

[REDACTED]

Ms Jennifer Walsh,
Development Control Planning Systems,
London Borough of Camden,
Town Hall,
Argle Street,
London WC1H 8ND.

4th November 2013.

Dear Ms Walsh,

Planning Application No: 2010/5259/P.
Relating to Coram Mansions,
64/68 Millman Street, London WC1N 3EG.



The last communication passing between us was my letter dated the 9th of November 2010 – copy enclosed.

It is assumed that the Planning Application No: 2010/5259/P was rejected by the London Borough of Camden and so an amended application was made which, for the record, was not notified to Michael Garratt the owner of the long Leasehold interest in Flat 2 at Coram Mansions.

Mr Garratt is currently living in Malvern, Worcestershire. He is handicapped having suffered a significant stroke and sustained major heart surgery.

Please refer to my e-mail dated the 3rd of November 2010 – copy enclosed. For a number of good reasons Michael Garratt strongly objected to Application 2010/5259/P. Having said that it is extremely gratifying that permission for the installation of a lift at 66 Millman Street was refused by the Council but Mr Garratt respectfully draws your attention to my remarks made in 2) of the aforementioned e-mail "By building two new flats the occupants of Flat 2 and those inhabiting Flats 1, 3, 4, 5 and 6 will be unacceptably and completely denied easy access to the existing flat roof should a fire occur in Coram Mansions which would probably be started in the Restaurant Basement Kitchens".

To put it mildly Mr Garratt is extremely concerned, and worried, that two new flats have been built on top of the previously constructed six flats, thus totally removing the fire escape over the roof (and on to an adjacent building) referred to in 2). This action has materially caused a big diminution in the ability of flat occupiers, and their visitors, some, who may, like Mr Garratt, be physically disabled,

from exiting the subject building should a fire occur in it and they were prevented from travelling down the only staircase.

In Michael Garratt's judgement the property freeholder should have discussed the Health and Safety aspects of the Coram Mansions fire escapes with him, and other flat owners, before taking away the roof covering six flats which was the good designated fire escape – an easily opened door gave access to it – if the lower parts of the staircase could not be used.

On more than one occasion I have tried to 'discuss' this very important matter with Bertney Investments Limited but my rational submissions have been completely ignored.

The two impenetrable new flats, numbers 7 and 8, may have no occupants in them when flames and dense smoke traps people on the only staircase in Coram Mansions. The extraction 'smoke vent' at high level in the building is not an adequate substitute for the obliteration of an excellent roof fire escape which in a dire emergency could be a life saver.

The existing vent may take away some smoke but oxygen generated from that vent will strengthen the staircase flames.

I would greatly appreciate your written comprehensive comments on the contents of this letter to include any suggestions on what Michael Garratt might do to try and rectify the judged current defective fire escape provisions for Coram Mansions.



5. COPY

Ms Jennifer Walsh,
Development Control Planning Systems,
London Borough of Camden,
Town Hall,
Argle Street,
London WC1H 8ND.

9th November 2010.

Dear Ms Walsh,

Planning Application No: 2010/5259/P.
Relating to Coram Mansions,
64/68 Millman Street, London WC1N 3EG.

On behalf of Michael Garratt, the owner of Flat 2, Coram Mansions, I thank you for your letter dated the 3rd of November.

Could you please just confirm that any written response you receive to the aforementioned Planning Application will be available to be seen on the Camden Borough Council's website together with the Planning Officer's Report which will be given to members of the Development Control Committee on the proposed Development at 64/68 Millman Street.

Yours sincerely,



1) To create two additional flats on the top of the existing building the room and the Water Tank situated in it will be destroyed, so Flat 2 will be deprived of its water supply.

2) By building two new flats the occupants of Flat 2, and those inhabiting Flats 1, 3, 4, 5 and 6 will be unacceptably and completely denied easy access to the existing flat roof should a fire occur in Coram Mansions which would probably be started in the Restaurant Basement Kitchens.

3) The erection of a lift at the rear of the property will very detrimentally block out the existing windows on the staircase, thus preventing much sunlight entering the building. A big loss to those people living in the Coram Mansions flats.

4) The installation of a costly lift (with large unwelcome service charges levied on it against the Coram Mansions Leaseholders) which will not permit people using the lift including disabled men, women and children, to enter or exit it on the floors on which the flats are situated is only of marginal benefit to flat occupants or visitors to Coram Mansions, and for Flat 2, Mr Garratt's flat, the lift has no material value - it is a large liability. Bertney Investments Limited, in a number of remarks made to support the Planning Application, mention that the lift will provide much improved access and circulation for all users of the property Coram Mansions. These are patently incorrect statements.

5) The lift will prevent some natural light entering the bedroom in Flat 2 which faces the Coram Mansions yard/garden.

6) The use of the erected lift will establish a new noise coming into Coram Mansions thus adversely affecting the peaceful enjoyment of the property by its occupants. The noise could be especially unpleasant for the persons sleeping in a bedroom close to the lift.

7) Millman Street is already congested with parked cars. Adding two flats to Coram Mansions will increase car parking problems.

