

PLANNING APPLICATION SUPPORTING STATEMENT AND DESIGN AND ACCESS STATEMENT

22 CONSTANTINE ROAD, LONDON. NW3

Prepared on behalf of Urban Regen London Ltd.

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DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared in accordance with Planning Circular 01/06 and Cade Guidance 'Design and Access Statements: How to read, write and use them'.

Background

The site is located within the Mansfield Conservation Area of the London Borough of Camden and consists of a traditional Victorian terraced property situated at the south eastern section of Constantine Road in close proximity to its junction with Fleet Road. The existing building benefits from an internal floor area of 143m². This area was designated a conservation area by the Borough Council with the support of English Heritage, in recognition of its special architectural and historic character.

Mansfield Conservation Area was designated by the London Borough of Camden on 11th September 1990.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Designation provides the basis for policies designed to preserve or enhance the special interest of such an area.

The application that accompanies this Design and Access Statement aims to improve the existing building and ensure that it makes a positive and improved impact on the character of the Conservation Area.

The subject site consists of a part two and part three storey period Victorian dwelling of traditional construction forming part of a high quality uninterrupted terrace. The building retains many of its period features and typifies the housing designs within the conservation area.

The subject site has been the recipient of some internal conversion works forming two self contained flats, one at ground floor level and the second occupying the first and second floors. The conversion works are both unsympathetic to the building and of a particularly poor standard. The building has recently become vacant, is in a semi derelict condition and is in need of significant renovations.

A search of Local Authority Planning records would indicate that the building was converted without necessary consents, but is believed to have been converted some considerable time ago. There does not appear to have been any interruption in the use of the property as two self contained flats and we consider that the current arrangement could be considered as lawful.

Notwithstanding the internal conversion works described above the property is largely unmodernised and features an unaltered front elevation.

Introduction

This application aims to change the use of the property from two self contained flats and revert to the original configuration of one single family dwelling. As part of the conversion works the property will undergo considerable renovation and modernisation works.

ASSESSMENT

Context

Physical

The site is comprised of a large, unmodernised terraced house, located on Constantine Road within the Mansfield Conservation Area. It is currently vacant, semi derelict and arranged as two self contained flats.

Conservation Area characteristics

The Mansfield conservation area is typified by tree lined streets of terraced housing laid to form a loose grid pattern.

The majority of residential properties within this area conform to one basic plan form and period of development. The main building type is the two/ three storey house, without basements, which form part of a terrace. The buildings are flat fronted with a projecting bay window over two storeys, recessed paired entrance doors, visible pitched roofs and prominent chimney stacks and party walls.

The quality and variety of materials and level of detailing applied to each terrace gives an indication of its original status within the hierarchy of the estate.

Without exception, all houses within this part of the Conservation Area have small front garden areas. These are generally planted and are typically bounded by low brick walls with hedges behind and medium height gate piers.

Economic and Social

The site is located within a residential area. There are no direct economic or social issues arising as a result of this proposal. Constantine Road is located within walking distance to the local services and facilities provided within the town centre of Hampstead Heath. The site is well connected by public transport with buses serving the town centre and a main line train station situated within walking distance.

Economically, these conversion and refurbishment works will potentially increase its value and the proposed changes and improvements to the property will ensure that it is suitable for the current and future housing market.

Policy

Policies from the London Borough of Camden's UDP adopted June 2006, Conservation Area Guidance and SPG's regarding conversion of dwellings have been considered in the development of the proposals for 22 Constantine Road.

Key policies are listed below:

SD4 - Density of development

The Council will grant planning permission for development that makes full use of the potential of a site and will not grant planning permission for development that makes inefficient use of land. In assessing density, the Council will consider:

- a) the character, scale, amenity and density of the surrounding area;
- b) the nature of the site;
- c) the quality of the design;
- d) the type of development being provided;
- e) the availability of local facilities, services and open space;
- f) accessibility by public transport; and
- g) the potential impact on the local transport network.

High density development will be expected at locations in the Central London Area, Town Centres and other locations well served by public transport

2.2 Providing housing is one of the most important issues facing the Borough. The demand for housing in Camden exceeds supply, and a shortage of land, a growing population and high prices all contribute to housing pressures. Therefore, housing is the priority land use of the UDP.

H3 - Protecting existing housing

The Council will resist proposals that lead to a net loss of residential floorspace, except if the loss is to provide small-scale health care facilities that are needed locally and cannot be provided on an alternative site. The Council will seek, so far as practicable and reasonable, to protect land considered suitable for housing.

