



9A Bayham Street  
Camden  
London  
NW1 0EY

## Planning Submission

By The Crawford Partnership on behalf of Beaverhill Properties  
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# 1. GENERAL BACKGROUND

## Introduction

This document accompanies an application for full planning permission for:

**"The partial redevelopment of the site from a single residential unit (Use Class C3) to 5 self-contained dwellings."**

The net area of the site that is the subject of this planning application is 140sq.m, including the patio at the rear.

This document sets out the current planning situation and describes the proposed development. A separate application for Conservation Area Consent for the demolition of the rear of the building has been submitted in parallel with this application. The application has been submitted by The Crawford Partnership, and follows pre-application submissions made to the Council during 2006 and 2007. The pre-application submission contained a full set of design drawings and photographs illustrating the proposed scheme. The outcome of that pre-application submission is discussed below.

## Pre-application Advice

The development proposal described in the pre-application submitted to the Council during 2006 and 2007 comprised the demolition of the complete building and the construction of a five-unit residential development, plus a single storey extension on the roof. It also proposed the digging out of a lightwell on the front of the building.

The advice from the planning officer who reviewed the scheme (Mr John Carter) was that the loss of the building needed justifying as the Council felt that it made a positive contribution to the conservation area. In addition, he stated:

- 1) The proposed new façade related poorly to the surrounding area in terms of materials and design.
- 2) The roof extension needs, if possible, to appear as lightweight as possible.
- 3) The basement cannot have a lightwell dug into the front 'garden' area. An alternative method for bringing light into that area must be found.

The overall comment from the Council was that supporting information would have to be provided as to why demolition was necessary, and that a new approach was needed with regards to the façade.

## Planning Status of the Building

The property is situated within the Camden Town conservation area; the building is not listed in the Camden Town CA Statement as making a positive contribution. However, during discussions with the conservation officer (Mr Leo Hammond)

he indicated (by email 16/11/07) that he feels the property does contribute, citing paragraph 6.1, which allows for individual assessment.

#### **History of 9a Bayham Street**

The building is a typical mid 19<sup>th</sup> century building and is of a style similar to many in the locality. The property was purchased by Beaverhill Properties in 2002 and has been used as a single dwelling ever since.

#### **Recent Planning History of the Premises**

An application for the complete demolition of the property and the creation of a new 3-storey building comprising four 1-bed flats and two 2-bed duplexes, both with roof terraces on the front and rear facades, was submitted in July 2006. Following consultation with the planning department, this application was withdrawn before a decision was reached. The agents (The Crawford Partnership) then entered into pre-planning discussions with Camden council to establish what was required for a new application to be successful.

#### **Reason for the Proposed Development**

The reason behind this development scheme is based on economic feasibility. The property is a single dwelling and the cost of renovating it would be prohibitively high. The poor state of the existing structure means that renovation would require substantial building work to bring it up to a standard where it could be sold or rented could be achieved at an economic level. The continued piecemeal maintenance of the building further reduces its long-term value, whilst the alternative of leaving the building unmaintained results in it being difficult to rent.

It is unsustainable to have this building lying vacant and therefore the owner has sought advice from local property agents as to the best use of the property. The response was that residential use was in strong demand and that, whilst office use was also in demand, only small units were required. Accordingly, the owner investigated converting the building into a number of self-contained residential units.

This planning application and the application for conservation area consent reflects the outcome of those investigations.

## 2. DESCRIPTION OF THE PROPERTY AND SURROUNDINGS

### Location

The development site lies midway along Bayham Street, which runs parallel to Camden High Street. The site measures 138.5m<sup>2</sup>, including the patio to the rear. The site, which is 14.75m in length, tapers from 8m (check!) on the Bayham Street frontage, down to 5m (check) at the rear of the site. .