Delegated Report		Analysis sheet		Expiry Date:		31/07/2013	
		N/A		Consultation Expiry Date:		30/08/2013	
Officer Ben Le Mare				Application Number(s) 2013/3494/P			
				rs			
Linton House				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The erection of an additional floor at roof level to provide 7 residential units (2 x 1 bed, 4 x 2 bed, 1 x 3 bed), and a ground floor rear extension to accommodate a new entrance, cycle and refuse storage and installation of condenser units and enclosures at roof level.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	56	No. of responses	02	No. of objections	02
Summary of consultation responses:		<p>Neighbour notification letters were sent out on 19/06/2013. Site notices were displayed around the application site from 21/06/2013 to 12/07/2013.</p> <p><u>2 letters of objection</u> have been received from the occupiers of 7 Evangelist Road and 86a Burghley Road. Their concerns are summarised below:</p> <ul style="list-style-type: none"> - Unacceptable increase in height and bulk of the building; - The proposal would undermine the industrial/commercial usage of the area; - Increased sense of enclosure. 					
CAAC/Local groups comments:		<p>Evangelist Road Residents' Association: Objection</p> <ul style="list-style-type: none"> - The height and bulk of the extension would be out of keeping with the surrounding area; - Detract from the architectural integrity of the existing building; - Negative impact on the outlook of the occupiers of neighbouring buildings; - Have the potential to set a precedent for changing the use of existing building and other buildings in the area from employment to residential. <p>Kentish Town Neighbourhood Forum: Objection</p> <ul style="list-style-type: none"> - Linton House is in the Kentish Town industrial/business zone. Camden has always supported the protection of industrial and business use in this area 					

because it is the only such zone in Camden. If a residential use were permitted on the roof of this building this could impact on the employment use.

- At the present time businesses can operate 24/7 within the zone and there are no residents around to complain about noise etc. This application includes roof terraces – residents using them are going to be affected by what goes on in the industrial zone.

- If this application were to be approved then it would set a precedent and other buildings in the zone would be in danger of having residential floors and extensions added and soon our rare employment space will be lost.

- The owners of Linton House itself may be thinking of applying for more residential within the main building in future, once a precedent has been set.

Site Description

The existing site is a large robust Victorian warehouse of five storeys. It forms part of a group of other Victorian warehouses clustered to the south of Highgate Road. It is also particularly prominent in views north, south and east. There are views of the building from the west but these are limited due to the other building on the site and the railway cutting. The building is the tallest in its immediate surroundings. The site is outside a designated conservation area, but within the Kentish Town Industrial Area. To the north of the site is XXX and to the south is XXXX. To the rear (west) is a ranged of employment uses within industrial buildings. On the opposite side of the road is a 4-storey plus basement block of flats and pair of 4-storey plus basement semi-detached residential dwellings.

To

Relevant History

September 1994: (9400534) Planning permission **granted** for change of use of part of basement to restaurant use from warehouse including alterations.

January 2004: (2003/2713) Planning permission was **granted** for the change of use of the ground floor premises (Unit B) from a carpet showroom to a dance school with ancillary café (class D1).

The permission was granted subject to conditions requiring details of noise insulation and fume extraction, and controlling the ancillary café use (no primary cooking).

Subsequent AoD granted (2004/2751) for sound insulation etc – conditions 3 + 4

September 2005: Planning permission **refused** for change of use from warehousing (Class B8) and photo studio (Class B1) to dance studio and games room (sui generis); installation of extractor fans to north, east and south elevations.

The reasons for refusal were:

- Loss of employment premises that are considered suitable for continued employment use, and the loss of accommodation suitable for small firms;
- Potential effects on neighbours from noise and disturbance;
- Likely effects on traffic demand; ———
- Lack of detail on investigation of more suitable sites;
- Lack of detail on noise attenuation.

The decision was appealed and the appeal **dismissed** on 14/06/2006.

July 2006: Planning permission **refused** for change of use of basement units (Class B1/B8) to dance studio use (Class D2) as an extension for existing dance studios at ground floor level, with installation of two air external conditioning units to rear at ground floor level.

The reasons for refusal were:

- CPG 2 (Housing)
- CPG 3 (Sustainability)
- CPG 6 (Amenity)
- CPG 7 (Transport)
- CPG 8 (Planning obligations)

Assessment

Planning permission is sought for the erection of an additional floor at roof level to provide 7 residential units (2 x 1 bed, 4 x 2 bed, 1 x 3 bed), and a ground floor rear extension to accommodate a new entrance, cycle and refuse storage and installation of condenser units and enclosures at roof level.

During the period of determination the following revisions were made to the development:

- The roof extension was set in from the edge of the roof;
- The terraces were repositioned further away from the edge of the roof;
- The proposed plant was repositioned into the middle of the roof of the extension

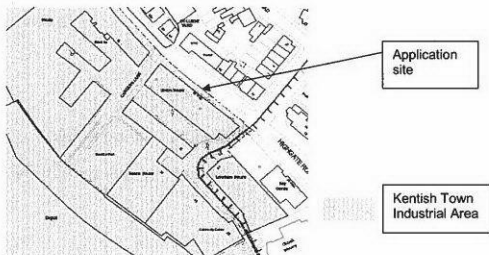
The principal considerations material to the determination of this application are summarised as follows:

- Land use policy issues;
- Housing;
- Design and heritage assets;
- Amenity;
- Transport and servicing;
- Landscaping / Trees / Biodiversity;
- Sustainability and energy issues;
- CIL

Land use policy issues

Policy CS8 seeks to ensure that the borough retains a strong economy. It seeks to do this by, amongst other things, safeguarding existing employment sites that meet the needs of modern industry and employers. Policy DP13 seeks to implement the priorities outlined in CS8 and states that the Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business use unless it can be demonstrated that the site is no longer suitable for its existing business use and there is evidence that the possibility of re-using or redeveloping the site for alternative business use is not viable.

