

**33 WICKLOW STREET, LONDON WC1 9JX: NEW BUILD 2No. HOUSE
WITH 4 FLATS
on Vacant Lane**

Planning, Design and Access

November 2012

Buildwell Homes Ltd

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Planning, Design and Access Statement

Contents Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	Signed
1	0	FINAL	28.11.12	KV
1	A	NOTE 5.1 CLARIFIED	08.01.12	KV

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Introduction

This statement provides supporting information to a full planning application on behalf of Buildwell Homes Ltd. The application seeks permission for the erection of 6 new build units.

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Description of site and surroundings

The application site is situated in the London Borough of Camden. The site is located off Grays in Road and Kingcross road on a quiet street. The site is currently vacant, however the site accommodated 4 houses before 1954. The site sits on a Network Rail Tunnel and is adjacent to the London Underground.

The properties on the street are similar 3-5 storeys in height and comprise of residential units.

The area is mixed use in character, the opposite side of the road has residential dwellings with commercial units as you enter the site.

The site has bus stop 2 minutes walk from the site with a railway and , thus good transport links are available.



Diagram 1: the site

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Proposed development and scope of application

The works involve the erection of a new dwelling on vacant land.

This planning application is supported by a full set of detailed drawings, Heritage Statement prepared by the Heritage Collective LLP, Sunlight Daylight Assessment prepared by CHP Surveyors, Accoustic and Vibration Study prepared by ACA Accoustics. This document comprises the planning, design and access statement. It addresses the following issues with regards to the application:

- (I) Planning policy context
- (II) Planning considerations
- (III) Design rationale
- (IV) Access
- (V) Conclusion

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Planning Policy context

4.1

National Policy

National planning policy is contained in the National Planning Policy Framework March 2012

6. Delivering a wide choice of high quality homes

Para 47. To boost significantly the supply of housing, local planning authorities should:

- *use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *identify and update annually a supply of specific deliverable¹¹ sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- *identify a supply of specific, developable¹² sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*

7. Requiring good design

Para 56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

58. Local and neighbourhood plans should develop robust and comprehensive

policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the

area and an understanding and evaluation of its defining characteristics.

Planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
 - *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities*
- and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
 - *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; And*
 - *are visually attractive as a result of good architecture and appropriate*

landscaping.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

4.2 *The London Plan Spatial Development Strategy for Greater London Consolidated with Alterations July 2012*

The London Plan sets out the housing targets between 2007/8 and 2016/17 for each of the London Boroughs. The London Borough of Camden has a 10 year target of 6650 additional homes with an annual monitoring target of 665.

The relevant policies are discussed below.

Policy 3.3: Looks to increase the housing supply

4.3 *The London Borough of Camden Local Development Framework – Core Strategy*

Policy CS6 seeks to ensure a wide range of housing including self-contained flats are available in the borough. It aims to make full use of Camden's Capacity for housing.

4.4 *The London Borough of Camden Local Development Framework – Camden Development Policies 2010-2025*

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.*

The Council will seek to minimise the loss of housing in the borough by:

- d) protecting residential uses from development that would involve a net loss of residential floorspace, including any residential floorspace provided:*

- within hostels or other housing with shared facilities; or
- as an ancillary element of another use, wherever the development involves changing the main use or separating the housing floorspace from the main use.
e) protecting permanent housing from conversion to short-stay accommodation intended for occupation for periods of less than 90 days;
f) resisting developments that would involve the net loss of two or more homes, unless they:
- create large homes in a part of the borough with a relatively low proportion of large dwellings,
- enable sub-standard units to be enlarged to meet residential space standards, or
- enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed.
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.

DP3 Contributions to the supply of affordable housing

This policy expects developments which exceed 10 units or 1000m² to make a contribution towards affordable housing.

DP5 Homes of different sizes

This policy seeks to ensure a range of unit sizes are provided within developments

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.
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.

DP6 Lifetime homes and Wheelchair Homes

All housing development should meet lifetime homes standards. 10% of homes developed should either meet wheelchair housing standards, or be easily adapted to meet them.

DP24 – Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

5 Planning considerations

5.1 Principle of development

There is no dispute over the principle of the development. It conforms with current planning policies on this basis.

We have reviewed policy DP5 and proposal incorporates the following housing mix.

Size					Total
studio	1B2P	2B3P	3B5P	4B5P	
1	1	2	2	2	6

The scheme will be designed to meet Code for Sustainable Homes Level 4

DP 2 looks to utilise underused vacant sites. This scheme is an example of this.

The scheme conforms to both local and national policies.

5.2 Pre-application Advise

The scheme has been subject to 3No. pre-application meetings, the most recent:

- Pre-application dated 16th June 2011:
 - Materials: exposed industrial materials – timber, steel, brick, concrete
 1. generous floor to ceiling heights, especially at ground level,
 2. accurate solid to void ratio
 3. hierarchy
 4. detailing
 - Analysis of relevant examples of building to understand design rationale;
 - All flats to incorporate storage
 - Increase ground floor ceiling height may be considered if it doesn't impact the daylight sunlight assessment
 - Pre-application dated: looked at a denser contemporary scheme. It was advised the developer adopt an industrial/warehouse type aesthetic.

