



Design & Assess Statement

24-28 Warner Street Housing Redevelopment

For Karl & Kevan Woodhouse

July 2011
Rev B *(Section 5.4 updated)*

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1.0 History of the Site

1.1 History of the Site

The freehold owners of a site (24-28 Warner Street, EC1R 5EX) Mr Karl & Kevan Woodhouse, instructed DLG through 'Thorne Hiley Ltd' to investigate redevelopment options for the site, which they currently operate a business from.

The site is approximately 300 sq m in size and is located less than 1.5km to the north east of Farringdon tube station in Camden. The site is flanked by a 6 storey building separated by an access road on its right and adjoined to a 3 storey building on its left (viewed from Warner Street).

Karl & Kevan have run the timber yard (which was previously owned by their father, known as Latchfords Timber) from the existing two storey buildings on the site for 20 years (father since 1970). Due to the prevailing market conditions over the last two decades (and especially since 2008), Latchfords has experienced a general reduction in demand and sales, which coupled with the steady gentrification of the area, has led to the business becoming increasingly unviable as an ongoing concern. Additionally, following an accident on site, Kevan has not been able to contribute as he previously did. For the above reasons and other commercial factors, they have concluded that the timber yard does not have a long term future, as a business.

Several redevelopment options have been looked at with Thorne Hiley Ltd, with regard to possible uses of the site, including mixed use's. However, having extensively considered options incorporating B1, A1 & A3 uses, we have concluded that housing is the only really viable because it suits and compliments the specifics of the site, Planning Policy and current demand. Consequently, the following information supports a proposal for the construction of 12 new apartment units on the site.



1.2 Planning History

The current owners of the site have not submitted any previous planning applications for the site and are not aware of any planning submission pre their ownership.

2.0 Site Description

2.1 Existing Site Description

The existing site is currently used as a timber yard (retail / industrial use).

The existing buildings on the site consist of a number of brick and lightweight clad steel structures in a poor dilapidated state of repair. The site shares party walls with a 3 storey property to the east and a single storey extension below a light well belonging to the 4 storey property to the south. It is bounded to the west by an access drive leading down to the semi-basement level known as Warner Yard. A proportion of the southern boundary also faces onto Warner Yard. The north boundary fronts onto the pavement of Warner Street.

To the west immediately adjacent to the Warner Yard access road is a 6 storey structure, which we believe is owned by the Peabody Trust and was refurbished about 25 years ago. The lower two levels facing Warner Street and Warner Yard are only part occupied but are for business use, we understand there has been vacant units at this premises for well over a year. The four floors above these levels are in residential use and are accessed from Rosebery Avenue. We have assumed that the residential windows overlooking our application site include habitable rooms.



Above: OS Plan

Below: Aerial View



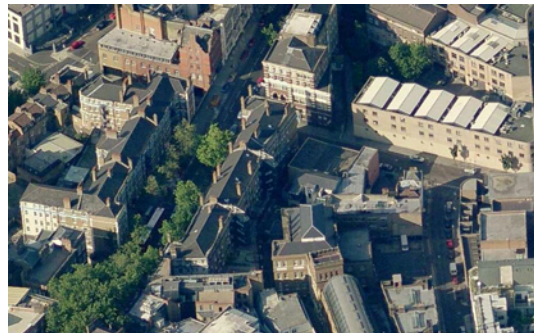
Below: Aerial View form North



Below: Aerial View form East



Below: Aerial View form South



2.0 Site Description

2.2 Site Photographs and Model

Below: Front Elevation (North East)



Left: Alley access to courtyard



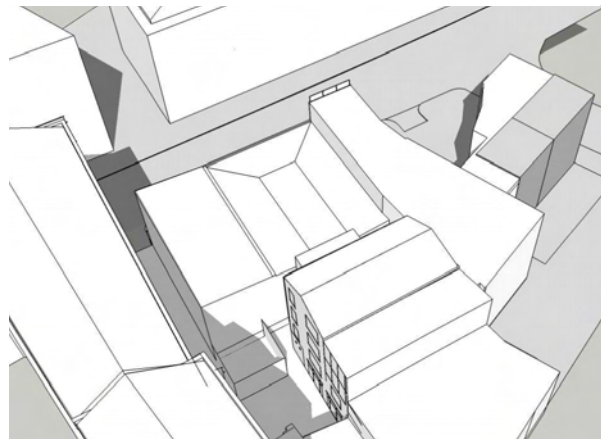
Right: Courtyard Elevation (South West)



