

24-28 Warner Street



Design Statement Supplement

24-28 Warner Street

Section 73 application.

Minor material amendment as a variation of
condition 14 of planning permission 2011/5129/P

For Aitch Group & 24 - 28 Warner Street LLP

September 2012
Rev A

Introduction

I This Document acts as a supplement to the original Design and Access statement provided for the consented planning application 2011/5129/P and explains the changes evolving from the detailed design for the site that have affected the consented drawings, and therefore require a Section 73 application for minor material amendment as a variation of condition 14 of the original planning permission.

The proposed amendments are the product of the evolution of the detailed design by the design team with input from Building Control. They incorporate requirements from building control, recommendations on build-ability, improvements for thermal performance, and recommendations from market advisors in terms of end user expectations. We believe that they deliver a more sustainable building that is; more efficient in construction, delivers great residential amenity, and will be more effective in life-cycle costing.

These changes and this application have been discussed as part of a pre-application procedure submitted in July and registered as enquiry reference ENQ\05553, resulting in a meeting on Tuesday 21st August with Jonathan Markwell and formal written response dated 29th August 2012. The replacement design contained within these replacement drawings respond to the comments provided and incorporates much of the advice given.

The proposals are for non material or minor material amendments to the existing consented scheme. In accordance with Section 73 of the Town and Country Planning Act (1990) as amended and the guidance Greater Flexibility for Planning Permissions “a minor material amendment is one whose scale and nature results in a development which is not substantially different from the one which has been approved”.

The proposals do not substantially differ from that which has been approved:

“the erection of basement and part three, four and five storey building to create 12 self contained residential units following the demolition of the existing two storey warehouse building”.

This initial view was confirmed by the planning department through the pre-application stage, and indeed many of the changes were seen as non materially amendments. However, it seemed more effective for the client and the planning department for them to be considered collectively in one single application.

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Replacement Drawings

3 Condition 14 states:

The development hereby permitted shall be carried out in accordance with the following approved plans:
3621 (P) 010A; 011A; 012C; 013A; 014A; 015A; 016; 020C; 030B; 031A; 032A; 033B; 034A.

The proposed replacement drawings are numbered as follows:

3001 (P) 011_D;012_F;013_D;014_D;015_D;016_C;017_B;020_E;030_D;031_C;032_C;033_C;034_B

The schedule below lists the original drawing, its title and corresponding replacement drawing:

3621(P)010 Rev A	SITE PLAN Proposed Drawing	3001(P)011 Rev -
3621(P)011 Rev A	BASEMENT PLAN Proposed Drawing	3001(P)011 Rev E
3621(P)012 Rev C	GROUND FLOOR PLAN Proposed Drawing	3001(P)012 Rev G
3621(P)013 Rev A	FIRST & SECOND FLOOR PLAN Proposed Drawing	3001(P)013 Rev E
	SECOND FLOOR PLAN Proposed Drawing	3001(P)014 Rev E
3621(P)014 Rev A	THIRD FLOOR PLAN Proposed Drawing	3001(P)015 Rev D
3621(P)015 Rev A	FOURTH FLOOR PLAN Proposed Drawing	3001(P)016 Rev C
3621(P)016 Rev -	ROOF PLAN Proposed Drawing	3001(P)017 Rev B
3621(P)020 Rev C	WARNER STREET ELEVATION Proposed Drawing	3001(P)020 Rev F
3621(P)030 Rev B	A & B ELEVATION Proposed Drawing	3001(P)030 Rev E
3621(P)031 Rev A	C & D ELEVATION Proposed Drawing	3001(P)031 Rev D
3621(P)032 Rev A	EE & FF ELEVATION Proposed Drawing	3001(P)032 Rev D
3621(P)033 Rev B	SECTION GG & HH Proposed Drawing	3001(P)033 Rev D
3621(P)034 Rev A	SECTION JJ & KK Proposed Drawing	3001(P)034 Rev C

Outline Changes

- 4** Whilst there are various non material internal layout changes due to refining the design, below is an outline of the more significant changes to the design. The schedule section (5) goes through the changes in greater detail, and keys them onto the markups of the replacement drawings. The schedule also gives an indication of which of these changes we consider **Non Material Amendments**, and which we consider **Minor Material Amendments**.

(NB this section was included in the pre-application submission)

Lower Ground Floor:

The consented planning drawings did not indicate the requisite lift pit, required by the lift manufacturers for Health & Safety reasons for future safe maintenance of the lift. When this was added to the drawings it became apparent that it did not make sense to in effect construct 3 separate basement areas, each requiring extensive excavation, retaining walls, damp-proofing etc. Therefore to minimise the length and impact of these works on neighbours (social), minimise energy and material use (environmental), and be more efficient, it made sense to combine these part basements into a single area and rationalise the retention walls on sustainability grounds (triple bottom line).

