



PROPOSED EXTENSION AND ALTERATIONS

37 York Rise, Dartmouth Park, NW5 1SP

DESIGN & ACCESS STATEMENT

034_DAS_01

JANUARY 2015

AY Architects ©

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REVISIONS

REV	DATE	DESCRIPTION	BY
First Issue	13.01.15	For Planning	SC

INTRODUCTION

The Applicants, Karen Emanuel and Colin Currie are seeking planning approval for the conversion of non-self-contained residential accommodation and office accommodation into a single family dwelling at number 37 York Rise.

The proposed works include:

- alterations to the ground level street elevation to update and improve it's character to be more in keeping with adjacent store fronts and appropriate to the proposed residential use.
- replacing the existing rear extension at half stair landing level with an enlarged extension with new access to the existing lower terrace at the same level.
- the creation of a courtyard at ground level, in order to increase the internal daylight levels and outdoor amenity.

AY Architects were appointed in April 2014 to investigate the feasibility of the development, leading to the current design proposal seeking planning approval.

RECENT PLANNING HISTORY

A Certificate of Lawfulness was granted on 27/11/1996 for the basement and ground floor to be used as (B1a) Office space. Sufficient evidence was submitted to show the space had been used as an office for more than 10 years. Ref: PE9606001

PLANNING GUIDANCE

The following national, regional, mayoral and local planning guidance has been used for developing the current design proposal:

Code For Sustainable Homes (2010)
 The London Plan (2011)
 London Housing Design Guide (2010)
 Lifetimes Homes (2010)
 Camden Planning Guidance 1-8
 Camden Local Development Framework Camden Core Strategy 2010 - 2025 (2010)
 Camden Local Development Framework - Camden Development Policies (2010)
 The Dartmouth Park Conservation Area Appraisal and Management Statement

CONSULTANT TEAM

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SITE LOCATION

The site is a semi-detached Victorian terrace property located near the corner of Dartmouth Park Road and York Rise, NW5, London Borough of Camden. The property is not listed however lies within the Dartmouth Park Conservation Area.

The basement and the ground floor of the building has been used as an office for several years and the upper two floors of the building comprise of a non-self contained private dwelling. There are separate entrances to both the office and the dwelling on York Rise, however there is an internal connection between the two. The residential dwelling includes a rear terrace on the first floor on the roof of part of the ground level office. The office and the dwelling share a postal address.

SITE ACCESSIBILITY / PUBLIC TRANSPORT

The site is well served by public transport. Tufnell Park underground station is 10 minutes walking distance to the East, whereas Gospel Oak Overground Station is approximately 10 mins walking distance to the West.

Buses C11, 214, C2 stop on Highgate Road and the number 4 bus stops on Dartmouth Park Road, both bus stops are within a 5 minute walking distance.



Fig. 1

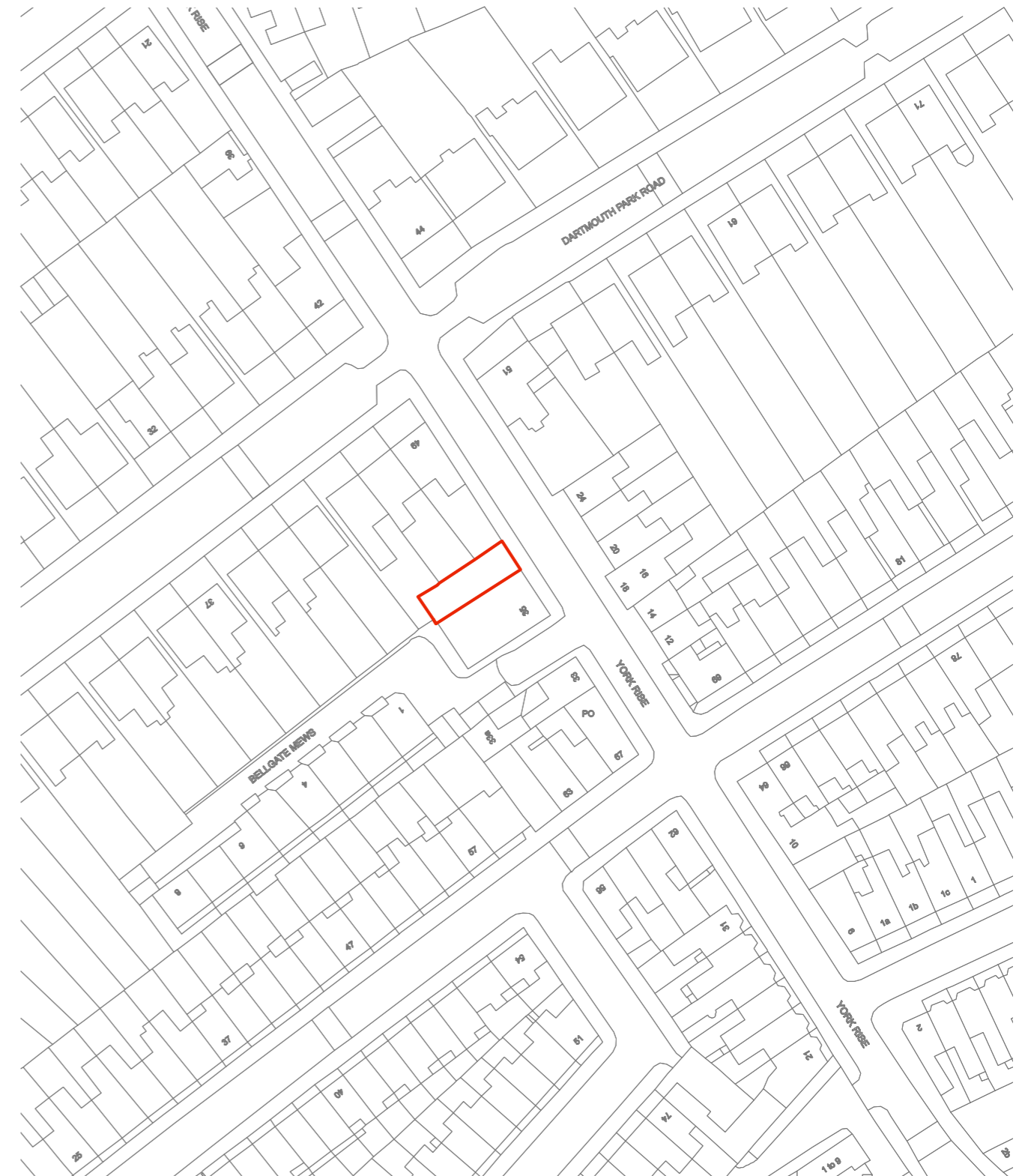


Fig. 2

Figure 1 - Bird's eye view of the property looking North -east

Figure 2 - Location Plan 1:1000

SITE CONTEXT

The immediate site context is made up of a mix of predominantly residential houses with a small number of commercial shop units, located on the ground floor of the buildings around the junction of York Rise and Chetwynd Road.

The immediate residential stock in the area is made up of a mix of 2, 3 + 4 storey privately terraced houses. The wider conservation area has a range of domestic architecture dating from the late 18th century to new, contemporary housing. The architectural quality of the area is high.

The property is located at the end of a small parade of shops on York Rise and adjacent to the Dartmouth Arms Public House.

THE DARTMOUTH PARK CONSERVATION AREA

The property is located within the Dartmouth Park Conservation Area, this is defined as an “area of special architectural or historic interest, the character or historic interest of which it is desirable to preserve or enhance” (see figure 3).

The area identified includes roads south of Highgate cemetery, west of Dartmouth Park Hill, north of Chetwynd road and east of Lissenden Gardens.

The conservation area is split into sub-areas and 37 York Rise lies within Sub Area 2 - Dartmouth West. York Rise is described as a ‘central spine’ that runs North to south separating Dartmouth Park Hill to the East and Highgate Road to the west. It lies above a previous tributary of the Fleet River.

York Rise itself, has few buildings which front the street, the majority of the road is fronted with boundary walls allowing glimpses of the views over perpendicular gardens. Number 37 York Rise has a good view over the gardens of Dartmouth Park Road (see figure 4). These views are fully enjoyed from the rear of the residential dwelling and the rear terrace.

There is a small cluster of buildings around the York Rise/Chetwynd Road junction which front the street. These are mainly occupied with shops on the ground floor and residential dwelling above. The shop fronts themselves are identified as having little architectural merit with the exception of, 58 Chetwynd Road, 33 York Rise, 64 Chetwynd Road. The adjacent Dartmouth Arms Public House, has also been identified as a good example of surviving historic pub front in the The Dartmouth Park Conservation Area Appraisal and Management Statement.



