
From: Kieran Rafferty <kieran@krplanning.com>
Sent: 03 October 2015 20:28
To: Taylor, Raymond
Subject: Re: DA STATEMENTS APP/X5210/W/15/3135102: 10-14 Belmont Street, NW1 8HH
Attachments: DA Statement June 2014 Part2.pdf; DA Statement_ une 2014 Part1.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir

Third email

KR

On 3 October 2015 at 20:26, Kieran Rafferty <kieran@krplanning.com> wrote:
Dear Sir

Second email, and a third is required

KR

On 3 October 2015 at 19:26, Kieran Rafferty <kieran@krplanning.com> wrote:
Dear Sir

Please find attached attached the Appellant's Statement of Case, along with the approved drawings.

I will send the superceded drawings and design and access statement via a second email

We will submit the costs application upon receipt of the Borough's Statement of Case.

KR

On 29 September 2015 at 12:30, <Raymond.Taylor2@pins.gsi.gov.uk> wrote:

The Planning Inspectorate (England)
Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

The Planning Inspectorate (Wales)
Crown Buildings, Cathays Park, Cardiff, CF10 3NQ

<http://www.planningportal.gov.uk/planninginspectorate>

Twitter: [@PINSGov](https://twitter.com/PINSGov)

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Kieran Rafferty
Chartered Town Planner
07545 264 252

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10 - 14 BELMONT STREET PROPOSED FLOOR AREAS - GROSS INTERNAL AREA IN SQM			
	10 BELMONT STREET	12 BELMONT STREET	14 BELMONT STREET
BASEMENT	68.6	80.3	0
GROUND FLOOR	57.2	59.3	58.8
FIRST FLOOR	57.7	59.7	59.3
SECOND FLOOR	57.7	59.7	59.3
THIRD FLOOR	40.3	41.8	41.5
TOTAL IN SQM	281.5	300.8	218.9
TOTAL EXTERNAL AMENITY	18.4	23.5	24.4
10 - 14 BELMONT STREET EXISTING FLOOR AREAS - GROSS INTERNAL AREA IN SQM			
	10 BELMONT STREET	12 BELMONT STREET	14 BELMONT STREET
BASEMENT	N/A	N/A	N/A
GROUND FLOOR	52.4	52.3	62.7
FIRST FLOOR	36.1	36.2	46.1
SECOND FLOOR	36.1	36.4	36.5
ATTIC LEVEL	4.6	4	4.4
TOTAL IN SQM	129.2	128.9	149.7
TOTAL EXTERNAL AMENITY	15.8	18.5	5.8

Project Details - Area schedule:

Generally, with the addition of the third floor and basement, the overall internal area of each house has increased to accommodate better proportioned habitable rooms compared to the existing houses.

External amenity areas have also increased in size.

Scale and Massing

In terms of scale and massing, the three houses form a single end terrace sandwiched between the much larger 10A Belmont Street former piano factory building and the Mead House tenement block.

The proposed design adopts a similar scale to the existing building mass, maintaining the original height of the brick facade on the primary front elevation. The additional third floor is set back from the brick elevation, so the impact of this extra floor is greatly reduced when viewed at street level. Overall, there is a nominal change in the perceived height of the buildings, relative to the much taller buildings surrounding the site.



Current approved street elevation of 10A Belmont Street with existing 10 - 14 Belmont Street terrace



Proposed 10 - 14 Belmont Street elevation with current approved elevation of 10A Belmont Street

Appearance

On the main Belmont Street elevation, the treatment of the new townhouse facades is predominantly London stock brick with feature brick bays and recessed areas containing inward opening French doors with Juliette balconies.

The windows are broken down into smaller panes to create a more traditional Victorian style similar to the adjoining former piano factory.

The protruding three storey bays provide some relief from an otherwise flat brick elevation, acting as architectural features and are a modern interpretation of the Victorian / Edwardian bay windows currently on the existing building. A darker tone of brick will be used between the French doors to emphasise the recess.

The snaking brick course detail below the parapet mirrors the existing detail on the terrace. To give further articulation to the elevations, corresponding to each floor level are distinctive rows of brick headers that protrude from the main brick face, providing additional texture and shadow to the elevation.

The set back third floor is of a lighter composition with larger areas of traditional fenestration with French doors that open out onto the terrace. Aluminium clad piers provide physical and visual separation between the three townhouses. The visual appearance is a modern take on a more traditional mansard roof construction.

In terms of the street scene, the new proposal seeks to create an improved visual parity between the dominant former piano factory and the smaller terrace of houses, bringing both buildings to a higher level of contemporary design based on traditional residential housing language.



Proposed 10 - 14 Belmont Street west elevation with current approved elevation of 10A Belmont Street

Visual Impact

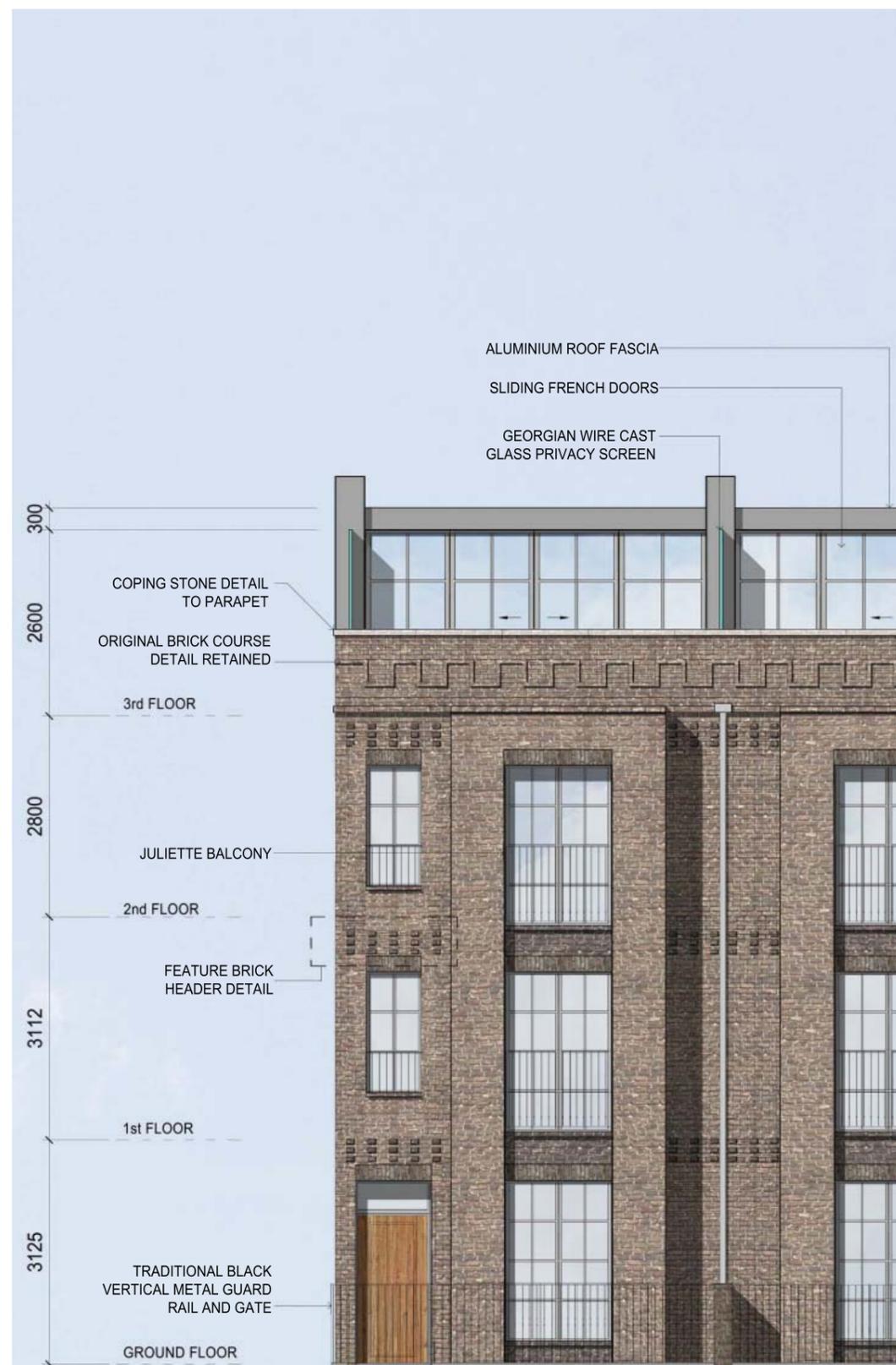
There is minimal visual impact of the proposal since all surrounding buildings are larger in scale and mass. By the use of similar materials to the larger 10A building, the proposal has no visual impact on adjoining properties where brick is the main facade material. The proposed design has a similar footprint to the existing houses. The rear elevation is built out to a similar depth as the adjoining 10A Belmont Street, so there will be less instances of overlooking to currently adjacent windows.