Existing model view birds eye looking down on Warner Street



Existing model view birds eye looking into Warner Yard and at rear elevation



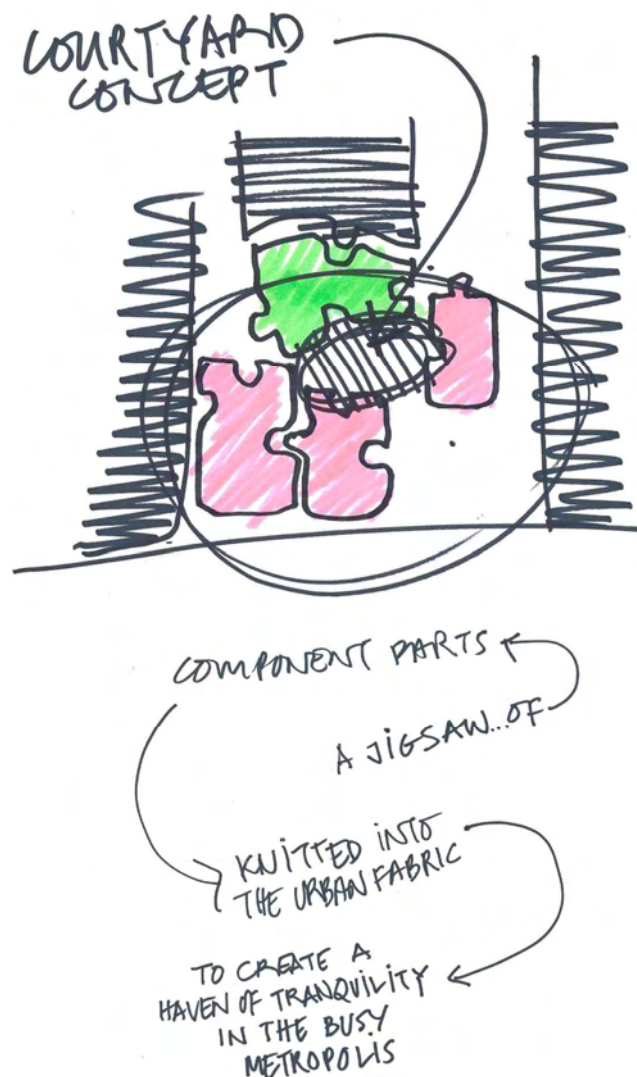
3.0 Design

3.1 Design Concept

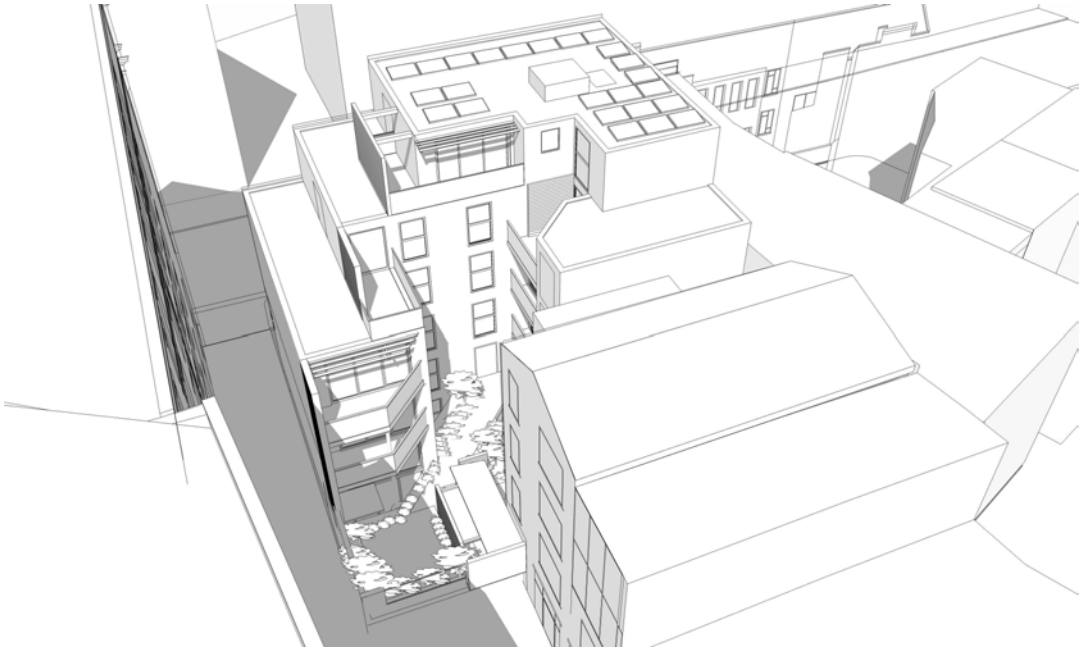
The organisational concept is based on the provision of a rear courtyard which maximises the full potential of a south west facing aspect and provides an attractive external area for the proposed apartments. The U shaped plan enclosing the courtyard maximises possible sunlight into the new accommodation and mitigates overlooking issues associated with neighbouring residential properties. The shared landscaped area also forms an attractive environment for the proposed rear terrace's and balconies that overlook it.


Building massing responds to the proximity of existing habitable rooms in the western neighbouring property, to avoid any significant loss of daylight within what is a compact urban context.

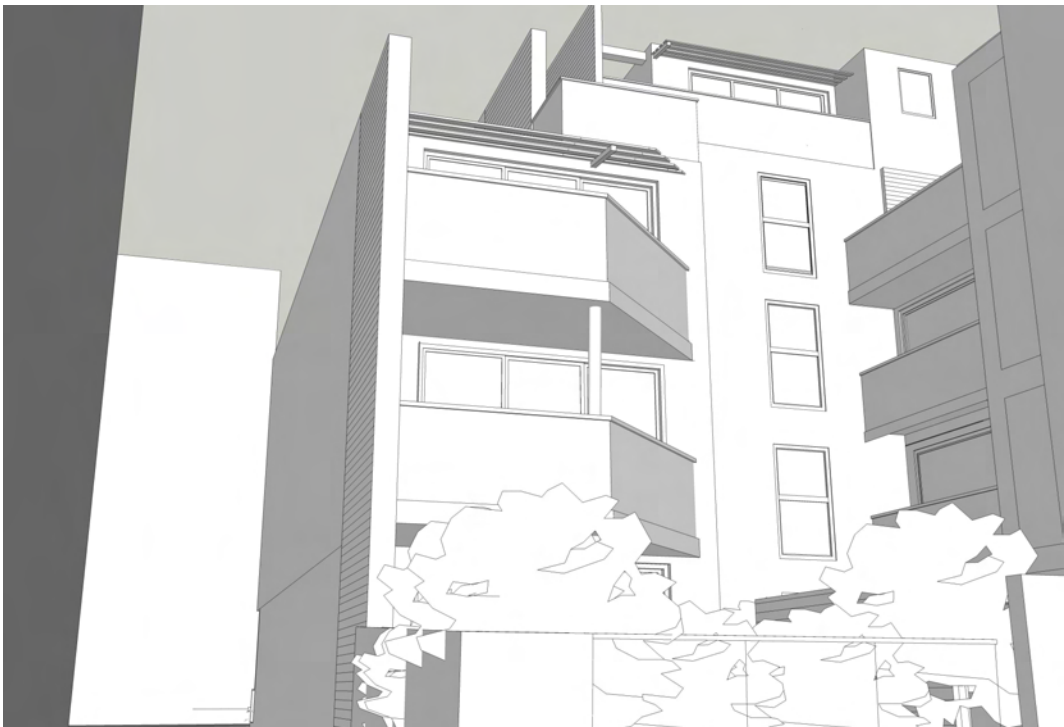
A high proportion of glazing is proposed to habitable rooms facing into the courtyard to make the most of the direct and reflected light within the courtyard and to maximise contact with the external balconies and in turn the landscaped courtyard.




3.0 Design




 Proposed—Birds eye view looking down into Warner Yard



 Proposed—Raised view from within Warner Yard

Whilst the daylighting and overlooking issues have influenced the massing of the building, creating a meaningful and satisfactory urban form facing onto Warner Street is of equal importance. Full height windows fenestrate the Warner Street elevation, which face north eastwards. These windows maximise available light into the apartments and link in with proposed balconies. The seemingly irregular distribution of balconies add a fluidity to an otherwise very ordered façade. Ground floor apartment windows are set back 800mm from the path, this measure combined with contemporary metal railings and planters, will greatly improve privacy at street level.