Fig. 3



Fig. 4

Figure 3 - Dartmouth Park Conservation Area and Site

Figure 4 - View from second floor bedroom of rear gardens to properties fronting Dartmouth Park Road.



Fig.5



Fig.6



Fig.7

Figure 5 -York Rise Elevation (East)
Figure 6 - Elevation (West)
Figure 7 - Garden Terrace on First Floor



Fig.8



Fig.9



Fig.10

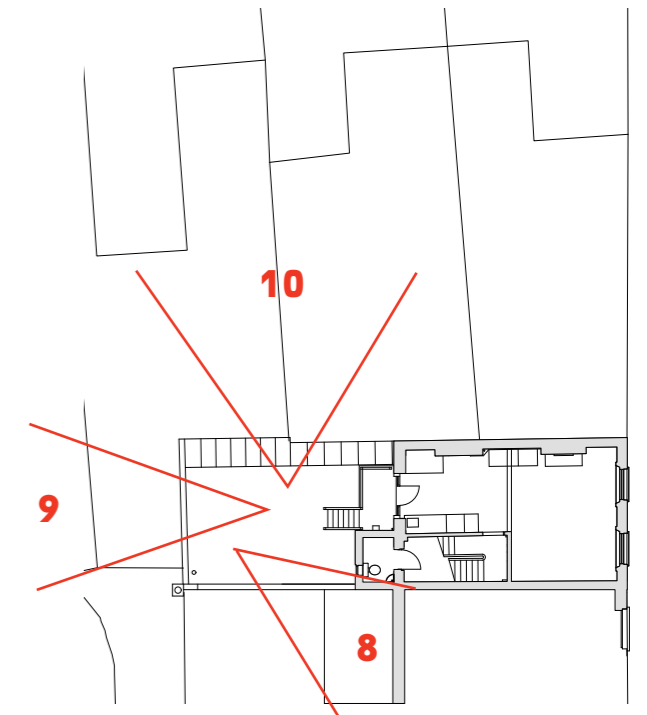


Figure 8 - Showing boundary with Public House
Figure 9 - Showing West boundary
Figure 10 - Showing North boundary

DESIGN DESCRIPTION

The proposal is for a single residential dwelling to be created by combining the converted office on the ground and basement level with the existing non-self contained residential accommodation on levels 1 and 2 above. The design is of high architectural quality and enhances the original features of the building while improving areas that have been poorly altered over time. The street elevation is substantially improved with a contemporary shopfront character design whilst the rear is transformed as a coherent high quality design that improves and enhances the architectural character of the rear of the house.

The proposed alterations to the property:

- Replace the existing rear toilet block with a new extension that provides access to the existing lower outdoor terrace.
- Create a courtyard at ground level by opening up the existing outdoor terrace.
- Replace the balcony to the kitchen at first floor level.
- Improve the terrace wall along the North elevation of the property to form a new balustrade.
- Improve the street elevation at ground level.
- Enlarge the timber sash window to the rear of the property at second floor level.

High quality and sensitive design has been achieved by considering carefully the historical context, character, form and scale of the property and surrounding buildings.

LOSS OF OFFICE USE AND THE CREATION OF A RESIDENTIAL UNIT

The proposal converts the existing office (use class B1a), with a total GIA of 125.sqm into residential use (see Figure 13+14).

Currently the office and the dwelling are prohibited from being used or sold separately from each other.

When considering planning policies DP13, CS8, & CPG5 it is clear that the site is no longer suitable for its existing office use on the following grounds.

- The office is not currently used or let and would need substantial work to bring it up to an acceptable rental space with improved security.
- The unit is not a natural provision for an office due to it's location, in this residential area. Travel times to public transport are not ideal for office use.
- There are no other in-use offices along York Rise. The ground floor use of buildings in the area are, shops (A1), cafes (A3), public house (A4) and residential (C3).
- The area is not identified as a location for major office development or a main Industrial area in Camden Core Strategy Policy CS8.
- It's current condition does not meet the needs 'of modern industry and other employers' in the borough and therefore would not be 'safeguarded' by the Borough.
- Changing the office into residential use would help the Councils' provision of permanent housing.

Figure 11 - Existing Second floor plan

Figure 12 - Existing First floor plan

Figure 13 - Existing Ground floor plan, office area - 76.9sqm

Figure 14 - Existing Basement plan, office area - 48.3sqm

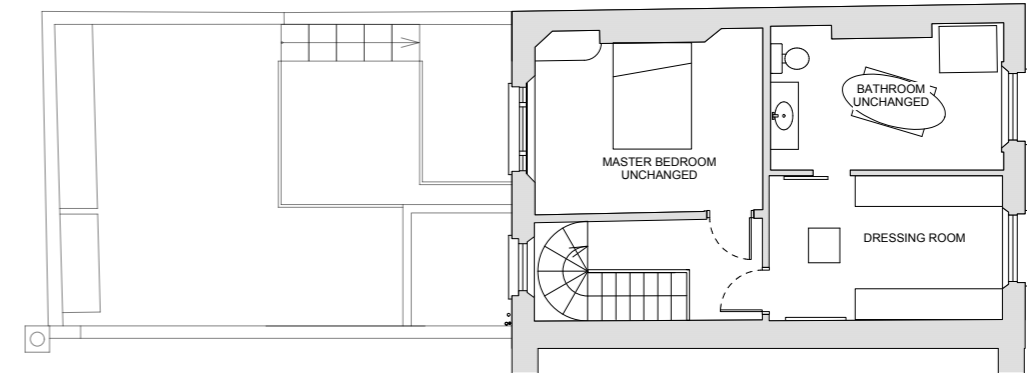


Fig 11

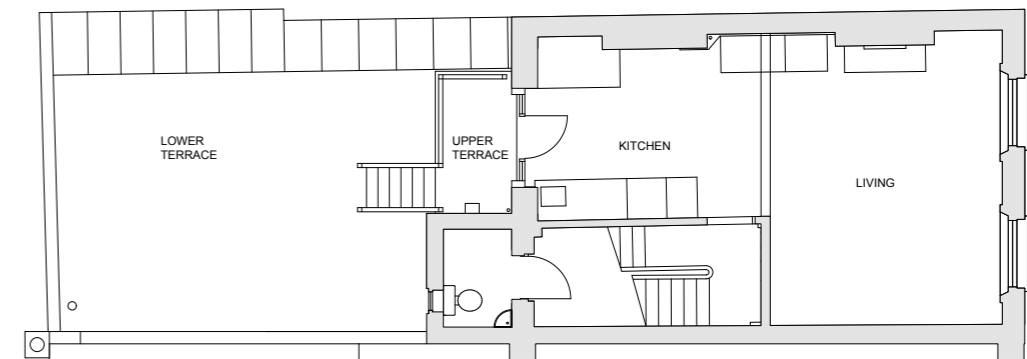


Fig 12

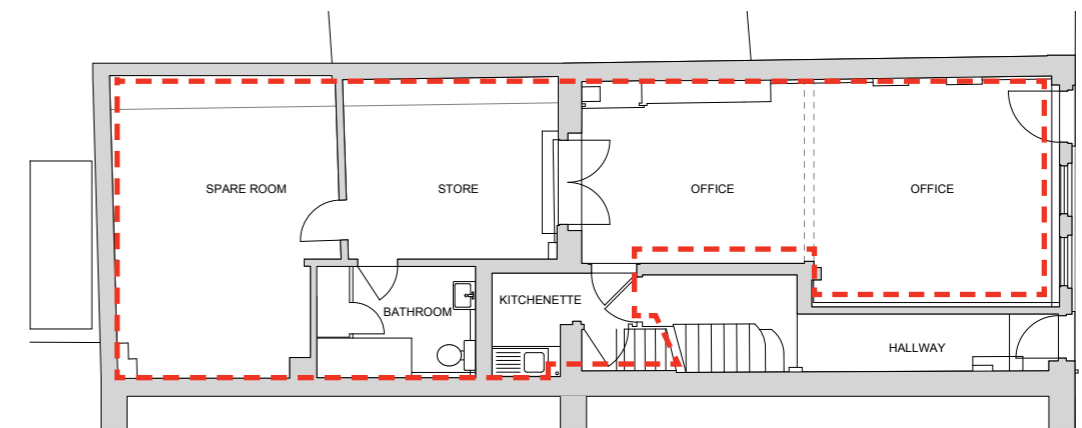


Fig 13

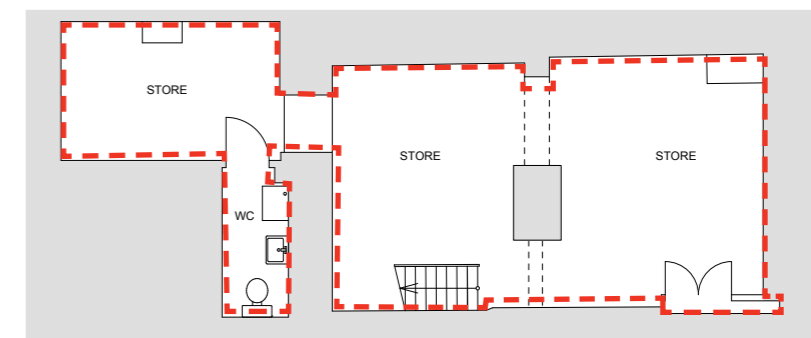


Fig 14

Quality of Accommodation

The proposed spatial accommodation of the proposed new dwelling is designed in accordance with the space standards set out in the London Plan. The GIA of the proposed dwelling is 162.4 sqm (excluding the basement) which exceeds the minimum GIA of 102 sqm for a 3 storey dwelling set out in the plan.

