

Flats 101 Brecknock Road, London, N7 0DA

Appeal Design statement

The reasons for refusal are set out below and we address each point in terms of design

The Flats

The new flats provide accommodation in excess of Lifetime Home standards. We enclose copies of floor plans to show the detailed setting out of these flats allowing for adaptability for wheel chair use and ease of access. This has been accepted by the explaining officer and the LA as set out in the case officers report presented to the committee.

Design scale and massing

1 The proposed rear extension, by virtue of its excessive bulk, scale and massing, would dominate the existing building and cause harm to its appearance, contrary to Core Strategy Policy CS14 (Promoting high quality spaces and conserving our heritage) and Development Policy DP24 (Securing high quality design) of Camden's adopted Local Development Framework 2010.

The planning officers reports directly contradicts this reason for refusal and support the scheme in relation to these policies;

Case officers report 12th March 2015

6.3.3 The proposed extension to the building would be contemporary in appearance. Starting with the proposed rear extension, the height and bulk of the extension would be subordinate to the host building and would retain a full floor between the extension and the parapet of the host building, in accordance with policy guidance contained within CPG1: Design.

The proposed roof extension would adopt a contemporary, rather than traditional mansard, form and adopted policy does not preclude this design approach, provided the resulting development considered its local context. Following revision, the roof extension would be set well back from the edge of the building and would be most appreciated in wide ranging views, specifically along Brecknock Road.

Even in the more prominent views the extension would be a very minor and subordinate element of the overall appearance of the building. The applicant has submitted drawings to demonstrate the line of site in views from the pavement on the opposite sides of Torrianao Avenue and Brecknock road, from which only the fascia of the extension would be visible. The proposed powder coated aluminium facing material for the extensions would present the additions as secondary elements of the host building. In the case of the roof extension, the material would not be widely appreciated.



