

kyson:

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PART A

INTRODUCTION

SITE LOCATION

SITE HISTORY AND CONTEXT

PLANNING APPRAISAL

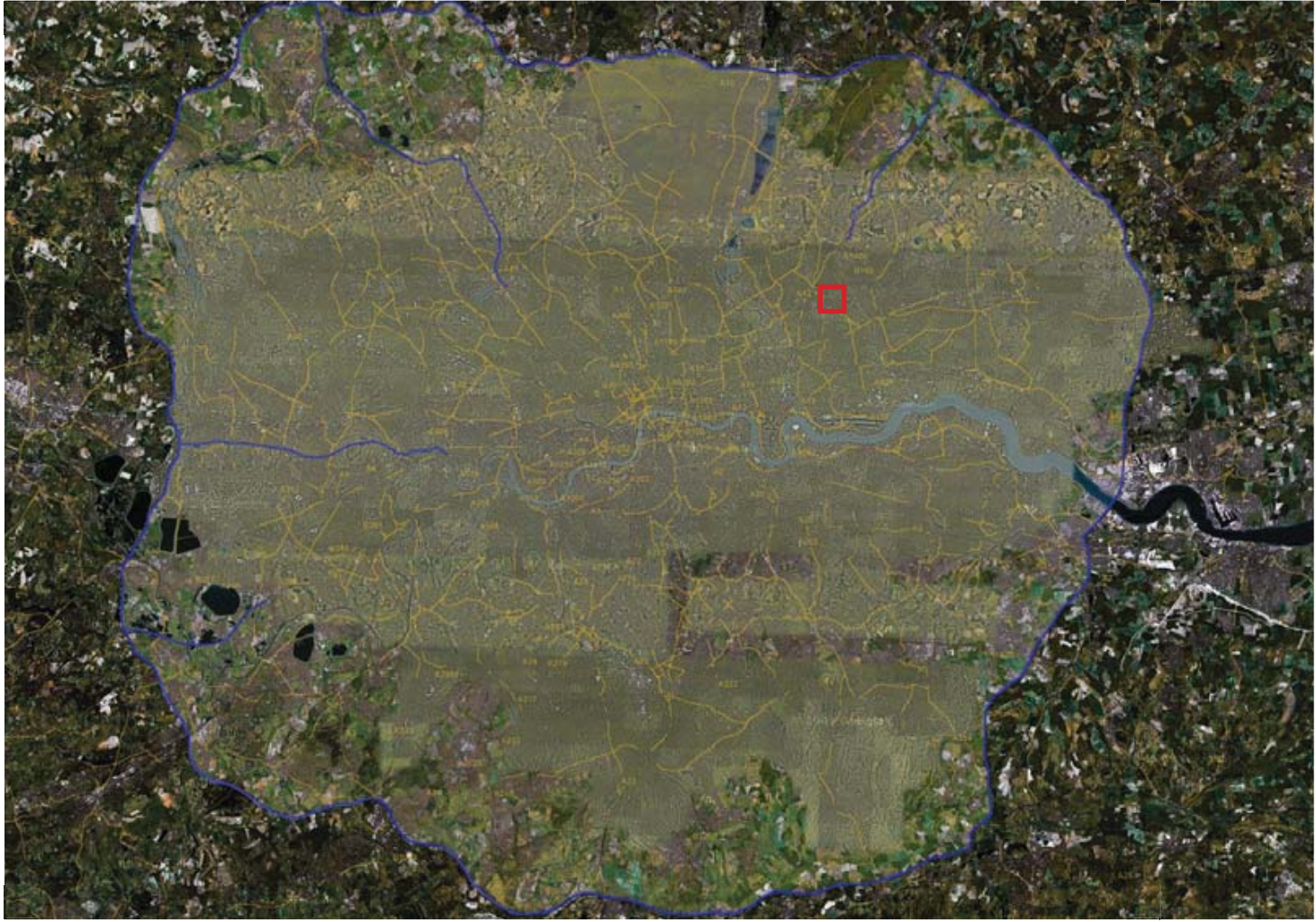
PLANNING CONTEXT

EXISTING DRAWINGS

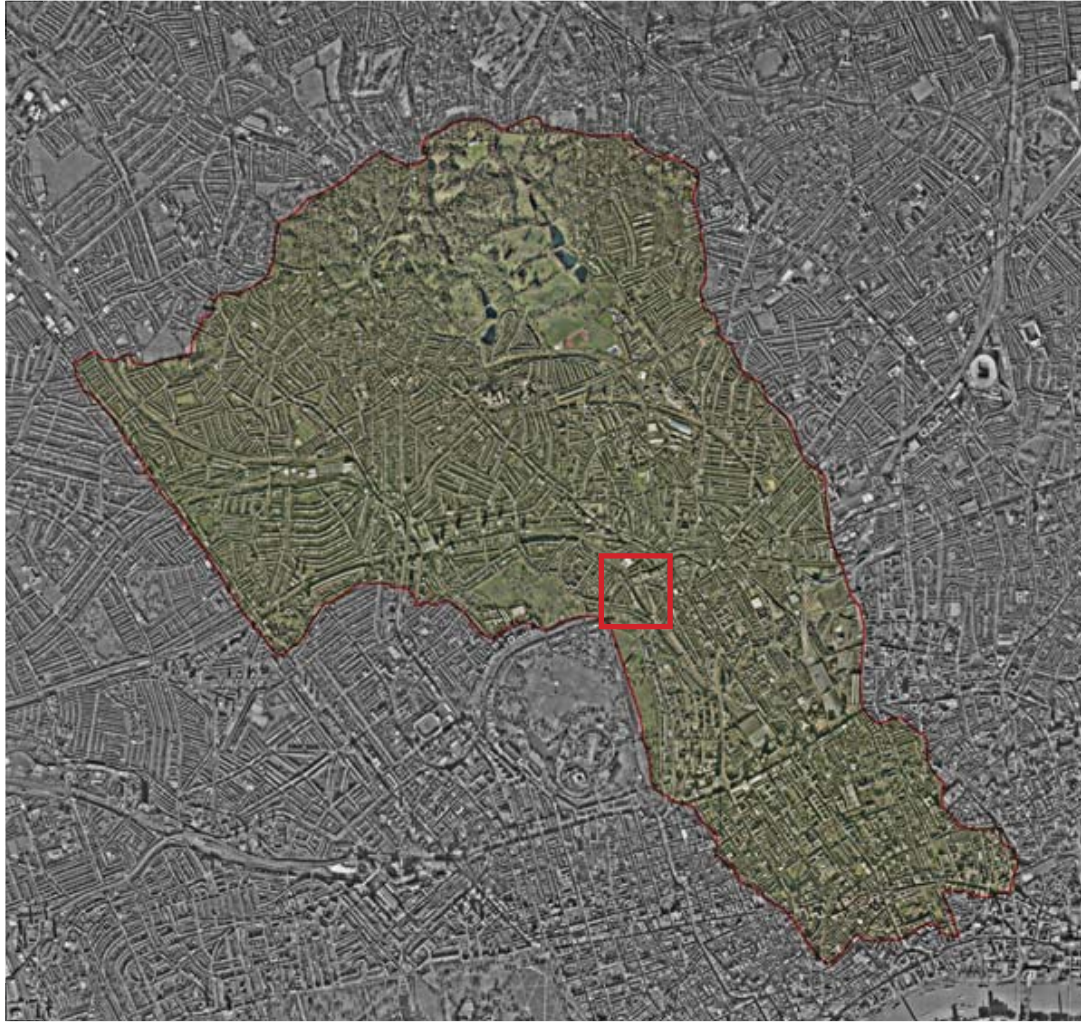
INTRODUCTION

Kyson, on behalf of our client, seeks full planning permission and listed building consent for the sub-division of a single existing C3 residential unit to two separate C3 residential units.

SITE LOCATION
LONDON BOROUGH OF CAMDEN



Map of London



London Borough of Camden

Location

The site is located in the heart of Camden town. It sits south of Camden Town Underground Station and north of Mornington Crescent Underground Station.

SITE LOCATION
PROPOSAL SITE



Site Map



South View



North View



East View



West View

SITE HISTORY AND CONTEXT

LOCAL AREA

The London Borough of Camden is an amalgamation of different character styles brought about by the varied growth rates and pressures of different areas all contributing to a collective urban fabric of great diversity. The southern part of the Borough, which forms part of Central London is characterised by a high density built environment and complex mix of uses. The central part of the Borough consists of several town centres that are mostly of medium-density housing. The north of the Borough is mainly lower density residential houses with substantial open space at Hampstead Heath.