The accommodation is comprised of the following rooms:

Basement:

- Storage - 43.9 sqm
- WC - 3 sqm

Ground Floor:

- Open plan Living / Entertaining - 28.9 sqm
- Bike store - 1.7sqm
- Utility - 0.8sqm
- WC - 1.6sqm
- Bedroom - 12sqm
- Full En-suite Bathroom - 4.3sqm

First Floor:

- Open plan Kitchen / Dining - 27.6 sqm

Second Floor (unchanged)

- Master bedroom - 12.8m²
- Bathroom - 10.4sqm
- Dressing Room (3rd bedroom) - 10.7sqm

The areas meet the space standards of a three bedroom house with an occupancy of 5 people.

Access has been considered from the beginning of the design process. The alterations, where possible have been designed to be fully accessible. The addition of a bedroom and living space on the ground floor helps to future proof the house.

Lifetime Homes Assessment

Please see the Lifetimes Homes Assessment in Appendix B

Figure 15 - Proposed Second floor plan

Figure 16 - Proposed First floor plan

Figure 17 - Proposed Ground floor plan

Figure 18 - Proposed Basement floor plan

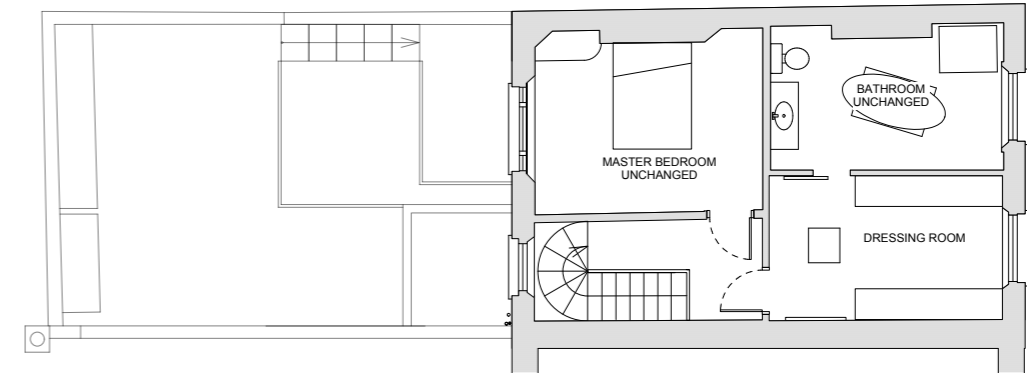


Fig 15

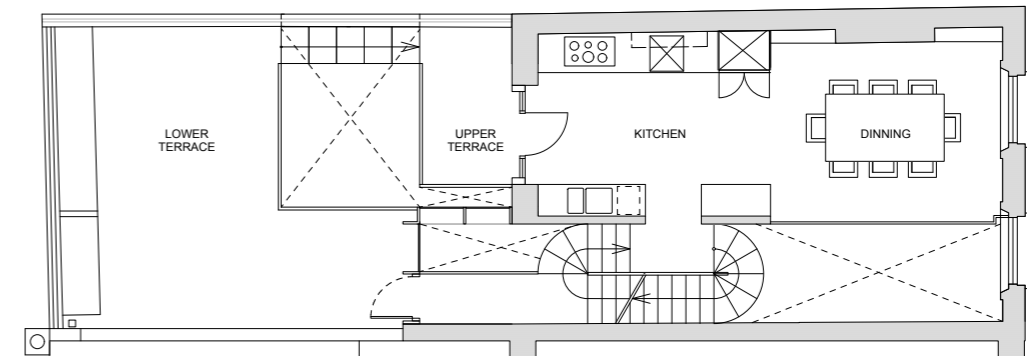


Fig 16

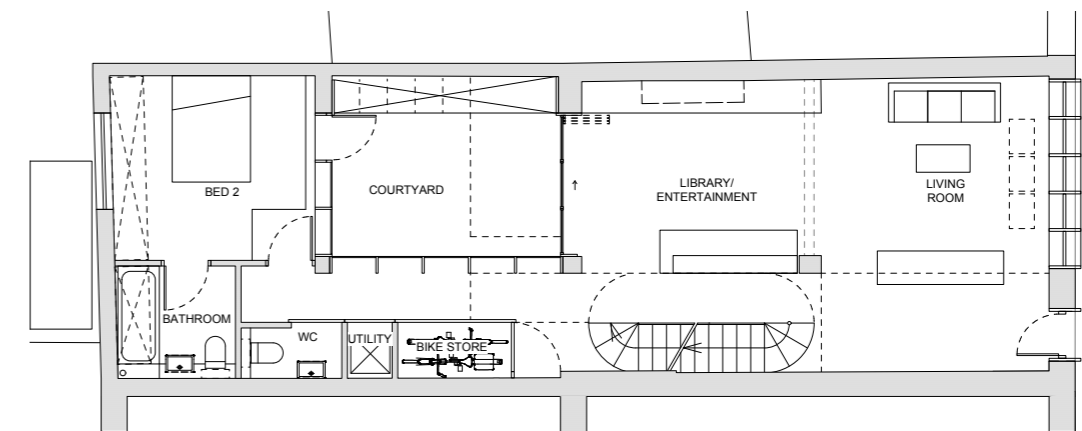


Fig 17

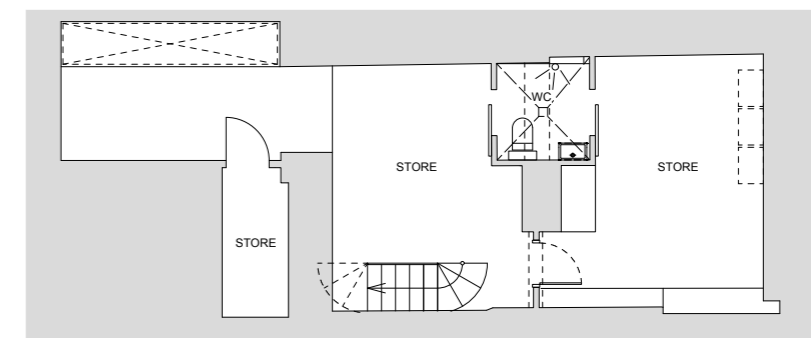


Fig 18

Alterations to Form / Massing

Alterations to the overall form and mass of the property are minor. The main visible alteration is the replacement of the existing run down toilet extension at the rear of the property with a new timber framed glazed extension. The proposed extension projects 400mm further to the rear and is 1050mm taller than the existing toilet block. The extension is designed with a flat roof and is sympathetic to the existing mass and character of the building and does not have a negative impact on the outlook of the adjoining property's window.

The creation of the opening in the terrace to form the ground level courtyard and associated balustrading have little visual impact on the conservation area. The design would be an improvement of the existing, enhancing the visual character of the rear of the property.

The new extension allows for a greater connection between the internal levels and external terraces.

