

Design & Access Statement

Erection of a 3 bedroom single dwelling

Site adjoining 33 Holmedale Road
London
NW6 1BJ

Design and Access Statement

Revision C

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February 2012

1.0 INTRODUCTION

- 1.1 This statement explains the thinking behind our planning application. It also highlights that we have thought carefully about how everyone including disabled people, older people and very young children will be able to use the proposed development.
- 1.2 This design statement is written in support of the construction of a new three bedroom dwelling on the land adjoining 33 Holmdale Road, London, NW6 1BJ

1.3 Summary

The principle of planning permission on this site for a single dwelling house was established by ref. PWX0302072.

An application was submitted ref: 2010/6096/P for an alternative proposal to the above and this application was withdrawn subject a request by the London Borough of Camden for additional information with regard to Policy D27. Additionally there were concerns regarding the design and appearance of the proposals.

These new proposals fully address the Policy requirements of D27 and include supporting information which demonstrates that the scheme would maintain the structural stability of the building and neighbouring properties. The information additionally demonstrates that development would not adversely affect the drainage and run off or cause damage to the water environment. In line with this policy a Water Report, Soil Report and Structural Engineers report are attached.

Additionally the design of the property has been thought through from first principles. The resultant proposals represent an opportunity for an award winning quality design and sensitive contextual response to a very challenging site.

The application is consistent with planning policy as set out by Camden Council Local Development Framework Adopted October 2010 Policies CS6, CS11, CS13, CS14, CS18, DP2, DP5, DP17, DP22, DP23, DP24, DP25, DP26 and DP27 as well as supplementary planning guidance.

With regard to sustainable design and construction, the proposed dwelling includes a number of measures in response to the Council's policies. The dwelling includes sustainable urban drainage with green roofing in all suitable locations. Reduced water consumption is achieved via a rainwater harvesting system at lower ground level and renewable energy is harnessed with the use of solar thermal panels on the southeast facing pitched roof of the dwelling. The building work will utilise high levels of insulation and responsible sourcing of materials, together with effective heating, cooling and lighting systems. The proposals will be designed in accordance with the Government's target of Code 4 compliance.

2.0 DESIGN

2.1 THE PROCESS

The physical characteristics of the scheme have been informed by a rigorous process as outlined below:

Assessment

The London Borough of Camden has previously accepted the principle of a single residential infill on this site. The site lies between a four storey mid 20th Century block of flats on the left hand side (as you look at the site) and a Victorian row of terraces on the right hand side. Additionally, the site is tapered in plan and the alignment of the Holmdale Road building line turns on this site. The site lies within the Conservation Area but as the photos demonstrate, the character and quality of existing buildings varies. Given that the site falls between two very different architectural styles and periods there is a good argument to say that a very high quality design judged upon its own merits could successfully enhance the street scene whilst

DESIGN AND ACCESS STATEMENT
PROJECT: SITE ADJOINING 33 HOLMDALE ROAD, LONDON
DATE: 27th FEBRUARY 2013

contributing to the texture and quality of the immediate built environment.



Application site



Surrounding street scene



Surrounding street scene

Involvement

A meeting was held at the London Borough of Camden with John Sheehy on 14th January 2011. At the meeting Mr Sheehy highlighted the Policy requirements of DP27. Design observations were made regarding problems relating to a new Victorian style property adjacent to a period property. Mr Sheehy requested that any new front door be positioned on the street entry level.

Further advice was received from Mr Neil Zaayman on 3rd May 2012 and a pre-application meeting held with Mr Zaayman on 21st June 2012.

Mr Zaayman advised making the following design amendments, all of which have been addressed in this application:

- reduced depth of front stair bay
- amended front boundary railing to solid wall to tie in with front walls of adjacent properties
- amended internal plans as consequence of reduced depth of stair bay
- removed wrap around section for upper levels of rear elevation to reduce overbearing and loss of light to neighbouring properties
- removed any notion of high level balcony
- amended glass detail to front stair bay to line through and tie into rhythm of the street scene
- amended glass detailing to create 'window' features using transparent interlayers to create aesthetic. Contemporary take on 'window and frame' using crisp glazing details. Glazing proportions taken from neighbouring properties
- amended front window sizes and positions
- include subtle recessed render line, again to tie in with the common horizontal features in adjacent properties
- removed green roofing to front elevation to tie in with adjacent properties

The amended plans were accepted by Mr Zaayman and Mr Charles Rose but more information was requested with regard to materials and form. This application therefore includes a CGI representation of the proposed street scene together with a mood board of proposed materials.