 Proposed Model views

3.0 Design

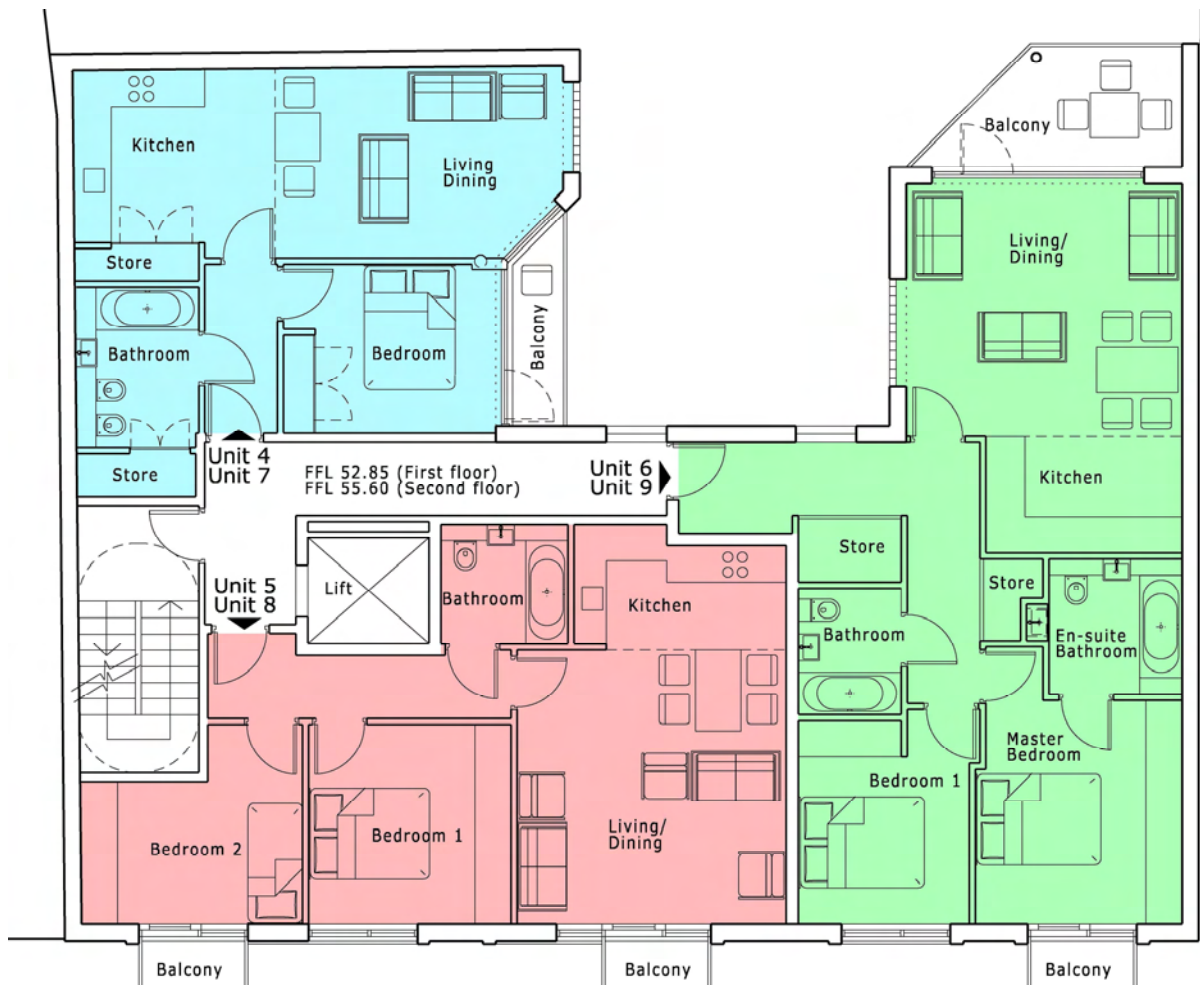
3.2 Floor Plans

Site parameters dictate a distribution of three flats per floor, their size and nature changing to suite core organisational requirements and external massing manipulation. External massing and Warner Street modelling has led to a single flat at Fourth floor level.

Two of the ground level flats are extended into a basement level creating one three bed maisonette and one two bed maisonette with direct access to the landscaped courtyard. 11 No. flats including the maisonettes also benefit from an accessible private terrace or balcony.

At the planning departments request we have now also provided a 2 bed apartment at ground floor level that is directly accessed from the pavement level. This apartment will be a shared ownership intermediate unit.

The lift, core and stair arrangement provides an efficient layout for access and escape. The plan allows the corridor to be naturally ventilated into the courtyard. Service risers will be adjacent to the lift.



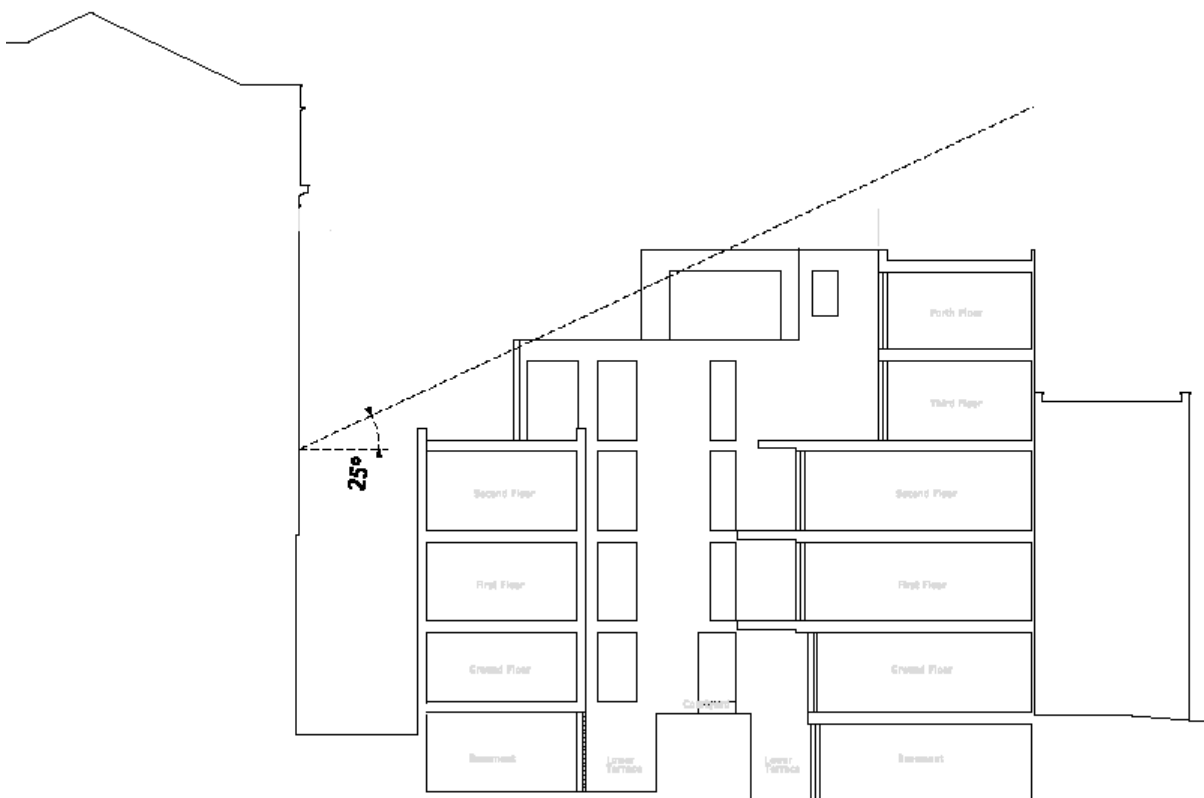
Proposed Typical Floor Plan

3.3 Sunlight & Daylight Assessment

The apartment building rises to maximum height along the party wall on the eastern boundary, stepping down towards the west. The massing conforms to the BRE guidance on good practice for daylight to residential properties.

The courtyard faces South West, so will benefit from direct sunlight in the afternoon particularly during the summer months. The site is a tight urban site, so there is a relatively high level of glazing to maximise daylight within the proposed flats. The change in level between Warner Street and Warner Yard has made a basement more feasible facing into the rear courtyard. The courtyard level is mostly at the Warner Street level, so to ensure the basement level bedrooms receive an acceptable level of daylight they are set facing their own basement level courtyards and again have a large proportion of glazing on their external wall.

A BRE daylight & Sunlight study has been carried out by 'Building Surveying Solutions' which is a stand alone supporting document. The conclusion of this report is that existing neighbouring properties will not be significantly effected by this development and all proposed occupied rooms within the proposed development will receive acceptable levels of daylighting.




3.0 Design

3.4 Party Walls & Rights of Light

The development will require the appointment of a Party Wall surveyor post planning approval. All party/ boundary walls are not constrained by way leaves or have any penetrations which would restrict development. We do not believe there are any existing boundary walls that share support with a neighbouring property, consequently there are no boundary walls with Party Wall status. However, the proposals include a new basement level which will involve Party Wall notice's and agreement of temporary and permanent works to confirm to owners of neighbouring properties that the stability of these properties will be maintained during the construction works and in the long term post completion of works.

Rights of light issues have also been addressed in the proposed massing. To avoid rights of light issues associated with a high level window on the existing southern boundary, 4th floor is stepped back from the Southern boundary.

