

DESIGN & ACCESS STATEMENT

28 ANGLERS LANE, NW5



1.0 DESIGN STATEMENT

1.1 The following statement sets out the approach to the proposals for 28 Anglers Lane. In doing so, it sets out to address the comments made in the pre-application advice from the Planning Officer.

1.2 The Locality

The site is in close proximity to the busy Kentish Town Road and sits outside of the Inkerman Conservation Area, as seen in the site plan below. The character of the site is that of an inner urban area with a mixture of commercial and residential properties of various ages along the lane. As such there is no consistency of architectural form or style as it varies between properties and is architecturally mediocre in general..

Most of the residential properties in the area are accessed from the street via a narrow area of private space enclosed by a low wall, which maintains a high degree of visibility to the front entrance. There is no room for off street car parking, which is restricted to controlled parking bays on the street

The area is well connected to public transport with nearby connections to London Overground, London Underground and mainline trains, as well as major bus routes along Kentish Town road. Due to these links the site has a PTAL rating of 5.



Inkerman Conservation Area plan



View of adjacent buildings on Anglers Lane



View of Kentish Town Road

1.3 The Site and Existing Buildings

The site currently has an A1 retail use classification. The existing building is a single storey brick structure with a flat roof. It is of crude utilitarian construction and its basic external appearance does not bring any benefit to the street scene or the locality. Its demolition will therefore have no detrimental impact on the character of the area.

The building is connected to the rear of 231A Kentish Town Road and also to the rear of 1 Raglan Street, and both of which have a contrasting form and style.



28 Anglers Lane - Existing Building

1.4 Planning History

Two planning applications were submitted in 2004. The first application (app. no.2004/2351/P) was for a new three storey structure and was refused. The second application (app. no.2004/4338/P) was for a new two storey structure and was approved. The approval included change of use from A1 Retail to C3 Residential. Pre-planning advice was received 23rd January 2013 (ref: ENQ\09991) and is attached as Appendix A.



Rear of 231 Kentish Town



1 Raglan Street

2.0 PROPOSED BUILDING

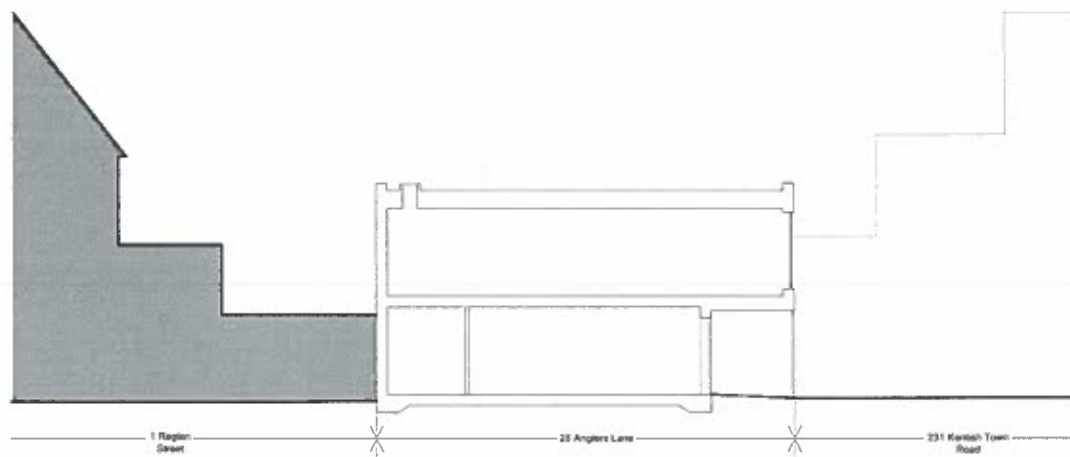
2.1 Change of Use

The Pre-application advice received in January 2013 confirmed that the change of use from A1 retail to C3 residential would be accepted on the basis of the previous permission (app. no.2004/4338/P).

