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## 1. Contacts

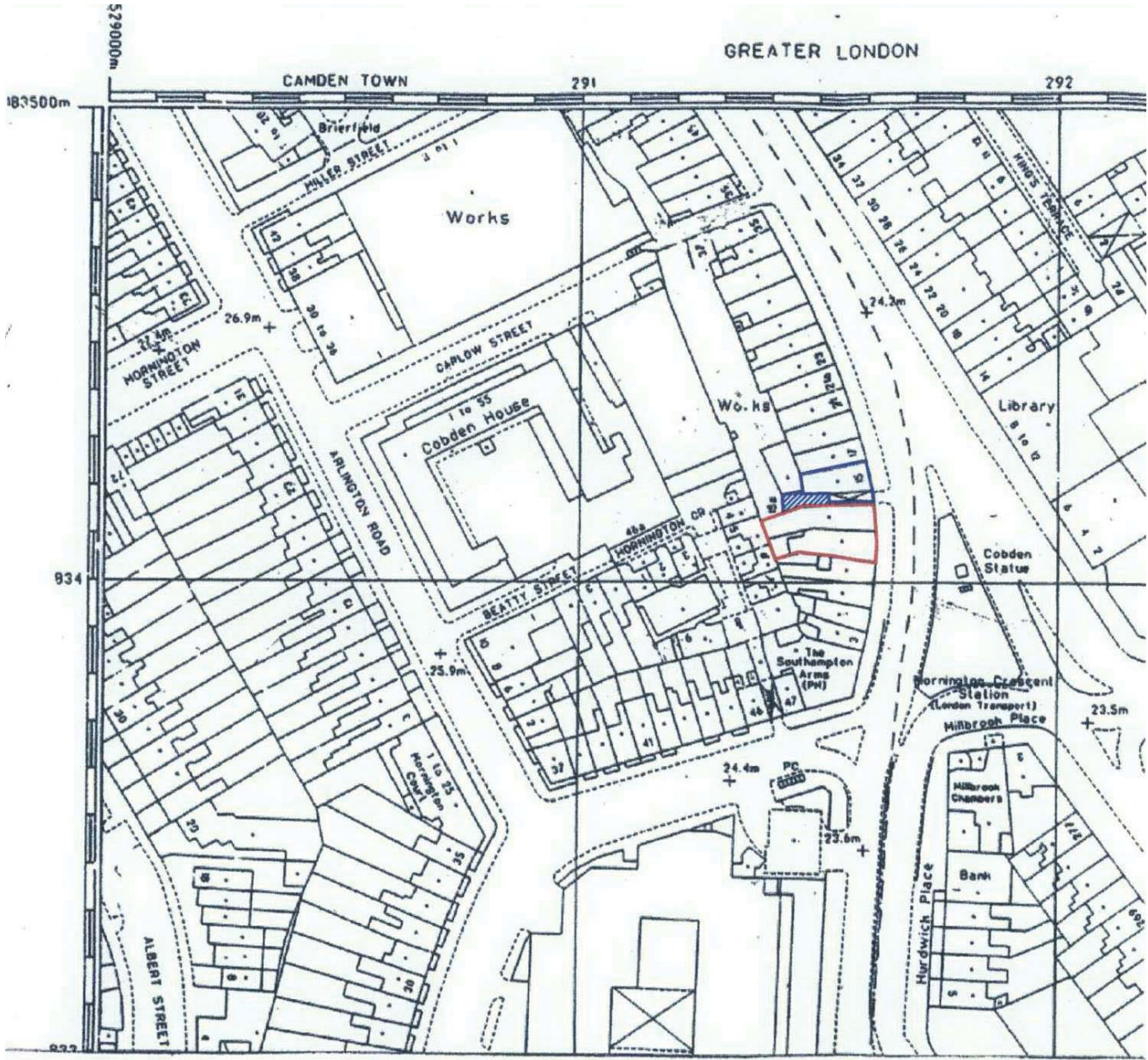
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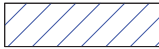

