Sylvan Court, 145a Abbey Road, London

Roof Extension and New External Cladding for Existing Block of Flats

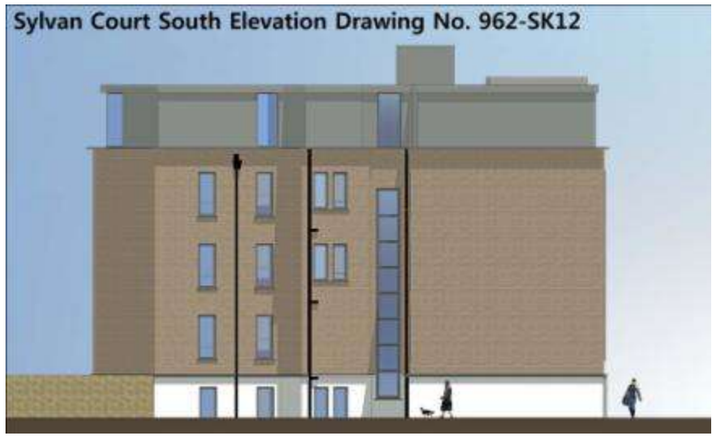
DESIGN AND ACCESS STATEMENT – PART 2

living-architects

Sylvan Court, 145a Abbey Road, London 29th January 2016

This Design and Access Staement. Part 2 should be read in conjunction with Part 1 of the Design and Access Statement.

5. PRE PLANNING APPLICATION SUBMITTED ELEVATIONS



6. PLANNING AUTHORITY RESPONSE TO PRE-APPLICATION

The Council's response is quoted below in italics:-

"This letter represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

Overview of the Site and Proposal

The application site comprises of a four-storey purposely built block of flats located on the west side of Abbey Road. Sylvan Court is located on the prominent corner site at the junction of Abbey Road and Priory Road. The site is situated in the Priory Road Conservation Area, close to its northern edge.

The Conservation Area Statements states that, "new development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, rooflines, elevational design and where appropriate architectural characteristics, detailing, profile and materials of adjoining buildings".

The predominant building type in the area is mid-19th century semi-detached or terraced properties, consisting of three tall domestic storeys plus basement, and topped by shallow hipped roofs, with dormers. The majority of the buildings in the conservation area are considered to be positive contributors to the character of the area. The nearby St Mary's Church, to the north east of the site, is a Grade II listed building.

Relevant Policies

National Planning Policy Framework 2012
National Planning Practice Guidance
London Plan 2015
Camden LDF Core Strategy 2010
CS1 Distribution of growth
CS2 Growth areas
CS5 Managing the impact of growth and development
CS6 Providing quality homes
CS8 Promoting a successful and inclusive Camden economy
CS9 Achieving a successful Central London
CS11 Promoting sustainable and efficient travel
CS14 Promoting high quality places and conserving our heritage
Camden Development Policies 2010
DP2 Making full use of Camden's capacity for housing
DP5 Homes of different sizes
DP6 Lifetime homes and wheelchair housing
DP16 The transport implications of development
DP17 Walking, cycling and public transport
DP24 Securing high quality design
DP25 Conserving Camden's heritage

Policy DP5 (Homes of different sizes) seeks to contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. One bed units are low priority whereas two bedroom flats are a high priority and three bed units are a medium priority. We would expect at least 40% of the total mix of units to be 2 bed units. As part of the application we will require a statement demonstrating that at least ten per cent of the units meet lifetime homes requirements.

Principle of the roof extension and Terrace

The overarching aim of Policies CS5, CS14, DP24 and DP25 are to secure high quality design that safeguards the heritage of the Borough. CPG1 also provides detailed advice on acceptable forms of development, with regard to roof extensions. Section 5 gives detailed advice of what the Council considers acceptable.

Having reviewed the existing, proposed and 3D images/plans of the scheme and analysing the drawings in context of the host building and wider area, I consider the principle of roof extension, proposed terrace at roof level, alterations to the existing façade & fenestration may be acceptable providing some revision to the overall design of the mansard roof extension are considered.

