

RE: Full Plans Application submission to Camden Council for conversion of existing property into 3 self contained flats at 4 Lyme Terrace, London, NW1 0SN

This application is being submitted by Niveda Realty Ltd (the Agent)

Proposed Description:

The proposed development consists of the convert the existing dwelling house into 3 self-contained flats, working within the internal spaces and layout.



Front view along Lyme Terrace pathway - showing new development and railing beside canal.

Design and Access statement:

I. Introduction

I.1. Purpose of Application

The design has been adjusted based on the pre-application advice provided by the council on 10/08/2015. The purpose of the conversion is to utilise the available space to provide much needed density, while being sympathetic to the local area along Lyme Terrace. 4 Lyme Terrace is within a Conservation Area (Regents Canal) and the vibrant heart of Camden, which provides a unique cultural experience. The local area has a variety of property sizes, and we feel that the conversion of the property into 'well appointed' self-contained flats would add to this mix. The previous usage as a single dwelling property also housed various HMO

tenants, therefore providing this type of conversion would aid in preventing legal usage and ensure a safer place to live, with the introduction of small/young families or business professionals.

The Application is to be read in conjunction with the following

- i) Existing and proposed plans
- ii) Existing section and elevation
- iii) Proposed plans
- iv) Proposed Sections and elevations

1.2. Applicant

The Applicant is:

Devraj Properties Limited
230 Regents Park Road
London
N3 3HP

1.3. Agent

The Agent is:

Niveda Realty Ltd (subsidiary of Niveda Group Ltd)
Berkeley Square House
Berkeley Square, Mayfair
London
W1J 6DB

1.4 Back ground

4 Lyme Terrace is situated at the far end of the row of terrace houses close to Camden Road. The property also shares a boundary with 1-63 Highstone apartment blocks (brick built rectangular form), which recesses back from the frontline and tapers/set-back at roof level from 4 Lyme Terrace. The area is moderately populated with residential brick built properties.

1.5 Planning History

Planning permission was granted on (ref 2015/0020/P) for the erection of a roof extension and creation of associated roof terrace. There is no other relevant planning or enforcement history on our record.

2. Design

2.1 Proposal

The need for additional building stock within areas like Camden means the conversion of 4 Lyme Terrace is both timely and in-line with the demographic shift for future development. The proposed plans look to work within the confines of the existing property line, with minimal external alterations. The architectural emphasis is on the following:

- Maintain the existing front elevation and window/ door positions, thus not to disturb the property line or character of the front 'cottage like' brick and plaster finish.
- Ensure that the internal rooms adhere to the London Plan and consider the Regents Canal SPGs
- The rear additions are to be in-filled and structural elements improved to ensure the structure is safe and secure when converting.
- The only additional volume is to the in-fill at basement level beneath the over-hanging structure. The exposed steel elements and post are to be covered and a 300mm cavity wall is to be constructed with adequate trench foundation – ensure Build-Over Agreements are in place.
- The flats take inspiration from duplex type developments to closely resemble terrace living. The exchange of levels also provides a homely and structured living environment for the user.

- Each flat has adequate external amenity space
- BIN STORE – Collection service in place for residence along Lyme Terrace. This is to be used for the flats conversion.

Volumes:

Flat 1 – over Ground and Basement:

50m² consisting of 1x 1-double bed property (2-Person)

Flat 2 – Over Ground and Basement

65m² consisting of 1x 1-single bed and 1x 1-double bed (3-Person)

Flat 3 – Over First and Second Floors:

70m² consisting of 2-double bed (4-Person)

- Please note that the 'existing density' based on bedroom sizes is 8/9-person. This is to be maintained with the proposed development.

2.2 Pre-Application Advice

- The proposed bedrooms present adequate size and ensure that the areas can be maintained and in line with the London Plan. The previous sizes of flat 3 has been increased to ensure its meets 70m².
- Flat 1 was lacking storage, which has now been improved to provide sufficient stores.
- The council considered a light study to be produced for the basement regarding outlook for the living room, however the spaces have been redesigned to ensure the basement level receives the required amount of light for its specified purposes, in this case it will now house the double room at 12m² ensuring that the window size accommodates the council's concerns and the living room retains the required outlook.

2.3 Local Area considerations

- The existing building is not designed as a complete composition, whereby its architectural style wouldn't be undermined by any internal works.
- The area is a vibrant mix of attractive, sort-after London Brick buildings, with a touch of modern influence to provide a desirable architectural style.
- The area has many converted properties, even along Lyme Terrace, therefore the property is not part of a group where it overly intensifies the site usage or its visual impact - the additional units will not detract from the variety, but will complement it.

2.4 Conservation - Regents Canal

- The Regent's Canal, part of the Grand Union Canal, winds its way through the London Borough of Camden forming a corridor of unique character. The concentration of industrial archaeology along the Camden section of the canal, with its associated railway features is of exceptional interest and quality in London - a feature of historic and visual interest in the wider townscape and, following the decline of traditional canal-related commercial activities, has been increasingly recognised as a valuable resource for leisure, tranquillity and informal recreation. It is the Council's intention to conserve and enhance the existing character of the canal. The ever-changing views, the variety and contrast of townscape elements and the informal relationship between buildings and canal make significant contributions to the character of the canal. Different sections of the canal vary with level, width and orientation in conjunction with buildings and landscape.
- The proposed works look to enforce this visual link and respect the Regents Canal Conservation Area.

