

KINGS CROSS METHODIST CHURCH 58A BIRKENHEAD STREET LONDON

PLANNING STATEMENT

PREPARED BY PEGASUS GROUP | WEST LONDON MISSION CIRCUIT OF THE METHODIST CHURCH (WLM) | NOVEMBER 2015 | LON.0265



PLANNING STATEMENT

KINGS CROSS METHODIST CHURCH, 58A BIRKENHEAD STREET, LONDON, WC1H 8BW

**ON BEHALF OF WEST LONDON MISSION CIRCUIT OF THE
METHODIST CHURCH (WLM)**

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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APPENDIX 1 – PLANNING POLICIES

1. INTRODUCTION

1.1 This Planning Statement has been prepared on behalf of West London Mission Circuit of the Methodist Church (WLM) ('the Applicant') in support of a planning application for the demolition of the existing buildings and the redevelopment of Kings Cross Methodist Church, 58A Birkenhead Street, London, WC1H 8BW. The application seeks permission for the following development:

"Demolition and redevelopment of King's Cross Methodist Church and Methodist Chaplaincy House to provide replacement church facilities (Use Class D1); Community Facilities (Use Class Sui Generis); replacement ancillary Methodist Chaplaincy Housing (Use Class Sui Generis) and No. 11 residential apartments (Use Class C3) including the installation of the necessary plant, ventilation and extraction equipment, cycle storage and refuse and waste facilities".

The Application Pack

1.2 In accordance with the Council's validation checklist, this full planning application comprises:

- Site Location Plan (Dexter Moren Associates);
- Existing Drawings comprising Floor Plans, Sections, Elevations and Roof Plan (Dexter Moren Associates);
- Proposed Drawings comprising Floor Plans, Sections, Elevations and Roof Plan (Dexter Moren Associates);
- Design and Access Statement (Dexter Moren Associates)
- Heritage Statement (White Young Green);
- Statement of Community Involvement (Pegasus Group);
- Structural Basement Impact Report (Conisbee);
- Sustainability Statement (Environ);
- Daylight and Sunlight Assessment (Delva Patman Redler);
- Acoustic Assessment (Sharpe Redmore); and

-
- Archaeological Assessment (The Historic Environment Consultancy).
 - Transport Statement (TPHS).

Report Structure

1.3 Section 2 of this Statement provides the context for this planning application. Section 3 provides a detailed description of the application site and the surroundings context. Section 4 provides a brief description of the development proposals. Section 5 gives an overview the pre-application discussions. Section 6 sets out the planning policy context and Section 7 provides an evaluation of the development proposals against planning policy and any other material considerations. Section 8 sets out the conclusions to this Statement.

2. KING'S CROSS METHODIST CHURCH

2.1 King's Cross Methodist Church attracts congregations and visitors from all walks of life. Situated at King's Cross, the church plays a vital social role serving the needs of all sections of the local and wider communities.

Existing Activities

2.2 A full account of the activities undertaken at King's Cross Methodist Church (KXMC) is provided within the Design and Access Statement. For the purposes of this Statement, there are four very well-attended church services that take place each Sunday. In addition to the church services, there are a number of weekday activities and community outreach programmes undertaken at KXMC, which are set out below:

- Fellowships Groups: many different meeting throughout the week including:
 - Two particularly aimed at students and young adults which, are also attended by the wider community and tourists visiting London;
 - Young Professionals; and
 - Disciple Class.
- English language tutoring for Chinese speakers.
- Advice services to Chinese immigrants and asylum seekers.
- Support to gambling addicts – KXMC partner with an independent charity The Christian Centre for Gambling Rehabilitation (www.ccgr.org.uk) to run the centre at KXMC - we help gamblers who have come to Christ to re-assess their values, re-establish their life, restore relationship with their families, and, where authorised to do so, manage their debt repayments.
- 'Chicken Chow Mein for Our Neighbours' - lunch and fellowship, held every Wednesday, for about 35-40 people. "Chicken Chow Mein for Our Neighbours" was inspired by the outreach work the church did during the 2012 Olympic & Paralympic Games. We promoted a sense of community through provision of lunch and community space for people living locally and travellers passing through the area.

- Friday Club is a weekly drop-in for the homeless, vulnerable and isolated, providing welfare support to those in need. The Friday Club is run as a partnership between KXMC and C4WS (Council of Camden Churches Cold Weather Shelter) Homeless Project, part of CARIS Camden. It has grown in the numbers of people attending so that it is now about 50 people. The services offered have increased and this year the Quaker Mobile Library for the Homeless has started regular visits.
- A Women's Drop-in for friendship and support, plus street outreach support to local female sex workers. The project is run by a Catholic Womens Order called "The Sisters of Charity" operating from KXMC. It is led by Sister Kay and volunteers who provide refreshments, fellowship and ministry.
- Winter Night Shelter. KXMC hosts the Winter Night Shelter run by C4WS on one, sometimes two evenings a week, from November to March, helping homeless people in Camden, offering a safe and welcoming space, a shower, food, sleep and help with rebuilding their lives.

2.3 In addition, the following community groups have also established meetings at KXMC:

- 12-step groups (Alcoholics Anonymous and similar self-help groups);
- Age Concern Camden;
- St Mungo's;
- Chaplains to hospices, prisons, armed services;
- Anglo-German Family History Society;
- Thank God It's Friday – TGIF – a Christian Deaf Group;
- Methodist Women in Britain (MWiB) – regional groups;
- Regional Training for Hospice Staff;
- Go Sign – Christian Deaf group; and
- Christmas Carol Service organised by a Christian staff group at Camden Council.

Future projects

- 2.4 KXMC have ambitious plans and projects for the future. It is acknowledged that the ongoing regeneration of King's Cross will bring substantial benefits to the area and it is imperative that these benefits spread well beyond the borders of the opportunity area into the existing communities such as Somers Town and to the south of Euston Road. It is also important that the existing and vulnerable communities continue to be catered for in an easily accessible location with facilities that are fit for purpose.
- 2.5 In order to address the needs of the new community and the existing community, KXMC intend to intensify and enhance the social role provisions it offers to include:

Community - creating a hub/safe space for the community in this part of London

- Building on what we already offer to the community particularly those who come to Chicken Chow Mein and/or Friday Club;
- Build further upon the current student fellowships.

Location - the closest church to King's Cross and St Pancras Stations.

- Crestfield Street is a busy route providing access from the stations to the communities to the south;
- Breakfast meetings for students, staff and tutors, the local community – with a speaker;
- Morning prayers for commuters; and
- A Quiet Space in this busy area available all day for personal prayer and reflection.

Establish New Partnerships to reach out to new groups.

- Midweek concerts – In partnership with local colleges/ universities offering space for performers and space for people to bring their lunch, and enjoy the break from work;
- Exhibition space – In partnership with local colleges/ universities, artists, poetry readings;

- Enhancing opportunities with major employers in the area to work with local charities as part of their corporate social responsibility – one already supports the Night Shelter and Friday Club, donating the profits from one of their projects; and
- Working with other charities on projects such as Christian Aid Week and Fairtrade Fortnight.