The revised basement provided the opportunity to move the isolated bedroom from ground floor to the same level as the other bedrooms, as this would be more conducive to family life and reduce the potential disruption to this bedroom from activity in the adjoining living room. The enlarged excavation also provided us with the opportunity to enlarge the external amenity space for the 3 and 2 bed family flats at the lower level.

In order to provide the required floor to ceiling heights for Building Control purposes we have had to reconfigure the floor levels slightly, in particular dropping the basement level to provide adequate headroom there. We have also taken this opportunity to make the units at ground floor level consistent and eliminate the need for ramps to the reception area, corridor and amenity space to the rear.

As the above alterations are below ground or internal, they are not visually noticeably from the street and so do not have an impact on any third party. The changes do not result in an increase in overall Net Internal Residential floor area and we believe create a more sustainable development which will enhance the living experience, accessibility and amenity of future residents.

Ground Floor Level:

Very few changes are proposed at this level, just following discussions with Registered Providers over their adoption of unit 2 as a stand-a-lone affordable flat we need to introduce a lobby to improve privacy, security, fire protection and energy efficiency. This has required a minor realignment of the front wall at ground level as shown on our ground floor plan. This is still within the curtilage of our site, in line with other ground floor elements, is filling in space under the first floor overhang and visually strengthening the massing above and improves the quality of the affordable flat for the enjoyment of its residents.

Third floor Plan:

Unit 10 as approved was a small unit and was difficult to plan internally to meet Life Time Homes Standards. This unit was already struggling to work from an internal planning perspective, due to an oversized balcony designed so that the window to the common corridor could act as a vent in the case of fire. By re-planning

unit 11 we have been able to introduce a more suitable louvered Automatic Opening Vent unit to ventilate the common corridor in the event of a fire, to the satisfaction of the London Fire Brigade. This will also eliminate the issue of overlooking the balcony from the corridor window, previously restricted by the 'hit & miss' Western red cedar screen in front of it. Having resolved this it then enabled us to repeat the improved consented layout of units 4 & 7 from the floors beneath, achieving the Mayor's guidance area for the flat, whilst still providing the requisite external amenity space on the balcony. As this is a repeat of the consented layout for first and second floor, we believe that this is an appropriate design that will provide a flat compliant to the Mayor's space standards and an improved layout for the resident of unit 10.

With the internal planning of unit 11's master bedroom, window W.3.P/01 is now to an ensuite bathroom. We have therefore made it obscured glazing. It will still provide the same size of reflective glass surface at this level and in the same location as the consented scheme. This is required to protect the privacy of the residents of unit 11.

Fourth Floor:

The London Fire Brigade have insisted on an additional Automatic Opening Vent (AOV) to the head of the staircase, to vent the main escape stair, should smoke leak into it. The required changes are to meet Part B of the building regulations and will have no visual impact as it will only protrude 500 mm from the roof.

With the increase in external wall thickness, this flat was significantly reduced in size. We have therefore added a secure pass key to the lift for the upper floor, enabling the lift door to act as the front door for unit 12. We have also agreed with the London Fire Brigade that the lift lobby can become part of the flat, simplifying the internal circulation for this level. This enabled us to relocate the ensuite shower to beside the lift, resulting in a minor change to window W.4.P/07, making it smaller, and obscured. It will still provide a reflective glass surface at this level in this location, as per the planning drawings.

With the internal planning of unit 12, window W.4.P/02 is now to the family bathroom. We have therefore made it obscured glazing. It will still provide the same size of reflective glass surface at this level and in the same location as the consented scheme.

Access to the roof terrace through the doors to the southern elevation is constrained due to the depth of the terrace at this point. We therefore are proposing a set of doors is added to the western elevation to provide more ready access to the roof terrace, in particular for the movement of garden furniture, a table and chairs, onto the terrace. As this is located behind the Western red cedar Screen, so it will have no impact on neighbouring amenity nor alter the approved side elevation.

Roof Plan:

With the additional AOV requirements by the LFB, we will relocate two of the PV units on the roof to make space for them.

Schedule of proposed Amendments

5 Below is a schedule of design changes as indexed on the replacement drawings. For each item we have indicated our view on the materiality of the amendment (**NMA = Non Material Amendment, MMA = Minor Material Amendment**), and a summary of our reasons for the change which are expanded upon later in the document.

LOWER GROUND FLOOR

L01: Lower ground floor light wells enlarged to provide better amenity space. MMA

As a product of L09 the opportunity is taken to increase the amenity space for units 1 & 3.

L02: Glass balcony freestanding. MMA

With the introduction of the bridge, and the dropping of the planting to the lower level, the glass balcony is now free-standing, increasing its security.