3. Documents, Guidelines & Regulations

The following guides and documents have been referred to and adopted, to ensure that the design and proposed development complies with standards, regulations and requirements.

- London Plan

- National Planning Policy
- Local Development Framework (LDF)
- CPG1 - Design (4)
- CPG3 - Sustainability (4) - Existing Buildings

4. Key Points:

4.1 Character

- Material consideration to respect local area and implement modern materials that complement.
- Maintain internal features.
- Roof terrace currently used as amenity space.
- Ensure rear additional in-fill uses matching bricks.

4.2 Privacy, overlooking, right to light and restrictions

- Camden has a good density level, however the design doesn't add to issues of privacy, over-looking or right to light.

4.4 Sustainability

- Consider the environmental implications of the development in-line with CPG3.
- Ensure adequate levels of insulation.
- Adequate methods of natural ventilation.
- All windows to be energy efficient and air tight - Aluminium to be used to avoid detracting from the Conservation Areas character.
- No PVC pipe to be used, where applicable.
- All internal electrics are to be upgraded
- Solar PV panels are to be installed to meet required codes sustainable homes target.
- Water usage to be minimised via products and water saving strategies.
- Dual fuel meters and SMART metering to be used
- Internal lining using 32mm insulated plasterboard for improved U-Values and thermal control
- New pipes to be lagged
- Existing windows seals and windows plains to be installed as required

4.5 Lift Time Homes (Please see attached Lifetime Homes checklist)

- The existing property is raised and is not currently accessible by Wheelchair access, however we will endeavour to ensure that majority of the Lifetime Homes standards are met.
- There is currently no parking provisions along Lyme Terrace, however the area is well connected and local bus/ tube services are both convenient and accessible

4.6 Waste Collection

Flat 1 has its own recycle bin 240L for (mixed used – dry only) located at GF. Flat 2+3 will have 2x 240L bins for recycling (mixed used – dry only). Each flat will be provided with an 8L bio-waste and a 70L general pedal bin. Corridors and access will be sufficient to ensure ease of movement.
The local recycling collection point is on Royal College St.

4.7 Bikes

Flat 1 – 1x bike shelf (provision for 1 bike)
Flat 2 – 2x Vertical bike hock (provision for 2 bikes)
Flat 3 – 2x stackable bike rack (provision for 2 bikes)

4.8 Transportation

The site has good accessibility to public transport.

4.9 Amenity Space

Each flat has adequate outdoor amenity space that would serve the residence. The sizes range from 10m² (flat 1), 19m² (flat 2) and 15m for (flat 3). This was seen as adequate via the Pre-Application

Advice. Policy DP26 seeks to ensure that the amenity of occupier and neighbouring properties is protected. The rear additional infill extension therefore would not impact the existing amenity.

4.10 Community involvement

During the initial site visits and process of application for a roof extension, community consultation was carried out. This involved detailed discussions with the residence of Highcourt and adjoining owners. Discussion over removal of waste was included as part of the understanding of how the community deals with such necessities of the area.

Part of the discussion also included the Party Wall agreements.

5. Statutory Obligations

As mentioned via the Pre-Application discussion the site as 2 additional residential units would be proposed, the development is likely to be made car-capped to prevent further off-street parking stress – this can be discussed with the council via the means of a S106 Agreement.



Above image of the left corner of Lyme Terrace in relation to streetscape and canal – The property to the left is a block of single aspect units, while the newly constructed flats across the canal are 1-2 bed apartment.



View across the street level of Lyme Terrace (much lower typology)

I hope the above information is sufficient for the purpose of the full planning app, and achieve validation. Please note that a **CIL form** is submitted to begin discussions over the contribution. The **Construction Management Plan** will be produced upon request, which will deal with deliveries, materials sort, waste removal and safety measures – this can be considered as part of the pre-construction information via clearing conditions.

Kind Regards,

Harjeet S Suri
BA Hons Dip Arch

As mentioned by the council the following documents were considered:

CS1, CS4, CS5, CS6, CS11, CS13, CS14 & CS19 – *The proposal looks to consider all points which adhere to Local Development Framework Core Strategy, such as ensuring adequate growth, quality homes, conserving the heritage and promotion of sustainable development.*

DP2, DP5, DP6, DP16, DP17, DP18, DP19, DP22 & DP23 – *The proposal looks to consider all points which adhere to London Development Framework Development Policies, such as homes of different sizes, lifetime homes standards, transportation and sustainable development (i.e. impact of parking)*

Dwelling mix and standards of accommodation:

The proposed development meets the targets by providing 2x 2-bedroom flats, with a 1-bedroom flat for adequate mix of Lower and Very High demands – the 2/3 of the proposed works will meet the councils aim of 40% 2-bed.