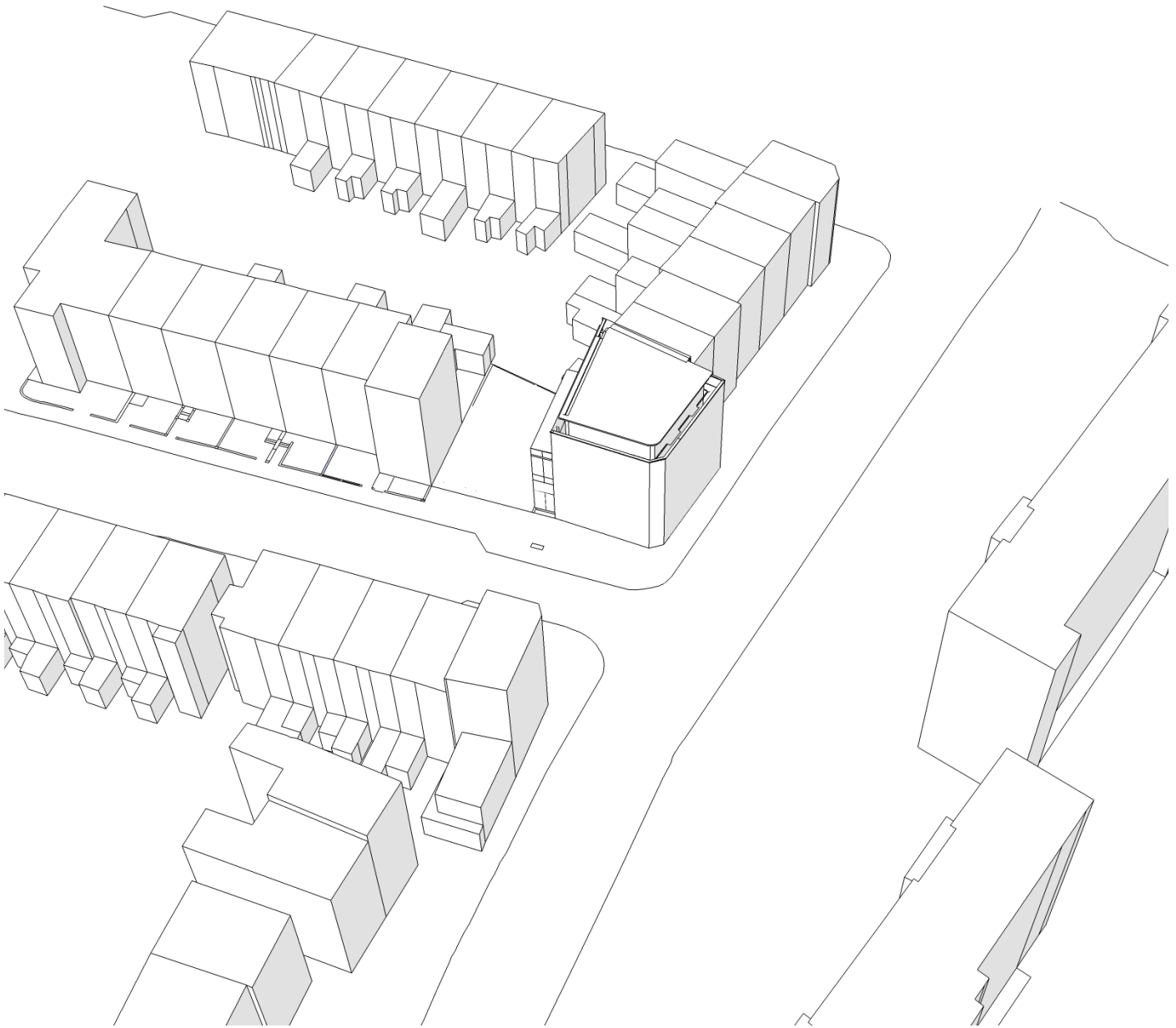
Proposed elevation on Torriano Avenue



Proposed elevation on Brecknock Road

The rear extension would be set back from the corner of the host building, both to retain the existing quoins on the upper floors and to provide some relief in the street scene. The rear elevation of the rear extension would be rendered so that in the event that the garden area remains open, the predominant material would be render. In addition to glazing, the proposed aluminium material of the rear extension would be a relatively minor element of the overall appearance. Adopted design policy and guidance does not preclude the use of contrasting materials, but it does require that they are of good quality. As such a condition is recommended, requiring approval of samples of all facing materials'

The design of the side extension on Torriano Avenue has been fully considered so that it would be a subservient piece to the main element of the existing building. Several conversations and two site meetings took place with the case officer and conservation / Design officer. These conversations have helped to create the extension that is part of this appeal. The extension is set back off the corner of the main building leaving the traditional corner quoins exposed and the height of the extension is set one storey height below the top floor of the original building as set out within design policy guidance.

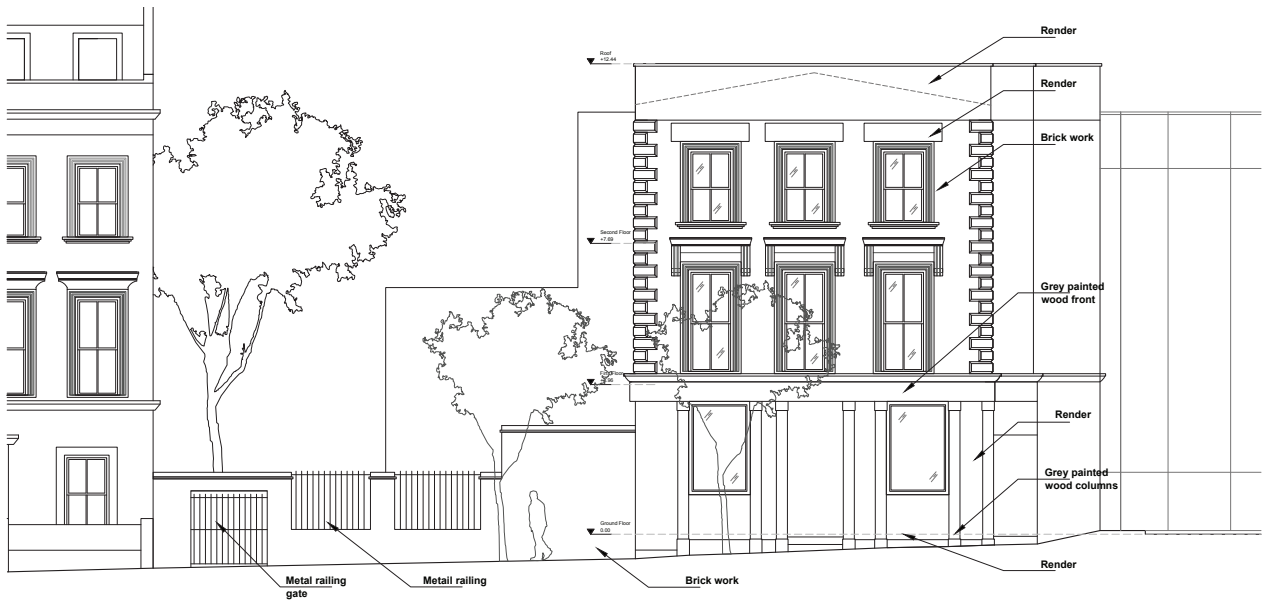


Massing studies - aerial view

The modern approach to the appearance of this extension which is also applied to the top floor was felt to be appropriate in this situation. The building is not within a conservation area and the roof scape varies along the street and to those of the buildings opposite both adjacent streets. This extension should also be seen in the context of the two new houses to be built within the rear garden and create a neutral and link between the two.