All three houses have private external area at ground floor level. These are enclosed by high garden walls as per the existing situation.

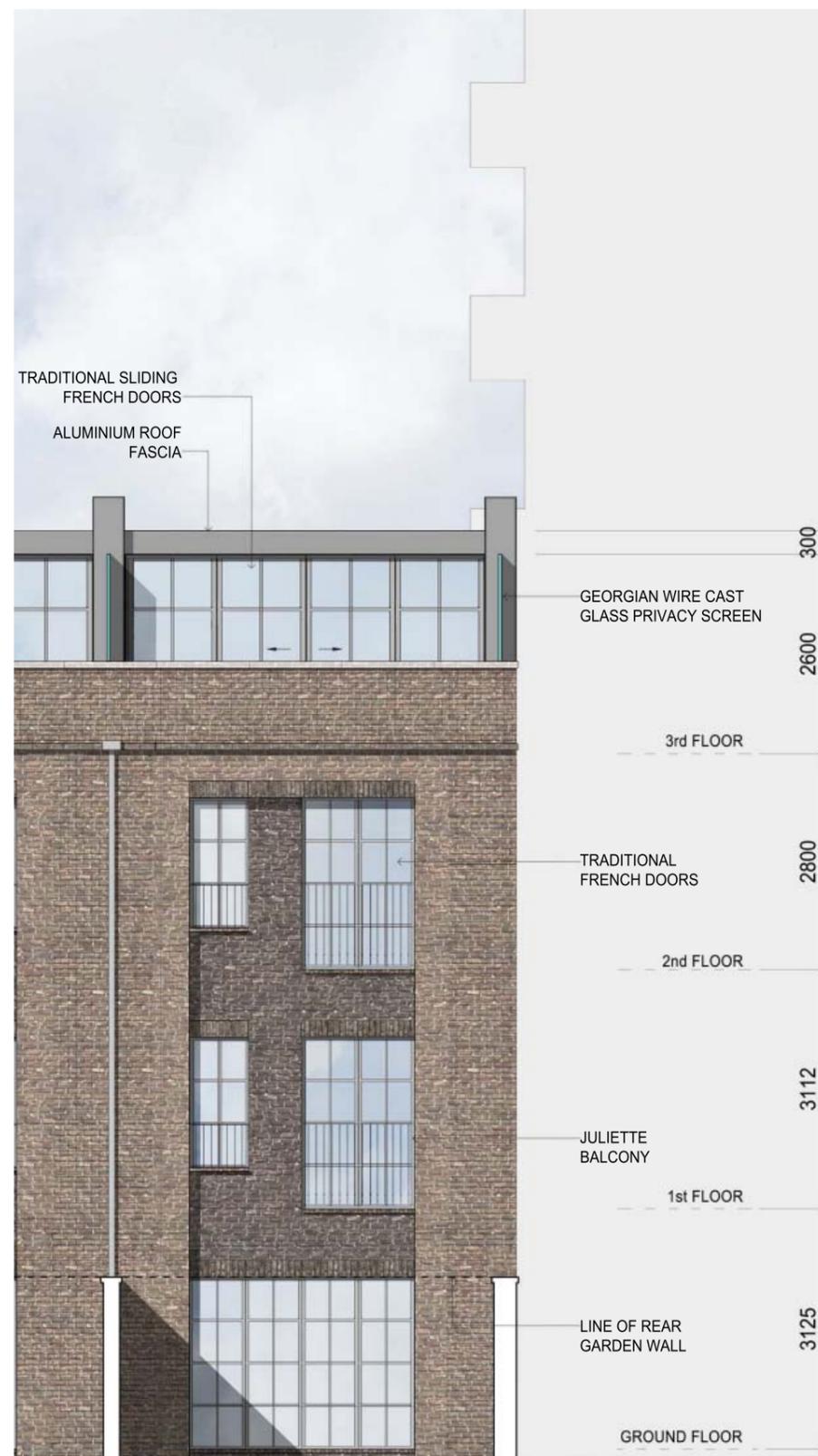
Any other issues of overlooking on the third floor terrace to other properties can be dealt with by using privacy screening.



10A Belmont St. 10 Belmont St. 12 Belmont St. 14 Belmont St. Mead Close
Proposed 10 - 14 Belmont Street east elevation with part rear elevation of 10A Belmont Street



Front - West elevation close up detail



Rear - East elevation close up detail

Materials

There is a limited palette of materials in the proposed development. Two tones of London stock brick and dark grey aluminium (similar in tone to traditional lead) is used. The adjacent 10A Belmont Street is the main contextual source.

Traditional French doors will maximise the amount of daylight into the new internal rooms at ground, first and second floor level.

Black metal vertical railings will form the Juliette balconies and also the guard rails on ground floor west elevation.

On the west elevation, the three storey feature bay windows are composed of two tones of brick. The recessed areas on the elevations will incorporate a darker tone brick.

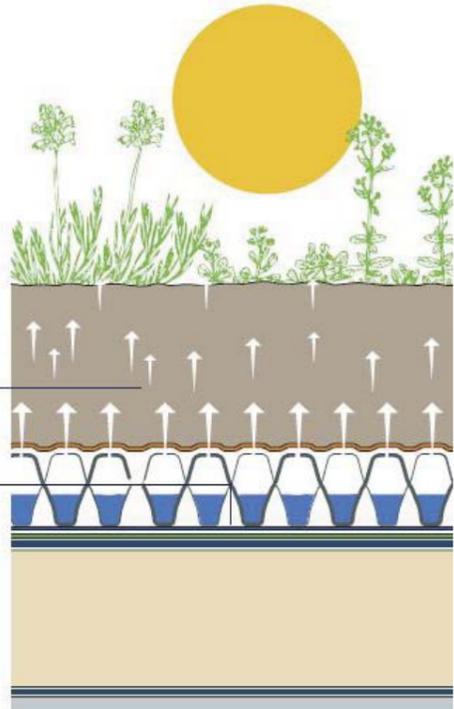
Dark grey aluminium rainwater down pipes and hoppers are proposed.

1. The intensive/extensive substrate is highly porous, storing up to 3 litres/m² per 10mm depth of substrate.
 2. Once the substrate is saturated, the excess water filters into the drainage layer and over into the moisture mat below.
 3. The profiles of the drainage layer permits excess water to drain in any direction to the outlets.
- Typically, green roofs will store between 50 and 90% of rainfall.



Fig 9: How a green roof releases moisture

1. As the substrate dries out through plant usage and evaporation the water stored in the drainage layer diffuses up into the substrate.
2. Once the drainage layer has run dry the moisture mat releases its moisture through diffusion up through holes in the top of the drainage layer.



How a green roof stores water



Typical extensive bio diverse green roof in residential environment

Sustainability

Throughout the whole design process, the applicant and design team members have given careful consideration to the sustainability issues relating to the site, and how these can be enhanced in a feasible manner.

The re-development of the three houses into high quality residential accommodation (C3) creates a real and tangible opportunity for the site for local employment and residents.

The residential units will aim to achieve a BREEAM Domestic Refurbishment rating of 'Excellent'.

Extensive green roof will be incorporated into the roof design.

The proposal involves re-using as much of the existing building envelope and structure as possible, avoiding unnecessary demolition which is a core sustainable strategy.

Construction impacts on the local area will be eased through compliance with the Considerate Constructors Scheme. A detailed SWMP will also be followed to reduce waste to landfill during the construction stages.

Wheelchair access will be provided to ensure accessibility to all.

