

design & access statement

proposed extension to retail provision at ground and basement level

279 camden high street london n1 7bx

1. introduction

This design and access statement has been prepared in supplement and support of the planning application ref; 2010/0728) to extend the existing building at the rear to form additional A1 retail accommodation at ground and basement level and is submitted in direct furtherance to the previously approved scheme for same (ref: 2006/3390/P) which was granted approval on 04-10-2006 and is currently being implemented.

The proposal seeks to effectively extrude the volume of the prior approved scheme rearwards in order to provide an addition 39.5m² of retail accommodation.

The increased extension replicates the form, materiality and appearance of the prior approved scheme and includes the provision of the sedum mat type extensive green roof over the proposed section of roof in consideration of the area of courtyard it substitutes and in order to provide an enhanced amenity for the occupants of the first floor residential unit (which does not otherwise form part of this application).

2. site context and history

2.1 setting

Camden High Street is located at Easting 528756 Northing 184078.

Camden High Street is a short stretch of road (less than 500m long, forming part of the A400) in Camden Town. It is part of the route from central London to Hampstead. It is the local high street and features major music venues at either end (KOKO, the former Camden Palace, at the southern end and the bridge over Regent's Canal at the northern end).

It is a one-way street only allowing vehicular traffic to travel northwards (southbound traffic uses the parallel Camden Street). Travelling north, traffic emerges from Hampstead Road (A400) into the High Street at the junction with Eversholt Street, by Morington Crescent tube station.

The northern extremity of Camden High Street lies at a bridge over Regent's Canal where the road turns Chalk Farm Road, into the southern end Kentish Town Road (where the A400 continues) and Camden Road. Camden Town tube station is on the corner between Camden High Street and Kentish Town Road.



2.2 toponymy

Camden Town is named after Charles Pratt, 1st Earl Camden, his earldom was styled after his estate, Camden Place, near Chislehurst in Kent. Camden Place had been the estate of the historian William Camden. The name appears on the Ordnance Survey map of 1822. The name was later passed on to the Camden Town Group of artists and the London borough created in 1965.

2.3 urban development

Camden Town stands on land which was once the manor of Kentish Town. Sir Charles Pratt, a radical 18th century lawyer and politician, acquired the manor through marriage. In 1791, he started granting leases for houses to be built in the manor. In 1816, the Regent's Canal was built through the area. Up to at least the late 1800s, Camden Town was considered an "unfashionable" locality. Camden Markets, which started in 1973 and have grown since then, attract many visitors all week. Camden Lock village then known as Camden Canal market suffered a major fire, but no injuries, on 9 February 2008.

1790 - A few years before his death Earl Camden commenced the development of the estate by granting building leases in 1790 of the southern area, abutting west on High Street, Camden Town.

The relevant section of the High Street is now characterized by the market; the retail accommodation that aligns the street consists of a series of individual boutiques which cater for the music, street fashion and tourist trade.

3. existing property

From the above it is taken that the existing property dates circa 1790.

As is typical of the high street, the property comprises retail and related storage accommodation at the ground and basement storey and an upper maisonette at first and second floor levels. Both accommodations have separate access directly from the street. To the rear of the (extended) property is a small courtyard space.

The surrounding rear gardens/courtyards are largely in-filled with full width and full length rear extensions similar to that granted permission under 2006/3390/P or as proposed hereunder.

For photographs of the existing site condition refer to illustration sheet ref: 2118.EX.10 and EX.11

4. planning history and policy

4.1 statutory designation

The Ward in which the property is located is Camden Town with Primrose Hill

The proposal site is not statutory listed nor is it situated in a Conservation Area.

The scheme has been conceived and developed in accordance with the relevant sections of Chapter 4 of the UDP: Environment policies, notably: EN1, EN13, EN14, EN18, EN19, EN22, EN23 and EN27 and Chapter 16: Development Standards, notably DS5: Visual Privacy and Overlooking Standards.

4.2 other relevant UDP planning policies

DP27	Basements
	Shaping Camden - New Basement Development and Extensions to Existing Basement Accommodation Guidance Note
S1:	Seeks to ensure that all development is sustainable
S2:	Seeks to ensure that development promotes high quality of life for all, contributes to sustainable land use and does not harm local amenity.
S3:	Seeks to ensure that development adequately considers resources, energy, waste and minerals, minimises their impacts, and protects the environment and people from hazards.
S7:	Seeks to protect and enhance the Borough's historic environment and ensure that all development is designed to the highest standard and protects and enhances its surroundings.
S8:	Seeks to protect and enhance the Borough's open space and conserve and enhance the Borough's biodiversity.
SD1:	Requires development to foster sustainable communities; promote the regeneration of areas; to meet the highest standards of access and inclusion; and, incorporate design, layout and access measures which address personal safety.
SD4:	Requires development that makes full use of the potential of a site.
SD6:	Protects amenity of occupiers and neighbours.
SD7A:	Protects amenity from light pollution.
SD8B:	Seeks to minimise the impact on local amenity from the demolition and construction phases of development.
SD9C:	Seeks to conserve energy and resources
SD10B:	Seeks to ensure development on sites of contaminated land have identified and proposed remedial measures to prevent contamination.
SD10C:	Seeks to ensure development in locations of geological instability can overcome potential instability.
SD12A:	Requires development to make adequate provision for the sorting and storage of waste materials.
B1:	Seeks development that is designed to a high standard.