The massing of the top floor is set back on all sides apart from the party wall shared within 103 Brecknock Road. The sets the additional volume well within what would be appropriate should a traditional mansard roof be allowed and the dark grey materials give the same colour as typical roof coverings such as slate or lead.

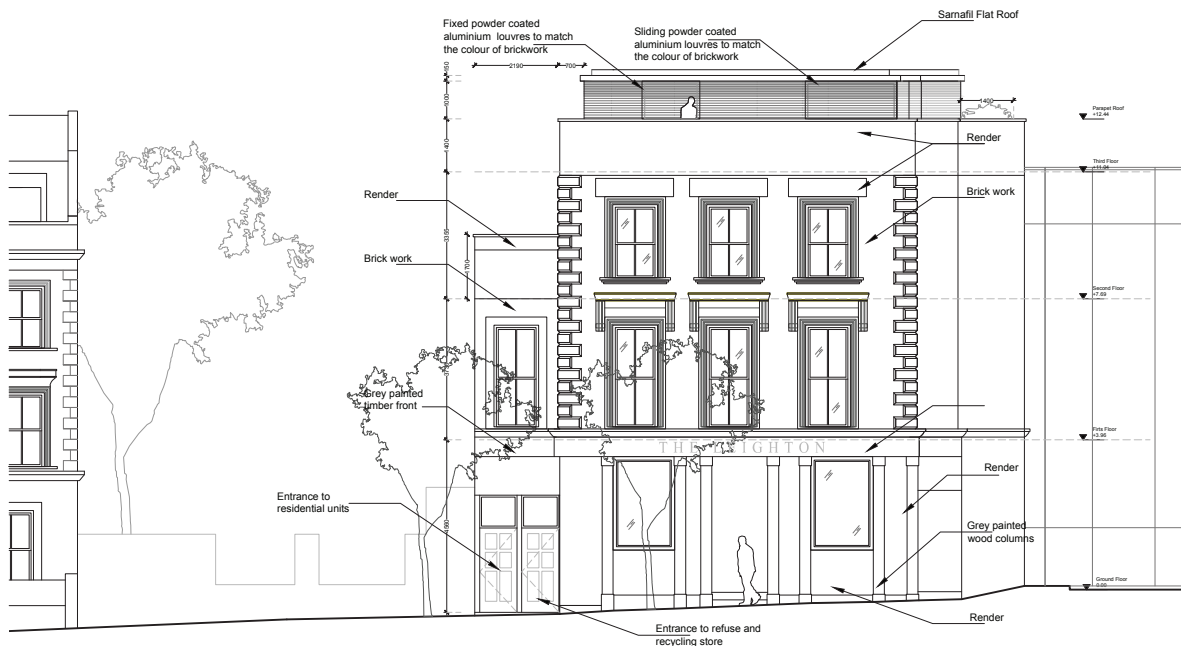
The traditional style of elevation with London stock brick and sash windows was felt an inappropriate elevational treatment for this link. This would result in a monolithic elevational compromise which would detract from the original design of the public house and the proposed new houses to the side. Given that the building is not listed and the site is not within a conservation area, the principle of the different elevation treatment was agreed with an accepted by the planning and design officer for the application case.



