

**APPENDIX B**

**PLANNING STATEMENT**

**593 – ST. PANCRAS WAY - PHASE 2**

**Cartwright Pickard Architects**

## Introduction

This statement has been prepared by Cartwright Pickard Architects on behalf of St. Pancras Property Ltd., in support of the Detailed Planning Application for 3 no. 1 bed flats on the roof of the existing office building at 8-14 St. Pancras Way. This statement should be read in conjunction with the Design & Access Statement, and the relevant drawings listed below:-

- 593-AP-100 – Site Location Plan
- 593-AP-110 – Existing Ground Floor Plan
- 593-AP-111 – Existing First Floor Plan
- 593-AP-112 – Existing Second Floor Plan
- 593-AP-113 – Existing Third Floor Plan
- 593-AP-114 – Existing Fourth Floor Plan
- 593-AP-115 – Existing Fifth Floor Plan
- 593-AP-116 – Existing Roof Plan
- 593-AP-120 – Existing South East Elevation
- 593-AP-121 – Existing North East Elevation
- 593-AP-122 – Existing Section A-A
- 593-AP-123 – Existing Section B-B
  
- 593-AP-200 – Proposed Ground Floor Plan
- 593-AP-201 – Proposed First Floor Plan
- 593-AP-202 – Proposed Second Floor Plan
- 593-AP-203 – Proposed Third Floor Plan
- 593-AP-204 – Proposed Fourth Floor Plan
- 593-AP-205 – Proposed Fifth Floor Plan
- 593-AP-206 – Proposed Roof Plan
- 593-AP-210 – Proposed South East Elevation
- 593-AP-211 – Proposed North East Elevation
- 593-AP-212 – Proposed South East Elevation
- 593-AP-213 – Proposed South West Elevation
- 593-AP-220 – Proposed Section A-A
- 593-AP-225 – Proposed Section A-A Daylight Section

The site is located above two –storey office premises at 8-14 St. Pancras Way. The offices are owned and occupied by Cartwright Pickard Architects who share the space with three other companies as tenants.

## Planning History

The application seeks consent for the erection of 3 number residential 1-bed flats on the roof of the existing development at 8-14 St. Pancras Way. The site was subject of a previous planning application by Cartwright Pickard Architects for the change of use and creation of a mixed use scheme of B1 office space and 14 no. residential flats (as below).

| Application ref: | Development proposals                                                                                                                                                                                                                                                                                                                                                                                          | Decision and date                                   |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| 2004/2548/P      | Change of use and works of conversion of the five-storey office building into a mixed use scheme of B1 on ground, part first and second floors, and 14 residential flats (1x3 bedroom maisonette, 2 x 2 bedroom flats, 4 x 1 bedroom flats and 7 x studio flats) on part first, part second, and on third to fifth floors together with external elevational alterations and the erection of a roof extension. | Application granted 15 <sup>th</sup> September 2004 |

## Development Proposals

The application seeks consent for the erection of 3 number residential 1-bed flats on the roof of the existing office development at 8-14 St. Pancras Way. The flats would be accessed via the 3<sup>rd</sup> floor from the existing stair core serving the 14 existing flats that were part of the original development (street address 2-15 St. Pancras Way).

The proposal is car-free, and no car-parking will be added as a consequence.

## Planning Policy context

This section provides a summary of the key local planning policies relevant to this application as highlighted in the Pre-application meeting report (Appendix A), and the response from Cartwright Pickard Architects.

Camden Council's key planning documents are collated under the London Borough of Camden Local Development Framework (LDF) replaced the Unitary Development Plan (UDP) in November 2010, and sets out Camden's strategy for managing developments in the borough - in conjunction with national planning policy and the London Plan.

There are two key sets of documents under the LDF: the 'Core Strategy' (CS), which helps define the plan for the boroughs future, and 'Development Policies' (DP) which provide more detailed planning criteria used to determine planning applications within the borough.

Supplementary planning guidance is also referenced within the pre-application report: Camden Planning Guidance (CPG) documents provide information on how Camden applies planning policy.

The London Plan is also referenced in respect of residential design standards.

## **1. Land Use principles**

### **CS1 – Distribution of growth**

The aim of CS1 is to focus Camden's growth in the most suitable locations, 'while continuing to preserve and enhance the features that make Camden such an attractive place to live, work and visit'.

The policy makes specific reference to concentrating development in the growth area of King's Cross – as an 'Opportunity area' which nominates areas within Camden that are able to accommodate new jobs and homes. Making use of Camden's limited land is also highlighted in paragraph 1.21 whilst also seeking to improve the quality of the environment.