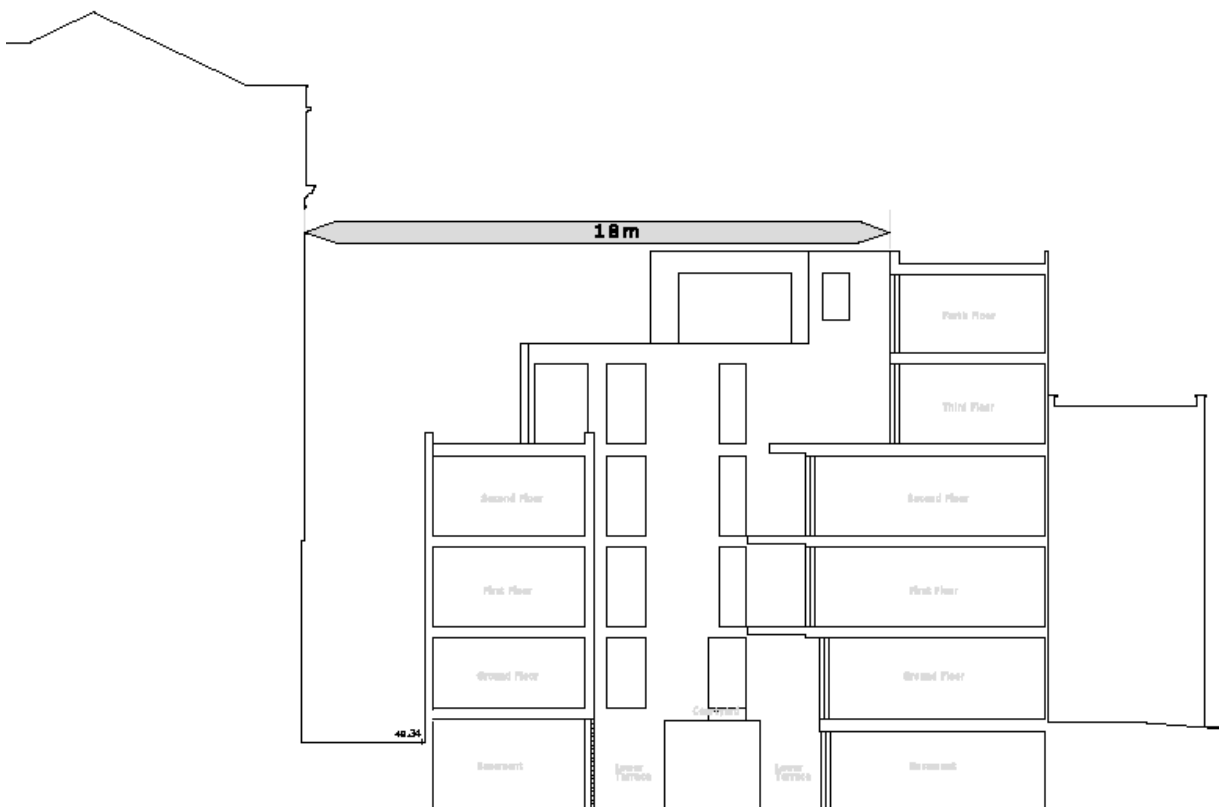


 Above: Daylighting Study of Proposal

3.5 Overlooking & Privacy

Massing is manipulated to minimise windows facing the habitable rooms of the existing residential block to the west. The shared ground level amenity space is well below habitable rooms of the existing western block but it is also mostly screened by the proposed western wing and balcony screen. These elements also prevent overlooking issues for the lower floors of the proposed eastern wing.

The upper floors of the eastern wing are set back such that they are approx. 18m away from the external wall of the western neighbouring property. This ensures windows facing the existing residential accommodation are 18m apart. Glass block wall/windows are proposed where additional light would be beneficial but distances either direct or oblique are significantly less than 18m.



3.0 Design

3.6 Refuse

The site will be built across its full width, so the rear courtyard is only accessible through the building. Access to storage within the courtyard would therefore be difficult and certainly well in excess of the 10m rule. We have consequently located waste and recyclable storage within a locked store accessed directly off the public footpath.

The store is sized to accommodate three 1100 litre Eurobin's. Two of these will be allocated for general waste and one for mixed recyclables, which is in line with the advice given by Camden Commercial Waste officers. This capacity is sized to suit a single collection per week although we understand that there are currently two collections per week. The demand is calculated using the Camden Planning Guidance 2006 'waste and recyclables—onsite storage', which calculates the total weekly waste inclusive of recyclable on the basis of number of habitable rooms per unit. In this case the calculation confirms a requirement of 2.95m³, the provision being 3.3m³. This guidance has remained unaltered in the draft Camden Planning Guidance document 1 Design (Nov.2010). Both planning guidance documents refer to a need to consult with Camden Street Environmental Services. This consultation has taken place and the advice given has guided the current proposals.

The external wall of the store is proposed to be clad in timber, ventilation of the store will be achieved through slots in and above the door formed in line with the timber cladding (in a hit and miss pattern).

The store will be at pavement level and fully accessible to disabled people. The door will be locked to deter entry by non residents, which will be controlled by a number code lock.

Waste and recyclables will be stored for short periods within the kitchen areas of individual flats but it is assumed that residents will choose to make regular use of the ground floor communal waste and recyclables store.

3.7 Transport & Cycle Storage

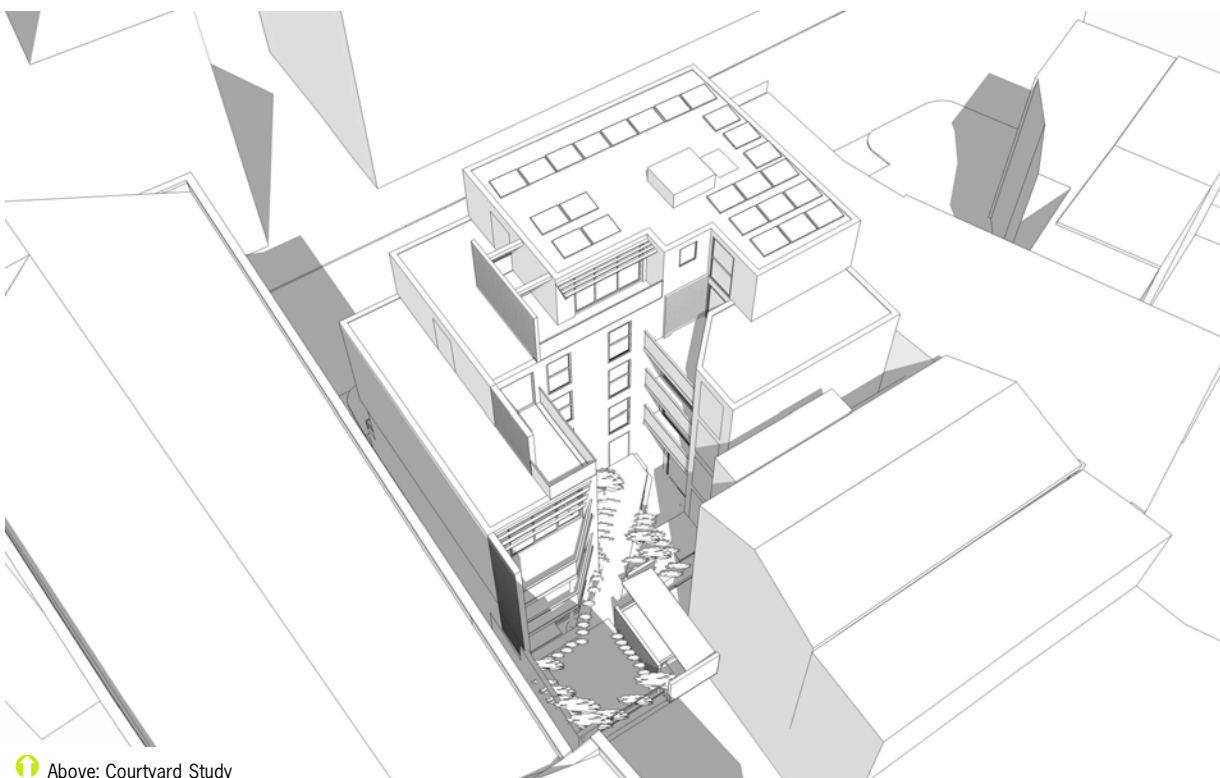
We have been advised that a Transport assessment will not be required due of the size of the development and because the scheme is proposed as a car free development.