The application site is located within Kentish Town Industry Area, as identified on the plan below:



- Loss of employment premises that are considered suitable for continued employment use, and the loss of accommodation suitable for small firms;
- Potential effects on neighbours from noise and disturbance;
- Likely effects on traffic demand;
- Lack of detail on investigation of more suitable sites.

In 2006 planning permission was **granted** for a change of use from restaurant (Class A3) to dance school/studio use (Class D1) at (part) basement level as an extension to existing dance studios at ground floor level.

Relevant policies

National and City-Wide Policy

National Planning Policy Framework 2012

London Plan 2011

London Borough of Camden Local Development Framework

Core Strategy:

- CS1 (Distribution of growth)
- CS2 (Growth areas)
- CS3 (Other highly accessible areas)
- CS5 (Managing the impact of growth and development)
- CS6 (Providing quality homes)
- CS8 (Promoting a successful and inclusive Camden economy)
- CS11 (Promoting sustainable and efficient travel)
- CS13 (Tackling climate change through promoting higher environmental standards)
- CS14 (Promoting high quality places and conserving our heritage)
- CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)
- CS16 (Improving Camden's health and well-being)
- CS18 (Dealing with our waste and encouraging recycling)
- CS19 (Delivering and monitoring the Core Strategy)

Development Policies:

- DP2 (Making full use of Camden's capacity for housing)
- DP5 (Homes of different sizes)
- DP6 (Lifetime homes and wheelchair housing)
- DP13 (Employment premises and sites)
- DP16 (The transport implications of development)
- DP17 (Walking, cycling and public transport)
- DP18 (Parking standards and limiting the availability of car parking)
- DP19 (Managing the impact of parking)
- DP20 (Movement of goods and materials)
- DP21 (Development connecting to the highway network)
- DP22 (Promoting sustainable design and construction)
- DP23 (Water)
- DP24 (Securing high quality design)
- DP25 (Conserving Camden's heritage)
- DP26 (Managing the impact of development on occupiers and neighbours)
- DP28 (Noise and Vibration)
- DP31 (Provisions of, and improvement to, open space and outdoor sport and recreation facilities)
- DP32 (Air quality and Camden's Clear Zone)

Supplementary Planning Policies

Camden Planning Guidance (CPG) 2011:

- CPG 1 (Design)

Local Development Framework policies CS8 and DP13 carry a presumption for retaining and protecting existing employment sites. Para 8.13 of CS8 states, *'the Council will continue to protect industrial and warehousing sites and premises that are suitable and viable for continued use. This will help to provide premises for new and expanding businesses, support the Central London economy and secure jobs for local people'*. Furthermore, para. 8.15 recognises the area between Kentish Town and Gospel Oak as *'the only area of land in the borough to have a mix of such uses and no housing, making it particularly suited for continued employment use'*.

It is of increasing concern to the council that the borough is losing many established employment sites to other land uses, particularly housing. Although the new residential accommodation would not result in a loss of employment floorspace its introduction into building which has a range of employment uses and in a designated industrial area is considered to jeopardise the continued use of sites for industrial, storage and distribution uses. This is mainly attributed the potential for a loss of amenity experienced by the future occupiers of the residential units and necessary restrictions being put on the existing commercial uses. This could also harm the ability for future industrial uses to be introduced into the area and the expansion of existing businesses.

A review of the planning history for the whole Industrial Area has established that there are no applications which have been approved for new housing within this area. There are no examples therefore that support the provision of new housing on the application site. The applicant has identified 19-37 Highgate Road and 25-37 Greenwood Place (Site 39) as being proposed for allocation for a mixed use redevelopment within the Council's proposed Camden Site Allocations DPD and draws some similarities between this site and the application site. It should however be recognised that the front land parcel of Site 39 is located outside of the designated industrial area and the council anticipated that any redevelopment proposal for the site would provide housing this area, with its access being directly off Highgate Road. This is in contrast to residential units being proposed by this scheme, which have their means of pedestrian access from within the designated industrial area. This is considered to further undermine the employment functionality of the industrial area.

Having regard to the above, the proposed residential use is considered to prejudice and restrict the continued employment use of the host building and sites within wider Kentish Town Industrial Area and therefore fails to support economic activity in Camden. This is contrary to policy requirements of CS8 and DP13 and the guidance set out in CPG5 and the application should be refused on this basis.

Housing

Notwithstanding the principle of development being unacceptable, the housing issues are addressed below.

Affordable housing

There would have been no requirement to provide affordable housing as the scheme does not create 10 or more additional dwellings or 1000 sqm of floorspace GEA (Gross External Area).

Mix of units

Policy CS6 relates to a wide range of housing, including permanent self-contained housing. The general approach outlined in CS6 aims to make full use of Camden's capacity for housing. Policy DP5 seeks to provide a range of unit sizes to meet demand across the Borough. In order to define what kind of mix should be provided within residential schemes, Policy DP5 includes a Dwelling Size Priority Table and the expectation is that any housing scheme will seek to meet the priorities outlined in the table and will provide at least 40% 2 bedroom units. The application proposes 2 x 1-bed, 4 x 2 bed, 1 x 3-bed units which exceeds the policy requirement of 40%. The inclusion of a 3-bed family unit is also supported. The mix of accommodation is considered to be appropriate and in accordance with planning policy.