Evaluation

Notwithstanding the detailed Policy justification and analysis below the principle issues for evaluation are 1) the technical viability and 2) the appearance of the dwelling in the street scene.

1) The application is supported by a Structural Engineer's assessment which concludes (as with application reference PWX0302072) that these proposals are safe and technically viable.

2) This ingenious architectural response which places the internal stair in a distinct glazed bay allows for a much better, functional internal arrangement whilst creating a unique street scene elevation using the highest quality design details and materials.

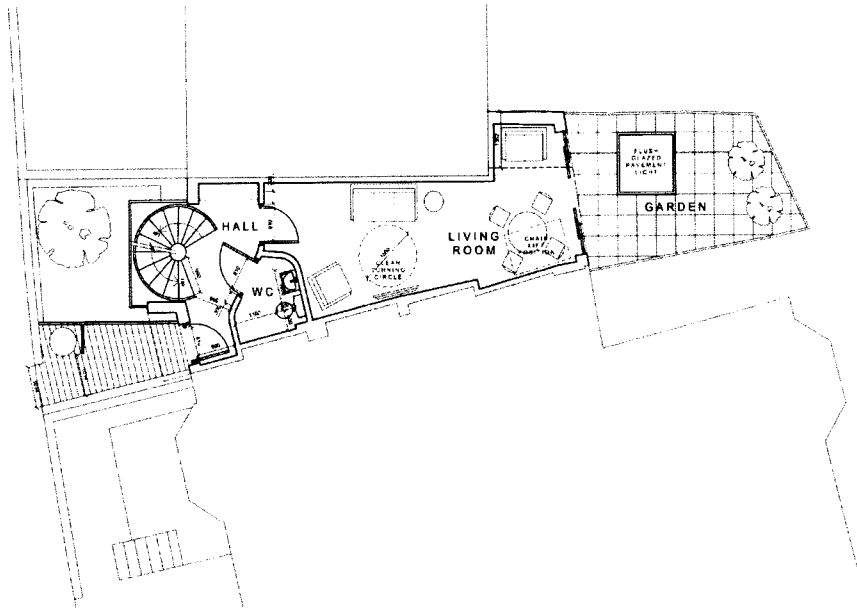
DESIGN AND ACCESS STATEMENT

PROJECT: SITE ADJOINING 33 HOLMDALE ROAD, LONDON

DATE: 27th FEBRUARY 2013

Layout

These amended plans improve the lifestyle choices of future occupants. By positioning the front door at street level and by positioning the staircase in a glazed bay, the main living room can be located on the entry level along with a Part M WC. In this way the plans would comply with Lifetime Homes Standards. A future lift can be positioned to the rear of the living room which would access Bedroom 1 above. The property is arranged over basement, ground, first, second and third floors. Given the narrow width of the plot the revised stair location leaves the floor plan unencumbered making these plans very efficient indeed. The floor plans diminish in depth at the third floor level in keeping with neighbouring flank walls. The layout allows for a front garden space with natural daylight at the basement level; a town garden to the rear at ground level.



DESIGN AND ACCESS STATEMENT
PROJECT: SITE ADJOINING 33 HOLMDALE ROAD, LONDON
DATE: 27th FEBRUARY 2013

Scale

The scale, bulk and mass of the proposals are similar to the approved consent. The proposed street elevations show how the new dwelling is positioned comfortably between both adjacent buildings. On the left hand side the existing neighbouring building is a full storey higher than the roof of the proposed dwelling. On the right hand side the roof of the proposed dwelling relates to the roof of the Victorian building.

Proposal:



Design

The proposals are in keeping with the design principles established by planning permission ref. PWX0302072. These proposals however take the view that the site offers a rare opportunity to design a high quality distinctive and interesting piece of 'contemporary take' on the Victorian bay fronted house but it is also reminiscent of built examples in Holmdale Road where a central service stair is expressed on the street elevation of the building. It is rare for a building to express its vertical circulation in such a literal and beautiful way. The stair is a helical shape and would appear as a subtle sculptural solid form set inside a clean crisp modern glazed box. Doors and windows would be clad with dark bronze giving this house an exceptionally high quality appearance.