Local community

- In partnership with the local communities, explore the possibilities of the local community using the space.

Emergency planning

- Formal arrangement, working with Camden Council, on temporary requirements such as helping with local emergency planning/provision, migrant crisis.

Methodist Chaplaincy House

2.6 In the complex of buildings at KXMC, there is a Methodist Chaplaincy House (MCH), which has provided ancillary accommodation for a community of 26 students and a Warden for over 40 years. This was formalised in February 1979 when the Council granted planning permission (Ref: L14/9/A/27716) for the “*change of use of the first and second floors from a hostel and training centre to a hostel for full time students*”.

2.7 Despite its name, MCH is not restricted to Methodists and is open to full-time students of any and no faith who importantly subscribe to the principles and practice of MCH. These have always been:

- To create and sustain community among a diverse international body of students;
- To enable them to extend their sense of community through service in the King’s Cross church congregations, other local churches, in the activities of the church during the week such as Chicken Chow Mein, the Cold Weather Shelter, and other Methodist projects including social work services run by the West London Mission and further afield;

- To encourage them to explore their spirituality, whatever their background faith (or none);
- To provide affordable accommodation for students on a non-profit making basis. MCH is not typical student housing, it is ancillary to the KXMC and provides somewhere for students to live as part of a community with a Christian ethos;
- Residents in MCH have valuable experience of living as members of a diverse community with responsibility to and for each other. The community is international and the students are studying at different colleges and universities in Central London; and
- They live as one community, sharing a communal life in the house, learning to live together with all their differences and similarities. They describe it as "a family", somewhere they "feel safe" and where it "feels like home". They are each part of creating this sense of belonging and share in the responsibilities of running the House.

3. SITE & SURROUNDINGS

- 3.1 KXMC lies to the south of King's Cross St Pancras Station within the King's Cross & St Pancras Conservation Area and is adjacent to the Bloomsbury Conservation Area. The building straddles the perimeter block between Crestfield Street and Birkenhead Street and provides 1,588 sqm (GIA) of dated, inefficient community floorspace, which includes ancillary residential accommodation (26 rooms) to the religious or community use and represents the lawful use of the application site.
- 3.2 The Crestfield Street elevation is two storeys in height with a wide street frontage, in comparison to the narrow townhouses, which reside on either side. As such, the frontage remains out of character with the remaining street scene. On the opposite side of Crestfield Street there is a large warehouse which for the most of its part provides a blank elevation to the street.
- 3.3 The Birkenhead Street frontage comprises three storeys, the entrance to the building is set behind metal railings and there is a distinct level change (stepped access) between the street and the front door to the building, which reflects the finished floor levels of the adjacent town houses. This element of the building comprises the chapel, which was originally built between 1823 – 1825. The Chapel underwent significant change and redevelopment in the 1950s and 1970s. A full account of the modifications and significant alterations are detailed in the accompanying Heritage Statement.
- 3.4 Along Birkenhead Street, at street level the buildings generally present domestic ground floor facades with Victorian wrought iron railings and gates and front entrance doors. Some properties have raised ground floors. The building lines in both streets have uniform setbacks from the back of pavement, except for the Methodist Church building, which is uncharacteristically set back on its Birkenhead Street frontage.

Internal Arrangement

- 3.5 Internally, the buildings are connected by a series of rooms, halls and circulation spaces, which are all used by KXMC and the ancillary MCH. The buildings are in a poor state of repair; the layout of the spaces and rooms within the building are dated; and they lack the modern requirements for the future aspirations and current practices of the KXMC.

- 3.6 The main hall is not large enough to accommodate the growing church congregations; the circulation space is poor and creates an inefficient layout; and the multiple levels of the building restrict accessibility to the elderly/children/people with mobility impairments.
- 3.7 Furthermore, the redevelopment presents an opportunity to improve the environmental performance of the accommodation, through the replacement of windows, sanitary ware, lighting and kitchens to provide modern, energy efficient equipment.

Access

- 3.8 Pedestrian access into the building can be derived from either the Crestfield Street or the Birkenhead Street frontage. There is no dedicated car or cycle parking associated with KXMC.
- 3.9 The application site is well accessed by public transport and benefits from the highest Public Transport Accessibility Level (PTAL) 6b.

The Surroundings

- 3.10 The application site lies within the King's Cross and St Pancras Conservation Area and adjoins the Bloomsbury Conservation Area. It is noted, within the Character Appraisal of the former Conservation Area that the buildings along Crestfield Street are inconsistent in terms of their height, materials and form. Crestfield Street is largely dominated by the highly decorated return of No. 11 Euston Road and the two storey brown brick building rear elevation of the KXMC. In contrast, the Birkenhead Street has a finer grain and a domestic character akin to the terraced homes and guesthouses on either side of the Street.
- 3.11 Along Birkenhead Street there are a number of statutory Listed Buildings, which contribute to the character of the Conservation Areas and the Street. These include No's 1 – 7 Birkenhead Street, and No's. 54 – 58 and No. 59.
- 3.12 To the south of the application site is Argyle Square, which forms an important part of the Bloomsbury Conservation Area. The Square was one of the last land parcels to be developed in the 1830's and 1840's, the mature trees within the Square are noted for their landscape contribution within the urban environment. The Square is surrounded by four-storey townhouses, that have a *"restrained classical appearance with consistent parapet lines, decorative stucco banding,*

large first-floor windows with stucco surrounds, arched ground-floor doors and a parapet concealing the roof¹, the majority of which remain intact.

- 3.13 Whilst the areas to the south of the application site are noted for their historic character and conservation, the area to the north comprises Euston Road, beyond which is the entrance to King's Cross Station and King's Cross St Pancras Underground Station. This area is undergoing major transformation allied to this major transport infrastructure node.

Planning History

- 3.14 A search of the Council's online planning records reveals planning history dating back to 1971
- 3.15 The relevant planning history for the application site is as follows:

58A Birkenhead Street / Kings Cross Methodist Church

- Ref: 9501822: The provision of new steps iron fence lighting gates and paving (Withdrawn – No date);
- Ref: CTP/L14/0/A/10705: Alterations to elevations to form canopy over the entrance at the King's Cross Methodist Training Centre and Mission (Granted 14/07/1971);
- Ref: CTP/L14/9/A/21794: The construction of a pavement crossover (Refused 05/05/1976);
- Ref: CTP/L14/9/A/27716: Change of use of the first and second floors from a hostel and training centre to a hostel for full time students (Granted 05/02/1979);
- Ref: 9501822R1: Provision of new steps iron fence lighting gates and paving (Withdrawn – No date); and
- Ref: 9501822R2: The provision of new steps, an iron fence, lighting, gates and paving, as shown on drawing number 11/95.05 Rev A and 11/95.03 Rev B (Granted 10/05/1996).

¹ Camden Council (2011) 'Bloomsbury Conservation Area Appraisal and Management Strategy' Camden Council, London.

