The London Planning Practice LLP

61-63 Rochester Place,
London, NW1 8JU

Planning, Design and Access Statement

April 2007

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING, DESIGN AND ACCESS STATEMENTS IN SUPPORT OF A PLANNING APPLICATION

AT

61-63 ROCHESTER PLACE, LONDON, NW1 9JU

Our ref. **DW/SW/129**

April 2007

The London Planning Practice
4 Goodwins Court
Covent Garden
London
WC2N 4LL

CONTENTS

1.0 INTRODUCTION

1.1 This planning statement has been prepared in support of the accompanying planning application for the demolition of the existing warehouse and storage premises (Class B8) and the erection of a part two, part three storey building comprising a ground floor commercial unit for Class B1/B8 purposes (493m^2) and 8 residential units on the upper floors.

1.2 The application is submitted in response to the appeal dismissed on 26 September 2006 for the demolition of the existing warehouse and storage premises (Class B8) and the erection of a part two, part three storey building comprising 8 residential units (Class C3) and 3 units within Class B1 (375m^2 GEA).

1.3 The design of the development has been approached afresh in order to allow the provision of replacement commercial floorspace that is of good quality and flexibility, together with the provision of residential accommodation, for which there is an identified need, on the upper floors that protects the amenities of surrounding occupiers.

1.4 Pre-application meetings have been held with officers from the London Borough of Camden in September 2006 and on 19 February 2007.

1.5 This statement provides background information on the site and a detailed assessment of the proposals in relation to the findings of the Inspector, planning policy and other relevant material considerations.

1.6 This statement is set out in the following sections;

- Section 2 provides a description of the application site and the surrounding area;
- Section 3 outlines the relevant planning history of the site.
- Section 4 provides an outline of the proposals;

- Section 5 examines the main planning considerations in relation to the application.

- Section 6 draws our conclusions in respect of the proposals.

2.0 SITE & SURROUNDINGS

2.1 The application site is a vacant part single, part two storey building formerly occupied by a company specialising in the wholesale and distribution of audio equipment. The former occupier, 'Studiospares' operated a mail order service providing specialist audio and sound recording equipment. Goods were stored at the premises before being dispatched. The premises also included ancillary offices, staff canteen and an ancillary retail trade counter, enabling walk-in customers to purchase goods directly within the premises. The building is located on the south-western side of Rochester Place, close to its junction with Wilmot Place. Rochester Place is a narrow street running between Rochester Road and Camden Road.

Front elevation within Rochester Place

2.2 Rochester Place is a mews style street characterised by a mix of commercial and residential uses. The buildings along the street are predominantly two storeys in height and are of a mix of architectural styles. The surrounding area is also mixed in character, with residential, industrial and office uses, of which residential predominates. Buildings range from 2 to 6 storeys in height and consist of numerous architectural styles, including Georgian terraces, 1960's flat developments and a number of modern buildings of an innovative design. A Victorian school building lies to the north–west of the site within Rochester Place.

2.3 The building itself occupies almost the whole of the plot and is of little architectural merit. It is utilitarian and functional in appearance, with a mass of stark brickwork, limited and irregular fenestration and a dominant metal concertina loading bay door at ground floor. To the west of the site is a terrace of two storey residential dwellings in Reed's Place, a pedestrianised lane consisting of two terraces of Georgian mews properties. To the east, at nos. 57-59 Rochester Place, is a mixed development of residential and Class B1 use, granted planning permission in 2003. Opposite the site is a vacant recording studio at 36-38 Rochester Place.

Listed buildings

2.4 To the rear of the site is a terrace of 13 three storey houses fronting St. Pancras Way. These properties date from the early 19th Century and are Grade II Listed. The list description makes no reference to the rear elevations of these properties and their importance lies with their front elevations and interiors. Although not group listed, the terrace when viewed from the street has group value as a whole composition.

Conservation Area

2.5 The application site itself does not lie within a conservation area, but is bordered by two designated areas. To the north-east, opposite the site, lies the Rochester Conservation Area and to the south-west and north-west lies the Jeffrey's Street Conservation Area. It is clear that the application site and adjacent sites have been deliberately excluded from the designated areas given their poor quality and negative impact upon the townscape.

2.6 The site lies within a controlled parking zone providing residents permits for on-street parking. The site is well connected to the public transport network and to local amenities. Camden Road has two bus routes (Nos. 29 and 253) that pass in both directions and provide a frequent service into Central London. The site is also located about 340 metres from Camden Road overground station and 800 metres from Camden Underground Station (Northern Line), a 10 minute walk away.

2.7 The site lies within the designated Kentish Town Area. Local shopping services are available along Camden Road, within a 5 minute walk from the site, while a range of high street food and non-food retail outlets can be found in Camden Town, designated as a Major shopping centre, a 10 minute walk away.

3.0 RELEVANT PLANNING HISTORY

3.1 The lawful use of the site appears to have shifted during the life of the property. In 1988, the property was described as being in 'light industrial' use, although by 2003 the property was considered by the Borough to constitute 'warehousing and distribution' floorspace within Class B8. (Officer's delegated report PEX3000319).

3.2 Studiospares had occupied the site for in excess of 10 years up until their departure in August 2003.

3.3 The relevant planning history of the premises since is summarised below;

3.4 Planning permission (ref. PEX300319) was refused in August 2003 for the demolition of the existing building and replacement with a mixed use development consisting of a three storey office and residential block providing 8 residential units including 5 parking spaces, a new vehicle access and balconies at 2nd floor level.

3.5 Planning permission (ref. 2005/1047/P) was refused and subsequently dismissed on appeal on 23 December 2005 for the demolition of the existing warehouse and storage premises (Class B8) and the redevelopment of the site by the erection of a part two, part three storey building comprising 9 residential units and 2 units within Class B1 (267m^2 GEA).

3.6 Planning permission (ref. 2005/3676/P) was refused and subsequently dismissed on appeal on 26 September 2006 for the demolition of the existing warehouse and storage premises (Class B8) and the redevelopment of the site by the erection of a part two, part three storey building comprising 8 residential units and 3 units within Class B1 (375m^2 GEA/329m^2 NIA).

3.7 In dismissing the appeal, the Inspector concluded:-

> *"Although I find the scheme acceptable in terms of its design and impact on the streetscene, townscape and local residential amenity and that it would have benefits in terms of providing new housing, I have concluded that there are fundamental and overriding objections*

to the proposed development in terms of harm I have found would be caused by the net loss of a suitable existing business use site without providing an acceptable redevelopment as replacement, contrary to UDP polices S13, S14 and E2, and which would prejudice the mixed use character of the Kentish Town Area contrary to Policy E3(B)."

4.0 THE PROPOSALS

4.1 The application proposals are in response to the findings of the Inspector following the public inquiry in August 2006 and the subsequent dismissal of the appeal in September 2006.

4.2 The application is for the demolition of the existing warehouse and storage premises (Class B8) and the redevelopment of the site by the erection of a part two, part three storey building comprising a ground floor commercial unit for Class B1/B8 purposes and 8 residential units on the upper floors

4.3 The ground floor Class B1/B8 unit would cover the vast majority of the site apart from a small courtyard area at the rear and the residential lobby area and cycle and refuse facilities at the front of the property. The ground floor unit would provide 493m^2 NIA of Class B1/B8 floorspace.

4.4 The overall mix of residential accommodation at first and second floors comprises one 1-bed flat, six 2-bed flats and one 3-bed flat. Access to the flats will be from a communal deck at first floor level. Outdoor amenity space is afforded to two of the flats. A bicycle store and communal refuse facility are also provided with the development.

4.5 The two storey elements of the development are found along the boundary with properties in Reed's Place and St. Pancras Way. It should be noted that the proposed building is no higher in any part than the proposals that were considered by the Inspector at the public inquiry. Additionally, the set backs to the building and the location of balconies replicate those that were considered by the Inspector with the previous scheme.

4.8 The front elevation of the building will incorporate full height glazing and loading doors for the commercial area at ground floor level. Internal shutters behind the glazing will provide a secure 'shopfront' at night. The upper floors of the three storey element of the building will be rendered with windows of timber surrounds, some of which will be obscurely glazed, and hardwood screens. This design approach follows through to the rear elevation. The two storey element will be a mixture of hardwood cladding and metal sheet cladding. The existing boundary walls are to be retained, with some building

up of the rear boundary wall and the replacement of some of the upper part of the boundary wall with nos. 57-59 Rochester Place with a louvred screen.

5.0 PLANNING CONSIDERATIONS

Main Issues

5.1 The main issues to be considered in this case, which replicate those identified by the Inspector, are:-

a) The principle of mixed use redevelopment at this site;

b) The effect of the proposed development on the availability of the business floorspace in the area;

c) Its impact on the mixed use character of the area;

d) Its impact on the streetscene and on the setting of the surrounding Conservation Areas and Listed Building;

e) The effect on the living conditions of adjoining residents in terms of any overlooking, loss of outlook, privacy or light and noise and disturbance; and

f) The likely impact on parking and highway conditions in Rochester Place and the surrounding area.

The principle of mixed use redevelopment of the site

5.2 Policy SD3 (*mixed-use development*) relates specifically to mixed-use development and provides that the Council will seek mixed use developments that include a contribution to the supply of housing. In considering the mix of uses and the appropriate contribution to the supply of housing, the Council will have regard to:

a) The character, diversity and vitality of the surrounding area;
b) The suitability of the site for mixed use development;
c) The need and potential for continuation of an existing use;
d) Whether the floorspace increase is needed for an existing user;

e) The need for an active street frontage and natural surveillance;

f) Any over-dominance of a single use in the area, and the impact of the balance of uses on the area's character, diversity and vitality.

5.3 Supporting text to Policy SD3 states that the location, design and built form of development should make sustainable use of resources, facilitate sustainable lifestyles and economic activity and contribute to the creation of fair, socially inclusive communities. The Council seeks to optimise the use of previously developed land and vacant and underused buildings.

5.4 There was agreement between the parties at the Inquiry that a mixed-use redevelopment of this site was acceptable in principle and indeed the Inspector noted that the *"principle of redevelopment for a mixed-use development to provide both residential and commercial floorspace is accepted by the Council and it acknowledges the inclusion of an element of housing would be a benefit in planning terms."* In conclusion on this matter, the Inspector considered that *"to provide for mixed use I agree that this would mean the demolition of the existing buildings and the construction of a new development. Where the parties were at issue was the quantum and quality of the business floorspace to be provided."*

5.5 The provision of housing as part of the mixed-use development is considered appropriate and accords with the provisions of Policy H1 (*New Housing*) which states that the Council will seek the fullest possible residential use of vacant and underused sites and buildings. The proposed mix of one 1-bed, six 2-bed and 1 3-bed flats is considered to provide a range and mix of unit sizes that is appropriate to the location and site conditions, in accordance with Policy H8 (*Mix of units*).

<u>The effect of the proposals on the availability of employment floorspace of the area</u>

5.6 Policy E2 (*Retention of existing business uses*) of the UDP states that the Council will resist the loss of a business use on a site where there is potential for that use to continue. The Council will consider the following factors:-

a) whether the site is in or adjacent to the Industry Area;

b) size of the site (the Council will resist ;

c) suitability for small firms;

d) the accessibility of the site by public transport and by service vehicles;

e) relationship to nearby uses;

f) the demand, supply and variety of sites that are suitable for employment uses, firstly in that particular use class, and secondly in business use in general;

g) the retention of design features that enable flexible use for light industry as part of schemes for the development of alteration of industrial premises for B1 purposes.

5.7 Where the Council considers that a site does not have potential for continuation of the existing business use, preference will be given to maintaining the site in an alternative business use, with a higher priority to retention of flexible space for B8 or B1 light industry than to provision of B1(a) offices.

5.8 Policy E3B (*Specific business uses and areas – Light industrial uses in the Central London and Kentish Town Areas*) of the UDP states that the Council will not grant planning permission for development that would prejudice the mixed-use character of the Central London and Kentish Town Areas through the net loss of premises suitable for light industrial floorspace (B1c use) and local distribution warehousing.

5.9 The Inspector noted that ideally the policy would seek 100% replacement floorspace but accepted that this has to be assessed against the realistic likelihood of achieving this in a mixed-use scheme that is financially viable as well as considering on-site practicalities. The Inspector considered that previous scheme not only would have reduced the quantum of business floorspace, 52% of the existing floorspace was being replaced, but also that there were concerns about the quality of the space in terms of suitability of the units and flexibility to provide for a range of future occupiers. Whilst the three self-contained units proposed would have been suitable for small firms and for those in the creative industries, there was criticism of their layout, accesses, varied ceiling heights and natural lighting. The Inspector considered that the floorspace would not be suitable for a flexible range of users as required by policy.