The site is situated on the border of the Camden Town Conservation Area and is between a modern brick-faced three-storey block of flats (No.11 Bayham Street) and a small office building with a rendered classical style frontage including pediment (No.9 Bayham Street), which is three-storeys high. On the opposite side of the street are the large multi-storey residential blocks of the Westerham Estate.

### Surrounding Development

Bayham Street is predominantly residential, but the area as a whole is a mixture, with a range of commercial activities centred on Camden High Street which is a very busy shopping area and tourist attraction.

### Description of the Existing Building

The property is currently a single dwelling unit, with the main access being from the front entrance on Bayham Street. There is also gate in the rear patio which leads into the garden of the neighbouring property to the northwest (No.11).

The property has a basement , ground and first floor and spans the width of the site. The gross external floor area is 85sq.m. The building is unusual for the area in that, firstly, the building line of the property is set back 1.5m from the adjoining properties, and secondly, there are four steps up ground floor level whereas other properties on Bayham Street as a rule have their ground floors at footpath level.

With regard to energy conservation, the existing building is particularly poor, having little or no insulation and single-glazed sash windows that are ill fitting and prone to drafts.

### 3. INVESTIGATION INTO REDEVELOPMENT OPPORTUNITIES

#### Introduction

This section proves the unsuitability of the existing property to be refurbished, retaining the existing structure in its entirety, and demonstrates how the possibilities offered by refurbishing the existing structure have been explored.

#### Lower Ground Floor

The basement in its current form provides little scope for providing new accommodation, it is at present an uninhabited space with only an earth floor. It also has insufficient headroom of only 2000mm (see drawing 2006/143/100) and is therefore unsuitable for a habitable room. To create a habitable room it would be necessary to lower the level of the floor. However, excavation is only possible on the right-hand side of the building (looking from the street) due to a water main being present beneath the property on the left-hand side. In conclusion, the basement is totally unsuitable for refurbishment into anything other than a storage area.



Pictures showing the earth floor in the basement and the low ceiling.

## Ground Floor

On the Ground Floor there is a total gross external (?)floorspace of 52.57m<sup>2</sup> (see drawing 2006/143/102). However, the floor is split by the central stairwell, and joining the two sides of the property at the rear is difficult due to the various changes in level. The adjoining rooms have a difference in floor level of 1.1m, so to link them would means losing significant usable space in order to incorporate a short flight of steps.



Steps connecting the change in level on the 'ground' floor.

## First Floor

The first floor has a similar 'L' shaped plan as the floor below, but without the space at the rear (see drawing 2006/143/104). The current (very small) toilet for this floor is on a half level, 9 steps below, and is only accessible from the central stairwell. The first floor level has a total gross external floor space of  $41.28\text{m}^2$ , but it is divided by the central stairwell, so that the stairs would have to be closed off in order to create a separate flat. This would leave a door in the same plane as the top of the stairs, a less than ideal arrangement and contrary to the Building Regulations.

The  $13\text{m}^2$  space on the other side of the stairs would not be able to accommodate a bathroom as well as a bedroom, which would lead to it having to be crammed in along with a kitchen, dining and living room space in the remaining available floor area of  $27\text{m}^2$ .



First floor bedroom.

## Summary

The current layout and the changes in level of the existing property give it very limited opportunity for conversion into multiple dwellings. Due to the size of the works necessary to make good the existing structure, multiple dwellings in the building are necessary to make the scheme economically viable.

## 4. STRUCTURAL ENGINEER'S REPORT

### Introduction

A detailed structural investigation of the building was undertaken by Barry Smith of BCS Consulting Civil and Structural Engineers, on 19<sup>th</sup> July 2007. His full report is submitted together with this application, but in summary, his recommendation was to partly demolish the property whilst retaining the façade. A brief summary of the report is given below.

### Summary of the Engineer's Observations

The property suffers from general neglect. The front elevation appears in reasonable condition despite large areas of defective render and numerous cracks to the parapet. The roof has suffered extensive decay due to water ingress, causing the ridge to deflect and parts of the ceiling to collapse. Also, the chimneystacks are leaning out of plumb.