2.2 Proposals

The existing building will be demolished and replaced with a new two storey house. Due to the architecturally mediocre location and urban nature of the site, it is appropriate that the new building is contemporary in style, as there is no predominant architectural style for it to relate to. Care has been taken to create a considered and simple design that provides visual interest in order to enhance the character of the area. This is in accordance with CPG-1: Design Excellence, which states that new buildings should *'provide visual interest for onlookers, from all aspects and distances.'*

The scale of the proposal has been reduced from three storeys to two in order to address comments made in pre-application advice that a three storey building would be excessive in this location. This advice was given further to the refusal of permission for a three storey building on the grounds of excessive height in 2004 (app. no. 2004/2351/P). To ensure that the scale of the building is in keeping with its context the parapet level of the facade has been kept below the eaves of 1 Raglan Road and the parapets of the upper terraces to 231 Kentish Town Road. This makes the form of the building step down creating a 'linking cascade' between the taller structures on the corner of Kentish Town Road down to the lower structures further down Anglers Lane.



Section

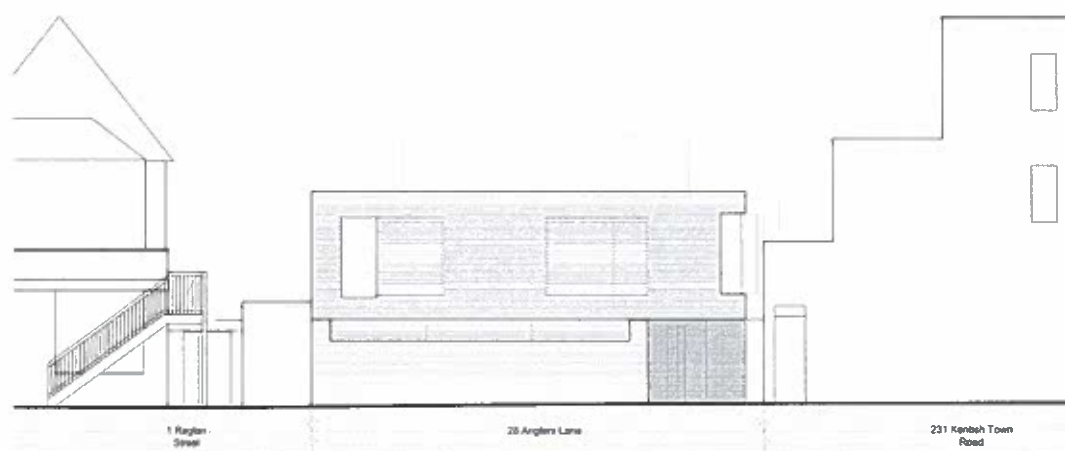
The mass and bulk of the building have been minimised by ensuring that the form of the building is seen as a simple two storey block when viewed from street level, remaining in keeping with the locality. In this way it will not dominate the street and remain subservient to the larger existing buildings in the area.

The tough urban character of the site dictates the need for a robust treatment at ground floor. The response has been to choose brickwork in keeping with the site context, with windows to the bedrooms set behind privacy screens and located at high level to provide the occupants with the feeling of defensible space.

At the first floor the pre-application guidance recommended that the façade should be articulated in order to relate to the character of the area. In response a combination of materials have been selected and a slatted timber screen has been used to articulate the living spaces, providing variation in texture and colour from the brickwork. The timber screen provides a softer and more residential quality to the living areas, which are less exposed to the tough urban conditions of the street.

Large windows will increase daylight to the kitchen and living rooms, but potential overlooking will be prevented by continuing the timber screen in front of the glass at a lower density than the rest of the façade. In this way the cladding can be modulated to permit light but prevent direct viewing. In accordance with CPG-1: Design Excellence, which states that new buildings should '*consider opportunities for overlooking of the street*' strategic windows to the front and rear of the building are kept clear to give the occupants an unobstructed view of the street, allowing them to have privacy with a sense of connection to the outside.

CPG-1: Design Excellence states that the design of new buildings should '*consider the extent to which developments may overlook the windows or private garden area of another dwelling*'. In order to address this, the roof terrace will be surrounded by a privacy screen to prevent overlooking of windows in adjacent buildings. In order to minimise its visual impact on the mass of the building when viewed from ground level, this 1.7m high screen will be set back a minimum of 1m from the front of the main façade. Access to this terrace will be via a staircase enclosure, which will be set located on the least visible façade and follow the rake of the stair in order to diminish its volume so that it cannot be viewed from ground level.