5.10 The Inspector concluded that *"there is no objection to the principle of mixed-use development. What is at issue here is the form and scale that it takes... It would be contrary to national and local policy to allow redevelopment that would result not only in less business floorspace but where that space would have a number of physical disadvantages and would be of inferior quality in terms of flexibility and suitability for a range of business uses. I conclude that although the appeal scheme would provide for replacement employment floorspace in a new mixed-use development, and there would be benefit from the provision of new housing, a priority use in the UDP, this would not outweigh the harm I find would be created by the loss of flexible space suitable for business use."*

5.11 The current proposals are considered to directly and satisfactorily address the concerns raised by the Inspector. Firstly, the quantum of commercial floorspace has been raised from 329m^2 to 493m^2, an increase of 164m^2. This scheme therefore proposes 68% of replacement employment floorspace, compared to 52% of the previous scheme. This is considered to be a very significant increase and to be an acceptable and appropriate amount for a mixed-use development on this site, and certainly far greater than the 37% replacement floorspace that was granted permission on appeal at the neighbouring property, nos. 57-59 Rochester Place, in 2002. In practice, the development proposes the whole of the ground floor as employment floorspace, clearly distinct from the residential use above, and therefore allowing the two uses to co-exist side by side on the site with no conflict of interest. The separation of all of the ground floor for commercial use and the upper floors only for residential use is considered to be an appropriate and rational division of the building for the two land uses.

5.12 Of more importance to the Inspector was the quality and flexibility of the proposed replacement floorspace. The quality of the proposed ground floor commercial floorspace has been completely revisited since the previous scheme and now provides for 1 large unit to be used for either Class B1 or Class B8 purposes. The proposed floorspace incorporates a wide entrance/loading door at street level with a ramp to accommodate the change in levels; a large area of uncluttered work space with stairs and a platform lift to accommodate the further changes in level on the site; a large glazed

frontage and rooflights to allow sufficient natural light into the premises; and floor to ceiling heights of a minimum 3.00 metres in the main area of the premises. The proposed commercial floorspace therefore provides quality and flexible business space for a range of users including light industrial and local distribution warehousing.

5.14 It is therefore considered that the proposals are a significant improvement upon the previous scheme and will result in a significant and acceptable amount of replacement employment floorspace at the site that will provide good quality and flexible space for a range of business users, and therefore accords with the provisions and thrust of policies SD3, E2 and E3B of the UDP. It is considered that the concerns of the Inspector have successfully been overcome with the proposals.

The effect of the proposals on the mixed use character of the area

5.15 Although, satisfied that a mixed use development on the site with new housing would in principle be acceptable at the application site and would accord with both national and local policy, the Inspector was concerned that a scheme which did not provide an acceptable employment replacement would change the balance of uses that could be harmful and prejudicial to the mixed use character of the Kentish Town Area.

5.16 It is considered that the proposed business floorspace covering the whole of the ground floor of the development will provide acceptable replacement floorspace that will allow for a range of users including light industrial and local distribution warehousing. The external appearance of the building is contemporary and the design treatment clearly distinguishes between the two uses. At ground floor level, the design through the use of full height glazing, loading doors and hardwood cladding helps to emphasise the commercial presence on the street both by day and night. The proposals will therefore contribute to the Kentish Town Area's mixed use character and sustainability, in accordance with Policy E3B.

The Impact on the streetscene and on the setting of the surrounding Conservation Areas and Listed Building

5.17 General design principles are set out in Policy B1 of the UDP, encouraging a high standard of design and development that, inter alia, respects its site and setting; is safe and accessible to all; is sustainable by promoting energy efficiency and efficient use of resources; is easily adaptable to changing economic and social requirements; and seeks to improve the attractiveness of an area and not harm its appearance or amenity.

5.18 The Council made no objections to the previous proposal in terms of harm to the street scene or to the setting of the conservation areas or listed buildings. The Inspector was satisfied that a contemporary front elevation would not appear out of place in the context of the mews buildings and that the building was of an appropriate bulk and scale within Rochester Place, achieving a satisfactory transition from the relatively tall new building it would adjoin at nos. 57-59 and would relate appropriately to the domestic scale of the cottages in Reeds Place. The Inspector concluded that the proposals would not harm the street scene or the setting of the Rochester and Jeffrey's Street Conservation Areas. The Inspector also considered that the proposals would cause no harm to the setting of the listed building due to the set back of the upper floors.

5.19 The proposed scheme replicates the scale, bulk, mass and set backs of the previous building. The building is lower in height than the new mixed use development at nos. 57-59 Rochester Place. The two storey element alongside Reed's Place continues the stepping down in height of Rochester Place properties adjacent to the smaller scale residential buildings of Reed's Place. The top floor of the proposed building has been set back to reduce its impact and overall the bulk and scale of the development is considered to be appropriate to the location.

5.20 The contemporary design is considered to be acceptable and in context with its surroundings, and the proposed materials echo those seen elsewhere in the street. The design of the front elevation gives it a commercial presence in the street. Overall, the design of the proposed development is considered to be an improvement on the previous scheme and one that respects the setting of the conservation areas and the listed building and will be an enhancement to the street scene.

5.21 A design statement has been prepared by the architects, Neale & Norden, which explains the design concept behind both elements of the proposed development together with an explanation of the sustainable design measures incorporated into the building and the choice of materials is appended as **LPP 1**. A further renewable energy plan is appended as **LPP 2**. A Solar HWS system is proposed to heat water for hot water needs for the development. A green sedum roof is also proposed to promote biodiversity. Sedum roofs are particularly useful at filtering out pollutants from the air and as such, purifying it. Also, with the increase in building work, the natural habitats of many small animals and insects are being destroyed; green roofs provide a haven for this type of fauna, thus increasing their chances of survival. Green roofs also act as an active insulation, helping keep a building cool in summer, yet warmer in winter. The dwellings will have certain water saving design features, including the following: Low flush cisterns; Aerating taps; Medium flow showers; Grey water collection: It is proposed to incorporate a grey water collection system for each house. The system will be used for flushing WC's. The design will also incorporate energy saving light fittings throughout the property.

5.22 An EcoHomes assessment has been undertaken which rates the development as very good. An access statement has been prepared by the architects as has a Lifetime Homes assessment based on the 16 point criteria. All 3 documents are attached as **LPP 3**.

5.23 At the appeal, the Council was satisfied that the development would not endanger the health and root system, and therefore amenity value, of the mature sycamore tree in the rear garden of no. 120 St. Pancras Way. The tree reports submitted with the previous application are provided with this application at **LPP 4**. It was accepted at the Inquiry that if planning permission was granted, it should be subject to a condition requiring the preparation and agreement of a method statement that would put in place procedures for the protection of the surrounding trees.

The effect on the living conditions of adjoining residents in terms of any overlooking, loss of outlook, privacy or light and noise and disturbance;

5.22 The Council also did not raise objections to the previous proposals on residential amenity grounds. The Council were satisfied that the height and scale of the scheme would not cause harm to neighbouring residents by loss of daylight and sunlight, and visual intrusion. The proposed balconies were either of a sufficient distance from neighbouring properties, or incorporated sufficient screening measures, to prevent any harmful overlooking of adjoining properties.

5.23 Policy SD6 of the UDP states that the Council will not grant planning permission for development that it considers will cause harm to the amenity of occupiers and neighbours.

5.24 Much attention was given to this matter by the Inspector. Overall, the Inspector considered that whilst there would be a change to the living conditions of adjoining residents, the key test is whether they would be materially adversely affected. The Inspector concluded that they would not and that there would not be any breach of the provisions of Policy SD6. The current proposals have therefore been designed to replicate the height, bulk, mass and siting of the development considered to be acceptable by the Inspector at the appeal, in particular how it relates to the adjoining residential properties, in order for the living conditions of adjoining neighbours to be protected.

5.25 On the issue of outlook and sense of enclosure, the Inspector found that although the scheme would introduce a significant block of development into the rear garden area which would be visible from the upper windows of the surrounding houses, the siting of the more substantial three storey element furthest into the site meant that the visual impact of the development would not give rise to such an increased sense of enclosure and visual intrusion as to result in material harm to the amenities of adjoining residents. The highest elements of the appeal scheme were set back into the site by 12-14m from the rear boundary with the St. Pancras Way properties and would vary between 7m and 9m from the boundary adjacent to Reed's Place. The proposed scheme maintains these distances from the boundary and therefore it is considered that the proposals would not result in any harmful loss of outlook or increased sense of enclosure for the surrounding residents.

5.26 On the issue of overlooking and potential loss of privacy, the Inspector noted that the UDP prescribes a more flexible approach to the prescribed 18m distance between habitable rooms or balconies. Again, windows and balconies of the proposed scheme have been designed to be no closer than with the appeal scheme and to incorporate measures such as obscured glazing, interstitial blinds, screens and the building up of the masonry wall at the rear of the site to prevent any overlooking and subsequent loss of privacy to adjoining residents. Similarly, measures to prevent overlooking and subsequent loss of privacy between the new residential units are proposed. It is proposed to slightly lower the boundary wall between the application site and nos. 57-59 Rochester Place and to replace the brickwork with a louvred screen in order to allow more light into the lightwell which serves the back of two of the flats and one of the rooflights of the commercial units. It is considered that the louvred screen will satisfactorily prevent any loss of privacy to the adjoining residents at nos. 57-59 Rochester Place.

5.27 The previous scheme did not cause a loss of daylight or sunlight which would be harmful to the living conditions of the adjoining residents. As the proposed scheme replicates the height, bulk and mass of the previous scheme it is considered that similarly there will no adverse loss of daylight and sunlight. The whole of the development remains below a line taken at an angle of 25 degrees taken 2 metres above ground level at the rear elevations of the adjoining properties and it is therefore considered that the development will not have a significant impact on the daylight received by adjoining properties and a full BRE analysis is not required.

5.28 On the issue of increased noise and disturbance, the Inspector concluded that with housing a national, strategic and local priority, as is the re-use of previously developed land, little weight could be given to this objection in the absence of any objective measure of noise and disturbance that would indicate an unacceptable situation. It is considered that the Inspector's finding equally apply here and that the introduction of residential units on this site will not cause any materially harmful increase in noise and disturbance to adjoining residents, particularly given that the last use of the site was for warehouse and distribution use. A noise assessment prepared by the architects in respect of the new development is appended as **LPP 5**. The main barrier against the noise from the ground floor commercial unit is the

200mm slab between the ground floor and upper floors which has sufficient density to block out the majority of sound.

Impact on parking and highway conditions in Rochester Place and the surrounding area

5.29 Appendix 6 of the UDP sets out the relevant car parking, servicing and cycle standards for both office and residential uses. The standards have been set to encourage development to meet travel demands by means other than the private car; meet the needs of people with disabilities; prevent nuisance from servicing; and minimise the impact of motor vehicles. Servicing bays are only required for B1 uses above 2,500sqm and no objection was made by the Council to the previous scheme's units being serviced off the street. The proposed scheme will provide 493m2 of business floorspace and therefore there is no requirement to provide an off-street service bay.

5.30 Policy T8 (*Car free housing and car capped housing*) of the UDP provides that the Council will grant planning permission for car free housing in areas of on-street parking control. The Council will particularly seek car free housing or capped housing in the Central London Area, the King's Cross Opportunity Area, Town centres and other areas within Controlled Parking Zones that are easily accessible by public transport.

5.31 It was agreed at the Inquiry that the level of parking stress in the area is not particularly severe and that a partially car free development secured by a legal agreement would be reasonable in this location. The applicant is willing to enter into a legal agreement with the Council that the scheme should be partially car-free. With the previous scheme, the Council considered that the four smallest units should be designated car-free and it is considered that the same should apply with the proposed scheme. Space is included within the scheme for the provision of cycle parking spaces for both the residential and the commercial units to accord with Appendix 6.

6.0 CONCLUSION

6.1 The application proposals are in direct response to the issues and concerns raised by the Inspector following the Inquiry examining the merits of the previous scheme.

6.2 A mixed-use redevelopment of this site has been agreed in principle in the past, and the proposals bring forward a significant amount of replacement employment floorspace together with 8 residential units, thereby maintaining the mixed use character of the street and Kentish Town, and assisting the Council in its priority for providing additional housing in the Borough.