The rear of the property has experienced distortion over time, with the floors being out of level. Piers introduced into the basement are also out of level. Damp penetration is evident at low level and rot is apparent in the floor joists.

The layout of the property is disjointed, especially on the upper and lower ground floors. This makes the property difficult to convert into satisfactory dwellings without extensive relocation of the floors and walls.

Due to the poor condition internally, renovation works would necessitate the demolition of large parts of the structure. The front elevation would also have to be carefully tied in to ensure its stability.

### Conclusions and Recommendations

Based upon the Engineers' detailed inspection, the advice that the property is in an extremely poor structural condition, offering only limited substandard accommodation. The recommendation given by the Engineer is to demolish the internal and rear elevations and rebuild them behind the existing front façade. It is on the basis of this professional advice that the current scheme has been prepared.

## 5. DESIGN STATEMENT AND DESCRIPTION OF DEVELOPMENT

### Overall Development Objective and Design Approach

The scheme proposes to retain the front façade and demolish all the structure behind it, and then to create a new structure into which the front façade can be tied and stabilised. The structure will include a new second floor, which will be a lightweight structure, set back from the front façade. 5 flats will be created, consisting of 2 duplexes on the lower ground/ground floor, 2 X 1 bed studio flats on the first floor, and 1 x 2bed flat on the second floor.

The building is in the Camden Town Conservation Area and is a mid-19C dwelling, typical for Camden. The building's simple flat front, rendered façade and incised ground floor stucco, is described by the conservation officer, Leo Hammond, as 'relating to the age, style and materials of a substantial number of buildings in the CA'. However, although it is not identified as making a positive contribution to the conservation area, Leo Hammond has stated in an email, on 16/11/06, that he is of the opinion that the building does contribute positively.

It is our contention that it is only the façade of the building that contributes to the conservation area and, which has any intrinsic value. The rear of the property is of a much lower architectural standard (see pictures below), and as such adds little or no value to the area. On the issue of facadism, we would argue that the existing building does this already, with the marked contrast in quality between the front and rear.



The poor architectural quality of the rear of the property.

In addition to the issue of the lack of architectural quality, Section 3 of this document demonstrated how, following investigation, the volumes it is possible to create using the existing fabric would result in substandard living accommodation. The resulting development would therefore be unsustainable, providing poorly laid out rooms with severe accessibility problems due to the numerous level changes.

A further issue to highlight is the poor physical condition of the structure, as briefly summarised in Section 4. Following the structural survey carried out on the property, the structural engineer suggested in his report that the rear of the property is in a very poor condition and shows significant movement in structural members and decay to the floors and roof. He recommends that most of the structure behind the façade would have to be demolished, and that a new substantial structure would be needed to tie in the façade and prevent any further deterioration.

Although this is not a listed building, the Council's conservation officer has asked for the inclusion of a response to PPG15, particularly paragraph 3.19 i, ii and iii. These are covered below.

Point i:

This concerns the condition and long-term sustainability of the building. In response, this property has proved difficult to rent as a single dwelling, due to its poor layout. The estimated cost of renovating the building to create a habitable single home to an acceptable standard is prohibitive, and the layout has meant that converting it to multiple units is impractical (see Section 3). The property is not sustainable in the long term because the cost of renovation far outweighs the financial returns of renting or selling the property as a single house.

Point ii:

This seeks to ascertain whether satisfactory effort has been made to retain the building in use. As stated earlier, the property is currently occupied as a single dwelling, although not returning a level of rent which makes it financially sustainable, partly due to the poor condition of the property.

Point iii:

This point considers the merits of alternative uses for the site. The layout and room sizes of the current building do not lend themselves to commercial / office use. The new scheme seeks to retain the residential use on the site but to convert the building to a multiple occupancy. The creation of extra housing in the borough has to be considered a positive contribution to the community and a windfall to the borough. Moreover, this contribution is achievable whilst retaining the most architecturally important element of the property, the façade. The retention of the façade in the new development preserves the integrity of the conservation area but allows a sustainable, high-quality development to take place behind it.

