

**DESIGN, ACCESS AND PLANNING STATEMENT PREPARED BY ANSELL & BAILEY AND
SALISBURY JONES PLANNING**

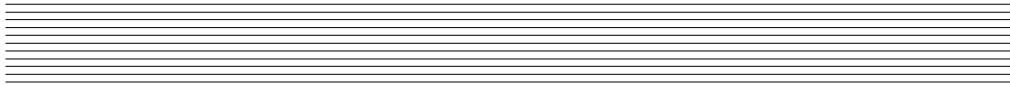
1.0 INTRODUCTION

- 1.1 This statement supports a full planning application for the construction of a two storey building at the rear of the Tavistock Centre. The application is submitted on behalf of Tavistock and Portman NHS Foundation Trust.
- 1.2 The document illustrates the current status of the proposed scheme along with providing supporting planning policy and design statements. This document is to be read in conjunction with the planning application drawings, Transport Statement, Sustainability Report, Arboricultural Report and supporting presentation material. An application contents list is attached.
- 1.3 In summary the contents of this document deal initially with planning policy issues and demonstrate that in land use terms the submitted scheme complies with the relevant policies of the Core Strategy and Development Policies DPD. The Statement deals with the key development issues including the design philosophy for the building, landscaping and the need to provide a good quality development consistent with the Council's aspirations for a site on the boundary of the Netherhall/Fitzjohns Conservation Area.
- 1.4 Royal Haskoning have prepared a separate detailed report (Transport Assessment forming part of this application) dealing with Traffic Generation, Accessibility and other relevant transportation issues. This assessment, which is referred to briefly in this Statement, concludes that the proposed development is entirely acceptable in transport terms. In addition, an Interim Travel Plan has also been submitted.
- 1.5 Ansell and Bailey have prepared a Sustainability Statement including a BREEAM Pre-Assessment report which confirms that that the building will achieve a score of "very good".
- 1.6 A Framework Construction Management Plan is also included though this document will need to be developed further if the application is granted permission, in conjunction with the appointed Contractor.
- 1.7 Finally, the Statement includes a Section on Pre-Application Consultation with the LPA, Staff at the Tavistock and neighbouring residents.

1.8 BACKGROUND

Originally two clinics, the Tavistock Clinic and the Portman Clinic, joined forces in 1994 to become the Tavistock and Portman NHS Trust and becoming a foundation trust in 2006.

Foundation trusts are part of the NHS and provide over half of all NHS hospital and mental health services. They are not-for-profit, public benefit corporations. Foundation trusts are different from NHS trusts because:



- They are not directed by Government, so have greater freedom to decide their own strategy and the way services are run
- They can retain surplus money and borrow money to invest in new and improved services for patients
- They are accountable to their local communities through members and Governors, to their commissioners through their contracts, and to Parliament and Monitor, the regulator of foundation trusts

TPNHSFT are a specialist mental health trust offering the highest quality mental health care and education.

It provides mental health services for children and families, young people and adults as well as providing training for the mental health and social care workforce. The Trust also undertakes research and consultancy work.

The Tavistock Children's Day Unit is a specialist unit providing both educational and therapeutic services to children with social, emotional, behavioural and psychiatric difficulties and their families. The unit is currently at Gloucester House, 33 Daleham Gardens, NW3.

2.0 RELOCATION PROPOSAL

- 2.1 The existing building is a large and ornate Victorian house which has been adapted to accommodate the Day unit but is fundamentally unsuitable for this use due to its layout and internal construction. Ofsted have been critical of the premises and have commented as follows:

Mobility access to the ground floor for the disabled is adequate but more specific facilities such as disabled toilets are unavailable. The proprietor plans to move to new premises as soon as a suitable property is available. In the interim, the unit has a three-year plan to meet the requirements of the Disability and Discrimination Act 1995, as amended.

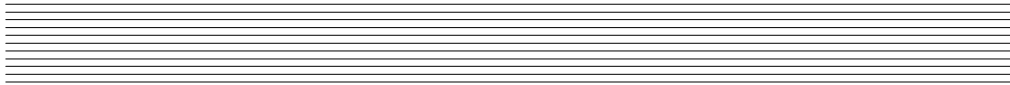
The fabric of the building has not improved significantly since the last inspection and this leaves the impression of facilities that are shabby, and, in places and in some respects, unhygienic.

Compliance with regulatory requirements

The proprietor has ensured that the school meets The Education (Independent School Standards) (England) Regulations 2010, schedule 1 ('the Regulations'), with the exception of those listed below.

- The school does not meet all requirements in respect of the premises of and accommodation at schools (standards in part 5) and must:

- *provide appropriate facilities for pupils who are ill, in accordance with regulation 5 of the Education (School Premises) Regulations 1999 (paragraph 23(k))*
- *ensure that classrooms and other parts of the school are maintained in a tidy, clean and hygienic state (paragraph 23(m))*
- *provide a satisfactory standard and adequate maintenance of decoration (paragraph 23(p)).*



The Trust has been searching for a replacement for 2-3 years mostly premises given serious consideration have been just outside Camden due to availability and cost. Two properties have been recommended for Board consideration but not secured.