6.3 The quantum of replacement employment floorspace has been increased to nearly 70% of the existing floorspace and the concerns about the quality of the proposed replacement floorspace have been directly addressed. The application now proposes 1 large unit of open and uncluttered floorspace, with a wide loading bay and ramps and lifts to accommodate the change in levels across the site and sufficient natural lighting, which will provide flexible floorspace for a variety of users across the Class B1 and B8 spectrum.

6.4 The height, bulk and massing of the proposed buildings replicates that considered by the Inspector to not cause harm to the street scene or the setting of the nearby conservation areas or listed buildings. The design approach continues in a contemporary vein, which was considered acceptable by the Inspector in the context of the existing street scene, and is one that helps to provide both a commercial and residential presence thereby contributing to the mixed-use nature of the surroundings.

6.4 The design, bulk and massing of the building replicates that which was considered by the Inspector to not result in a materially harmful impact on the amenities of the nearby residents. The proposed development will allow for the adjoining residential properties to continue enjoying satisfactory living conditions by protecting their privacy, outlook and light.

6.5 The proposals will not have an unacceptable impact on the highway or the car parking situation in the vicinity of the site.

6.6 There are clearly significant benefits from redeveloping the site. The site is currently occupied by vacant premises of poor quality both internally and externally. The proposals would bring about the optimum use of the site by providing a large commercial unit of quality, flexible, serviceable accommodation for uses across the Class B1 and Class B8 use with a compatible mix of residential units above. Thereby providing a significant level of employment provision and addressing the need for additional housing and continuing to maintain the mixed use character of the street and Kentish Town. The proposals are therefore considered to comply with aims and policies of the Council's UDP.

APPENDICES

LPP 1

61-63 Rochester Place

DESIGN STATEMENT

The existing building, which was previously used as a wholesale distributor of audio equipment, has remained vacant for over three years. Despite many attempts to market the site with a commercial focus, there has been little interest.

The building in it's present form, comprised of both single and double storey commercial elements has minimal Architectural merits. This is due to its blatant functional appearance. Its Utilitarian form with large metal concertina loading bay doors is incongruous with the neighbouring buildings that make up the Rochester Place Streetscape. The present building, does not lend itself to practical conversion due to the significant conversion costs. However the site offers an opportunity to create a significant building (Without overwhelming the site), that in its time will become an identifiable feature of Rochester Place. The proposed building will provide much-needed residential accommodation and viable commercial space, to enhance the selling and improve the vitality of the location.

The Primary form of the proposed building façade is comprised of two distinct elements. The ground floor commercial space with its large areas of glazing adds a new vitality to the street scene. Whilst on the Western side of the facade, the timber clad residential entry/cycle/refuse store is located. As this area is self contained, it leaves the commercial area uncompromised. The timber cladding is used in order to create a deliberate contrast with the commercial element with a softer pallet of materials. Metal cladding is used to punch out and define the residential level above this.

The residential accommodation beginning at first floor wraps around the commercial ground floor. The windows within it's rendered facade are accentuated with the introduction of a window box and timber panelling. The second floor is set back to create a usable balcony/ amenity space for flat 7 in the same way as its neighbour No. 59 Rochester Place does. This also lessens the building's visible bulk on the street.

The form of the building responds to the scale of the Street and provides an appropriate landmark for the setting. The building sits comfortably in its relationship with it's commercial / residential neighbour No.59, both in form and bulk, to a point where they actually enhance each other.

The design has evolved around the need to strictly adhere to various provisions such as agreed set backs, height limits, overlooking and overshadowing of the neighbouring properties. These parameters have been placed within the utmost concern throughout the design.

The ground floor commercial element has level access through a glazed entry, together with adjoining loading doors. These are used in order to enable larger items to be brought into the space. To achieve a 3m height within this space the floor has been lowered by 600mm below street level. Both steps and a disabled compliant ramp have been provided to access this floor space. The commercial floor space has been further stepped down throughout the rear half of the site. A multipurpose lift provides disabled access to this lower area. (dwg.P.17) The lowering of the rear half of the commercial area was intended to decrease the height of the residential levels above. This was in order to minimise overlooking, shadowing, and the loss of daylight effects that these flats may have on their neighbours to the rear.

All residential levels are accessed via stairs leading from the ground floor entry. In order not to effect the required 25 degree angle of sunlight on the rear of the Reed Street properties, the central residential structure on Level 1 & 2 has been set back to the east. (dwg.P.12/20) This produces a large deck area offering the opportunity for planting, which in turn provides further visual screening.

The windows on this side have also been made obscured or directed so as not to create any over looking issues. Other areas around the building have also been set back for the same reason. The setbacks on these levels provide the opportunity for the insertion of large skylights to the commercial ground level below.

The residential component of the building provides 8 energy-efficient flats which have been arranged on an axis to maximise as much solar energy capture as possible.
Integrated solar hot water panels are proposed on the flat sedum roof in order to achieve a high level of renewable energy.
A Schedule of accommodation is included as part of the drawing package. (P27)

A contemporary pallet of materials provides a judicious juxtaposition throughout the façade. Glass, Metal cladding, Timber and Render (Colour to be determined) have been chosen so as to create a deliberate contrast with the neighboring buildings without overwhelming the site and the surrounding area. The large area of glazing softens the visible bulk of the residential levels above. Pre finished sheet metal cladding is used to separate and contrast with the residential timber element of the ground floor. The building is not listed as part of the conservation area surrounding it.

61-63 Rochester Place

SECURE BY DESIGN

Following consultation with Adam Lindsay, (Crime prevention design adviser) We intend to meet the requirements of the Secure by Design issues including:

-FB key or Fob to the bin enclosure.
-Residential Security entry door to be 6.4mm laminated safety glass if possible.
-Security mailboxes preferably opened from the inside.
-Pass 23/24 doors to all units and to the cycle enclosure.
-Video Entry if possible to all apartments.
-Windows that can be accessed from the street such as on the balcony to Apartment 4 shall comply with BS7950.

LPP 2

61-63 Rochester Place Renewable Energy Plan

Various systems that are capable of generating 10% of the on site renewables solely or in conjunction with another method include:

-Biomass Boilers
These often require a large space such as a basement. They also require a high level of ongoing maintenance.

-PV Rain Screen
Exceptionally high cost and the limited high temperatures in the U.K. mean these are often not feasible. There feasibility is lessened due to the lowering of internal light that they cause, which means that more lights would need to be turned on in the day time.

-Ground source heat pumps
These require extensive piling that has a large cost implication.

-Building Mounted Micro Wind Power
Generally these require adequate open space and are often considered unsightly with a minimum height of 2m. New developments have brought their cost down and advanced technology has been able to create silent running examples.

-Solar HWS (Chosen system)

Solar HWS
Solar water heating systems use the energy from the sun to heat water for hot water needs. The systems use a heat collector, generally mounted on the roof in which a fluid is heated by the sun.
This fluid is used to heat up water that is stored in either a separate hot water cylinder or a twin coil hot water cylinder inside the building. The systems work very successfully in all parts of the UK, as they can work in diffuse light conditions.
There are two types of collectors used for solar water heating applications - flat plate collectors and evacuated tube collectors. The flat plate collector is the predominant type used in domestic systems as they tend to be cheaper.
Evacuated tube collectors are generally more expensive due to a more complex manufacturing process (to achieve the vacuum) but manufacturers generally claim better winter performance.
Ideally the collectors should be mounted in a south-facing direction, although south-east/south-west will also function successfully, at an elevation of between 10 and 60°.

Solar water heating systems are suitable for any building type that has sufficient year round hot water needs (ideally during the day) and a roof of sufficient size. This technology is particularly suitable for the proposed apartments. The ground floor retail washrooms and/or showers may also have a suitable demand for hot water.

Solar thermal
The technology is viable, however extended pipe runs over a storey can add cost and reduce effectiveness. Therefore the pipes must be well insulated so as to not lose there heat carrying ability. The system is generally effective to 2 levels. Well over 10% of the apartments.

Areas
The actual area that can be accommodated by the development needs to be finalised and the likely availability of space would need to be considered. Any shortfalls however would need to be addressed by other means such as back up boilers. To achieve the 10% renewables target using only solar HWS collectors, around 40-50 m2 of panel would be required.

Costs
The cost per m2 of Solar Panels are approximately £820m2. Assuming that an area of 50m2 of panels is needed. Approx cost: £41,000 (Not including extras such as pipe run insulation and water cylinders etc.)

LPP 3

MAKING ENVIRONMENTS WORK FOR PEOPLE

ECO HOMES 2006 - The Environmental Rating for Homes

[redacted]

Ene 1	**Dwelling Emission Rate** Less than or equal to 20 kg/m2/yr	*Credits are awarded to achieve SAP 2005 CO2 emissions as follows:*	**8.25**
Ene 2	**Building Envelope Performance** **For new build:** where the HLP is less than or equal to 1.3 W/m2K OR where the HLP is less than or equal to 1.1 W/m2K	*Up to 2 credits awarded where thermal performance based on the Heat Loss Parameter (HLP) method meets the following requirements:*	**0.92**
Ene 3	**Drying space** Provision of drying space Eco Labelled		**0.92**
Ene 4	**Eco Labelled White Goods** No white goods provided but info on Eco labelling		**0.92**
Ene 5	**Internal Lighting** 40% dedicated low energy lights have been specified		**0.92**
Ene 6	**External Lighting** **Space lighting** all space lighting is specifically designed to accommodate only compact fluorescent lamps (CFL) **Security lighting** all intruder lighting to be 150 watts maximum and be fitted with PIR and day light sensor **and** all other type of security lighting to accommodate CFLs or fluorescent strips only and be fitted with dawn to dusk sensors or timers		**0.92**

TOTAL ENERGY CREDITS [redacted]

Tra 1	**Public Transport** 500m of a 15 min peak and a half hourly off peak service	**2.00**
Tra 2	**Cycle Storage** Provision of cycle storage for 95% of dwelling	**2.00**
Tra 3	**Local Amenities** **Proximity to local amenities**	
	Within 500m of a food shop and post box.	**1.00**
	Within 1000m of 5 of the following: food shop* postal facility, bank/ cash machine, pharmacy, primary school, medical centre, leisure centre, community centre, public house, children's play area, place of worship, outdoor open access public area	**1.00**
	Safe pedestrian routes to the local amenities	**1.00**
Tra 4	**Home Office** Provision of space, and services, for a home office	
		TOTAL TRANSPORT CREDITS [redacted]

POLLUTION			CREDITS
Pol 1	**Insulation ODP and GWP**	*Specifying insulating materials, that avoid the use of ozone depleting substances and have a global warming potential (GWP) of less than 5 or more (and an ODP of zero), in either manufacture or composition, for the following elements:*	**0.91**
	a Roof (incl. loft hatch)		
	b Wall – internal and external (incl. all doors, lintels and all acoustic insulation).		
	c Floor (incl. foundations)		
	d Hot water cylinder (incl. pipe insulation and other thermal store)		
Pol 2	**Nox Emissions**		
	95% of dwellings throughout the development must be served by heating and hot water systems with an average NOx emission rate of Less than or equal to 70 NOx mg/kWh		**1.82**
Pol 3	**Reduction of Surface Runoff**		
	Where rainwater holding facilities and/or sustainable drainage techniques are used to provide attenuation of water run-off to either natural watercourses and/or municipal drainage systems, by 50%* in areas of low probability of flooding.		
	a Hard surface runoff		
	b Roof runoff		**0.91**
	**Rochester Place is a low flood risk area*		
Pol 4	**Renewable & Low Energy Emission Sources**		**0.00**
	Where evidence provided demonstrates that a feasibility study considering renewable and low emission energy has been carried out and the results implemented **AND** Where evidence provided demonstrates that the first credit has been achieved and 10% of total energy demand for the development is supplied from local renewable, or low emission energy, sources*		
	OR Where evidence provided demonstrates that the first credit has been achieved and 15% of total energy demand for the development is supplied from local renewable, or low emission energy, sources*.		
	** In line with the recommendations of the feasibility study.*		
Pol 5	**Flood Risk Mitigation**		
	Where evidence provided demonstrates that the assessed development is located in a zone defined as having a low annual probability of flooding.		**1.82**
	OR Where evidence provided demonstrates that the assessed development is located in a zone defined as having a medium annual probability of flooding and the ground level of the building, car parking and		**0.00**

TOTAL POLLUTION CREDITS [redacted]