Secure cycle storage for 12 bicycles will be provided for the flats, located at the rear of the enclosed external courtyard, in a purpose built shelter incorporated into landscape design.

The site has a Public Transport Accessibility level of (PTAL) 6b (excellent) and is within a Controlled Parking Zone. The site is also within the 'Clear Zone Region', for which the whole area is considered to suffer from parking stress. For these reasons the applicant has confirmed their agreement to the housing being secured through a 106 Agreement as car-free housing. It is understood that this will mean the council will not issue on-street parking permits to future occupiers of the development.

The Construction Management Plan produced by 'Thorne & Hiley Ltd' is a stand alone supporting document, it confirms the principal approach to all transport issues associated with construction of the building, the document will be further developed when a contractor is appointed. It is understood that Planning permission may be granted subject to approval of the final CMP following input from the contractor.

It is understood that the council may seek a contribution to repave the footway to tie in the development with the surrounding area and pave over crossovers where appropriate. The applicant would be prepared to cover all reasonable costs associated with this work and enter into a legal 106 agreement associated with it.



 Above: Courtyard Study

3.0 Design

3.8 Crime Prevention

Warner Street is a relatively quiet street with limited pedestrian or traffic movement and as such could be regarded as less safe due to this lower activity. The proposal will bring greatly improved natural surveillance from occupied rooms which have full height windows facing onto Warner Street. The proposed balconies will further improve overlooking in both a perceived and real sense. The project incorporates a mix of dwellings which will enable a greater potential for homes to be occupied throughout the day, giving an increased opportunity for natural surveillance, community interaction and environmental control. Internal lights in the evening will improve the sense of security for those using the street in the evenings and deter those intent on criminal or unsociable actions.

Rear elevations also have occupied rooms facing out onto the courtyard. The U shaped plan forming the courtyard further improves natural surveillance on the site, several rooms also overlook Warner Yard. The courtyard will benefit from a security lighting system. There is no independent external route to the courtyard, access to the courtyard can only be achieved through the building. It is essential to the success of the scheme that the fully landscaped courtyard is an attractive place to both occupy and overlook. Management procedures will ensure this landscaping is never allowed to become overgrown and a potential hiding place. There are no windows in the western boundary wall where overlooking would be a privacy issue. However, the Warner Yard access road is already well overlooked by existing flats facing eastward.

The new courtyard is approximately 1.4m higher than Warner Yard and is walled on the open sides with 1.8m or 0.6m wall, there is therefore a minimum effective height of minimum 2.1m. Covered cycle storage is located within the courtyard. Galvanised steel tubes will be set into concrete foundations for secure locking. The store will be lit at night using vandal resistant dedicated efficient light fittings.

The lowest balcony to the front elevation is 3m above street level, these balconies are also cantilevered, so they offer no assistance with regard to illegal entry into the rooms they serve. Ground floor accommodation facing onto the street is set back from the building line 800mm and positioned behind a railing. This along with planters provides a physical separation and private space between the street and the occupied accommodation, an effect similar to a front garden in a more sub-urban environment. It is recognised that whilst this is a physical separation of private and public it is not large and contributes as much as perceived barrier, as a physical one. However, the front elevation also benefits from street lighting and overlooking from other properties or people in the street.

Window and door locks and controls will meet the physical security requirements recommended by the Secure by Design guidance. Entrance to the building will be controlled by a video entry system.

The previously submitted scheme was reviewed by 'Secured by Design' Adam Lindsay (Crime Prevention Design Advisor, Holborn Police Station) and comments provided by him on 27th May 2011 have now all been incorporated into the scheme, including reduced glazing single leaf main entrance door recessed less than 600mm, audio/visual intercom system, "through the wall" individual post-boxes to Loss Prevention Standard, and a larger centrally located meter room with street access.

3.9 Access & Lifetime Homes Statement

The scheme is designed to be accessible at ground floor level and to comply with Part M of the building regulations and DDA. Level access is provided at Street and Courtyard levels. The building has a lift and ambulant stair access serving all floors.

The proposals fully comply with all relevant requirements of the 16no. revised Lifetime homes standards (July 2010).

1	Car parking size	- N/A
2	Car parking location	- N/A
3	Level approach to Ent.	- Yes
4	Entrance	
	a) Illuminated	- Yes
	b) Level threshold	- Yes
	c) Clear opening width	- Compliant - min 825
	d) Weather protection	- Yes - Recessed lobby
	e) Level external landing	- Yes
5	Communal stairs & lifts	
	a) Stairs	- Compliant
	b) Lifts	- Compliant
6	Internal doorways & hallways	- Compliant
		Doors min 775 clear
		Hallways 1050 or 1200
7	Circulation	- Compliant
8	Living at Ent. Level	- Compliant
9	Ent. Level bed space	- Bedroom at Ent. Level
10	Ent. Level WC	- Compliant
11	WC bathroom	- Compliant
12	Stair lift & floor lift	- Compliant
13	Hoist Bed. & Bath.	- Compliant - Concrete
14	Bathroom main Bed	- Compliant
15	Glazing & handle	- Compliant
16	Service controls	- Will be compliant

We have been advised that one flat should be designed to meet the criteria of the 'Wheelchair Housing Standards'. Whilst we hold a firm belief that the location of the site is very unsuitable for a wheelchair user (due to inherent issues in the locality) and particularly for a development that is car free, we have nevertheless planned flats 6 and 9 such that they are in accordance with the Wheelchair Housing Standards. This in effect has created two flats that have more spacious circulation and additional storage facilities than those designed to meet lifetime homes requirements only.

3.0 Design

3.10 Sustainability Statement

The thermal mass inherent in the concrete structure will moderate temperature fluctuations. South western orientation and large windows into the courtyard will also allow these floors to store energy from the winter sun with the balconies shielding much of the peak summer sun. External walls will be of a relatively lightweight construction but the external fabric of the building will be designed to provide thermal insulation in excess of building regulation and Code 3 requirements.

Concrete specification for the main structure will include blended cements containing other cementitious materials such as fly ash, which can reduce the embodied CO₂ of a concrete structure by a min 35%. Research by ARUP Engineers has shown using such concrete specifications will result in embodied CO₂ levels equal to or better than most steel and composite (steel & concrete) structural solutions but they also perform the best with regard to thermal mass moderation, acoustic performance and fire protection.

Building material specification has involved a review of recycled materials suitable for use in the development. Some cement based products will incorporate recycled aggregates and we propose to reuse the bricks in the main façade. It is currently assumed there will be enough reclaimed brickwork to reuse on the new front façade.

Flat roof areas not allocated for roof terrace use will be of a green roof construction, which absorb a proportion of heavy rain which is then discharged more slowly into the surface water drainage system. Sedum planting on the roof along with new soft landscaping in the courtyard, will provide an opportunity for increasing the bio diversity on the site.