The Trust now proposes to develop purpose built accommodation primarily to house the Day Unit on the Tavistock Centre site to the rear of the main building in a car park area and part of the No8 Fitzjohn's Avenue garden which also belongs to the Trust.

- 2.2 The proposal is to relocate the Day Unit from 33 Daleham Gardens to a new building on the Tavistock Centre site. The existing house may be sold after the Day Unit is transferred. The move will concentrate children's services on the main trust site. The Monroe unit was moved from a single storey building at 33 Daleham Gardens into the Tavistock Centre last year.

3.0 CONTEXT

- 3.1 The Tavistock Centre is a six storey concrete panel clad building dating from the 1960's, at the junction of Belsize Lane and Fitzjohn's Avenue. The site includes, No8 Fitzjohn's Avenue, which has been in operation as a clinic since 1933 and is a large Victorian house next to the Tavistock Centre.
- 3.2 The Tavistock Centre's immediate neighbours are No8 Fitzjohn's Avenue, the Institute of Group Analysis at No1 Daleham Gardens and Nos 3-5 Daleham Gardens operated by Camden and Islington NHS FT.

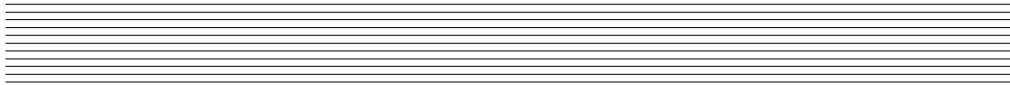
The main site lies just outside the Netherhall/Fitzjohns Conservation Area, whilst the No8 Fitzjohn's Avenue lies within, the southernmost boundary of the Conservation Area coinciding with the northern boundary of the main site. The Belsize Conservation Area lies immediately to the south.

- 3.3 Across Belsize Lane there are smaller two and three storey houses and flats.
- 3.4 Across Fitzjohn's Avenue there are very large Victorian Houses some of which have been converted into flats.
- 3.5 The Trust site has large plane trees and dense ground cover on the corner of Belsize Lane and Fitzjohn's Avenue and a variety of trees along the Belsize Lane boundary. Trees and planting to No8 Fitzjohn's Avenue garden are covered by the tree survey, there is a 20m lime tree to the east end of this garden area. Ground level parking accommodates 66 cars and motorcycles. There is a basement car park for 46 cars, motorcycles and bicycles.
- 3.6 Access for vehicle & pedestrians is from Belsize Lane, there are two points – an in and an out. Access to the rear of No3-5 Daleham Gardens is provided to the east side of the Trust's land for a small area of parking.

4.0 RELEVANT PLANNING POLICIES

4.1 NATIONAL PLANNING POLICY FRAMEWORK

This recently published guidance states at paragraph 14 that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which should be seen as a 'golden thread' running through both



plan-making and decision-taking. In this respect, development proposals that accord with the development plan should be approved without delay.

In paragraph 17, twelve 'core planning principles' are outlined, including, '*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*'.

Paragraph 56 concerns good design. It states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 58 states that planning policies and decision 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;*
- *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;*
- *Are visually attractive as a result of good architecture and appropriate landscaping.*

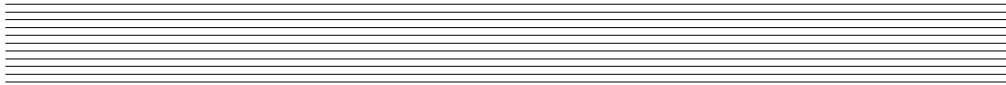
Paragraph 60 confirms that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

In relation to Conserving and enhancing the natural environment the NPPF states inter alia:

131. In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 72 states in relation to Educational provision that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted.



4.2 CAMDEN CORE STRATEGY AND DEVELOPMENT POLICIES

Policy CS10-Supporting community facilities and services states at paragraph 10.1 that a key part of the Council's strategy for managing Camden's future growth is making sure that the services, facilities and infrastructure to support the local community and visitors to the borough are provided in suitable locations to meet increasing demand caused by our growing population. The provision of community facilities also plays a key role in meeting the Camden Community Strategy theme.

In paragraph 10.2 it is stated that the Council will seek to ensure that a wide range of services and facilities to meet community needs are provided in the borough, including education and childcare, health facilities (also covered in policy CS16), police and emergency service facilities, libraries, sports and leisure facilities, culture and arts, advice centres, community halls/meeting rooms, places of worship, youth facilities and public conveniences. Parks and open spaces are covered in policy CS15.

Policy CS10 states inter alia:

"CS10 - Supporting community facilities and services

f) support the retention and enhancement of existing community, leisure and cultural facilities; and

g) facilitate the efficient use of community facilities and the provision of multi-purpose community facilities that can provide a range of services to the community at a single, accessible location."

In paragraph 10.18 it is stated that Camden's population is expected to continue growing, which will increase demand for community uses in the future. To ensure that the demand for community facilities is met, developments will be expected to make commensurate provision for new or improvements to existing facilities. This will help to meet the needs of new residents and mitigate impacts on the existing community.