Secure by Design to be achieved to maintain a safe and secure environment

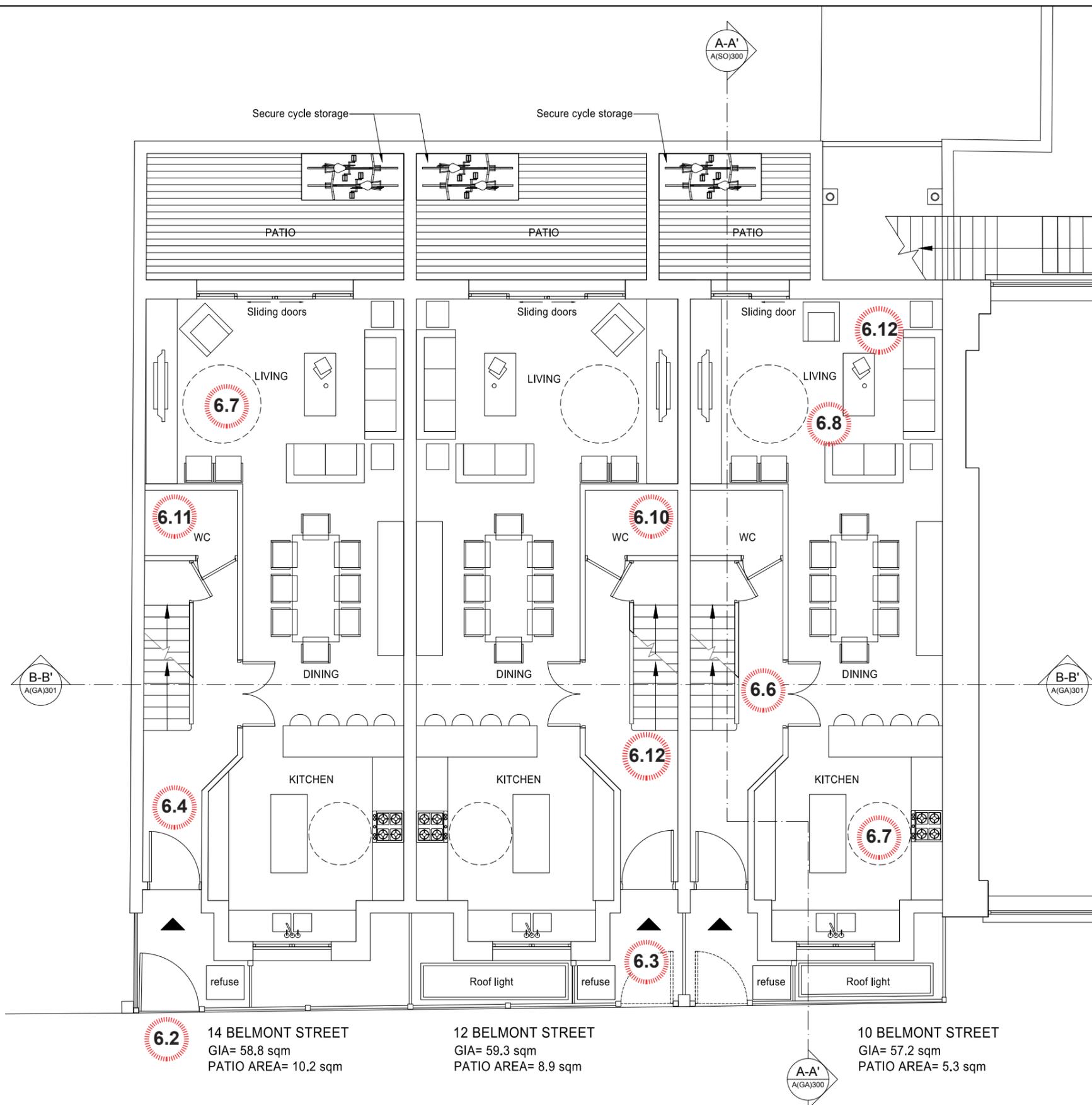
Sustainable transport means are to be promoted with close proximity to public transport links.

Accessibility

The proposal aims to improve the accessibility of the existing three houses and updated to current standards.

The scheme will be designed to ensure the building is fully accessible with reference to the requirements of the Camden UDP, Supplementary Planning Guidance, Part M of the Building Regulations and British Standards.

The current main access is from the existing public footpath and the proposals aim to maintain this.



6.1 Car Parking Width

The development has existing on street parking provision.

6.2 Approach to Dwelling From Parking

The development will maintain the existing condition and access to the three townhouses.

6.3 Approach to Development

The approach to the main entrance is generally level with no gradient exceeding 1:12 for a distance of up to 2 metres.

6.4 Entrance

The main entrance will be lit with fully diffused luminaires. There is initially a gated access to external footpath to access the main entrance door into the dwelling.

The door will have an accessible threshold and also the doors to access the terrace balcony at second floor level.

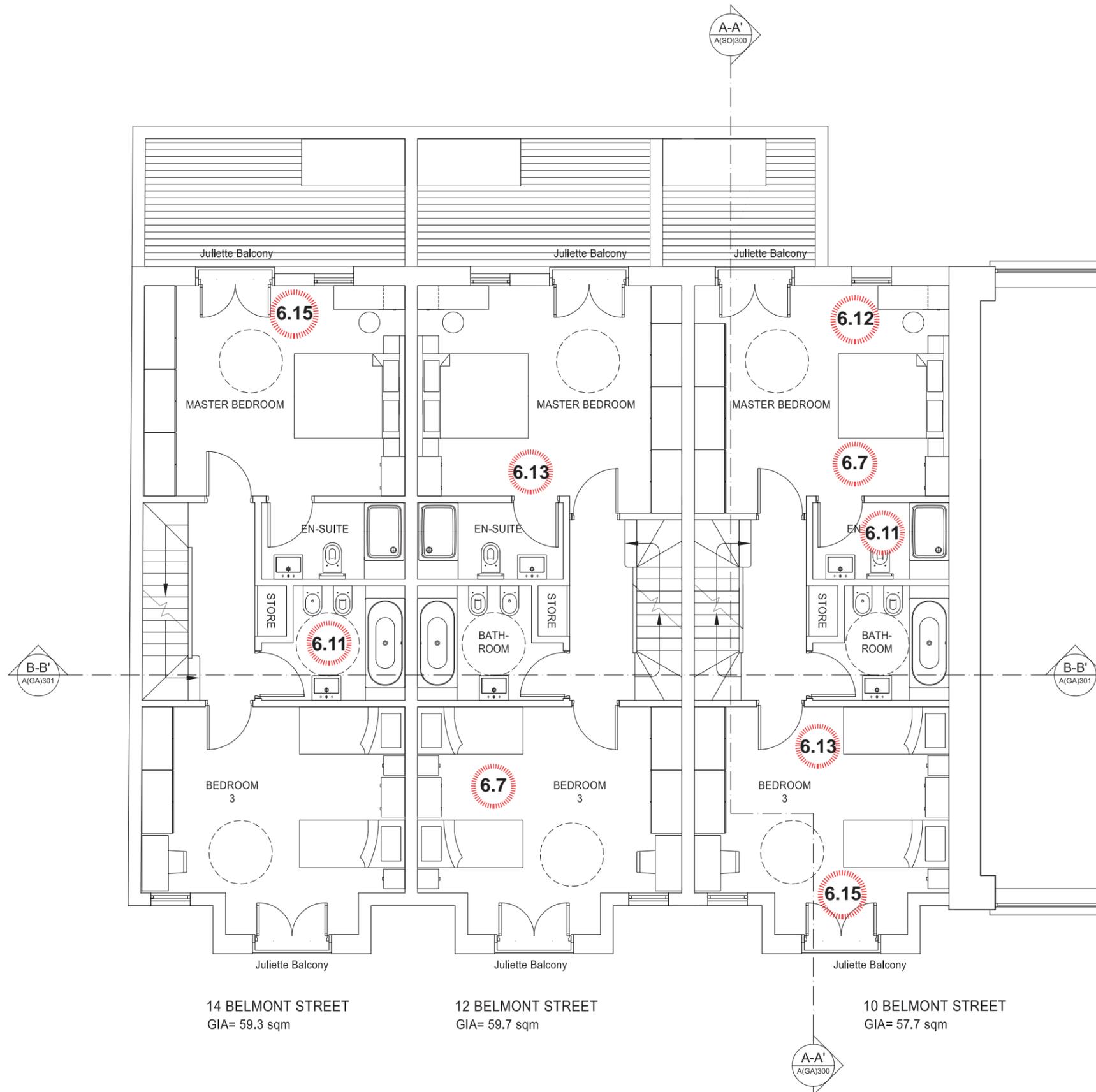
The main entrance at ground floor has a minimum effective clear opening width of 800mm.

