

Design and Access Statement

In respect of:

78 Camden High Street,
London
NW1 0LT

Proposed Planning Submission for the conversion and extension scheme in order to
create of 2x3 bed maisonettes and 2x1 bed flats

Prepared by:

Koupparis Associates

0207 267 6909

0207 267 6874

1.0 Introduction

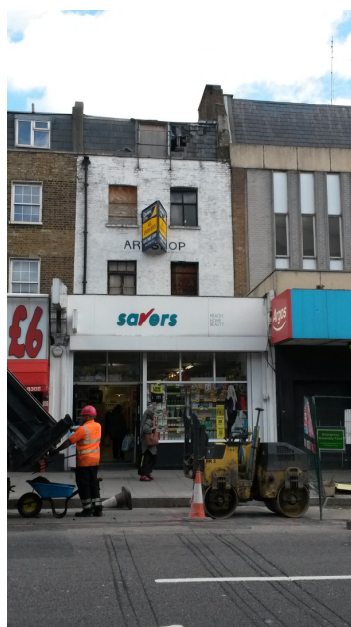
This application is sought in addition to the existing planning application 2010/4578/P for residential conversion and development at the above premises.

The revised scheme seeks to enhance the existing planning application which has been implemented and is currently on site.

The scheme needs to be redesigned due to the proposed position of refuse and cycle stores in the yard off Pratt Mews which belongs to owner of 78 Camden High Street but is legally required to maintain a clear pedestrian access in the yard. This issue has resulted in the works being suspended while the scheme is re-evaluated before proceeding with a clear programme of works.

2.0 Existing Building Description

The existing building is located on the eastern side of Camden High Street on the block located between Pratt Street and Plender Street. It comprises a four-storey terrace building with basement and is located within Camden Town Conservation Area. The rear of the property backs onto Pratt Mews. It comprises (A1) commercial use on the ground floor and although it has a basement of low headroom this is not included or utilised at all and does not form part of the lease for the shop. There is residential accommodation located above the shop which is currently in a dilapidated condition. There are other properties of similar height or higher with commercial uses on the ground floor adjoining and opposite.



Existing Front Elevation

3.0 Proposed Scheme

The proposed scheme involves the conversion of upper floor levels (C3) above the existing shop (A1) to create 1 x one bedroom and 1 x three bedroom maisonette including rear extension at first and second floor levels and erection of part three part two storey extension above the single-storey flat roof facing Pratt Mews to provide 1 x one bedroom flat and 1 x three bedroom maisonette and the use of remaining flat roof as communal and private terrace areas, as well as the incorporation of cycle/bin store and lobby at the rear of the commercial property adjacent Pratt Mews.

At present Pratt Mews is utilised for refuse storage by the commercial leaseholder of the shop unit and the intention is to create a neat solution for all future parties. Therefore the refuse store is to be incorporated into the rear of the shop unit so that Pratt Mews is left free for practical and aesthetic reasons.

The intention is to convert and modernise the original high street terrace of residential accommodation and contribute additional residential space to the rear at first, second and loft level. The residential access is to be via a communal staircase accessed from the entrance lobby from the rear of the premises on Pratt Mews.

The staircase provides direct access to the proposed rear facing units, as well as to the courtyard amenity spaces. This open space leads to the existing terrace block within the existing building envelope at the front of the building. The block is to comprise a single storey and a duplex flat which are to be enlarged by the provision of a two storey rear extension above the shop flat roof.

The new flats are designed to provide high quality living accommodation which prioritises daylight penetration and openness within the site constraints. The windows have been offset and positioned at appropriate distances so as to not create any overlooking issues with the neighbouring buildings.

The height of the adjacent Argos building is six storeys high and this has a bearing on the height and form of the proposed mews extension whereby the three storey extension is two storeys below this neighbouring building and graded in height to match the other developments along Pratt Mews. Therefore the proposed scheme does not affect the natural light of the adjoining buildings due to the height of the existing Argos building. The two storey extension above the store is located at the lower level in order to minimise the impact on the adjacent building. The extensions on Pratt Mews

have also been designed with lower floor levels in order to respect the adjoining buildings.