Policy CS16 - Improving Camden's health and well-being – stipulates that the Council will seek to improve health and well-being in Camden and will inter alia, support the provision of new or improved health facilities, in line with NHS London's plans to consolidate and modernise its facilities; recognise and support the borough's concentration of centres of medical excellence and their contribution to health-related research, clinical expertise, employment and training provision;

On the basis of the above policies we consider that the relevant Core Strategy Policies offer general support for the proposed scheme.

It is equally important that the scheme complies with the relevant generic policies dealing with detailed matters such as Design, Residential Amenity, etc. as well as general environmental considerations including climate change mitigation and transport issues

Policy CS13 - Tackling climate change through promoting higher environmental standards - states that the Council will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable 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:

- *ensuring developments use less energy,*
- *making use of energy from efficient sources, such as the King's Cross, Gower Street, Bloomsbury and proposed Euston Road decentralised energy networks;*
- *generating renewable energy on-site; and*
- d) *ensuring buildings and spaces are designed to cope with, and minimise the effects of, climate change.*

The Council will have regard to the cost of installing measures to tackle climate change as well as the cumulative future costs of delaying reductions in carbon dioxide emissions."

The proposed scheme will incorporate many features which will ensure that it complies in general terms with the above requirements.

The location of the site in close proximity to the boundaries of two Conservation Areas poses an important design challenge and the proposal responds positively to this sensitive location, having regard to the requirements of Policy CS14 - Promoting high quality places and conserving our heritage – and its equivalent Development Policy DP25 - Conserving Camden's heritage –

In addition related Policy DP24 - Securing high quality design - is also of significance in this context.

These policies require development of the highest standard of design that respects local context and character and schemes to be designed to be inclusive and accessible.

Finally, Policy DP26 - Managing the impact of development on occupiers and neighbours – has also been taken into account having regard to the policy presumption of protecting the quality of life of occupiers and neighbours by ensuring new development will not result in loss of visual privacy, or cause overlooking, overshadowing or loss of outlook.

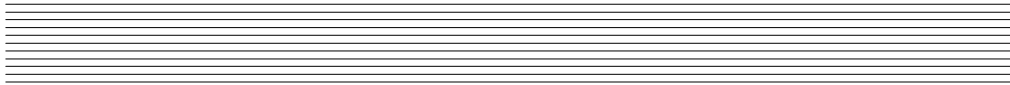
4.3 CONSERVATION AREA ASSESSMENT

The Tavistock Centre is not located within a Conservation Area though the rear garden of no. 8 Fitzjohns Avenue (The Portman Clinic) forms part of the site, is within Fitzjohns / Netherhall Conservation Area. No. 8 is identified as making a positive contribution to the character of the CA. The proposal relates to an area of land north of the main Tavistock building and is presently used currently as a car park serving the Centre.

The Fitzjohns / Netherhall Conservation Area surrounds the building on the west, north and eastern sides. Reference is made in the Conservation Area Statement to the Tavistock Centre as follows:

'The triangle of land at the junction of Fitzjohns Avenue and Belsize Lane, currently occupied by the Tavistock Centre, is outside the Conservation Area. However, this site, with its well wooded boundaries and confidently placed statue of Sigmund Freud at its southern apex, contributes to the character of the street, unlike the Tavistock Centre.'

The Fitzjohns / Netherhall Conservation Area describes the general character of the CA as follows:



“The street layout is dominated by Fitzjohns Avenue running through the centre and the parallel streets to the east and west of it. Finchley Road and Hampstead High Street /Rosslyn Hill form the west and the east boundaries, Overall the urban grain shows large houses with generous gardens surrounded by the denser areas of Hampstead Village, Belsize Village and Finchley Road,.....”

The Tavistock Centre a 6-storey 1960's pre-cast concrete clad building dominates the junction of Fitzjohns Avenue and Belsize Lane.. Access to the site (both vehicular and pedestrian is gained via Belsize Lane.

The submitted scheme proposes a two storey building of contemporary design with a two storey link to the Tavistock Centre. The main building will be located on the existing surface car park.

The principal view of this building will be from Belsize Lane and will replace the current view comprising principally of parked cars and a single storey portocabin structure. The proposed layout incorporates the creation of a staff garden/open air amenity area between the proposed building and the existing Tavistock Centre.

The existing garden serving the Portman Clinic (No. 8 Fitzjohn's Avenue) will remain undeveloped though part of it will be used as the outdoor play area for the Day School Unit.

A 1st floor extension linking the proposed building to the existing building is also proposed fronting Fitzjohn's Avenue. At present there is a gap between the Tavistock Centre and no. 8 Fitzjohns Avenue through which views of planting and the gardens to the rear are available.

The extension which would be no higher than first floor level will ensure that both the gap and the outlook beyond will not be materially affected. Indeed existing greenery and planting will ensure that this element is barely visible. A large and attractive Lime Tree will be retained and new planting carried out to replace some of the existing shrubbery and planting to be removed.

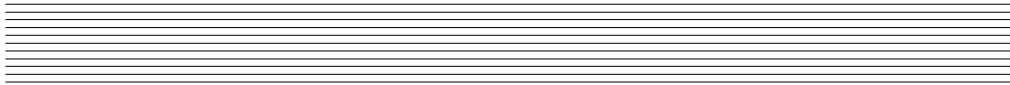
Good quality facing materials will be used for the external surfaces of the buildings proposed.