Our scheme responds to the advise we have received, the scheme has increased the height of the floor to ceiling height, the current application is based on a analysis of a warehouse and maintains a solid to void ratio which suits the building and its use.

5.3 Issue of the development

There is no dispute over the principle of the development, providing we minimise the impact to surrounding buildings and design an industrial type building suitable for the site.

6 Design

6.1 Use

The proposal is for the erection of a new block of flats.

6.2 Amount

The project contributes to this intent without the need to impact undeveloped land through the efficient use of brown field space.

Our proposal looks to a residential block comprising of 1No. 4B5p duplex 1No. 3B5P duplex 2No.2B3P units, 1No. 1B2P flats, 1 No. Studio.

We have used 'Site Layout Planning for Daylight and Sunlight, A guide to good practice' to establish the extent of the rear projections. Thus there will be no loss of amenity to adjoining properties.

6.3 **Layout**

The building abuts the front boundary and is set 1m away from the bridge, thus leaving an adequate gap to allow the scheme to be built.

The flats are designed to over look the park, the front part of the property and the railway line. This will give a good outlook to the residents. The angled windows to the rear prevent any overlooking taking place, (see *diagram 2*).

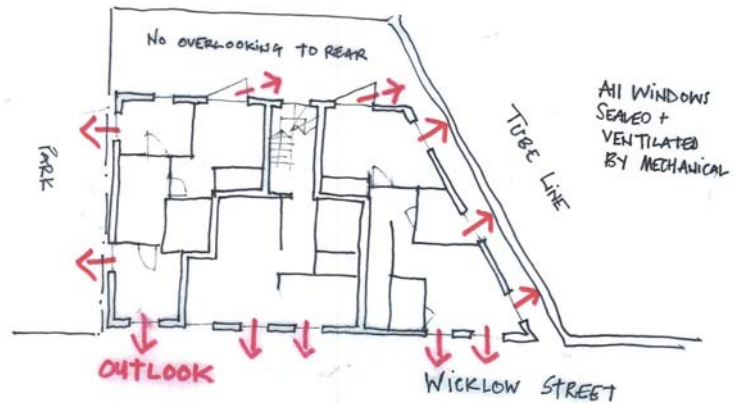


Diagram 2: layout

6.4 **Scale**

The proposed property will be part 3 storey and part 4 storeys high. The scheme incorporates large opens to break up the bulk and create a uniform façade.

6.5 **Appearance**

As per our pre-application discussions the building is designed to be industrial in appearance. We have looked at a number of examples both in London Borough of Camden and other London Borough's (see *photo 3&4*).

The characteristic of an industrial building is:

- Uniform façade;
- Normally brick clad with a brick feature
- Large Windows
- Large floor to ceiling heights



Diagram 3: example of warehouse style building

The building will be clad in brick with brick slips. This material forms

part of local vernacular, the site is located in a mix of residential and industrial type buildings hence the adaptation of a warehouse style building. The elevations adopts windows and fenestration creating a visually interesting building. The building is fully accessible.

Our design creates architectural interest, it is exciting and not a solid flat elevation.

We have used these precedents as far as practical without compromising the internal design. The window to solid ratio is 7:8 in this precedent, thus have adopted this principle in our design, (see diagram 4).



Diagram 4: analysis of warehouse style building

6.6

Railway line

We have been in consultation with Network Rail, who in principle support this development. Thus there is no issue. I attach

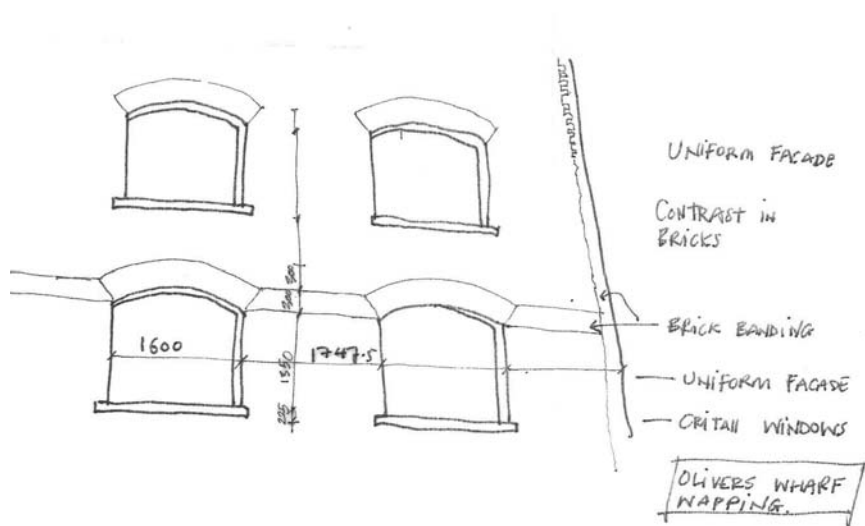


Diagram 5: example of warehouse style building

the acoustic and vibration study conducted by ACA Acoustics. We have used this to design the building and will adopt measures recommended by them. Thus no windows will be openable and the building will be mechanically ventilated.