MATERIALS			CREDITS
Mat 1	**Environmental Impact of Materials**	*The following elements obtaining an A rating from the Green Guide for Housing:*	**3.50**

a Roof
b External Walls
c Internal Walls
d Floors
e Windows
f External Surfacing
g Boundary Protection

Mat 2 **Responsible sourcing of Materials: Basic Building Elements** **0.90**

Where the majority of materials in the following basic building elements are responsibly sourced

a Frame
b Ground Floor
c Upper Floors
d Roof
e External Walls
f Internal Walls
g Foundations/Substructure
h Staircase

credit range 0.9-2.71

Mat 3 **Responsible sourcing of Materials: Finishing Elements** **0.9**

Where the majority of materials in the following secondary

building and finishing elements are responsibly sourced: 1. Stair (including handrails, balustrades, banisters, other guarding/rails (excluding staircase)) 2. Window (including sub-frames, frames, boards, sills) 3. External & internal door: (including sub-frames, frames, linings, door) 4. Skirting (including architrave, skirting board & rails) 5. Panelling (including any other trim)6. Furniture (including fitted; kitchen, bedroom, and bathroom) 7. Facias (soffit boards, bargeboards, gutter boards, others) 8. Any other significant use

Mat 4 **Recycling Facilities**
Provision of external store **0.90**

TOTAL MATERIALS CREDITS 6.20

WATER		POINTS
Wat 1	**Internal Potable Water Use** Less than or equal to 47 m^3 per bedspace per year	**3.33**
Wat 2	**External Potable Water Use** Rain water collection system for watering gardens	**1.67**
	TOTAL WATER CREDITS	[redacted]

Eco 1	**Ecological Value of Site** Building on land which is inherently of low ecological	**1.33**
Eco 2	**Ecological enhancement** Enhancing the ecological value of the site through consultation with an accredited expert	**0.00**
Eco 3	**Protection of ecological features** Ensuring the protection of any existing ecological features on the site	**0.00**
Eco 4	**Change of ecological value of site**	**0.00**
Eco 5	**Building Footprint** Where the total combined Floor area : Footprint ratio for all houses on the site is greater than 2.5:1 **AND** Where the total combined Floor area: Footprint ratio for all flats on the site is greater than 3.5:1 **OR** where the total combined floor area : footprint ratio for all dwellings on the site is greater than 3.5:1	**1.33** **0.00**

TOTAL ECOLOGY CREDITS [redacted]

Hea 1	**Daylighting**	
	Provision of adequate daylighting, according to BS 8206:pt2 in In	
a	The kitchen	**1.75**
b	The living rooms, dining rooms and studies	**1.75**
c	View of sky in all above rooms	**1.75**
Hea 2	**Sound Insulation**	
	Up to 4 credits where pre-completion testing is carried out to comply or improve on performance standards in Approved Document E (2003 Edition, Building Regulations England and Wales).	**5.00**
Hea3	**Private space**	
	Provision of private or semi private space	**1.75**
	TOTAL HEALTH & WELL BEING CREDITS	[redacted]

MANAGEMENT			POINTS
Man 1	**Home User Guide**		
	Home User Guide Where evidence can be provided to demonstrate that there is provision, in each home, of a simple guide that covers information to the 'non-technical' tenant/occupant on: • The environmental performance of their home • Information relating to the site and surroundings		**3.00**
Man 2	**Considerate Constructors**		
	Demonstrate a commitment to comply with best practice site management principles. **OR** Demonstrate a commitment to go significantly beyond best practice site management principles.		**1.00**
Man 3	**Construction Site Impacts**		
	Evidence that demonstrates a commitment and a strategy to monitor, sort and recycle construction waste on site. **AND** Evidence that demonstrates that 2 or more of a-f listed below are achieved. **OR** Evidence that demonstrates that 4 or more of a-f are achieved		**1.00**
	a monitor and report CO2 or energy arising from site activities		
	b monitor and report on CO2 or energy arising from transport to and from site		
	c monitor water consumption from site activities		
	d adopt best practice policies in respect of air (dust) pollution arising from the site		
	e adopt best practice policies in respect of water (ground and surface) pollution occurring on the site		
	f 80% of site timber is reclaimed, reused or responsibly sourced.		
Man 4	**Security**		
	Commitment to work with an Architectural Liaison Officer and achieve Secured by Design award.		**1.00**
	Security standards for external doors and windows, to achieve a minimum of either:		**1.00**
	LPS1175SR1 (All doors and windows) OR -PAS24-1 (All external pedestrian door-sets falling within the scope of PAS 24-1) AND BS7950.		
		TOTAL MANAGEMENT CREDITS	[redacted]

Eco Homes RATING Is 'VERY GOOD'

This pre-assessment estimator allows an evaluation of the likely rating to be achieved under a formal Ecohomes assessment

This Pre Assessment Estimator should only be used to estimate the rating that might be achieved under a formal Ecohomes assessment, prior to the appointment of a licensed assessor.

The Ecohomes score is awarded on the basis of the total percentage of credits achieved as indicated in the table below.

PASS	36
GOOD	48
VERY GOOD	58
EXCELLENT	70

The rating obtained by using this Pre Assessment Estimator is for guidance only. Predicted ratings may differ from those obtained through a formal assessment, which must be carried out by a licensed Ecohomes assessor. Individual credit scores are rounded to the nearest two decimal points. Full guidance on the credit requirements can be found at www.Ecohomes.org. Advice should be sought from a licensed assessor at an early stage in a project to ensure that the estimated rating will be obtained. A list of licensed assessors can be found at the Ecohomes website or by contacting the BREEAM offic

61-63 Rochester Place

Access statement

As this property does not contain a lift there are no wheel chair accessible apartments.

The residential entry is all at the same level leading to an internal elevator lobby adjacent to the fire stairs. All apartments are serviced by this elevator.

Apartment 5 and 10 have been designed to achieve all the requirements of disabled accessibility under the lifetime homes requirements (More than 10%). However all hall ways both in and between apartments are wide enough to allow disabled access. This is either for a wheel chair, hoist or for ambulant disabled movement.

Well over 10% of the bathrooms are disabled accessible. This is through the use of wider doors to allow hoists and wheel chair access. They also have baths which have enough space around their sides to allow ease of disabled access. These bathrooms are also situated within close proximity to bedrooms or are adjoined to them. The lightweight walls to these areas can easily be repositioned.

Owners of apartments are free to modify and use disabled compliant sanitary fittings such as accessible and appropriate controls. This also includes changing surface finishes including visual, tactile and acoustic qualities. They are also free to install any signage.

61-61 Rochester Place Lifetime Homes and wheelchair housing statement

(Refers to the 2006 L.B.C Lifetime Homes and Wheelchair Housing statement / Lifetime Homes diagram attached)

As the flats are not serviced by a lift and there layout is greatly restricted by set backs, height limits etc many of the lifetime homes goals can not be met.

The 16 life time homes diagram issues have been addressed below.

1, 2. No Parking / N/A

3. Level access at ground floor

4. Level access threshold at entry. Covered entry directly on the street. The entry is to be illuminated to the appropriate standard.

5. Communal stairs provide easy access. There is no Lift in the building. The Stair used through the building is used as a communal stairs / fire escape.

6. Clear opening width leading to hall ways is 900mm. Hallways are wide enough for wheel chair access with a minimum of 1000mm width wherever possible. There is 300mm to the side of the leading edge of the ground floor entry door.

7. There is space for a 1500mm turning circle for a wheel chair in dining rooms and living areas or a 1700 x 1400 ellipse.

8. Ground floor is commercial. All flats except 4,5 have their living rooms at the flat entry level.

9. Most flats are duplex, with all accommodation over 2 levels except Apts 1,6,7. The flats all have enough space in the lounge room for a temporary bed whilst still being usable.

10. Most flats are duplex, with all accommodation over 2 levels except Apts 1,6,7. All 3 bedroom flats have full side transfer toilets with over 1100mm in front of the pan. There is drainage provision for a future shower in all dwellings.

11. These have bath rooms with reinforcement between 300 and 1500 above the floor.

12. All flats at first floor level are duplex except Apts 1,6,7. A stair lift could be installed leading from the ground floor entry to the first level to access Apts 1,7. However this would present a major fire hazard in the advent of

an emergency. As the floors are to be concrete, a lift would be unsuitable within flats 2,3,4,5. A stair lift could be placed in these. These occupants would however have to negotiate 2 sets of stairs prior to reaching their flats. However if absolutely necessary a space could be made for the provision of a removable panel in the floor for a future lift location from the lounge room of these flats.

13. Bathrooms are situated opposite or within close proximity to the bedrooms of flats 1,6 which enable the ease of hoist movement. Walls can easily have removable panels between bathrooms and bedrooms. These do not compromise fire walls / breaks.

14. Flats 1, being the only flat with one flight of stairs from the street has a bathroom large enough for a wheel chair to manoeuvre. This bathroom also has lightweight walls that can easily be removed and repositioned if required. All the bathrooms have simple clean layouts.

15. All flats have windows to their bedrooms with full height glazing. All glazing is to be to the relevant standards.

16. All electrical sockets are to be set between 450mm-1200mm above the floor.

The width of internal doorways and hallways should conform to Part M except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level.	YES	N/A	N/A	N/A	N/A	NO	N/A	N/A
7 There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	YES	YES	YES	N/A	N/A	N/A	YES	N/A
8 The living room should be at entrance level	YES	YES	YES	NO	NO	NO	YES	N/A
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	YES	YES	YES	N/A	N/A	N/A	YES	N/A
10 There should be: a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11 Walls in bathrooms and toilets should be capable of taking adaptations such as handrails	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12 The design should incorporate: a) provision for a future stair lift b) a suitably identified space for a through- the- floor lift from the ground to the first floor, for example to a bedroom next to a bathroom	N/A	YES	YES	N/A	N/A	N/A	N/A	N/A

13 The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14 The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15 Living room window glazing should begin at 800mm or lower and windows should be easy to open/ operate	YES	YES	YES	YES	YES	YES	YES	YES
16 Switches, sockets, ventilation and service controls should be at a height usable by all (i. e. between 450 and 1200mm from the floor)	YES	YES	YES	YES	YES	YES	YES	YES

61-61 Rochester Place Lifetime Homes

N.B.
As the flats are not serviced by a lift and there layout is greatly restricted by set backs, height limits etc, many of the lifetime homes goals can not be met.

FLAT N O.	1	2	3	4	5	6	7	8
1 Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2 The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3 The approach to all entrances should be level or gently sloping	YES	YES	YES	YES	YES	YES	YES	YES
4 All entrances should: a) be illuminated relevant parts of 1.3.1.2 E b) have level access over the threshold and c) have a covered main entrance	YES	YES	YES	YES	YES	YES	YES	YES
5 a) Communal stairs should provide easy access and b) where homes are reached by a lift, it should be fully wheelchair accessible	YES	NO	NO	NO	NO	NO	YES	NO

LPP 4

APPENDIX IX

Arboricultural Survey – City Trees Ltd

city trees ltd.

arboricultural consultancy

T/F: 01366 727898
e: jives@lineone.net

Arboricultural Survey

Site Details: **61-63 Rochester Place, London NW1**

Client Details: **Hillbrick Builders Ltd, 39, Buckingham Gate London, SW1E 6BS.**

Instructions and scope of report:
To undertake a pre-development arboricultural survey and assessment of one tree that lies adjacent to the rear of the site at 61-63 Rochester Place in the garden of a residential property in St. Pancras Way in accordance with BS 5837 'Guide to Trees in Relation to Construction'.

Report compiled by: Jonathan Ives BSc. Hons (Arb)

Date: 01 July 2004

Title: Managing Consultant

City Trees Ltd
Registered No 3989973
Registered Office:
Abacus House
P.O. Box 37
Holcroft Lane
Culcheth, Cheshire
WA 5FH

1.0 Introduction, aims and objectives.

This report has been compiled on behalf of the clients Hillbrick Builders Ltd. to assess the health, vigour and amenity value of one tree that lies adjacent to the rear of the site at 61-63 Rochester Place in the rear garden of the residential property in 120 St. Pancras Way.

The report is in relation to a proposed re-development of the site which is to the north of the tree and has been undertaken in accordance with pre-development survey criteria as laid out in B.S. 5837: 'Guide for trees in relation to construction' and includes recommendations for both protection of the tree during the development phase as well as recommendations for the management of the tree before and after re-development.