Having regard to the above considerations it is concluded that the proposed development will preserve the character and appearance of this part of the Fitzjohns / Netherhall Conservation Area.

5.0 DESIGN PHILOSOPHY AND SITING

Three different options have been considered in arriving at the preferred design solution in terms of the layout of the building. The first option was for a linear structure over the existing car park with a slight encroachment on the garden at no. 8 Fitzjohns Avenue.

The second option was for an 'L' shaped building which extended across a large proportion of the garden of no. 8; the third option was similar to option one with a more staggered northern elevation on the eastern side to ensure the building would not adversely affect the existing 20m high Lime tree at the rear.



During a formal pre-application consultation with Officers the three options were discussed and following a meeting on site it was agreed that option 3 represented the most acceptable form of development.

This approach avoids the need to build across the garden of no. 8 Fitzjohns Avenue, an important consideration as this space appears as part of a uniform row of gardens along the road; such form would harm the visual segregation of the garden space from the adjacent building and be out of character in terms of garden development within the vicinity of the site.

A 1st floor extension linking the proposed building to the existing building is also proposed fronting Fitzjohn's Avenue. At present there is a gap between the Tavistock Centre and no. 8 Fitzjohn's Avenue through which views of planting and the gardens to the rear are available. At ground floor level the existing single storey section housing seminar rooms is to be rebuilt due to structural problems. The gap between this rebuilt part and the main ground floor area of the proposal allows staff access to the rear of No8 Fitzjohn's Avenue. The first floor link provides an important connection to relevant Tavistock Centre departments.

The extension which would be no higher than first floor level will ensure that both the gap and the outlook beyond will not be materially affected. Indeed existing greenery and planting will ensure that this element is barely visible.

The detailed design has been developed in consultation with Officers. In particular the element of the proposed building which protrudes into the garden is clad in timber vertical louvres rather than render to harmonise with the verdant setting and mitigate the loss of garden/vegetation.

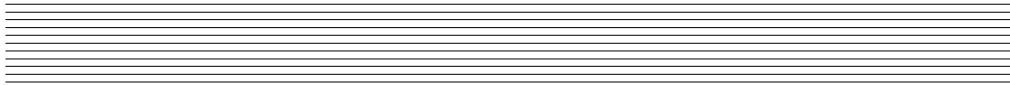
The proposed building has been set away from the lime tree to the rear of the site so that it would not impact on the health of this tree. There would however be some works required to this tree, namely the removal of the lower branch to the south.

It should be noted that as suggested by Officers that the area of garden to be lost, which is currently used by staff, has been re-provided elsewhere on the site as explained above and shown on the submitted drawings.

The plans indicate that the building would have a green roof which will lessen the impact on the loss of vegetation on the southern boundary of no. 8 Fitzjohns Avenue.

6.0 AMOUNT

- 6.1 The proposal is to build a two storey Day Unit of 840m² over two floors with a 190m² two storey link to the Tavistock Centre facing Fitzjohn's Avenue in place of the single storey caretaker's flat now used as seminar rooms. It is proposed to demolish the single storey section because this has structural problems and rebuild it.
- 6.2 The new Day Unit proposal is equivalent to the accommodation on the 33 Daleham gardens site so is a direct replacement plus sufficient space to allow for a further classroom currently being mooted.
- 6.3 The building provides flexible office and seminar room accommodation at first floor level to allow for the general Tavistock Centre use outside normal school



hours. Seminar rooms are fully booked for most of the year on week days.

7.0 LAYOUT

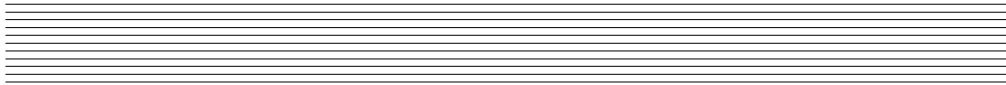
- 7.1 A number of potential areas around the Tavistock Centre were considered for the Day Unit building. The rear car park site was chosen because of its relatively independent nature and the garden area which will provide the playground space.
- 7.2 The garden area will remain open with double fences protecting green screen hedges between the playground and neighbours.
- 7.3 The area between old and new buildings will provide more green space, parking for Day Unit staff and an essential drop off area for pupils who come and go by car and taxi.
- 7.4 The building is designed to preserve the large lime tree to the east which will continue to be a significant feature.

8.0 SCALE AND APPEARANCE

- 8.1 The scale of the proposal is derived from the main building with floor levels and windows lining through. The proportions of windows and doors are similar.
- 8.2 The proposal has been conceived as a genuinely low energy building, naturally lit and ventilated as far as possible using light weight partly prefabricated construction.
- 8.3 The proposal is largely positioned over the underground car park, a steel frame is planned with precast concrete floors and insulated panel walls in order to reduce the one site construction period and to form the building envelope as quickly as possible.
- 8.4 Materials reflect the main building with the use of architectural masonry, silver and door frames and heather mix brickwork at low level. New natural materials are added above; vertical hardwood boarding, zinc panels to emphasis the entrance and the staircase to the rear and the green roof.
- 8.5 Since the proposal is only two storey most people in surrounding buildings will look down onto the green roof and the gardens. The area of tarmac car park is significantly reduced.

