

25/03/15

DESIGN & ACCESS STATEMENT

139-141 QUEENS CRESCENT, NW5 4ED : new roof extension incorporating 2 new 1b flats for rent

NOTES ON 139-141 QUEENS CRESCENT

The building to be extended in this proposal is on Queens Crescent, a well known neighbourhood shopping street in the Gospel Oak area of Camden.

139-141 Queens Crescent was built around 1950 in a contemporary style. It contains two shops at street level and 6 flats accessed off Gilden Crescent. The flats are all rented by the applicant.

The building is on a corner which gives it some prominence. Its relative modernity distinguishes it from many of the buildings around it. It's frontage is proud by some 600mm from adjacent 19thC shophouses. Along Gilden Crescent, it is separated from nearby buildings by an open space belonging to LB Camden flats.

The building has undergone various changes over the years. Originally built as shops with two maisonettes above, both the commercial and residential parts have been adapted to changing needs over the years.

1. NOTES ON GOSPEL OAK

1.1. LOCAL SERVICES

a) Public Space and Leisure

- The Malden Road pitches and surrounding grassy areas close by site have been improved and are well-maintained. The complete renewal of Talacre Gardens and construction of a new sports centre there, is a local success which is a short walk from site. Sports facilities are found at Kentish Town Baths and Swiss Cottage. Hampstead Heath and Primrose Hill are within walking distance.

b) Transport

- Very good bus services run along Malden Rd, Kentish Town Rd, Chalk Farm Rd and Gordon House Rd close to site.
- The Northern Line has stations at Chalk Farm and Kentish Town. The former is an 850m walk from site.
- The North London Line, Thameslink system, Clapham and Barking Line are accessible at Kentish Town West, Kentish Town and Gospel Oak respectively, all in walking distance of site.

c) Shopping

- Queens Crescent, with its street market, offers good value subsistence shopping. Its value as the "heart of Gospel Oak" is now fully acknowledged by council members and officers. It relies on shoppers on foot & bike.

d) Schools/NHS

- There are many local schools, both primary and secondary.
- Medical services are well-provided: the Royal Free is close to site, as are various single and two hander surgeries including the upgraded Queens Crescent practice. Long-standing plans exist to radically improve health services by the construction of a new health centre near to Lismore Circus which is within easy walking distance.

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2. CONTEXT SUMMARY

The Gospel Oak area is a mixed residential area whose public facilities and general municipal management has been strengthened over the last decade or so. The area is very well connected by public transport and nicely positioned in relation to the Central Business District. It is a reasonable setting to make use of existing residential footprint through a roof extension.

3. DEVELOPMENT POLICY:

THIS APPLICATION FOLLOWS REFUSAL OF 2014/2449/P

3.1. POLICY SUMMARY

Policy documents referred to -
CPG1 - Roof extensions
CPG2 - Residential Development Standards
Camden LDF - Camden Development Policies

Objectives and related policy relevant to the evaluation of this application for 2 new 1b flats must at least deal with the following:

- primacy of mixed use (DP1)
- general housing need
- impact on existing residents amenity
- impact on the urban setting & design quality

3.2. MIXED USE

- By building on an existing footprint, the proposed development reduces change of use pressure locally (DP13). This helps resist loss of the area's very hard-pressed but distinctive mixed use urbanism.
- Maximising the residential capacity in Queens Crescent takes advantage of existing services and thereby supports forms of residency that seem very likely to support lifestyles that can easily take advantage of short walking distances to local services, good public transport and freedom from car-dependency.

3.3. HOUSING NEED

Strategic Objective: *"to provide homes to meet Camden's housing needs as far as possible in terms of affordability, the type of properties built and the mix of sizes, and promote their sustainable design and construction. Housing will be the priority land use of this Core Strategy"*

DP 02 Use of Housing Capacity

- The proposal is for two new 1b flats for market rent. This contribution to housing need was deemed acceptable in the delegated report for application 2014/2449/P "3.17 The revised proposal would provide 2 x 1 bedroom flats, identified by the Council of the lowest (1 bed) priority. Given these would be new units and no existing accommodation would be lost as a result, this element is acceptable."
- The flats are intended for private rental and will contribute to the mix of units available locally and the "mixed communities" referred to as a positive effect of housing provision in policy CS6.29.