2.0 Site description and development proposals

The site is currently a one and two storey vacant warehousing and distribution unit covering 718m^2. It is understood that re-development of the site is proposed to provide mixed use residential and work space over three storeys.

3.0 Survey methodology

A survey of the site and tree was undertaken on 13th May 2004 with a further inspection following excavation of a trial pit on 25th June 2004. The survey was undertaken from the roof of the existing building. Measurements of height and stem diameters are estimates with other measurements taken using conventional measuring devices. This report has been compiled with reference to plans supplied by Paul Whitley Architects including Site Location Plan AL (0-) 100 A, dated 16/04/03.

4.0 Tree details

Species	Height (m)	D.B.H. (cm)	Crown spread (m)	Maturity	Condition	Retention Category	Protective Fencing Distance (m)
Sycamore	12	Twin stemmed 35 & 35	9 metres total; 3.5m into site	M	Fair to good, pruning wounds now well occluded	Blue	4.5 metres but not required if existing boundary walls are retained.

Key to terms

Species – common or local name.

D.B.H. – Measurement of diameter of stem(s) at 1.5 metres to give indication of age and maturity of tree.

Maturity – relative to species.
Y = Young, newly established.
E-M = Early Mature, less than 1/3rd life span.
M = Mature, more than 1/3rd life span but less than 2/3rd life span.
O-M = Over Mature, more than 2/3rd life expectancy.

Retention Category – a relative measure of health and contribution to visual amenity.
Green = trees whose retention is most desirable, high category.
Blue = trees whose retention is desirable, moderate category.
Brown = trees which could be retained, low category.
Red = remove - dead, dying or dangerous.

5.0 Health, condition and visual amenity.

The tree is a self-sown specimen in the region of 35 years old. It is approximately 1.2 metres from the boundary wall at the base. The stem splits into two at around 1 metre with one of these stems extending towards but not in contact with the existing building (Figure 1). The tree has grown without any early formative pruning but has undergone major works over the last 10 years to pollard at 6 or 7 metres with removal of some lower branches. Vigorous regrowth has taken place subsequently.

The general health of the tree is considered to be good for a self-sown specimen and it may have a safe useful life expectancy of 25 years or more.

The amenity of the tree is primarily afforded by screening the development from residential properties in St. Pancras Way. The tree is of marginal merit otherwise.

6.0 Trial Pit Investigation

A trial pit was excavated by hand and covers an area 70cm x 70cm, to a depth of 60cm. The location of the trial pit is as shown in Figure 3.

Material removed was primarily composed of brick rubble and backfill material with very little organic matter. At a depth of 60cm a solid base of concrete was found, beyond which no further excavation took place. The wall appears to be of sound construction and has acted as an effective root barrier to the majority of roots associated with the tree. Minor root penetration was noted at the join between the two sections of wall. These roots are mainly fibrous but some are woody to a diameter of 6mm (see figures 4&5).

On the basis of the above it is considered that changes in levels can be achieved within the site without any detriment to the long term health and amenity of the tree as the presence of the pre-existing boundary wall has determined the limit of the structural root system as the tree has matured, thereby restricting trespass into the site.

7.0 Recommended management and protective measures.

Given the position of the tree a considerable amount of crown overhang into the site exists. This constitutes a nuisance and as such this may be abated by the pruning back of the overhanging crown by 3.5 metres to the boundary. As the tree is close to the boundary this abatement pruning may require repetition on a two or three year cycle depending on the ultimate layout of the development. This should not be of detriment to the tree and the lateral spread of the crown can be maintained thus preserving screening function. (see Figure 2). This pruning needs to be back to the boundary only with no requirement to prune any branches actually within the garden of 120 St. Pancras Way or to enter into the property.

The protective fencing distances outlined in the tree schedule are taken from those guidelines given in table 1 of B.S. 5837. If the boundary walls are to be retained then protective fencing is considered unnecessary.

8.0 Summary and conclusions

The tree is a fairly healthy self-sown specimen in a prominent position to the rear of the survey site. Major pruning works have been undertaken to reduce the height of the tree within the last 10 years. The tree is within 2 metres of the site boundary and the crown partially overhangs the existing boundary wall. Remedial pruning works are required to reduce the overhang of the tree to facilitate redevelopment of the site and this will need to be done periodically thereafter. The visual amenity of the tree is afforded primarily by its screening function and this can be maintained into the future with sensitive pruning.

The trial pit excavation revealed minor roots trespassing into the site with the pre-existing boundary walls acting as an effective root barrier. To this extent it is not considered that the health or integrity of the tree would be compromised if the levels within the site are to be lowered.

Protective fencing is not considered necessary if the existing boundary walls are to be retained.

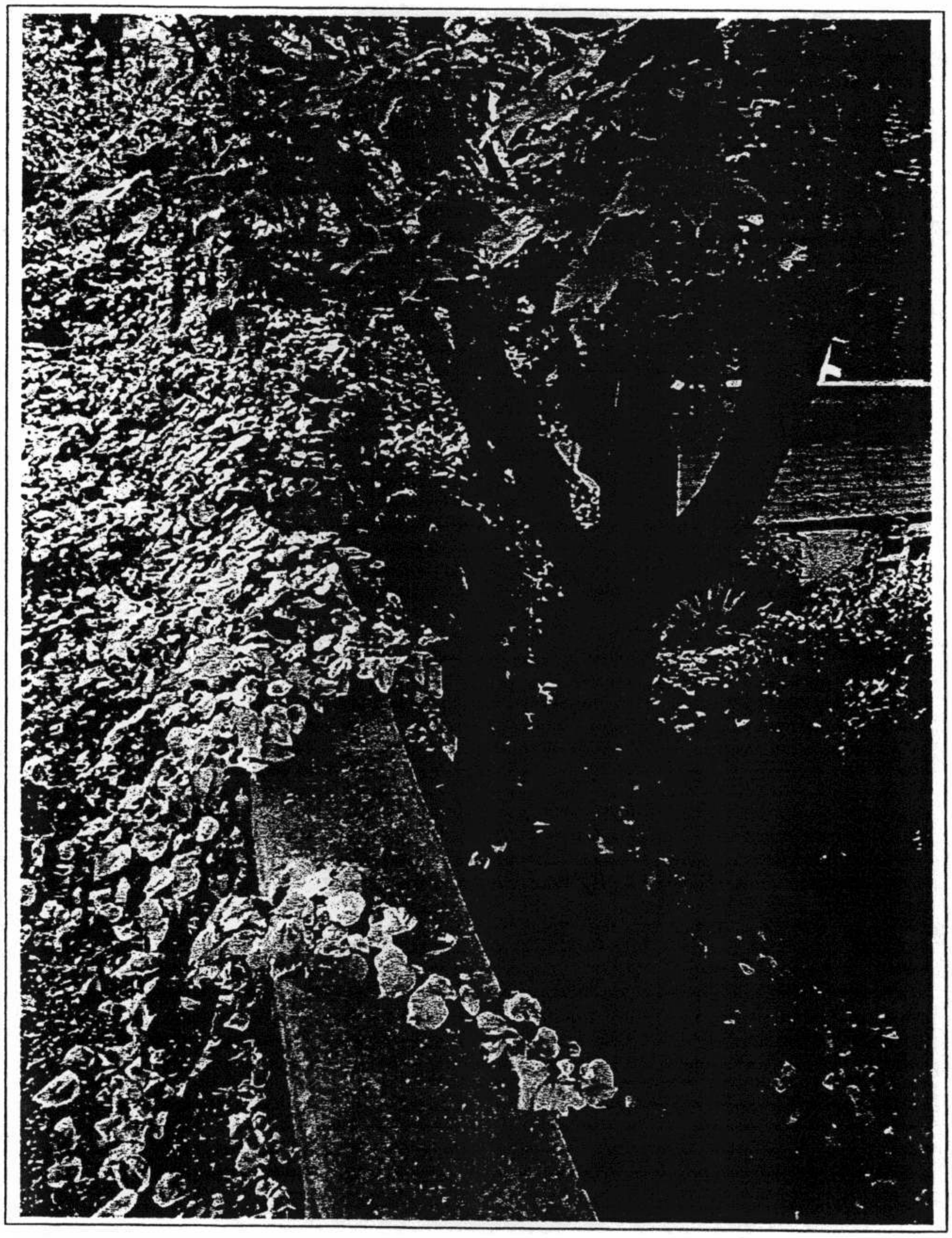


Figure 1 – Canopy overhangs site by 3.5m maximum but there is no direct contact with wall.

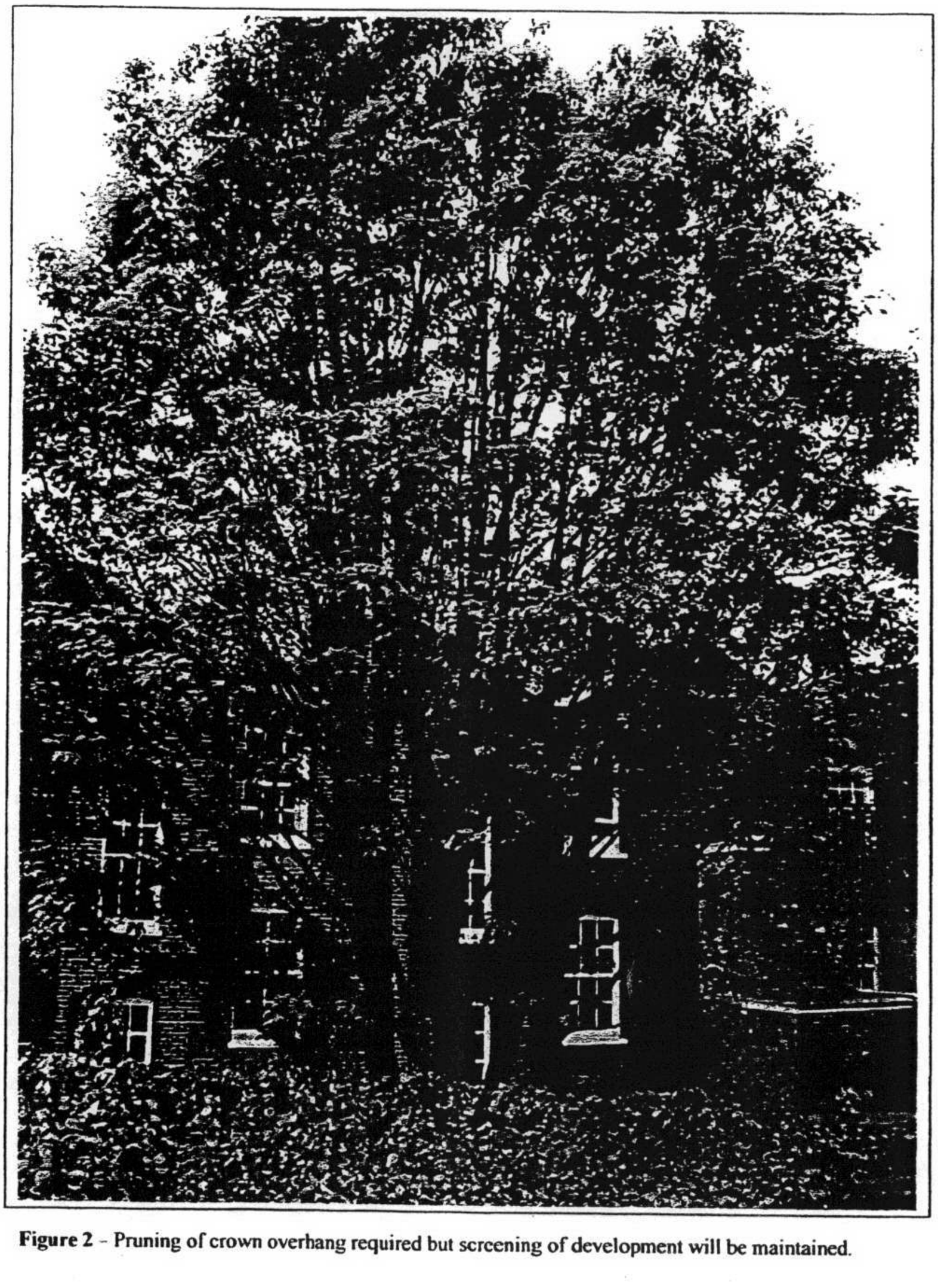


Figure 2 – Pruning of crown overhang required but screening of development will be maintained.