Main Elevation

2.3 Security

In response to the pre-application guidance the proposals aim to address the impact on crime in the area. This has been carried out by following the guidelines set out in CPG -1: Designing Safer Environments. The walls that were previously shown enclosing the small external area to the front entrance have been removed. This follows comments from the council that they would conceal the front door and reduce the natural surveillance of the entrance. The new proposal shows that this area will be enclosed by a light gauge perforated metal screen, providing a secure enclosure while allowing a high degree of visibility to the front door. A lockable, perforated metal door will be provided in the screen to allow safe access to the front door.

Chapter 9 of CPG-1 defines an active frontage as: '*Building frontages which add interest and life to public spaces, through the use of doors and windows...*' In response to this full height windows will be incorporated above the front entrance in the living room and in the kitchen, in

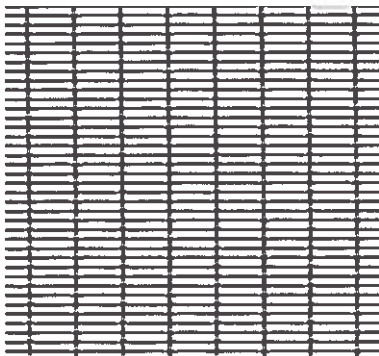
order to increase the natural surveillance of the surrounding area by creating a more active frontage.

2.4 Materials

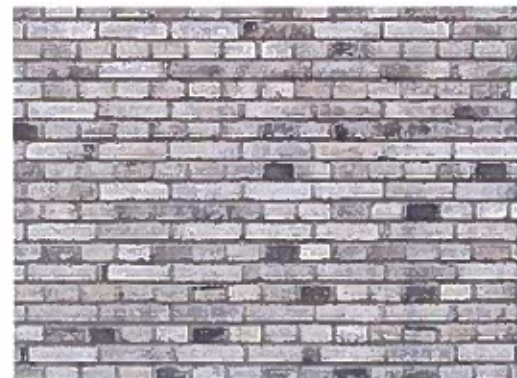
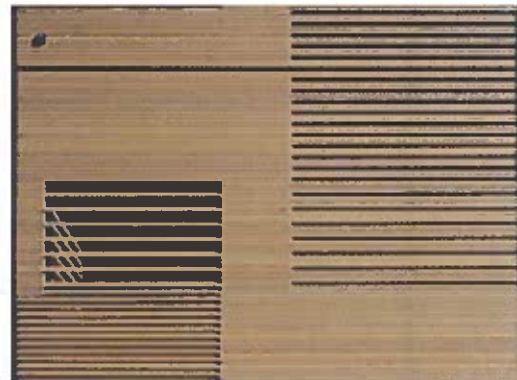


Fair Faced brickwork has been chosen for the ground floor façade in order to provide a robust treatment suitable for such an urban location, in a material that directly relates to the context of its surroundings.

Steel Mesh is proposed for the screening to the entrance courtyard. As it is largely transparent, it will allow natural surveillance of the entrance from the street while giving the occupants a secure external area.



Slatted Timber is proposed for the first floor façade. The spacing of the slats that make up the screen can be varied to control the amount of visibility through it. For instance, where the screen covers an area of solid wall, the slats are relatively close together, but where the screen runs in front of a window they can be spaced slightly further apart to permit more light, while still maintaining an element of privacy.



3.0 ACCESS STATEMENT

- 3.1 Access to public transport and local shopping facilities has not been affected and therefore remains the same as for the existing building. In order to facilitate ease of access and circulation for ambulant or wheelchair bound disabled persons the 16 criteria of the Lifetime Homes Standard. These can be seen in the statement below.

3.2 Lifetime Homes Statement

The following have been considered in accordance with the 16 criteria of the Lifetime Homes.