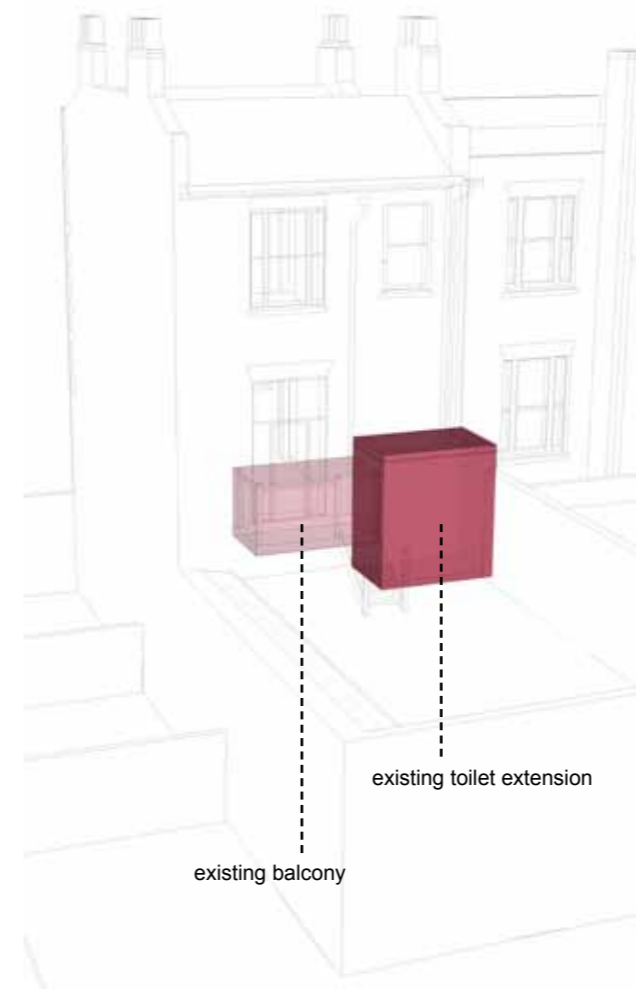


Fig 19

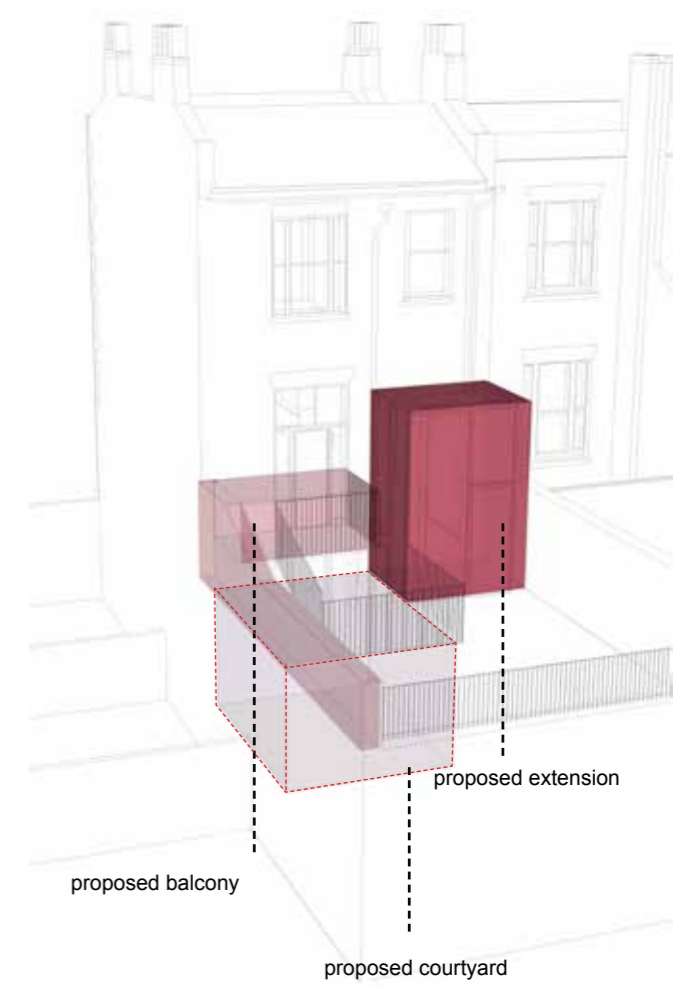


Fig 20



Fig 21



Fig 22

Figure 19 - Existing massing

Figure 20 - Proposed massing

Figure 21 - Existing rear elevation

Figure 22 - Proposed rear elevation

Daylight & Outlook

The Camden Planning Guidance (chapter 6) states in it expects 'all buildings to receive adequate daylight and sunlight'. The alterations are created to improve the level of daylight into the property at basement, ground and first floor level.

The creation of the ground level courtyard increases daylight in the living areas, the new bedroom and the circulation spaces (see Figure 23). In addition, rooflights are integrated with the terrace floor above the proposed ground floor bedroom and bathroom. The ground floor bedroom also includes a high level strip window providing outlook and aspect, with the views across the gardens to the West (see Figure 24).

The proposed 'shop front' to the street elevation includes enlarged areas of glazing to increase the quality of daylight and outlook to the street and surroundings.

The new glazed extension is designed to increase internal daylight levels. The design allows sunlight to penetrate through the stairwell deep into the ground floor and basement of the house (see Figure 24).

Impact on Neighboring Amenity

The privacy of the surrounding dwellings are not compromised by the proposal. Although the proposal itself has an increased outlook, there is no change or impact of overlooking. The new window at ground floor on the west elevation has views to the back of the rear gardens of properties fronting Dartmouth Park Road. The courtyard provides increased daylight and views to the trees and sky but it does not overlook any neighboring properties.

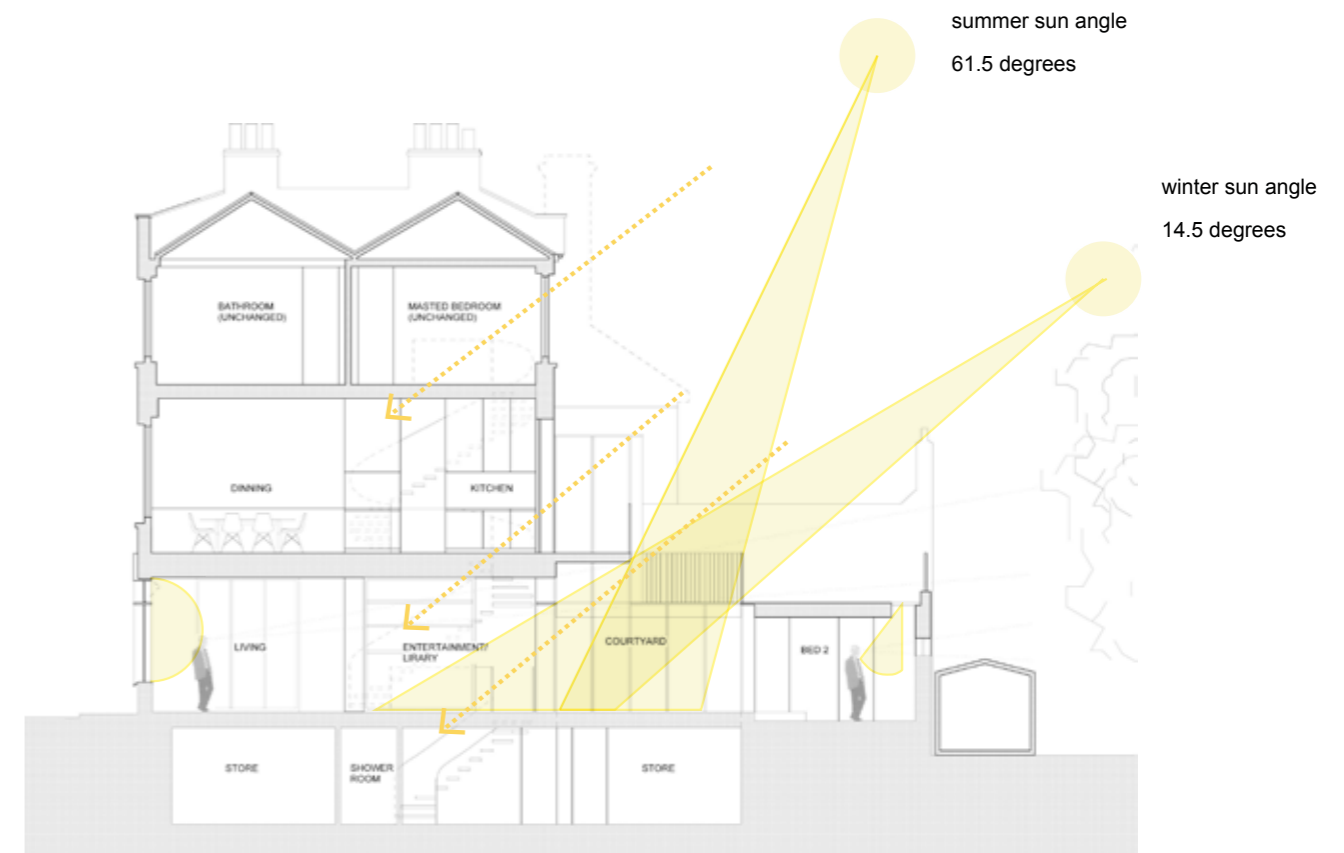


Fig 23



Fig 24

Figure 23 - Section showing increased daylight/sunlight
Figure 24 - Section showing new outlook

New Street Frontage - Heritage

There are currently two entrances for the building from York Rise; one for the residence on the left-hand side and one for the office on the right-hand side. The proposed alterations consolidates this into one entrance using the existing location on the left-hand side of the elevation. The location of the entrance to the dwelling will remain unchanged as it is considered to be well situated here and retains its association with the residential character of the street.