6.5 Communal Lifts

This is a single residential dwelling. A communal lift is not applicable.

6.6 Internal doorways and hallways

All hallways are a minimum 1200mm width. All internal door clear opening widths are a minimum 775mm which complies with this criteria.



6.7 Circulation Space

Living and dining areas have a clear turning circle of 1500mm diameter. Between items of furniture, there is sufficient room for essential circulation.

In the kitchen area there is a clear width of 1200mm between kitchen units.

The main bedroom has a clear space of 750mm width to both sides and the foot of the double bed.

The other bedrooms are capable of having a clear space, 750mm wide, to one side of the bed as well as a clear space of 750mm at the foot of the bed.

6.8 Entrance Level Living Space

The current design has a large living area the ground floor.

6.9 Potential for entrance level bed-space

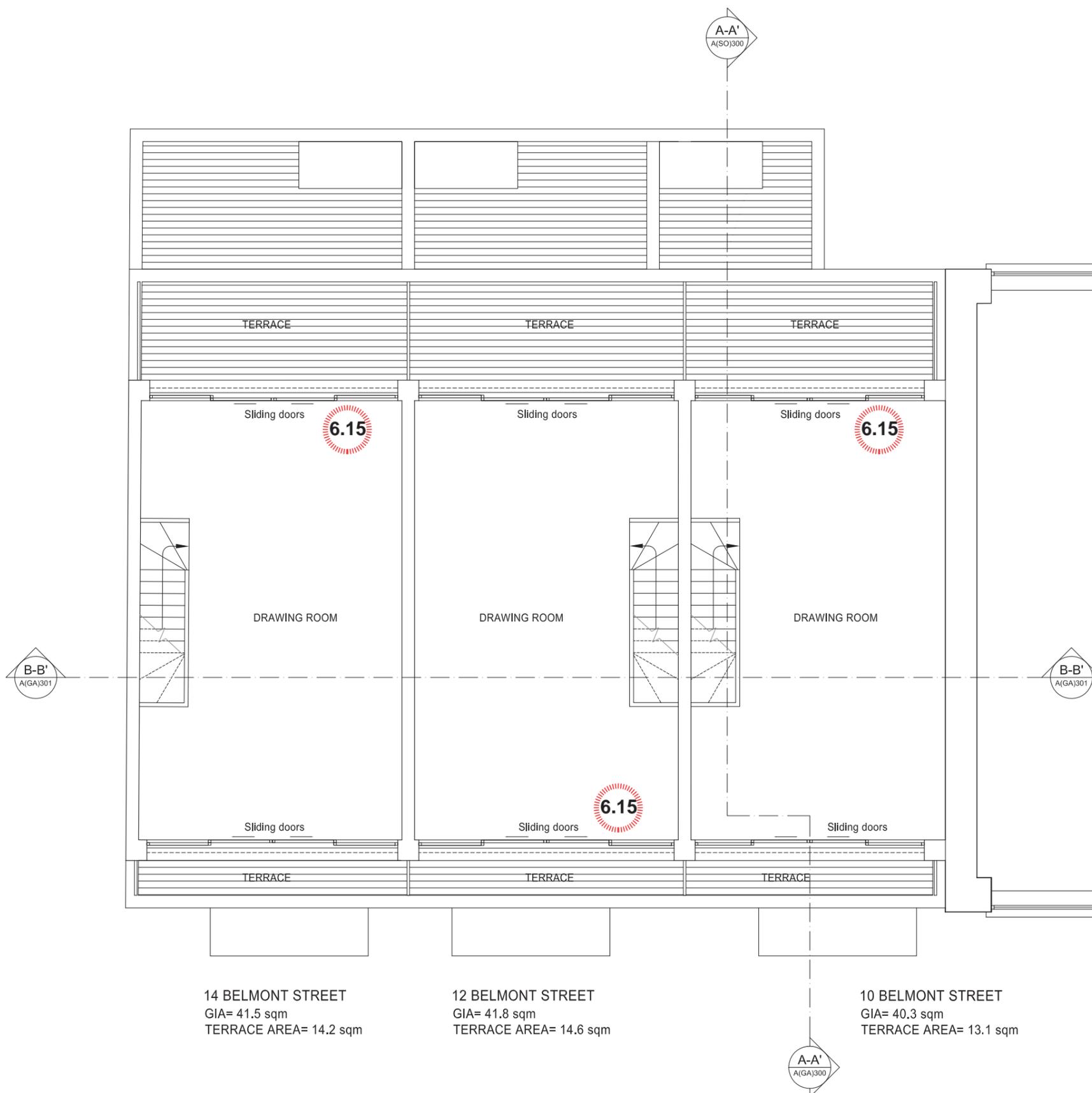
There are two bedrooms on the ground floor level. This criteria is satisfied.

6.10 Entrance Level WC and Shower Drainage

An large WC is provided on the ground floor entrance level and future adaptability for a shower facility and ease of access can be provided.

6.11 Toilet and Bathroom Walls

Walls in all bathrooms and WC compartments are capable of firm fixing and support for adaptations in the future.



6.12 Stair Lift / Through the Floor Lift

There is potential to adapt the stair to allow for a stair lift. A through the floor lift could also be installed between the living area and the first floor bedroom.

6.13 Potential for Hoists - Bedroom & Bathroom

The structure above the main bedroom and bathroom ceilings are capable of supporting ceiling hoists and the main bedroom has an ensuite as well as a main bathroom that could provide access with a knockout wall panel.

6.14 Bathrooms

An accessible bathroom is available at first and second floor level next to the main bedroom and near the twin bedrooms.

6.15 Glazing and window handle heights

The large sliding windows in the main living room will allow people to see out when seated. All other windows in the bedrooms are approachable and usable by a wide range of people.

6.16 Location of Service Controls

Location of service controls will be within a height band of 450mm to 1200mm from the floor and a minimum of 300mm away from any internal room corner.

Design and Access Statement

Proposed New Build Basement and
Four Storey Townhouses at
10-14 Belmont Street
NW1 8HH



1.0 Introduction

2.0 Site Context and Analysis

- Site Location
- Local History
- Developing Camden
- Surrounding Context / Site Photos
- Site Analysis
- Vehicular & Transport Links

