



Proposals for Mixed Use Regeneration

Englands Lane Residence
Englands Lane
London NW3 4XJ

Planning Application
Design & Access Statement
December 2014

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Introduction

This statement has been prepared by Chassay+Last Architects in support of an application for permission for the proposed extension to Englands Lane Residence London NW3 4XJ. The document sets out the context of the existing site, the development proposals and the design rationale for the approach adopted.

Team

Developer
Architect
Planning Consultants
Sustainability Consultants
Daylight and Sunlight Consultants
Arboricultural Consultants
Traffic Consultants

Cisco Property Ltd.
Chassay+Last Architects
Savills
Price & Myers
Drivers Jonas Deloitte
Landmark Trees
TTP Consulting

Chassay+Last Projects in London

Chassay+Last were selected for this project by the client because of:

- their innovative design
- their experience in Camden and North London
- their experience in mixed use schemes

The architects have completed a number of buildings in London Borough of Camden, including the following:

- 158 Prince of Wales Road, Chalk Farm
- 52 Prince of Wales Road, Kentish Town
- Wychcombe Studios, Belsize Park
- Jazz Café Parkway, Camden Town
- Blackburn House, Hampstead
- Pond Street Houses, Hampstead
- 83-85 Abbey Road, St Johns Wood
- Milkwood Studios, Delancey Street, Camden Town



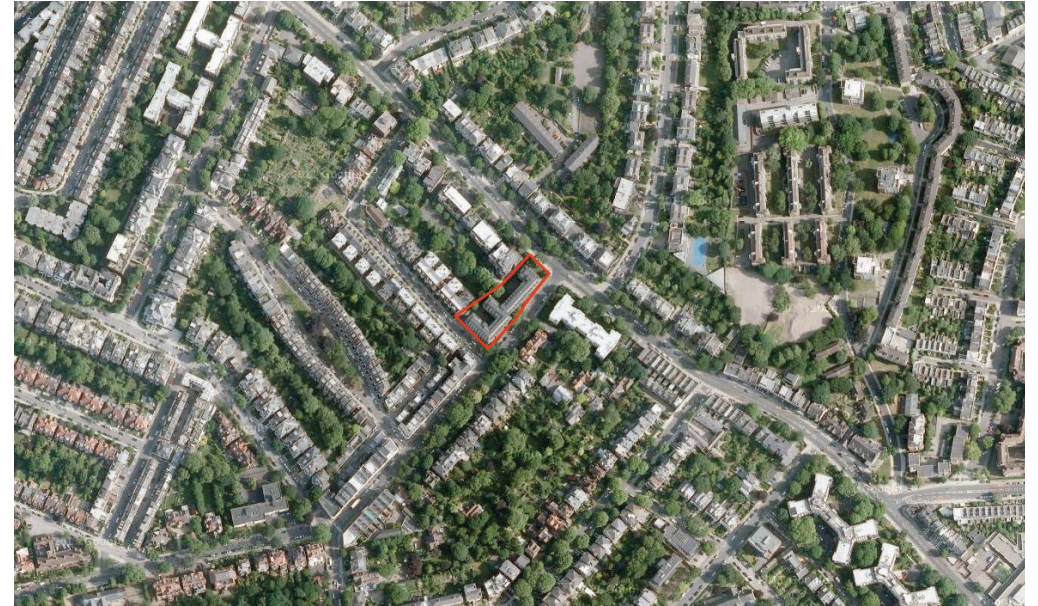


The architects have completed a number of buildings in adjacent areas, including the following:

- Coutt's Crescent, Highgate
- Ice Wharf, Kings Cross
- The Fitzpatrick Building, Kings Cross
- York Way School, Kings Cross
- Angel Southside, Islington
- The Wallpaper Factory, Islington
- Brent Adult College, Stonebridge
- South Kilburn Demonstration Home, Kilburn