The architectural quality of the existing street frontage is poor (see Figure 25-27) and the proposal replaces the ground level with a high quality design as an interpretation of the local shop front.

The Dartmouth Park Conservation Area Appraisal and Management Statement, states ‘ Well designed shop fronts contribute to the character of the area and are of townscape merit.’

The design takes original shop front components and reinterprets them to be appropriate to a residential use, in both scale and privacy (see Figures 28-31).



Fig 25



Fig 26



Fig 27

Figure 25 - Existing internal office front

Figure 26 - Existing external office front

Figure 27 - Existing Elevations (East)



No. 67
(Chetwynd Road)

No. 31

No. 33



No. 35

No. 37



No. 24

No. 22

No. 20

No. 18

No. 16

No. 14

No. 12

No. 69
(Chetwynd Road)

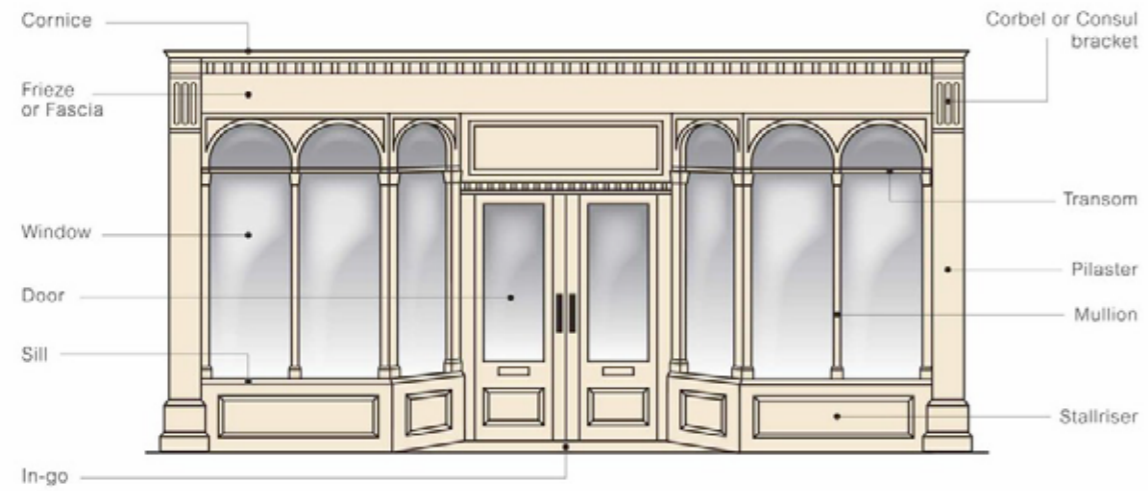


Fig 29



Fig 30



Fig 31

The new design is made from stained timber frame.

Figure 29 - Traditional Victorian shop front study
 Figure 30 - Proposed East elevation
 Figure 31 - Sketch view of proposed East Elevation

Security

Security has been a consideration from the early stages of the design process. Ground level windows on the street front will include fixed glazing up to 2.4 metres and have openable casement windows at high level with maximum angle stays for opening. A security system will be fitted throughout the house. These precautions will help reduce any security risks for the proposed dwelling.

Access & Parking

Two secured (internal) cycle parking spaces are provided for the residence on the ground floor level. No additional dwellings are being added and the property does not currently provide any specific parking provision. There is on-street vehicle parking directly in front of the house on York Rise. This is payable on weekdays between 12.30-14.30 only.

Refuse

General/recycling/compost is currently collected from the pavement on Tuesdays and this would be retained with the proposal. Adequate space for separate refuse storage will be designed into the remodelled kitchen.

Waste Water Drainage

The proposal will use and upgrade the existing combined drainage system.

Currently rain water is drained from the terrace at the south-west corner. This and the design of drainage from the proposed rear extension will be retained and there will be a new provision for surface water drainage of the ground level courtyard, this will connect to the existing rainwater drain at in the south-west corner of the property.

Sustainability

Due to the scale of works being carried out there are no specific sustainability measures in which the project must comply to. However, sustainable design and construction is important for the proposal and it has been considered during design development.

The proposed alterations employ passive principles for heat gain and natural ventilation, helping reduce the overall energy consumption levels when in operation.

The large, existing windows, where retained, provide good levels of daylight. The proposed courtyard will allow for increased daylight at ground floor, reducing the need for artificial lighting.

The courtyard allows for increased solar gain in winter, when low angled sun can penetrate into the

property. The proposed upper terrace provides shading from the hot, higher sun helping to keep the building cool (see Figure 23).

Cross and stack ventilation is provided by the careful consideration of openable glazing locations, with cross ventilation facilitated by openable windows on the street at ground level.

The new building fabric will help limit heat loss and improve upon existing conditions (see Figure 32) ensuring, good u-values are achieved with increased levels of insulation and good air-tightness.

Material will be responsibly sourced where possible, decreasing the carbon footprint of the building.

Rainwater collection is also being considered for surface water from all roofs and the terrace.



Fig 32

Figure 32 - The existing uninsulated roof condition of the ground floor and roof terrace.

LOCAL PRECEDENTS

Two storey rear extensions to properties fronting Dartmouth Park Road have been developed over several years and define the character of the rear gardens visible from the property. The extensions vary in size, eaves height and materials and some development include roof terraces (see Figure 34 + 34).

37 York has been developed in a similar way over the years. The original garden has been filled in, giving an increase area at ground floor level and a roof terrace above, half way between ground and first floor level. An original toilet block is situated to the south along the boundary with the adjacent public house.

The original shop front opposite 37 York Rise has been modified for residential use (see Figure 33).