DP24 states that development should consider the character and proportions of the existing building; furthermore CPG1 advises that alterations should be architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. In terms of character, the property is located to the south of 5 storey purposely built flats that all consist of roof terraces within close vicinity with Wavely Mews.

The site is not of any architectural merit and the proposed works to the external façade and fenestration would be welcomed. However, the bulk, height and design of the mansard roof extension including the additional bulk of the lift and tank enclosures would detract from and result in additional visual harm the Grade II listed St Mary's Church, to the north east of the site. Themansard extension would not be sufficiently set back from the roof edge and given the height proposed, the scale and setting along Abbey Road would further exacerbate the scale of the extension at a prominent level. As such, the extension would be noticeable from the long views within the conservation area to the detriment of the host building, the listed building nearby and the Prior Road Conservation Area.

The proposed extension should be set back by a minimum of 1m from the roof edge and the proposed lift and water tank enclosure should revised and ideally omitted from the proposed design, by removing this additional bulk, would result in a more sensitively designed extension that would be subservient addition to the host building. The proposed scale of the roof addition should also be restricted by achieving the minimum floor to ceiling height of 2.3m in accordance to planning guidance.

The proposed roof terrace would be acceptable in design.

Materials and Façade alterations

The proposed extension would be constructed using a mixture of grey cladding and glass fenestration with a terrace proposed that would be partially enclosed. The walls internally and externally would be thermal insulated to preserve energy and the proposed brick cladding, rendering of the ground floor and the replacement of the existing windows with double glazed aluminium framed windows at all elevations would be acceptable in design.

The brickwork cladding proposed would be welcomed subject to the details submitted in written for approval of when making the planning application and no objection is raised to the white render proposed on the ground floor and brickslip cladding on the 1st to 3rd floors.

CPG1 (Design) also states that roof extensions maybe acceptable where it is the established roof form in a group of buildings or townscape. When considering the proposal in context of the immediate locality the proposed roof addition are established roof forms within the immediate area. It is noted there are a number of roof extensions and roof forms on Abbey Road within close proximately of the host building.

In light of the above, I consider the proposed development would be acceptable in principle, providing the height/bulk and scale of the mansard roof extension be revised and planning permission would be supported on the basis the development would broadly meet the relevant policies of the Local Development Framework together with the advice of the supplementary planning guidance.

Residential Standards

The proposed mansard extension would provide an additional 1 x 2bed self-contained unit at roof level. The proportion of 2-bed units accords with the housing mix of units prescribed in policy DP5

and the proposed apartments would appear to receive sufficient natural light due to the proposed full length windows to the front and rear elevations.

There would also appear to provide sufficient outlook and light for primary accommodation that is separated from the street frontage and additional amenity space would be provided with a roof terrace being proposed to the front elevation that measures approximately 8m2.

The internal layout of the proposed apartment would be 106m2 which far exceed the minimum residential standards of 61m2 for a 3 persons unit and would exceed the London Plan (2015) guidance for a 2B4P unit which is 70m2. Overall, it is considered that the proposed apartments would be satisfactory in terms of providing quality accommodation for future occupiers.

Sustainability

Camden considers sustainable design and construction as integral and our policy ambitions relating to sustainable design and construction are set out in Policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainability and tackling climate change). A report should be provided demonstrating that the proposed development has been designed to achieve the following standards:

- CO2 reduction of 35% beyond part L of the 2013 Building Regulations

- 20% of the energy reduction should be from renewable sources

- Water efficiency of 110 litres per person per day

Transport/ Highways

DP17 (Walking, cycling and public transport) seeks to promote sustainable travel options and Policy DP18 (Parking standards and limiting the availability of car parking) expects new developments to be car free. The site has a PTAL rating of 6a which is considered to be an excellent accessibility level. The applicant will be required to sign up to a car free clause in a S106 Agreement.

The London Plan 2015 cycle parking standards (Table 6.3) require two cycles parking space for residential units with more than 1 bedroom. Storage for bicycles and prams should be provided located at ground floor and the lowest level of the dwelling.

Refuse and Recycling

Adequate space should be designed in for waste and recyclables which are sensitively located. Chapter 10 of Camden Planning Guidance 1 (Design) sets out Camden's requirements for waste and recycling storage in detail. It is considered that adequate provision will be made for refuse and recycling, details of this should be submitted with the application.