Quality of Accommodation / occupier amenity

There is a requirement that all new residential accommodation within the Borough has to be designed in accordance with the Mayor's Housing SPG and the London Housing Design Guide (LHDG)

produced in interim form in August 2010 and Camden's minimum guidelines set out in CPG2. These are set out in the table below alongside the maximum and minimum internal areas for the units proposed.

Unit Type	London Plan Min (sqm)	CPG2 Min (sqm)
Studio	38	32
1b2p	50	48
2b3p	61	61
2b4p	70	75
3b5p	86	84
3b6p	106	93

All of the unit types either meet or exceed both the Mayor's and Camden's minimum standards. The applicant has submitted details confirming that Lifetime homes will be achieved throughout and the drawings appear to confirm this. Whilst only two of the units are dual aspect, by being at high level they all benefit from excellent outlook, daylight levels and ventilation. In addition, all of the units an acceptable amount of outdoor amenity space.

Education

The development through providing more than five new residential units is required to make a financial contribution towards the provision of educational facilities within the borough. As set out in CPG8 this contribution is calculated by multiplying the number of each unit size (excluding 1-bed units), by the potential child yield and then the contribution required by each unit. In this instance the development should have provided £15,174 which would have been secure through a s106 agreement.

Design

The site is in the Kentish Town Industrial Area and partially within the Strategic viewing corridor from Kenwood gazebo to St Pauls Cathedral and within its left lateral assessment area. The site is outside a designated conservation area, however careful consideration needs to be given to the design of the proposed extensions on this historic Victorian warehouse. In particular, the impact of the roof extension on the host building has to be assessed when viewed from shorter and longer views.

Given the robustness of the building it is considered able to accommodate an extension on the top of the building without harm to its proportion, form or scale. In this regard the Council accept the principle of development from a design point of view.

During the determination of the application the size of the extension was reduced by setting it in further from the Highgate Road roof edge of the building. This reduction in size resulted in the number of residential units being reduced from the eight to seven. The extension is now considered to represent a subordinate addition to the building and appropriate in this instance. Although within the viewing corridor the additional height is not considered to breach the development plane at his point and therefore would not disrupt the view.

The detailed design of the extension is broadly acceptably as it would relate to the existing features of the floors below. If the proposal were acceptable in land use terms then the detailed design of the proposed balustrades would need to be dealt with through a condition to ensure they are not obtrusive.

In terms of the proposed ground floor extension, this is considered to have regard to the host building as it represents a subordinate addition and of a design which respects warehouse's historic appearance.

Cycle Parking

Camden's Parking Standards for cycles DP18, states that one storage or parking space is required per residential unit up to two bedrooms, for residential units with three or more bedrooms, two spaces are required. The proposal is for 7 residential units including 1 x 3-bedroom units; therefore 8 cycle storage/parking spaces are required. The applicant has included plans for the appropriate number of storage units to be installed within each residential unit and not in a secure collective unit. Officers are satisfied with this provision as all floors within the building are accessible by a lift and the proposals are appropriate.

Construction Management

The application site fronts directly on the main transport link in to and out of central London. The nature of the development on this restricted site would therefore require a Construction Management Statement (CMS) to be secured through a condition if the recommendation was for approval.

Landscaping/Biodiversity and Public Open Space

The development is recognised as having the potential to incorporate bird and bat bricks, or retro fit them within existing buildings which are being retained and refurbished. The details of these bricks would have needed to be secured through a condition if the proposal was acceptable in all other aspects.

The guidance in CPG8 states that many developments by the extent and nature of their occupancy will lead to an increase demand for and use of public open spaces and where developments cannot realistically provide sufficient open space to meet the needs of their occupants on or off site the Council will ask a financial contribution. The development would provide seven residential units which would increase the demand for the use of public open space in close proximity to the site. Therefore in line with the guidance set out in CPG 8 the off-site public open space contribution has been calculated as £9,167 and would have been secured through a Section 106 Agreement.

Sustainability and energy issues

London Plan climate change policies in chapter 5, Camden's Core Strategy policy CS13 and Development Policies DP22 and DP23 require all developments to contribute to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage. In order to address these requirements the applicant has submitted an Energy Strategy and Code for Sustainable Homes Pre-Assessment.

The overall approach to reducing CO2 emissions should be through a range of measures in line with a 3-step hierarchy of i) using less energy; ii) supplying energy efficiently; and iii) using renewable energy. The benchmark used is the Part L 2010 Building Regulations over which a 25% improvement should be achieved in the period 2010-2013.

The submitted reports demonstrate that the development would achieve a Code Level 4 with an overall score of 70.07%. The Preliminary SAP calculations also show a 67% improvement in the CO2 emissions, by a means of high insulation levels, the use of Air Source Heat Pumps, and a number of roof mounted photovoltaic panels.

The proposed measures and if the proposal were acceptable on all other grounds they should be secured through a clause in a s106 Agreement.

CIL

The proposal would have to be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm or one unit of residential accommodation. Based on the MoL's CIL charging schedule and the information given on the plans the charge is likely to be £37,000 (740sqm x £50).

Recommendation: Refuse planning permission

If the proposal had been acceptable then the application would have needed to be accompanied by a

Amenity

Policy DP26 seeks to protect the quality of life of neighbours from development. Amenity considerations can be largely grouped as follows, daylight and sunlight, outlook, privacy and overlooking, noise disturbance and lightspill. Issues relating to construction and demolition are considered in the transport section of this report.