9.0 LANDSCAPE AND ECOLOGY

- 9.1 An ecologist has been involved and will advise on the existing site, increasing diversity and the green roof. Recommendations such as dead wood piles between fence lines and roof level bird boxes will be incorporated in the scheme.
- 9.2 An arboriculturalist and landscape designer has produced a tree survey and landscape proposal which is included in the submission.
- 9.3 A green roof will cover 90% of the total roof area, it will reduce storm water run off which will be used to irrigate the hedges and garden area.
- 9.4 400m² of tarmac car park surface will be replaced by the green roof.



- 9.5 The perimeter of the school playground is planned to have a double fence line; an outer 2m vertical boarded fence on the boundary to reflect the building cladding and an inner green mesh fence of 3m to help contain balls in the playground and to support climbing plants which will be planted in the protected 900mm gap between the fences.

10.0 ACCESS

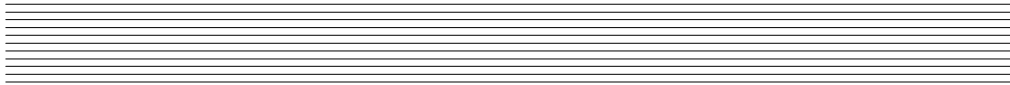
- 10.1 A transport consultant has produced a transport statement and a Travel Plan which are included in the submission.
- 10.2 Disabled access to and around the new building will follow BS8300 and NHS guidance as well as the Building Regulations. The approach to the new building is generally level, there will be a shallow ramped approach to the entrance. Internally door leaves will be 926mm as a general minimum. A wheelchair accessible lift will be provided. Corridor widths will be 1500mm to suit the mental health guidelines. Colour contrast will follow RNIB and NHS Guidance.
- 10.3 Shower facilities will be included.

11.0 SUSTAINABILITY

- 11.1 A low energy building is proposed maximising the use of natural light and ventilation. Insulation levels will be high. Construction will be lightweight with prefabricated external wall panels, a steel frame and pre-cast concrete floors. The heating system will have a reverse cycle for summer cooling when required.
- 11.2 Materials will be specified in accordance with the Green Guide.
- 11.3 A BREEAM pre assessment is included in the submission, a score of 'very good' will be achieved.

12.0 STATEMENT OF PUBLIC CONSULTATION

- 12.1 The proposal was the subject of a formal Pre-Application Consultation with the Planning Department of LB Camden. A detailed package of information was supplied and an initial meeting took place at the Council Offices. The meeting was attended by a Senior Planner and a Design Officer. In addition a further meeting took place on site a few days later to address a number of specific issues discussed previously.
- 12.2 The Council also provided a formal written response, a copy of which is reproduced as Appendix A to this Statement.
- 12.3 The Trust having regard to the need to ensure relevant stakeholders were informed of the scheme and had the opportunity to comment on the proposal in advance of the submission of the Planning Application undertook the following action:
Detailed Consultation with Staff Members including meetings with school staff on 19th July, an exhibition for Tavistock staff on 27th Sept and a meeting for No8 staff on 24th Oct.
A longer term exhibition is proposed for two weeks in November in the Tavistock Centre to allow staff, students, patients and visitors the opportunity to comment.



12.4 Written Approach to a Number of Local Groups/ Associations:

Hampstead CAAC – Mr AD Parrish
Society of Analytical Psychology – Mrs. Jane Turney, Principal Officer
Institute of Group Analysis – Mrs. Mary-Ellen Cairns, Office Manager
South Hampstead High School, Junior School - Mrs. Louth, Headteacher
South Hampstead High School, Senior School - Mrs. Stephens, Headteacher
Daleham Gardens Health Centre – Mrs. Margaret Guilfoyle and Mrs. Gillian Patterson

12.5 Open Evening for Neighbours/Local residents - 26 September 2012

The proposals were on Display and Members of the Trust and The Design Team were available to answer questions. Fourteen people attended, the event was arranged to suit room availability and was unfortunately on a Jewish holy day. An individual who requested separate meetings was met by the Trust. A second open evening is planned for 7th November.

13.0 SECTION 106 AGREEMENT

13.1 We understand that a Section 106 agreement will be required and that the extent is to be agreed with council officers. Heads of terms may include:

- A Construction Management plan.
- Travel Plan
- Sustainability Plan

14.0 CONCLUSIONS

- The proposal will provide modern and functional accommodation for an essential existing service.
- The proposal will retain the service in the locality and concentrate children's services on the Tavistock Centre site .
- The proposal will enhance the immediate environment both architecturally and environmentally.
- The proposal has been designed to respect the site context.
- There will be minimal impact on residential amenity.

15.0 REFERENCE DOCUMENTS

- Camden conservation area statements.
- Camden Local Development Framework and UDP.
- Design and Access Statements CABE.
- The London Plan.
- National Planning Policy Framework.
- Designing for disabled children and children with special educational needs – Building Bulletin 102.
- NHS Health Building Notes.