### **Proposed Residential (C3) Accommodation**

The proposed development illustrated in the enclosed drawings and comprises:

**Unit 1** 2-bedroomed duplex: 66sq.m (gross external):

Accommodation:

Shared Ground Floor Entrance leading to own front door and

Ground floor 2 bedrooms; stairs to Lower Ground: open plan Living/Dining/Kitchen plus Bathroom and Utility Room

**Unit 2** 2-bedroomed duplex: 65sq.m (gross external)

Accommodation:

Shared Ground Floor Entrance leading to own front door and

Ground floor 2 bedrooms; stairs to Lower Ground: open plan Living/Dining/Kitchen plus Bathroom and Utility Room

**Unit 3** 1 Bedroom Studio Flat 32.4sq.m (gross external)

Accommodation:

Shared Ground Floor Entrance leading to own front door and

1 bedroom; open plan Living/Dining/Kitchen plus Bathroom

**Unit 4** 1 Bedroom Studio Flat 30.3sq.m (gross external)

Accommodation:

Shared Ground Floor Entrance leading to own front door and

1 bedroom; open plan Living/Dining/Kitchen plus Bathroom

**Unit 5** Roof Extension: 2 bedroom flat at Second Floor (roof) level to provide one dwelling unit (64.9sq.m gross external and 9.2sq.m of private amenity space in the form of a terrace):

Accommodation:

Shared Ground Floor Entrance leading to own front door on first floor, internal stairs to second floor roof extension: open-plan Living/dining room and Kitchen; two Bedrooms, 1 Bathroom/W.C., 1 ensuite shower room/W.C.

The total amount of open space, in the form of a patio and a terrace, is 35.4sq.m.

**Proposed Facing Materials**

The choice of facing materials are shown on the elevational drawings and are as follows:

Front:	
Walls:	Render to match existing;
Windows:	Painted timber windows;
Entrance doors:	Painted timber door;
Steps to entrance:	Existing steps repaired and made good.
Rear	
Walls:	White render;
Windows:	Powder coated aluminium windows;
Entrance doors:	Powder coated aluminium door;
Steps to entrance:	Concrete steps.
Second Floor Extension	
Roof:	Light grey coloured zinc;
Walls of Extension:	Facing Bayham Street, aluminium clad frame with cedar infill panels;
	Rear elevation: Cedar Cladding
Windows:	Powder coated aluminium windows on both elevations.

**Sunlight, Privacy and Overlooking**

The design of the proposed development is such that it does not impinge on the neighbours' right to light (sunlight and daylight).

As there are already windows that are clear-glazed on the rear elevation of the existing building, the introduction of further living accommodation within the existing floor levels will not have any adverse influence on the future situation.

The new second floor level is not envisaged to have any adverse impact on the over-looking issues to the rear, as there are only office buildings directly behind, and in any event they are far enough away for this not to be an issue. There are no overlooking issues relating to the front of the building.

**Habitable Rooms / Density**

The proposed development will create 13 habitable rooms. The site area of the property is 140.m, so the net density would be 924 habitable rooms per hectare.

**Servicing**

Servicing is proposed to be as existing - refuse and recycling bins will be put out on established collection days.

The existing building is already served by mains services (water, electricity and foul water drainage) and these services will be used for the proposed new accommodation.

**Landscaping**

The front area will be paved to make access to the cycle and bin store easier and to reduce maintenance and potential for vandalism. The rear patio area will be landscaped to provide a communal garden with seating and low shrubs.

## Sustainability

### Energy Strategy

Sustainability and carbon reduction will be accounted for throughout the design process and the fabric of the building will be developed in order to create the optimum balance between minimising heat loss, utilising passive heat from the sun, maximising daylight penetration and minimising infiltration whilst meeting the Building Regulations' carbon benchmarks and ventilation criteria.