Permeable paving in the courtyard area will allow a proportion of surface water to drain naturally through the ground below. A water butt will be located below one downpipe within the courtyard to assist with maintenance of the landscaped area.

The demolition of existing buildings and construction of new buildings both give rise to waste construction materials. These will be sorted and disposed of at recycling facilities if not utilised in the new construction. Full details of the proposed methods will be developed in the Construction Management Plan.

Specification of materials that can be recycled in the future will be an important consideration. Timber cladding for the facades will be sourced from sustainable sources and being a high resin hardwood will not require any applications of preservative or decorative coatings at installation or at any future date. Likewise through colour renders, anodised aluminium and brickwork require no future maintenance beyond general cleaning.

Refer also to 'Hilson Moran' stand alone supporting documents which provide further details on some of the above mentioned issues.



3.11 Code 3 and Renewable Energy

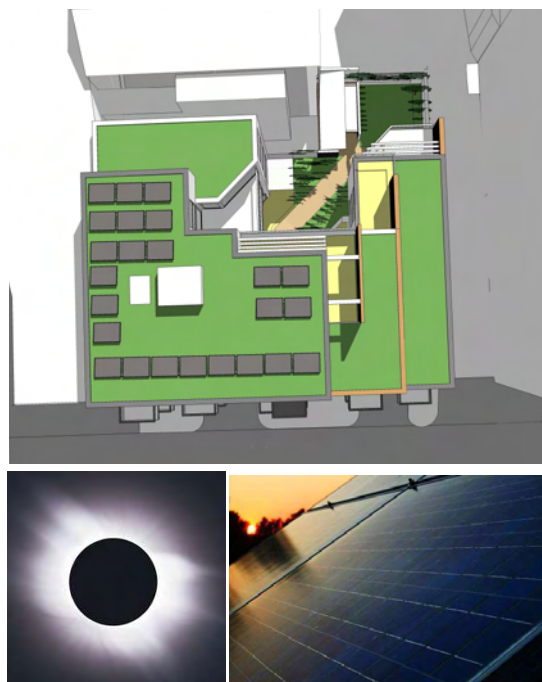
A Code for Sustainable Homes Pre-assessment, Initial SAP calculation and Energy Strategy have been produced and are detailed in a stand alone supporting documents produced by Hilson Moran.

The Code for Sustainable Homes Pre-assessment confirms that a good Code level 3 rating will be achieved with a total score over 60%. This report also confirms that a minimum of at least 50% of the available credits are scored in each of the Energy, Water and Materials sub-categories. The Energy sub-category is further investigated in an Initial SAP calculation. This report shows that based on a sample of 6 dwellings, they will all meet the requirements of Part L. There is a lot of variation between the dwellings in the block in terms of size, orientation, amount of exposed building fabric and shading. The 6 dwellings were chosen to ensure all principal variations are represented. All passed with the highest score at 10% and overall the pass margin in the other sample dwellings assessed is between 1 and 4%.

The 'Hilson Moran' Energy Statement sets out how the development has been designed to follow the steps in the energy hierarchy and demonstrates how the proposed measures are appropriate and viable to the context of the development. The report details renewable energy options but it concludes that the site context and the multi let nature of the building does not support the case for a centralised service system which greatly reduces the options regarding renewable energy. There is scope for renewable energy production on the site via Solar Photovoltaic technology. Energy produced in this way can be sold back to the grid and therefore avoid the complexities of a multi let environment. We would propose positioning panels on the roof, positioning them such that they are not visible from Street views. However, it will not be feasible to achieve renewable energy up to the desired 20%, therefore a greater emphasis has been placed on passive measures and energy efficiency. Performance is detailed in Hilson Moran stand alone documents but the key features are:

- Code for sustainable Homes Level 3
- High levels of Passive design & Energy efficiency incorporated into the scheme
- Green Roof
- PV array to roof of Building
- Enhanced U values and air permeability
- Triple glazing to all vision glass
- Mechanical ventilation and heat recovery for background ventilation
- Opening windows for rapid ventilation
- 100% low energy lighting
- Presence detection controls to lighting in communal corridors
- Low water use taps / showers to reduce hot water demand.

Roof Plan showing solar panels



3.0 Design

3.12 Materials

The proposed palette of materials retain a close connection with the conservation area and history of the site. We are intending to reuse the existing brickwork from the demolished buildings. The owners of the site have a strong affiliation with the qualities of timber as a material having run a timber business from the site since they took over from their father 20 years ago, they are keen to see that this history is represented in the proposal. Consequently, timber is a strong feature in the street façade but the facade is predominately brick with timber feature panels and large aluminium framed windows.

The relatively high proportion of glazing in the front façade will have P.C. aluminium frames. Most of the front elevation and visible returning side elevations are clad in the reclaimed brickwork. However, the western tapered lower sections will be clad in Western Red Cedar above ground floor level. This rich red coloured timber will in time change in hue towards a light grey, an attractive softer finish that requires no overcoating treatments. Most of the ground floor elevation will be clad in reclaimed brickwork excepting the bin store and main entrance which will be timber and structural glass respectively. Front elevation balconies will be structurally cantilevered concrete with soffit and leading edge clad in aluminium. Balustrades will be glass panel with stainless steel handrails.

The majority of the courtyard elevations will have a render finish. Rear balconies will have a steel frame construction with timber decks and glass balustrades. Rear terrace and balcony screens will have a steel framed construction but will be clad in timber, glazing in the rear façade which will have P.C. aluminium frames with the exception of some west facing windows/walls that will be glass block.

The courtyard area will be a combination of hard and soft landscaping with concrete block paths (such as Marshalls 'Mistral') and large planters, benches and a grassed area. Flat roofs will have a green Sedum roof finish where not allocated as terrace (concrete paving) or Solar panels (stone ballast below panels).



 Material Exemplars

24-28 Warner Street Housing Redevelopment

Design & Assess Statement



📍 Proposed—Front Birdseye view

📍 Proposed—Rear Birdseye view



4.0 Accommodation Schedule

4.1 Accommodation Mix

Core Strategy policy CS6 seeks to secure mixed and inclusive communities and a range of self-contained homes of different sizes.

The proposal provides for 12 flats. The mix and size of the flats is detailed on the schedule. There are two 3 beds, seven 2 beds and three 1 bed flats. Two flats are maisonettes and are at basement and ground level.

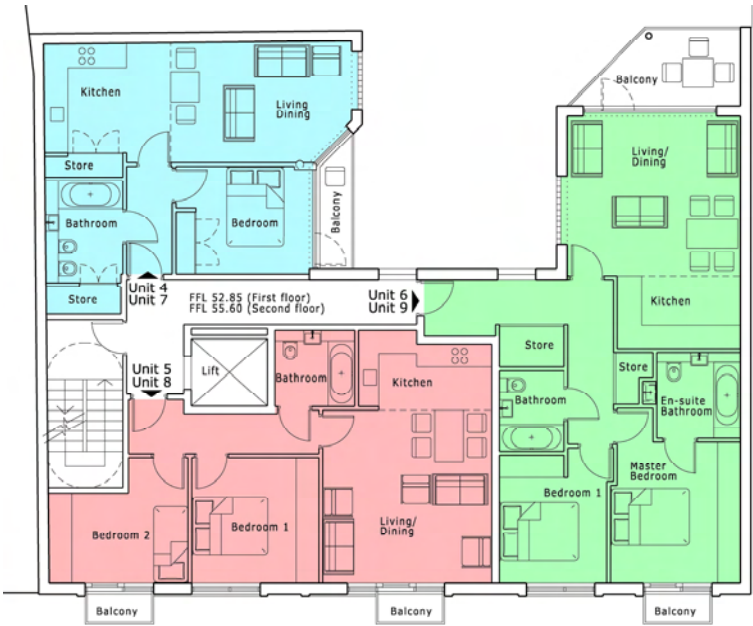
The building footprint and massing has been greatly influenced by daylighting and overlooking issues, which has in turn influenced the accommodation mix. The other influences on accommodation have been the councils preferred mix for private sector housing, which we have strived to get as close to, as site restrictions have allowed.