Amenity

Protecting the amenity of residents and visitors is also a key Council priority. Policies CS5 ('Managing the impact of growth and development') and DP26 ('Managing the impact of development on occupiers and neighbours') set out the Council's stance in this respect. Policy DP26 seeks to ensure that the amenities of neighbouring occupiers are not unduly impacted by development in terms of overlooking, loss of daylight/sunlight, poor outlook and enclosure.

The proposed roof extension would have some impact with the loss of privacy, daylight and sunlight with the neighbouring property and a daylight/sunlight access would be required to be submitted as part of the planning application.

How to submit your application

Please submit you application electronically via the national planning portal.

When submitting a planning application, the following information will be required:

- *An appropriate fee*
- *Site location plan*
- *All existing elevations (including the front and the side), floor plans, roof plan and sections*
- *All proposed elevations (including the front and the side), floor plans, roof plans and sections*
- *Daylight/sunlight assessment*
- *Elevation drawings showing the neighbouring site in context*
- *Lifetime Homes.*

After you submit your application

It would be useful if you could let me know when you have submitted the application along with the planning portal reference number. I will then pick the application up as the case officer.

We are legally required to consult on the application with individuals who may be affected by the proposals. We will notify your neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

All consultation responses will be available to view on the Council's website using the planning application search page. It is likely that an application of this size would be determined through member's briefing.

I trust the above provides a useful summary; however should you have any queries about the advice contained in this letter please contact Obote Hope on 020 7974 2555.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our pre application enquiry survey. We will use the information you give us to monitor and improve our services.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Obote Hope

Planner

Planning Solutions Team"

7. RESPONSE TO PROPOSED HEIGHT, SET BACK AND MASSING COMMENTS MADE BY THE PLANNING AUTHORITY

Living Architects have accepted comments requesting the top floor to be set back one metre from the roof edge and the revised plans and elevations show this.

Living Architects have reduced the size of the lift overrun and the relocated water tank enclosure to the minimum size that is practically possible. The proposed height of the lift overrun and tankroom will be about 1050mm above the roof. This is considerably less than the existing (see photo 10). We believe that the proposed size of the lift overrun and adjacent tank room shown on the elevations and section will not detract from the quality of the conservation area and will only be visible from a long distance.

We strongly believe that the proposed additional storey adds visual interest to a rather bland existing building and this is demonstrated by comparing the photos of the existing building and the CGI image of the building seen from the same location as shown on drawing 862-OD11.

We believe that the proposed additional storey will provide a visual "stop-end" which will better balance the existing tower seen on photo 6 for this section of the streetscape.

We believe that the variety in the roofline provided by our proposals is consistent with the character of the conservation area generally and elevations on Priory Road in particular.

8. MATERIALS

The existing walls will be insulated on the outside and faced with off-white render on the ground floor and brickslip cladding on the 1st to 3rd floors. It is assumed that the new materials will increase the thickness of the facade by about 200mm on the 1st and 2nd floors, but by a lesser amount (say 100-150mm on the ground floor). It is assumed that a minimum of 50mm high performance insulation will be added on the ground floor and a minimum 100mm high performance insulation on the 1st and 2nd floor.

We believe that the stone cladding on the ground floor of Sylvan Court is not appropriate in the conservation area and that the proposed white render finish will better relate to the stucco finishes used on many of the buildings in the conservation area generally and the adjacent mansion blocks in particular.

We believe that new brickwork cladding will provides a fresh modern look to what is a badly stained existing building.

The grey panels shown on the top floor would be a lightweight rainsceen cladding material to be agreed with the Planning Authority. We believe the grey colour will relate well to the grey slate roofs in the area.

Existing Windows will be replaced with high performance double glazed aluminium windows. New windows will also be high performance double glazed aluminium windows.

9. ACCESS STATEMENT & LIFTIME HOMES ASSESSMENT

The proposed additional flat design will comply with the requirements of Part M of The National Building Regulations.