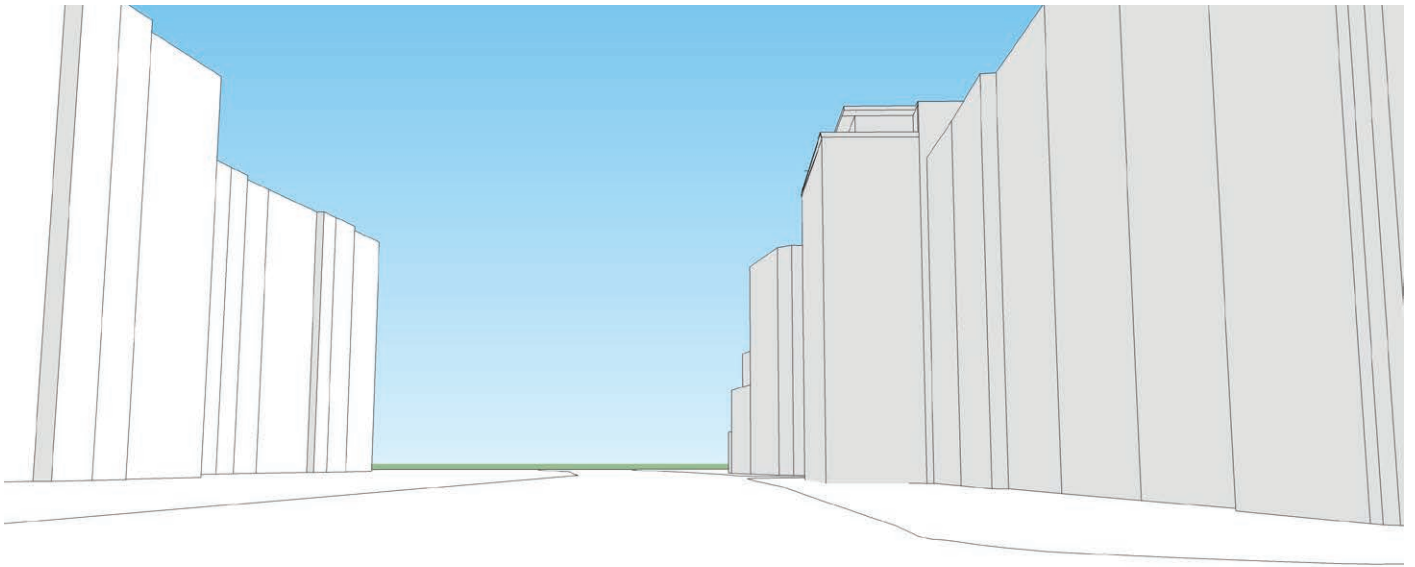
Existing elevation on Torriano Avenue



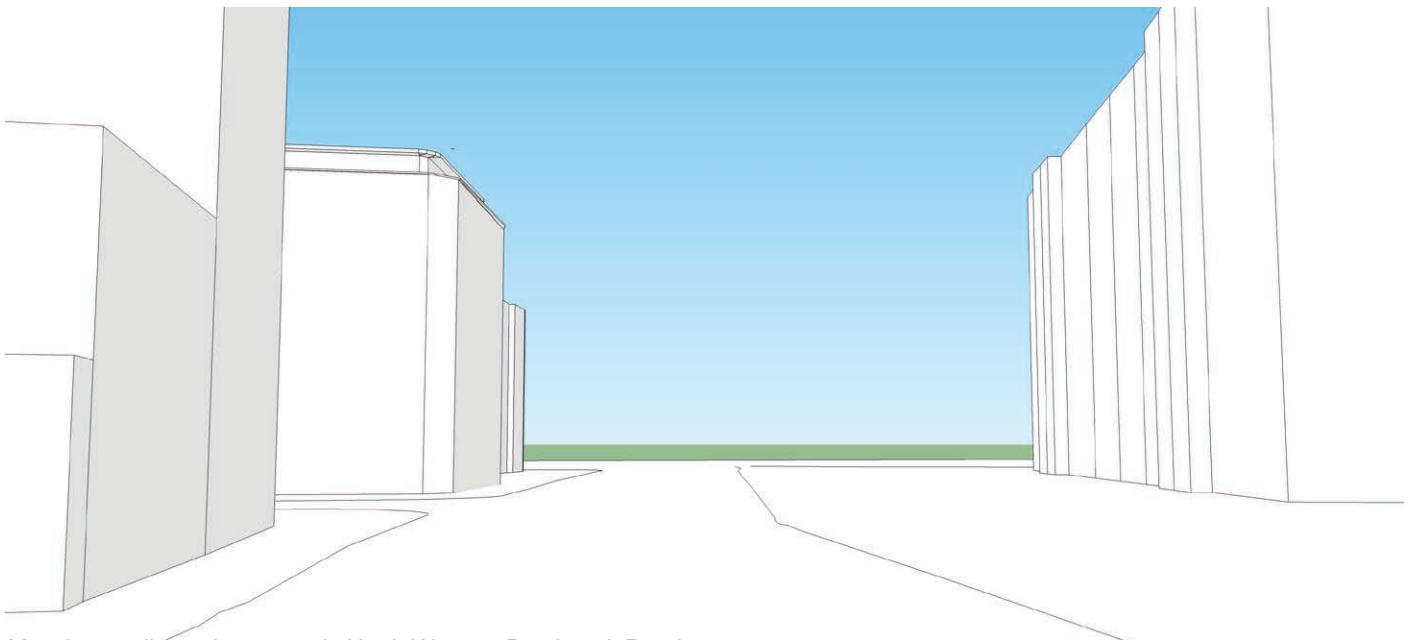
Existing elevation on Brecknock Road



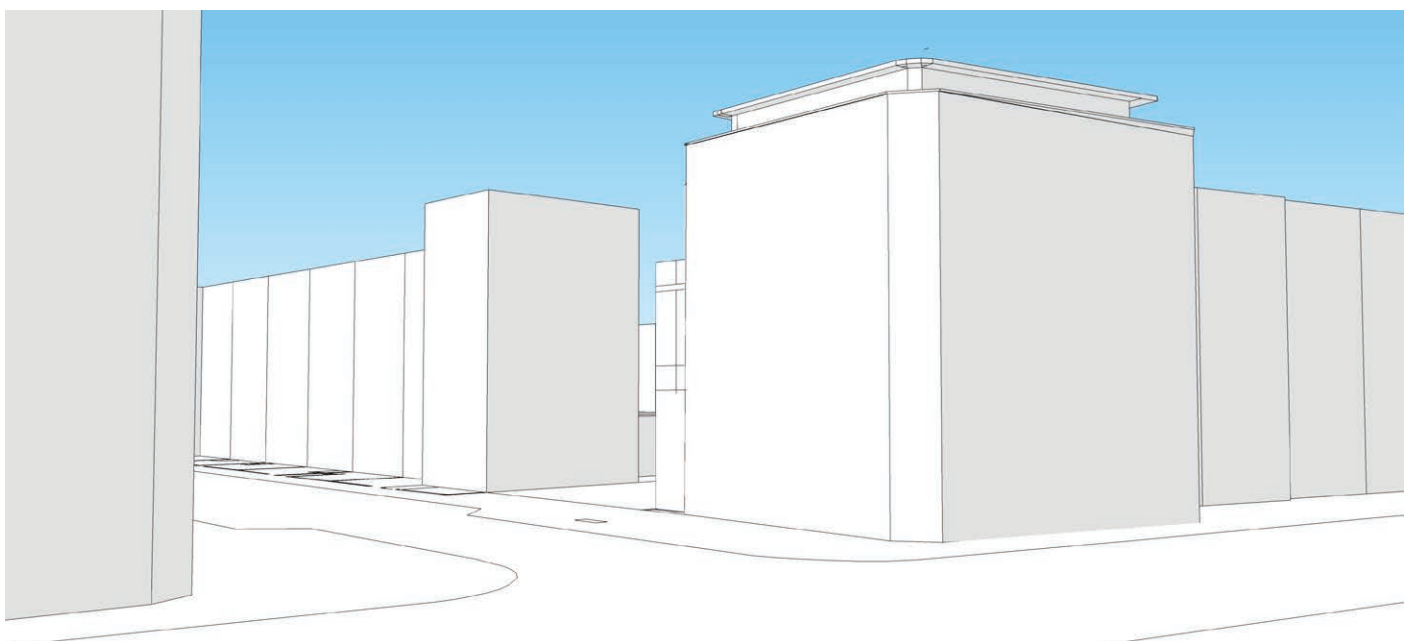
Recommended appeal amendment - elevation on Brecknock Road with traditional style side extension



Massing studies - view towards South East on Brecknock Road



Massing studies - view towards North West on Brecknock Road



Massing studies - view from opposite corner of proposed site on Brecknock Road

2 The proposed conversion and change of use to residential use would result in a smaller public house space at ground floor without access to private external space which would preclude provision for a commercial refuse space, contrary Core Strategy Policy CS7 (Promoting Camden's centres and shops) and Development Policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) of Camden's adopted Local Development Framework 2010.

The scheme as appealed here provides public house accommodation approximately 8sqm smaller than the existing. This is due to the rationalizing of the floor plan and provision of unisex disabled toilets and the loss of the staircase area which would be part of the residential use for the proposed flats above. The area includes the full basement floor #which is currently used for storage and the beer cellar.

It is considered that this loss of 8sqm is inconsequential for the operation and future viability of the public house.

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6.2.2 It should first be noted that the proposal encompasses the retention of the pub on the ground and basement floors of the building. As such, the pub would not be lost as a result of the proposed development. The rear extension would replace some single storey extensions to the pub, thereby curtailing the available pub floor space by approximately 4sqm on the ground floor. The resulting 305.9 sqm (GIA) would adequately provide for viable ongoing use of the ground floor pub premises.



The proposal and the appeal scheme includes for the kitchen within the bar area as is clearly stated within the Design and Access statement. For clarity, the pub will have a kitchen facility within the bar area allowing for the provision of light cooked meals and sandwiches. This is also advertised on the website of the Public house www.theleightonarms.co.uk