Set out below are typical measures to be considered to address the Mayor's Energy Hierarchy and reduce energy consumption in broadly four categories:

- the passive design of the proposed development;
- energy efficient building services;
- combined heat and power;
- the use of technologies to generate energy for the proposed development on-site from renewable sources.

### Passive Design

Key passive design features within the proposed development are likely to include:

- enhanced U values which fall below the elemental maximum average values set out in Part L of the Building Regulations:

Walls: 0.25 W/m<sup>2</sup>K

Roofs: 0.18 W/m<sup>2</sup>K

Floors: 0.25 W/m<sup>2</sup>K

Windows: 1.70 W/m<sup>2</sup>K

Windows containing low-E argon filled double glazed units with a solar transmission (G value) of 0.2 to 0.3 (compared with 0.65 for clear double glazing).

Balancing the ratio of glazing to solid wall so there are larger glazing areas to provide the necessary daylight and views.

Opening windows and trickle vents to the Part F of the 2006 Building Regulations, and airtight construction to control infiltration to below the requirements of Part L2A of the 2006 Building Regulations.

These meet the requirement for the use of "natural systems" and passive design set out in the Mayor's Energy Strategy and Policies 4A.8 and 4B.6 of the London Plan.

### **Low Energy Services Design**

The accommodation should incorporate a number of low energy services design features including, typically:

Low energy lamps in rooms, with lighting controls to switch off lights in common areas when not required;

Low flow appliances to conserve water and reduce energy required to heat domestic hot water;

A+ rated white goods to reduce energy and water demand;

Energy efficient laundry equipment with heat recovery from waste water;

Micro CHP heating and top-up of the domestic hot water supplies using low NO<sub>x</sub> condensing boilers;

Night set-back and temperature compensation controls on central heating plant.

### **Conclusion**

A combination of renewable technologies is proposed, along with enhanced insulation and air tightness, and good practice building services design measures. These result in carbon emissions which will be approximately 20% below a benchmark which is based on the Renewables toolkit and CIBSE Guide F good practice values and meets Building Regulations Part L and F requirements.

## 6. CONFORMITY TO PLANNING POLICIES

### Relevant Planning Policies

Policies relevant to this proposal are given in the Camden Unitary Development Plan (UDP) adopted June 2006, Supplementary Planning Guidance and also in the government's strategic planning guidelines (PPG1 and PPG 3).

No.9a Bayham Street is within the Camden Town Conservation Area.

The degree to which this application conforms to those policies is assessed below.

### Conformity to Housing Policies

As the site is not identified or designated as a housing site, the proposal to convert and extend the existing building to provide five dwellings supports the Council's housing policies.

### Windfall Increase to Housing Stock

The proposal offers a windfall increase to the borough's housing stock especially significant in the Central London Area, and in support of the stated policies in the Adopted UDP and Supplementary Planning Guidance:

Adopted UDP 2006, Section 2, Housing:

- aims to provide for and retain a range of high quality housing to meet housing needs;
- to promote housing that is accessible to all members of the community.

Policy H1 - New Housing:

- states that the Council will grant planning permission for development that increases the amount of land and floorspace in residential use and provides residential accommodation, provided that the accommodation reaches acceptable standards.
- states that the Council will seek to secure the fullest possible residential use of vacant and underused sites and buildings, and may require suitable sites to be developed for primarily or wholly residential use.

### Residential Density

The proposed net density is 924 hrha. The proposed development maximises the use of the site with an residential density appropriate for this part of the borough where there is excellent local facilities, services and public transport.

Adopted UDP 2006, Policy SD4: Density of Development:

- states that the Council will grant planning permission for development that makes full use of the potential of a site;
- expects high density development in Central London Area locations;
- factors which will be taken into account include: the character, amenity and density of the surrounding area; the nature of the site; the quality of the design; the type of development being provided; the availability of local facilities, services and open space; accessibility by public transport and the potential impact on the local transport network.