Camden LDF DP5 suggests that there is an over-representation of smaller dwellings among Camden's existing homes. However, the general desire for higher density, the site restrictions on this relatively small urban site and our wish to maximise the full potential of the site have led to the inclusion of three 1 bed flats on the site. Advice from local agents has confirmed there would be a demand for these 1 bed flats. DP5 priority table identifies an aim of 40% 2 bed housing in market housing developments. This proposal has seven 2 beds, which equates to 58% of the total. This is higher than that was originally hoped, but this is as a result of the planning department requesting a 2 bed flat at ground floor level with direct access from the street (this for shared ownership potential). Three 2 bed equates to 17%, which responds well with the identified 'medium' priority for large units. Two larger units are located at ground level and consequently would give the best access to the external landscaped court (ideal for potential family accommodation).

Camden Planning Guidance LDF 2-Housing draft (Nov 2010) document Section 3.9 confirms normal minimum area standards for self contained dwellings (excluding communal lobbies and staircases). Flat unit areas are generally in line with these requirements although one is slightly below and three flats are significantly above. One flat that is slightly below will also benefit from a large external balcony directly off the living area. The balcony along with the full height windows will greatly improve the perception of space and we expect that it will be fully utilised in summer months, due to its generous size and sheltered south west facing aspect.

4.2 Accommodation Schedule

Accommodation Schedule (GIA unit)					Accommodation Schedule (GIA by level)	
Unit	Level	Beds	Per	Area m2	Unit	Area m2
Res Unit 1	B & G	3	5	101	Basement	107
Res Unit 2	G	2	3	61	Ground	197
Res Unit 3	B & G	2	4	94	First	212
Res Unit 4	1	1	2	48	Second	212
Res Unit 5	1	2	3	61	Third	163
Res Unit 6	1	2	4	75	Fourth	100
Res Unit 7	2	1	2	48		
Res Unit 8	2	2	3	61	Total	991
Res Unit 9	2	2	4	75		
Res Unit 10	3	1	2	42	Site Area	312
Res Unit 11	3	3	6	95		
Res Unit 12	4	2	4	81		
Total				842		



Typical Floor Flat Mix

5.0 Planning Statement

5.1 Relevant LDF Policy

The proposal seeks to comply and meet the planning objectives set out in Camden BC LDF. The area has an acute shortage of good quality housing, the LDF identifies that residential schemes will generally be considered favourably. After careful consideration, it has been established that the commercial viability of the existing business on the site is unsustainable, in the medium to long term. Other options have been investigated including retail, restaurant and office use but for various reasons, including lack of demand, we have concluded that the site is best suited to residential use.

There are a number of policies and documents within the now adopted Camden Core Strategy LDF, which we hold as relevant to the project and have guided our proposals. We believe the proposed scheme complies with most direct requirements and where apparent competing policy exists, we have focussed on those that carry more significance to the particulars of this specific site, the buildings contained on it and the proposals. The key specific Core Strategy items that we have addressed most closely are:

1 Location and Management of Camden's Growth

CS1 Distribution of growth

The principal focus is to ensure development makes full use of the site with an expectation of high density development in Central London, where sites are highly accessible. Housing is considered the priority land use of the core strategy. The submitted application is within Camden's identified 'Highly Accessible Areas' and has been designed to maximise the use of the site for housing use.

CS5 Managing the impact of growth and development

The development should meet the full range of objectives of the Core Strategy with particular consideration to need, sustainability, design quality, enhancing the environment, protecting heritage, amenity and fully consider the impact on neighbours. All these issues have fully informed and shaped the application proposal.

2 Meeting Camden's Needs—Providing Homes, Jobs and Facilities

CS6 Providing quality homes

The development proposals are relatively modest with regard to their impact on housing demand but the site is a 'windfall site' and in a small way will help close the gap between housing demand and supply on what is an underused site.

Being such a small development on a very constrained site it cannot claim to contribute towards all of Camden's Strategic housing needs but it will meet many aims and addresses all requirements. The proposed development is responsive to climate change and will be of a high standard of design, layout and construction.

Despite significant site constraints, unit mix is close to the ideal outlined in the Strategy. It is a well integrated proposal with regard to massing and a positive contribution to the character of the neighbourhood.

CS8 Promoting a successful and inclusive Camden economy

The development will lead to a theoretical loss of employment because the site is currently used as a timber yard (B8). However, the business does not have a long term future and the existing accommodation on the site is in a poor condition and represents a significant under use of the site.

We believe that the site and premises do not meet the needs of modern industry or warehouse use and therefore are no longer viable for continued use. The ongoing gentrification of the area and current market conditions mean the site is now much better suited to housing, where the demand is strong and the need of a greater priority.

3 A Sustainable and attractive Camden—Tackling climate change and improving and protecting Camden’s environment and quality of life.

CS13 Tackling climate change through promoting higher environment Standards

The development is responsive to climate change. The site will be car free and has excellent public transport connections, so will not contribute to the increasing vehicle traffic in the borough. The development maximises the development potential of the site and therefore promotes the councils strategy towards a more efficient use of land. Construction methods will promote an efficient use of energy during occupation of the building. Measures are incorporated to reduce peak surface water run off and low water use within the building. Whilst site constraints impact on orientation, where benefits are available these have been maximised. Renewable energy production opportunities on the site are limited but will exist in the form of roof mounted photovoltaic panels.

CS14 Promoting high quality places and conserving our Heritage

The site sits on the eastern boundary of the Hatton Garden Conservation Area, properties on the opposite side of Warner Street are outside of the Conservation area because the boundary runs down the centre of the road. Warner street itself is not a particularly good example of the qualities that exist in more central parts of the conservation area. Nevertheless, there are examples in the immediate vicinity that have some of these qualities, notably the building on the western boundary of the site. Due to industrial past uses the buildings are characterised by their robust nature but also have larger scale openings at all levels which reflect the larger spaces that they serve or once served. These Characteristics have Informed the design of the building.

5.0 Planning Statement

CS17 Making Camden a safer place

The development proposal has been informed and shaped by the recommendations in Safer Places – the Planning System and Crime prevention 2004 and Secured by Design published guidelines. The proposal will provide for a safe and secure environment for future residents but also improve security for others using Warner Street.

Crime prevention measures are outlined in more detail section 3.8

CS18 Dealing with our waste and encouraging recycling

Proposals for waste & recycling are outlined in section 3.6.

The construction management plan will detail proposals for on-site facilities for waste and recycling during construction. The sustainability statement details proposals regarding re-use of construction waste.

There are a number of relevant Development Policies in Section 2 and 3 of the LDF that have been addressed in detail in other sections of this document, the most relevant of these are:

- DP3 - Contributions to the supply of affordable Housing
Section 5.4
- DP5 - Homes of different sizes
Section 4.1
- DP6 - Lifetime Homes
Section 3.9
- DP13 - Employment Premises and sites
Section 5.3
- DP22 - Promoting sustainable design and construction.
Section 3.10 & 3.11
- DP26 - Managing the impact of development on occupiers and neighbours
Section 3.3, 3.4, 3.5, 3.6 & 3.7

5.2 Hatton Garden Conservation Area — Justification of demolition.

The site is within the Hatton Garden Conservation area but the buildings on it are neither listed or identified in the Hatton Garden Conservation Area statement as a positive contributor. They are in fact considered to have no particular architectural or other merit. It would be difficult to justify the existing buildings as worthy of retention on heritage grounds alone.