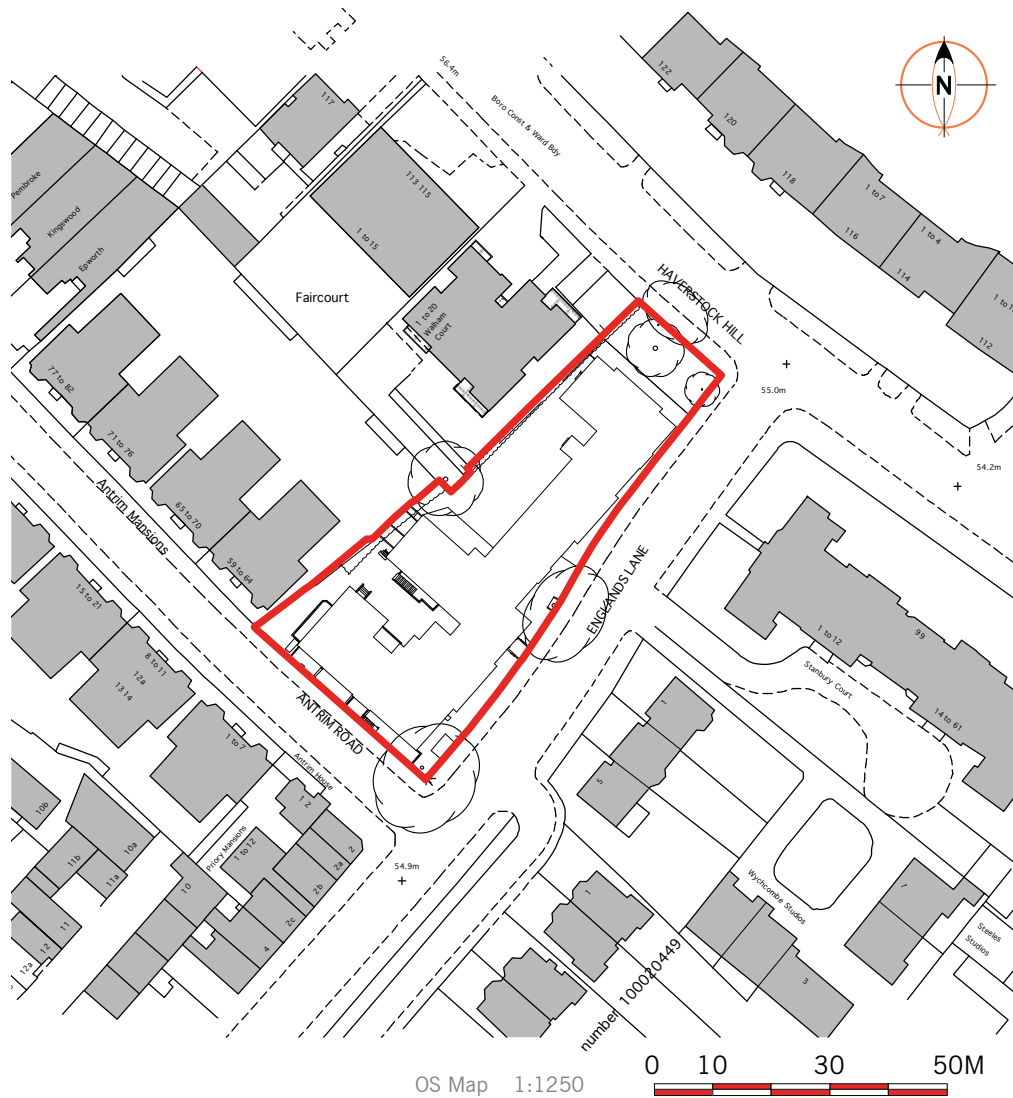
Site Location

The site is located in Belsize Conservation Area. It is located on the intersection of Haverstock Hill and Englands Lane, in between Belsize Park and Chalk Farm Tube Station, approximately 550m to each station .



Aerial Photos (Source: maps.google.com)

Site Description and Background



The former nurse's home on England's Lane is a 1930s neo Georgian block of flats located on a prominent site at the junction of Haverstock Hill. It is four storeys in height with an attic storey in the form of a mansard roof with projecting eaves. The facades are constructed in a red brick with classical details such as pilasters and multi pane sash windows.



Site Context and Architectural Character

The site is located in Belsize Conservation Area. In the conservation area statement for this area, it is designated as a positive contribution.