Lifetime Homes

The proposed dwelling seeks to achieve the relevant "Lifetime Homes" standards in the following ways:

Criterion 1 – Parking (width or widening capability)

The proposal does not contain any parking provision and so Criterion 1 is not relevant.

Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)

The proposal does not contain any parking provision and so Criterion 2 is not relevant.

Criterion 3 – Approach to all entrances

The access to the proposed house is at street level via a level walkway of minimum width 1014mm. The proposal therefore meets with the objectives of Criterion 3.

Criterion 4 – Entrances

The proposal includes a level threshold to all entrance doors and the minimum width of all entrance doors is 810mm. There is a 300mm clear space to the leading edge on the pull side of all entrance doors. The front entrance includes a 750mm deep cover to provide weather protection to those unlocking, or waiting at, the door. The proposal therefore meets the objectives of Criterion 4.

Criterion 5 – Communal stairs and lifts

The proposal does not include any communal stairs or lifts or include any dwellings above entrance level. Therefore Criterion 5 is not relevant.

Criterion 6 – Internal doorways and hallways

All hallways and landings in the proposal are above the minimum width of 900mm and all doorways within the dwelling have a minimum clear opening width of 810mm. The proposals therefore meet the objectives of Criterion 6.

Criterion 7 – Circulation space

The proposals include all living areas being capable of having a clear turning circle of 1500mm diameter and there being 1200mm clear space throughout the kitchen area. There is also 750mm wide clear space to both sides and to the foot of the bed in the master bedroom and 750mm clear space to one side of each single bed in bedrooms 1 and 2. The proposals therefore meet the objectives of Criterion 7.

Criterion 8 – Entrance level living space

The proposals include a living room on the entrance level of the dwelling. The proposals therefore meet the objectives of Criterion 8.

Criterion 9 – Potential for entrance level bed-space

The living room of the proposals is designed in such a way that a temporary bed space can be located in the corner of the room if required. The proposals therefore meet the objectives of Criterion 9.

Criterion 10 – Entrance level WC and shower drainage

The proposals include a Part M entrance level accessible WC. As there is an accessible bathroom on the first floor and provision for a through-floor lift, drainage for a future ground floor shower is not required. The proposals therefore meet the objectives of Criterion 10.

Criterion 11 – WC and bathroom walls

All walls in bathrooms and WCs within the proposed dwelling will be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support is available at any location on all walls within a height band of 300mm – 1800mm from the floor. The proposals therefore meet the objectives of Criterion 11.

Criterion 12 – Stairs and potential through- floor lift in dwellings

The main staircase of the proposed dwelling is designed to enable to installation of a seated stair lift without significant alteration or reinforcement. The stair has a clear width of 900mm to allow this.

The proposals include provision for a through-floor lift from the entrance level living room to the bedroom above on the first floor. The potential aperture size is a minimum of 1200x1500mm and the potential approach would be on one of the shorter sides. This potential aperture is clear of services and there would be sufficient space to exit and approach the lift in the bedroom. Should the through-floor lift be installed, the bedroom can continue to be used as a single bedroom, with the dwelling still maintaining a double bed space in the master bedroom. The proposals therefore meet the objectives of Criterion 12.

Criterion 13 – Potential for fitting of hoists and bedroom/bathroom relationship

The structural above bedroom 1 and the first floor bathroom ceilings will be capable of supporting ceiling hoists and the design provides a reasonable route between the bedroom and the bathroom, which are on the same level and accessible from entrance level via the through floor lift outlined by Criterion 12. The bathroom satisfies Criterion 14 and the route between bathroom and bedroom does not pass through any living/habitable areas. The proposals therefore meet the objectives of Criterion 13.

Criterion 14 – Bathrooms

The proposals include an accessible bathroom on the first floor, accessible via the chair lift or through-floor lift, should either be necessary. The bathroom is set out to comply with the criterion and includes a bath. If the bath is removed, the bathroom has a 1500mm diameter clear manoeuvring zone and drainage for an accessible floor level shower. The bathroom is also set out to comply with Criterion 11 and 13. The proposals therefore meet with the objectives of Criterion 14.