3.16 Relevant planning history for the surrounding area namely 57-58 Birkenhead Street and 5 Crestfield Street is provided below:

- Ref: CTP/L14/9/A/15528: The erection of a rear extension on basement, ground, first and second floors, to the rear of 57-58 Birkenhead Street WC1 and the formation of a vehicular access on the Methodist Church frontage (Refused 28/03/1973);
- Ref: 8870056: Amendments to the listed building consent granted on 25th July 1984 (Ref: HB/8470051) for the conversion and alterations to form six residential flats including remodelling of the roof envelope (Granted 13/09/1989);
- Ref: 8800124: Amendments to the planning permission granted on the 25th July 1984 (Ref: PL/8400308) for works of conversion to provide 6 self-contained flats including remodelling of the roof envelope (Granted 13/09/1989);
- Ref: 8470051: Works of conversion and alterations to form six residential flats including the remodelling of the roof envelope (Granted 04/07/1989);
- Ref: 8400308: Works of conversion to provide 6 self-contained residential flats including the remodelling of the roof envelope (Granted 04/07/1984);

4. ENGAGEMENT

4.1 A series of pre-application discussions have taken place. The pre-application discussions have included:

- Five written Submissions to Camden Council;
- Three Pre-application meetings with Planning and Conservation Officers;
- One design Workshop with Conservation and Design Officers; and
- A Site Visit with Planning and Conservation Officers.

4.2 The scheme has evolved significantly throughout the pre-application process to address Officer concerns with regard to the scale, massing and general appearance of the both the Birkenhead Street and Crestfield Street elevations. It is considered that the submitted scheme responds positively to all of the Officer concerns and will create a modern, attractive building within this sensitive location.

4.3 A full description of how the scheme has evolved as a result of these discussions is included within the Design and Access Statement. Initial discussions commenced in April 2013, where the Project Team introduced the scheme and the rationale, alongside a thorough understanding of the application site and the surrounding context. Initial advice from Officers referred to the principle of the demolition of the building along Birkenhead Street and the design of the replacement building. These themes were also discussed at meetings in May 2014 and May 2015.

4.4 The accompanying Heritage Statement includes a Significance Assessment which was undertaken to respond to Officer's concern with regard to the demolition of the building. Dexter Moren Associates also undertook a number of feasibility studies to assess the merits of façade retention, which was presented to Officers at a Design Workshop in June 2015. The Study concluded that the retention of the façade would compromise the quality of the scheme and the accessibility of the proposed development.

4.5 Further to the above, other recurrent themes discussed throughout the pre-application process were the residential quality and mix of the new residential units. The proposed development addresses Officers concern and the Council's policy requirement. The scale, height, mass and appearance of the proposal has

also been discussed at length and the proposed scheme has reduced significantly in height and scale, particularly on the Birkenhead Street façade, whilst the Crestfield Street elevation is ecclesiastical in appearance.

Public Consultation

4.6 In addition to the above, the Applicant has also engaged with local residents' group 'The Friends of Argyle Square', members of the KXMC and their neighbours. This was undertaken as part of a public consultation event on 25th January 2015. The event was held within the KXMC and was attended by 29 visitors. The majority of the responses received were positive, while the main concerns related to:

- The long-term maintenance and cost of the building.
- The entrance to the church should be more prominent.
- The height of the building and the prominence of the Crestfield elevation within the street scene.
- The prominence and location of the balconies on Birkenhead Street in comparison to the Georgian – style façade.
- Retention of the Birkenhead Street façade, with (as now) Birkenhead Street utilised for the church and Crestfield Street utilised for the residential element.

4.7 A composite review of the Public Consultation Exercise is provided within the accompanying Statement of Community Involvement. The Design and Access Statement provides a detailed account of how the scheme has evolved as a result of discussions with the Conservation and Design Officers at Camden Council.

5. PROPOSED DEVELOPMENT

- 5.1 A comprehensive description of the proposed development is provided within the accompanying Design and Access Statement. For completeness, a summary of the proposal is provided below:
- 5.2 It is proposed to demolish the existing building and create a new, prominent entrance to the KXMC on Crestfield Street. The new KXMC will comprise 2,107 sqm of modern, community floorspace. A dedicated cycle (50 spaces (20 for the residential and 30 for the KXMC)) will be provided in the basement, alongside music rooms, meeting rooms, playrooms, a kitchen, shower facilities and storage space. The Chapel will be reinstated on the ground floor with entrance lobby, kitchen and refuse store. The upper floors will provide the replacement ancillary MCH accommodation (one Warden's Flat and 26 replacement bedrooms), which includes social and break-out spaces.
- 5.3 Externally, the Crestfield entrance will act as a wayfinding point for the KXMC. The central part of the façade will extend in height above the existing residential properties, with two vertical elements, which express an ecclesiastical character. The façade will protrude out into the street to increase the prominence of the entrance and welcome visitors.
- 5.4 At street level metal railings will correspond to those that align Crestfield Street and a large door will create a grand entrance into the building. Glazed entrances on either side will provide an active frontage and reinforce the relationship with the street. On the upper levels, either side of the vertical elements the horizontal and vertical alignment of the fenestration will respond to the adjacent buildings and the upper floors will be set back to limit their appearance and sense of enclosure on the street scene.
- 5.5 The Birkenhead Street elevation will no longer be the main entrance to KXMC (or MCH) and will therefore be transformed to respond to the domestic scale of the street. This element of the building will comprise the residential element and will appear as four vertical townhouses, three storeys in height with a mansard roof. The horizontal and vertical alignment will respond to the traditional street pattern as will the materiality of the building.
- 5.6 A total of 11 new apartments will be provided. The new residential mix comprises:

- 4 x 2-bed / 4 person apartments;
- 1 x 2-bed / 3 person apartments; and
- 6 x 1-bed / 2 person apartments.

5.7 Camden Council space standards are met throughout all units with the one bed apartments offering a minimum of 50 sqm and the two bed apartments offering between 72 sqm and 77 sqm. At least 40% of the apartment will be two bed and three of the apartments will be wheelchair accessible. All of the two-bed apartments and the majority of the one-bed apartments will benefit from private amenity space.

5.8 Given the proximity to public transport, the proposed residential element would be permit free for vehicles. Cycle storage for the proposed residential element will be located within the basement, a total of 20 cycle spaces are proposed. A dedicated refuse store would be provided on the ground floor and will be accessed directly from Birkenhead Street.

Access

5.9 As a result of the proposals each use will have its own dedicated pedestrian access. Access to the residential element will be from Birkenhead Street. Dedicated access to the KXMC will be from Crestfield Street.

Plant

5.10 The new accommodation will be served by new plant, which will be in the form of solar panels and combined heat and power (CHP). The solar panels will be located on the roof (as shown on the submitted proposed roof plan). In addition, an Air Source Heat Pump will serve the proposed residential element of the scheme and sufficient space has been provided within the basement.

Refuse and Waste

5.11 Two separate areas will be provided for refuse and waste. Refuse and waste facilities for the KXMC will be provided on the ground floor with dedicated access onto Crestfield Street. The refuse and waste storage for the residential element will also be provided on the ground floor with dedicated access to Birkenhead Street. Both refuse and waste areas will be accessible and convenient for use by all.

