

PLANNING, DESIGN & ACCESS STATEMENT

14 BEDFORD ROW / 12-14 JOCKEY'S FIELDS, WC1R 4ED

1.0 Introduction

1.1 This planning and listed building application has been submitted on behalf of the Chartered Society of Physiotherapy for external alterations to third floor and roof to the rear building that fronts onto Jockey's Fields, and will involve the following:

- Replacement of the existing covering to the flat roof, with a 120 mm of insulation, covered with mineral felt;
- Raising of a section of the parapet and relocation of the safety handrails along the northeast and southwest elevations;
- Installation of no. 24 photovoltaic panels on the flat roof; and
- Replacement of the existing single / double glazed windows with double glazed white powdered coated aluminium framed windows.

1.2 The planning and listed building application submission comprises the following material:

- A copy of the planning application form;
- A copy of Certificate B;
- A copy of each of the following plans:
 - Location and Block Plan (Drg no. P 100)
 - Existing Roof Plan (Drg no. P 101)
 - Existing Elevation Jockey's Fields (Drg no. P 102)
 - Existing Section A-A & Roof Detail (Drg no. P 103)
 - Existing Window Elevations & Details (Drg no. P 104)
 - Proposed Roof Plan (Drg no. P 105)
 - Proposed Elevation Jockey's Fields (Drg no. P 106)
 - Proposed Section A-A & Roof Detail (Drg no. P 107)
 - Proposed Window Elevations & Details (Drg no. P 108)
 - Proposed Photovoltaic Panel Details (Drg no. P 109)
- A Planning, Design & Access Statement (this document);
- Sanyo HIT® Photovoltaic Module – Technical Specification; and
- A planning application fee cheque for the sum of **£335** made payable to the London Borough of Camden.

2.0 Application Premises

2.1 Number 14 Bedford Row is a four storey mid terrace property, which is a rebuilt facsimile of an early 18th Century property that suffered wartime bomb damage. The building is a grade II listed building and located within the Bloomsbury Conservation Area.

2.2 The property was formerly a house but is now in commercial use, offices (Class B1), and extends to the rear onto Jockey's Fields. The Jockey's Fields building (no's 12-14) is a four storey building, with the top floor set back from the front elevation.

2.3 The Jockey's Field building has a white painted concrete frame, with the infill panels constructed from brick and the windows consisting of sets of double and triple sash windows. At ground floor level there is a pedestrian access, a panel of glazed blocks and two large metal concertina vehicle doors.

3.0 Planning History

- 3.1 The Local Planning Authority's records have been checked for planning history; those of particular relevance to numbers 12-14 Jockey's Fields are as follows:
- 3.2 On 15 January 1987 planning permission (Ref: 8601566) was approved for the erection of a basement, ground and three storey building on Jockey's Fields, behind which is a two-storey building linking through to 14 Bedford Row; all to be used as meeting rooms, council chamber, offices, storage and staff facilities for the Chartered Society of Physiotherapy.
- 3.3 Listed building consent (Ref: 8670333) was granted on 15 January 1987 for the demolition of the existing building; in connection with the planning permission to redevelop the site (as detailed in paragraph 3.2).
- 3.4 On 07 August 1990 listed building consent (Ref: 9070008) and the accompanying planning permission (Ref: 9000011) were approved for the erection of an external escape staircase on the rear elevation.
- 3.5 Listed building consent (Ref: LSX0004774) was granted on 08 August 2000 for the creation of internal openings at first, second and third floor levels.
- 3.6 On 31 July 2002 planning permission (Ref: LSX0204188) and the related listed building consent (Ref: LSX0204187) were granted for the installation of a chiller unit on the third floor roof of 14 Jockey's Fields and a galvanised safety rail around the perimeter of the roof.
- 3.7 Planning permission (Ref: LSX0204188) and the associated listed building consent (Ref: LSX0204189) were granted on 07 May 2002 for the installation of safety railings at roof level [Jockey's Fields].
- 3.8 On 23 July 2002 planning permission (Ref: LSX0204490) and the accompanying listed building consent (Ref: LSX0204491) were granted for the installation of 2 no. chillers at rear top level [link block].

4.0 Lawful Use

- 4.1 The premises that are the subject of this application were constructed by the Chartered Society of Physiotherapy in connection with 14 Bedford Row. The lawful use of these premises is offices (Class B1).