Criterion 15 – Glazing and window handle heights

The proposals feature floor to ceiling glazing in all living areas which allows for good views when seated and also opening lights which are approachable and usable by a wide range of people, including those with restricted movement and reach. The proposals therefore meet the objectives of Criterion 15.

Criterion 16 – Location of service controls

All service controls will be within a height band of 450mm – 1200mm from the floor and at least 300mm away from any internal room corner. The proposals therefore meet the objectives of Criterion 16.

DESIGN AND ACCESS STATEMENT
PROJECT: SITE ADJOINING 33 HOLMDALE ROAD, LONDON
DATE: 27th FEBRUARY 2013

Previous Work By Briffa Phillips Architects

Contemporary dwelling in Highgate, London N6 (2010). The Planning Authority considered this high quality response a positive embellishment to the Conservation Area.



2.2 USE

One three bedroom house.

2.3 AMOUNT

Lower Ground floor area = 60.3m²

Ground floor area = 41.5m²

First floor area = 38.9m²

Second floor area = 38.9m²

Third floor area = 18.0m²

Total area = 197.6m²

Private Amenity Space = 32.0m²

3.0 ACCESS

3.1 VEHICULAR AND TRANSPORT LINKS

West Hampstead (Thameslink) 0.45km

West Hampstead Tube 0.55km

3.2 INCLUSIVE ACCESS

A level threshold and lower ground floor WC has been provided.

4.0 PLANNING CONSIDERATIONS & LOCAL PLAN POLICY

CS6 – Providing quality homes

The Council will aim to make full use of Camden's capacity for housing by:

- a. *maximising the supply of additional housing to meet or exceed Camden's target of 5,950 homes from 2007-2017, including 4,370 additional self-contained homes;*
- b. *maximising the supply of additional housing from 2017-2025 to meet or exceed an annual indicative figure of 595 homes, including 437 additional self-contained homes;*
- c. *supporting the supply of additional student housing, bedsits and other housing with shared facilities providing this does not prejudice the supply of additional self-contained homes;*
- d. *minimising the net loss of existing homes;*
- e. *regarding housing as the priority land-use of Camden's Local Development Framework.*

- By allowing development on this urban infill land the proposals would contribute to the Council's housing objectives. For these reasons the proposals meet with the objectives of Policy CS6 a-e inclusive.

The Council will aim to minimise social polarisation and create mixed and inclusive communities across Camden by:

- m. *seeking a diverse range of housing products in the market and affordable sectors to provide a range of homes accessible across the spectrum of household incomes;*
- n. *seeking a range of self-contained homes of different sizes to meet the Council's identified dwelling-size priorities;*
- o. *seeking a variety of housing types suitable for different groups, including families, people with mobility difficulties, older people, homeless people and vulnerable people; and*
- p. *giving priority to development that provides affordable housing and housing for vulnerable people.*

The Council will monitor the delivery of additional housing against the target for housing supply, and will

seek to maintain supply at the rate necessary to meet or exceed the target. In seeking to maintain the housing supply, the Council will adjust the type and mix of housing sought, having regard to the financial viability of development, the sales or capital value of different house types and tenures, and the needs of different groups.

- The property consists of three bedrooms with a large family living space. The proposals would then contribute to the mix of existing dwelling types and sizes. For these reasons the proposals would meet with the objectives of Policy CS6 m-p inclusive.

CS11 – Promoting sustainable and efficient travel

The Council will promote the delivery of transport infrastructure and the availability of sustainable transport choices in order to support Camden's growth, reduce the environmental impact of travel, and relieve pressure on the borough's transport network.

Making private transport more sustainable

As part of its approach to minimising congestion and addressing the environmental impacts of travel, the Council will:

- j. *expand the availability of car clubs and pool cars as an alternative to the private car;*
 - k. *minimise provision for private parking in new developments, in particular through:*
 - *car free developments in the borough's most accessible locations*
 - *car capped developments;*
 - l. *restrict new public parking and promote the re-use of existing car parks, where appropriate;*
 - m. *promote the use of low emission vehicles, including through the provision of electric charging points; and*
 - n. *ensure that growth and development has regard to Camden's road hierarchy and does not cause harm to the management of the road network.*
- The proposals do not include for car parking in accordance with the previously consented plans ref. PWX0302072. For these reasons the proposals meet with the objectives of Policy CS11 'k'.