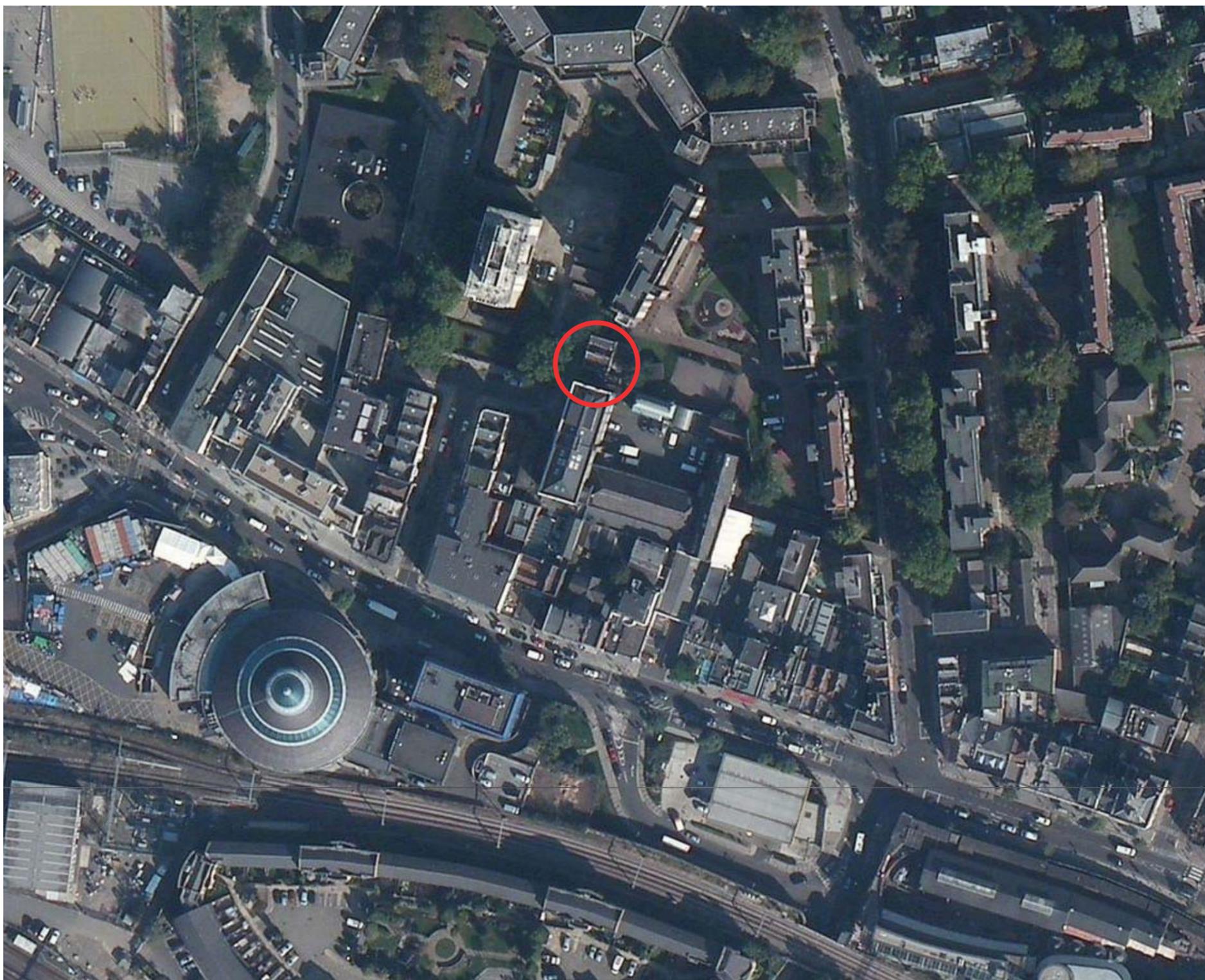
3.0 Design Approach

- Project Details and Proposed Layouts
- Area Schedule
- Scale and Massing
- Appearance
- Visual Impact
- Materials

4.0 Sustainability

5.0 Accessibility

6.0 Lifetime Homes



Aerial Photograph Showing Location of Site - 10, 12, 14 Belmont Street

Introduction

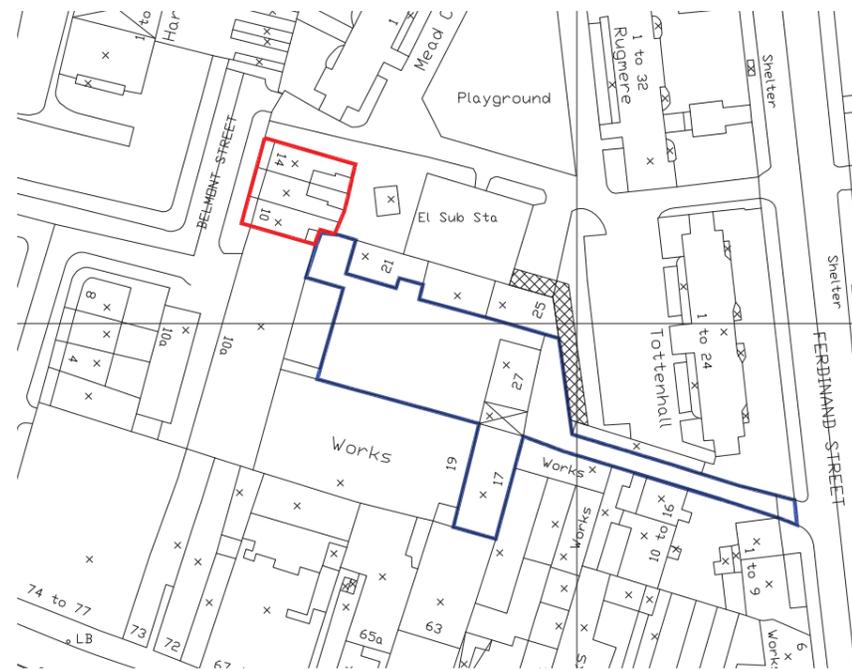
This Design and Access Statement has been prepared by Contemporary Design Solutions LLP for Warmhaze Ltd in support of a full planning application for demolition of existing terrace of three houses at 10, 12 and 14 Belmont Street and the building of three town houses incorporating basement and four storeys at number 10 and 12 and four storeys at number 14.

This document should be read in conjunction with the drawings prepared by Contemporary Design Solutions LLP that form part of this application along with a Planning Statement by KR Planning..

2.0 Site Context and Analysis



Site Aerial Photo



Site Plan



Location Plan

Site Location

Building Type:

C3 Residential

The Application Site:

The extent of the building site of the proposed new dwelling is identified in red on the site location plan (left), with other land owned by the applicant outlined in blue. The proposed site is a three storey end terrace of three houses of late Victorian / Georgian era, next to the former piano factory at 10A Belmont Street, which is currently undergoing major redevelopment works to form commercial and residential premises.

The site is located in Haverstock, an area and electoral ward in the centre of the London Borough of Camden. More specifically, the site is situated with Haverstock Hill to the west and Chalk Farm Road to the south, and is close to the Grade II* listed Roundhouse. It also lies within a short walk from the vibrant Camden Town Market, with the Regent's Canal to the south-east and Primrose Hill to the south-west.

The site falls outside the boundaries of both the Conservation Area and the Special Policy Area for Camden. The area is primarily a residential part of Camden with a mixture of 3-storey Victorian houses, post-war 8 to 22-storey housing blocks, garages and warehouses.

Surrounding Context / Site Photos

In terms of appearance, the three houses are in a poor condition in comparison to the adjacent 10A Belmont Street building which is undergoing significant modernisation and extension works.

The front, side and rear elevations require significant re-working to improve the appearance and with the continuing works next door, this is an opportunity for the Client to re-build from the ground up three new modern town houses to match the higher quality of developments being developed in the immediate area.

In addition, the rear garden walls are in a state of neglect and disrepair. Any proposed works would seek to improve the outlook of this area.



Current street view - 10-14 Belmont Street



Current rear elevation of 10-14 Belmont Street



Street elevation - 10 to 14 Belmont Street



Rear elevation and garden walls with 10A Belmont Street in background



Hardington House



1930s Tenement Blocks - Mead Close



10 - 14 Belmont Street - Georgian Style Terrace

Surrounding Context / Site Photos

Belmont Street is primarily residential in character and considerably different from what is normally associated with the vibrant eclectic nature of Camden Town and Chalk Farm Road.

Whilst there are 36 conservation areas in Camden, Belmont Street is not included and lies between West Kentish Town, Harmood Street and Regent's Canal Conservation Areas. Buildings are of different eras, style, design, as well as scale and massing.

Belmont Street was heavily bombed during the war and the original composition of Belmont Street has been largely lost. A small number of original terraces remain, the overall composition is a mismatch of periods and styles.

The terrace houses on Belmont Street are Georgian, Victorian and Regency. There are a number of modern housing blocks ranging in scale from 2-storey 1960s terraced housing to 8-storey 1930s blocks and 11-storey 1960s Hardington Tower. Denton Tower is located approximately 200m to the north of the site on Malden Crescent and is 22 storeys tall.