Daylight and sunlight

In relation to daylight and sunlight, DP26 refers to the tests and standards detailed in the BRE document *Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice*. The submitted sunlight and daylight assessment assesses the impact on the light receivable by the neighbouring at 44-52 (Even) Highgate Road and 54-58 Highgate Road.

In terms of Vertical Sky Component (VSC) the report identifies that all of the windows 54 - 58 Highgate Road remain within 0.8 times their former value. The Annual Probable Sunlight Hours (APSH) of these windows would also be in excess of 25% APSH and at least 5% APSH in the winter months.

Turning to 44 - 52 Highgate Road, The proposed extension, by being set back from the parapet results in a c.5% -10% reduction in VSC which is within the 20% requirement (or 0.8 times their former value). The Annual Probable Sunlight Hours (APSH) to some of the basement windows would fall below the 25% APSH but would not experience a change of more than 4% total APSH. This is considered to be in accordance with the BRE targets.

On balance the proposed development would not have a detrimental impact on the living conditions of the existing occupiers of residential dwellings in terms of a loss of daylight or sunlight.

Privacy and outlook

The office extension is sited on the roof building which is considerably higher than the existing residential dwellings along Highgate Road. The windows serving habitable rooms with the proposed new flats, and the terraces, will therefore not result in any direct overlooking. There would also be no loss of outlook given the siting of neighbouring dwellings in relation to the application site.

Noise disturbance

In order to service the new floorspace which would be created the applicant has demonstrated there is a need to provide additional plant. This is proposed to be provided on the eighth floor of the building, as shown on the submitted drawings. The accompanying noise assessment has been considered by the Council's Environmental Health Officers. Officers are satisfied that the proposals are acceptable and would not have a detrimental impact upon the amenity of neighbouring residents or businesses.

Lightspill

The proposed extension, whilst providing new residential accommodation and being predominantly glazed in its appearance would not result in an unacceptable level of lightspill within its locality to the detriment of the occupiers of neighbouring properties.

Transport

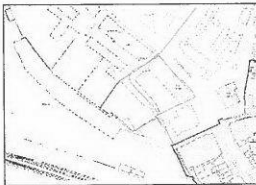
Car-free development

The site has a Public Transport Accessibility Level (PTAL) of 6B (excellent) and is within a controlled parking zone. No parking is proposed as part of the application. In line with Policy DP18 all 17 of the flats should be designated as being car free. The Council will not agree to a designated disabled car parking space linked to this development. Should the application have been acceptable in all other respects then there would have been a requirement for car free development under a Section 106 Agreement.

s106 Agreement which would secure the Heads of Terms listed below:

1. Car-free development;
2. £9,167 contribution towards public open space;
3. £15,174 contribution towards education;
4. Sustainability plan;
5. Energy plan.

Site 39: 19-37 Highgate Road, Former Lensham House (A&A Storage) and 25- 37 Greenwood Place



Scale 1cm : 30m

Site Details

Area: 5100 sqm

Ownership: Council and Private

Existing Use: 25 and 37 Greenwood Place: D1 training centre and support services; 19-37 Highgate Road: D1 day centre; A&A Storage Centre: B8/sui generis

Ward: Kentish Town

Planning Context

Planning Designations

Kentish Town industry area (Greenwood Centre and A & A Storage Building only)

Kentish Town archaeological priority area (19-37 Highgate Road and A & A Storage Building only)

Strategic Viewing Corridor: Kenwood to St Pauls

Other Information

Adjacent to Christ Apostolic Church, 23 Highgate Road (Grade II listed)

The site lies just outside Kentish Town designated Town Centre and is a short distance away from the Grade II listed Kentish Town Forum.

Public transport accessibility level: good to very good (4/5)

Historical street flooding recorded in proximity of this site.

Relevant Planning Applications

Jun 2003 Greenwood Centre, Greenwood Place

Permission granted (Ref: PEX0300014). Renewal of limited period permission to continue use as a hostel for homeless persons. (Incorporating internal alterations to provide additional kitchen, offices and other communal spaces.)

A condition required the building to revert to its former use as a training centre before 1st June 2007.

Site allocation guidance

Redevelopment of the site for mixed uses including replacement D1 community facilities, new flexible employment floor space and housing on appropriate parts of the site.

Development will be expected to:

- Optimise the potential of the site for a range of compatible uses.
- Optimise opportunities for residential accommodation, including affordable housing
- Contribute flexible employment floorspace that meets the modern needs of business.
- Seek to minimise the loss of community uses
- Support enhanced and more accessible replacement community facilities
- Contribute to improvements to the public realm and the pedestrian environment within and around the site
- Support the successful function of the Borough's designated Industrial Area
- Improve servicing and access arrangements to support new and existing occupiers
- Improve landscape quality and optimise amenity space for occupiers and users
- Enhance the setting of the nearby listed church
- Support the provision of active street frontages (particularly facing onto Highgate Road)
- Consider the setting of Hampstead Heath and associated views
- Connect to an existing local energy network where feasible

Site Context

The Greenwood Centre on Greenwood Place is a single storey former industrial building of about 2,000m² which is in poor condition. It is part vacant and part occupied by the Camden Society. It is adjacent to Deane House and other larger neighbouring buildings which are occupied by a variety of office/studios and light industrial uses. To the rear are depot facilities. The Highgate Day Centre fronting onto Highgate Road provides social service and health related activities. The building in between (previously known as Lensham House) is occupied by a self-storage company providing secure storage for domestic and business purposes. Both Greenwood Centre and Lensham House are located in the Kentish Town Industry area. Two parking spaces have been allocated to a Van Club scheme (akin to Car Club) adjacent to the storage facility, with the aim of reducing vehicle ownership.