### **CS5 – Managing the impact of growth & development**

CS5 seeks to provide infrastructure and facilities to meet the population's needs, whilst also protecting the environment and heritage by providing sustainable buildings and high quality spaces. The impact of new developments on their occupiers and neighbours is to be fully considered, and mitigating measures introduced where necessary.

### **DP2 – Making full use of Camden's Capacity for Housing**

DP2 is concerned with maximising the supply of homes whilst minimising their loss. The first part of the policy is making the best use of sites for additional homes, the second concerned with loss of housing floor space in all forms.

### **DP5 – Homes of different sizes**

DP5 helps to implement the Core Strategy Policy CS6: securing mixed and inclusive communities and a range of self-contained homes of different sizes. The policy makes reference within the 'Dwelling Size Priorities Table', of Camden's particular aims for the size of housing types by tenure. For Market Sale tenures 2-bedroom units are deemed to have a very high demand, and the council would expect proposals to include some dwellings that meet the high priorities whenever it is practicable to do so.

### **Land-use principles comment:**

The pre-application meeting notes that provision of accommodation in this location is considered to be acceptable in principle.

Regarding the proposal of 1 bed-2person flats considering the Camden's 'Dwelling Size Priorities Table'. St. Pancras Property Ltd., have owned and managed the 14 existing flats at 8-14 St. Pancras Way since 2007 and have found a very high demand for 1-bedroom flats in the area: typically 40-50 expressions of interest for each 1 bedroom flat comes up. The existing 2 and 4 bedroom flats have proved harder to let.

## **2. Amenity**

### **CS1 – Distribution of growth**

The aim of CS1 is to focus Camden's growth in the most suitable locations, 'while continuing to preserve and enhance the features that make Camden such an attractive place to live, work and visit'.

The policy makes specific reference to concentrating development in the growth area of King's Cross – as an 'Opportunity area' which nominates areas within Camden that are able to accommodate new jobs and homes. Making use of Camden's limited land is also highlighted in paragraph 1.21 whilst also seeking to improve the quality of the environment.

### **CS5 – Managing the impact of growth & development**

Camden council has highlighted the protection of amenity as a key factor in managing growth within the borough. New developments are expected to avoid harming the amenity of existing and future occupiers and nearby properties. Where this is not possible appropriate measures should be implemented to minimise any potential negative impact.

### **DP26 – Managing the impact of development on occupiers and neighbours**

Developments should consider the following elements to prevent potential negative impacts on occupiers and neighbours: visual privacy; overlooking; overshadowing; outlook; access to daylight and sunlight; disturbance from artificial light; vertical levels of onlookers/occupiers; and the distance between properties.

In assessing acceptable levels of daylight and sunlight, the Council will refer to the BRE recommended standards (*'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (1991)*).

### ***Supplementary Planning Guidance***

#### **CPG1 – Design: chapter 4**

The guidance within this chapter is concerned primarily with alterations and extensions to existing buildings. The key principles centre around any new extensions should take into account the character and design of the property and its surroundings.

Materials should complement the colour and texture of the existing building, and ideally should weather well, whilst providing insulation and potential for recycling.

In terms of scale, any extension should be subordinate to the original building and the height should respect the similar pattern of the site context.

#### **CPG2 – Housing: chapters 4 & 5 in particular**

Chapter 4: 'New developments should provide high quality housing that provides secure well-lit accommodation that has well designed layouts and rooms'. The guidance sets out the minimum requirements for layout and room size and design; storage and utility spaces; daylight, sunlight and privacy; security; amenity space; and noise/soundproofing. Reference is also made to the now-adopted Mayor's 'London Housing Design Guide.'

Chapter 5: 'All residential development should meet the 16 criteria that form the Lifetime Homes standards'. The standards are applied flexibly to existing buildings, but justification is required for any non-adherence to the criteria.

The chapter also refers to Wheelchair Housing requirements of new developments.

#### **CPG6 – Amenity: chapters 6 & 7 in particular**

Chapter 6: All buildings are expected to receive adequate daylight and sunlight. A report will be required where there is any potential reduction of existing levels of the daylight or sunlight – this report should demonstrate how the design has taken into consideration the guidance in the BRE's '*Site layout planning for daylight and sunlight: A guide to good practice*'; and have optimised solar gain. The council will base their considerations for the above on Average Daylight Factor and Vertical Sky Component.

Chapter 7: 'Developments are to be designed to protect the privacy of existing dwellings'. The design should take into account the location of new windows to avoid overlooking and create a pleasant outlook for new and existing occupants. Where this cannot be met, measures should be introduced to mitigate overlooking and loss of privacy.