6. PLANNING POLICY POSITION

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 dictates that planning applications are to be determined in accordance with the Development Plan, unless material consideration indicates otherwise.
- 6.2 The Development Plan for the proposals comprise:
- The London Plan (2015);
 - Camden Council's Core Strategy (2010); and
 - Camden Council's Development Management Policies (2010).
- 6.3 Material Considerations are considered to be the Planning (Listed Buildings and Conservation Area) Act 1990; the National Planning Policy Framework (2012) (NPPF); and the National Planning Practice Guidance. With respect to Supplementary Planning Documents, it is considered that the guidance of particular relevance are Camden Council's SPG1 'Design'; SPG2 'Housing'; and SPG6 'Amenity'. The Kings Cross and St Pancras Conservation Area Character Statement and the Bloomsbury Conservation Area Appraisal and Management Strategy also form Material Considerations to the assessment of this planning application.
- 6.4 In addition to the Conservation Area status, Camden Council's adopted Proposals Map indicates that the application site lies within the core Central Activities Zone.
- 6.5 A copy of the relevant policy is provided in **Appendix 1** for reference. A full evaluation of the proposals against the relevant planning policy is set out within the following section.

7. PLANNING ASSESSMENT

7.1 The key planning considerations for the proposals are:

- i. Principle of the Land Uses;
- ii. Residential Mix and Amenity;
- iii. Design Considerations;
- iv. Impact upon the Heritage Assets;
- v. Sustainability;
- vi. Transport; and
- vii. Other Material Considerations.

Land Use Principles

King's Cross Methodist Church

7.2 As proposed, the development will provide a new Methodist Church in this established ecclesiastical location. The new Methodist Church will provide modern facilities for the congregation and community projects. Part (f) of **Policy CS10 'Supporting Community Facilities and Services'** supports the retention and enhancement of existing community, leisure and cultural facilities. As a result of the proposals the community floorspace will increase from 1,588 sqm to 2,107 sqm and would fully accord with **Policy CS10**.

Residential

7.3 Residential development is a priority land use across London and the principle of residential development on the application site is supported by **Policy CS3 'Other Highly Accessible Locations'** which supports residential development that is well served by public transport. In this regard, the application site benefits from the highest PTAL rating of 6b.

7.4 The provision of new homes in this location will also assist the Council in achieving their dwelling delivery targets as set out by **Policy CS6 'Providing Quality Homes'** and the revised dwelling delivery target of 8,892 (2015 – 2025) as set out in Table 3.1 of the London Plan (2015).

Residential Mix

- 7.5 As a result of pre-application discussions, the mix of the residential units has been revised to respond to the Council's comments and the guidance set out in **Policy DP5 'Homes of Different Sizes'** which, requires all proposals for market housing to provide at least 40% of the accommodation as two bedroom dwellings.
- 7.6 The following mix is now proposed:
- 4 x 2-bed / 4 person apartments;
 - 1 x 2-bed / 3 person apartments; and
 - 6 x 1-bed / 2 person apartments.
- 7.7 The initial proposals involving mainly studios and one-bedroom accommodation has been removed and a total of 45% of the apartments comprise two bedrooms to fully accord with **Policy DP5**.

Standard of Residential Accommodation

- 7.8 All of the units meet the residential space standards set out in the London Plan and the **London Housing Design Guide (2012)** and **Camden's Housing SPD** as can be seen on the submitted proposed plans. With regard to amenity space, all units benefit from a winter garden, which will be enclosed on three sides and will have opening doors onto Birkenhead Street. Due care and attention has been given to the position and size of the amenity space as not to detract from the Conservation Area. All of the units will have access to a secure basement cycle storage facility (20 residential spaces) and a dedicated refuse store.
- 7.9 **Policy DP26 'Managing the Impact of Development on Occupiers and Neighbours'** provides further criteria in which proposed developments should be assessed to determine the impact on the amenity of existing and proposed occupiers. Each criterion is addressed in turn below:
- 7.10 With regard to the privacy and overlooking distances, the rear elevation to the Crestfield Street building has been re-designed to reduce the overlooking between the MCH and the residential element of the scheme. This has been achieved through the installation of oriel windows to the rear elevation of the Crestfield Street block.

- 7.11 All of the residential accommodation is dual aspect with principal outlook overlooking Birkenhead Street and secondary views toward a central courtyard, which will be managed and maintained by the Methodist Church. In this regard, it is considered that the proposed residential development will have a good outlook.
- 7.12 In terms of overshadowing, a Daylight and Sunlight Assessment has been undertaken by Delva Patman Redler. The Assessment has been undertaken in accordance with the BRE Guidelines for residential development and included an assessment of the proposals on existing neighbouring amenity and the amenity of the proposed occupiers. The Assessment concluded that the impact of the proposed development is considered acceptable in daylight and sunlight terms. The scale and mass of the proposed development would not result in detrimental impact upon neighbouring properties in terms of daylight and sunlight.
- 7.13 Having due regard to the above, the proposed development would not cause harm to the neighbouring occupiers or future occupiers in terms of overshadowing and levels of daylight and sunlight. The proposals therefore accord with Part b) and c) of **Policy DM26**.
- 7.14 An Acoustic Assessment has been prepared by Sharp Redmore, the Assessment considered the impacts of the existing environment on new residential accommodation, the impact of the King's Cross Methodist Church upon the residential accommodation and the construction noise impacts. It was concluded that, subject to mitigation measures to minimise the impact of noise from traffic and street activity within the King's Cross Area, there would be no significant impact or disturbance to the existing or proposed future occupants as a result of the operational development.
- 7.15 During construction, the proposed development is likely to give rise to noise, dust and vibration. The impact of noise and dust will be addressed through the provision of a Construction Management Plan, which will seek to control hours of construction and implement the necessary mitigation measures.
- 7.16 A Basement Impact Assessment has been prepared by conisbee, the Assessment concludes that groundwater is not likely to be encountered during the construction of the basement and therefore no impacts on the local hydrology are envisaged. Furthermore, given the absence of contamination on the application site there is no requirement for remedial measures. The construction of the

basement can commence in a conventional manner using mass concrete underpinning coupled with a bored piled wall.

- 7.17 In terms of odour, kitchen extraction and ventilation equipment associated with the KXMC will be fitted with the appropriate filters to limit the dispersion of odour into the environment.
- 7.18 The above demonstrates that the development proposals would fully accord with the criteria in **Policy DP26**.

