

Reference: 1767.PS

## **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. These will be considered in this statement.

### **Land use**

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 land use.

### **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 façade and rear wall. It was intended to retain the existing first floor but structural engineers have confirmed this floor is not adequate for the new use and so is now to be replaced at the same level as the existing. The roof will need replacing as the front section leaks in common with other properties along the terrace, caused by the original configuration that creates a ridge across the centre and drains both ways. The drainage to the façade is taken away by a small downpipe in the corner of the building fed by a parapet gutter which is boxed in below ceiling level. It is this feature that has failed and without a new roof draining to the rear will continue to do so. It is therefore proposed to provide a new roof to overcome this deficiency with access to take advantage of the amenity space created. The access enclosure is made as low as possible to reduce to a minimum the impact on longer views.

It is proposed to incorporate into the new roof a sedum covered layer above the weathering layer which will provide some 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. An opening window at the head of the access stair will provide excellent ventilation by creating up draught ventilation.

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.

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4. Entrances – the existing entrance doors will be retained as part of the retained existing façade. 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 has 850 mm 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 providing a window in the roof access enclosure to the roof. Fanlights above the bedroom doors could 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.

13. Potential for fitting of hoists in bedroom / bathroom – the proposed construction of the 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 windows – the existing windows, including the first floor loading doors, have to be retained to the façade to avoid any impact on the conservation area. To the rear however it is proposed to replace the existing windows because they cannot be serviced or repainted without having access through the adjoining terraced house in Crowndale Road. Given that the existing windows or replacements have to be of painted timber to accord with the materials of the conservation area new windows could be made reversible so that they can be maintained from the inside. These windows would be set into the existing arched brick openings. If not renewed so as to allow maintenance then the existing windows will deteriorate and eventually will harm the conservation area.

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 dwelling. The underfloor heating

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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. The retained building after maintenance and decoration will enhance the character and contribute to the conservation area.

With no change to the character there is no impact on the adjoining existing buildings. Similarly there will be no detriment to any natural and physical features.

Movement of earth to and from the site will be managed to cause least disturbance. 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**

All residential developments in the Borough are required to be designed and built to create high quality homes. This proposed development seeks to do just that within its own existing envelope.

The dwelling will be self-contained, have its own secure private entrance off the street and has just one entrance.

The kitchen and dining area are separated from the living area and the bedrooms are separated from all the other accommodation.

Ceiling heights will not be less than 2.7 metres in all habitable rooms.

The ground floor plan will provide the living area and will be open plan.

There will be no internal load bearing walls. The structural floors are designed to span between party walls.

The minimum area for a 3 person dwelling is 61 sq.m. The proposed development exceeds this and provides 132 sq.m. double the area.

The single bedroom should be not less than 6.5 sq.m. The proposed single bedroom is 8.6 sq.m. not including the en-suite shower room.

Similarly the double bedroom should not be less 11 sq.m. The proposal is for 15.8 sq.m.

1.5 sq. m of storage space is provided in the proposal together with a utility room measuring 4 sq.m.

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

There is no practical scope for installing sources of renewable energy in this existing building. The options considered were wind, solar, biomass and heat pumps.

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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, be visible from adjoining buildings and streets and in such close proximity to the adjoin windows would become a noise nuisance.

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.

Mechanical Ventilation incorporating Heat Recovery (MVHR) – by retaining the existing building envelope and the first floor this limits the scope for MVHR and as a result only a simple form can be installed if at all. There would have to be a small inlet grill and exhaust grill required for this.

High efficiency lighting with controlled sensors – LED lighting is proposed throughout to ensure maximum energy efficiency.

#### **Policy CPG4 - Basements**

The pre-application advice stated that there is no objection to the principle of the basement development. It did however object to the provision of an open basement well to the front of the building and this is no longer part of the proposals nor is it possible with the retention of the façade wall. Internally though it is proposed to have light wells to the basement as indicated on the plans.

A Basement Impact Assessment (BIA) has been prepared and is submitted with this application. This follows a full Site Investigation of the sub soil conditions carried out by Ground Engineering Ltd., whose report is also submitted with this application.

Construction of the basement requires underpinning of the party walls, the façade wall and the rear wall. A CMP accompanies this application to show how this can be achieved with minimum impact on neighbours and traffic.

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