“The 1930s former nurses’ home at the east end of England’s Lane....with four storeys in dark red brick, with vertically proportioned windows aligning with small repeated dormers set into the roof, and pilasters expressed in the brickwork.”
(Conservation area Statement, Belsize, April 2003)



Bird's Eye Photo (Source: www.bing.com/map)

Site Context and Architectural Character - England's Lane



The northern side of England's Lane and its western end is generally characterized by three to four storey terraces with shops at ground level and residential above.



The shopfronts retain a variety of original details including scrolls, pilasters, facias, doors and frames. The upper floors have classically-detailed window surrounds and the sizes of the windows diminish on each successive upper floor.

Site Context and Architectural Character - Antrim Road and Haverstock Hill



Antrim Mansions, dating to 1897 at the southern end of Antrim Road, is a consistent group of 3 storey mansion flat blocks in the use of red brick, render, white painted sash windows, slate roofs, gables and bay windows.

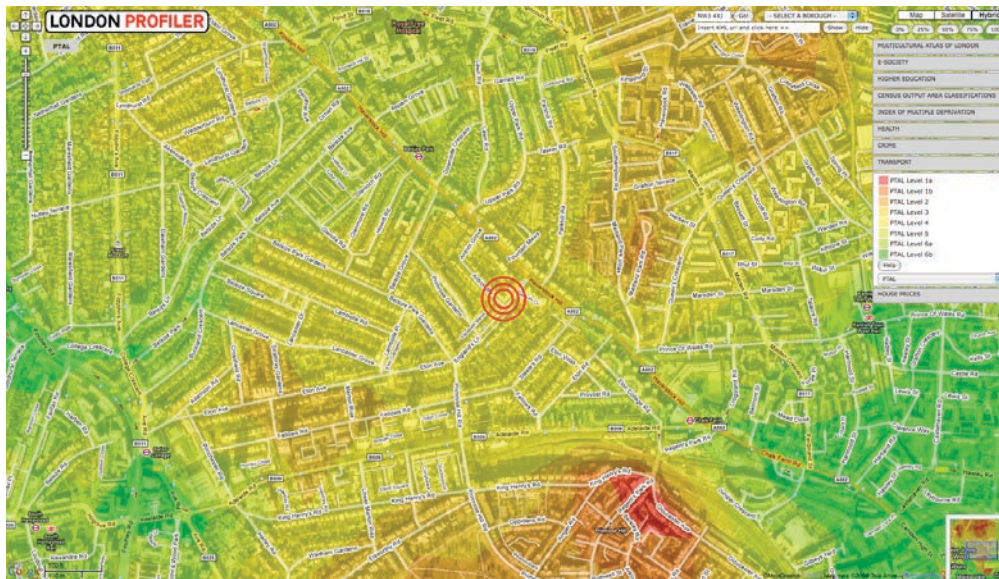


The modern five and six storey blocks, Walham Court, along Haverstock Hill, adjacent to rear of the site, are not related to its central character