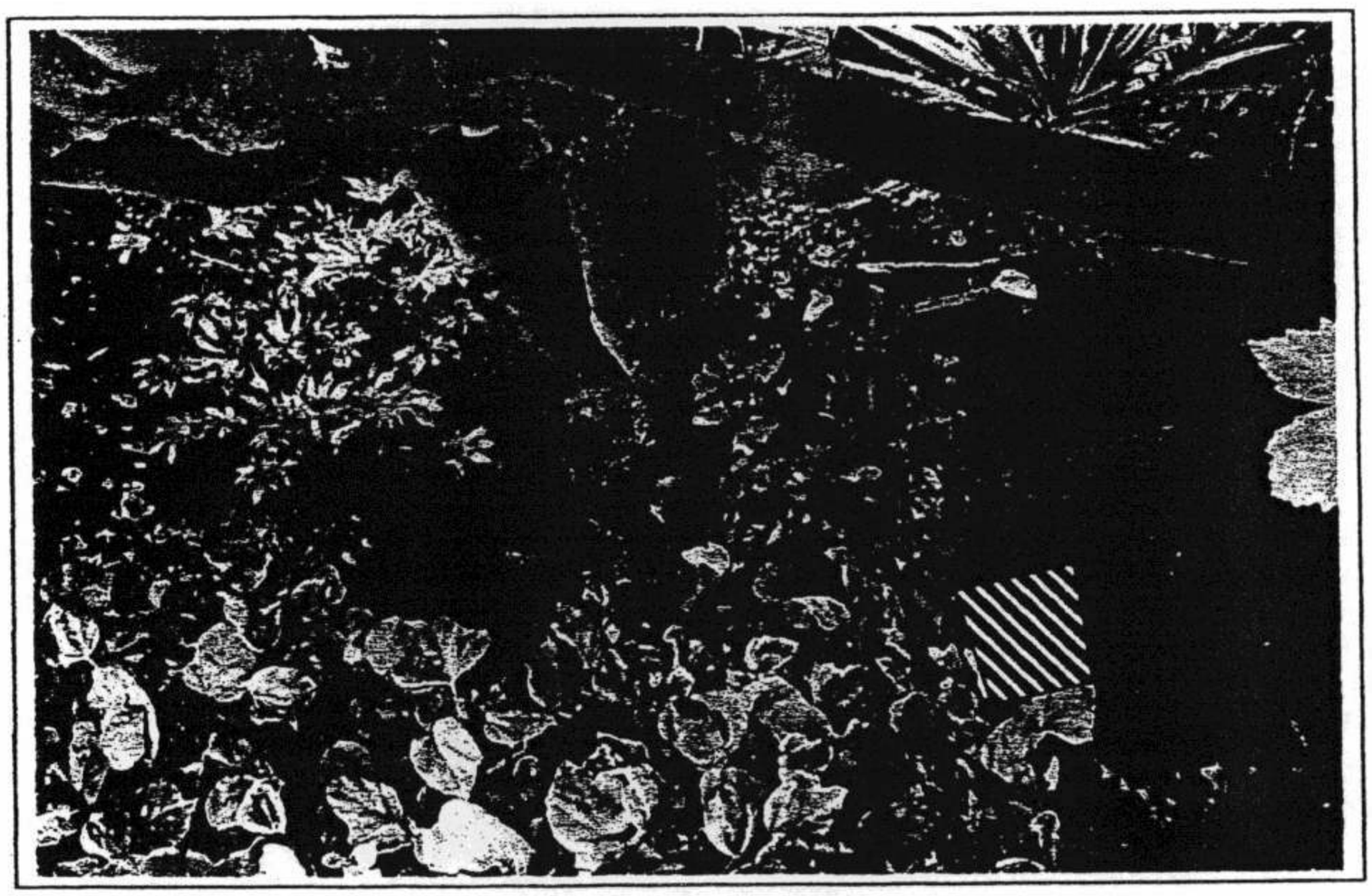


Figure 3 – Stem and base of tree looking down from roof of existing building. Stem of tree at 4.5 metres is 0.5 metres from wall. Trial pit is shown hatched.

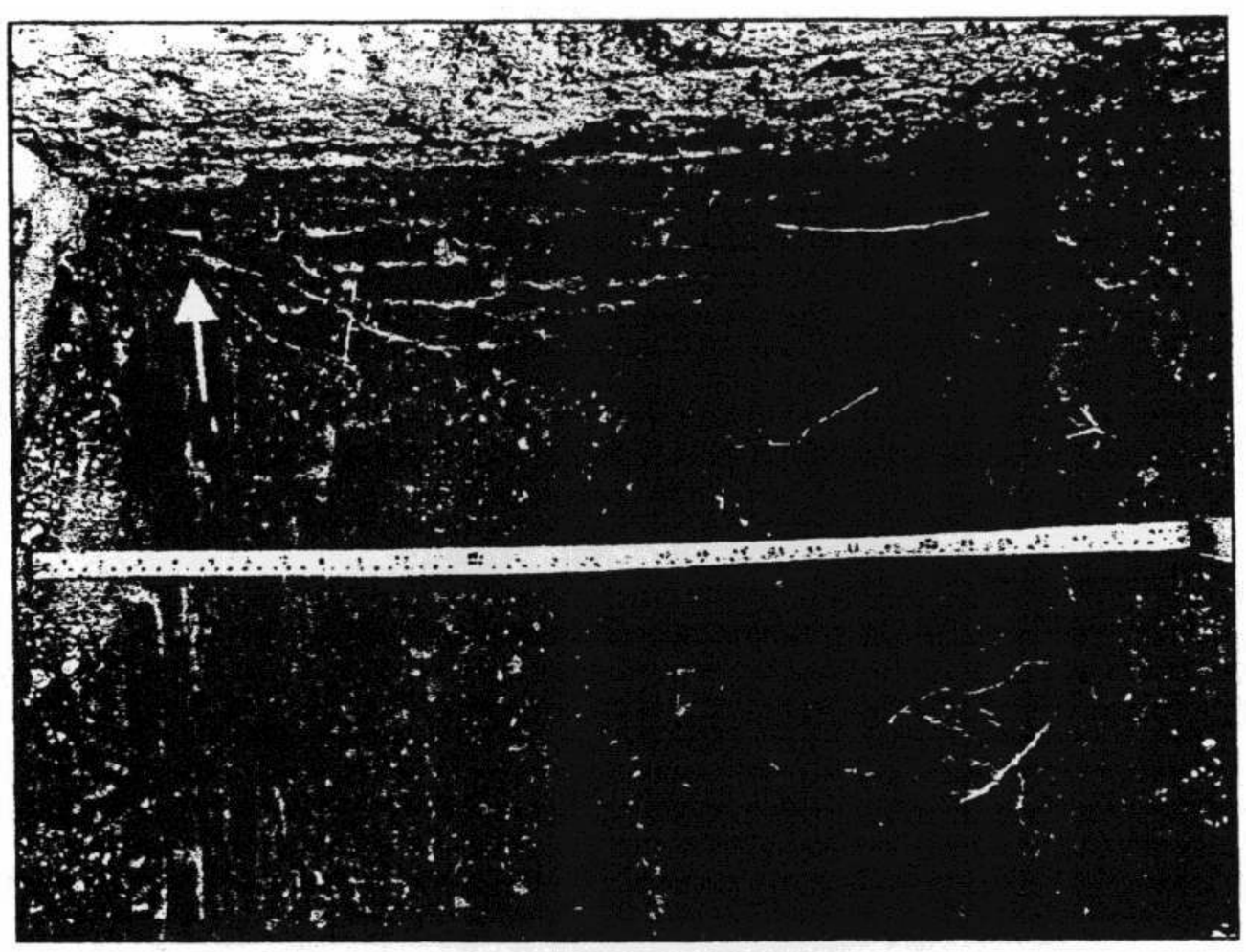


Figure 4 - Extent of root penetration limited to intersection of walls (arrowed).

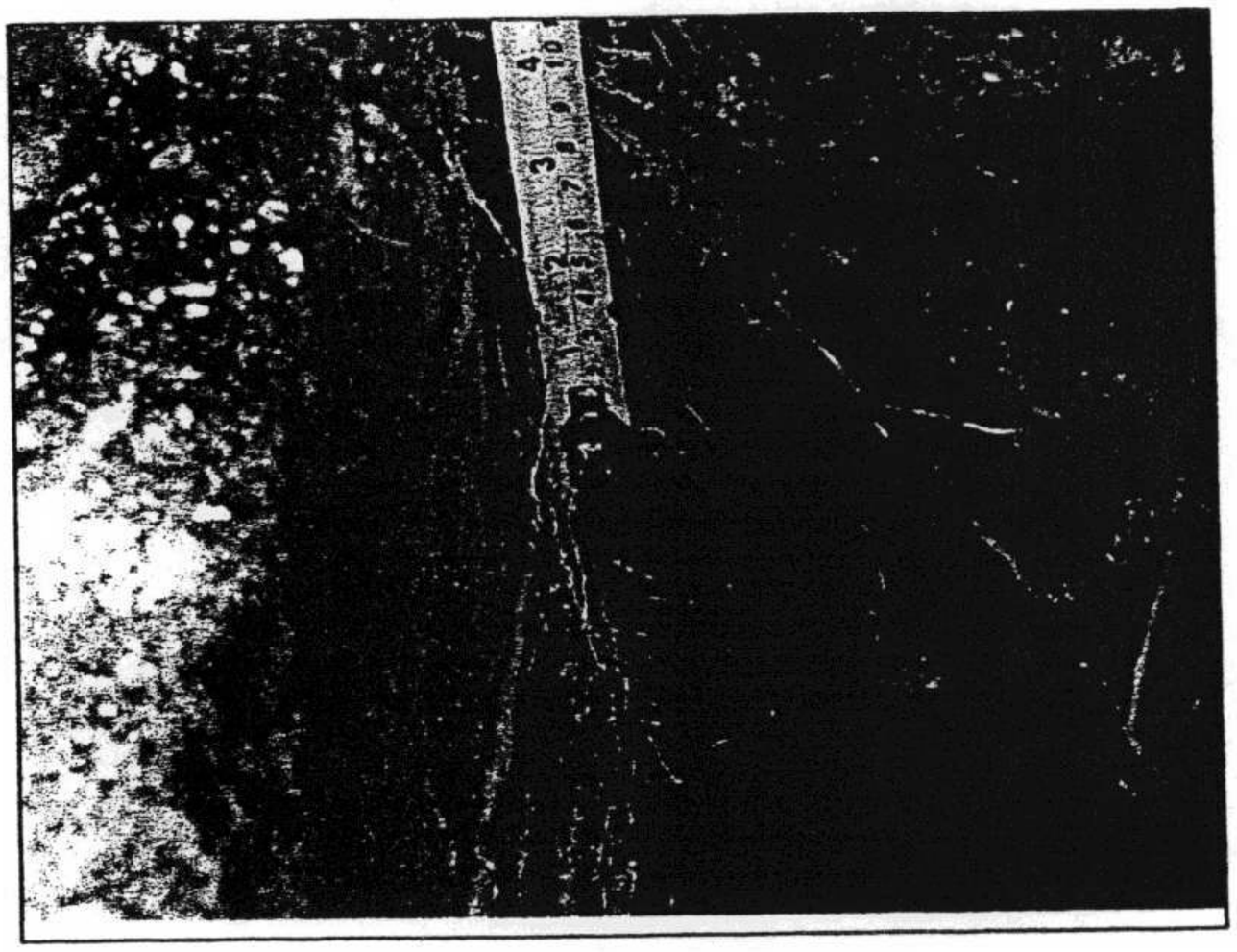
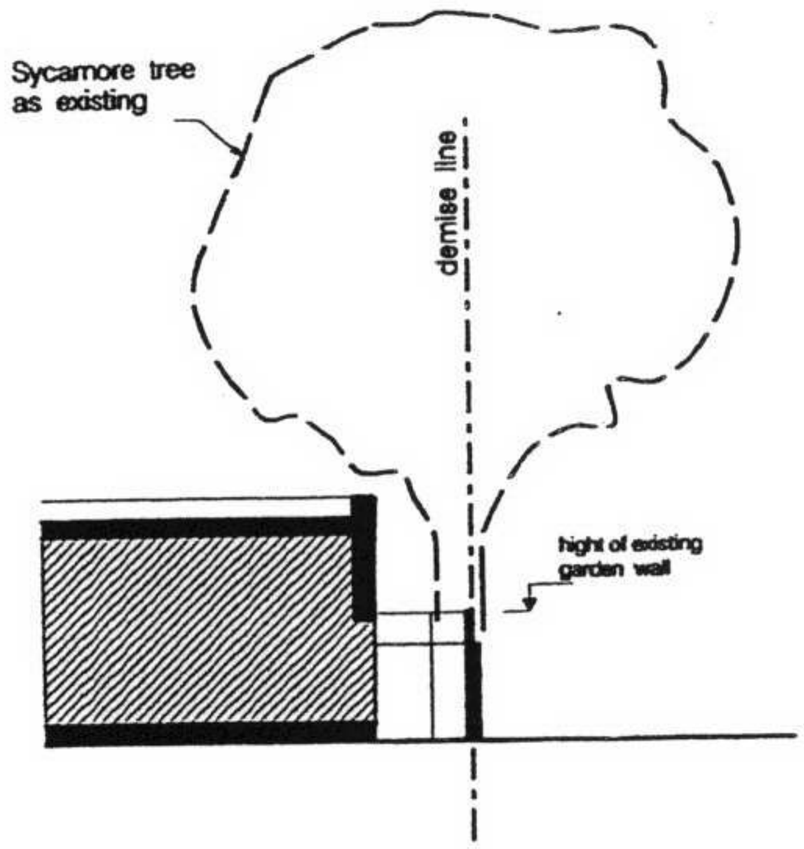
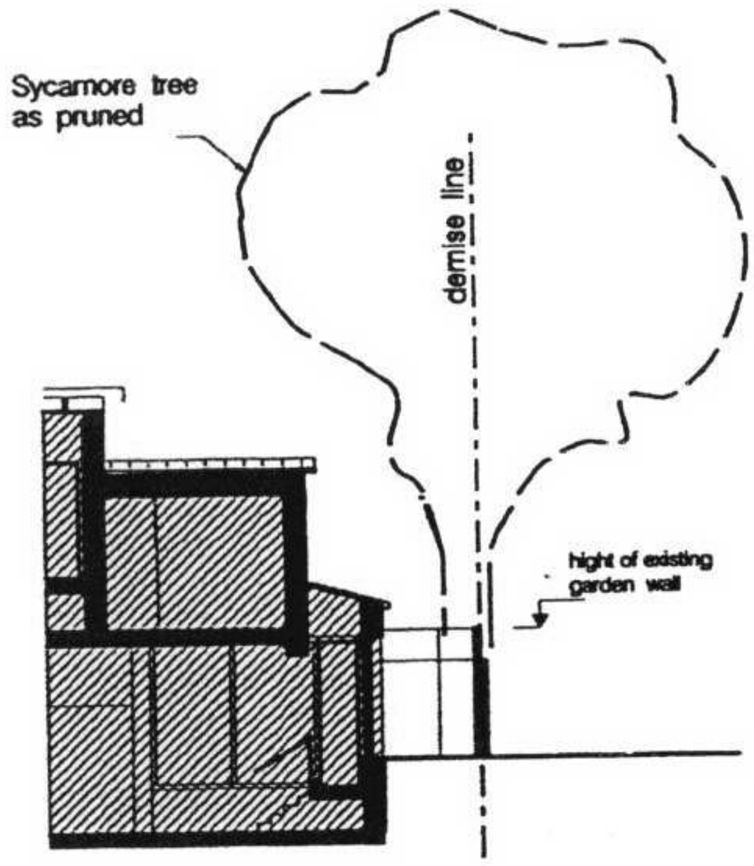


