



Camden EWI Affordable Warmth Scheme

Planning Statement for
49 - 72 Greenwood
London
NW5 2BE

Date : 27th October 2014
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1. Introduction

- 1.1** This planning statement has been prepared in support of the proposed application at 49-72 Greenwood, for the over-cladding of the block in an external wall insulation system with a part colour rendered finish and part brick slips finish.
- 1.2** The proposed works forms part of a wider energy efficiency improvements scheme utilising external wall insulation. The scheme offers an excellent opportunity for the London Borough of Camden to:
- enhance the welfare of residents by improving the thermal efficiency of housing stock
 - reduce fuel bills and thereby tackle the issue of fuel poverty
 - increase thermal comfort and reduce the risks of ill health arising from poor thermally performing buildings
 - contribute to meeting local and national commitments to mitigating climate change
 - utilise funding from energy companies , through Energy Company Obligation (ECO), to reduce the cost to Camden council of undertaking the scheme and thereby enable Camden to undertake further investment works to improve council housing stock to the benefit of council residents

2. Existing Site

- 2.1** The application building forms part of the Greenwood Estate located on the North side of Oseney Crescent, Kentish Town in the London Borough of Camden. The block is enclosed by a mix of building ages, types and designs.



- 2.2** The property is a three storey block, comprising of forty seven flats. It is constructed of solid masonry, with a flat roof and overhanging eaves.
- 2.3** The building has no grade listing, and is not located within a Conservation Area.

3. Proposal

- 3.1** It is proposed to install external wall insulation with a through colour render system to all elevations of the building, with the exception of those elevations visible from Oseney Crescent and Bartholomew Street which will be finished with brick slips.
- 3.2** The existing brickwork will be retained to the stair cores, motor rooms and chimneys stacks etc.

4. Pre-Planning Enquiry

- 4.1** Pre-Application Reference **ENQ/2014/0873/PRE.**
- 4.2** Prior to making a number of planning applications for external wall insulation we consulted with both the Planning and Heritage and Conservation officers to determine locations where external wall insulation would be acceptable and the most appropriate render colours and finishes in those locations.
- 4.3** This was carried out to assess both the viability of each individual scheme and to mitigate any potential impact the EWI would have on adjacent properties and the surrounding area.
- 4.4** Following this extensive consultation we have incorporated specific feedback from Planning and Conservation Officers for the 49-72 Greenwood into this application.
- 4.5** The pre-application advice indicated that EWI to Greenwood may be acceptable with a brick slips finish, matching as close as possible to the existing, applied to the façade facing Oseney Crescent and Bartholomew Street.
- 4.6** Following the pre-application advice, we have concluded that a brick slips finish (to match the existing brickwork) will be used to the elevations visible from Oseney Crescent and Bartholomew Street, and a render with a colour to match the existing brickwork will be used on all other elevations

5. Planning Policy

- 5.1** The National Planning Policy Framework 2012 (NPPF) sets out the Government's planning policies and how these are expected to be applied. Several sections are relevant to the proposals at 49-72 Greenwood.
- 5.2** The NPPF It makes clear that local authorities should adopt proactive strategies to mitigate and adapt to climate change and, to support the move to a low carbon future, local authorities should actively support energy efficiency improvements to existing buildings.

5.3 Section 65; states ‘...*planning authorities should not refuse planning permission for buildings...which promote high levels of sustainability because of concerns about incompatibility with an existing townscape if those concerns have been mitigated by good design...*’.

5.4 Section 95; it states that Local Planning Authorities should ‘...*actively support energy efficiency improvements to existing buildings.*’

5.5 The Camden borough wide “Energy efficiency planning guidance for Conservation Areas”, states in section 3.4 that:

“energy efficiency measures and renewable energy technologies can generally be said to benefit the wider public by virtue of the contribution they make to controlling domestic energy costs, reducing fuel poverty and mitigating against the risks of climate change”.

It goes on to state that:

“where particular homes are known to suffer from fuel poverty or wider deprivation, and the energy saving improvements can clearly demonstrate that they will reduce fuel bills and improve well-being, the local public benefit is easier to determine and a greater degree of change may be acceptable.”

Although the guidance is specifically for conservation areas and street property, we consider that the same interpretation can be given to the Greenwood, as a council owned sheltered block that is sited just outside the Bartholomew Estate Conservation Area.

6. Conservation Area

6.1. The property is located on the North part of Oseney Crescent at the junction with Bartholomew Street, which forms part of post-war redevelopment as a result of the original part of the crescent being destroyed, just outside the Bartholomew Estate Conservation Area.