Further to this the building is being constructed in lightweight building techniques using Light Gauge Steel in order to keep building light to minimise the impact on the TFL tunnel below.

6.7 Secured By Design

The scheme will adopt secured by design and by having self-contained flats it will create a more secure environment and will allow a natural security for the garage.

6.8 Refuse

The refuse bins will be located on the ground floor entrance area. A Service Management Plan can be conditioned.

6.9 Sustainability

The project is a classic example of sustainability. The site is being reused, while contributing to transport oriented housing stock that reduces the need for more transport. It will incorporate design elements and materials that are recycled.

To achieve the latter all materials will be sourced from sustainable sources and will comply with Part L. The building design incorporates strategically placed window areas that will capture natural light to illuminate significant areas of the new dwellings while managing heat gain and natural air circulation.

We looking to pre-fabrication construction techniques to build the scheme, this is due to the nature of the site.

The scheme has been designed to a high standard of sustainability. We will seek to achieve a code for sustainable homes level of 4 and the materials will be from sustainable sources and will try come near to achieving level 5. I attach a report prepared by Briary Energy on the site.

6.10 Landscaping

The property overlooks the park which is within walking distance, this would benefit families and couples alike. Thus none is proposed on this restricted site.

7 Access

7.1 Vehicular and Transport Links

As the development is on a busy part of London, thus we are proposing a car free scheme on this site as it is well connected to public transport, a number of buses pass along the high street. The building currently has no parking.

We are proposing 6No. bicycle parking stands.

Lifetime Homes

The scheme is designed to conform to Lifetime Home Standards. The following is a list of the standards it conforms to

- **Approach to dwelling**
 - Level access to entrance with appropriate gradient flats
 - Entrance surface to be different from internal surface.
- **Entrances:**
 - The scheme has easy access to flats
 - Entrance doors to dwellings and communal areas to have a clear width of 800mm;
 - Maintain a clear space of 300mm beside door opening on latch side
 - Ironmongery: all keyholes, locks handles etc. to be no higher than 1200mm high including a tonal contrast between all access controls etc.
 - Entrance to dwellings have a landing of 1200X1200
 - Entrance to communal doors have landing of 1500X1500
 - Canopy over main entrance to have a cover of 900X1200 depth.
- **Communal Hallway and Stairs:**
 - Width of communal hallways will be 1200mm
 - Maximum riser to be 170mm and going to be 250mm on the communal stairs.
 - Handrails to be 900mm above each nosing and will extend by 300mm.
- **Bathrooms**
 - Bathrooms to be designed to Part M with a provision for a floor drain.
 - Wall construction for all bathrooms to include 18mm WBP ply to take adaptations for handrails
 - The scheme is designed to allow the future installation of a 'wet room' shower facility.
 - The flats have a WC at entrance level
- **Living Rooms/Dining rooms**
 - A 1500mm turning circle or 1700X1400mm turning ellipse is provided in dining and living areas for adequate wheelchair circulation (shown on all floor plans).
- **Kitchens**
 - Clear zone of 1200mm between fronts of units is provided in kitchen
- **Bedrooms**
 - Clear space of 750mm wide space on sides and foot of a double sized bed
 - Clear space of 750mm to one side of bed in a single or second bedroom
 - All switches, sockets and ventilation & service controls will be between 450mm & 1200mm from the floor.
 - Provision for a tracking hoist

As per the London Plan 10% of the development needs to be wheelchair accessible and there one flat is provided (house 1) thus is wheelchair assessable. The scheme incorporates lift to allow the wheelchair user to use the flat.

Due to the restricted nature of the site, we can not incorporate a canopy to the front entrance without egressing over the pavement.

9

Conclusion

The principle of development accords with the relevant planning policy contained within policies CS6, DP3, DP5, DP6 , CS1, CS5, DP26.

The application has responded to the comments in most recent pre-application meeting:

- Height, bulk, mass, footprint and detailed design: We reduced the height, broken the bulk of the building up, reduced the footprint and now have a scheme which is detailed in design.

The highest part of the building is located at rear of the site.

- Absent of sufficient mitigation measure to protect future residents: We have designed the building the such that it is 1m away from the boundary, thus there is no a sound/vibration buffer in place. The windows can be non-openable on the front.
- Onsite cycle storage facilities: We are now proposing 6No. bicycle stands.
- Lifetime Homes: The flats are designed to conform to Lifetime Homes
- Scheme will achieve Code Level 4
- Design responds to the context.