

Planning, Design and Access Statement

Site Address:

7-9 Perrin's Court
London NW3 1QS

Date:

May 2014

Contact Details:

Applicant:

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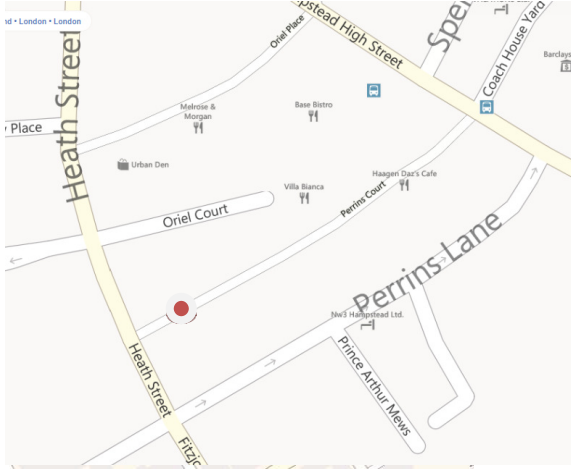
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Description of the Development

The addition of an extra floor to create a 2 bedroom apartment.

Context



Location Plan



Existing Building

Statement of Intent

The applicants intend to utilise the existing flat roof of their building to create a generous two bedroom apartment.

Planning Statement

There are three recent planning applications on the site and a pre application advice.

- **Application Number:** 2012/5169/P – Approved 31.10.12
Retention of estate agent (Class A2) at ground floor level, change of use from estate agent on the first floor (Class A2) to 1 X 1Bed and 1 X 2bed self-contained flats (Class C3).
- **Application Number:** 2012/6324/P – Refused 13.12.12
Change of use from Class A1 (retail) to a 'flexible use' within Classes A1 (retail) and A2 (financial and professional services).
- **Application Number:** 2013/5170/P – Refused 13.09.13
Erection of mansard roof extension to create 2 x 1-bed residential flats (Class C3) and the installation of green roof.
- **Pre Application Advice:** 2014/0943/PRE Received 12.03.14
Erection of a roof extension to create a two bedroom residential flat.

There is also an historic decision from 1988, where a dormer extension was proposed, refused and subsequently dismissed at appeal. We have not had access to those proposals but we assume from the inspector's decision that the whole of the roof was taken up with the dormer extension and there were significant overlooking issues towards the neighbours at Perrin's Lane.

The approval from 2012, establishes the principle of residential use in the building and we are aiming, with this application to improve the capacity of the site to provide an increase in the housing stock.

Although the recent pre-application advice was negative, we disagree that this low, flat roofed building cannot sustain development. Local and National planning policy is entirely geared towards

encouraging sustainable development on suitable brownfield sites. This building meets all the criteria and should be seriously considered as providing an opportunity to create a high quality residential unit.

Design

The existing building was built in the early to mid-20th century and used to be the headquarters of the Ham & High local newspaper. For some years now, since the newspaper moved out, the building has been used as a mix of office and retail. The Intention is to add a new storey to provide one new apartment in this highly desirable location.

The overriding factor in the design has been to omit overlooking and reduce to an absolute minimum the impact on daylight received by the houses to Perrin's Lane behind.

We have taken a more contemporary approach to the design by suggesting a stepped back metal roof extension. The form and width of the extension relates to the neighbouring buildings by adapting its form from the non-interference on daylight to the houses behind. To the front the building will be recessed to prevent any over shadowing on the street below. Our plans and sections show clearly how we have managed to achieve this.

The flat has been laid out to comply with all current design standards.

Access

The site has a PTAL rating of only 3, however it is less than a minute's walk to Hampstead Underground Station and there are a number of bus routes nearby. Access by car is not possible as Perrin's Court is pedestrianized, and so the applicants would expect to enter in to a section 106 agreement to secure car free housing for the new flat.

The existing building is on a gently sloping street and has a step at the threshold. This step will be altered as much as possible to improve accessibility, and the existing stairs to the upper levels will also be updated to improve accessibility for ambulant disabled people.

The flats themselves have been designed as far as possible to Lifetime Homes Standards, and we include a lifetime homes checklist with this application.

Summary

The new flat will, if approved, provide one new high quality apartment in this popular part of the borough. The principle of residential use in this building has been established by the 2012 planning approval and so the purpose of this application is to increase the residential floorspace that the building can offer by utilising the existing flat roof.

Sources of Guidance

For planning and design, we have referred to Camden's current and emerging policies.

The design and layout of the new dwelling has been prepared in accordance with standards set out in The London Plan, published by the Greater London Authority.

For Access we have used as our main source of reference, Approved Document M of the Building Regulations, and recommendations of the Life Time Homes Design Guide.