The detailed design will aim to comply with the recommendations in BS 8300:2009 "Design of Buildings and their approaches to meet the needs of disabled people – Code of Practice"

All new doors will have level thresholds and be wide enough for easy access and turning of wheelchairs in accordance with current Building Regulations part M.

The existing lift will be replaced and extended to serve the top floor. The design will need to fit within the current lift shaft. Every effort will be made to ensure that the internal dimensions of the lift will be suitable for wheelchair users.as far as is possible within the constraints of the existing lift shaft.

Lifetime Homes

Lifetime Homes sets out 16 criteria to enable homes to be used or easily adapted for use by disabled people. These are discussed below.

Criterion 1 – Parking (width or widening capability)
This criteria is not relevant to developments that do not contain parking provision. The requirement that "*The applicant will be required to sign up to a car free clause in a S106 Agreement"* means that car parking will not be provided for the resident of the new top floor flat.

Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)
It is proposed to relay the paving from the street to the front entrance to provide level access.

Criterion 3 – Approach to all entrances
The existing ground floor rear exit/entrance serving the property is not suitable for wheelchair users and there is no possibility of making this suitable for wheelchair users.

Criterion 4 – Entrances
All the new entrances will have a threshold less than 15mm upstand and will have a minimum clear width of 800mm. It is proposed that the existing canopy over the main common entrance will be altered to provide improved weather protection and will be minimum 900mm deep and 1200mm wide. There will be a 300mm nib on the leading edge of the front door to the new flat. Access to the main terrace will be provided for wheelchairs.

Criterion 5 – Communal Stairs and Lifts
The principle is to enable access to dwellings above the entrance level to as many people as possible.
It is not however possible to increase the size of the existing lift well. Neither is it possible to change the existing staircase to have an improved gradient for the stairs. There will however be a minimum 1500x1500m wide landing provided on the new top floor in front of the lift.

Criterion 6 – Internal doorways and hallways.
The minimum width of any hallway and corridor will be 900mm as recommended. The minimum clear opening width of internal doors will be 800mm. Door widths in relation to corridor widths will be in accordance with Building Regulations Part M 2010.

Criterion 7 – Circulation Space
The principle is to enable convenient movement in rooms for as many people as possible. The flat size is significantly larger than normally provided in social housing, so the standards will easily be met.

Criterion 8 – Entrance level living space
The principle is to provide accessible socialising space for visitors less able to use stairs.
The apartment is all on one level so the living space is on the entrance level of the dwelling.

Criterion 9 – Potential for entrance level bed space
The principle is to provide space for a member of the household to sleep on the entrance level if they are unable to use stairs (eg. after a hip operation).
The apartment is all on one level so the living space is on the entrance level of the dwelling.

Criterion 10 – Entrance level WC and shower drainage
The accessible entrance level wc is within the large bathroom.

Criterion 11 – WC and bathroom walls
All the main bathroom walls will be designed for firm fixing of future grab rails.

Criterion 12 – Stairs and potential through-floor lift
This is only applicable to multi-storey dwellings.

Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship
The roof structure will support hoists and the route from the main bedroom to the main bathroom will be assisted by the sliding door on the bathroom.

Criterion 14 – Bathrooms
The principle is to provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

The Bathroom and shower room are on the entrance level.
Drawing OD02 shows possible alternative layouts. Other layouts are possible and may be implemented by the residents.
A shower drain will be provided for adaptation of the bathroom for a future accessible shower and other plumbing provided to enable a number of alternative layouts to suit the needs of individual disabled people.
The wc will be 400-500mm from an adjacent wall. It will have flush control located between the centre line of the wc and the side of the cistern furthest away from the adjacent wall. It will have an approach zone at least 350mm from centre line to adjacent wall and at least 1000mm from the centre line on the other side. The zone will extend front rim by at least 1100mm and a width of 1000mm from the wc centre line as shown in the standard.

Criterion 15 – Glazing and window height handles
The principle is to enable people to have reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.
The windows are designed to more than satisfy this requirement. Door and window handles will be within the required range and will be at a height of about 900mm.