### **Suitable Housing Mix**

The proposal provides five residential dwellings with one-bedroomed and two-bedroomed units that are suitable for a single person, a couple or a small family. The proposal supports Adopted UDP 2006 Policy H8 - Mix of Units which seeks a mix of residential units.

### **Access to Amenity Space**

The property is only 700m from Regents Park which offers a range of passive recreational areas and active children's play area. In addition, Unit 5 has its own private terrace and all flats have access to a communal garden. The proposal therefore conforms to the Council's criteria which only requires access to gardens or public open space or within 400 metres of public open space for units with three or more bedrooms.

### **Lifetime Homes**

Units 1 and 2 can be adapted with a stairlift if required for lifetime homes. Therefore the proposal conforms to Adopted UDP 2006 Policy H7 - Lifetime Homes and Wheelchair Housing.

### **Wheelchair Access**

The units situated on the Ground and Lower Ground Floor are accessed by an existing stepped entrance. The Lower Ground Floor unit can be accessed by a chairlift or stairlift which will be provided by the occupier of the premises. The W.C. on the lower ground level is at grade and can be accessed by wheelchair users.

### **Parking**

The development conforms to the Camden Planning Guidance 2006 - policies on Car Free Housing and Car Capped housing. The Applicant will agree to limit the number of permits the residents can apply for, in support of the Council's policies to discourage car use in accordance with the guidance. It is anticipated that a s.106 will be required.

## **Cycle Parking**

Camden Planning Guidance 2006, Chapter 13, - Cycle Access - parking and storage:

- encourages walking and cycling and seeks the provision of secure cycle parking and related facilities.

One cycle space per unit is provided for the flats.

## **Policies for Security**

Camden Planning Guidance 2006, Chapters 15 and 16, Community Safety requires development to incorporate design, layout and access measures which address personal safety, including fear of crime, security and crime prevention.

Camden Planning Guidance 2006 Section 16.9 gives clear guidelines on how to plan for community safety by considering the following:

- a. Surveillance: Maximisation of natural surveillance, lighting, the promotion of active frontages and through the introduction of crime prevention measures.
- b. Ownership: Clear delineation between public, communal, semi-private and private space.
- c. Physical protection: target hardening where appropriate
- d. Access and movement: to, from and within any development

The proposed scheme has taken account of these recommendations and conforms with the above guidance:

## **Policies for Private Amenity**

Adopted UDP 2006 - Policy H8 - Mix of Units Para.2.61 requires residential units for families to have access to gardens or public space within 400 metres. All the flats have access to the secure landscaped communal garden at the rear and Unit 5 has its own private terrace. In addition, as stated above, the property is only 700m from Regents Park which offers a range of passive recreational areas and active children's play area. Though this distance is in excess of the Council's stated maximum, the quality and breadth of leisure facilities at Regents Park has to be taken into account. Therefore the proposal conforms to the Council's amenity criteria.

## **Flood Risk Assessment**

### **Development Proposal**

The proposal includes enlarging the existing basement storey below the property.

### **Site**

The site has been identified as being well outside any defined floodplain. The existing development is therefore not at risk of flooding.

### **Risk Limitations**

The lower ground floor is predominantly for recreational and ancillary uses - it will not be used as a bedroom(s). The proposed scheme has a staircase linking the basement to the ground floor, without intermediate doors, enabling clear access to the ground floor. These measures ensure that the risk to life has been considerably reduced.

The basement construction will be fully tanked with a waterproof membrane taken up to 0.6m above street level. It is proposed that the glass doors/windows are waterproofed (seals around all joints) and are fitted with laminated security glass to resist water pressure.

Bayham Street is located well inland from the river and is surrounded by similar residential streets where numerous basement works have been carried out. We understand that the ground conditions in this area are light sandy soil, with a water table lower than 4.0m relative to ground level.