APPENDICES

A – LB Camden's Pre Application response.

Distribution with planning application & copies.
File, MH + VD

Date: 17/10/2012
Your ref:
Our ref: CA\2012\ENQ\04542
Contact: Jenna Litherland
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**Development Management
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Culture & environment directorate
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ppp@camden.gov.uk
www.camden.gov.uk/planning

Mark Herbert
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mherbert@ansellandbailey.com

Dear Mr. Herbert,

Town and Country Planning Act 1990 (as amended)
Re: Tavistock Centre, 120 Belsize Lane

Thank you for your enquiry received on the 30th May 2012 regarding your proposal to erect a 2 storey building north of the existing building at the Tavistock Centre to be used as a Children's Day Unit as shown on drawings: [(01)] 001-C, 002-D, 003-D, 004-D; 12017.MH1; 12017.MH2. Further to our meeting on the 25th June and the site visit on 5th July I can provide you with the following advice.

Site Description

The site comprises a 6-storey 1960's pre-cast concrete clad building located at junction of Fitzjohns Avenue and Belsize Lane. The building is currently in health care use (Class D1). The Tavistock Centre is not located within a conservation area however the rear garden of no. 8 Fitzjohns Avenue (The Portman Clinic), which forms part of the site, is within Fitzjohns / Netherhall Conservation Area and no. 8 is identified as making a positive contribution to the character of the CA. The proposal relates to an area of land north of the main building which is currently used as a car park.

The Fitzjohns / Netherhall Conservation Area surrounds the building on the west, north and eastern sides. Reference is made in the Conservation Area Statement to the Tavistock Centre in stating,

'The triangle of land at the junction of Fitzjohns Avenue and Belsize Lane, currently occupied by the Tavistock Centre, is outside the Conservation Area. However, this site, with its well wooded boundaries and confidently placed statue of Sigmund Freud at its southern apex, contributes to the character of the street, unlike the Tavistock Centre.'

Relevant Policies

LDF Core Strategy and Development Policies

- CS1 Distribution of growth
- CS5 Managing the impact of growth and development
- CS10 Supporting community facilities and services
- CS11 Promoting Sustainable and efficient travel
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high Quality Places and Conserving Our Heritage
- CS15 Protecting and Improving our Parks and Open Spaces & encouraging Biodiversity

CS16 Improving Camden's health and well-being
CS19 Delivering and monitoring the Core Strategy
DP15 Community and Leisure Uses
DP16 The Transport implications of development
DP17 Walking, Cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP19 Managing the impact of parking
DP20 Movement of Goods and Materials (CMP/SMP)
DP21 Development connecting to the highway network
DP22 Promoting Sustainable Design and Construction
DP24 Securing High Quality Design
DP25 Conserving Camden's Heritage
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and Vibration
DP29 Improving Access

Updated Camden Planning Guidance 2011

CPG1 – Design

CPG3 – Sustainability

CPG6 – Amenity

CPG7 - Transport

CPG8 – Planning Obligations

Fitzjohns/Netherhall Conservation Area Appraisal and Management Strategy 2008

Proposal

Your proposal includes the erection of a two storey building partially in the car park north of the Tavistock Centre and partially in the garden of no. 8 Fitzjohns Avenue for use as a Children's Day Unit (Class D1).

This use would replace the Tavistock Children's Day Unit which currently operates at Gloucester House, 33 Daleham Gardens which offers both education and therapeutic services for children with social, emotional, behavioural and psychiatric difficulties and their families. The service provides support for up to 16 children primary and early secondary school aged. At present the service is supporting 12 students. The children stay with the centre for periods between 1 school term and 4 years. This is a non-residential institutional use (Class C2)

The existing centre is looking for new accommodation as they have been advised by Offstead that the current accommodation is unsuitable. The building is not designed for this type of use and proves to be rabbit warren in which it is difficult, without significant intervention, to provide the level of care and support necessary. The proposed unit would not be expanding and an increase in floor space is not required. What is important is that the layout is suitable for the use. The existing building at Gloucester House has a total floor area of 880 sqm and the proposed building would have a floor area of 800sqm.

The use currently has 29 staff the majority of which are part time. There are normally 15-20 staff at the day unit at any one time. This number would remain the same at the new site.

The principle of the use

Policy CS16 states that the Council will seek to improve health and wellbeing in Camden by supporting the provision of new or improved health facilities, in line with NHS London's plans to consolidate and modernise its facilities. The current proposal would provide new accommodation for an existing NHS service in the borough. Therefore, the principle of the use is considered acceptable.

Policy DP15 seeks to protect existing community and leisure uses. The sub-text states that where a replacement leisure facility is to be provided, the applicant should demonstrate to the Council's satisfaction that the replacement facilities are at the same standard or better than those lost, and that the new location will be easily reached by the users of the existing facility.

The Tavistock Centre is currently in health care use. The proposed use would be compatible with the health care use at the Tavistock Centre. This is also beneficial in terms of sustainability and reducing the need to travel as many of the staff that work at the Tavistock Children's Day Centre also work at the Tavistock Centre. The application site is located close to the site of the existing day centre so it would be accessible to the users of the existing centre. The proposed building would be purpose built and would provide facilities suitable for the use unlike the existing building.