6.2. The other side of the crescent is within the aforementioned conservation area. This part of the conservation area, the scale is three storeys of continuous terraces on the west and semi-detached dwellings on the east.

6.3 The Greenwood Estate is clearly distinct in style to the properties within the conservation area, thus the proposals will not detract from the existing character.

7. Alleviating Fuel Poverty

- 7.1** The significant levels of fuel poverty in the London Borough Camden are highlighted in Appendix B (LSOA Map of Fuel Poverty) and Appendix C (Fuel Poor Households Data).
- 7.2** The current construction of the block falls far short of the requirements of the current building regulations in terms of thermal performance.
- 7.3** Currently the construction is such that the buildings offer poor thermal performance and therefore the residents within are generally suffering from elevated levels of heat loss, high fuel bills and are at greater risk of fuel poverty.
- 7.4** The proposed works are being designed to significantly improve the thermal performance of each block. All works are in line with the local energy efficiency ambitions and priorities of London Borough of Camden; working to improve energy efficiency across all tenures.
- 7.5** The proposed external wall insulation will improve thermal comfort, be less prone to condensation, reduce heat loss and reduce the risk of fuel poverty. We believe that our proposals are the most practical treatment to achieve this.
- 7.6** The proposal will improve the airtightness and water tightness of the blocks, and the works will extend the life of the building whilst being sympathetic to the retention of important existing features of the blocks.

8. Conclusion

- 8.1** In conclusion, we have examined the proposed insulated render system and its application at 49-72 Greenwood. In conjunction with the supporting documentation, it is believed that the proposals present a well-designed and practical solution to improving the energy efficiency of the property.
- 8.2** The proposals would benefit the thermal performance of the building and make warmth more affordable for residents therein.
- 8.3** With surrounding buildings being of varying age type and design and given the public benefit of the project, we consider the proposals to be acceptable.

Signed:



Simon Foulkes Bsc (Hons) PgDip
For and on behalf of pod LLP

Date: 27th October 2014

APPENDIX A – PHOTO MONTAGE



PHOTO 1 – Front Elevation



PHOTO 2 – Front Elevation (& Communal Stairwell)