CS13 - Tackling climate change through promoting higher environmental standards

Reducing the effects of and adapting to climate change

The Council will require all development to take measures to minimise the effects of, and adapt to, climate change and expect all development to meet the highest feasible environmental standards during construction and occupation by:

- a. *ensuring patterns of land use that minimise the need to travel by car and help support local energy networks;*
 - b. *promoting the efficient use of land and buildings;*
 - c. *minimising carbon emissions from the redevelopment, construction and occupation of buildings by implementing, in order, all of the elements of the following energy hierarchy:*
 - 1. *ensuring developments use less energy,*
 - 2. *making use of energy from efficient sources, such as the King's Cross, Gower Street, Bloomsbury and proposed Euston Road decentralised energy networks;*
 - 3. *generating renewable energy on-site; and*
 - d. *ensuring buildings and spaces are designed to cope with, and minimise the effects of, climate change.*
- This is a highly sustainable site 2 minutes walk from a bus stop, 550m from a local tube station and 450m from a mainline railway station. For these reasons the proposals would meet with the

objectives of Policy CS13 a. By using this small infill land the proposals would additionally meet the objectives of CS13 b. The construction of the dwelling would meet the new enhanced Building Regulations of October 2010 thus ensuring the dwelling uses less energy. This would meet with the objectives of CS13 c & d.

Water and surface water flooding

We will make Camden a water efficient borough and minimise the potential for surface water flooding by:

- g. protecting our existing drinking water and foul water infrastructure, including Barrow Hill Reservoir, Hampstead Heath Reservoir, Highgate Reservoir and Kidderpore Reservoir;*
- h. making sure development incorporates efficient water and foul water infrastructure;*
- i. requiring development to avoid harm to the water environment, water quality or drainage systems and prevents or mitigates local surface water and downstream flooding, especially in areas up-hill from, and in, areas known to be at risk from surface water flooding such as South and West Hampstead, Gospel Oak and King's Cross (see Map 5).*

- The proposals would comply with the local drainage systems using combined foul and surface water drainage together with surface water recycling. For these reasons the proposals meet with the objectives of Policy CS13 g to i.

Camden's carbon reduction measures

The Council will take a lead in tackling climate change by:

- j. taking measures to reduce its own carbon emissions;*
- k. trialling new energy efficient technologies, where feasible; and*
- l. raising awareness on mitigation and adaptation measures.*

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, including conservation areas, listed buildings 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 buildings and spaces that the public may use to be designed to be as accessible as possible;*
- 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.*

- The design of the property is sympathetic to the style, material, size, scale and bulk of the Victorian street scene. By so doing the proposals respect the local context and character. For these reasons the proposals meet with the objectives of Policy CS14 a to e inclusive.

CS18 - Dealing with our waste and encouraging recycling

The Council will seek to make Camden a low waste borough. We will:

- a. aim to reduce the amount of waste produced in the borough and increase recycling and the re-use of materials to meet our targets of 40% of household waste recycled by 2010, 45% by 2015 and 50% by 2020;*
- b. make sure that new developments include facilities for the storage and collection of waste and recycling;*

- c. *deal with North London's waste by working with our partner boroughs in the North London Waste Authority to produce a North London Waste Plan, which will ensure that facilities are provided to meet the amount of waste allocated to the area in the London Plan;*
 - d. *safeguard Camden's existing waste site at Regis Road.*
- The proposals include for bin storage and recycling boxes accessible from the pavement. For these reasons the proposals meet with the objectives of Policy CS18 a to d inclusive.

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

The Council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing, by:

- a. *expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site;*
- b. *resisting alternative development of sites considered particularly suitable for housing; and*
- c. *resisting alternative development of sites or parts of sites considered particularly suitable for affordable housing, homes for older people or homes for vulnerable people.*

As an exception to the general protection of residential floorspace, where no alternative site is available, the Council will favourably consider development that necessitates a limited loss of residential floorspace in order to provide small-scale healthcare practices meeting local needs.