Fig.33



Fig.34

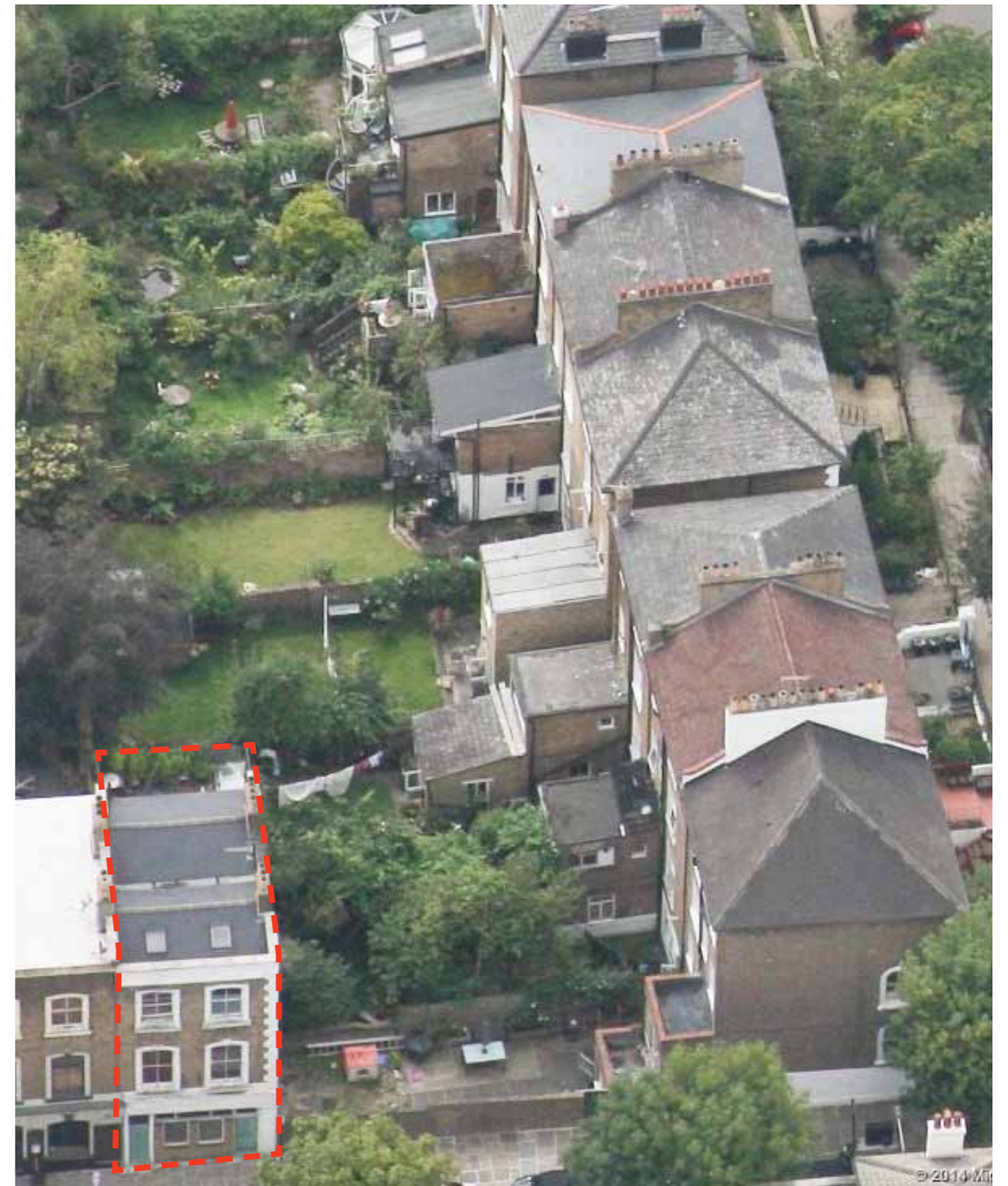


Fig.35

Figure 33 - 22 York Rise, modified shop front

Figure 34 - Rear gardens and extensions to houses fronting Dartmouth Park Road

Figure 35 - Birds eye view of the rear extensions along Dartmouth Park Road

EXTERNAL MATERIALS

The design proposal uses high quality materials that compliment the existing building.

EXTENDED WALLS

The extended party and boundary walls forming the south and north elevations of the proposed alterations will be built with reclaimed brick to match existing.

Alterations and in-fill areas to the front facade will use lime render and reclaimed brick to match existing.

This sensitive approach aims to maintain original materials used in the property, and enhance the character of the immediate settings.

GLAZING

Windows, doors and roof windows are proposed as double glazed timber cassettes, set in timber framing. The glazing system achieves low U-values, is robust and long lasting, secure and easy to maintain. Obscured glazing is included where indicated on the drawings.

TIMBER FRAMING

Timber vertical framing will form the primary visible structure to the courtyard and new extension and will frame the new glazing throughout the proposal. The timber would be stained white to compliment the existing white timber windows. The stain will allow some of the grain of the timber to be visible, bringing out some of the subtle tones found in the existing brick.

DECKING and BALUSTRADES

The terrace, upper terrace and courtyard are proposed as a raised timber decking system using sustainably sourced hardwood with a drainage layer below.

Balustrading around the courtyard is proposed as thin profiled painted steel. The painted steel balustrade is also proposed for the west boundary treatment for the terrace. To allow views from the property to the rear gardens along Dartmouth Park Road.



Fig 36



Fig 37



Fig 38



Fig 39

Figure 36 - Example of stained timber fins
 Figure 37 - Existing and reclaimed brick
 Figure 38 - Example of lime render
 Figure 39 - Painted steel balustrade



Fig 40



Fig 41

Figure 40 - Illustrations showing materials for re-modelled shop front
Figure 41 - Illustrations showing material treatments to rear extension and terrace.

3.4 STUDY MODEL PHOTOGRAPHS



Fig 42



Fig 43

Figure 42 - Front Elevation
Figure 43 - Rear Elevation



Fig 44



Fig 45

Figure 44 - Section View
Figure 45 - Birds eye view of rear extension

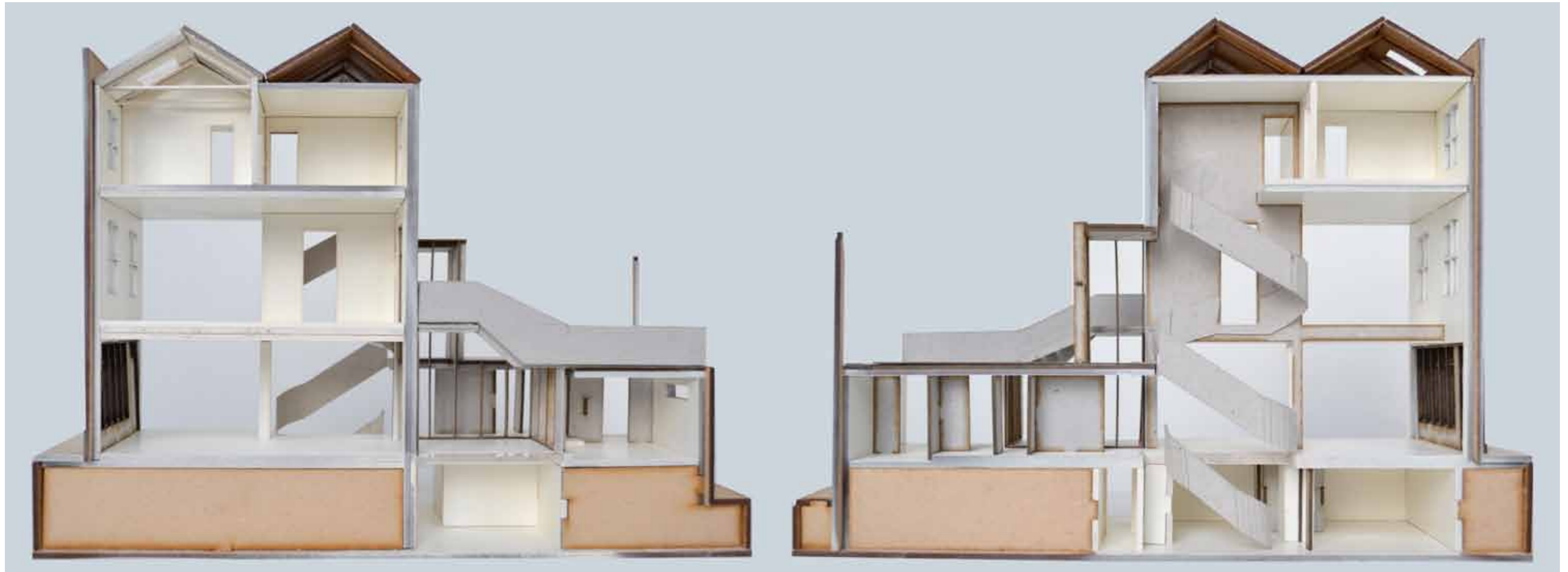


Fig 46

Figure 46 - Building section

During construction, the existing 'shopfront' doors and windows shall be removed and a clear hoarding line will ensure a safe and secure building. The site access will be through to large doors within the hoarding.

The use of the pavement will be retained throughout. All site material and deliveries will come through the site entrance which will be supervised by the main contractor to ensure compliance with health and safety procedures.

An application for both the skip licence and the parking suspension will be made for a 4m³ skip north of the site entrance.

Welfare facilities will be retained within the property during all stages of construction.