1. **Parking (width or widening capability)**
Criterion 1 is not relevant to developments that do not contain any parking provision
2. **Approach to dwelling from parking (distance, gradients and widths)**
Criterion 1 is not relevant to developments that do not contain any parking provision
3. **Approach to all entrances**
The approach to all entrances will be gently sloping
4. **Entrances**
All entrances will be illuminated and have level access over the threshold. They will have effective clear opening widths and nibs as specified by Lifetime Homes guidance. They will have adequate weather protection and a level external landing.
5. **Communal stairs and lifts**
Criterion 1 is not relevant as there are no communal stairs or lifts
6. **Internal doorways and hallways**
The width of doorways and hallways will conform to the Lifetime Homes specification.
7. **Circulation Space**
Space for turning a wheelchair will be provided in dining areas and living rooms and basic circulation space will be provided for wheelchair users elsewhere.
8. **Entrance level living space**
A living room could be provided on the entrance level of the dwelling with minimal disruption to the building or its occupants.
9. **Potential for entrance level bed-space.**
A permanent bedroom will be provided on the entrance level.
10. **Entrance level WC and shower drainage**
An accessible bathroom that is in accordance with Criterion 14 will be provided on the entrance level of the dwelling.
11. **WC and bathroom walls**
Adequate fixing and support for grab rails will be provided on all bathroom and WC walls, within a height band of 300mm – 1800mm from the floor.
12. **Stairs and potential through-floor lift in dwelling**
The design incorporates both the potential for stair lift installation and a suitable space for a through-the-floor lift from the entrance level to the second storey living rooms.
13. **Potential for fitting of hoists and bedroom / bathroom**
Structure above a main bedroom and bathroom ceilings will be capable of supporting a ceiling hoist and the bedroom and the bathroom are adjacent to each other.
14. **Bathrooms**
An accessible bathroom, providing ease of access in accordance with the Lifetime Homes specification, will be provided on the ground floor adjacent to the main bedroom

15. Glazing and window handle heights

Windows in the living room will allow people to see out when seated. In addition, where opening lights are provided in habitable rooms they will be approachable and usable by a wide range of people – including those with restricted movement and reach.

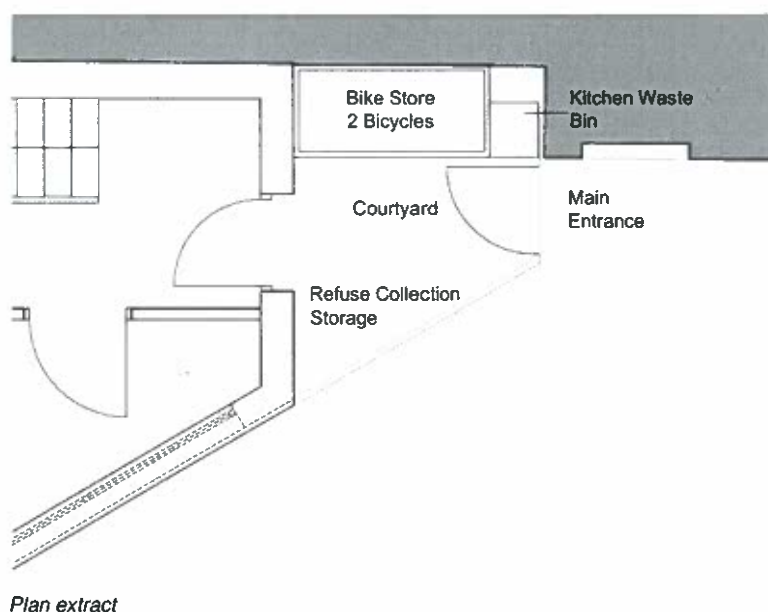
16. Location of service controls

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.

4.0 MISCELLANEOUS

4.1 Refuse

Provision has been made for the external storage of a 27 litre organic kitchen waste bin and temporary storage of waste and recyclables outside the building while awaiting collection, in accordance with Camden's refuse requirements.



4.2 Parking

The site lies within a CPZ and has very good access to the public transport network. The area has a PTAL rating of 5. As such the pre-application advice was that the council would favour a car free development. The Building has secure external storage for 2 bicycles.

4.3 Sustainability

Further to pre-application guidance, please refer to the attached Code for Sustainable Homes assessment (ref: E524-CSHreport-1303-27ckn), which concludes that the design of the building would achieve compliance with Code level 4.

4.4 Section 106 Agreements

The applicant is aware that the council is likely to want to secure the following items via a Section 106 agreement and has no objection to them doing so.

- Construction Management plan,
- Car free development
- Code for Sustainable Homes assessment

4.5 Amenity and Privacy

Amenity space will be provided on the roof terrace, which is accessed via the main staircase. This will be surrounded by a 1.7m high steel mesh privacy screen to prevent overlooking of windows in adjacent buildings.

