

## **Planning Statement**

### **Project: 61 Bayham Place, Camden, NW1 0ET**

#### **Planning History and Overview of the site**

The site comprises a two-storey, mid-terrace building located on the southern side of Bayham Place. The building lies within the Camden Town Conservation Area and is noted as making a positive contribution to the Conservation Area.

On 05/09/2013 an application for prior approval for the change of use from Office (Class B1) to 1 x 2-bed residential unit was granted (reference 2013/3973/P).

The Council's adopted planning guidance provides further advice on the application of the Council's policies. Guidance document CPG1 (Design) 2013, CPG2 (Housing) 2013, CPG4 (Basements) 2013, and CPG6 (Amenity) 2011 are of particular relevance to the proposed scheme as is the Camden Town Conservation Area Appraisal and Management Strategy 2007.

#### **Landuse**

Following prior approval granted on 05/09/2013 the residential use of the building commenced in July 2014. The pre-application advice, 2013/8005/PRE, stated that permission for a 3 bedroom dwelling would not be needed. This application is for a 2 bedroom dwelling and therefore does not conflict with the approved landuse.

#### **Design**

The existing building is noted as one that makes a positive contribution to the Camden Town Conservation area. It is proposed therefore to retain the existing appearance but with a new building. Re-using existing brickwork which would be saved from demolition and replicating the original façade with like for like doors and windows will retain the character for the conservation area. Whilst demolition may be resisted only by doing so would other policies be able to be satisfied. With new walls, multi glazed windows and new replica workshop loading doors sufficient insulation and energy saving devices can be installed to meet Code 4 of the Code for Sustainable Homes in accordance with Policy DP22. The proposed development would need to incorporate sustainable design and construction measures to meet this standard.

#### **Statement demonstrating how relevant measures have been incorporated into the design.**

Use of existing materials salvaged from the original building would reduce the need to bring in materials, mainly brick, with high embedded energy. New timber windows and doors to replicate the original would be double or triple glazed and the overall insulation of the building would be to a high standard to meet Code 4 and Part L. Air tightness can only be achieved in a building of this type with new construction and more importantly with new air tight windows. Demolition is therefore a necessity.

Use of energy efficient underfloor heating will ensure maximum heat spread at low temperatures, in the right location to almost eliminate the need for long periods of heating.

It is proposed to incorporate a sedum covered roof above the weathering layer which will provide amenity and bio-diversity as far as a small building can manage. This will assist the thermal mass and help prevent unacceptable heat gain in the summer. Opening windows to the front and back of the building will provide excellent means for cross ventilation.

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### **Applicable policies**

Policy DP6 states that all new homes should comply with Lifetime Homes criteria as far as possible and requires a Lifetime Homes Assessment.

### **Lifetime Homes Assessment.**

The following table addresses the 16 criteria, of which the project meets the majority of the standards.

1. Parking – none is allowed in the development and a Section 106 agreement to ensure no public parking permits are allowed has been implemented.
2. Approach to dwelling from parking – for vehicles arriving at the property there is very little obstruction to the approach which would be as little as 2 metres to the door and this would also be level.
3. Approach to all entrances – there is only one entrance and this is immediately accessible from the public pavement, the entrance being on the back line of the pavement.
4. Entrances – the existing entrance doors will be set aside from demolition and fixed back into the development. This is a double door allowing easy access for furniture and deliveries and when one door is not in use this provides a good sized single door access.
5. Communal stairs and lifts – this is one dwelling and has no communal facilities.
6. Internal doorways and hallways – the internal doors are designed to be to a suitable standard to allow easy movement of people, cleaning equipment and furniture. All doors will be to a minimum of 762 leaf size except to the en-suite bathroom facilities.
7. Circulation space – from the street there is an entrance hall. For one dwelling there is no requirement for large circulation spaces. The landing corridor to each bedroom is 850 clear width.
8. Entrance level living space – The proposed lounge is on the ground floor and is immediately accessible on the level from the entrance hall and entrance door.
9. Potential for entrance level bed space – due to the size of each floor it is not proposed to provide a bedroom at ground floor level which will be fully utilised as a living room. There is however the potential to create a ground floor level bedroom by using the basement level as the main lounge or by division of the ground floor.
10. Entrance level WC and shower drainage – no entrance level WC and shower is proposed due to the size of the floor pan. A separate WC is proposed at basement level and this can incorporate a shower.
11. WC and bathroom walls – these will be constructed with vapour barriers and tile backing board to allow wall tiling to be laid on the walls without undue risk of mould. The walls would be insulated.
12. Stairs and potential through floor light dwelling. Natural daylight can be achieved in this proposal by glazing the walls around the access stair to the roof. Fanlights above the bedroom doors would also assist in providing borrowed light from the bedrooms. At ground floor level the stairs to the first floor will have natural light from the fanlights above the entrance doors. Similarly the staircase to the basement will have good natural light from the living room windows on the south side of the ground floor.

