

## **Design and Access Statement**

In respect of:

78 Camden High Street,  
London  
NW1 0LT

Proposed Planning Submission relating to previous approved planning applications for a gated courtyard to the entrance area, external bicycle store and the use of external terraces as amenity space.

Prepared by:

**Koupparis Associates**

**0207 267 6909**

**0207 267 6874**

## **1.0 Introduction**

This application is sought in addition to the existing planning application 2014/3469/P for residential conversion and development at the above premises and the granting of non material amendments as per application 2014/7825/P.

The revised scheme seeks to enhance the existing planning application which is currently on site by seeking to create a secure entrance courtyard and relocate the bicycle store to this area while at the upper floors it is proposed to utilise the two flat roofs adjacent the extensions as amenity space to the two upper maisonettes.

## **2.0 Existing Building Description**

The existing building is located on the eastern side of Camden High Street on the block located between Pratt Street and Plender Street. It comprises a four-storey terrace building with undercroft basement (unused) and is located within Camden Town Conservation Area. The rear of the property backs onto Pratt Mews. It comprises (A1) commercial use on the ground floor and although it has a basement of low headroom this is not included or utilised at all and does not form part of the lease for the shop. The site is currently being developed to provide the scheme approved by planning and detailed above.

## **3.0 Proposed Variation to Scheme**

### Courtyard

The proposed scheme variation involves the inclusion of a gated courtyard which will provide much needed security to the courtyard. Currently as the yard is a secluded cul de sac, undesirable rough sleepers, drink and drug taking, as well as people utilising the space as a public lavatory occurs there at night and the aim is to secure the area so that this does not continue.

The Jehovah's Witness Kingdom Hall have been consulted about this and are in agreement that the provision of two entrance gates will help improve the aesthetics and security of the space.

Discussions have also agreed the alteration of the Jehovah's Witness' sign as it is located at the entrance of the courtyard, it gives the impression that you enter the Jehovah's Witness Hall. the sign is out of scale and aesthetically of poor design.

As this entrance will form the entrance to the flats this could give the wrong impression of entering the Hall and not luxury flats.

As the JWKH has a right to display a sign it has been agreed with them to locate it on a separate door and create the appearance of two separate entrances one with the JWKH sign and one to the flats, which will be much more discreet and elegant. Therefore, the proposed entrance doors have also

been included in this planning application. Please note that a gated courtyard entrance was also included in the previously approved application 2010/4578/P.

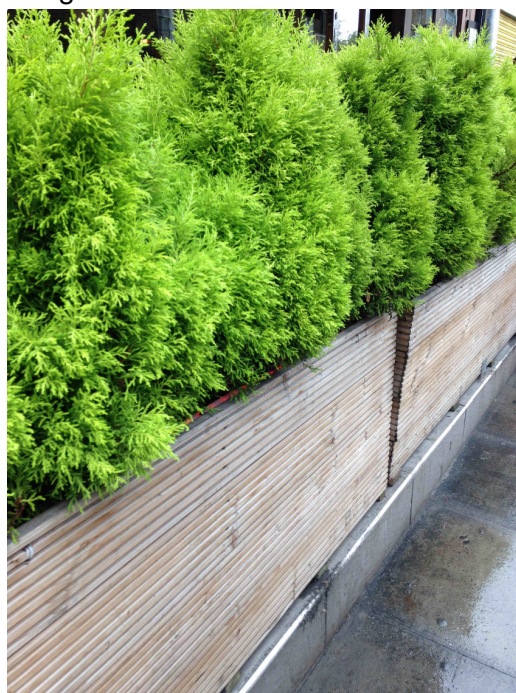
### Cycle Store

As the inclusion of gates will provide security and privacy to the courtyard it also gives the opportunity to relocate the cycle store in the yard as it will become a private and secure space. This is an element that was included in the planning application approved previously 2010/4578/P.

### Amenity Terraces

As the scheme currently stands, two flat roofs stand adjacent the upper maisonettes. It is clear that there are many flat roof terraces to the neighbouring properties along Pratt Mews and when treated correctly these can provide additional amenity space without creating overlooking issues as these terraces are designed so that there is no risk of overlooking.

The terrace located at Flat 4 is located opposite Flats 1 & 2 and with the addition of planter boundary treatment to the terrace the existing situation will be improved and managed.



**Figure 1 - Timber with Planting**



**Figure 2**  
**Planter Type-Wooden with Hedge 1.8m high**

The terrace located at Flat 2 does not have any properties to overlook towards Pratt mews and in the opposite direction. However a similar treatment will be provided with planter and hedge to a height of 1.8m high so that a sense of privacy is created. At the far end is located a window which is utilised as a kitchen. The design allows enough natural light and ventilation and the view is improved by utilising planting as a visual barrier improving the current situation which will currently face a brick wall.

Both terraces are creating amenity spaces and are improving the living conditions of the flat residents. The introduction of the planter boundary treatments improves the view from the new flats as well as the neighbouring properties.

The maintenance policy and lease agreements of the properties will enforce the planted boundary planters and will be maintained in good condition and to the correct height in order to achieve the reason for their implementation.

#### **4.0 Conclusion**

The relevant planning policies B1, B3, B7, CS1, CS5, CS14, CS19, DP2, DP6, DP24, DP25 and DP26 have been consulted and applied in the preparation of the scheme.

Also the related Camden Planning Guidance relating to access for all, conservation areas, cycle access, parking and storage, daylight and sunlight, design, extensions, lifetime homes and wheelchair housing, overlooking and privacy, residential development standards & roofs and terraces have also been referred to.

The character of the scheme is very much in keeping with the local architecture and conservation area requirements for converting existing buildings and the relevant planning policies. It has been designed with policy guidelines of Camden Council and the London plan in mind. and this proposal should be granted permission.