5.0 SUMMARY

The change of use and the addition of a second storey have previously been accepted by the council in the previous planning permission (application number: 2004/4338/P).

The design approach that has been taken is to create something that will blend in with the street scene yet will be an improvement on the existing building and as a result an enhancement to the immediate locality and the area in general. In this way the design is in agreement with the approach of CPG-1: Design Excellence by architecturally enhancing the character of site while respecting the surrounding context.

Care has been taken to address the security of the site by following the guidelines set out by Camden's planning guidance. The long term needs of the occupant have been considered through the Lifetime Homes scheme, and sustainability has been addressed development by compliance with Level 4 of the Code for Sustainable Homes.

APPENDIX A**PRE-APPLICATION ADVICE**

From: Rose, Charles [<mailto:Charles.Rose@Camden.gov.uk>]

Sent: 23 January 2013 18:04

To: Henry Busiakiewicz

Cc: Ryan, Angela

Subject: Camden planning enquiry: 28 Anglers Lane (ref: ENQ\09991)

Send on behalf of Angela Ryan

Dear Mr Busiakiewicz,

In response to you pre-application request I would respond as follows:

The change of use from retail to residential has been accepted on the basis of the previous permission (ref; 2004/4338/P).

The scale of the proposed building as shown is unclear. On the submitted drawing elevations the height is referenced from the step in the rear additions of no.231 Kentish Town Road. There would appear to be insufficient head room to accommodate 2 floors with the ground floor step and as such the two main floors would be level with the second floor step and the upper floor above this level almost terminating the same height as the top of the building fronting Kentish Town Road.

As such the overall height would be considered too high and bulky in terms of the buildings relationship with the surrounding buildings.



As you may be aware in 2004 an application was previously refused for a three-storey building at the site on the basis of the proposed height and detailed design and this is still remains the case in respect of this pre-application proposal. As such it is considered that the height of the proposed building is excessive and officers would feel uncomfortable recommending a proposal of more than two-storeys in height.

In terms of its design the facades are void of any articulation and are not considered to relate well to the character and appearance of this part of the Kentish Town. As such, from the limited sketch provided the design is likely to be detrimental to the character and appearance of the street.

In terms of the designing out crime agenda a concern is raised in respect of the location of the front door as it appears to be away from the street thus reducing natural surveillance. I am aware that in the previously approved application the front door was in a similar location, but the proposal did not have a low level wall and gate leading up to the front door and therefore it was not hidden as much as it would be by virtue of your proposal. Again I am unable to do a detailed assessment as an elevation has not been provided. In this respect I would refer you to CPG1-Design: chapter 9.

The Council would expect a lifetime homes statement to be submitted with any application. As the proposal would constitute "new build" it should be possible to design in all 16 criteria required for lifetime homes. Where a specific criterion cannot be met then robust justification would need to be provided.

Given that the proposal is new build a code for sustainable homes (CFSH) assessment will be required and this will form the basis of a sustainability plan which the Council would seek to secure via a S106 legal agreement. The CFSH would need to be carried out by a licensed assessor.

Given the constraints of the site it is likely that the Council will require a Construction Management Plan (CMP) which will be secured via a S106 legal agreement.

The site lies within a CPZ which operates from 08:30 to 18:30 Monday to Friday and is within an area that has very good access to the public transportation network (PTAL rating of 5) as such it is likely that the Council will seek a car-free development which will be secured via a S106 legal agreement.

The Mayor of London CIL came into force from 1st April 2012.

In respect of the Camden CIL, please see the following link for commentary on the current position:

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/community-infrastructure-levy.en>

Please note that this would be secured separately from the planning application submission, although informatives would be provided on any decision notice indicating that the proposal is CIL liable. It is recommended that the supporting commentary submitted with the application is particularly clear in the Gross Internal Area's (GIA) and Gross External Area's (GEA) in respect of the proposal in order to enable the CIL payment to be estimated accordingly (£50 x per sq m GIA).

Please note that the information contained in this email represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control Section or to the Council's formal decision. Should you require any further help please do not hesitate to contact Ryan.

Regards

Angela Ryan
Planning Officer (East Area Team)

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Charles Rose
Heritage and Conservation Officer

Telephone: 020 7974 1971