PHOTO 3 – Rear

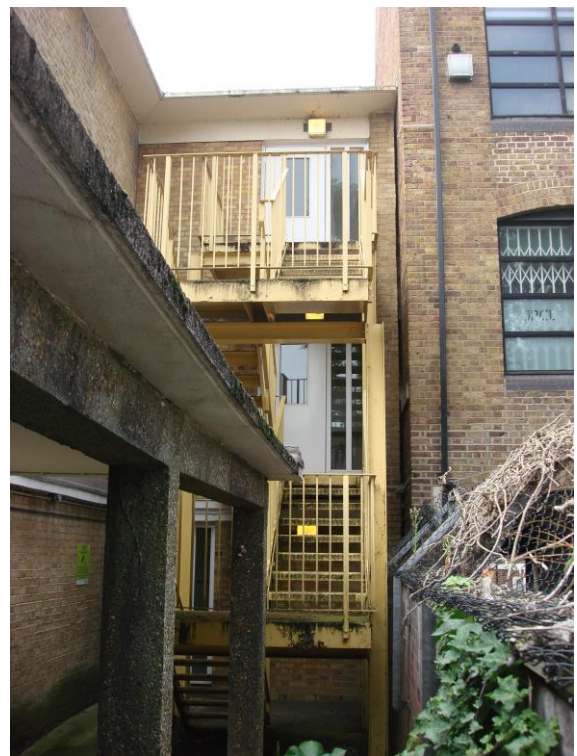
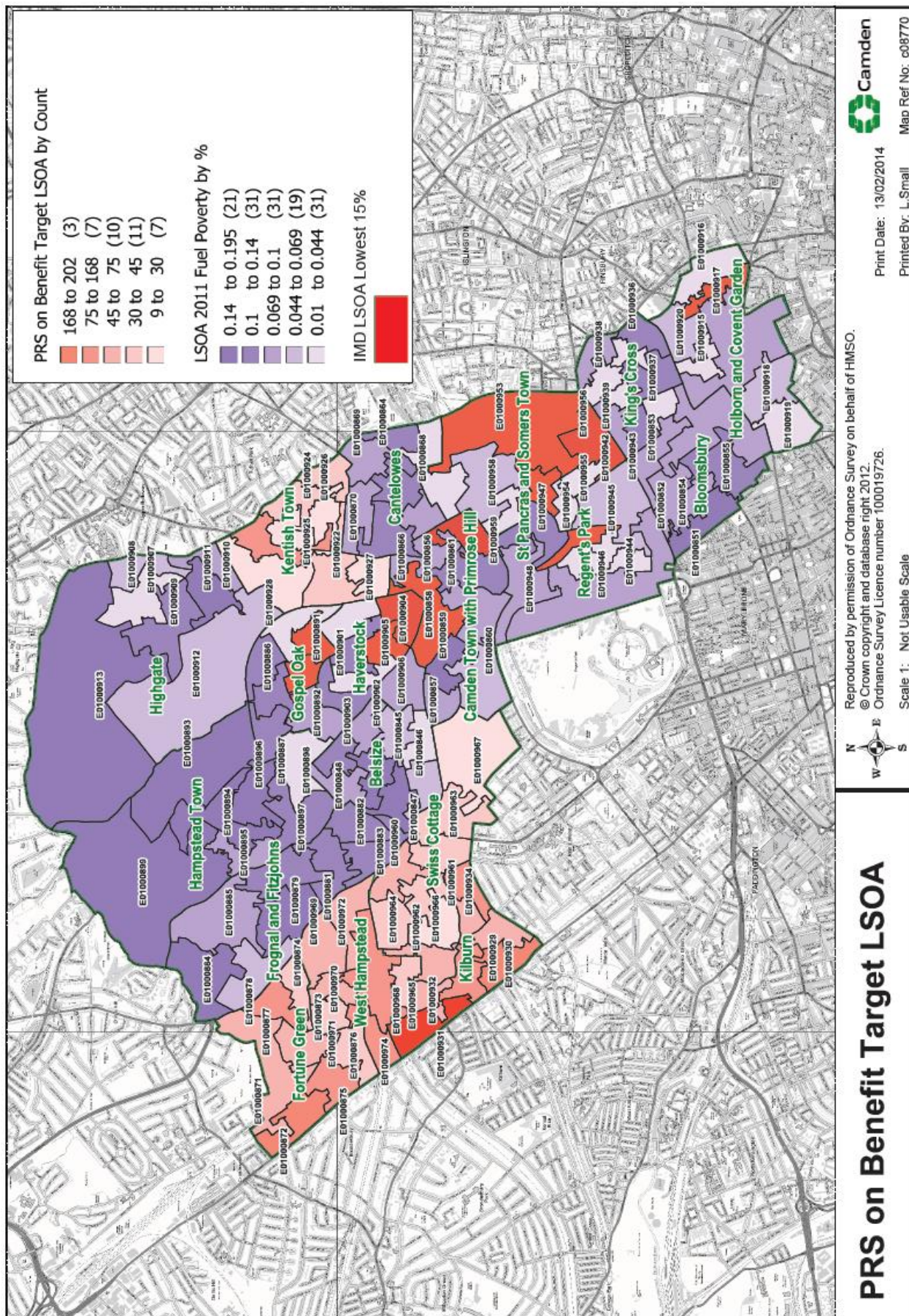


PHOTO 4 – Communal Stairwell

APPENDIX B – LSOA MAP OF FUEL POVERTY



APPENDIX C – FUEL POOR HOUSEHOLDS DATA (LONDON BOROUGH OF CAMDEN)

Ward	No. Fuel Poor Households		% Fuel Poor Households		% change
	2011	2012	2011	2012	
Belsize	590	456	9.2	7.6	-1.6
Bloomsbury	354	518	9.1	11.6	2.5
Camden Town with Primrose Hill	507	462	9.3	8.3	-1
Cantelowes	457	462	9.1	9.5	0.4
Fortune Green	642	476	12.5	9.4	-3.1
Frognal and Fitzjohns	631	402	11.8	8.6	-3.2
Gospel Oak	321	342	6.8	7.4	0.6
Hampstead Town	646	415	13.2	8.6	-4.6
Haverstock	321	403	6.4	8.1	1.7
Highgate	413	393	9.2	8.7	-0.5
Holborn and Covent Garden	274	498	4.8	8.5	3.7
Kentish Town	544	516	9.7	9.2	-0.5
Kilburn	354	390	6.3	7	0.7
King's Cross	407	590	7.9	13.2	5.3
Regent's Park	312	466	5.5	8.5	3
St Pancras and Somers Town	161	408	2.9	7.7	4.8
Swiss Cottage	592	466	9.9	8.3	-1.6
West Hampstead	612	544	11.6	9.8	-1.8
	8138	8207	8.6	8.9	



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