#### **Amenity comment:**

##### Quality of accommodation

Since the pre-application report we have increased the areas of the apartments from 40sqm to 50sqm in-line with the minimum standards required of a 1 bed, 2 person dwelling within the London Housing Design Guide. Storage space also meets the minimum requirements of 1.5sqm, and each apartment is provided with outdoor private amenity space which exceeds the minimum area required within the LHDG. The living room, bedrooms and balconies will benefit from morning sunshine, and roof lights will bring sunshine into the kitchens and bathrooms.

In terms of soundproofing, the layout of the new apartments is such that they ensure that no bedroom will be next to the living room of an adjacent apartment. Acoustic insulation will be installed between apartments to exceed current Building Regulations (a minimum of 5db better as per Code Level 3 – See Appendix G).

The apartments are single aspect, this is to protect the privacy of new and existing occupants on the 3<sup>rd</sup> floor of 8-14 St. Pancras Way, and the neighbouring building at 16. St Pancras Way. However daylight and sunlight is brought into bathrooms and kitchens via generous roof lights.

### Impact on neighbouring occupiers

With regard to loss of daylight and sunlight on neighbouring buildings please see the 'Planning Daylight Sunlight and Overshadowing Report' carried out by BLDA Consultancy in Appendix H. In order to prevent overlooking to occupiers located to the north of the site, 1.8m high acid-etched glazing is proposed to the western boundary. The etched finish of the glazing was selected to maintain existing daylight levels as much as possible.

The proposals do not include any roof mounted external plant equipment that will cause noise nuisance to existing or new occupants, please see the Energy Statement in Appendix F.

### Loss of Outlook/sense of enclosure

The 3<sup>rd</sup> floor flats are owned by St. Pancras Property Ltd., and are on a short-term 12 month lease. The flats do not have a view of the canal itself and look out onto the office roof and skylight. The proposal creates a roof top garden which is a visual amenity for all the existing and new residents. The proposed small tress will add to the biodiversity of the area.

The planning application includes a drawing (593-AP-225) which indicates a 25 degree line drawn from the existing 3<sup>rd</sup> floor windows at 8-14 St. Pancras Way. This indicates the new development is unlikely to have a substantial effect on the daylight levels enjoyed by the occupants (please also see BLDA Consultancy's report in Appendix H).

### Impact on office below

Concerns were raised over the loss of light to office occupiers below. The daylight /sunlight report does not address this as BRE guidance does not give specific standards to achieve. Further to this we believe it is not necessary to test the office space for daylight levels as the main natural light source comes from the curtain walling facing the canal, and the skylight is more of a secondary light source. Additionally the proposed apartments are to the north of the skylight, so we do not believe it would have much effect on the atrium below. The skylight also has internal blinds which are used to reduce glare so the development could be helpful in creating a more comfortable internal environment.

## **3. Conservation and Urban Design**

### **CS14 – Promoting high quality places and conserving our heritage**

New buildings are required to be of the highest standard of design and respect local context and character, whilst preserving and enhancing Camden's rich and diverse heritage. The council seeks to ensure that Camden is enjoyable for everyone whether they live, work or are just passing through the borough.

#### **DP24 – Securing high quality design**

The council requires all developments to be of the highest standard of design and to consider:-

- Character, setting and form and scale of neighbouring and the existing buildings;
- Quality of materials;
- Appropriate amenity space, and landscaping features;
- Accessibility;
- Appropriate location of services equipment.

#### **DP25 – Conserving Camden’s heritage**

The council will seek to maintain the character of Camden’s conservation areas, and when assessing applications will refer to the following:-

- Take into account of conservation area statements, appraisals and management plans;
- Only permit development that preserves the character and appearance of the area;
- Prevent any demolition of an unlisted building that is deemed to make a positive contribution to the area;
- Not permit development outside of a conservation area that might harm the character of that conservation area;

#### **Conservation and urban design comment:**

##### Proposed apartment design

As stated in the pre-application report, the new apartments are proposed to be modular and pre-fabricated in the factory and brought to site as completed fitted out and pre-clad units. The design proposals indicate the cladding of the apartments will match the finish of the office development below. The materials palette is quite simple and seeks to merge in with the existing development.

The extended roof profile tabled previously at the pre-application meeting has been removed, and the roof is within the building footprint. This further references the design of the office below and is more in keeping with the building forms found along the section of the canal.

#### **4. Resources and Energy**

##### **CS13 – Tackling climate change through promoting higher environmental standards**

The council requires all developments to minimise the effects of and adapt to climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

This includes minimising carbon emissions and incorporating efficient water and foul water infrastructure.