Affordable Housing

- 7.19 Achieving the proposed re-development of KXMC will be dependent upon the receipts generated by sale of the residential units. In this context, the proposed development provides an appropriate solution to affordable housing. It is noted that **Policy DP3 'Contributions to the supply of Affordable Housing'** expects that all "*residential developments with a capacity for 10 or more additional dwellings to make a contribution to the supply of affordable housing*". In consideration of the amount of affordable housing, **Policy DP3** provides a sliding scale, where on sites of 10 units, 10% of the units should be affordable ranging to sites of 50 units or more, where the Council would expect 50% of the proposed units to be affordable. In this regard, the proposed development generates a requirement for one affordable unit.
- 7.20 **Policy DP3** continues to set out the criterion for the location of affordable housing stating where practical affordable housing should be located on site, having regard to the following criteria:
- a) access to public transport, workplaces, shops, services and community facilities;*
 - b) the character of the development, the site and the area;*
 - c) site size, and constraints on including a mix of market and affordable tenures;*
 - d) the economics and financial viability of the development including any particular costs associated with it;*
 - e) the impact on creation of mixed and inclusive communities; and*

f) any other planning objectives considered to be a priority for the site”.

- 7.21 In considering the nature of the affordable housing obligation that may be supportable as part of the proposed development due regard has been given to the policy criterion set out above. With regard to criterion a) the application site benefits from the highest PTAL rating (6b) and therefore affords access to workplaces, shops and services. The application site itself provides a valuable community facility in the heart of King’s Cross and the proposed redevelopment will further enhance this resource for the existing and future communities within the King’s Cross area.
- 7.22 The amount of development on the application site is significantly constrained by the Conservation Area designation, the neighbouring Listed Buildings and the re-provision of the KXMC and the community facilities. Previous proposals for the application site included two additional storeys of residential accommodation, which equated to 14 residential units. However, the scale bulk and mass of the proposals was deemed to be unacceptable in heritage terms, as it would cause ‘harm’ to the heritage assets.
- 7.23 Given the amount of development proposed on the application site there is a requirement for one affordable unit. If the provision of this single unit was financially viable, the unit could not be accommodated on a single floor and therefore one floor within the building would need to provide private and affordable accommodation. This would raise maintenance issues for a Registered Social Landlord associated with the shared common parts of the building and the single access arrangement. In our view, a Registered Social Landlord is unlikely to find the provision of one unit attractive, as they would be unable to utilise economies of scale in addressing the management costs.
- 7.24 Furthermore the service charges associated with the common areas and services would be expensive for the registered provider. Failure to apportion costs equally between tenants for the management and maintenance of the building, provision of services such as lighting and cleaning of common areas and building insurance could result in challenge from private leaseholders. Given the above, it is therefore considered inappropriate to provide on-site affordable housing.
- 7.25 Housing and Economic Development Consultancy Ltd have prepared a financial viability assessment to accompany the planning application. The viability assessment provides a detailed account of the costs associated with the

redevelopment and improvement of the site. It shows that net receipts from the sale of the residential units, and hence viability of the scheme as a whole, will be impacted by including a unit of affordable housing. In this regard, the scheme does not provide affordable housing on-site or a payment in lieu towards off-site affordable housing.

7.26 As evidenced within this Statement, the redevelopment of the application site will provide enhanced community facilities in this highly accessible location. The facilities will continue to fulfil an important social role not only for the KXMC congregation but, also for the surrounding communities.

7.27 A fundamental theme running through the NPPF is defined in **Paragraph 7**. In performing a 'Social Role' the NPPF advises Local Planning Authorities to "*support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being*".

7.28 With regard to local services, the redevelopment of KXMC will ensure that the needs of the existing and future communities at King's Cross continues to be met, in a high quality new building, which is fit for purpose. Therefore it is considered that the nil provision of affordable housing is outweighed by the continued and enhanced social and community benefits and the future conservation of the heritage assets that will be delivered by the proposed development.

Design Considerations

7.29 **Policy DP24 'Requiring Good Design'** requires all new development to consider the following criteria:

- "a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*

g) the provision of appropriate hard and soft landscaping including boundary treatments;

h) the provision of appropriate amenity space; and

i) accessibility”.

7.30 The accompanying Design and Access Statement provides a full detailed account of the proposals and the context of the application site and the wider area. In relation to the aforementioned criteria, due regard has been given to the character and setting of the proposed development, and the scale, height and overall appearance of the buildings on Birkenhead Street responds positively to the neighbouring buildings to create a continuous and harmonious street scene. Due care and attention has been paid to the character and appearance of the King’s Cross Conservation Area and Bloomsbury Conservation Area to create a development that does not detract or cause harm to the heritage assets. As such, on Birkenhead Street the building would appear as four vertical townhouses within the street.

7.31 The proposed development would be three storeys in height with the third storey appearing as a mansard roof. The vertical and horizontal proportions and fenestration hierarchy of the building responds to the existing building and the features of the Conservation Area. The provision of amenity space has been balanced against the character of the Conservation Area. All residential apartments benefit from private amenity spaces in the form of balconies. The balconies on the first floor have been reduced in size to match those of the neighbouring properties and the balconies on the second floor are set back behind the hit and miss brick parapets to retain the fenestration hierarchy along the street. The Birkenhead Street frontage would be constructed from traditional materials which, will include London stock brick, white brick, slate on the roof. Metal cladding and reconstituted stone is proposed for the lintels and façade features.

7.32 With regard to Crestfield Street, the proposed development now announces the function of the Church on Crestfield Street and is ecclesiastical in appearance. As detailed within the Design and Access Statement and Heritage Statement, there is a varied form and scale to the buildings along Crestfield Street. The proposed development contributes to this varied character whilst respecting the proportions of the street and the site itself, to provide a local landmark and visual expression

of the Church (both in height and projection) and creates a visually interesting frontage.

7.33 The proposed building would be constructed from a range of materials. In contrast to the proposed Birkenhead Street elevation, the Crestfield Street elevation appears more modern and it is proposed to construct the church element from reconstituted stone and white brick with copper cladding for the detailed elements.

7.34 The redevelopment of the KXMC will improve accessibility throughout. The Church will be fully compliant with the requirements of the Equality Act and three of the new homes will be easily adaptable to lifetime home standards.

Conservation and Listed Buildings

7.35 A Heritage Statement has been prepared and is submitted in support of the planning application. The Heritage Statement concludes that the proposal preserves the character of the setting of the Listed Buildings and enhances the character and appearance of the Conservation Areas.

7.36 **Policy DP25 'Conserving Camden's Heritage'** seeks to maintain the character of Conservation Areas and preserve the character of the Borough's Listed Buildings. In accordance with the requirements of **Policy DP25** due care and consideration has been given to the design of the proposals to create a form of development that preserves and enhances the character of both the Bloomsbury and King's Cross Conservation Areas.

Conservation Areas

Crestfield Street Elevation

7.37 As a result of the proposals, the existing Crestfield Street elevation will be demolished and replaced with a new ecclesiastical building. The Crestfield Street elevation is not recognised within the King's Cross Conservation Area Audit as making a positive contribution to the Conservation Area; as such its removal would not cause harm to the character or appearance of the Conservation Area. In contrast, the proposed development of the Crestfield Street elevation is assessed as making a positive contribution to the townscape and the Conservation Area in that it creates a landmark and identifies the presence and the function of the KXMC, whilst respecting the townscape features and character of the buildings along Crestfield Street.