5.0 National Planning Policy

- 5.1 National planning policy advice is contained in the recently adopted National Planning Policy Framework (March 2012), which replaces the previous Planning Policy Guidance Notes and Planning Policy Statements.
- 5.2 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 (Para 56).
- 5.3 Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon

energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development (Para 93).

- 5.4 To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources (Para 97).
- 5.5 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Para 128).
- 5.6 In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development (Para 197).

6.0 Local Planning Policy

- 6.1 The Planning and Compulsory Purchase Act 2004 replaces the development plans with the new style Local Development Frameworks ('LDF'), consisting of Development Plan Documents and Supplementary Planning Documents.
- 6.2 The planning policy framework for this site comprises of the adopted London Plan (July 2011), the Camden Core Strategy 2010-2025 and Camden Development Policies (both adopted November 2010).
- 6.3 Due to the nature of the proposed development the policies of the Core Strategy and Development Management DPD are most relevant.

Camden Core Strategy 2010-2025 (November 2010)

- 6.4 On the Proposals Map these premises fall within the Central London Area, the Bloomsbury Conservation Area, Archaeological Priority Area and the designated view from Primrose Hill to St. Paul's Cathedral.
- 6.5 Policy CS8 (Promoting a successful and inclusive Camden economy), the Council will secure a strong economy in Camden and seeks to ensure that no one is excluded from its success, and recognises the importance of other employment generating uses, including retail, markets, leisure, education, tourism and health.
- 6.6 Policy CS9 (Achieving a successful Central London), the Council will support and promote the Central London Area of Camden as a successful and vibrant part of the capital to live in, work in and visit, and will amongst other things support the concentration of medical, educational, cultural and research institutions within central London.
- 6.7 Policy CS13 (Tackling climate change through promoting higher environmental standards), 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.
- 6.8 Policy CS14 (Promoting high quality places and conserving our heritage), the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:
 - a) requiring development of the highest standard of design that respects local context and character;

- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

Camden Development Policies (November 2010)

- 6.9 Policy DP22 (Promoting sustainable design and construction), the Council will require development to incorporate sustainable design and construction measures.
- 6.10 Policy 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.
- 6.11 Policy DP25 (Conserving Camden's heritage), in order to maintain the character of Camden's conservation areas, the Council will take into account conservation area statements, appraisals and management plans when assessing applications. Furthermore, in order to preserve or enhance the borough's listed buildings the Council will only grant consent for alterations to a listed building where it considers this would not cause harm to the special interest of the building.
- 6.12 Policy DP26 (Managing the impact of development on occupiers and neighbours), the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

7.0 The Proposal

- 7.1 The lawful use of the application premises is offices (Class B1), and is used in connection with 14 Bedford Row.
- 8.0 The proposals includes external alterations to third floor windows and flat roof to the rear building (fronting Jockey's Fields), and will involve the following:
- Replacement of the existing covering to the flat roof, with a 120 mm of insulation, covered with mineral felt;
 - Raising a section of the parapet and relocation of the safety handrails along the northeast and southwest elevations;
 - Installation of no. 24 photovoltaic panels on the flat roof; and
 - Replacement of the existing single / double glazed windows with double glazed white powdered coated aluminium framed windows.

9.0 Policy Assessment

Sustainability

- 9.1 As part of the development a number of energy efficient measures have been incorporated into the design. Roof insulation will be installed across the entire roof to lower the current U value and bring this in line with the latest building regulations. Also the windows to the third floor elevation will be replaced with new double glazed units.
- 9.2 In addition, as there is a large electricity demand at the site, it is proposed to install photovoltaic panels on the flat roof of 12-14 Jockey's Fields. The proposed photovoltaic panels would yield both energy and CO2 savings, as well as generating revenue via the UK Government Feed in Tariff scheme.
- 9.3 In positioning photovoltaic panels, regard has been had to the orientation and form of the building, together with existing obstructions that would reduce the effectiveness of the panels. In respect of the application premises the existing obstructions include roof top structures (lift motor housing, air conditioning unit and the water tank) and nearby trees, which results in shading, and would reduce the performance of the photovoltaic panels.
- 9.4 It is proposed to include three separate arrays; consisting of 8 no. panels; in each instance the arrays are orientated south, but offset by 18 degrees to the orientation of the roof itself. The benefit of this is offset, is that by turning the array away from the trees the impact of their shading is reduced. In addition, another consideration is the positioning of the arrays to ensure that there is adequate space between the rows of panels to avoid any shading from one row to the next; this has limited the number of panels that can be accommodated.
- 9.5 As the photovoltaic panels are to be located on a flat roof they will be mounted on frames to give the optimum angle of inclination (30 degrees), taking to account factors of building orientation and existing obstructions. The proposed photovoltaic panels would only project above the roof by 905mm.
- 9.6 The propose 6 kWp array consists of 3 rows of 8 no. Sanyo HIT N250E01 modules, inclined at 30 degrees. It is estimated that the panels would generate 4,817 kWhs, and attracts a FIT rate of 14.5 p/kWh producing annual revenue of £698. Assuming 100% is used on site (8 p/kWh) then the overall benefit would be in the region of £1,084 p.a.
- 9.7 These measures will improve the sustainability of these premises and would be in accordance with Policies CS13 and DP22.