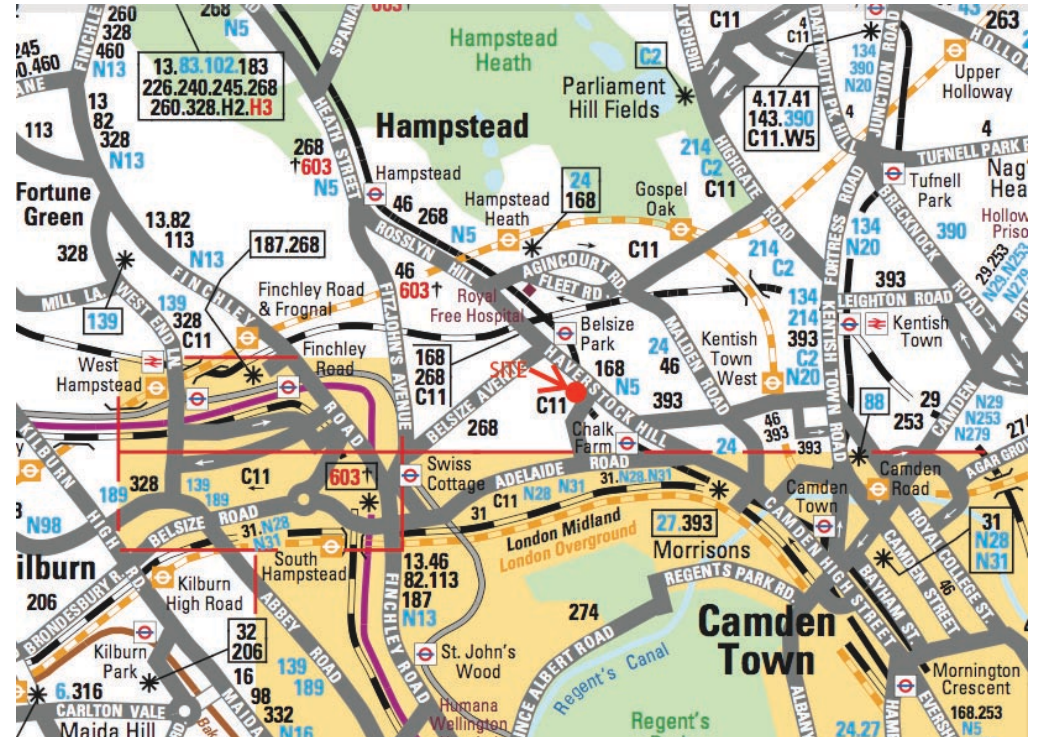
Transportation Links

The site lies within PTAL level 4 on a scale of 1-6, so has an average rating. The nearest tube station is Belsize Park Station on Northern Line, approx 550 metres to the north west, and Chalk Farm Station also on Northern Line, approx 650 metres to the south east. A number of bus routes pass near the site, including:

C11	Brent Cross Shopping Centre - Archway Station / Junction Road
168	Royal Free Hospital - Dunton Road
31 / N31	Bayham Street - White City Bus Station
46	Lancaster Gate Station - Stonecutter Street
N5	Edgware Bus Station - Whitehall / Trafalgar Square
N28	Bayham Street - Mapleton Crescent



PTAL Map (Source: londonprofiler.org)



The Existing Building

Currently, The former nurse's home on England's Lane is a 1930s neo Georgian block of flats located on a prominent site at the junction of Haverstock Hill. It is four storeys in height with an attic storey in the form of a mansard roof with projecting eaves. The facades are constructed in a red brick with classical details such as pilasters and multi pane sash windows.

The use of the building as a hostel was confirmed in 2004 with the granting of a certificate of lawfulness. (2004/0858/P)



Relevant Policies

It is located in Belsize Conservation Area. In the conservation area statement for this area, it is designated as a positive contributor.

In the Pre-Application report (May 2009), the officers has suggested:

The relevant policies that would apply to this proposal are taken from the London Borough of Camden Replacement Unitary Development Plan (UDP) which was adopted in June 2006 and the London Plan (consolidated with alterations since 2004) (2008). The UDP is supplemented by advice contained in the 'Camden Planning Guidance' (CPG) which was adopted in December 2006.

The proposed scheme would be required to meet the following UDP policies and these should be addressed in any supporting statement to be submitted with the application:

- Policy SD6 – Amenity for occupiers and neighbours
- Policy B1 – General Design
- Policy B3 – Alterations and extensions
- Policy B7 – Conservation Areas
- Policy S1 and S2 Sustainable Development
- Policy T8 – Car Free Housing and Car Capped Housing
- Policy T9 – Impact of Parking
- Policy T3 – Pedestrians and Cyclist
- Policy H9 -Hostels
- Policy H7 -Life Time homes and wheel chair housing
- Policy N4 – Providing public open space

Also because the proposed site is located in a conservation area the relevant conservation guidance must also be adhered to, in this case is the Belsize Conservation Area Statement.

Within the statement, particular attention should be given to the section on roof extensions and materials and maintenance.

The relevant policies listed above has now been replaced by Camden Core Strategy (2010), Camden Development Policies (2010) and The London Plan (2011).

Core Strategy

- CS1 – Distribution of growth
- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes
- CS14 – Promoting high quality places and conserving our heritage

Development Policies

- DP2 – Making full use of Camden's capacity for housing
- DP6 – Lifetime homes and wheelchair standards
- DP9 - Student housing, bedsits and other housing with shared facilities
- DP18 – Parking standards and limiting the availability of car parking
- DP22 – Promoting sustainable design and construction
- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours

The details of the policies will be described in the Planning Statement.