Birkenhead Street Elevation

- 7.38 With regard to the Birkenhead Street elevation, of relevance is Part C of **Policy DP25**, which seeks to prevent the total or substantial demolition of a building, which is identified as making a positive contribution to a Conservation Area. The King's Cross Conservation Area identifies No. 58A Birkenhead Street as making a positive contribution to the character and appearance of the Conservation Area. Having due regard to the above a detailed assessment of No. 58A Birkenhead Street has been undertaken to determine the significance of the building and the impact of the loss of the building on the Conservation Area.
- 7.39 The accompanying Heritage Statement identifies that the form of the existing Chapel is in stark contrast to the existing buildings on Birkenhead Street in terms of the rhythm, proportions and material detailing. The Chapel itself has been significantly altered overtime (as detailed on Page 15 of the Design and Access Statement and Part 10 of the accompanying Heritage Statement), consequently it is concluded that the much adapted appearance of the building makes a low / medium contribution to the townscape and visual value to the Conservation Area. The townscape of Birkenhead Street itself is assessed as medium and therefore there is scope to accommodate change, and a replacement could enhance the character and appearance of the Conservation Area in accordance with Part B of **Policy DP25**.
- 7.40 Dexter Moren Associates have also undertaken a feasibility study to investigate the retention of the Birkenhead Street façade. The study was presented to Officers at the pre-application workshop in June 2015, and it demonstrated that a retention scheme would produce a highly compromised and inefficient design. In addition to retaining the façade the stepped access into the building would also need to be retained, thereby limiting access for all and the delivery of a viable, fit for purpose building.
- 7.41 As proposed, the Birkenhead Street elevation responds to the characteristics of the street, through the reinforcement of the parapet heights, the strong course alignment, rhythm and appearance. It is considered that the proposed development is a positive addition, which enhances the qualities and character of the Birkenhead Street elevation as it will create consistency within the townscape, which is recognised as a positive attribute as part of the Bloomsbury Conservation Area and complements the character of the King's Cross Conservation Area.

Listed Buildings

7.42 Given the location of the application site, the Heritage Statement also considers the impact of the proposals upon the setting of the neighbouring Listed Buildings in accordance with the Part G of **Policy DP25**. For completeness the Listed Buildings are:

- 1 – 5 Crestfield Street – Grade II Listed
- 1 - 7 Birkenhead Street – Grade II Listed
- 54 – 58 Birkenhead Street – Grade II Listed
- 59 Birkenhead Street – Grade II Listed

7.43 Section 4 of the Heritage Statement identifies the heritage assets, their significance and the contribution to the significance by the setting.

Crestfield Street

7.44 As a result of the proposals there will be a change to the townscape along Crestfield Street. The proposed development in this location identifies its operation and function as a Church and is ecclesiastical in appearance. It is documented that the existing townscape along Crestfield Street can accommodate a change in the townscape. However, whilst the building would generate positive townscape benefits in comparison to the existing situation, there will be a degree of distraction from the Listed Buildings at No. 1 – 5 Crestfield Street.

Birkenhead Street

7.45 The setting of the Listed Buildings on Birkenhead Street will benefit from the proposed residential development as it will complement their appearance and the character of the street. The setting of the Listed Buildings along Birkenhead Street will be preserved in accordance with Part G of **Policy DP25**.

Archaeology

7.46 An Archaeological Assessment is submitted in support of the planning application. The Assessment concludes that the area was not built upon until the 18th Century and there is very little evidence for any archaeological remains in the area predating the Post-Medieval period. The majority of the known remains within the vicinity date from the 18th and 19th centuries.

- 7.47 Given the historic use of the application site as a church, the Archaeological Assessment identifies an area of a possible burial ground in the application sites early history. However, the construction of the 1865-6 and 1951 Mission House included a basement and light wells thereby disturbing the ground and it is likely that the burials were therefore removed and moved to another cemetery if not in 1865, then in 1951.
- 7.48 Given the extent of ground disturbance at the application site, it is concluded that archaeological remains do not exist over much of the development area and are unlikely to exist under the 1950s extension. It is considered that the most appropriate measure of control would be to condition and Archaeological Watching Brief upon commencement of the basement phase. Given that the application site is currently in operation, intrusive investigations would not be possible in advance of the construction phases.
- 7.49 Having regard to the above, the proposal preserves the setting of the Listed Buildings and enhances the character and appearance of the Conservation Areas. As such, the development complies with Sections 16(2), 66(1) and 72(1) of the Town and Country Planning (Listed Building and Conservation Area) Act 1990, the NPPF and **Policy DP25**.
- 7.50 Furthermore, in the context of **Paragraph 134** of the NPPF, the proposed development will enable the continued use of the application site as Church and will allow KXMC to continue to serve all members of the community in new, fit for purpose accommodation. As detailed within Section 2 of this Statement, the public benefits delivered by the KXMC will continue and the redevelopment will enable the enhancement and intensification of these services.

Sustainability

- 7.51 **Policy DP22 'Promoting Sustainable Design and Construction'** seeks the incorporation of sustainable design and construction measures within new development. The submitted Energy Assessment follows the GLA's Be Lean, Be Clean, Be Green methodology. In applying the methodology, a modest reduction in carbon emissions has been achieved through a reduction in regulated energy use on site. In addressing the 'Be Clean' element, in the absence of a District-wide Heating Network, a site Combined Heat and Power system has been identified as the preferred solution. This would serve the KXMC only, and would further reduce the carbon emissions by 19% beyond Part L (2013).

- 7.52 In accordance with the aforementioned Policy (**DP22**), the submitted BREEAM Assessment concludes that the KXMC element of the scheme will achieve a BREEAM 'Very Good' rating.
- 7.53 The residential element of the scheme would be served by an Air Source Heat Pump which would achieve a 35% reduction in carbon emissions beyond Part L 2013 (which is the equivalent of 40% beyond Part L 2010) in accordance with **Policy 5.2 'Minimising Carbon Dioxide'** of the London Plan. A further 4% reduction is expected to be achieved from photovoltaics located on the roof.

Transport

- 7.54 **Policy CS11 'Promoting Sustainable Travel'** seeks to reduce reliance on the car and encourage the use of public transport, cycling and walking at the strategic level. **Policy DP16 'Transport Implications of Development'** seeks to ensure that new development is properly integrated into the transport system.
- 7.55 The application site has a PTAL rating of 6b which represents the highest PTAL level. The proposed development will be located in close proximity of King's Cross and St Pancras Stations which provide sustainable International, National, Regional and Local train links and National, Regional and Local bus services. Having regard to the excellent public transport accessibility the proposed development will not provide dedicated car parking and all of the future residential units will be car free. A total of 20 secure cycle parking spaces will be provided in the basement for the residential element and a further 30 spaces will be provided for the KXMC. As proposed the cycle parking is easily accessible from the ground floor and the main entrances to the building.
- 7.56 The submitted Transport Statement details that the requirements for serving and deliveries will be undertaken from a loading bay in Crestfield Street. This loading bay will serve both the residential and the KXMC.
- 7.57 Further to the above, the Transport Statement has assessed the sustainable transport movements that are likely to arise from the proposed development. The Statement concludes that the 23 additional two way trips generated by the proposed development would not have a significant effect upon the existing public transport provision. Furthermore, the additional 13 two way pedestrian movements can be comfortably accommodated on the existing pavement.