Denton Tower

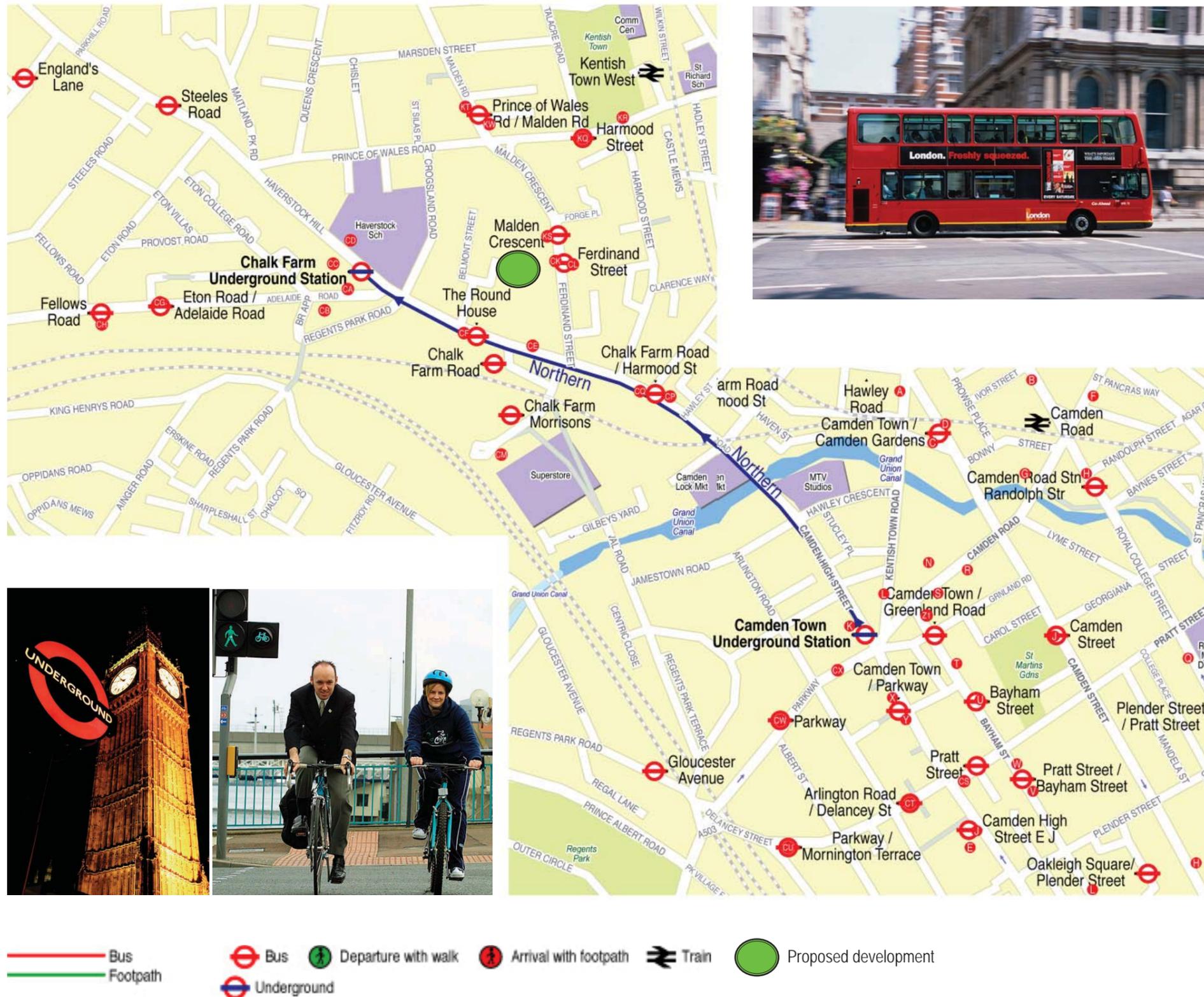


Regency Style Terrace in Belmont Street



View at entry to Belmont Street

Directly north of the site is Mead Close, which is an agglomeration of 1930s tenement blocks that has pedestrian access from the side of 14 Belmont Street.



Vehicular Transport Links

The site has very good access to public transport and is located in close proximity to:

- Chalk Farm Underground Station (300meters, 3 min walk)
- Kentish Town West Overground Station (600meters, 7 min walk)
- Chalk Farm Road northbound bus stop (100 metres)
- Chalk Farm Road southbound bus stop (200m)
- Ferdinand Street northbound and Southbound bus stop (400m)

Very good access is reflected in a Public Transport Accessibility Level (PTAL) of 5, based on a scale 1-6, with 6 being the highest.

The scheme design is intended to maintain the existing car parking arrangement of on-street parking. The site's proximity to Chalk Farm Road and Camden High Street means that an array of facilities and amenities are just a short walk away. There are a limited number of on-street parking spaces in Belmont Street. Issuing of parking permits will be dealt with by Camden Council.

There are a number of established Car Clubs available for use in the area.

Refuse provision is compatible with LB Camden and Environmental Agency's guidelines. Refuse collection take place as per existing arrangement.

Fig. 22 Map showing transport links (adapted from www.tfl.gov.uk)

Project Details & Proposed Layouts

The proposal involves demolition of the existing buildings and rebuild a terrace of three modern townhouses with individual access from the public footpath.

Basement Floor:

The proposal incorporates a large basement level to number 10 and 12, based on existing permissions 2013/2105/P and 2013/2070/P. The space will be used as a multi-use family play area and potential gym / exercise space. A WC is provide underneath the stairs up to ground floor level.

Ground Floor:

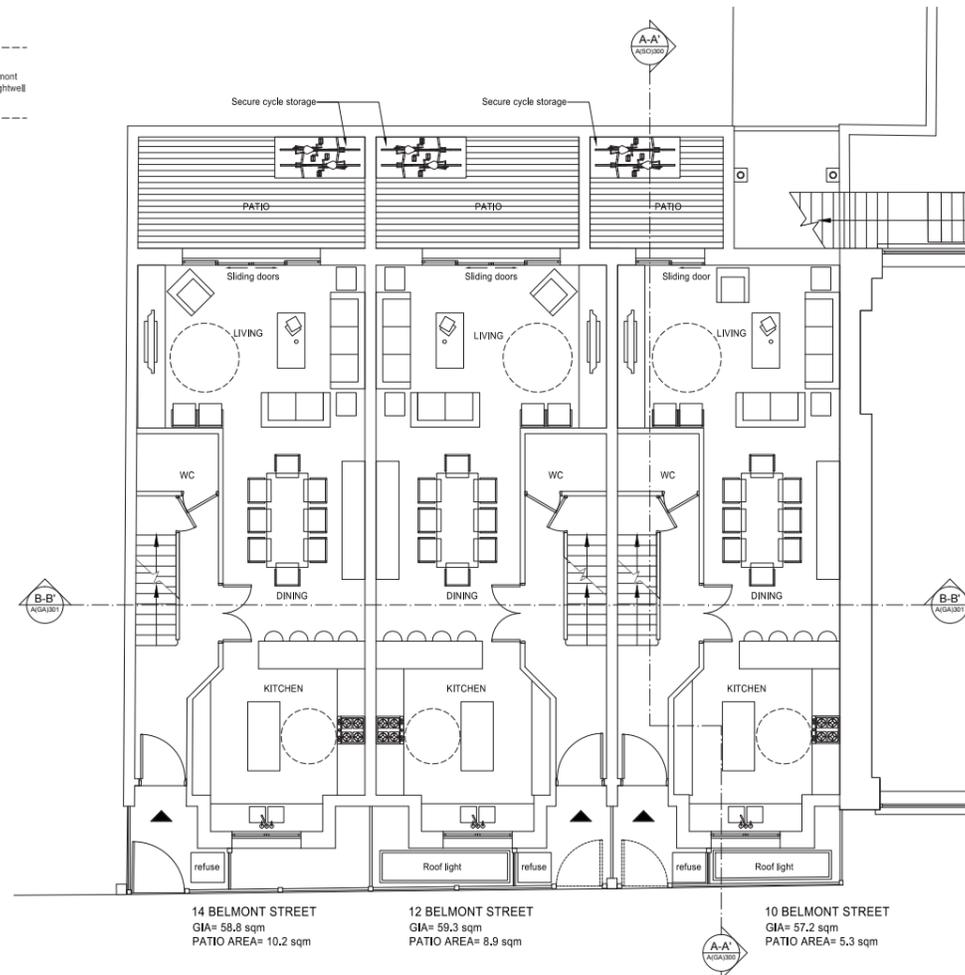
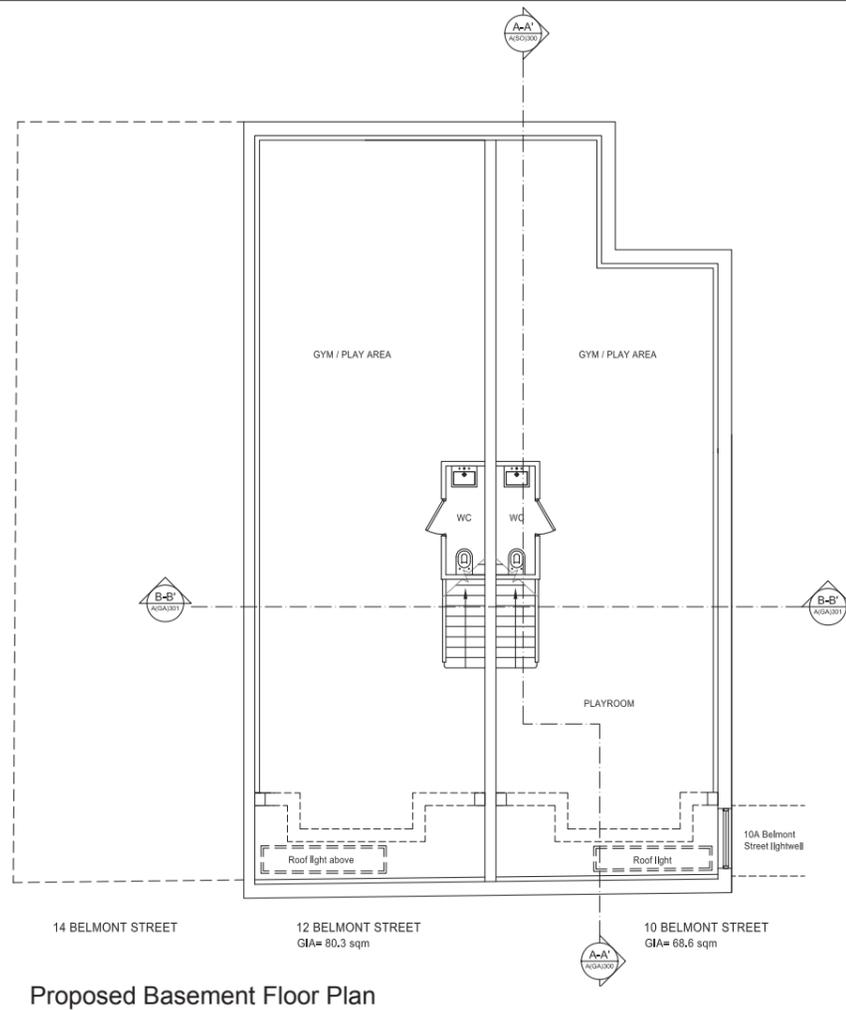
Each dwelling has a main entrance on the ground floor as per the existing situation. The ground floor contains open plan living, dining and kitchen areas, with the living area giving access to a rear external patio space. There is space at the front of each house for external rubbish storage.