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13. Potential for fitting of hoists in bedroom / bathroom – the proposed construction of the floors and roof slab comprises concrete planks bearing on steel beams. These will provide the structural strength to allow the fitting of hoists in the bedrooms or the bathrooms.

14. Bathrooms – the bathrooms will be en suite to each of the 2 bedrooms. Each will have shower facilities and the larger bathroom will also have a full sized bath.

15. Glazing and window handle – to reach Code 4 it may be necessary for the windows to be triple glazed. The windows will have to be of new construction to achieve the necessary reduction in heat loss and air tightness.

16. Location of service controls – it is proposed to have a utility room at basement level, within which would be incorporated combined service controls for the whole building. The underfloor heating requires there to be separate zones of a maximum size which is likely to be 2 zones in the basement, 1 zone at ground floor level and 2 zones at first floor level. Each zone will have programmable controls.

### **Policy CPG1 – Design**

The proposed development takes account of the relevant guidance in CPG1. By replicating the existing building character and using a large degree of the retained materials from the demolition the new building will not only enhance the character and contribute to the conservation area but will also establish a sustainable, low energy dwelling.

With no change to the character there is no impact on the adjoining existing buildings, nor on any views. Similarly there will be no detriment to any natural and physical features.

Movement of earth to and from the site will be minimised and the Construction Management Plan takes this into account.

All modes of transport would be able to connect easily to the site.

There can be no overshadowing due to this development which retains its exact footprint, above ground size and height. No amenity areas will be affected.

### **Policy CPG2 - Housing**

The proposed development is intent on providing a quality home. Room sizes are above the standard set by the London Plan and the overall size of the development is greater than the requirement for a 2 bedroom 3 person home. In all relevant respects the proposals are better than the standards stated in CS6.

The minimum size of a 2 bedroom 3 person dwelling is 61 sq.m. - Proposed development is 127 sq.m.

Minimum single bedroom – 6.5 sq,m - Proposed is 8.6 sq.m. excluding the en-suite shower room

Minimum double bedroom – 11 sq.m - Proposed is 15.8 sq.m. excluding the en-suite bathroom

Ample storage areas are included in the proposed design with a store of 1.5 sq.m and utility space of 4 sq.m, both exceeding the requirements of CS6.

Storey heights will not be less than 2.4 metres.

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Notwithstanding that this development is for a single dwelling it will contribute towards the council's target of 595 additional homes per annum.

Policy CS14 calls for attractive, safe and easy to use development of the highest standard of design, and enhancing Camden's rich and diverse heritage assets, promoting high quality landscaping and works to streets and public spaces, seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible, protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

By retaining the character of the existing mews the proposals assist in enhancing the heritage assets and conservation area. Whilst the scheme cannot contribute to the landscaping, streets and public spaces due to its type it does nevertheless provide for inclusive access. Because the new building replaces the existing there can be no impact on important views. The proposals meet this section of CPG2.

To implement the proposed development the council requires compliance with policy DP26 – Managing the impact of development on occupiers and Neighbours. Whilst any construction activity has an impact on its environs this a small scale development which therefore can be more easily managed and contained. The Construction Management Plan accompanying this application seeks to confirm the methods to minimise any adverse impact on the neighbourhood.

### **Policy CPG3 – Sustainability, Renewable energy**

Within the area of a small dwelling built on its own footprint, with no available land beyond the building perimeter, there is reduced scope for installing sources of renewable energy.

The options considered are wind, solar, biomass and heat pumps.

Wind turbine – by nature of the size of development this can only be a small wind turbine located on the roof, but even a small facility would be such to alter the character of the conservation area and be visible from adjoining buildings and streets.

