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Project: 42 Caversham Road
London, NW5 2DS

NMA: 1217

Purpose: Full Planning Application

Date: 20/05/2015

Planning Statement



Planning Statement

1. Introduction

This Planning Statement has been prepared to support the Full Planning Application relating to the proposal for the development of the site at 42 Caversham Road. This should be read in conjunction with the Design & Access Statement, also submitted as part of this application. (Ref: 1217-NMP-XX-ZZ-RP-A-00001)

This Statement aims to outline how the proposed scheme complies with planning guidance and policies.

Relevant policies applicable to this Planning Application are taken from:

- London Borough of Camden Local Development Framework (Nov 2010), including Core Strategies and Development Policies and accompanied by Camden Planning Guidance;
- London Plan (July 2011);
- National Planning Policy Framework (March 2012).

2. Meeting Planning Guidance & Advice

RESIDENTIAL POLICIES

Core Strategy CS6 seeks to secure mixed and inclusive communities and a range of self-contained homes of different sizes to meet demand across the Borough.

Development Policy DP5 offers a Dwelling Size Priority Table that outlines a 'very high' demand for 2-bed units and 'medium' demand for 3-bed units within market housing.

All units have been designed to comply with, and in many cases exceed, the London Plan standards and the guidance within Camden Planning Guidance CPG2 Ch4 in terms of unit sizes and internal arrangement.

Please refer to the Accommodation Schedule and proposed plans, submitted as part of this application.

AMENITY

Overlooking/Privacy:

It is noted that the amenity of existing neighbouring and nearby occupiers will need to be protected in any future proposal at the application site.

All windows on the west elevation of the proposed building that face no. 40 Caversham Road are either secondary windows within habitable rooms or are to non-habitable rooms. All windows to this elevation are proposed to have obscured glazing and therefore will not overlook the neighbouring no. 40 Caversham Road. All windows to the East elevation of 40 Caversham Road are to non-habitable rooms, except for one kitchen window on the lower-ground level. Overlooking between proposed apartments is avoided through planning layouts and in some locations through obscured glazing/screening.

Outlook/Sense of Enclosure/Overshadowing:

Outlook from the East elevation of no. 40 Caversham Road is not lost due to the proposed development as these windows serve non-habitable rooms in all cases but one. A kitchen window to lower-ground floor looks onto the side passage and its outlook is on to the existing building at present, so this will not change. The main block of the proposed building has been aligned with the front and rear elevations of no. 40 Caversham Road and as such outlook from the front and rear elevations of no. 40 is not affected.

The layout of the proposed building has been designed to maximise outlook from all habitable rooms in all apartments, utilising large windows and dual-aspect in many rooms.

Daylight/Sunlight:

This scheme has been designed to comply with the BRE Guidance document, "Site layout planning for daylight and sunlight: A guide to good practice (Second Edition). 2011". Please refer to the Daylight, Sunlighting & Overshadowing Report produced by Syntegra Consulting and submitted as part of this application. (Ref: 14-1172 - Caversham Road - DSO)

Please also refer to the Average Daylight Factor Schedule for the proposed development which shows that all habitable rooms are designed to receive the required level of daylight. (Ref: 1217-NMP-XX-ZZ-SH-A-00902 to 00922)

Noise & Disturbance:

No external plant is proposed on site.

Please refer to the Acoustic Assessment produced by ATSPACE Ltd. and submitted as part of this application.

CONSERVATION & URBAN DESIGN/LISTED BUILDINGS

42 Caversham Road is within the Bartholomew Estate Conservation Area and is identified as an opportunity site (considered to neither preserve nor enhance the character of the conservation area and therefore there may be scope for redevelopment subject to an acceptable replacement.)

Demolition:

Demolition is deemed appropriate since the existing building is not considered to make a positive contribution to the Conservation Area.

Proposed Dwellings:

Adjoining the site are semi-detached and terraced groups of large scale traditional Victorian buildings, which are considered to form a distinct group of properties and provide a coherent and established pattern of development.

The proposed development aims to replicate the broad height and scale of neighbouring buildings but with a contemporary interpretation of the traditional terraced block. The design aims to complement the neighbouring buildings taking cues from the materiality and the rhythm of frontages along the street.

Please refer to the Design & Access Statement for further detail. (Ref: 1217-NMP-XX-ZZ-RP-A-00001)

TREES & LANDSCAPE / PARKS & OPEN SPACES

The proposed scheme greatly increases the area of green space on site, providing private gardens to the front and rear of the site, with planters and green roofs throughout the scheme.