Residential Amenity

- 9.8 The proposed works are limited to the replacement of the windows at third floor with windows of a similar appearance, and the recovering of the flat roof with 120 mm of insulation. Due to the minor extent of these works it is not considered that they would adversely impact upon the amenities; daylight / sunlight, outlook or privacy of the adjoining buildings.

- 9.9 As the proposed 24 no. photovoltaic panels will be position on frames on the flat roof, and would be orientated at 30 degrees and only project above the roof by 905mm. Given the location and the limited height of the photovoltaic panels, which are also adjacent to existing roof top plant, it is not considered that they will have a detrimental impact upon the amenity of the neighbouring properties.
- 9.10 In light of the above the proposals would comply with the provisions of Policy DP26.

10.0 Design Assessment

- 10.1 The proposed works that are the subject of this application relate to the four storey building fronting onto Jockey's Fields that was constructed in the late 1980's. This building has a white painted concrete frame, with the infill panels constructed from brick and the windows consisting of sets of double and triple sash windows. The top floor is set back behind the existing parapet. As this building is linked to 14 Bedford Row it forms part of the listed building although it does not have any special architectural or historical interest.
- 10.2 The proposed alterations to 12-14 Jockey's Fields are all in order to improve the energy efficiency of the building and reduce the impact the building has on the environment. As such the alterations have been designed in a way to mitigate the impact they have on the buildings appearance and not harm the character or appearance of the Conservation Area.
- 10.3 The first alteration is to improve the thermal efficiency of the roof; the proposed system minimises the increase in height of the roof to 125mm but would still considerably increase the level of insulation. In addition as part of the improvements to the roof it is necessary to raise slightly the parapet to 12-13 Jockey's Fields. It is considered that this relatively minor increase in the height of this four storey building would not have any significant impact upon the overall appearance of the building particularly as the fourth floor is setback from the street elevation.
- 10.4 In addition, as part of the works to the roof it is necessary to reposition the safety hand railing in order to provide the necessary edge protection. Moving the hand railing from its current position and would not have a significant impact upon the appearance of the building, particularly as consent has been previously approved from hand railing in a similar position.
- 10.5 A fundamental part of the proposals to improve the energy efficiency is the installation of an array of photovoltaic panels on the flat roof of 12-14 Jockey's Fields. The photovoltaic panels will be mounted on frames to give the required angle (30 degrees), and would only project above the roof by 905mm. The rows of panels have been positioned to ensure that are set back from the parapet, which combined with their limited height, existence of other roof top plant and the fact the fourth floor is set back from the street elevation, would ensure that they would not be widely visible or have a detrimental impact on the appearance of the building.
- 10.6 The final alteration proposed is the replacement of the third floor windows on the Jockey's Fields elevation. The proposed windows will be metal framed aluminium and match the slender reveals and profiles on the existing windows. In addition, the colour of the frames will match the white colour similar to the existing windows.
- 10.7 The proposed development represents a sustainable, high quality improvement to the building, which would be compatible with the appearance of the building and would not have a detrimental effect on the special architectural or historical interest of the listed building or character or appearance of the conservation area. As such, the proposal will comply with Policies CS14, DP24, and DP25.

11.0 Access Assessment

- 11.1 The alterations that are the subject of this application are all at roof level and involve the installation of replacement windows, and as such would not alter the buildings accessibility.

12.0 Conclusion

- 12.1 These proposed minor external alterations to the building would be in keeping with the buildings appearance, and would improve the energy efficient of the building, including the installation of photovoltaic panels.
- 12.2 For the reasons outlined above it is considered that planning permission and listed building consent should be granted for the proposed development.