There is no requirement to provide a mix of uses on the site as the proposal does not exceed the 1000 sqm metre threshold specified in the Council's mixed use policy DP1.

Design

During the course of the pre-application discussions you have presented to officers three different options in terms of the layout of the building. The first option was for a linear structure over the existing car park which is a slight encroachment on the garden at no. 8 Tavistock Gardens. The second option was for an 'L' shaped building which extended across a large proportion of the garden and no. 8 and the third option which is more akin to option one with a more staggered northern elevation on the eastern side in order to ensure the building would not impact on the existing 20m high lime tree to the rear of the site.

Officers recommend that option 3 is the preferred option. You are not encouraged to build across the garden of no. 8 Fitzjohns Avenue as this space appears as part of a uniform row of gardens along the road. The proposed 'L' shaped extension would harm the visual segregation of the garden space from the adjacent building and would be out of character in terms of garden development within the vicinity of the site.

A 1st floor extension linking the proposed building to the existing building is also proposed facing on to Belsize Road. At present there is a gap between the Tavistock Centre and no. 8 Fitzjohns Avenue through which planting in the gardens to the rear can be seen. Owing to the fact that the extension would be no higher than first floor level it is considered that the extension would not compromise the view. This is considered to comply with guidance set out in CPG1- Design.

The detailed design is at an early stage and therefore it is not possible to offer precise advice. However we recommend that the first floor overhang to the front elevation (south) should deal with the transition in materials and respond to the precedent images previously shown. Furthermore, it would be preferable if the element which protrudes into the garden is clad in timber vertical louvres rather than render to better relate to verdant setting and help mitigate the loss of garden/vegetation.

Landscaping and impact on trees

The rear garden of no. 8 Fitzjohns Avenue has a rich mix of mature vegetation. The proposal (option 3) would result in the loss of all the planting along the southern boundary of the site as well as a significant part of the garden, as the building would encroach over the boundary. These features currently provide an important visual, ecological and social function. You have also advised that much of the planting within the garden would be removed as it is likely to conflict with the use of premises by providing opportunities for the children to climb which would not be encouraged. The proposed building has been set away from the lime tree to the rear of the site so that it would not impact on the health of this tree. There would however be some works required to this tree, namely the removal of the lower branch to the south.

The loss of the vegetation in the rear garden on no. 8 would not be supported. You should look to minimising the loss of trees and vegetation where possible. It is also recommended that the area of garden to be lost, which is currently used by staff, is reprovided elsewhere on site, for example within the car park area.

Any application should be accompanied by a full tree survey, conforming to BS:5837 (2012) detailing of all trees to be removed and protection details for tree to remain on or adjoining the site.

Any proposal to hard landscape the entire, or a large proportion the existing garden, would not be supported by officers. CPG1 –Design states that the Council will discourage the replacement of soft landscaping with hard landscaping in order to preserve the environment benefits of vegetation. Any hardstanding proposed should be constructed from permeable material.

Green roofs – The plans indicate that the building would have a green roof. This is encouraged in accordance with policy DP22. This will also lessen the impact on the loss of vegetation on the southern boundary of no. 8 Fitzjohns Avenue. Green walls would also be encouraged. Please provide full details of the green roofs/walls, including maintenance proposals with the application including a detailed section through the roof at scale 1:20. The depth of substrate should be maximised (300mm would be recommended) to provide both sustainable drainage and to support a range of species, selected for their biodiversity benefits.

In order to improve biodiversity at the site and to lessen the impact of the loss of planting on the southern boundary you are advised to explore the use of bird bricks with the proposal building. The following link gives an example of the type of integral bird boxes which should be used:

<http://www.schwegler-natur.de/index.php?main=produkte&sub=vogelschutz&psub=nisthilfen-speziell&pcontent=sperlingskolonie-1sp&lang=en>

Transport and access

Loss of car parking spaces – The proposal would result in the loss of car parking spaces. However, it is considered that the Tavistock Centre has a surplus of car parking spaces therefore this is not considered to be an issue. The parking which remains between the proposed building and the Tavistock Centre should also be removed. A parking survey should be submitted along with your application.

Taxi-drop off – The proposal plans do not allow sufficient space for taxis and other drop-off vehicles to turn around. This needs to be addressed and the application should be accompanied by a swept path analysis.

Cycle Parking – In accordance with the Council's parking standards 8 cycle parking spaces are required 4 for staff and 4 for visitors. The submitted plans do not show provision for this. In accordance with CPG7- Transport cycle parking should be provided off-street, within the boundary of the site. It should be accessible and secure. Please see chapter 9 of CPG7 for the Council's detailed requirements.

Car parking – The site is well served by public transport and within a controlled parking zone which is heavily used. Therefore, the proposed development would be secured as car free through a S106 legal agreement. This would prevent the operator applying for business parking permits.

Transport Statement – The application should be accompanied by a Travel Plan which provides detail of how staff would be encouraged to travel by green modes of transport such as walking, cycling and public transport.