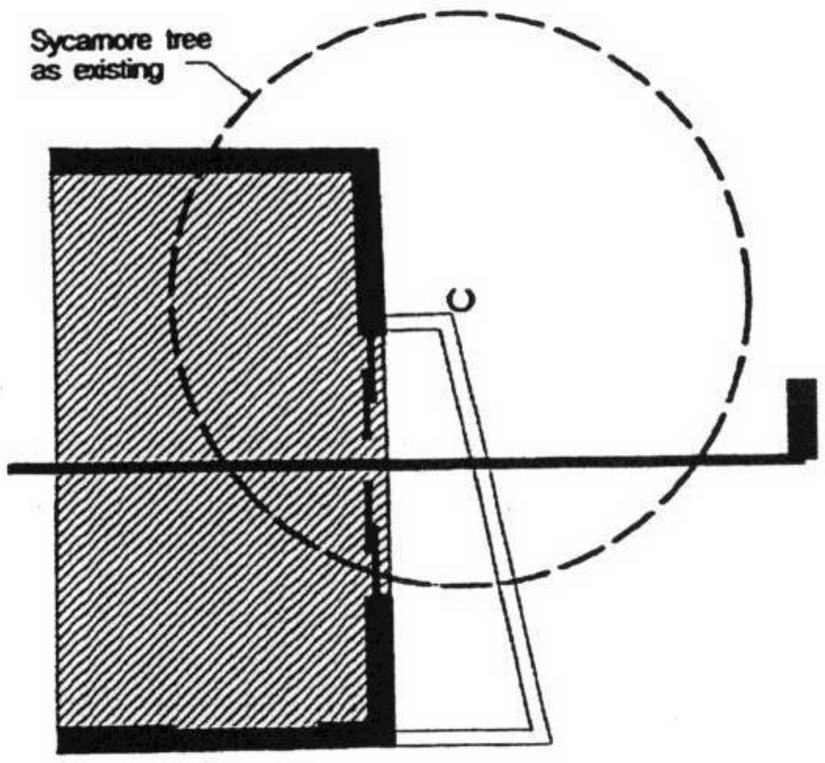
Figure 5 - Close up showing fibrous and woody roots up to a maximum of 6mm diameter.

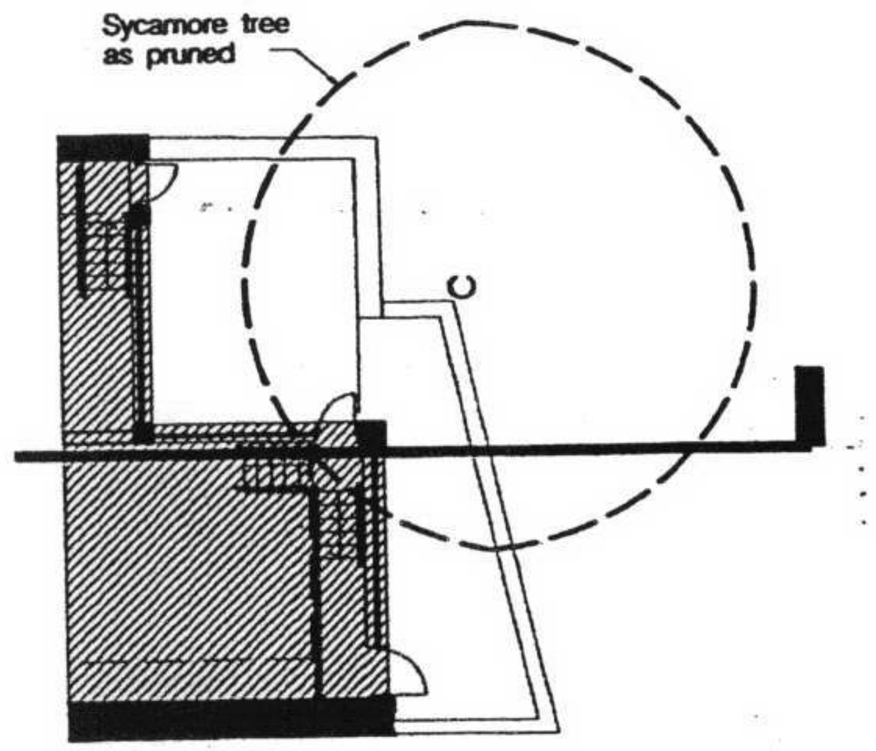
EXISTING



PROPOSED







The London Planning Practice LLP

4 Goodwin's Court
Covent Garden
London WC2N 4LL

T +44 (0)20 7557 9990
F +44 (0)20 7240 6176

Partners
Nick de Lotbiniere
Jon Dingle

Partnership secretary
Nicola Wackett

22 June 2006

Thomas Smith
Development Control
Planning Department
London Borough of Camden
Town Hall Extension
Argyle Street
London
WC1H 8NL

Dear Mr Smith

Arboriculture Matters

61-63 ROCHESTER PLACE, LONDON, NW1 9JU

PINS REF. APP/X5210/A/06/1198157
LPA REF. LPA/2005/3676/P

As discussed, please see the attached document prepared on behalf of the appellant.

This matter relates to a tree located to the rear of the appeal site witin th rear garden of a property within St. Pancras Way.

We note the representation by the third party the Reed's and Rochester Place Neighbourhood Association and Sussex Terrace as part of Reed's and Rochester Place Neighbourhood Association in respect of this matter

Given these emergence of these representations, the appellant stated to the Inspectorate the right to submit further evidence in respect of this matter if necessary.

It is noted that the LPA did not refuse this application on any matter relating to trees and have not included these matters with their Statement of Case.

The report concludes that the appeal proposals would not cause any material harm to the health, vigour or amenity of the subject tree.

I would hope that given the conclusions of the report the LPA will be willing to consider this issue as a matter of urgency with its own arboriculture officer.

If the report is agreed, I trust that we can include this matter within the Statement of Common Ground.

If agreement cannot be reached, both parties may have to present witnesses in respect of this matter at the Inquiry.

As we have discussed, it appears there is a willingness from both principal parties to provide comprehensive and effective Statements Of Common Ground in order to facilitate the Inquiry proceedings.

Yours sincerely

David Whittington
Associate Partner
For and on behalf of The London Planning Practice LLP

dd 020 7557 9997
e dw@londonpp.co.uk

cc L Rossetto London Borough of Camden

citytrees ltd
urban forestry consultants
arboricultural solutions to urban challenges

11, Chapel Lane
Methwold, Norfolk
IP26 4NS

Tel: 01366 727898
e:jives@lineone.net

Pre-development Arboricultural Survey

Site Details: 61-63 Rochester Place, London NW1

Client Details: Hillbrick Builders Ltd, 39, Buckingham Gate
London, SW1E 6BS.

Instructions and scope of report:

To undertake a pre-development arboricultural survey and assessment of one tree that lies adjacent to the rear of the site at 61-63 Rochester Place in the garden of a residential property in St. Pancras Way in accordance with BS 5837 'Guide to Trees in Relation to Construction'.

Report compiled by: Jonathan Ives B.Sc. Hons (For.) M. Arbor. A.

Date: 09 June 2006

Title: Managing Consultant

1.0 Introduction, aims and objectives.

This report has been compiled on behalf of the clients Hillbrick Builders Ltd. to assess the health, vigour and amenity value of one tree that lies adjacent to the rear of the site at 61-63 Rochester Place in the rear garden of the residential property in 120 St. Pancras Way.

The report is in relation to a proposed re-development of the site which is to the north of the tree and has been undertaken in accordance with pre-development survey criteria as laid out in B.S. 5837: 'Guide for trees in relation to construction' and includes recommendations for both protection of the tree during the development phase as well as recommendations for the management of the tree before and after re-development.

2.0 Site description and development proposals

The site is currently a one and two storey vacant warehousing and distribution unit covering 718m^2. It is understood that re-development of the site is proposed to provide mixed use residential and work space over three storeys. Ground levels within the site are to be lowered by 660mm to facilitate

3.0 Survey methodology

An initial survey of the site and tree was undertaken on 13th May 2004 with a further inspection following excavation of a trial pit on 25th June 2004. The survey was undertaken from the roof of the existing building. Measurements of height and stem diameters are estimates with other measurements taken using conventional measuring devices. This report has been compiled with reference to plans supplied by Paul Whitley Architects including Site Location Plan 861R AL(0) 001.

4.0 Tree details

Species	Height (m)	D.B.H. (cm)	Crown spread (m)	Maturity	Condition	Retention Category	Protective Fencing Distance (m)
Sycamore	12	Twin stemmed 35 & 35	9 metres total, 3.5m into site	M	Fair to good, pruning wounds now well occluded	Blue	4.5 metres but not required if existing boundary walls are retained.

Key to terms

Species – common or local name.

D.b.h. – Measurement of diameter of stem(s) at 1.5 metres to give indication of age and maturity of tree.

Maturity – relative to species.

Y = Young, newly established.

E-M = Early Mature, less than 1/3rd life span.

M = Mature, more than 1/3rd life span but less than 2/3rd life span.

O-M = Over Mature, more than 2/3rd life expectancy.

Retention Category – a relative measure of health and contribution to visual amenity.

Green = trees whose retention is most desirable, high category.