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2. Location Plan

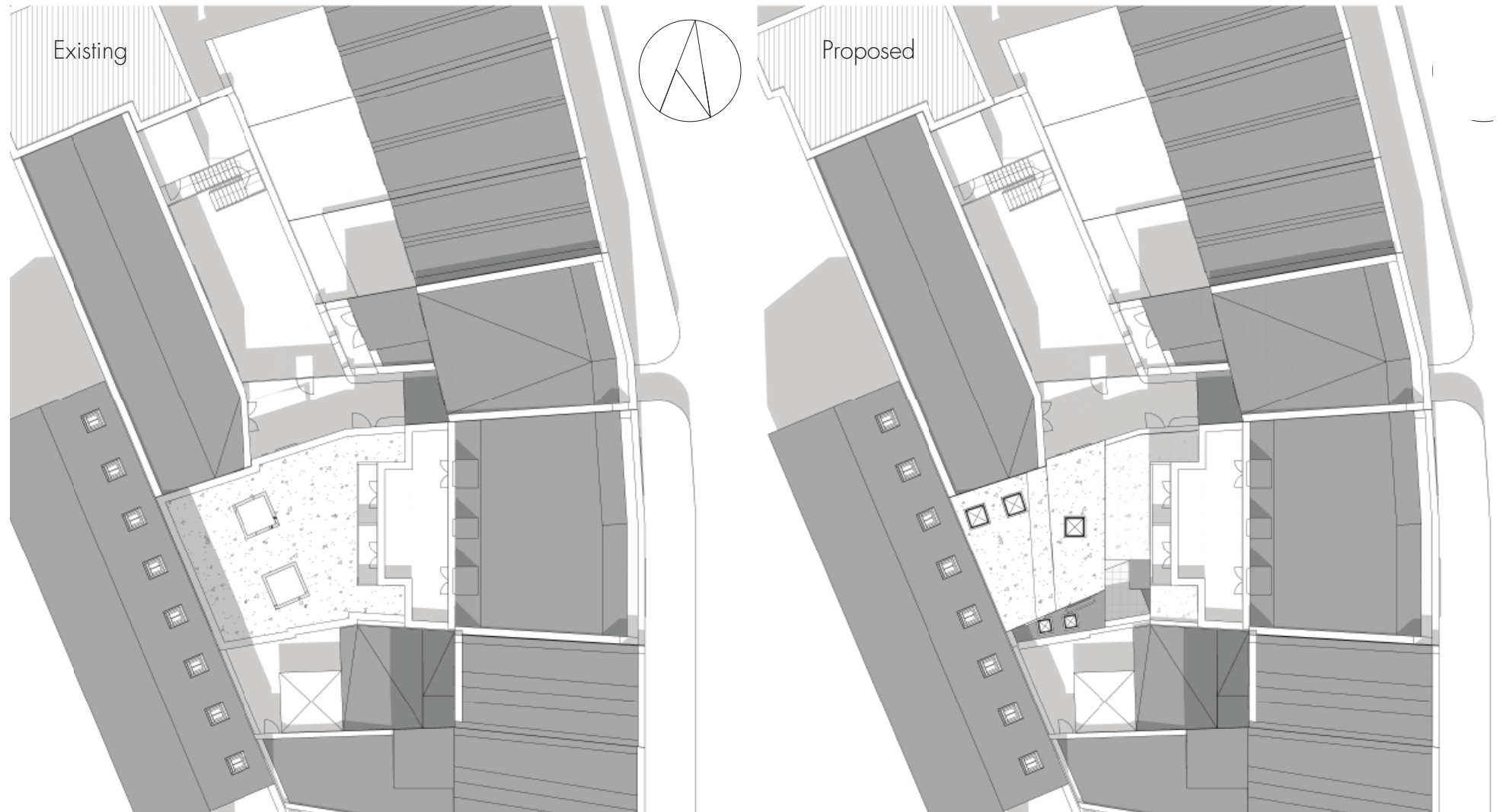


-  Right of Way
-  Lot Line

### 3. Aerial View



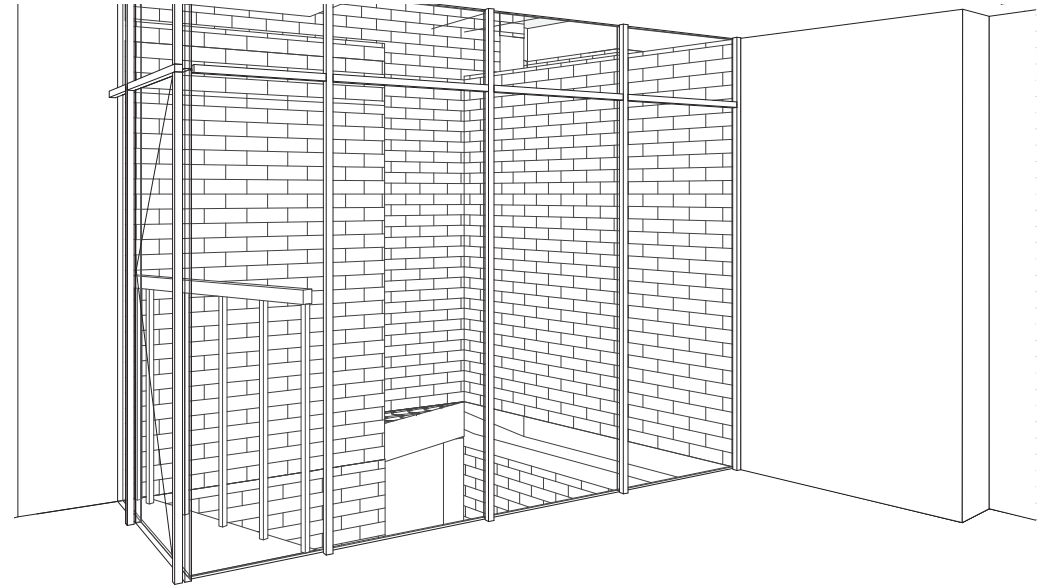
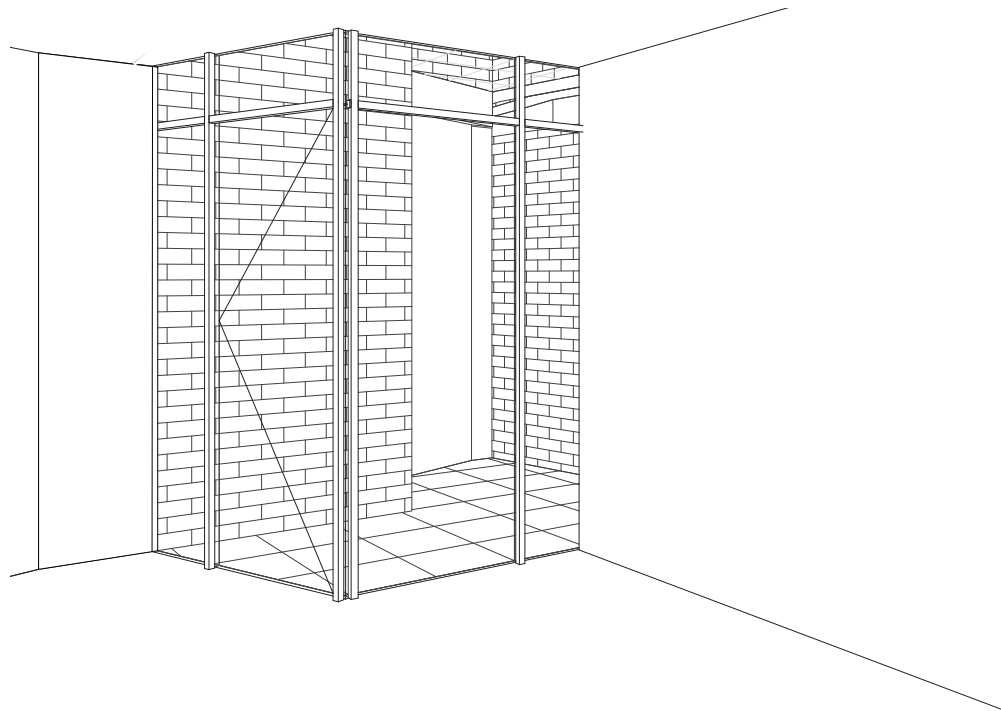
## 4. Roof Plan



## 5. Perspectives Proposed



Interior View of Light-Well from Basement



Interior View of Light-Well from Ground Floor





## 6. Introduction

This design and access statement accompanies the planning application for the proposed change of use of the currently vacant area to the rear of the above mentioned 11-13 Camden High Street development, from Use Class A1 (currently subject to temporary B1 use change) into C3 residential. Additionally 2-storey roof extension on the first level in the rear is proposed, creating 1x one bedroom and 1x two bedroom self-contained flat.

The development has been carefully designed to maximise the delivery of much needed housing stock in the borough, contributing a 1-bed flat and a 2-bed flat, on an underused site with excellent accessibility (PTAL 6b). This scheme provides accommodation that meets the necessary housing quality standards, and minimises the amenity and visual impact on neighbours.