7.58 A Travel Plan has also been submitted in support of the planning application. The Travel Plan sets out the commitments by the Applicant and any successor in title, to promote sustainable transport choices. As such, the proposed development complies with the Council's aforementioned transport policies.

7.59 In accordance with Criterion B of **Policy CS18 'Dealing with our waste and encouraging recycling'**, two dedicated areas have been provided for the storage of waste and recycling ahead of collection. Both of these storage areas are provided on the ground floor and have dedicated access onto Birkenhead Street and Crestfield Street. The refuse areas are accessible and convenient for use by all.

Other Material Considerations

7.60 The National Planning Policy Framework (NPPF) sets out the Government's policies to ensure that the planning system achieves sustainable development.

At **Paragraph 7** of the NPPF, the Government identifies three dimensions to sustainable development, giving rise to the following:

- An Economic Role;
- A Social Role; and
- An Environmental Role.

7.61 As proposed the demolition and redevelopment of KXMC will assist in achieving the three dimensions of sustainable development, as set out in the NPPF. In achieving an economic role, the proposed development will intensify the use of this previously developed site, the demolition and construction will contribute to the provision of construction jobs, which in turn will contribute to additional spending in the local economy. A choice of high quality homes will also contribute to the economic role of the NPPF.

7.62 The provision of new homes on the application site also fulfils the social dimension of the NPPF. Furthermore, the new, modern church facility will improve the existing community facilities currently offered at KXMC. A new building will allow KXMC to continue to serve the existing communities at King's Cross, and expand and intensify these services, ensuring that they are secured for future generations. This is considered to be a significant public benefit. The lack of affordable housing in this instance should not only be outweighed by the

continued provision of these services but also the appropriate design response, which conserves the heritage assets.

7.63 As a result of the proposals, a new, high quality building is proposed. The new buildings seek to make a positive contribution to the townscape and preserve and enhance the historic environment. In addition, the environmental performance of the building will be greatly enhanced thereby, contributing further to the environmental role of the NPPF, ensuring that natural resources are used prudently, to minimise waste and adapt to climate change. Finally, the efficient use of previously developed land also seeks to fulfil the environmental role.

7.64 As proposed, the development would achieve the three dimensions of sustainable development as set out in Paragraph 7 of the NPPF. When determining planning applications Paragraph 14 of the NPPF states that there should be a presumption in favour of sustainable development and local planning authorities should:

- Approve development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission, unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - Specific policies in this Framework indicate development should be restricted.

8. CONCLUSION

- 8.1 This Planning Statement supports a planning application for the demolition of the existing buildings and the redevelopment to provide enhanced church facilities (Use Class D1); Community Facilities (Sui generis) for ongoing charitable work; replacement ancillary Methodist Chaplaincy House (Sui generis); and residential apartments (Use Class C3).
- 8.2 King's Cross Methodist Church occupies an important site in what has historically been the heart of King's Cross. It is recognised that the area is changing, physically, socially and economically and whilst the development opportunities present positive change it is important that the existing communities continue to be cared for.
- 8.3 From this historic location, King's Cross Methodist Church plays a pivotal role in serving the community at King's Cross. King's Cross Methodist Church is not just a place of worship, the Church hosts a large community orientated congregation from which numerous outreach programmes have developed.
- 8.4 The redevelopment of the Methodist Church will enable the expansion of the existing services and the introduction of new services to the local community in new, fit for purpose, modern facilities.
- 8.5 In addition to the Methodist Church, a total of 11 new high quality residential homes will be provided to contribute towards the Council's housing target. As proposed, the latest design has responded to the concern of Officers at the Council. The proposed Birkenhead Street façade provides a continuation of the host terrace; it is domestic in scale; and responds to the alignment, proportions and materiality of the existing buildings.
- 8.6 It is proposed to re-locate the main church entrance to Crestfield Street and as such the Crestfield Street elevation is ecclesiastical in appearance and massing, to respond to Council's comments but also announcing the Methodist Church to the wider area in a physical form (such presence is currently lacking). The overall proposal for the Crestfield Street elevation seeks to uplift the architecture of the Street to create a new townscape and encourage the regeneration of the area to the south of Euston Road.

- 8.7 Furthermore, the development proposals provide a great opportunity for the continuation and expansion of social and community programmes to residents, workers, students, visitors and worshippers in and around Kings Cross.
- 8.8 This Planning Statement and the planning application documentation demonstrates that the proposed development is wholly sustainable in that it enables growth without compromising the historic environment; the existing or future communities that the development proposals will serve. The proposed development accords with the Development Plan for the application site and the identified material considerations and should be permitted, in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 14 of the NPPF.

APPENDIX 1: PLANNING POLICIES

Core Strategy (November 2010)

Policy	Description
CS2 Growth Areas	Expected to contribute to the 4,700 target for new homes and new business.
CS3 Other Highly Accessible Areas	<p>The Council will promote appropriate development in the highly accessible areas of:</p> <ol style="list-style-type: none"> a. Central London (outside the growth areas of King's Cross, Euston, Tottenham Court Road and Holborn); and b. the town centres of Camden Town, Finchley Road / Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead, including appropriate edge of centre locations. <p>These areas are considered to be suitable locations for the provision of homes, shops, food, drink and entertainment uses, offices, community facilities and are particularly suitable for uses that are likely to significantly increase the demand for travel.</p> <p>The Council will ensure that development in these locations is of suitable scale and character for the area in which it is situated, contributes to other Council aspirations including providing appropriate community and environmental benefits, and takes into account amenity and community safety.</p>
CS5 Managing the impact of growth and development	<p>The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents, with particular consideration given to:</p> <ol style="list-style-type: none"> a) Providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role; b) Providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough; c) Providing sustainable buildings and spaces of the highest quality; and d) Protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.
CS6 Providing Quality Homes	<p>The Council will aim to make full use of Camden's capacity for housing by:</p> <ol style="list-style-type: none"> a) maximising the supply of additional housing to meet or exceed Camden's target of 5,950 homes from 2007-2017, including 4,370 additional self-contained homes b) maximising the supply of additional housing over the entire plan period to meet or exceed a target of 8,925 homes from 2010-2025, including 6,550 additional self-contained homes; c) supporting the supply of additional student housing, bedsits and other housing with shared facilities providing this does not prejudice the Council's ability to meet the target for the supply of additional self-contained homes, the balance of uses in the area; and the quality of residential amenity or