Blue = trees whose retention is desirable, moderate category.

Brown = trees which could be retained, low category.

Red = remove - dead, dying or dangerous.

5.0 Health, condition and visual amenity.

The tree is a self-sown specimen in the region of 35 years old. It is approximately 1.2 metres from the boundary wall at the base. The stem splits into two at around 1 metre with one of these stems extending towards but not in contact with the existing building (Figure 1). The tree has grown without any early formative pruning but has undergone major works over the last 10 years to pollard at 6 or 7 metres with removal of some lower branches. Vigorous regrowth has taken place subsequently.

The general health of the tree is considered to be good for a self-sown specimen and it may have a safe useful life expectancy of 25 years or more.

The amenity of the tree is primarily afforded by screening the development from residential properties in St. Pancras Way. The tree is of marginal merit otherwise.

6.0 Trial Pit Investigation

A trial pit was excavated by hand and covers an area 70cm x 70cm, to a depth of 60cm. The location of the trial pit is as shown in Figure 3.

Material removed was primarily composed of brick rubble and backfill material with very little organic matter. At a depth of 60cm a solid base of concrete was found, beyond which no further excavation took place. The wall appears to be of sound construction and has acted as an effective root barrier to the majority of roots associated with the tree. Minor root penetration was noted at the join between the two sections of wall. These roots are mainly fibrous but some are woody to a diameter of 6mm (see figures 4 & 5).

On the basis of the above it is considered that changes in levels as indicated in Plan 1 below can be achieved within the site without any detriment to the long term health and amenity of the tree as the presence of the pre-existing boundary wall has determined the limit of the structural root system as the tree has matured, thereby restricting trespass into the site.

7.0 Recommended management and protective measures.

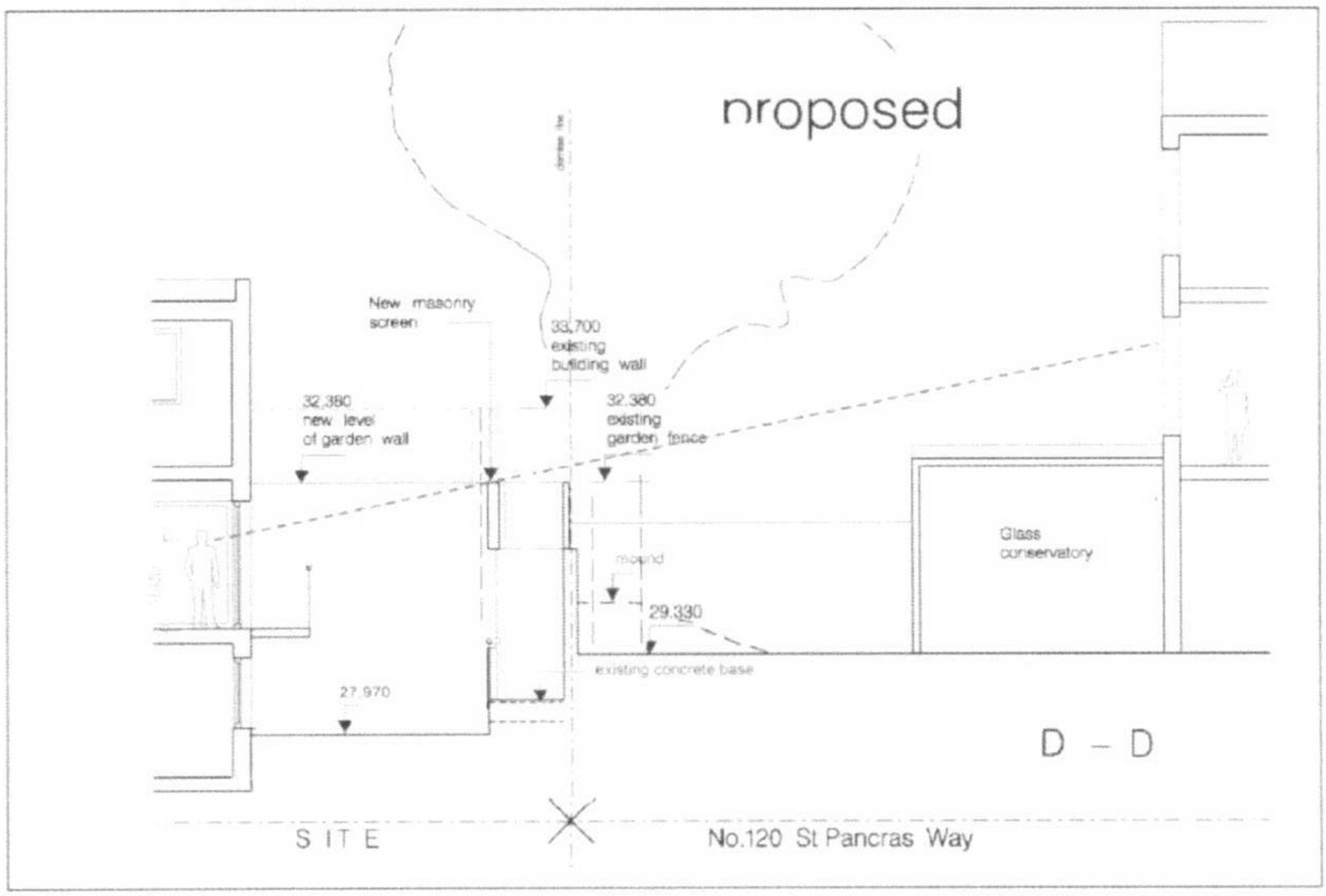
Given the position of the tree a considerable amount of crown overhang into the site exists. This constitutes a nuisance and as such this may be abated by the pruning back of the overhanging crown by 3.5 metres to the boundary. As the tree is close to the boundary this abatement pruning may require repetition on a two or three year cycle depending on the ultimate layout of the development. This should not be of detriment to the tree and the lateral spread of the crown can be maintained thus preserving screening function. (see Figure 2). This pruning needs to be back to the boundary only with no requirement to prune any branches actually within the garden of 120 St. Pancras Way, or to enter into the property.

The protective fencing distances outlined in the tree schedule are taken from those guidelines given in table 1 of B.S. 5837. If the boundary walls are to be retained then protective fencing is considered unnecessary.

8.0 Summary and conclusions

The tree is a fairly healthy self-sown specimen in a prominent position to the rear of the survey site. Major pruning works have been undertaken to reduce the height of the tree within the last 10 years. The tree is within 2 metres of the site boundary and the crown partially overhangs the existing boundary wall. Remedial pruning works are required to reduce the overhang of the tree to facilitate redevelopment of the site and this will need to be done periodically thereafter. The visual amenity of the tree is afforded primarily by its screening function and this can be maintained into the future with sensitive pruning.

The trial pit excavation revealed minor roots trespassing into the site with the pre-existing boundary walls acting as an effective root barrier. To this extent it is not considered that the health or integrity of the tree would be compromised if the level within the site area, underneath the existing building is to be lowered to 27.960 (660mm lower than the proposal scheme of November 2004).
Protective fencing is not considered necessary as the existing boundary walls are to be retained.



Plan 1. Section of site relating to the adjacent sycamore in 120 St. Pancras Way. Lowering of ground level by 660mm within site will not affect health, integrity or amenity of the tree (see trial pit summary).

Figure 1 – Canopy overhangs site by 3.5m maximum but there is no direct contact with wall

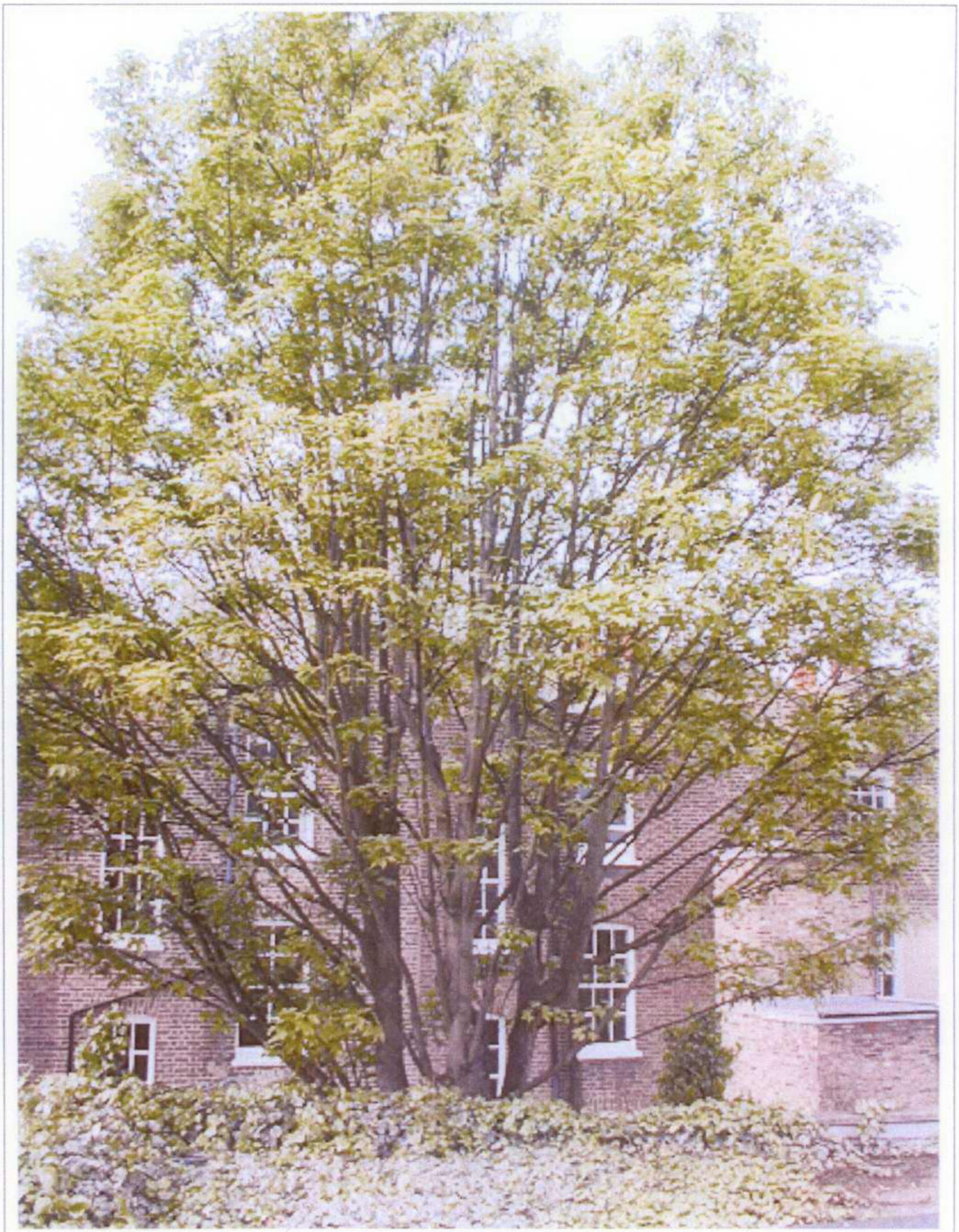


Figure 2 – Pruning of crown overhang required but screening of development will be maintained

Figure 3 – Stem and base of tree looking down from roof of existing building. Stem of tree at 4.5 metres is 0.5 metres from wall. Trial pit is shown hatched.

Figure 4 - Extent of root penetration limited to intersection of walls (arrowed)

Figure 5 - Close up showing fibrous and woody roots up to a maximum of 6mm diameter.

LPP 5

61-63 Rochester Place

Acoustic Separation between Commercial and Residential

The first floor residential level's main barrier against the ground floor commercial noise is mass. The 200mm slab has sufficient density to block out the majority of sound created from the commercial ground floor.

Important factors in blocking the passage of sound.

-Depending on the scenario a resilient layer may be used above the slab (around 50mm thick) This may have a further screed from 50-100mm thick with either tiling, carpet or a timber floor.

-All joints have to be adequately sealed especially where walls penetrate between slabs.

-All penetrations such as lights and vents may have to be adequately sealed to the correct specification especially where there is a composite flooring such as concrete planks.

-Acoustic separation between ground and first floor needs to be built to the correct "Resistance to the Passage of Sound Part E" Building Regulation.

61-63 Rochester Place

NOISE ASSESSMENT

No Planned condensers have been planned to be installed. However if these are required at 1metre outside the windows of any neighbouring habitable room the noise from all plant and machinery should be at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences should be at least 10dB(A)