The site is located on the boundary of the conservation area within an area of townscape which is of mixed quality and not strongly characteristic of the conservation area. There are two large buildings within the street scene which have no active frontage at ground level and there is a gap site on the corner of Warner Street and Eyre Street Hill. To summarise, the existing buildings have no architectural merit and are located in a fragmented environment. They have perhaps only two things in common with properties in the conservation area, in that they have an industrial appearance and have a significant proportion of brick in the street elevation.

The existing buildings consist of two separate steel structures which are clad in brick and lightweight steel, both are in a poor state of repair. The condition in part mirrors the decreasing confidence in the long term viability of the business, currently operated from them. Decreasing demand and sales has led to a steadily reducing desire to maintain the property that the business operates from. The nature of the business is also not entirely dependent on maintaining high levels of performance from the fabric that encloses it.

The market for such space in this location is not good and certainly not strong enough to justify the expenditure required to refurbish/reconfigure the accommodation to meet normal market expectations. The existing buildings in their current state of disrepair do not have a viable long term future because extensive repair and modification cannot be economically justified.

The premises are very small for a warehousing unit but too large for most workshops. There is a 1st floor level but in reality this space is too dangerous to utilise, consequently only the ground floor is 'lettable space'. The general layout of the buildings with internal loading bearing walls together with its dilapidated condition, poor roof and lack of any rear wall to part of the premises, all contribute to a unit that would be extremely challenging if not impossible to let on a commercially viable basis to any serious tenant. Professional advice has concluded that the current building would need to be completely redesigned and the layout altered to stand any chance of securing a B8 letting but even then a letting within a 1-2 year period would be unlikely.

We have concluded that there are stronger factors in favour of a new build that outweigh the benefits associated with reuse of the existing buildings. The development potential of the site would also be greatly underutilised if existing buildings are retained because the existing buildings cannot be extended. The new build proposals fully utilise the full development potential of the site providing a much high density use of the site.

Some materials from the demolition will be reused in the new build which along with a much higher performing fabric and renewable energy generation, will outperform in terms of Carbon footprint, particularly over the longer term.

5.0 Planning Statement

5.3 Loss of Employment Use

The current business on the site provides employment for 2 people who are the joint applicants, consequently, we recognise the development will result in the loss or displacement of existing employment uses, providing potential employment for local residents. Consequently in accordance with Paragraph 33.18 of the Camden Planning Guidance the scheme will assist with local training and employment initiatives as follows:

- a) to work with the Kings Cross Construction Skills Centre in Kings Cross to ensure that 15% of employees working in the construction of the development are recruited from Camden's resident population.
- b) to work with the councils Local Procurement team to, where possible, procure goods and services from local businesses during the construction of the development.

As has been outlined earlier in this document the current business is no longer viable, if it continues to trade it will become bankrupt in the near future. The applicant can provide company accounts that support this conclusion, if requested. There are a number of reasons for the downturn in business that has also affected other related industries in the area, hence alternative uses have therefore been investigated and now proposed in this application.

The applicant and owner of the business stated the following:

All local Builders / Carpenters and associated trades have long moved out of the area due to property costs and rents. Builders now commute from the suburbs and bring materials with them that they can buy much cheaper outside Central London. The location of the premises also restricts the business as the road network has developed. Warner Street has become inconspicuous, wedged between Clackenwell Road and Grays Inn Road and below Rosebury Avenue, which means there is no passing trade. The introduction of the congestion charge has also discouraged some trade from collecting goods from Warner Street.

Commercial units have been on the wane for at least the last 10 years. Bowman Weaver Walker, a Glasses wholesale Merchant ceased trading 9 years ago. Warner Street Motors relocated to the Kings cross area due to lack of Business. 16 Warner Street, a similar retail unit to Latchfords vacated 2 years ago.

There is a history of decline of commercial use in Warner Street. Local Agents have confirmed that there is no current or projected future demand for B8 units in the locality of the site.

George Wise of 'Richard Susskind & Company' (67/68 Hatton Garden) stated the following:

I can confirm that there is little, if any demand for units of this type in this area, In fact I am not aware of any lettings of a B8 unit that have taken place in this immediate locality. The current market undoubtedly is not helping the lettings market but the fact is that this type of use is no longer favoured in this location for a number of reasons, B8 type occupiers are seeking more modern, larger, better quality accommodation in locations that compliment and suit their business in terms of client base, transport network costs etc... ..I would not be positive about our (or any other agent) ability to successfully identify a tenant for this premises (24-28 Warner Street) as a B8 unit, especially given its current condition and convoluted layout.

5.4 Affordable Housing Statement

Working closely with Camden Council the proposed scheme has been designed to incorporate the appropriate level of affordable housing provision in accordance with Camden's adopted policies. The affordable provision for the proposed scheme includes and incorporates a self-contained two bedroom ground floor shared ownership intermediate unit with an independent access from Warner Street. The unit has received interest from RP's contacted by the Council and represents an affordable and desirable unit for which there is demand. Additionally a payment in lieu will also be contributed by the scheme. Details of the affordable provision are set out in the covering / supporting letter within this application pack.

5.5 Archaeology

A stand alone supporting Archaeological Desk Based Assessment carried out by 'CGMS Consulting' has been submitted in support of this application. The report reviews the sites ground archaeological potential. The report states that the site has potential for the Iron Age, Roman, medieval and post-medieval periods but past post depositional impacts are considered to have been severe at the site as a result of previous development and bomb damage. The report concludes that an archaeological impact at the site could occur but that any archaeological impacts from the development proposals are not anticipated to be severe or widespread.

5.6 Construction Management Plan

The Construction Management Plan produced by 'Thorne & Hiley Ltd' is a stand alone supporting document, it confirms the principal approach to all construction management issues, the document will be further developed when a contractor is appointed. It is understood that Planning permission may be granted subject to approval of the final CMP following input from the contractor.

5.0 Planning Statement



6.0 Application Supporting Information

6.1 Application Drawings

3621(P)001 Existing Site Plan & Site Location Plan
3621(P)002 Existing Ground Floor Plan
3621(P)003 Existing First Floor Plan
3621(P)004 Existing Roof Plan
3621(P)005 Existing Elevations
3621(P)006 Existing Sections

3621(P)010 Proposed Site Plan
3621(P)011 Proposed Basement Floor Plan
3621(P)012 Proposed Ground Floor Plan
3621(P)013 Proposed First & Second Floor Plan
3621(P)014 Proposed Third Floor Plan
3621(P)015 Proposed Fourth Floor Plan
3621(P)016 Proposed Roof Plan

3621(P)020 Proposed Warner Street Elevation

3621(P)030 Proposed Elevation A & B
3621(P)031 Proposed Elevation C & D
3621(P)032 Proposed Section EE & FF
3621(P)033 Proposed Section GG & HH
3621(P)034 Proposed Section JJ & KK

3621(P)040 Existing & Proposed Model Views
3621(P)041 Proposed Street Views

6.2 Supporting Documents

Daylight & Sunlight Study—Building Surveying Solutions
Code for Sustainable Homes Pre-assessment Report—Hilson Moran
Energy Strategy —Hilson Moran
Archaeology—CGMS Consulting
Construction Management Plan

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