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3.4. IMPACT ON NEIGHBOURS

DP26 – Managing the impact of development on occupiers and neighbours

- There is no issue of overshadowing or loss of skylight component to any neighbouring space.
- There is no issue of overlooking arising from this proposal.

3.5. IMPACT ON URBAN SETTING & DESIGN QUALITY

CS14 - Promoting high quality places and conserving our heritage ...*"The Council will therefore expect the design of buildings and places to respond to the local area and its defining characteristics and reinforce, or if appropriate, create local distinctiveness."*

DP24.5 -*"Design should respond creatively to its site and its context."*

CPGI 5.20 -*"On some contemporary buildings a less traditional form of roof addition may be more appropriate."*

Policy DP24 - Securing high quality design

- A contemporary treatment was deemed acceptable in the LBC DC assessment of the previous scheme (2014/2449/P)
- The previous assessment acknowledged there were no issues of overlooking or neighbouring loss of amenity arising
- The elevational treatment proposed is set back in accordance with requirements set in previous application design observations
- The setback is not less than 600mm and at the corner 1450mm. Insufficient setback was grounds for refusal previously. From the delegated report:
"3.8 It is considered that owing to the buildings location and visual prominence, the proposed roof extension should be setback behind the parapet sufficiently so that it minimises its visual prominence, scale and bulk whilst creating a clear separation between the existing and the new addition. It is considered that a suitable setback on these elevations would result in a subordinate extension which would be sympathetic to the host building, in keeping with the established practice in the streetscape and be in accordance with CPG1 – Design."
"3.12 Owing to the absence of a reasonable setback of the proposed extension as discussed above, it is considered that the proposal in both its original and revised format is considered unacceptable and not in keeping with LDF DP24 or CPG roof extension guidelines."
- The principle of a roof extension meets the goal set out in DP 24.9 to reuse existing buildings to capitalise on the energy investment already made in their construction.
- A 2x1b scheme were both accepted previously (see delegated report 2014/2449/P)
- Both flats meet planning guidance regards size of single person 1b flats
- Materials to be used are brick and render. Doors and windows are painted timber. The palette is consistent with local precedent.
- The proposed skylights are not prominent
- The sizes of the proposed bedrooms are 8.8sqm and 9.0sqm.
- Ceiling height = 2.4m.
- Storage is provided
- The internal arrangement is practical and legible.
- Storage for recycling bins and dustbins is provided adjacent to the street under main access stair off pavement
- Storage space for bikes is provided on shared external access platform.
- Well-insulated new-build as required by Part L is allowed for dimensionally.

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4. CONCLUSION

The proposal meets policy prescriptions

- LDF
 - DP02 - use of housing capacity
 - DPO5 - mix of homes sizes
 - DP13 - protection of business premises (reduce impact of c-o-u pressures)
 - DP16 - good integration with existing transport provision
 - DP24 - good response to site and reuse of existing investment in construction
- CPG1
 - 5.07 - reuniting building groups
 - 5.20 - roof extensions for contemporary buildings (not Victorian/Georgian)
 - 5.21 - appropriate skylights
 - 5.23 - integrating balconies into design
- CPG2
 - housing development space standards

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LIFETIME HOMES

2 – Approach from parking	It will be possible to minimise the distance from the new house to any dedicated disabled parking bay. The going will be broadly level.	A-1-05
4 – Entrances	Main entrance doors are or can be made conformant. Thresholds to the new flats are conformant. 300mm nib alongside the dwelling entrances can be provided in flat 2, but with more difficult for flat 1. An external light can be installed.	
5 – Communal Stairs	The stair flights are straight. There is room to increase the stair flight width. Stair-lifts can be added later.	
6 – Internal doorways and halls	Internal doors are 750+mm clear. First floor landing conforms. Higher landings might be adapted in the future.	A-1-13
7 -Circulation space	Turning space in the Living Room and Kitchen/Diner is provided. Clearance in the living space is sufficient. Bedside spacing is adequate in the bedrooms.	A-1-13
10 – Entrance level WC/shower	An entrance level WC is to required standards for disabled use in both flats.	A-1-13
11 – WC and bathroom walls	The walls can support rails.	
12 – Stairs & potential lifts	The stair flights are straight. There is room to increase the stair flight width. Stair-lifts can be added later.	
14- Bathrooms	A conformant bathroom next to a main bedroom is provided in both flats.	
15 – Glazing	Windows in both Living spaces are conformant.	

fig 1: Lifetime Homes Standards conformance