Solar panels – a balance had to be struck between a green roof, desirability of some amenity space and the efficiency of a small solar power panel. Whilst it is acknowledged that solar panels could be installed over the flat roof area these would have to be angled to suit the calculation for the sun's trajectory and this would make the panels visible from adjoining buildings and again would be to the detriment of the conservation area.

Bio-mass – there is no possibility to have a sufficiently large storage and conversion plant even assuming the usage would create bio-mass and therefore this option has been discarded.

Heat-pumps – the only type that could be utilised would be air source heat pumps. These are efficient but have to take into account they need electricity to run, are less efficient than GSHPs, cause noise and vibration impact and can have a negative visual impact. The facility would have to be sited on the roof which would not be desirable in a conservation area and consequently this option is not being proposed.

Subject to the practicality of finding the space, outlets and inlets on the buildings external walls it is intended to install mechanical vent and heat recovery (MVHR). This is needed due to the air tightness required so that fresh air can be drawn into the building and mixed with warm air while foul air is extracted.

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High efficiency lighting with controlled sensors will be installed in the proposed dwelling which will benefit the occupants by reducing energy demand.

### **CPG4 – Basements**

In order to segregate cooking and dining from the living areas as recommended for good design a basement is proposed to accommodate a kitchen and eating area without affecting the ground floor living space.

The response to the pre-application stated that “There is no objection to the principle of the basement development however there are concerns that the proposed front lightwell would harm the appearance of the terrace.” This advice has been taken into account and there is no proposed lightwell. Only the principle of a basement development has been adopted.

A site investigation was been commissioned to test the feasibility and risks associated with underground development. This was carried out by Ground Engineering Ltd., (GE), samples taken from a bore hole, monitoring of the standpipe left in the bore hole and a report produced. This report is submitted as part of this application and shows there are no undue risks involved in building the basement storey. A basement impact assessment (BIA) has also been prepared following the report from GE and this is also submitted as part of this application. The BIA demonstrates that the proposed basement will not cause harm to the built and natural environment and local amenity, result in flooding or lead to ground instability.

### **CPG6 – Amenity**

To maintain a high level of amenity consideration has to be given to the following items, not all, of which are relevant to this proposed development.

Air quality – due to the small scale of development there would be no appreciable impact on the air quality arising out of this proposal. The main cause would come from the gas fired boiler, one of which is already in use on this site but the new proposals will incorporate a cleaner and more efficient boiler and therefore lessen the pollution.

Contaminated land – the ground investigation study shows no evidence of contaminated land

Noise and vibration – the completed development will not cause noise or vibration. The construction phase however will and the Management Construction Plan seeks to minimise this to an acceptable level.

Artificial light – the proposals do not incorporate any artificial light to the exterior of the development.

Daylight and sunlight – the proposals are for a replacement building incorporating replica windows to the frontage and similar fenestration to the south face. There would be no significant change to the daylight and sunlight amenity which is in fact already to a high standard.

Overlooking, privacy and outlook – again the proposals are for a replacement building and would not affect privacy and outlook. Use of the roof as amenity space for the dwelling could be considered to pose the risk of overlooking from the southern end of the roof and to avoid this the design has set the balustrade away from the roof edge. In the existing building there are windows which potentially could create overlooking and the proposals would not make this worse. There should be no loss of privacy to the adjoining dwellings as a result of these proposals.

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Construction management plan – this will provide an instrument to assist in minimising the impact of the construction phase on the neighbourhood and is submitted as part of this application.

Access for all – although this is a single dwelling development it does offer the opportunity for inclusive access which is described more fully in the accompanying Design and Access Statement..

Wind and micro-climate – there can be no change resulting from the proposals which simply replace the existing building.

Open space, outdoor sport and recreation facilities – the proposed scheme has no opportunity to provide these facilities, but the roof space as an amenity for the dwelling offers a limited recreation facility. 5 sq.m. per adult is required as open space and this is accomplished by use of the roof space which provides 32 sq.m, for the possible 3 adults.

Planning for healthy communities - one single dwelling will not be able to contribute to the overall health of the community, but with the new development energy efficiency will assist good housing which assists the health of the occupants.

### **Summary**

Policies that apply to housing largely demand facilities and amenities that cannot or do not apply to a single dwelling. Nevertheless this application has taken account of the desire to meet Code 4 and create a wholly sustainable development while retaining and enhancing the conservation area.