Main Policy Considerations

Development of the site should optimise development potential to secure a range of compatible uses across the site. Development would be expected to protect community uses (Policy CS10 and DP15), maintain or increase employment floorspace and support the successful function of the Industry Area (Policy CS8 and DP13) and secure residential accommodation (Policy CS6, DP2 and DP 3) whilst safeguarding the setting of nearby listed buildings (Policy CS14 and DP25).

Further Information

The Council's Community Investment Programme includes the consideration of options for this site including opportunities for redevelopment to provide enhanced accommodation supported by new development. The site currently accommodates D1 community uses, which could be re-provided in improved facilities, alongside the warehousing use (B8/sui generis).

One current occupier delivers commissioned services for clients with learning disabilities including employment and vocational training. The current access and relationship with other uses means the current building on Greenwood Place to the rear is not particularly legible or attractive to potential users.

The site has significant redevelopment potential and offers the opportunity for a more comprehensive redevelopment of the site to deliver a mix of uses. New development could provide complementary facilities from which a range of community and employment related opportunities and services could be delivered. The incorporation of adjacent sites would allow for an even more comprehensive approach to improve the design and relationship of uses and buildings.

Redevelopment and reconfiguration of buildings and uses could open up new routes, improved access, external spaces, and landscaping (as well as offering the opportunity to create an enhanced townscape and setting of the adjacent listed church).

D1 and employment uses will be safeguarded and new provision would be supported in this location. New floorspace may also offer opportunities to provide replacement floorspace displaced from other sites that may emerge for redevelopment through the Community Investment Programme.

Consolidated facilities could be delivered, which could release the Highgate Day Centre site for residential and secondary uses. New employment floorspace should form part of the mix of uses elsewhere within the site. Other office based facilities and social enterprises that provide employment opportunities, advice and training would also be supported.

However there is potential to optimise the site for new housing; primarily concentrated towards the Highgate Road frontage. Proximity to the road may indicate that residential use at ground floor level may not be appropriate unless it is set back sufficiently, so alternative uses such as, business or community facilities could also be included to create an active frontage.

New development could include higher density development to optimise the development potential of the site. Any new development should be designed and located so it does not prejudice the operations of existing or future business occupiers by introducing inappropriate or conflicting uses. Redevelopment should minimise loss of any floorspace in use class B1-B8 and could be used to consolidate and improve the business environment, such as new modern floorspace and enhanced servicing. Adequate drop-off and parking facilities for disabled people should also be provided for community facilities.

The sites adjoin a Grade II listed Church, while the Forum further to the south is also Grade II listed. Care should be taken in the design of any redevelopment scheme so as not to detract from the setting of these buildings. Opportunities to improve the setting of the church and the relationship of this site in the wider context of Highgate Road should guide the appropriate scale of design and architectural approach.

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The value of well-designed outdoor spaces

Health and wellbeing for older people and people with dementia

This article looks at how we can all promote better health by ensuring the external environments we use are appropriate and enabling by being clear, understandable, easy and enjoyable to use. Here, Annie Pollock very clearly sets out why this approach is so important and imparts valuable guidance on creating healthier and more pleasant outdoor spaces.

by Annie Pollock, Director of Landscape Architecture, Dementia Services Development Centre, University of Stirling

There are now 800,000 people living with dementia in the UK and this includes over 17,000 younger people (65 years-of-age and below) and an estimated 11,000 people from black and minority ethnic groups. As the number of people with dementia grows (by 2021 it is estimated to be over 1 million), all our lives will undoubtedly be affected.

One-in-three people over 65 will develop dementia. Therefore, it is vital to explore ways that we can help lessen the impact of this disease on those that have it, their carers and the health services. Keeping everyone and particularly older people and people with dementia as healthy as

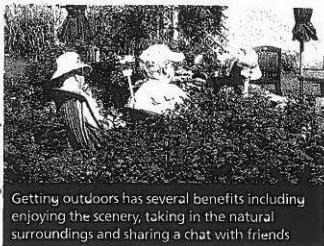
possible has the potential for enormous savings on our national health bill as well as creating happier and easier people to care for.

How does being outdoors promote better health?

One of the best ways of improving one's health is by getting outdoors, to exercise, socialise and to engage in activities. By being outdoors, we also get vitamin D from the sun, even on an overcast day.

Up to 80 per cent of ultraviolet rays can pass through clouds

The Skin Cancer Foundation of the US



Getting outdoors has several benefits including enjoying the scenery, taking in the natural surroundings and sharing a chat with friends

A recent UK survey published in the British Medical journal showed that more than 50 per cent of the adult population has insufficient levels of vitamin D and 16 per cent have severe deficiency during winter and spring. People with dementia are particularly deficient and a study in France noted that:

'Vitamin D insufficiency, especially in institutionalised subjects, is due mainly to a lack of exposure to sunshine that is not compensated for by increased dietary vitamin D intake'

The Decalys II Study, Osteoporosis International, 2002

Vitamin D deficiency is associated with a high risk of poor health, including:

- increased risk of bone fractures
- malignancies (particularly colon, breast and prostate gland)
- chronic inflammatory and autoimmune diseases such as:
 - type one diabetes
 - inflammatory bowel disease
 - multiple sclerosis
 - rheumatoid arthritis
- heart disease and hypertension
- it has also been found to be associated with low mood and impaired cognitive function

For people with dementia, lack of vitamin D can be even more critical, affecting their physical and mental health at a time when life is already

becoming far more challenging for them. This deficiency is most often caused by insufficient exposure to sunlight and nutritional deficiency.