Camden has a rich architectural heritage that contains new and old buildings which is reflected in the number of conservation and listed buildings within the area.

ARLINGTON ROAD

Industrial uses populate the east side of Arlington Road, particularly the northern end close to Parkway. Buildings between Parkway and Delancey Street have been converted mostly to retail and residential use and which are of a red brick. There are several listed buildings including 104 Arlington Road which has been recently converted to a photographic studio and illustrates classical street frontages in brick.

The site is currently in use as a single residential C3 unit. The proposal aims to sub-divide into two separate residential units, preserving and retaining the existing key characteristics which contribute to the strong urban form that are key to

the heritage area, as demonstrated by the designation of a conservation area and group listed buildings.



Front View, 129 Arlington Road



North View, 129 Arlington Road



Rear View, 129 Arlington Road



South View, 129 Arlington Road

SITE HISTORY AND CONTEXT CONSERVATION AREA

CAMDEN TOWN

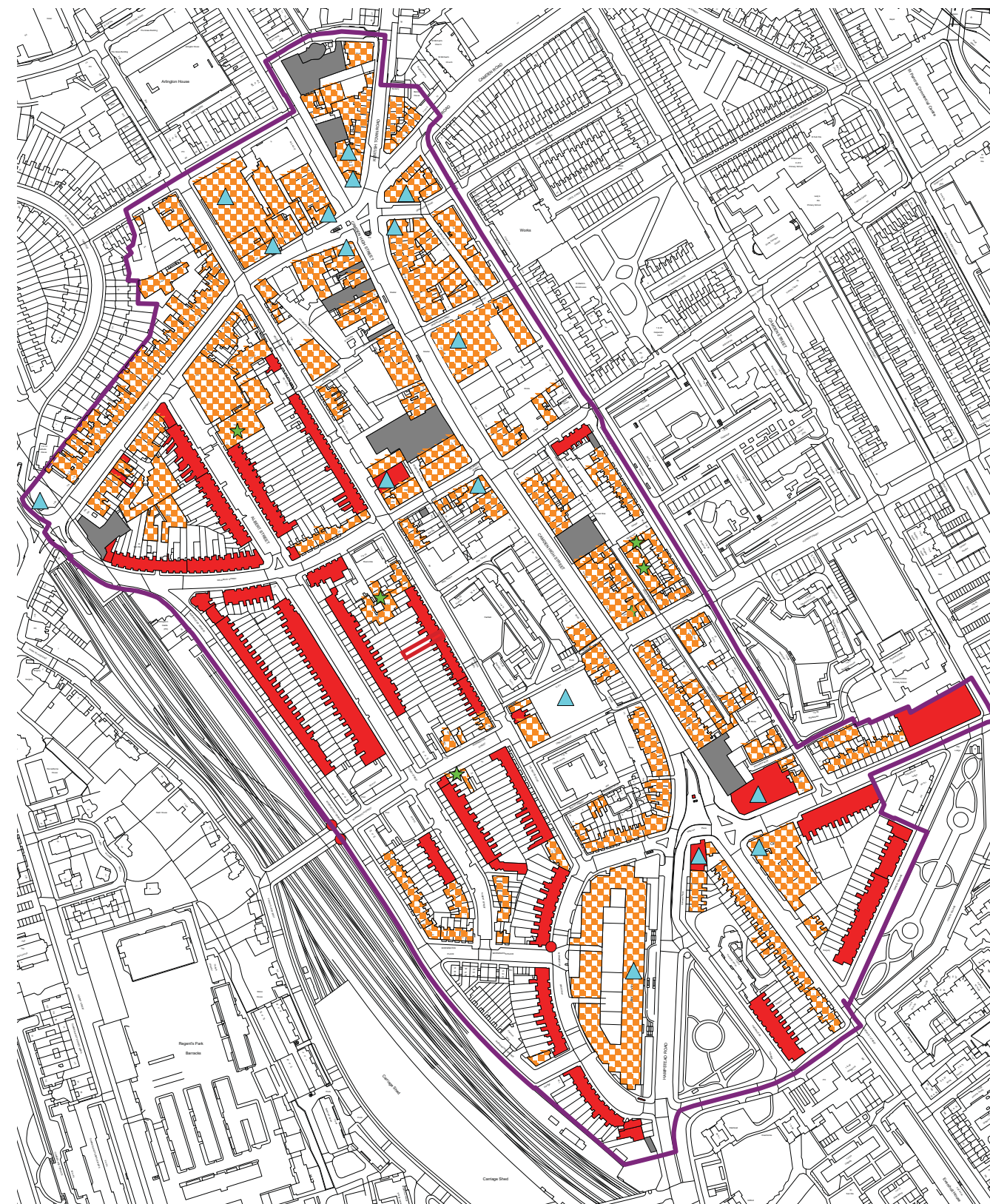
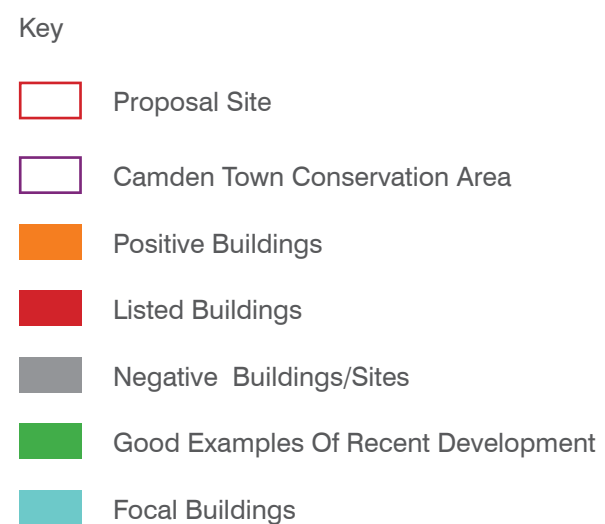
The Camden Town Conservation Area lies central to the Borough of Camden. Due north of Camden Town Conservation Area lies Kentish Town and the village of Highgate is further northward and the village of Hampstead Heath to the northwest. Euston Station and its approaches are to the south and Regents Park lies to the southwest. The northern border of the Conservation Area is bounded by Parkway and Inverness Street while the western side is defined by the mainline railway from Euston to Birmingham. To the southeast lie Somers Town, St. Pancras and Kings Cross.