In proposals for redevelopment or re-use of residential institutions (within Use Class C2) for a different use, the Council will expect the retention or replacement of existing residential floorspace.

The Council will not grant planning permission for a development that would involve the net loss of two or more residential units unless:

- a) it creates large affordable housing units; or
- b) it creates large housing units in a part of the Borough with a relatively low proportion of large dwellings; or
- c) any loss is necessary to bring sub-standard units up to an acceptable standard.

Response: the proposals contained within this application are for the conversion of two vacant, derelict self contained flats. These two units are of particularly poor quality and poorly arranged. They are currently uninhabitable.

Our application proposes the re conversion of the two self contained flats to one large single family dwelling. During the conversion process the dwelling will undergo complete refurbishment and modernisation works to provide one unit of high quality single family accommodation.

In conclusion the loss of one poor quality residential unit combined with the reinstatement of one high quality unit of residential accommodation is within the policies contained within the adopted London Borough of Camden's UDP.

INVOLVEMENT

The proposed scheme will have minimal impacts beyond the site's boundaries and for this reason community involvement has been kept to a minimum. It is not proposed to alter the use or the external appearance of the frontage of the property as this dwelling has an important role within the street scene.

EVALUATION

Opportunities and strengths

An opportunity to improve external appearance of the building and relate it to the wider surroundings.

An opportunity to improve the use and arrangement of the building and relate it to the wider surroundings.

Maximise the use of the building and amount of internal space available for use by occupants.

Provide an increased level of amenity for future occupants.

The removal of poor quality accommodation and the provision of high quality accommodation.

The area has a strong character and comprehensive guidance exists to restrict inappropriate forms of development.

DESIGN

There are no specific design considerations contained within this application. This application is solely for the change of use of the property from two self contained flats to one single family dwelling. This application contains no proposed elevational changes.

Use

The property is currently vacant and redundant. The last use is that of two self contained residential flats. This application seeks to retain residential use but as one single family dwelling, thereby the removal of one dwelling.

Amount Scale

The proposal will not increase or decrease the property in terms of amount, scale or bulk.

Layout

The proposal will result in changes to the internal layout of the property by removal of self containing partition work previously installed.

Landscaping

There are no plans to change the current landscaping arrangements contained within this application.

Access

As outlined earlier in this report, the site is located within in close proximity to the local services and facilities.

Lifetime Home Standards

Car Parking

1. Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.

The subject site has no car parking facilities

Access from Car Parking

2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

The subject site has no car parking facilities

Approach

3. The approach to all entrances should be level or gently sloping.

The subject site has a floor level approximately 150mm above ground level to the front elevation. Although not within our current proposals it is possible to provide a level platform area adjacent to the front entrance door and provide a ramped access at 1:15 gradient should this be required at a later stage.

External Entrances

4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.

The subject site has an existing period front door and frame and it would be possible to remove the threshold at a later date if required. However the property is within a conservation area and the house holders are keen to retain the original front door and frame.

Communal Stairs

5. Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

There are no communal staircases within this application.

Doorways & Hallways

6. The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be

900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.

Door ways within the proposed scheme will meet the required widths.

Wheelchair Accessibility

7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

The existing building provides wheelchair turning and access as required.

Living Room

8. The living room should be at entrance level.

The existing living room is at entrance level.

Two or more storey requirements

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

The existing dwelling has two reception rooms at entrance level, it is proposed that should it be required that one of these rooms be adapted to a bedroom.

WC

10. In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.

The subject dwelling is located on a sloping site and as such has a split level arrangement at the entrance floor level. The rear most section of the dwelling is accessed by four steps declining, it is therefore not feasible to provide a wheelchair accessible WC at ground floor level. However handrails could be located on the stairs to enable a disabled person to access the WC.

Bathroom & WC Walls

11. Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

Bathroom and WC walls are capable of receiving handrails.

Lift Capability

12. The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.

The existing staircases are capable of accepting stairlifts. A through floor lift could if required be located within the front reception room giving access to a first floor bedroom.

Main Bedroom

13. The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

The main first floor bedroom is located adjacent to a large family bathroom and can be accessed via a hoist.

Bathroom Layout

14. The bathroom should be designed for ease of access to the bath, WC & wash basin.

Although not detailed within this application bathroom designs can be arranged to provide reasonable access.

Window Specification

15. Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.

The existing windows comply with the above requirement.

Fixtures & Fittings

16. Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

As part of the proposed change of use works the property is to be fully rewired to the current regulations which will ensure the above requirements are met.

PHOTOGRAPHS OF THE SITE



FRONT ELEVATION



FRONT ELEVATION