The proposal seeks to retain the existing front windows at first and second floor levels and incorporates a pair of dormer windows in the front slope of the mansard roof to replace the existing single dormer. The new dormer windows are to be aligned with the windows below. The front façade is to retain its white rendered finish and the front elevation to be refurbished and improved from its current dilapidated state. The mansard roofs are to utilise slate tiles to match the existing roof finish.

The rear extensions are all to be built in facing brickwork with the installation of timber windows to match the existing materials. The rear mansard is to follow the other roofs in slate tile finish.

The scheme is designed to be car free as the existing planning permission incorporates this condition. The cycle store and refuse stores have been incorporated into the rear of the commercial premises in order to provide cycle storage for the residential units.

4.0 Access

The new flats will address the Lifetime homes criteria as included in a separate report.

5.0 Camden Empty Property Strategy

As this particular property has been unoccupied for several years it has been drawn to the attention of Camden Council who have written to the new owners encouraging them to utilise the property as residential accommodation and are offering assistance in order to do so. This is due to the current shortage of housing in Camden at present. They state;

'The London borough of Camden has an empty property strategy that encourages the use of empty property and vacant spaces above shops for residential use. It is our policy to contact owners to encourage the full use of the property in the private sector and offer assistance where possible'

This planning application therefore seeks planning approval for the owners' full commitment to the cause of reinstating the residential accommodation to its full potential at these premises.

6.0 Site Photographs

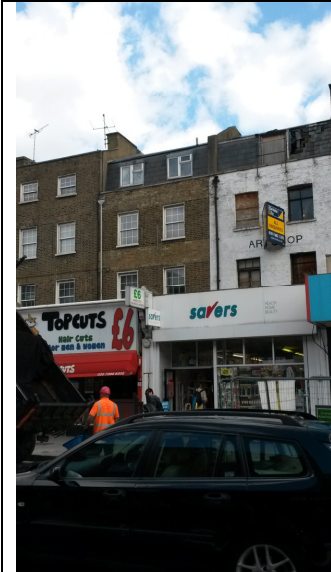


Figure 1 Front View Left



Figure 2 Front View



Figure 3 Front View Right

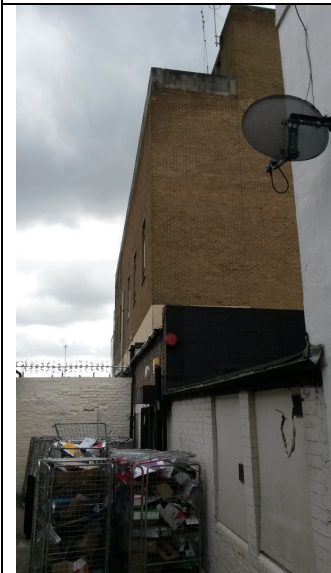


Figure 4 Pratt Mews - Argos



Figure 5 View of 8-9 Pratt Mews



Figure 6 Flat Roofs at Rear



**Figure 7 Rear Elevation
78**



**Figure 8 View of
Roof/Argos**



Figure 9 Side Wall Argos

7.0 Conclusion

The relevant planning policies B1, B3, B7, CS1, CS5, CS14, CS19, DP2, DP6, DP24, DP25 and DP26 have been consulted and applied in the preparation of the scheme.

Also the related Camden Planning Guidance relating to access for all, conservation areas, cycle access, parking and storage, daylight and sunlight, design, extensions, lifetime homes and wheelchair housing, overlooking and privacy, residential development standards & roofs and terraces have also been referred to.

The character of the scheme is very much in keeping with the local architecture and conservation area requirements for converting existing buildings and the relevant planning policies as noted above. It has been designed with policy guidelines of Camden Council and the London plan in mind. The London Plan specifically encourages the creative expansion of residential provision in city centres with good transport links and therefore this proposal should be granted planning permission.