## **CS15 – Protecting and improving our parks and open spaces & encouraging biodiversity**

Camden council will protect and improve Camden's parks and open spaces, including tackling deficiencies and under-provision. The Council also seeks to protect and improve sites of nature conservation and biodiversity. With regard specifically to Regent's Canal, the council will preserve and enhance by: -

- Balancing the differing demands on the Canal, its towpath and adjoining land;
- Implementing opportunities to make the canal a safer place;
- Applying guidance in the Regent's Canal Conservation Area Management Strategy;
- Implementing opportunities to provide additional conservation areas and improve the role of the Canal and its adjoin land as a habitat corridor (green chain);
- Working with British Waterways, Natural England, other land owners/developers, users and the local community to improve the Canal and towpath.

## **DP22 – Promoting Sustainable Design & Construction**

Developments should incorporate sustainable design and construction measures, schemes must:-

- Demonstrate how sustainable development principles have been incorporated into the proposals;
- Incorporate green or brown roofs wherever suitable;
- new build housing is to meet Code for Sustainable Homes Level 3 by 2010, code Level 4 by 2013 and encouraging Code Level 6 by 2016;

New developments should also seek to incorporate climate change adaptation measures such as:

- summer shading & planting;
- limiting run-off;
- reducing water consumption and air pollution.

## **Resources and Energy comment:**

### Renewable Energy

As stated in the Pre-application report the proposals are not a major development so there is no statutory requirement to provide renewables. The report also references CPG 3 – that all developments should seek to reduce carbon emissions, and in response to his the design proposes that each apartment will have an air-exhaust heat pump which will generate heating and hot water using exhaust air from the kitchen and bathroom. Please see the Energy Statement in Appendix F for more details.

### Biodiversity

Camden's Development Policies seek to incorporate green or brown roofs wherever suitable. It is felt due to the nature of the offsite construction proposed that a green roof will impose too much

weight on the structure, particularly as when calculating the loadings the roof can accommodate, the green roof must be assumed to be saturated with rain or snow.

However to improve biodiversity the design proposals allow for landscaped planters to the main office roof space – the small tree species will be selected to retain their leaves during the winter months. Currently the office roof is maintained by St. Pancras Property Ltd., and would continue to do so with the addition of landscaping. Access onto the roof areas is indicated on the plan (see 593-AP-203).

#### Code for Sustainable Homes Assessment

Please see Appendix G for Synergy Consulting Engineer's Code Assessment. The proposals easily achieve Code Level 3 as required by the pre-application report. In fact our proposals almost achieve Code Level 4.

### **5. Transport and servicing**

#### **CS11 – Promoting sustainable and efficient travel**

This policy seeks to minimise congestion and address the environmental impacts of travel by restricting new parking; minimising provision of private parking; and encouraging more sustainable modes of transport by improving pedestrian links and facilities for cyclists.

#### **DP16 – Transport implications of development**

Developments should integrate with the transport network and is supported by adequate walking, cycling and public transport links.

#### **DP17 – Walking, cycling and public transport**

The council will promote walking, cycling and public transport use. Suitable provisions should be made within new developments to encourage the above.

#### **DP18 – Parking standards and the availability of car parking**

Any new developments should provide the minimum necessary car parking provision. The council expects any development to be car free in certain key areas within the borough.

#### **DP19 – Managing the impact of parking**

The council seeks to resist any development that would have negative impacts on parking, highways or the environment.

#### ***Refuse and recycling***

#### **CPG1 – Design: chapter 10**

Developments should ensure they have adequate space for storage of waste and recyclables in a safe and secure location, accessible for all users and collectors.

The location of the storage should minimise noise, obstruction and odours with respect to occupiers and neighbours.

Containers should be in designated areas and sensitively designed with regard to their surroundings.

#### **Transport and Services comment:**

##### Cycle Parking

As per Camden's planning policy the development will provide one cycle space per unit.

##### Car parking

The proposed development is car-free.

##### Construction Management Plan

A Draft Construction Management Statement is included under Appendix C.

##### Refuse & Recycling

We have sought consultation with Camden Street Environment Services on the refuse storage proposals, but have not received confirmation as yet.

Currently at ground floor the building provides 2 x 1100L Eurobins for refuse only, which serve the existing 14 flats, and we believe the existing Eurobin capacity is more than sufficient to cope with the 3 additional flats.

Therefore it is proposed that the 3 new 1 bedroom flats use the same facilities. The building management company has found that only one of the Eurobins is used regularly which confirms that the existing refuse storage provision should easily accommodate 3 more flats.