B3:	Requires development to enhance the architectural character of the existing building, and established character of the surrounding area.
N5:	Seeks development that conserves or enhances biodiversity.
N7:	Requires development to protect species and their habitats.
N8:	Seeks to protect trees within the Borough.

4.3 planning history

In October 2006 the applicant, via the agent, obtained planning permission for a proposed rear extension at ground and basement levels to 277 and 279 Camden High Street to provide additional retail accommodation and to additionally reconfigure the upper floors to provide improved residential units. Refer to application ref: 2006/3390/P for full details.

We are not aware of any previous formal decisions relating to this property.

5. design proposal

5.1 proposed layout and relationship

The proposal seeks to effectively 'extrude' the volume of the prior approved scheme rearwards in order to provide an addition 39.5m² of retail accommodation.

The increased extension replicates the form (scale, height and width), materiality and appearance of the prior approved scheme and includes the provision of the sedum mat type extensive green roof over the proposed section of roof in consideration of the area of courtyard it substitutes and in order to provide an enhanced amenity for the occupants of the first floor residential unit.

The proposed extension does not extend the full length of the property and a courtyard space is retained for refuse provision, bicycle storage etc.

It is considered that the proposal makes the best use of the site.

5.2 visual privacy and overlooking

The proposal will have no impact on the amenity of the adjoining owners in terms of visual privacy and overlooking.

5.3 overshadowing and outlook

Given the orientation, the form and character of the contiguous rear extensions, it is not envisaged that the proposal will have an impact on the amenity of the adjoining owners in terms of daylight and sunlight, overshadowing and outlook.

6. access

Access to the retail unit and residential accommodation above will principally be as per the existing condition and/or the previously approved scheme. The existing shop access is direct via the pavement to Camden High Street. There is currently a step up into the building of approximately 200mm falling to 40mm and it is proposed hereunder to provide level access to the retail unit.

The proposals are designed to meet those standards that reflect the requirements of The Disabled Discrimination Act (2005); such standards, as a minimum, are those defined within Approved Document Part M 2004.

Access to existing apartment above will be as per the approved application 2006/3390/P (under implementation).

In accordance with Part M, a wheelchair accessible WC is provided at the entrance level.

7. amenity space

7.1 waste management

Waste for the shop unit will be stored in Euro-bins within the external rear courtyard and will be collected in line with the Borough's waste management plan.

Recyclable waste will be stored within the shop or apartment and will be conveyed to the designated collection point on days agreed with the local authority under their current recycling management plan.

7.2 bicycle storage

There is provision for cycle storage for up to 4 no. bicycles within the small courtyard to the rear of the proposed extension which services the retail accommodation.

7.3 landscaping

The new section of the extension will have a sedum mat extensive roof finish in consideration and improvement of the area of rear yard that it substitutes. This will provide amenity space to the first floor residential apartment and an improved aspect to any neighbouring apartments with a rear view.

Extensive green roof systems, or 'Sedum Roofs' are an ideal solution for providing an aesthetic, low maintenance ecological feature, which can be admired from surrounding buildings. Due to a relatively shallow growing medium a sedum roof is much lighter in weight, making it ideal for use over most lightweight structures and low sloping roofs.

For details of sedum roof specification refer to manufacturers literature submitted separately.

8. materiality and appearance

The proposed extension replicates and extends the materials and appearance of the prior approved scheme. Principle materials for the proposed are as follows: new walls to rear elevation to be clad in western red cedar slatts with clear varnish finish; the flat roofs will be finished with a cold applied liquid membrane, colour: slate grey and decked in timber to match external cladding; the means of enclosure (doors and windows) are a combination of clear and obscured glazing (depending on aspect), either 'frameless' or set in hardwood frames with clear lacquer finish; balustrading and privacy screens to residential terraces in frosted acrylic sheet. The roof to the section of the extension applied for hereunder will have a sedum mat extensive roof finish in consideration and improvement of the area of rear yard that it substitutes; the extended flank walls which boundary with Nos. 277 and 281 will be in London stock brickwork to match the property and garden walls generally.

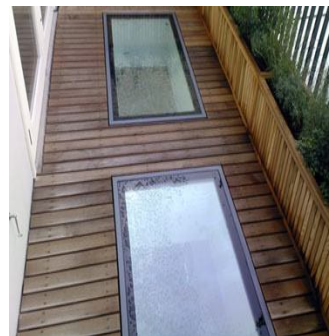
Key materials are illustrated below:



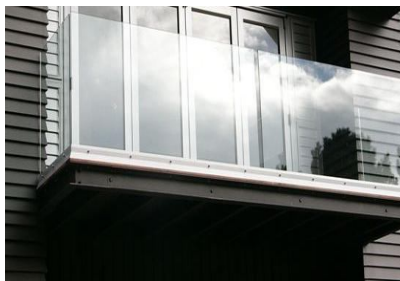
London stock brickwork



extensive green sedum roof



decking with flush-set rooflights



frameless glass/acrylic balustrade

9. summary of proposal

The proposal is consistent with earlier contiguous developments and the prior approved scheme.

Will have minimal impact on adjoining owners in terms of loss of amenity through: over-looking/loss of privacy; daylight and sunlight amenity

Through the introduction of the green roof, will provide enhanced amenity space for the occupants of the first floor residential apartment.

Is not considered to harm the appearance or setting of the property and is considered consistent in its use, size and setting with established character of the surrounding area.

Is not considered that the development will cause harm to the amenity of the neighbours.