L03: Retaining walls rationalised and introduction of bridge link with boundary fence beneath. MMA

As a product of L09 a bridge link is introduced at ground level with a fence below to provide separate external amenity spaces to unit 1 & 3.

L04: Enlarged floor plate providing re-planned family bathroom and store. MMA

As a product of L09 the opportunity is taken to more effectively plan the Lower ground Floor.

L05: Lift pit correctly shown. NMA

A lift pit is required for health and safety when maintaining lifts, something not indicated on the consented drawing.

L06: Pump room to boost mains water pressure to reach the top flats. (Offset required for access from bin store) NMA

Upon detailed investigation it was found that the existing water pressure is insufficient to reach the top flat, therefore a booster pump set is required. To access this space for maintenance, the retaining wall is offset to align it for an access hatch in the bin store.

L07: Bedroom relocated from ground floor facilitated by rationalised excavation. NMA

As a product of L09 the opportunity is taken to relocate the third bedroom from Ground Floor (GF) to Lower ground Floor (LGF), enabling all the bedrooms to be on the same level—which is particularly important for families with young children. A bedroom at the entrance level is not a requirement of Lifetime Homes, however the space is still available for temporary screening for any temporary disability, or in the case of long term disability, the knock out panel is located to provide a relatively easy installation of a hoist from the living area to the master-bedroom. We therefore consider this an improvement in general residential amenity whilst still maintaining the requirements of Lifetime Homes.

L08: Rationalised circulation space from above. NMA

The staircase, Ensuite and lobby to unit 3 have been rationalised to make more efficient use of space at Ground and Lower Ground Level.

L09: Rationalised lower ground floor excavation. MMA

The consented scheme had a very inefficient Lower Ground Floor plan in terms of excavation, suggesting two separate excavations with parallel retaining walls. Separate excavations introduce significant construction complexity and unnecessary Health and Safety risks, as to try and retain the central “non-excavated” area would require significant temporary works and dangerous working. It would be a lot safer to excavated this central area along with the adjoining areas as a single excavation. It would be very inefficient in construction materials to then build back two parallel retaining walls and insert soil between. Therefore, in terms of sustainability and reduction of construction material, it is more efficient to utilise this space as proposed to enlarged external amenity space and re-provide internal space to offset the loss through introducing additional insulation in the external walls.

L10: Additional storage cupboard and re-planned ensuite. NMA

As a consequence of L08/L09/L11 the opportunity is taken to provide a more effective layout to these areas.

L11: Rationalised retaining wall line. NMA

Alongside item L09, opportunity was taken to rationalise the design of the retaining walls to be as efficient as possible and reduce the use of materials with a high embodied energy, thus providing a more sustainable development.

5 GROUND FLOOR

G01: Glass terrace now freestanding. **MMA**

With the introduction of the bridge, and the dropping of the planting to the lower level, the glass balcony is now free-standing, increasing its security.

G02: Landscaping to bridge link removed to lower level. **MMA**

This enhances residential amenity to units 1 & 3 by improving light levels to the lower level, and by providing an enlarged private amenity space at lower ground floor level. Privacy to lower ground floor bedrooms is maintained through raising the balustrade level on the bridge link to 1.35m which with obscure glass maintains or reduces overlooking into the bedrooms below. (See section on Privacy).

G03: WC increased for Lifetime Homes, resulting in re-planning of staircase. **NMA**

As unit 1 has more than 3 habitable rooms, Lifetime Homes requires an accessible bathroom at the entrance level. This necessitates a re-planning of the surrounding area and the staircase to deliver a simple and efficient layout.

G04: Bedroom moved to lower ground floor. **MMA**

As a product of L09 the opportunity is taken to relocate the third bedroom from Ground Floor (GF) to Lower ground Floor (LGF), enabling all the bedrooms to be on the same level—which is particularly important for families with young children. A bedroom at the entrance level is not a requirement of Lifetime Homes, however the space is still available for temporary screening for any temporary disability, or in the case of long term disability, the knock out panel is located to provide a relatively easy installation of a hoist from the living area to the master-bedroom. We therefore consider this an improvement in general residential amenity whilst still maintaining the requirements of Lifetime Homes.

G05: Bridge link pulled further away from unit 1, and levels adjusted so ramp not required. **MMA**

By pulling the bridge link away from unit 1, it reduces any overlooking from it by other residents accessing the communal landscaped courtyard. The removal of the ramp from this link will also assist access to the communal landscaped courtyard. Privacy to lower ground floor bedrooms is maintained through raising the balustrade level on the bridge link to 1.35m which with obscure glass maintains or reduces overlooking into the bedrooms below. (See section on Privacy).