Encouraging the use of outdoor spaces is a great way to help with this, but according to Arthritis Research UK, only 37 per cent of people recognised that the best way to get vitamin D is to go outside in the sun for a few minutes at the right time of the day without wearing sunscreen.

So how do we achieve this?

Four of the most important considerations to start with are:

- environments that are enabling; barrier-free and easy to understand and navigate
- orientation of the outdoor spaces to allow sun access
- outdoor spaces that are safe – and in a care home / hospital setting also secure
- places to go and things to do that are fun and enjoyable

Enabling environments

External environments in the public realm (villages and towns) can be a struggle to get around because of features such as:

- steps
- high kerbs
- uneven paving
- overgrown hedges
- rubbish bins
- street signs cluttering footpaths
- no seats for resting
- lack of signage to guide you around
- no public toilets
- inadequate bus shelters on narrow footways
- large car parks where you can lose your car

...and so on.

Scenarios such as these are difficult for all ages, young and old. But imagine you are 70 or older, your sight is reduced, you are hearing impaired, you need a stick to help you get around; you may have early stage dementia with the additional stresses of no longer having the ability to work things out, remembering something that happened earlier that day, who you are meeting or where you are going.

For those who have to go into care, the environment may be even more challenging as it is likely to be very unfamiliar; there may be nothing to occupy your time and it is very likely that you will be unable to go outside when you want to as the doors may be locked.

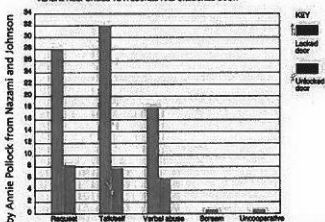


© Annie Pollock

A narrow footpath with many unnecessary obstacles can prove very daunting for some people

These are not fictional scenarios. Our streetscapes are often poor – discouraging those living independently from going out. People with dementia in care homes and hospital wards may not go out at all. This is usually because the design is inappropriate or doors are opened only when staff have the time or feel secure in the knowledge that being outside is safe for the residents. Some patients located on upper floors may have no access to an outdoor space.

VERBAL RESPONSES TO A LOCKED AND UNLOCKED DOOR



© Adapted by Annie Pollock from Nazami and Johnson

This chart shows marked differentials in verbal responses to locked and unlocked doors

Yet, being able to go outdoors allows people to relax, take exercise and, importantly, to get vitamin D from sunlight. Exposure to natural light also helps regulate the circadian rhythm (our body clocks). Studies back in 1992, in a dementia

facility showed that both access to a garden, and an unlocked door to it, enormously reduced challenging behavior.



© Annie Pollock

Dementia-friendly design means designing things that look like what they are, rather than trendy or signature design items where the function may be hard to understand.

In the wider streetscape, design for older people means easy accessibility to services and facilities (shops, public toilets, bus shelters, parks and green spaces) as well as legibility.

Use of landmark objects, clear signs to aid wayfinding, plenty of light and colour contrast are all good starting points for dementia-friendly design.

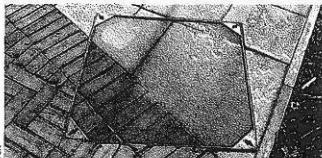
Strong colour contrast is helpful to be able to identify handrails, seats, doors and so on. Features in the street environment such as statues and artworks, trees, planting beds, colourful shop fronts and so on can all provide waymarkers.



© Annie Pollock

Full of colour, texture and comfortable seating, this very different bus stop can be found on the island of Unst

However, colour contrast in the landscape can be problematic – as it can look like a change in level or a hole, for example, a dark manhole cover in a light-coloured pavement could look like a hole or patch of earth to someone with a visual impairment and / or dementia – and so it is better to use recessed covers with paving inset to disguise them.



This manhole cover is barely noticeable as it blends into the pavement avoiding any distraction

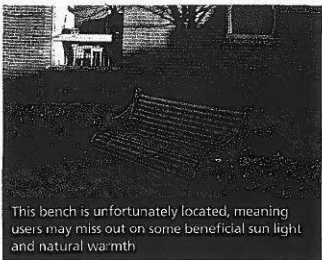
Shiny or reflective surfaces may appear wet and therefore slippery even if they are not – and older people are usually frightened of falling.

Orientation and sun access

With all outdoor spaces, whether public realm in a town or village or a garden in a hospital or care home setting, there are additional design considerations relative to our northern latitude. If the external environment is too extreme, for example, too cold, too hot, too windy, or too noisy, studies have shown that such factors are the main reasons that people with dementia do not go outside and this probably applies to many of us of all age groups. External spaces have to provide a balanced environment, which means access to light and sunshine, shade when needed, shelter from cold winds and rain, screening from noise, places to walk and sit, spaces for activity and spaces to be alone. To achieve this, the designer needs an understanding not only of sun angles and wind direction, but how the built form might affect these factors, for both ground level and upper floor balconies and roof terraces.