The building is currently in good condition, and basement and ground floor levels have already been created, therefore there is no requirement for excavation, and disturbance will be limited. The alterations to the exterior of the premise will be limited and, and daylight and sunlight assessments show that the development will have little or no impact on the amenities of the neighbouring premises. The development will be an improvement to the appearance of the area.

## 7. Site Location

The site has a side access road on its north side which joins onto Camden High Street. The access road provides access to the David Roberts Art Foundation, a block of offices (Use Class B1) and to the residential units at 15 Camden High Street (Use Class C3). There is also a side access door into the retail unit at 13 Camden High Street. To its south is a mixed use development at 9 Camden High Street, with flats above and a restaurant below. Fronting the premises, to the east is mixed use four-storey development at 11-13 Camden High Street, with flats above and two retail units below. Adjoining the site to the west is Nelson's Yard, a residential development. The property is located in Mornington Crescent within the Camden Town Conservation Area.

## 8. History

October 1987 planning permission was granted for the change of use of the ground and basement floors from shop to restaurant, ref. 8701130.

March 1994 planning permission granted for works of refurbishment and the erection of extensions at rear 1st and 2nd floors and roof extension to provide 4 self-contained flats and 2 maisonettes above the ground floor retail premises, ref. 9301532.

October 2008 planning permission and conservation area consent granted (subject to a Section 106 Agreement) for extensions and alterations, including the installation of a new shopfront, erection of a mansard roof extension and rear extensions at basement and ground (for additional retail floorspace) floor levels and at first and second floor levels with terraces, to provide additional floorspace in connection with the creation of 6 self-contained flats (2007/2197/P) and demolition of substantial part of existing building (works already carried out) with front facade being retained (2007/2566/C).

November 2012 planning permission granted (subject to a Section 106 Agreement) for amendments to planning permission granted 01/10/08 (Ref: 2007/2197/P) for extensions and alterations, including the installation of a new shopfront, erection of a mansard roof extension and rear extensions at basement and ground (for additional retail floorspace) floor levels and at first and second floor levels with terrace, to provide additional floorspace in connection with the creation

of 6 self-contained flats, namely, enlargement of rear first and second floor level extensions and alterations to the design of the proposed new shopfront (ref 2011/5272/P and 2011/5227/P).

December 2012 Practical completion was achieved. September 2013 Details of conditions 3 (brickwork), 4 (screens), 5 (green roof) & 6 (security shutters) of planning permission ref: 2011/5272/P dated 23/11/2012 for amendments to planning permission ref: 2007/2197/P dated 01/10/2008 for extensions and alterations, including the installation of a new shopfront, erection of a mansard roof extension and rear extensions at basement and ground (for additional retail floorspace) floor levels and at first and second floor levels with terrace, to provide additional floorspace in connection with the creation of 6 self-contained flats (2013/3195/P). In January 2014 a Building Regulations Certificate of Completion issued.

A prior approval was granted for temporary use change of the rear of 11-13 Camden High Street from use class A1 to B1, ref 2014/4697/NEW, in relation to a proposed lease of the area as an office, with effective date 1st August 2014. However, the proposed occupant later chose not to move forward and found the location inadequate for their use as an office, so that the site remains vacant and to date has never been occupied.

## 9. Planning Statement

The proposal involves the conversion of the three existing storage areas (Use Class A1) on the rear ground floor and basement into creating 1x one bedroom and 1x two bedroom self-contained flat (Use Class C3).

This development has been designed in accordance with key Camden Development Plan policies, as set out in the 2010 Core Strategy and Development Policies documents, and the 2011 Camden Planning Guidance document which is an 'other material consideration'.

### Core Strategies

CS5 – Managing the impact of growth and development:

The development provides much needed, sustainable residential units which have been designed to meet Lifetime Homes Standards. Full consideration has been given to the impact of the development on future occupiers and neighbours, to ensure that a high quality of accommodation is provided with little or no adverse impact on neighbouring units.

CS6 – Providing quality homes

This policy supports maximising the supply of additional self-contained housing units, and regards housing as a priority land-use. The policy also seeks to minimise the net loss of existing homes. By creating a scheme which converts an unused commercial space into two high

quality self-contained residential units, all of these objectives are met. The proposed one bed and two bed self-contained flats will be ideal for couples and small families, contributing to the mix of homes of different sizes in the area.

