be accessed via a secure door. Dust sand dirt shall be contained within the existing building.</div> |
| vii. The recycling/disposing of waste resulting from demolition and construction works: | <div>Waste will be collected from Roger Street as designated by the site plan</div> |





Construction Management Statement
Site Plan.