The conservation area reflects the diverse and changing architectural styles over the past two hundred years. The area consists of terraces of flat fronted early to mid nineteenth century houses now fronted by shops, Victorian Stucco terraces, Victorian Gothic buildings, late Victorian and Edwardian red brick parades four to five storeys high with decorative gables. Places of interest, entertainment and public houses occupy key focal sites, twentieth century building all contribute to the wide ranging variety of architectural styles.

The Camden Town Conservation Area is split into two character areas: Commercial and Residential. In comparison to the residential sub-area, the commercial sub-area illustrates a greater architectural variety, due to pressures for redevelopment in the late nineteenth century. The commercial area exhibits more elements of natural stone, stucco, polychromatic brick, concrete and instances of glazed tiles and faience. The eclectic and lively Camden Town Centre is a focal point in the conservation area and is an important interchange between retail commercial and the residential sub-area.

APPRAISAL

The site lies within the Camden Town Conservation area on Arlington Road, in the Residential Sub Area. The road exhibits eighteenth and nineteenth century architectural styles comprising of typical London stock bricks, white stucco facades and intricate iron balustrades. Much of the buildings on Arlington Road are listed and the site is also close to other important buildings within the area which contribute to the area's varied architectural styles, demonstrating the diversity within Camden.



Camden Town Conservation Area

ARCHITECTURAL ANALYSIS

CLASSICAL PROPORTIONS

Exploration of Architectural Principles

Each class of building provides for an expression of societal and use significance, expressed through a variety of architectural features with a clear and strong thread of hierarchy and proportion. Materials provide for an additional level of expression with elements of the fenestration ornamented by gauged bricks and stone detailing.

The vernacular of classical order and hierarchy has been an evolving process over centuries of design and development, facilitated through technological advance, social need and a desire for new manners of expression. The use of materials has been entwined in this process with new methods of construction allowing larger apertures, higher ceilings and wider spans.