- By allowing development of urban infill land the proposals would contribute to the Council's housing capacity objectives. For these reasons the proposals meet with the objectives of Policy DP2 a to c inclusive.

DP5 – Homes of different sizes

The Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. We will:

- a. *seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non-residential floorspace;*
- b. *expect a mix of large and small homes in all residential developments of 5 homes or more.*

In considering the mix of dwelling sizes appropriate to a development, the Council will have regard to the different dwelling size priorities for social rented, intermediate affordable and market homes, and will take into account:

- c. *the character of the development, the site and the area, including the impact of the mix on child density;*
- d. *site size, and any constraints on including homes of different sizes; and*
- e. *the economics and financial viability of the site, including the demand for homes of different sizes.*

- The property consists of three bedrooms with a large family living space. The proposals would then contribute to the mix of existing dwelling types and sizes. For these reasons the proposals would meet with the objectives of Policy DP5 a to e inclusive.

DP17 - Walking, cycling and public transport

The Council will promote walking, cycling and public transport use. Development should make suitable provision for pedestrians, cyclists and public transport and, where appropriate, will also be required to provide for interchanging between different modes of transport. Provision may include:

- a. *convenient, safe and well-signalled routes including footways and cycleways designed to appropriate widths;*
- b. *other features associated with pedestrian and cycling access to the development, where needed, for example seating for pedestrians, signage, high quality cycle parking, workplace showers and lockers;*
- c. *safe road crossings where needed;*
- d. *bus stops, shelters, passenger seating and waiting areas, signage and timetable information.*

The Council will resist development that would be dependent on travel by private motor vehicles.

The Council will seek to secure travel interchange facilities in locations that maximise travel benefits and minimise environmental harm. Passenger transport interchanges should provide for the coordination of arrival and departure timetabling on different services as far as possible. Interchanges catering for longer distance journeys should include toilets, baby changing facilities and facilities to provide refreshment for travellers.

- The proposals include for a dedicated cycle store accessible from the pavement. The proposals meet with the objectives of Policy DP17.

DP22 - Promoting sustainable design and construction

The Council will require development to incorporate sustainable design and construction measures. Schemes must:

- a. *demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation; and*
- b. *incorporate green or brown roofs and green walls wherever suitable.*

The Council will promote and measure sustainable design and construction by:

- c. *adopting the government target that all new build housing will be zero carbon by 2016 (Code for Sustainable Homes Level 6), along with the stepped targets of Code 3 by 2010 and Code 4 by 2013;*
- d. *expecting developments (except new build) of 500sqm of residential floorspace or above or 5 or more dwellings to achieve 'excellent' in EcoHomes assessments from 2013 and at least 'very good' prior to 2013;*
- e. *expecting non-domestic developments of 500sqm of floorspace or above to achieve 'very good' in BREEAM assessments, with the aim of increasing the target to a rating of at least 'excellent' in 2016, if feasible, and zero carbon from 2019, in line with the government's ambitions.*

The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as:

- f. *summer shading and planting;*
- g. *limiting run-off;*
- h. *reducing water consumption;*
- i. *reducing air pollution; and*
- j. *not locating vulnerable uses in basements in flood-prone areas.*

- The proposals will be designed in accordance with the Government's target of Code 4. For this reason the proposals meet with the objectives of Policy DP22 c.

DP23 - Water

The Council will require developments to reduce their water consumption, the pressure on the combined sewer network and the risk of surface water flooding by:

- incorporating water efficient features and equipment and capturing, retaining and re-using surface water and grey water on-site;*
 - limiting the amount and rate of run-off and waste water entering the combined storm water and sewer network through the methods outlined in part a) and other sustainable urban drainage methods to reduce the risk of flooding;*
 - reducing the pressure placed on the combined storm water and sewer network from foul water and surface water run-off and ensuring developments in the areas identified by the North London Strategic Flood Risk Assessment and shown on Map 2 as being at risk of surface water flooding are designed to cope with the potential flooding; and*
 - encouraging the provision of attractive and efficient water features.*
- The proposals will make use of low flush type WCs to minimise water consumption. WCs will be equipped with an integrated grey water cistern capturing, retaining and reusing surface water. For these reasons the proposals meet with the objectives of Policy DP23 a to d inclusive.