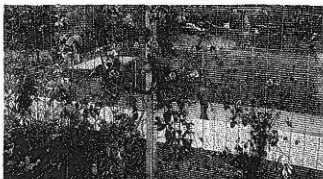
Courtyards are popular for hospitals and care homes, as they provide secure outdoor space that can be easily supervised. But if the surrounding building is too high or the space too narrow, it may be sunless for a large part of the year, so early studies are essential to ensure that the

courtyard is a sunny and pleasant place to be.



Safe spaces

For people in a care setting, it is essential that outdoor spaces are safe and secure. This means sensitive enclosure (fences that do not appear imprisoning), level and well-drained paving, barrier free access and handrails in the case of any gradient.



Planting can soften many hard materials and create a far friendlier environment for all users



Safe outdoor spaces that are pleasant and enjoyable can provide a much-needed break from the inside

Seating needs to be provided at regular and visible intervals, and the seats should be comfortable and easy to get in to and out of.

Any gates leading out of the secure outdoor space should be well concealed to prevent the person with dementia wanting to exit through them.

Planting must not be harmful in any way. The planting scheme should provide year-round interest, have sensory attributes (colour, perfume, texture, sound) and include some edible plants, fruit, herbs and vegetables.



© Annie Pollock

A narrow footpath with many unnecessary obstacles can prove very daunting for some people

Places to go, things to do

When designing, the briefing stage is vital. This is particularly so when designing for people with dementia, who may struggle in understanding their environment.

Background information for individuals is needed, such as:

- what are their specific design requirements?
- how will they want to relate to outdoor spaces?
- what would they want to do outdoors?
- what is meaningful to them?
- what was their background and culture?

With dementia, short-term memory and ability to reason is lost, whilst long-term memories (childhood and early adulthood) can remain strong. Understanding the background and culture of the people you are designing for will provide clues as to what might be early memories – and the design will subtly change

with each generation. People with dementia who were young during the war years will have very different memories and experiences from the 1960s flower power generation; outdoor space will mean different things to different cultures.

The aim is to design spaces that are easily understood, will trigger memories and have a non-threatening, friendly scale and atmosphere – places to enjoy. The design needs to minimise stress, which can be very disabling.



One of the many benefits of spending time with family and friends is fun

© Liz Fuggle

If we live long enough, one-in-three of us will develop dementia. We need to fight for awareness amongst all designers and funders both in the public and private sectors to achieve good environmental design suitable for the people who will use it, remembering that dementia-friendly design works well not just for people with dementia, but for everyone. ●

Designing Outdoor Spaces for People with Dementia, edited by Annie Pollock and Mary Marshall is available from the Dementia Services Development Centre (DSDC) at the University of Stirling.

www.dementiashop.co.uk

Additional guidance booklets on building interiors, acoustics, lighting, balconies and roof terraces are also available from the DSDC.

For further information on dementia, visit the Alzheimer's Society website

www.alzheimers.org.uk

Planning Application No. 2010/5259/P.

Planning Application Address: Coram Mansions, 64/68 Millman Street, London WC1N 3EG.

I strongly object to the Application for reasons given below.

- 1) To create two additional flats on the top of the existing building the room and the Water Tank situated in it will be destroyed, so Flat 2 will be deprived of its water supply.
- 2) By building two new flats the occupants of Flat 2, and those inhabiting Flats 1, 3, 4, 5 and 6 will be unacceptably and completely denied easy access to the existing flat roof should a fire occur in Coram Mansions which would probably be started in the Restaurant Basement Kitchens.
- 3) The erection of a lift at the rear of the property will very detrimentally block out the existing windows on the staircase, thus preventing much sunlight entering the building. A big loss to those people living in the Coram Mansions flats.
- 4) The installation of a costly lift (with large unwelcome service charges levied on it against the Coram Mansions Leaseholders) which will not permit people using the lift including disabled men, women and children, to enter or exit it on the floors on which the flats are situated is only of marginal benefit to flat occupants or visitors to Coram Mansions, and for Flat 2, Mr Garratt's flat, the lift has no material value - it is a large liability. Bertney Investments Limited, in a number of remarks made to support the Planning Application, mention that the lift will provide much improved access and circulation for all users of the property Coram Mansions. These are patently incorrect statements.
- 5) The lift will prevent some natural light entering the bedroom in Flat 2 which faces the Coram Mansions yard/garden.
- 6) The use of the erected lift will establish a new noise coming into Coram Mansions thus adversely affecting the peaceful enjoyment of the property by its occupants. The noise could be especially unpleasant for the persons sleeping in a bedroom close to the lift.
- 7) Millman Street is already congested with parked cars. Adding two flats to Coram Mansions will increase car parking problems.

To institute the building works proposed by Bertney Investments Limited would, in Mr Garratt's judgement, significantly alter detrimentally the existing pleasant character of a small block of flats and unilaterally the Freeholder would specifically dishonour contractual commitments given to Mr Garratt by Mr Colman the Managing Director of Bertney Investments Limited immediately before Flat 2 was purchased in the early 1970s from the aforementioned company.

The planned Development at Coram Mansions is in Mr Garratt's firm opinion unsuitable for imposition on this building as it is now constructed and used - some existing amenities and facilities would be eliminated from the property - for extremely valid reasons reported above Michael Garratt respectfully makes the strong request to the Camden Borough Council to **refuse** to give approval for the Planning Application 2010/5259/P.