Construction Management Plan (CMP) - DP20 seeks to protect the safety and operation of the highway network. For some development this may require control over how the development is implemented through a Construction Management Plan (CMP) secured via S106. The proposal involves a significant amount of construction work and is located in a residential area and therefore it is likely that a Construction Management Plan would be required.

The proposed building should be fully accessible in order to promote equality of opportunities in accordance with Policy DP29.

Sustainability

Policy DP22 (Promoting sustainable design and construction) states that the Council will require development to incorporate sustainable design and construction measures. All developments are expected to reduce their carbon dioxide emissions by following the steps in the energy hierarchy (be lean, be clean and be green) to reduce energy consumption.

All developments are to target at least a 20% reduction in carbon dioxide emissions through the installation of on-site renewable energy technologies.

Energy efficient design requires an integrated approach to solar gain, access to daylight, insulation, thermal materials, ventilation, heating and control systems. These should be considered in relation to each other when designing a scheme

An energy statement should be submitted with an application of this nature which demonstrates how carbon dioxide emissions will be reduced in line with the energy hierarchy. CPG3 - Sustainability provides guidance on what should be included in an energy statement.

The proposal must also achieve a 'very good' rating on a BREEAM assessment. A pre-assessment demonstrating this should be submitted with the application. A post construction review and ongoing compliance with the criteria would be secured through a S106 legal agreement.

Amenity

The closest residential properties are located at no. 10 Fitzjohns Avenue and no. 7 Daleham Gardens. The proposed building is located sufficient distance from these properties to ensure the proposal would not result in a loss of privacy or overlooking.

The plant proposed as part of the development should be detailed within the application and an Acoustic Report will be required to assess the impact on the nearest noise sensitive window. Noise level must comply with the Council's noise standards set out in policy DP28.

Details of waste and recycling storage should be provided as part of the application.

Conclusion

The land use principle of the erection of a building to be used as Children's Day Unit is considered acceptable. It is suggested that the detailed design of the building is submitted so officers can provide further advice in this respect. Providing the issues raised in this letter are addressed and an acceptable detailed design is agreed between the Council and yourselves I would be in a position to support an application for this proposal.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 3070.

Please note that this is an officer's opinion and does not prejudice any future decision made by the Council with regards to this matter.

Yours faithfully,

Jenna Litherland
Planning officer
Development Management

Supporting Statements and other information required for a valid application (see also attached Applicants Guide to Submitting a Valid Application)

To submit a valid planning application you will need to provide all the information and plans set out in the attachment to this letter. In addition, you should submit the following statements, showing how far your proposal meets Camden's policies and guidance (see attached guidance notes for further information):

Design and Access statement (including 'lifetime homes', crime impact and wheelchair housing)	✓
Affordable housing statement (including Viability assessment if less than 50% affordable housing is proposed)	X
Air Quality assessment	X
Archaeological assessment	X
Contamination report	X
Construction Management Plan	✓
Daylight/sunlight assessment	X
Development phasing plan	X
Ecological survey	X
Energy/renewable energy statement	✓
Environmental Statement/ Impact Assessment	X
Floorspace Schedule (including full break down of residential mix by number of bedrooms and tenure)	✓
Light impact statement	X
Listed building/Conservation Area/Historic Gardens appraisal	X – but include impact on CA in the D&A.
Noise Impact assessment (e.g. Accoustic report for plant)	✓
Photographs/photomontages	✓
Planning Statement	✓
PPG15 Justification (for demolition in CA)	X
PPG24 Noise Assessment (for externally transmitted noise e.g. from main road)	X
Public Open space assessment	X
Regeneration/Community facilities assessment	X
Retail impact assessment	X

Service Management Plan (including waste storage/removal)	X
Strategic views assessment	x
Sustainability Statement (including BREEAM/CSH Pre-assessment)	✓
Transport Statement (OR full TA) –accompanied by Travel Plan and Parking Management Plan if appropriate	✓ - Transport Statement accompanied with swept path analysis for the taxi turning point and a survey of the existing car park.
Tree Survey/ Arboricultural statement	✓
Water environment impact statement (water table and/or flooding matters)	x
Basement Impact Assessment	X
Other (specify)	
What else needs to be done before submission	
<p>15 copies of the following;</p> <ul style="list-style-type: none"> • Site Location Plan (1:1250 scale) / Site Block Plan (1:200 scale) – showing the application site in red and any other land owned by the applicant close to or adjoining the site in blue • Analysis of the existing building • All existing elevations (1:50 scale) • All proposed elevations (1:50 scale) • All existing plans including roof plans (1:50 scale) • All proposed plans including roof plans (1:50 scale) • 3D Views • Existing and proposed sections (1:50 scale). • Existing and proposed perspectives / computer generated images • It would be useful if plans could be submitted in A3 format as well as to the scale outlined above. 	
Consultation	
<p>You are strongly advised to make early contact with the following organisations/groups:</p> <ul style="list-style-type: none"> • Surrounding occupiers and residents <p>It would be helpful as part of your submission if you could set out what public consultation you have carried out, what comments have been received and how your proposal has been amended in response to such comments.</p>	