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:

- character, setting, context and the form and scale of neighbouring buildings;*
 - the character and proportions of the existing building, where alterations and extensions are proposed;*
 - the quality of materials to be used;*
 - the provision of visually interesting frontages at street level;*
 - the appropriate location for building services equipment;*
 - existing natural features, such as topography and trees;*
 - the provision of appropriate hard and soft landscaping including boundary treatments;*
 - the provision of appropriate amenity space; and*
 - accessibility.*
- The design of the property is sympathetic to the style, material, size, scale and bulk of the Victorian street scene. By so doing the proposals respect the local context and character. For these reasons the proposals meet with the objectives of Policy DP24 a to i inclusive.

DP25 - Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- only permit development within conservation areas that preserves or enhances the character and appearance of the area;*

- c. *prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
 - d. *not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
 - e. *preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*
- The design of the property is sympathetic to the style, material, size, scale and bulk of the Victorian street scene. By so doing the proposals respect the local context and character. For these reasons the proposals meet with the objectives of Policy DP25 a to e inclusive.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

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. The factors we will consider include:

- a. *visual privacy and overlooking;*
- b. *overshadowing and outlook;*
- c. *sunlight, daylight and artificial light levels;*
- d. *noise and vibration levels;*
- e. *odour, fumes and dust;*
- f. *microclimate;*
- g. *the inclusion of appropriate attenuation measures.*

We will also require developments to provide:

- h. *an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;*
 - i. *facilities for the storage, recycling and disposal of waste;*
 - j. *facilities for bicycle storage; and*
 - k. *outdoor space for private or communal amenity space, wherever practical.*
- The plan of the new proposals ensures that there is no overlooking of adjacent spaces. There is no overshadowing because the building 'fits' between two existing structures. For the same reason there is no loss of sunlight or daylight to adjoining properties and no windows are affected. The construction of the property will be in accordance with the considerate constructors' scheme. The plans of the house and the resultant spaces make for an acceptable standard of accommodation in terms of rooms sizes. Amenity space is as previously proposed and consented ref. PWX0302072 providing 30m² external amenity. Provision for a bicycle store, refuse storage and recycling has been discussed above. For these reasons the proposals meet with the objectives of Policy DP26 a to k inclusive.

DP27 - Basements and lightwells

In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity. We will consider whether schemes:

- a. maintain the structural stability of the building and neighbouring properties;*
- b. adversely affect drainage and run-off or cause other damage to the water environment;*
- c. have a cumulative impact upon structural stability or the water environment in the local area;*
- d. harm the amenity of neighbours;*
- e. lead to the loss of open space or trees of townscape or amenity value;*
- f. provide satisfactory landscaping, including adequate soil depth;*
- g. harm the appearance or setting of the property or the established character of the surrounding area; and*
- h. protect important archaeological remains.*

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

In determining applications for lightwells, the Council will consider whether:

- i. the architectural character of the building is protected;*
 - j. the character and appearance of the surrounding area is harmed; and*
 - k. the development results in the loss of more than 50% of the front garden or amenity area.*
- The basement construction would be engineered under the provisions of The Building Act and the Party Wall Act so that it maintains the structural stability of neighbouring properties. A service search will be undertaken so as to assess the impact upon buried services, drainage and the water environment. There is no cumulative impact as a result of the new dwelling. There is no harm caused to the amenity of neighbours as the basement is located within the footings of the neighbouring properties. There is no loss of open space or trees of townscape value. There is no adverse impact upon the character of the surrounding area. With regard to lightwells, the proposals maintain 50% of the front garden amenity area. For these reasons the proposals meet with the objectives of Policy DP27 a to k inclusive.

5.0 CONCLUSIONS

- 5.1 This is a new application for the construction of a three bedroom single dwelling. The application is consistent with planning policy as set out by Camden Council Local Development Framework Adopted October 2010 Policies CS6, CS11, CS13, CS14, CS18, DP2, DP5, DP17, DP22, DP23, DP24, DP25, DP26 and DP27 as well as supplementary planning guidance.
 - 5. The application can be considered with a recommendation to grant approval.
- 2