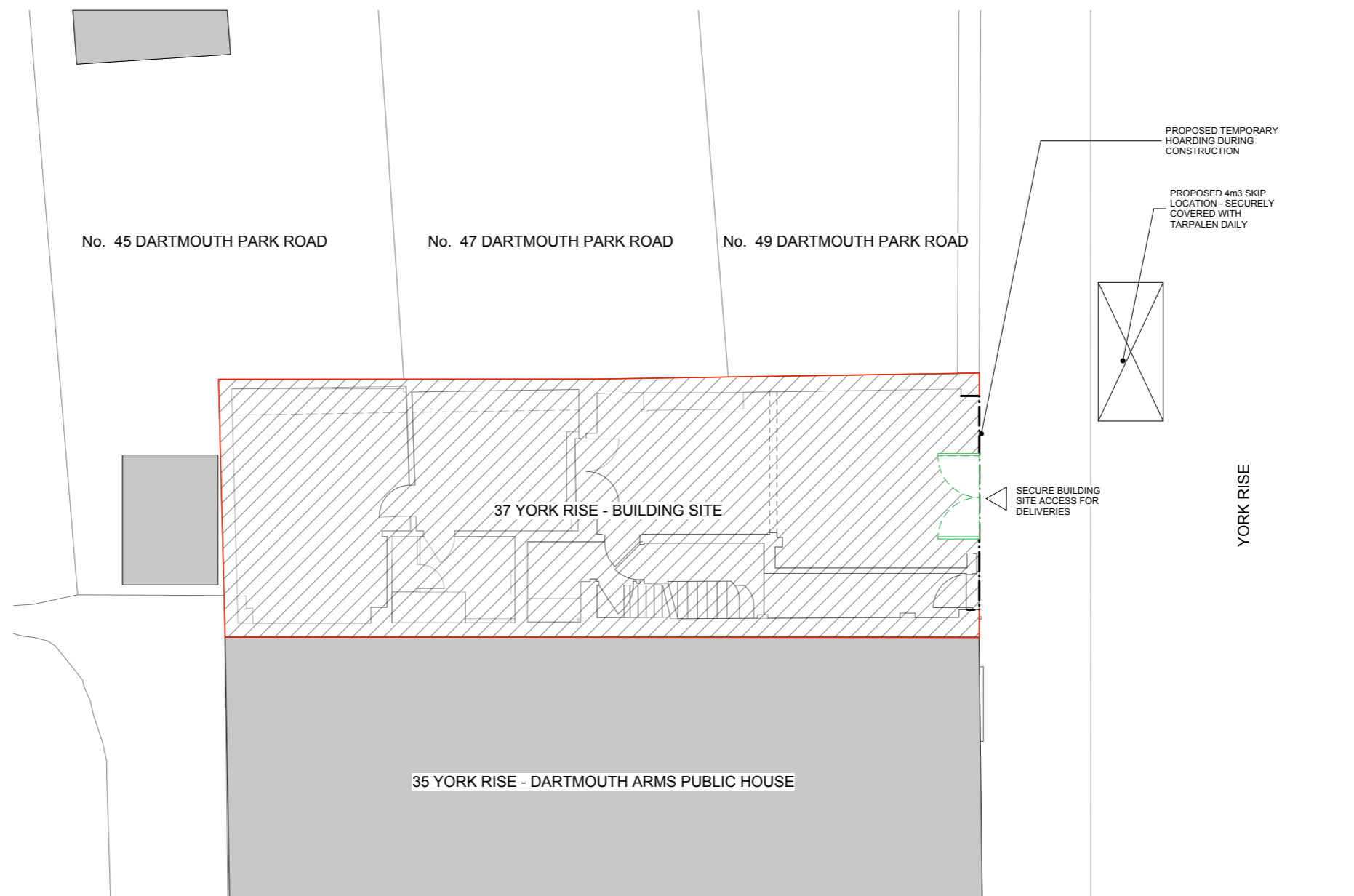


Figure 47 - Construction management plan

Fig 47

CONSULTATIONS

The proposed development has fully considered the impact it may have on the neighboring properties. As described in DP26 (Managing the impact of development on occupiers and neighbors) aspects of the design which may affect adjacent properties are;

- visual privacy and overlooking
- overshadowing and outlook
- sunlight, daylight and artificial light levels

These have been considered throughout the design process and discussed with the adjoining owners where possible.

ADJOINING OWNERS

Dartmouth Park Road

The applicants have discussed the proposed design with owners of the adjoining properties at 45 & 49 Dartmouth Park Road. The rear gardens of these properties back onto 37 York Rise.

No. 45 - The owner had commented on the initial design of the terrace alterations along the north, which have been considered in the current proposal.

No. 49 - The owners expressed no objections to the proposal.

Attempts to consult the owner of No. 47 were made, however the house is currently unoccupied. The owners have yet to respond at the time of submitting the planning application.

The Dartmouth Arms

The current tenants (manager) of the adjacent Dartmouth Arms, 35 York Rise were consulted on the proposed development and expressed no objections.

LONDON BOROUGH CAMDEN PLANNING AUTHORITY

Pre-application Planning Advice was obtained for the preliminary design of the proposal from LB Camden Planning (Officer Jonathon McClue) on 23/10/14 - see Appendix A.

Feedback was generally positive for the proposed change of use and external alterations. The design has been revised taking into consideration comments regarding residential accommodation and the depth of the rear extension.

AY Architects is a national award winning practice based in London and recognised for high quality design of ecologically-minded residential and community-based projects. The practice has 10 years of experience of design in residential and educational sectors involving projects on challenging urban sites in and around London. We work closely with our clients to develop carefully considered design solutions that exceed expectations and are built to budget. We collaborate with a highly respected team of design consultants on projects of varying scales and within different contexts. The practice is preoccupied with developing carefully selected materials and good detailing.

Completed as our first public building in 2012, Montpelier Community Nursery based in the London Borough of Camden won 2013 RIBA Regional and National Awards and the 2013 Stephen Lawrence Prize. The building was mid-listed for the 2013 Stirling Prize and was Highly Commended for the 2013 Camden Design Awards. In the same year we were Small Project Architect of the Year Award Finalist, awarded by Building Design Magazine. Our Ruskin Park House project received a 'Don't Move Improve Award' for the Best Use of Concrete from New London Architecture. In 2012 'House of Flags', commissioned by the Greater London Authority, was erected on Parliament Square to coincide with the London Olympic and Paralympic Games.

AY Architects is a Limited Liability Partnership and a RIBA Chartered Practice. Our work has been widely published and exhibited nationally and internationally.

PARTNERS

Anthony Boulanger
BArch (USA), MArch (UCL), ARB, RIBA

Anthony first trained as an architect in the USA, obtaining his Bachelors of Architecture from Roger Williams University in Rhode Island in 1990. He then moved to Austria, practicing there from 1990 until 1996 and working most notably with Viennese design practice Atelier Aubeock and Karasz.

After finishing an MArch at the Bartlett, UCL London in 1997 he practiced with Ian Ritchie Architects until 2005. During this period he was involved in several high profile projects, including the Plymouth Theatre Royal, which was shortlisted for the Stirling Prize in 2003, the London Regatta Centre (completed 1999), as project architect on CrossRail Isle of Dogs Station, London, Shepherd Bush Green Regeneration, London (Phase I completed in 2004), and Potters Field Residential Development, London (2009).

Dr. Yeoryia Manolopoulou
DipArch (Athens), MArch (UCL), PhD (UCL), ARB

Yeoryia received her Diploma in Architecture at the National Technical University in Athens where she also obtained her Professional Qualification. She went on to work with renown architectural practices in Athens, including K. Moraitis Architects, Kontozoglou & Valsamaki Architects, and D&T Biris Architects. She later came to London for postgraduate studies where she obtained a Masters in Architectural Design and a PhD (by Design) from the Bartlett School of Architecture, UCL.

Yeoryia was a Finalist for the 2014 Emerging Woman Architect of the Year Award, awarded by the Architects Journal .



Figure 48 - Montpelier Community Nursery, London



Figure 49 - Ruskin Park House, London

- A PRE-PLANNING ADVICE FROM LB CAMDEN PLANNING AUTHORITY
- B LIFETIME HOMES ASSESSMENT



**Advice and Consultation
Planning and public protection**
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Date: 23/10/14
Your ref:
Our ref: 2014/5947/PRE
Contact: Jonathon McClue
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Email: Jonathon.McClue@camden.gov.uk

Anthony Boulanger
AY Architects
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Linton House
39-51 Highgate Road
London
NW5 1RS

Dear Mr Boulanger,

Town and Country Planning Act 1990 (as amended)
Re: 37 York Rise, London, NW5 1SP

Thank you for your enquiry received 14/08/2014, regarding the change of use of the ground floor office (B1a) into a residential unit (C3), the creation of a single dwellinghouse with the upper floor flat, front alterations and rear extensions.

Site Description

This application relates to a ground floor and basement office unit (37B York Rise) with a maisonette above (37A York Rise). The three storey building (with basement) forms a semi-detached building with The Dartmouth Arms (public house). The unit forms the end of a small parade of ground floor shops which runs up from the junction of York Rise and Chetwynd Road. Apart from the parade of shops the area is predominantly residential with flats above the shops and residential units on the surrounding streets. The residential flat has an existing first floor terrace to the rear which overlooks Bellgate Mews and the rear gardens along Dartmouth Park Road.

The property lies within the Dartmouth Park Conservation Area. The Dartmouth Park Conservation Area Appraisal and Management Statement states that the shopfronts on York Rise are of little architectural merit with the exception of 33 York Rise.