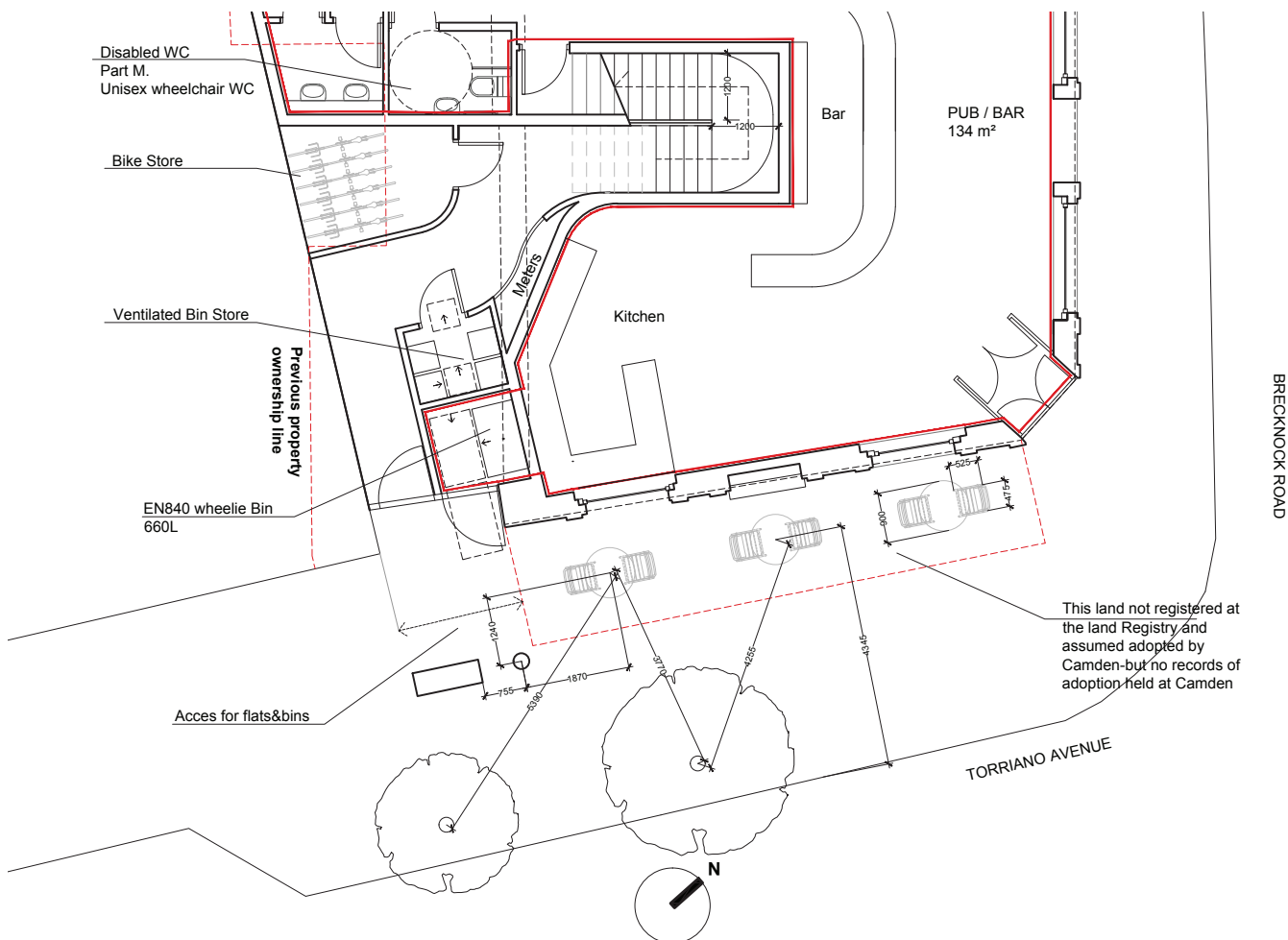
The existing basement area of the public house is under used and could be a more suitable use of the kitchen in the future. Currently the space is used for storage and the beer cellar.

The refusal notice makes specific mention of the lack of designated storage area for the dustbin. The existing situation is that the dustbin for the sole use of the public house is kept outside the pub on the land between the building and the pavement. This land is not owned by Camden or the applicant and is not registered at the land registry. It is unclear if Camden have adopted this land but the landlord of the public house maintains and cleans this part of the pavement on a regular basis.

This was not commented on by the planning officers as part of this application and it was assumed that the bins would remain in this place. Only one bin is required by the public house and the collections are made three times a week by a private contractor.

Storage for the flats is clearly set out on the ground floor plan of the appeal scheme. This allows for sufficient space for refuse and recycling for the flats.

Following the decision of the committee and in light of the appeal process we can show how a specific area for the provision of storage for this dustbin can be made within the appeal scheme for your consideration. The ground floor plan below clearly shows that the dust bin can be incorporated into the fabric of the building with access off the street. We ask that the appeal officer would consider this as a minor amendment as part of the appeal and allow this alteration, should the appeal be allowed.



Storage for dust bin within the fabric of the proposed building, with access off street on ground level

3 The general disposition of the proposed residential flats in relation to the retained public house floor space would reduce its available trading space, remove access to private external space (the pub garden), and introduce noise sensitive and noise generating uses in close proximity that would result in additional activity, disturbance and obstruction in the street, require excessive noise limiting measures and prejudice the long term retention of the public house which is an important local community facility contrary to Core Strategy Policies CS10 (Supporting community facilities and services), CS11 (Promoting sustainable and efficient travel), CS5 (Managing the impact of growth and development) and Development Policies DP15 (Community and leisure uses) DP21 (Development connecting to the highway network), DP26 (Managing the impact of development on occupiers and neighbours) of Camden's adopted Local Development Framework 2010.