G06: Wall thickness increased to improve thermal performance and required for load-bearing structure. **MMA**

The external wall thickness has been increased to accommodate both an increase in wall insulation (to improve the overall thermal performance of the building), and provide a generally load bearing structure that reduces the embodied energy in the building. This is a more sustainable approach, however it does have knock-on consequences for the internal layouts, including a loss in Gross Internal Area, even despite their being an overall increase in Gross External Area due to the rationalisation of the LGF excavation.

G07: Ducts required for vertical circulation of services. **NMA**

This is a requirement to enable efficient servicing of the flats. This has been designed efficiently to be part of the stair core.

G08: Levels rationalised so internal ramps not required. NMA

We believe this will have a small amenity benefit for access into the building, albeit linked to additional excavation discussed elsewhere.

G09: Entrance canopy added to protect wheelchair entrants from rain, as required by Lifetime homes. MMA

There is a requirement under Lifetime Homes to provide protection from the elements for people in wheelchair access approaching the main entrance to the flats. This suggests recessing the entrance into the building. However, under secured by design there is a maximum recess to maintain safety. To balance these two requirements we have introduced a canopy to the main entrance. This, alongside item G11 has been discussed with Camden's design officer, Alan Wito, who has supported this approach.

G10: Layout rationalised to be more efficient. NMA

The staircase, WC and kitchen to unit 3 have been rationalised to make more efficient use of space at Ground and Lower Ground Level.

G11: Lobby added to unit 2 for improved residential amenity through improved security and reduce energy loss. Resulting in change to facade to improve daylighting and maintain compliance with mayors space standards. MMA

Following feedback from Registered Providers, we have added a lobby to unit 2 to improve security and thermal performance. As a consequence of this, comments from the secured by design officer noted earlier, and the loss of some floor area due to the increase in the external walls, we have redesigned this front elevation. This, alongside items G09 has been discussed with Camden's design officer, Alan Wito, who has supported this approach.

5 FIRST FLOOR

F01: Utility cupboard added, and store swapped with bathroom. **NMA**

The opportunity is taken to swap the store and bathroom, allowing a combined store and utility space to be provided, giving a more efficient layout.

F02: Door from balcony added to living room. **NMA**

To increase the ease of access and utilisation of the external amenity space of the flat.

F03: Riser added. **NMA**

This is a requirement to enable efficient servicing of the flats. This has been designed efficiently to be part of the stair core.

F04: Unit 6 re-planned—not for wheelchair use. **NMA**

As unit 9 has been designated the wheelchair flat, the internal layout of unit 6 has been rationalised.

F05: Ensuite added to master bedroom. **NMA**

Unit 5 has been re-planned to include an ensuite to the master bedroom to improve residential amenity.

F06: Unit 5 Kitchen rationalised with wall re-alignment **NMA**

With a straight party wall, this provides a more efficient kitchen layout.

SECOND FLOOR

S01: Utility cupboard added, and store swapped with bathroom. NMA

The opportunity is taken to swap the store and bathroom, allowing a combined store and utility space to be provided, giving a more efficient layout.

S02: Door from balcony added to living room. NMA

To increase the ease of access and utilisation of the external amenity space of the flat.

S03: Riser added. NMA

This is a requirement to enable efficient servicing of the flats. This has been designed efficiently to be part of the stair core.

S04: Unit 9 re-planned for wheelchair use. MMA

Unit 9 has been designated the wheelchair flat. A more efficient design that complies with Wheelchair Housing Design Guide as per the original planning application. This is discussed later.

S05: Ensuite added to master bedroom. NMA

Unit 8 has been re-planned to include an ensuite to the master bedroom to improve residential amenity.

S06: Unit 8 Kitchen rationalised with wall re-alignment. NMA

With localised thinning of the external wall to unit 9 we can provide a straight party wall, this provides a more efficient kitchen layout.

5 THIRD FLOOR

T01: Unit 10 re-planned as unit 7. **NMA**

With the increase in external wall thickness unit 10 falls significantly under the Mayors guidance, and is very inefficient in plan. The layout has therefore been amended to match unit 4 and 7 by reducing the size of the balcony. These changes are discussed in greater detail later.

T02: Riser added. **NMA**

This is a requirement to enable efficient servicing of the flats. This has been designed efficiently to be part of the stair core.

T03: Screened window replaced with automatic vent. **NMA**

With the change in flat layouts, this provides a more effective means of venting the common lobby, and also enhances the privacy of unit 10's balcony.

T04: Ensuite relocated to corner. **NMA**

Internal re-planning to improve residential amenity, that also requires the external window to be obscured. Cf E02

T05: Shower room moved from behind lift to external wall, with further rationalising of circulation. **NMA**

Internal planning to provide a more rational and efficient layout.