Circulation:

The dwellings each have one main stair core that connects from basement level to the third floor level.

Rear Patio:

Each house will have access to an external space. A combination of hard and soft landscaping will feature in these areas. Cycle storage is in a secure external cycle store located in the rear yard space.



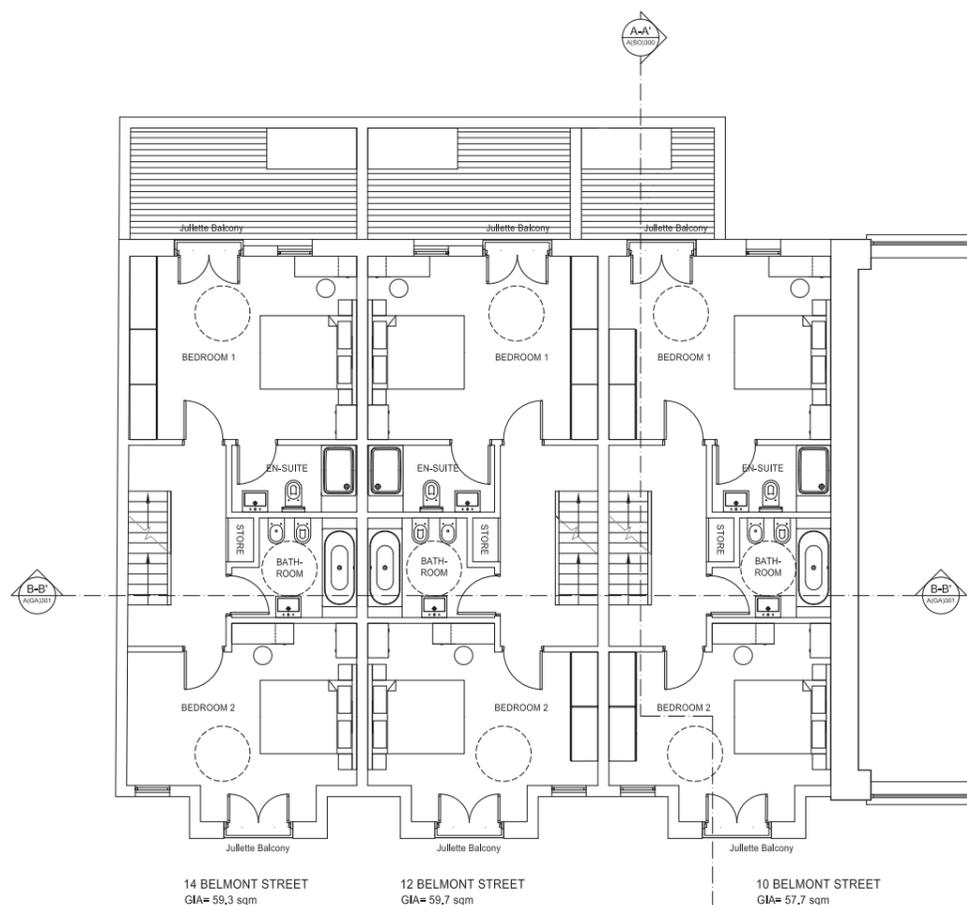
Project Details & Layouts - First and Second Floor

First Floor:

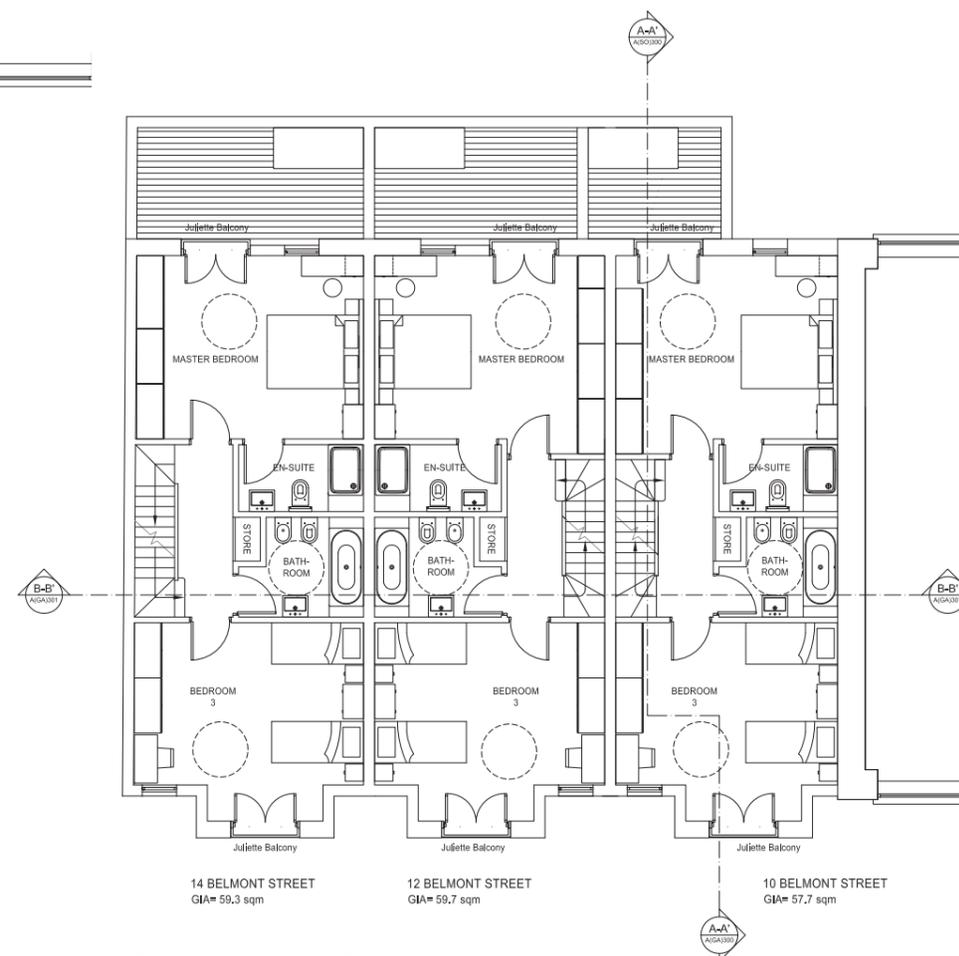
The first floor of each dwelling contains a family bathroom and two double bedrooms with one ensuite. To maximise daylight, both bedrooms have large windows facing east and south respectively. The north facing bedrooms have french doors incorporating Juliette balconies.