	<p>the character of the surrounding area;</p> <p>d) minimising the net loss of existing homes; and</p> <p>e) regarding housing as the priority land-use of Camden's Local Development Framework.</p> <p>The Council will aim to secure high quality affordable housing available for Camden households that are unable to access market housing by:</p> <ol style="list-style-type: none"> 1. seeking to ensure that 50% of the borough-wide target for additional self-contained homes is provided as affordable housing; 2. seeking to negotiate a contribution from specific proposals on the basis of: <ul style="list-style-type: none"> – the maximum reasonable amount of affordable housing under the specific circumstances of the site, including the financial viability of the development, – an affordable housing target of 50% of the total addition to housing floorspace, and – guidelines of 60% social rented housing and 40% intermediate affordable housing;
<p>CS10 Supporting Community Facilities & Services</p>	<p>The Council will:</p> <ol style="list-style-type: none"> a. require development that increases the demand for community facilities and services to make appropriate contributions towards providing new facilities or improving existing facilities; b. support the retention and enhancement of existing community, leisure and cultural facilities; and c. facilitate the efficient use of community facilities and the provision of multipurpose community facilities that can provide a range of services to the community at a single, accessible location.
<p>CS11 Promoting Sustainable and Efficient Travel</p>	<p>The Council will promote key transport infrastructure proposals to support Camden's growth, in particular:</p> <ol style="list-style-type: none"> a. King's Cross station improvements; b. the redevelopment of Euston Station and the provision of an improved public transport interchange; c. Crossrail services and associated station improvements at Tottenham Court Road; d. improved interchange at West Hampstead; e. improvements to facilities at Camden's London Underground and Overground stations, including at Camden Town and Holborn; and f. improvements to encourage walking and cycling as part of transport infrastructure works.
<p>CS14 Promoting high quality places and conserving our heritage</p>	<p>The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:</p> <ol style="list-style-type: none"> a. requiring development of the highest standard of design that respects local context and character; b. preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;

	<ul style="list-style-type: none"> c. promoting high quality landscaping and works to streets and public spaces; d. seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible; e. protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.
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Development Management Policies (November 2010)

Policies	Description
DP1 Mixed Use development	The Council will require a mix of uses in development where appropriate in all parts of the borough, including a contribution towards the supply of housing.
DP2 Making full use of Camden's capacity for housing	The Council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing, by: <ul style="list-style-type: none"> a. expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site; b. resisting alternative development of sites considered particularly suitable for housing; and c. resisting alternative development of sites or parts of sites considered particularly suitable for affordable housing, homes for older people or homes for vulnerable people.
DP3 Contribution to the supply of affordable housing	<p>The Council will expect all residential developments with a capacity for 10 or more additional dwellings to make a contribution to the supply of affordable housing.</p> <p>The Council will expect the affordable housing contribution to be made on site, but where it cannot practically be achieved on site, the Council may accept off-site affordable housing, or exceptionally a payment-in-lieu.</p> <p>The Council will negotiate the development of individual sites and related sites to seek the maximum reasonable amount of affordable housing on the basis of an affordable housing target of 50% of the total addition to housing floorspace, but will apply the target with regard to a sliding scale from 10% for developments with capacity for 10 dwellings to 50% for developments with capacity for 50 dwellings.</p>
DP5 homes of different sizes	The Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. They will: <ul style="list-style-type: none"> a. seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non-residential floorspace; b. expect a mix of large and small homes in all residential developments.
DP6 Lifetime homes and wheelchair housing	All housing development should meet lifetime homes standards. 10% of homes developed should either meet wheelchair housing standards, or be easily adapted to meet them.
DP9 Student	Student housing development should:

housing, bedsits and other housing with shared facilities	<ul style="list-style-type: none"> a. serve higher education institutions based in Camden or adjoining boroughs; b. be located where it is accessible to the institutions it will serve; and c. include a range of flat layouts including flats with shared facilities.
DP15 Community and Leisure	<p>To help to meet increased demand for facilities, the Council will expect:</p> <ul style="list-style-type: none"> a. developments that result in any additional need for community or leisure facilities to contribute towards supporting existing facilities or providing for new facilities; and b. suitable developments to make rooms available for local community groups to use or hire at a discounted rate, particularly where a development displaces or replaces a community facility
DP16 The Transport Implications of Development	<p>The Council will seek to ensure that development is properly integrated with the transport network and is supported by adequate walking, cycling and public transport links. We will resist development that fails to assess and address any need for:</p> <ul style="list-style-type: none"> a. movements to, from and within the site, including links to existing transport networks. We will expect proposals to make appropriate connections to highways and street spaces, in accordance with Camden's road hierarchy, and to public transport networks; b. additional transport capacity off-site (such as improved infrastructure and services) where existing or committed capacity cannot meet the additional need generated by the development. Where appropriate, the Council will expect proposals to provide information to indicate the likely impacts of the development and the steps that will be taken to mitigate those impacts, for example using transport assessments and travel plans; c. safe pick-up, drop-off and waiting areas for taxis, private cars and coaches, where this activity is likely to be associated with the development.
DP22 Promoting Sustainable Design and Construction	<p>The Council will require development to incorporate sustainable design and construction measures. Schemes must:</p> <ul style="list-style-type: none"> a. demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation; and b. incorporate green or brown roofs and green walls wherever suitable. <p>The Council will promote and measure sustainable design and construction by:</p> <ul style="list-style-type: none"> c. expecting new build housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013 and encouraging Code Level 6 (zero carbon) by 2016.; d. expecting developments (except new build) of 500 sq m of residential floorspace or above or 5 or more dwellings to achieve "very good" in EcoHomes assessments prior to 2013 and encouraging "excellent" from 2013;

	<p>e. expecting non-domestic developments of 500sqm of floorspace or above to achieve “very good” in BREEAM assessments and “excellent” from 2016 and encouraging zero carbon from 2019.</p> <p>The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as:</p> <ul style="list-style-type: none"> f. summer shading and planting; g. limiting run-off; h. reducing water consumption; i. reducing air pollution; and j. not locating vulnerable uses in basements in flood-prone areas.
<p>DP24 Securing high quality design</p>	<p>The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:</p> <ul style="list-style-type: none"> a. character, setting, context and the form and scale of neighbouring buildings; b. the character and proportions of the existing building, where alterations and extensions are proposed; c. the quality of materials to be used; d. the provision of visually interesting frontages at street level; e. the appropriate location for building services equipment; f. existing natural features, such as topography and trees; g. the provision of appropriate hard and soft landscaping including boundary treatments; h. the provision of appropriate amenity space; and i. Accessibility.
<p>DP25 Conserving Camden’s Heritage</p>	<p>To preserve Camden’s Conservation Areas, the Council will:</p> <ul style="list-style-type: none"> a. take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas; b. only permit development within conservation areas that preserves and enhances the character and appearance of the area; c. prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention; d. not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and e. preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.
<p>DP26 Managing the impact of development on occupiers and neighbours</p>	<p>Need to take into account:</p> <ul style="list-style-type: none"> a. visual privacy and overlooking; b. overshadowing and outlook; c. sunlight, daylight and artificial light levels; d. noise and vibration levels; e. odour, fumes and dust;

	f. microclimate; g. the inclusion of appropriate attenuation measures.
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