CS14 – Promoting high quality places and conserving our heritage

This policy seeks to manage growth in a way that conserves and enhances the area by creating attractive places to live; accordingly schemes should also be sustainable. The flats have been designed to be in keeping with the appearance of the local area, incorporating design features such as timber sash windows and brickwork in keeping with the existing development and neighbours, ensuring that the features of the conservation area are preserved. The proposed green roof is in keeping with the existing green roof which was adapted. The flats will have a 'traditional' Camden feel, as compared with the majority of new builds in the area. Green walls will also create an improvement to the visual appearance of the area.

### Development Plan

DP2: Making full use of Camden's capacity for housing

The Council seeks to maximise the supply of additional homes in the borough, by expecting the maxim appropriate contribution to supply of housing on sites that are underused or vacant. This proposal identifies a vacant site which, accordingly does contribute to supply of housing in the borough, whilst minimising loss of housing.

DP5: Homes of different sizes

This policy requires contribution of a range of self-contained homes of different sizes. Accordingly, the proposal includes a 1-bedroom and a 2-bedroom self-contained flat. The Dwelling Size Priorities Table clarifies that 2-bedroom market dwellings are prioritised as very high. The scheme is providing accommodation which is much needed in the borough:

#### DP6: Lifetime homes and wheelchair housing

The development has been designed in accordance with Lifetime Homes Standards. Please refer to the Lifetime Homes Statement.

#### DP24: Securing high quality design

The character of the local neighbourhood has been influential in the design, setting and context of the development. The interior of the development reflects the substance and style of the local area, whilst externally it is in keeping with the surrounding buildings, in style and character. Incorporating such features as lightwells, glass and green roofs, the design contributes to and improves the amenity of local units. Additionally, the designs embody well-proportioned rooms, with high levels of natural light and ventilation. Juliet balconies and outdoor access at all levels ensure the provision of amenities within a challenging and high density urban space.

The high levels of insulation used throughout the construction will ensure minimum heat loss from the structure, encouraging an environmentally friendly design, and the high level of accessibility makes the scheme ideal for residents to use public transport. Cycle parking is also to be

provided in the access way. These factors ensure that the environment has been fully embraced within the design.

#### DP25: Conserving Camden's heritage

The development has been carefully designed with consideration of the conservation area. The development is considered to preserve and enhance the character of the conservation area. The character is preserved by maintaining a timber panelled front door, timber sash windows, by use of similar materials and architectural detailing to neighbouring properties. The development matches roof pattern and eaves line of the neighbouring David Roberts Art Foundation.

#### DP26: Managing the impact of development on occupiers and neighbours

The development has been designed to ensure:

1. Visual privacy and overlooking – A separate daylight and sunlight assessment has been produced as part of this application, and the development has accordingly been designed to minimise any impact on neighbouring properties. The neighbour to the rear, Nelson's Yard, has no window on the rear elevation of their building, so that their amenity is not impaired. Considering the occupiers of flats 1 and 2, 11-13 Camden High Street, the design ensures that the eaves of the roof of the new development is within a 25 degree angle of the patio doors, ensuring no adverse effect on daylight or sunlight for the units, as recommended in the BRE Site Layout Planning for Daylight and Sunlight guide.

The daylight and sunlight within the unit have also been carefully

considered, to maximise the amenity within the development.

The windows have been carefully positioned on the development to minimise overlooking, and obscure glass has been implemented on the eastern façade.

Artificial lighting levels are designed to illuminate solely the new development itself; the existing timed floodlights within the access alleyway will ensure adequate lighting in the approach to the unit.

#### DP27: Basements and lightwells

The basement area has already been created as part of planning applications 2011/5227/P and 2011/5272/P. The application was fully implemented and a certificate of completion issued by Camden Building Regulations; tanking has been implemented in the basement area, with appropriate channelling of groundwater, and a sump was fitted. As such, no underground development is required, and there is no requirement to alter the structure of the basement.

A structural opening at ground floor and roof level of the existing space will allow for an appropriate shaft to be created for the lightwell. The works will be carried out within the rear unit and are not considered to have any adverse impact on the commercial units at 11 and 13 Camden High Street.