Second Floor:

The second floor of each dwelling contains a master bedroom with ensuite and a twin bedroom next to a bathroom. To maximise daylight, both bedrooms have large windows facing east and south respectively. The north facing bedrooms have french doors incorporating Juliette balconies.



Proposed First Floor Plan



Proposed Second Floor Plan

Project Details & Layouts - Third Floor and Roof Plan

Third Floor:

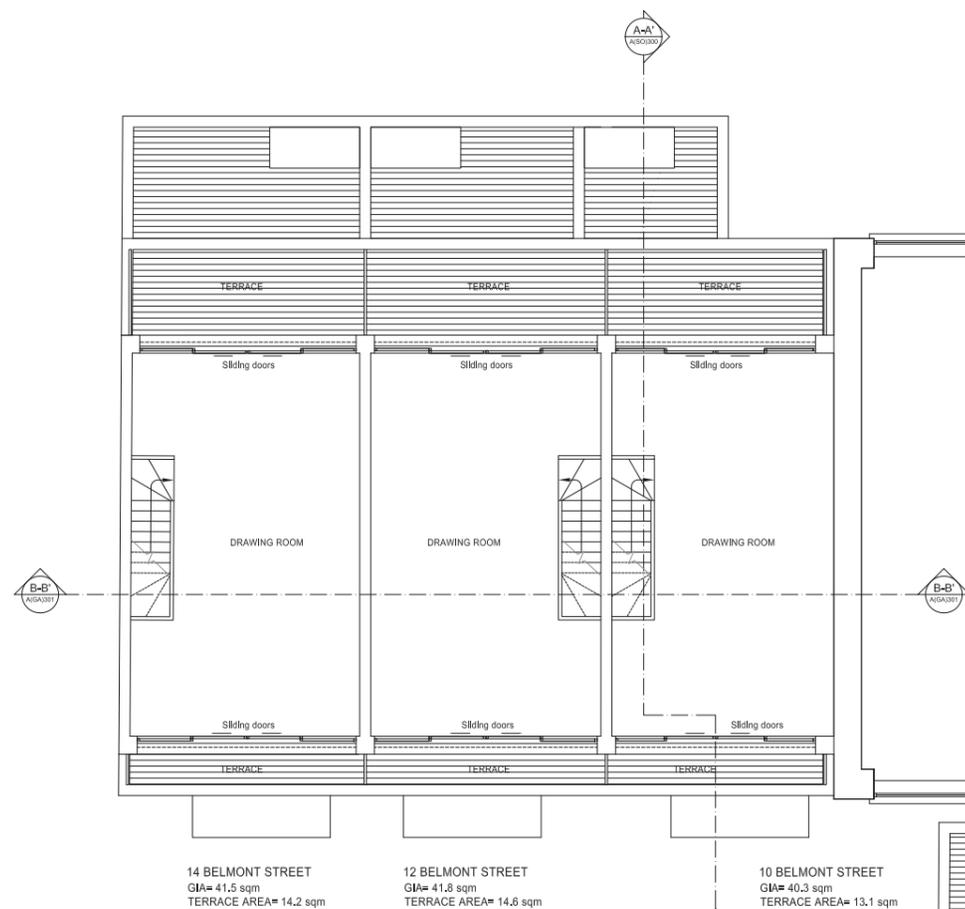
Set back from the lower floors, the third floor contains a dual fronted large open plan study / drawing room with french doors providing access to external terrace areas. Georgian wired cast glass is used to form privacy screening between the terraces.

Amenity:

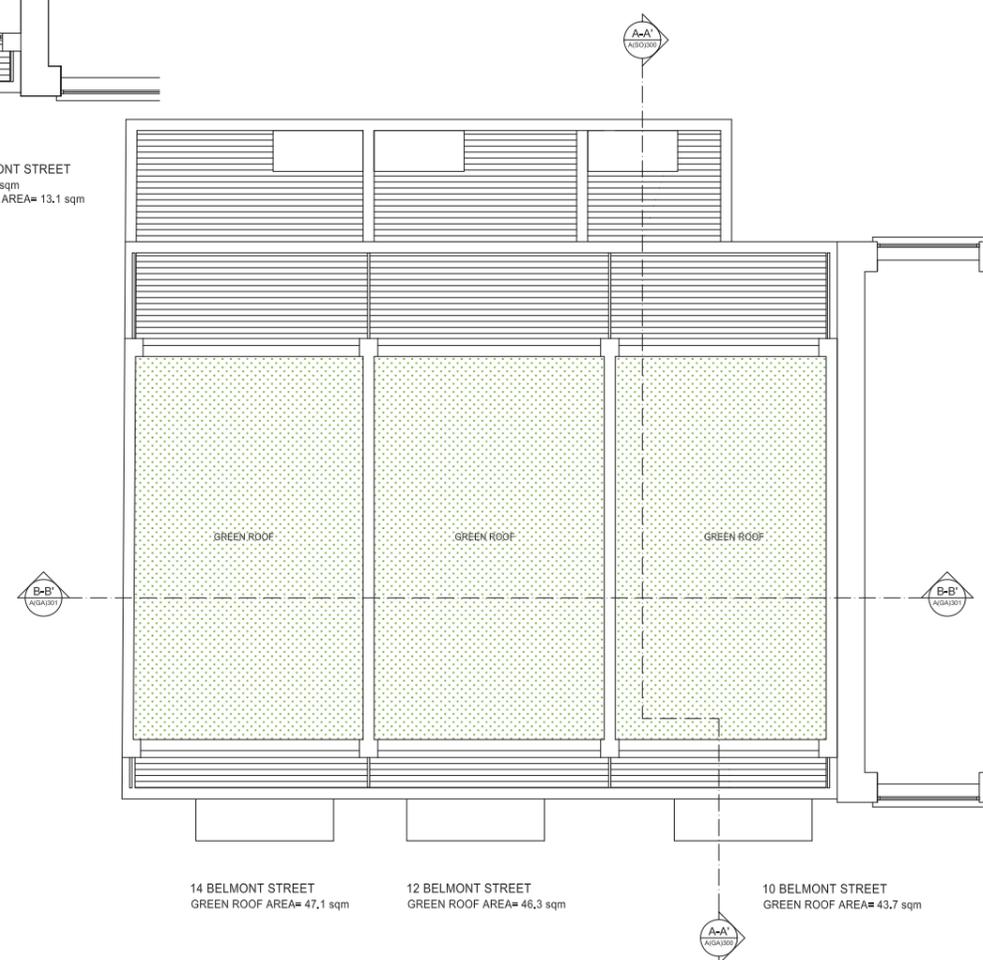
All three dwellings have private amenity space at ground floor level and also private terraces at third floor level.

At each floor, all habitable rooms have large areas of glazing that allows for plenty of natural light and views out and juliette balconies.

A green roof is proposed for the new third floor, providing visual amenity from neighbouring taller buildings and enhancing the sustainability attribute of the existing buildings



Proposed Third Floor Plan



Roof Plan