History

The most relevant history relates to the creation of office use for the basement and ground floors ref: PE9606001. A Certificate of Lawfulness (Existing) was granted on 27/11/1996 for the office (B1a) use as sufficient evidence had been submitted to justify that the use began more than 10 years before the date of the application.

Policies

The most relevant local policies are listed below:

DP13 (Employment premises and sites)

DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
CPG1 (Design)
CPG5 (Town Centres, Retail and Employment)
CPG6 (Amenity)

The Dartmouth Park Conservation Area Appraisal and Management Statement
Adopted 22 January 2009.

Proposal

Your pre-application proposal involves the change of use of the ground and basement floor office into a residential use and the creation of a single dwellinghouse with the existing maisonette above. External alterations are proposed to the front elevation, and to the rear to create a sunken terrace, a timber framed glazed extension and new windows and roof lights.

I have had regard to the revised drawings that were emailed on 24/09/2014 – PP002A; 3A; 4A and 7A.

Loss of Office Use and the Creation of a Residential Unit

Any application involving the loss of an office use must demonstrate that the site is no longer suitable for its existing business use and that there is evidence that the possibility of retaining, reusing or redeveloping the site for a similar use has been explored appropriately. This criteria is set out in policy DP13 (para 13.3). Paragraph 7.4 of CPG5 gives other considerations regarding the loss of office use.

Subject to the above being satisfied, it appears likely that it could be demonstrated that the site is not appropriate for office use given its location and the quality of the accommodation. The unit lies near the end of a small retail parade with residential above and on the fringe of a predominately residential area. Given the poor outlook and provision of light to the existing office unit, especially the basement rooms which have no windows and would not be suitable for residential use, it is considered that the ground and basement levels would not be suitable for use as a self-contained flat. The use as part of a single dwellinghouse with the maisonette above would be more likely to be supported, subject to it being demonstrated that these lower floors could provide a high quality level of living accommodation.

Further to our discussions on site, it might also be possible to convert the office into a residential use under Part 3 Class J of the General Permitted Development Order.

Quality of Accommodation

Officers are concerned about the provision of light and outlook for the proposed ground and basement floors. The habitable rooms to the front of the ground floor (living room and library/entertainment room) would be served by the front windows of the building (northeast facing) and windows overlooking a proposed sunken terrace. The rear ground floor bedroom (bed 2) would have a high level window providing

some outlook and light into the conservation area to the rear. It is not considered that overlooking would result as it would be above an existing garden shed in the rear garden of the adjacent property and the views into the rear would provide some outlook. A rooflight for this bedroom and views into the sunken terrace are also provided.

The basement floor is not acceptable for residential conversion as no outlook and a poor provision of light would be provided. The office room to the rear would only be served by a rooflight and the front store room only benefits from glazing in the ceiling below the living room. The glazed ceiling would therefore not be served by a reliable light source as it would have to come through the living room windows first. These rooms are not considered appropriate for habitable rooms.

An existing terrace at first floor level would provide adequate amenity space for the dwelling. As it currently benefits from a residential use, it is not considered that existing levels of overlooking would materially increase.

A planning application would need to be accompanied by a Lifetime Homes Assessment and the internal floor area of the new dwelling would need to meet the minimum space standards set by the London Plan. For a 3 storey dwelling at least 102 GIA must be provided.

Front Elevations

As stated above the Dartmouth Park Conservation Area Appraisal and Management Statement states that the shopfronts on York Rise are of little architectural merit with the exception of 33 York Rise. It is considered that the existing façade is in a poor condition and its renovation would be supported subject to further design details demonstrating that the alterations would be in keeping with the existing and surrounding buildings and the Dartmouth Park Conservation Area.

Rear Alterations

In terms of design, rear alterations could be supported dependent on more detailed elevations and confirmation of materials.

The proposed rear addition would extend further along the shared boundary with the adjacent building (The Dartmouth Arms) at an increased height. It would lie adjacent to a first floor window that has a closet wing extension adjacent to it on its other side. This would result in a potential loss of outlook/tunnelling effect. While the first floor may not be in residential use currently, it could be converted into staff accommodation for the pub or it could be converted into full residential use. Extending beyond this window could potentially harm future occupiers and prejudice the development potential of the property.

Parking

Cycle parking is shown (need 2 or more secure spaces) which appears acceptable. No additional units are provided and no existing on site car parking exists. Due to

this and the location of the application site it would not be likely that we would require a S.106 for a car free development.

Waste

Existing and proposed refuse and recycling arrangements should be shown if an application is to be submitted.

Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposal includes minimal external works and as such it is not considered appropriate to require any specific sustainability measures in this case.

Community Infrastructure Levy

As the proposal results in a new dwelling it is liable for the Mayor's Community Infrastructure Levy (CIL). The contribution for developments within Camden is set at £50 per square metre. If it can be demonstrated that the lower floors have been in a lawful use, it might be allowed a concession for existing floor space currently in use.

Conclusion

On the above basis, the loss of an office use could be supported if satisfactory evidence was provided. The creation of a single dwellinghouse is preferred over a self-contained unit; however, there are significant concerns regarding the provision of light and outlook to the basement level. The front and rear alterations appear acceptable in principle and their appropriateness would be determined by detailed elevations and an indication of the materials to be used. Any rear extension needs to give consideration to an adjacent first floor rear window serving the Dartmouth Arms. Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 4908.

Yours sincerely,

Jonathon McClue
Planning Officer – East Area Team

Lifetime Homes Assessment

Criterion 1b: Provide at least one parking space (or a greater number as determined by the local planning authority), at least 3300mm wide x 4800mm deep adjacent to (or close to) each block's entrance or lift core. Where some dwellings in a development are designated as "wheelchair housing", any specific parking for such dwellings should be in addition to those provided in respect of this Lifetime Home Criterion.

The access route between the parking and communal entrance (or in the case of basement parking, the lift core) should maintain a minimum clear width of 1200mm.

Criterion 1 is not relevant to the proposed development as it does not contain any parking provision. However to be consultation with the local planning department regarding parking arrangements for Lifetime Homes and wheelchair accessible properties is required to be enable the property to be compliant.

Criterion (2) Approach to dwelling from parking - The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

Again, consultation with the local planning department regarding parking arrangements for Lifetime Homes and wheelchair accessible properties is required to be enable the property to be compliant.

Criterion (3) Approach to all entrances

The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification stated.

The existing entrance is retained. The entrance is approached directly from the pavement that gently slopes from north to south.

Criterion (4) Entrances

All entrances should:

- a) Be illuminated*
- b) Have level access over the threshold; and*
- c) Have effective clear opening widths and nibs as specified below.*

In addition, main entrances should also:

- d) Have adequate weather protection**
- e) Have a level external landing.**

The entrance will be remodelled, a new door providing the specified clear opening will be added along with new illumination.

Criterion (5) Communal stairs and lifts

NON APPLICABLE

Criterion (6) Internal doorways and hallways

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification stated

New internal doorways and hallways will conform with the widths specified.

Criterion (7) - Circulation Space

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

In all new and remodelled areas there will be sufficient space for wheelchair users.

Criterion 8 - Entrance level living space

A living room / living space should be provided on the entrance level of every dwelling.

There is a living space provided at ground/entrance level.

Criterion (9) Potential for entrance level bed-space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

There is a bedroom provided at entrance level.

Criterion (10) Entrance level WC and shower drainage

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed – as detailed in the specification below. (See Appendix 1 for definition of entrance level).

There is an accessible bathroom provided at entrance level.

Criterion 11 – WC and bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

The proposal will enable all new bathrooms and WC compartments to be capable of firm fixings.

Criterion 12 - Stairs and potential though-floor lift in dwellings

The design within a dwelling of two or more storeys should incorporate both:

- a) Potential for stair lift installation; and,
- b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.

Due to the nature of the proposal it will not be compliant with Criterion 12

*Criterion 13 – Potential for future fitting of hoists and bedroom / bathroom relationship
Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.*

Structure above the bedroom and bathroom on the ground floor will be capable of supporting ceiling hoists. There is a good route between the two.

*Criterion (14) – Bathrooms
An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.*

An accessible bathroom will be provided at the same level at the bedroom on the ground floor.

*Criterion (15) Glazing and window handle heights
Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach*

Windows in the living space on the ground floor are obscured due to their aspect onto the road. There are full height doors at the West end of the room however which open up to the sunken courtyard and have views of the vegetation and sky beyond. One opening light in each inhabitable room will be approachable and usable by a wide range of users. This may mean some openings are automated.

Criterion (16) - Location of service controls Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

New service controls will be located within the heights and places specified