The planning officers have considered the minor loss of commercial floor area and have concluded that this loss will have no affect on the future viability and continuing trading of the public house. Indeed the public house has been trading without the use of the garden for nearly 12 months and the pub is now running more effectively and efficiently without the garden. As stated within the application documents and statement of use from the landlord, the inclusion of the garden was a liability for the landlord and created a greater nuisance for the local community and directly contradicts the reasons for refusal given by the planning committee.

Case officers report 12th March 2015

6.2.8 *The relationship between the public house and the proposed residential units has been fully considered in assessing this application. The premises operate as a typical public house, the main business of which is the sale of alcohol to regular patrons. Sporadic events, including amplified music, are held within the bar area, but the premises is not known as a specialist music venue. With the advice of Environmental Health officers, it is considered necessary to impose conditions to ensure that sound insulation is suitably incorporated in the conversion works to protect future residential occupiers from any disturbance. The existing operation is not of particular concern, but it is considered necessary to ensure that any changes in the number and nature of events held at the pub would not give rise to noise disturbances. Officers are satisfied that, with the conditional controls recommended, the two uses can coexist without harm to each other.*

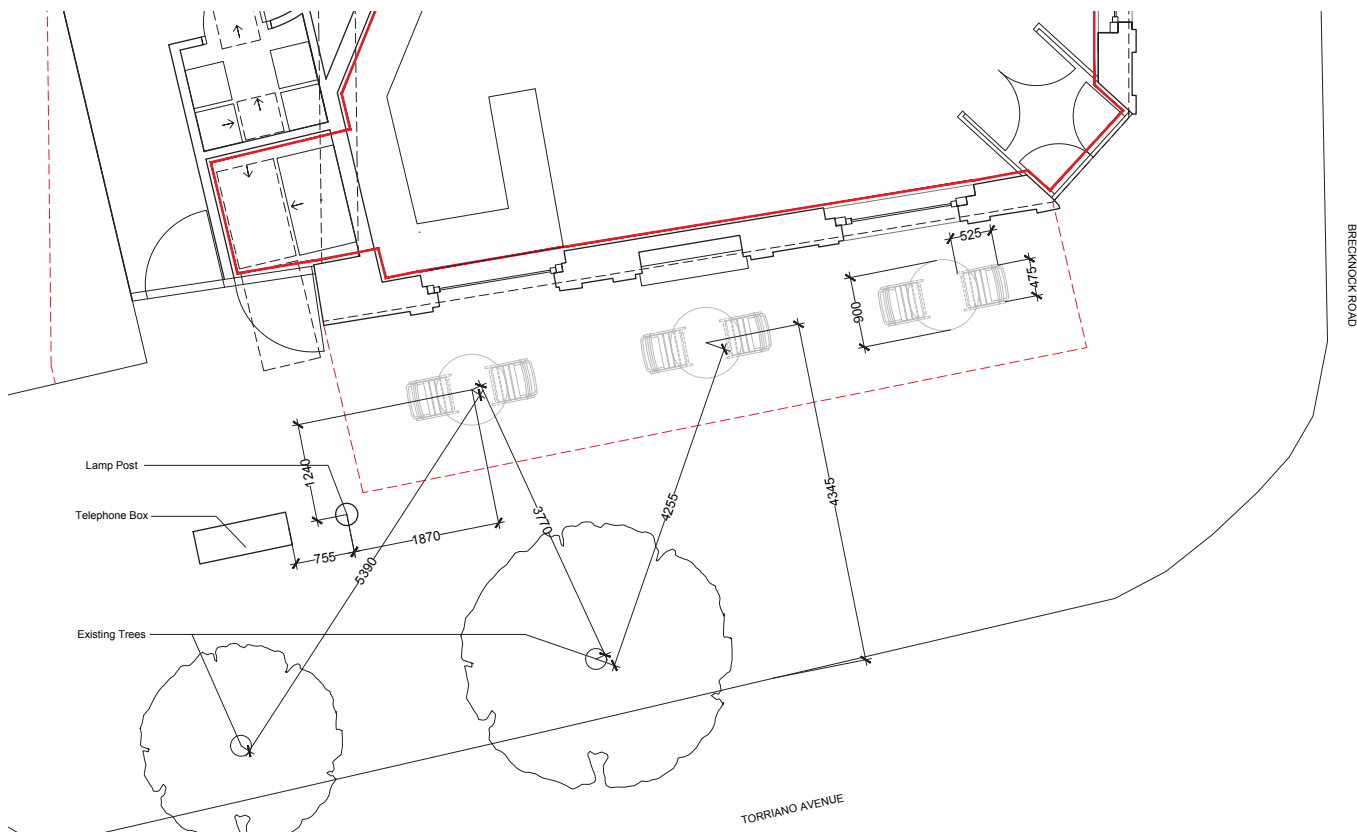


Pub in the vicinity with similar outdoor seating area - The Lion and Unicorn at 42-44 Gaisford Street, NW5 2ED