In addition to all the above measures, the Applicant will sign up to the Environment Agency's Flood Warning Direct Service - this enables people to be alerted by phone, email or text message when the Environment Agency have issued Flood Warnings for their area.

### **Conclusions**

Taking into account the measures outlined above, it is considered that the risk of flooding is minimal, as is the risk to life.

## Boundary Stability Investigations

In order to maximize the use of the basement, it is necessary to lower the floor on one side of the house, (This is impossible on the other side due to the presence of a water main) and excavate as close as possible to the flank walls on either side of the site. There are several systems which can be used to achieve this and the appropriate consultations will take place to determine the technical and legal requirements of this before construction takes place.

## Access Statement

In terms of transport, the property is well served by bus services, which run along Bayham Street into Central London, the Underground, at Mornington Crescent and Camden Town, and national rail links at Euston and Kings Cross/St Pancras.

The disabled access to the site will not be altered as the proposal is to retain the front façade and its steps. Therefore the status quo will be retained.

Internally the flats have been designed with Lifetime Homes standards in mind.

Design Standards that have been followed include:

- Approved Document M (2004)
- BS8300 (2001)
- PPG 15 Planning and the Historic Environment
- Planning and Access for Disabled People - A Good Practice Guide (OPDM)
- Designing for Accessibility (CAE)
- Wheelchair Housing Design Guide (WHDG)

## 7. SUMMARY OF BENEFITS AND CONCLUSIONS

There are undoubtedly many benefits that the proposed development will bring to the area and some of these are listed, by topic, below.

### Regeneration and Sustainability

The proposal satisfies the Government's sequential test criteria for development of a previously developed site. It also satisfies the planning objectives of the Greater London Plan for the CAZ.

The proposal maximises the use of a currently under-used site in the centre of the Capital, to provide a well-designed residential scheme.

The proposal creates an opportunity to inject energy into this part of the borough which currently contains a building that appears run-down and contributes nothing to the streetscape. In summary, the proposed development will enhance the conservation area and provide a windfall of residential dwellings.

### Residential Accommodation

The Application scheme provides an addition of 158.6sq.m (check) of residential accommodation in five dwelling units: 2 x one-bedroomed units and 3 x two-bedroomed units. No on-site affordable housing provision is required in support of the Council's housing objectives. A windfall housing provision accrues to the borough.

### Benefits to the Area

The existing building is at the end of its useful life, as identified by the Engineer that inspected it. As a consequence, it is uneconomic to try to convert it and the optimum approach is to redevelop the site. However, bearing in mind that this is a conservation area, it is proposed to retain the front facade and build the new accommodation behind it. This type of development is common throughout London and has even been applied to listed buildings. The proposed scheme will improve the appearance of the terrace of buildings and will undoubtedly enhance the conservation area and lift the quality of the general environment, in particular:

- overlooking of the public footpaths/pedestrian areas by the residential occupants will afford extra security to pedestrians;
- lighting from the new residential dwellings will improve security surveillance to the surrounding footpaths, but without creating light pollution;
- the improvement to the landscaping in the front of the property will enhance the streetscape.

Bearing in mind that, firstly, this development will help towards satisfying the demand for good quality housing in London, and secondly, that the conservation area will be enhanced, we ask that the Council grant this planning application.

## 8. List of Drawings

Existing Lower Ground Floor Plan  
Existing Ground Floor Plan  
Existing First Floor Plan  
Existing Roof Plan  
Proposed Lower Ground Floor Plan  
Proposed Ground Floor Plan  
Proposed First Floor Plan  
Proposed Roof Plan

Existing Front Elevation  
Proposed Front Elevation  
Existing Rear Elevation  
Proposed Rear Elevation

Existing Section A-A  
Existing Section B-B  
Proposed Section A-A  
Proposed Section B-B

Site Location Plan  
Aerial Photo

Site Photo's 1  
Site Photo's 2  
Site Photo's 3  
Site Photo's 4