The proposals are in line with the following policies:

- Natural England White Paper
- Biodiversity 2020: A Strategy for England's Wildlife & Ecosystem Services
- Section 11 of National Planning Policy Framework: Conserving & Enhancing the Natural Environment
- London Plan Policy 7.19: Biodiversity & Access to Nature
- Mayor's Biodiversity Strategy 2002 Proposal 6: Greening New Developments
- London Plan Policy 5.3: Sustainable Design & Construction
- London Plan Policy 5.10: Urban Greening
- London Plan Policy 7.21: Trees & Woodlands
- CPG3: Sustainability Planning Guidance on Biodiversity (Section 13)
- DP22: Promoting Sustainable Design & Construction
- CS15: Protecting & Improving our Parks & Open Spaces & Encouraging Biodiversity

Bird and Bat boxes are to be provided in appropriate locations in purpose made boxes within the brickwork.

We request that landscaping and maintenance schedules be secured by planning condition.

CRIME PREVENTION

A consultation with the Designing Out Crime Officer took place on 23rd April 2015, with reference made to the "Secured by Design New Homes 2014 Design Guide". Secured by Design measures have been implemented in the proposed design with the aim of reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. The following design measures have been included:

- All publicly accessible spaces are overlooked, providing natural surveillance.
- The front of the site has a clear boundary between public and private space, with a low wall, railings and planting. This promotes a sense of ownership, territorial responsibility and community for all residents of the proposed building.
- Private gardens are clearly identifiable and accessible only by the residents. They are physically separated from public spaces by walling and/or lockable gates and railings.
- The communal entrance area is proposed to be well lit and is clearly visible from the street.
- All elevations contain windows, providing natural surveillance to all sides of the proposed building.
- Doors and windows will all be specified with appropriate locking and glazing systems.
- Secure cycle storage is proposed within the scheme, accessed via the communal circulation space of the ground floor.

A full Secured by Design assessment will be conducted as part of Code for Sustainable Homes Assessment.

ACCESS

The proposed development provides level access and has been designed in accordance with Lifetime Homes Standards (DP6, CS6, CPG2 Ch5). Furthermore, a minimum of 10% of the residential units (2 of the proposed 18 units) have been designed according to the requirements of the Camden Wheelchair Housing Design Brief 2013.

Please refer to the Design & Accessibility Statement, submitted as part of this application, outlining compliance with Lifetime Homes and the Wheelchair Housing Design Brief. (Ref: 1217-NMP-XX-ZZ-RP-A-00001)

RESOURCES & ENERGY

The proposed development is designed to achieve Code for Sustainable Homes Level 4. Please refer to the Code for Sustainable Homes Pre-Assessment and Energy Strategy Report conducted by Syntegra and submitted as part of this application. Please refer to the report (Ref: ESR - 42 Caversham Road - April 2015 Final).

TRANSPORT

Car Free:

The proposed scheme is designed to be car free due to the site having a public transport accessibility level of 6a (excellent).

Please refer to the Public Transport Accessibility Level Report, submitted as part of this application.

Cycle Parking:

The cycle stores have been designed in accordance with the guidance in CPG7. They are covered, secure and have level access.
Please refer to Ground Floor Plan for locations and setting out. (Ref: 1217-NMP-XX-00-DR-A-00100)

Construction Management Plan:

Please refer to the Draft Construction Management Plan submitted as part of this application. (Ref: 1217-NMP-XX-ZZ-RP-A-00003)

SERVICE MANAGEMENT PLAN

Separate secure and enclosed waste and recycling storage areas are proposed to serve the main block of apartments and the mews houses to the rear of the site.
These are accessible from outside and are within 10m of road-side collection points.
Deliveries and servicing (including waste and recycling collections) will be done from kerb side.

Please refer to Ground Floor Plan for locations of stores and waste capacity. (Ref: 1217-NMP-XX-00-DR-A-00100)

CONTAMINATED LAND

There is a known contamination constraint at the site, owing to the proximity of the site to industrial uses and railway land.

A detailed site investigation has been conducted on site.

Please refer to the Site Investigation and Basement Impact Report, (Ref: 2110_J14023-42 Caversham Road Rep Issue 1 Complete) submitted as part of this application.

BASEMENT EXCAVATION

Excavation will be required to facilitate the proposed development.

Please refer to the Site Investigation and Basement Impact Report, (Ref: 2110_J14023-42 Caversham Road Rep Issue 1 Complete) submitted as part of this application.

3. Section 106 Agreement

Agreement to make financial contribution for Regeneration/Community Facilities Assessment.
Agreement to make financial contribution for Public Open Space Assessment.

The draft Section 106 Agreement is to be sent to the Client's solicitors. Details as follows:

Susanna Weatherstone
Fladgate LLP
16 Great Queen Street
London
WC2B 5DG