Criterion 16 – Location of Service controls
The principle is to locate regularly used service controls , or those needed in an emergency so that they are usable by a wide range of household members – including those with restricted movement and limited reach.
Whilst Lifetime Homes says all service controls should be at a height of 450mm – 1200mm and this is generally in accordance with Building Regulations, the revised Building Regulations 2010 state that consumer units should be between 1350mm and 1400mm.
All service controls will be located at a height in accordance with Building Regulations.

10. TRANSPORT, CAR PARKING, & CYCLE STORAGE

The 2012 Camden PTAL map indicates that the site is located at the boundary of two PTAL zones providing a PTAL level between 5 and 6a. The 2021 forecast gives the area a PTAL score of 6a. The site is therefore very well provided for in terms of public transport accessibility.

There are seven garages on the site. The forecourt in front of the garages is also sometimes used for car parking.

The design provides for bicycle storage at ground level in secure Bikeaway metal lockers. Two additional bike lockers will be provided for the top floor flat.

11. SUSTAINABILITY & DESIGN TO REDUCE CO2 EMISSIONS

The proposal to overclad the existing building with insulated cladding will do much to improve the thermal performance of the existing building and reduce CO2 emissions.

It is proposed that the sale of the flat on the top floor will pay for improvements to the facade of the building and that this is the best way of lowering CO2 emissions. The existing walls appear to be solid uninsulated walls and have a very poor thermal performance. It is estimated that these walls have a U value of about 3.3 W/m2.K. If the external brick slip cladding is laid on 100mm of mineral wool insulation the U value would be about 0.28 W/m2.K. If the ground floor render cladding is laid on 50mm mineral wool insulation the U value will be about 0.59 W/m2.K. It is therefore anticipated that the existing walls at first floor level will have more than a tenfold improvement in thermal performance. At ground floor level the improvement to the walls will be more than fivefold and could be about 8 fold if the insulation thickness is increased to 75mm.

The new external walls to the top floor will be designed to have a target U-value of 0.18 W/m2.K.

It seems probable that the existing flat roof over the building is uninsulated. The new roof will be designed to have a target U value of 0.13 W/m2.K. The thermal performance of this roof is likely therefore to be a huge improvement over the existing roof.

The existing windows are single glazed metal windows and probably have very poor thermal performance. The proposals assume that all existing windows will be replaced with new double glazed windows with thermal breaks. New windows will also be double glazed aluminium windows with thermal breaks. The target U value for the new windows will be 1.5 W/m2.K.

The existing ground floor construction is not known. The proposals will not affect the heat loss through this floor.

Whilst it is not possible to provide accurate heat loss calculations at this stage, it can safely be estimated that the heat losses and CO2 emissions of the proposed building as a whole will be at least several hundred percent better that the existing building. They will most certainly far exceed the 35% improvement above Building Regulations required in the pre-application response letter.

The design indicates solar PV panels on the roof. We believe this is the only acceptable renewable energy technology that could be used in this instance. Because of the vast improvements to the building's thermal performance which will be achieved by improvements to the existing building fabric it would not be appropriate to expect the PV panels to provide "*20% of the energy reduction".*

The new flat will use low water consumption WCs and taps and achieve "*Water efficiency of 110 litres per person per day".*

12. DAYLIGHT, SUNLIGHT & PRIVACY

A separate sunlight and daylight report has been prepared by an independant consultant.

We believe the proposed terrace on the front will not adversely affect privacy of neighbouring properties.

The proposed design is designed to take advantage of windows facing the street on the north and east sides of the building. We believe that there is merit in providing some windows facing south to take advantage of the views in this direction and to capture the southerly sun. Should the windows on the south side prove controversial, they could easily be fitted with obscure frosted glass glazing which would allow daylight but restrict views.

13. WASTE AND RECYCLING

The refuse/recycling storage is located at the side of the building. This location would not change as a result of the proposals, but additional space will be provided for the top floor flat.

Containers for collection of refuse and recycling materials will be agreed with the Local Authority refuse department as necessary. The refuse and recycling materials will be in an enclosed street level store..

14. CONCLUSIONS

We believe the proposed design improves the appearance of the existing building within the conservation area.

The proposed design very much improves the C02 emissions of the existing block of flats.

We believe the loss of daylight and sunlight to the adjacent property is within acceptable limits, and we believe issues regarding loss of privacy can easily be mitigated.