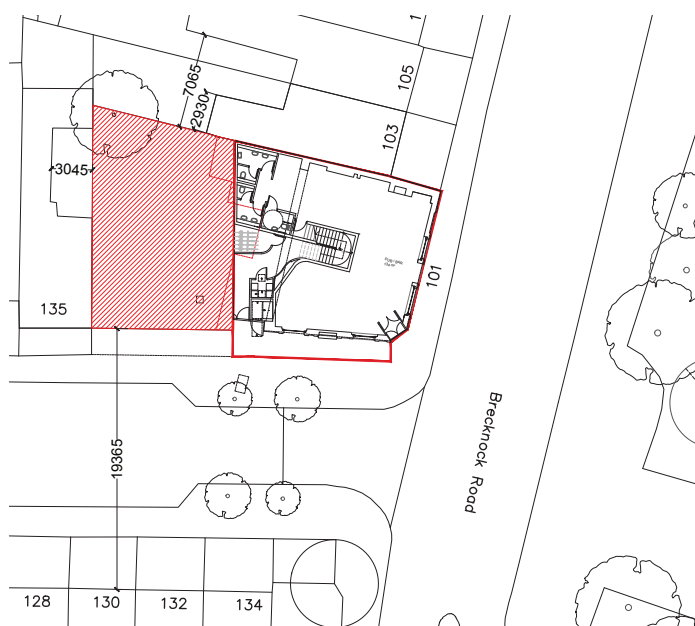
Pub in the vicinity with similar outdoor seating area - The Lord Stanley at 51 Camden Park Road, NW1 9BH

The licensee of the public house is currently seeking a license for out-door seating to provide up to 6 chairs and 3 tables. These will be situated on the land between the public house and the public highway on Torriano Avenue. The land is not registered as being owned by the public house or the local authority and does not appear to have been officially adopted by the local authority.

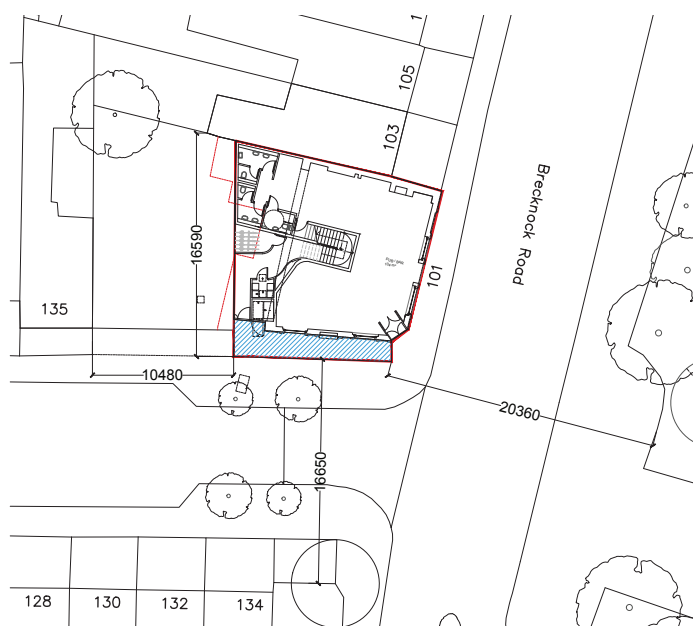


Proposed outdoor seating area

The use of this space for external seating and smoking by the customers of the public house will be more manageable than the space in the rear garden. The space is much better over looked by the publican, the public and by the occupants of the flats opposite. The garden suffered from years of abuse by customers causing problems of noise, smoke and drug related crime causing a nuisance to adjacent property occupiers.



Existing beer garden in rear in relationship to adjacent residential units



Proposed outdoor seating area in relationship to adjacent residential units

The garden is much closer to the adjacent properties and was not overlooked or monitored by the publican or staff so antisocial behaviour took place on a regular basis. This caused problems for the adjacent occupiers who complained to the police and the LA on a regular basis. Camden have confirmed that the Licensing Team have received several complaints of mis-use in recent years

The position of the tables and chairs positioned on the land adjacent to the public house on Torriano Avenue, are further away from residential units than the garden is and as such will be better policed, more visible and create less nuisance and disturbance than the garden did.