#### CPG6 – Amenity

A number of considerations of CPG6: Amenity have been incorporated into the development:

- Air and Noise Pollution: Since the foundations and groundworks have already been completed, air and noise pollution from the implementation of the scheme is expected to be minimal.
- Boilers: Energy efficient combi boilers will be installed in each of the flats, so minimising air pollution
- Traffic Reduction: Being in an area with PTAL (Public Transport Accessibility Level) level 6, the development benefits from exceptional levels of access to public transport, and additional cycle parking spaces are also to be implemented as part of the scheme
- Daylight and Sunlight: the development creates good levels of daylight and sunlight for the future occupiers, whilst having a minimal impact on the amenity of neighbouring buildings, refer to the separate Daylight and Sunlight Assessment.
- Overlooking, privacy and outlook: The development has been carefully designed to ensure that the privacy of existing dwellings is protected. There is a more than an 18m distance between the windows of any habitable units which directly face each other, since the non-obscured windows have been placed on the north and south elevations of the site.

## Minimum Size Standards

The scheme has been designed to exceed size standards as per the Mayor of London London Housing Design Guide 2010. See tables below:

Development	Dwelling type (bedroom/pers)	Essential GIA (sq m) required	GIA achieved (sq m)
Flat 1 (G+LG)	2b3p	61	80.29
Flat2 (1st+2nd)	1b2p	50	63.51

	Flat 1		Flat 2	
Dwelling Size	3 person designed occupancy minimum	Achieved: Flat 1 sizes	2 person designed occupancy minimum	Achieved: Flat 2 sizes
Double bedroom (sq m)	12	12	12	12.1
Single bedroom (sq m)	8	8.1	NA	NA
Combined kitchen living and dining space development (where kitchen diner is combined with the living room)	25	27.7	23	27.0
Storage floor area	2.5	3.06	1.5	2.25

## 10. Design Statement

### 10.1. Facade

Limited exterior works must be carried out in lifting the ceiling height to the rear of the development, the proposed green roof and use of external materials to match existing will ensure that the proposal is keeping the character and appearance of the surrounding area and neighbourhood.

### 10.2. Interior Arrangement

The property is to be arranged as 2 self-contained flats  
Flat 1, a 2 bedroom flat, is to be arranged across ground floor and basement levels. There will be level access into this flat, with a ground floor WC, and a large open plan living room arranged across this floor, with suitable levels of light being provided via rooflights and a lightwell also providing openings for natural ventilation. Two double bedrooms will be located at basement level, both receiving natural light and natural ventilation via a light well. A bathroom and additional WC are also provided at basement level.

Flat 2, a 1-bedroom maisonette, is to be arranged across first and second floors, accessible by a private staircase. A large, south-facing open plan living room and kitchen will be provided at first floor level, and a WC will also complement the area. A large ensuite bedroom space will be provided on the second floor, and along with a bathroom and additional WC.

### 10.3. Recyclable & Waste Storage

To store the waste and recyclable material, a large bin (see image below) with separated compartments will be integrated under the counter-top of the kitchen. The recyclable material is collected only once a week (Monday) and waste daily on the high street.

Large Integrated Recycling Bin



80 Litre Capacity (2 x 32L & 2 x 8L)  
Cabinet size - 600mm



## 11. Access Statement

The impact on local transport is unchanged by this proposal, since the site is extremely well served by public transport and cycle facilities, and this scheme is proposed as a car-free scheme.

### 11.1. Pedestrian

Being within the Mornington Crescent area the premise is easily reachable. To access the unit as a pedestrian there is a variety of public transport available.

London Underground/Rail: Mornington Crescent Tube Station (300m).

Bus: Mornington Crescent Bus Stop (200m) with various routes.

### 11.2. Bicycle

Cycling in London is positively encouraged by the Mayor of London and Camden Council.

Bicycle storage is to be provided (4 cycle racks) in the side access road near the front door of the premises.

### 11.3. Vehicular

The proposal does not provide off-street parking, as there is no space on the site for parking provisions.

Nevertheless the new residential unit is extremely close to all amenities.

The Camden PTAL map shows the site to have a PTAL rating of 6b (excellent), making a car-free development most viable.

### 11.4. Access into the property

Access to the proposed unit is via an entrance on the side access road of Camden High Street, which will be lit at night.

## 12. Summary

In our opinion the proposal and alterations are consistent and in accordance with the policies of Camden Council's Unitary Development Plan and Core Strategy and supported by those policies.

Providing an additional residential use will contribute to the council's policies to provide further housing in the city.

