

Rev. A

Planning Statement

In support of proposals for No.13 St Augustine's Road • London • NW1 9RL

1. Background

The site comprises a four storey semi-detached building located on the north-west side of St Augustine's Road, towards the junction with Agar Grove. The existing property is divided into two self-contained flats; a lower ground floor maisonette, and a 4-bed dwelling on ground and upper floors.

The property is located within the Camden Square Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area, forming a pair with No. 15.

2. Previous application

Conditional permission was granted on the 4th February 2014 (2013/5715/P) for a basement excavation beneath footprint of existing property, with front and rear lightwells. Erection of a single storey rear extension and two-storey side extension, and a installation of dormer window and two conservation-style rooflights to side roofslope, all to provide additional accommodation to two existing self-contained flats.

An application to vary this permission was submitted recently to remove the stair down from the ground floor to the garden and therefore un-clutter the rear elevation and reduce any overlooking to the neighbouring property (from the stair).

An application has been submitted recently for the conversion of a single family dwelling into two residential units.

3. New proposals – splitting of upper unit into two self-contained dwellings

Further to a review of the approved application and taking into account the approved extensions, the client would like to split the upper self-contained dwelling (upper ground, first, second) into 2 separate dwellings (2-bedroom unit on the upper ground floor, 3-bedroom unit over first and second). This decision has been made due to the complications of dividing up and sharing the existing rear garden area alongside the new permitted rear extension and rear lightwell. It is therefore proposed to give the rear garden exclusively to the lower 4-bedroom family unit, and split up the upper unit into 2 smaller dwellings, both of which can share the front garden as needed (which is of a good size).

We believe that this would also be of a wider benefit to the borough, having considered Camden's Development Policies and the London Plan's policies regarding the creation of new housing stock and provision of a mix of dwelling unit sizes.

The new split will be as follows:

Unit 1 (as approved) – 4-bedroom unit over basement and lower ground floors (180sqm)

Unit 2 (proposed) – 2-bedroom (3-person) unit over upper ground floor only (68sqm)

Unit 3 (proposed) – 3-bedroom (4-person) unit over first and second floors (94sqm)

The proposed units far exceed Camden's minimum floor space requirements for conversions to compensate for the lack of direct access to an outdoor space, but can both make use of the large front garden area. Access from an upper floor flat to a garden space in this sort of building type is very rare in any case, and alterations to create a balcony or terrace at first or second floor would not meet Conservation Area guidelines. The units also meet the requirements for room sizes, and both include utility room and storage spaces, all in accordance with Camden's Residential Development Standards. The layouts have been arranged so that living spaces are placed above living spaces and acoustic floors will be fitted between all units.

New proposals – removal of front Entrance Hallway, stairs and side garden wall

The front porch/entrance hallway, entrance stairs and side garden wall have fallen into a state of disrepair. The garden wall is currently leaning into the neighbouring property, the stairs have become uneven and out of level and the porch itself has been deemed unsafe. It is proposed to remove these elements and reinstate them like for like, with the removal of the porch a matter of urgency.

In addition to these works it is also proposed to make several repairs to the front elevation, including the removal of several unwanted plants and the restoration of the corning to the roofline, the string courses and the decorative window surrounds. It appears that there have been attempts made at several repairs over the years which has resulted in a very poor and patchy looking finish with layers of render built up eventually losing the detail and definition of these elements. The Corning to the roofline is the most critical of these elements as it has been severely damaged by unwanted vegetation and could become unsafe.

4. Car Parking

We recognise that with 3 units there will be increased demand on the on-street parking, so we would propose that the smaller upper ground floor unit is made permit-free, which is fully workable due to the very good public transport links to the area. This can be conditioned as appropriate in any Planning Approval or through the implementation of a S106 legal agreement, and making the 2 residential units members of a car club.

5. Cycle Store

Cycle parking has been provided at a rate of one space per residential unit, so the new proposals will increase this by one to create a total of 3 spaces. We are proposing a secure and weather-proof store, from which the bikes can be removed independently.

6. Refuse Store

The previously approved front bin-store will be enlarged to suit the requirements of the additional dwelling.

There are now 9 (4 + 2 + 3) habitable rooms in the development, so from CPG1's guidance, 0.75 (0.30 + 0.20 + 0.25) cubic metres of space is required for both recyclable and non-recyclable waste, which is equal to 750 litres.

We would propose 3no. 360L wheelie bins (total 1,080 litres) 2no. of which will be used for recycling, 1no. for non-recyclable waste (as per guidance). These will more than meet that refuse storage requirements. Internally we have allowed for 80 litres of waste storage per dwelling (within the kitchen cupboards).

7. Daylighting, Overlooking, and Protection of Amenity to Neighbouring Properties

The proposals have no affect on the neighbouring properties as none of the changes are external. By removing the link down to the garden (from upper ground floor) as part of the Variation application submitted recently, the overlooking onto the neighbouring garden is significantly reduced.

The removal of the porch, stairs and wall will have no impact as these elements are being reinstated like for like.

8. Disabled Access Requirements

As the new dwellings are formed from a conversion of an existing building we understand that there is no requirement to provide wheelchair access however as a matter of course as many Lifetime Homes Standards have been incorporated into the design as possible.

The renewal of the front entrance stairs will provide a far improved access to the property.

9. Safety and Security

The site is situated on a residential street in a predominantly residential area therefore natural security is deemed to be good due its highly visible location.

10. Environmental Considerations

While any new building works will be subject to the current building regulations, we are very conscious that the building enclosure should be optimised to limit energy losses, and the impact of the materials used for construction assessed in terms of embodied energy and recyclability.

11. Community Infrastructure Levy

CIL has already been invoiced for the additional areas created by the previous application, as there is no new floor space created as part of this application we understand that CIL will not be chargeable.

12. Selected National and Regional Guidance

The London Plan – Spatial Development Strategy for Greater London (2004) states that new developments should be attractive to look at and inspire delight, as well as maximise the potential of site and promote high quality, inclusive design.

We strongly believe that the proposal improves the quality of the borough and the building, as well as improving housing stock without contradicting the parking problems in the area, which is directly in support of the London Plan (Dec 2006):

Policy 3A.1 Increasing London's supply of housing

The Mayor will, and the boroughs should, promote policies that seek to achieve and exceed this target.

Policy 3A.2 Borough housing targets

Development plan documents policies should identify new sources of supply having regard to intensification of housing provision through development at higher densities where consistent with the principles of sustainable residential quality set out in Policy 4B.3 and the density location and parking matrix in Table 4B.1

13. Information submitted

We have included the following information:

- Location Plan (from previous application)
- Photos (from previous report)
- As approved drawings (drawing set approved as per 2013/5715/P)
- Proposed drawing (368-111, 368-112, & 368-113 – new plans which detail the internal-only changes)
- Revised & supplemental drawings (368-111 A, 368-112 A, 368-114, 368-115, 368-116, 368-117)