Modernist architecture saw a deep rooted examination of the fundamental principles of proportion and arrangement as part of a mass reflection on social issues spanning the past hundred years. Several strands of theory emerged, some focused on the primary elements, others on human scale and craft. With the first and most prominent form of 'modernism', decorative features and ornamentation were stripped away to expose the primary shapes. Function was brought to the fore as a new central design driver. Technology would be celebrated more openly and eventually structure would be used itself as a form of embellishment.

After this, the first 'rebellion' of design philosophy was followed by a second 'rebellion' with the principles of modernism firmly rejected. A multitude of new theories emerged, heavily inspired by rapidly developing technology including computerisation as well as civil rights and an explosion of liberal individualistic thought. Architectural statements would now turn inwards focusing on the individual building and its meaning rather than its place in the urban environment. Human scale and interaction with the surrounding context were challenged constantly.

More recent times have experienced a desire to reconnect to the classical principles through the lens of these past explorations, combining elements of all to create balanced design that reflects context and use. Materials, proportion and technology coming together in a balanced manner to create buildings that aim to connect the interior with the neighbouring context.



Georgian Domestic Architecture

SITE HISTORY AND CONTEXT
LOCAL ACCESSIBILITY

The public transport links to the site are excellent, with a PTAL rating of 6a and is within the travel card zone 2.

BUSES

There is several bus services that operate close by around the site. Here are a number of bus routes heading to the following destinations:

- 24 Hampstead Heath, Pimlico
- 27 Chalk Farm, Chiswick Business Park
- 29 Trafalgar Square, Wood Green
- 31 White City
- 46 Farringdon Street, Lancaster Gate
- 88 Clapham Common
- 134 North Finchley, Tottenham Court Road
- 168 Hampstead Heath, Old Kent Road
- 214 Highgate Village, Moorgate
- 253 Euston, Hackney Central
- 274 Islington, Lancaster Gate
- C2 Parliament Hill Fields, Victoria

NIGHT BUSES

- N5 Edgware, Trafalgar Square
- N20 Barnet, Trafalgar Square
- N28 Wandsworth
- N29 Enfield, Trafalgar Square
- N31 Clapham Junction
- N253 Aldgate, Tottenham Court Road
- N279 Trafalgar Square, Waltham Cross



Camden Town Bus Routes

PLANNING APPRAISAL PLANNING POLICY STATEMENT

1.0 INTRODUCTION

1.1 Kyson, on behalf of our client, seeks full planning permission and listed building consent for the sub-division of a single existing C3 residential unit to two separate C3 residential units.

1.2 The key planning issue is the sub-division of an existing single C3 unit into two separate C3 residential units which is within a conservation area and is a Grade II listed building.

1.3 The following documents have been used to support and form this proposal:

National Planning Policy Framework 2012 [NPPF]
London Plan 2011 [LP]
Camden Core Strategy 2010
Camden Development Management Plan
Lifetime Homes Standard

1.4 The aim of this proposal is to create two separate C3 units that will respect the rich architectural heritage of the area and comply with Camden's listed conservation and listed policies.

2.0 NATIONAL CONTEXT

2.1 The proposal looks to work in conjunction with paragraph 57 and 58 which will "optimise the potential of the site to accommodate development" and plan "positively for the achievement of high quality" designs, thus responding "to local character and history, and reflect the identity of local surroundings and materials".

2.2 Further to these paragraphs 129 and 132 requires any development of a heritage asset to be proportionate to its significance when considering its impact. In working with listed buildings detailed care and understanding should be given.

3.0 LOCAL CONTEXT

3.1 The building is Grade II Listed and is currently in use as a single C3 unit. The site is identified as a highly accessible location where it is situated near the vibrant Camden Town. The surrounding properties are mostly of three to four storeys, similar in mass form and detail.

3.2 The site is located within the 'Camden Town' Conservation area and sits amongst a row of Grade II Listed residential buildings and is near to other important buildings of interest as well as other listed buildings including:

- No 35-7 Palmer Pet Stores (Parkway), Grade II

listed building.
- No 57-9 Spread Eagle Public House, Grade II listed building.

4.0 RESIDENTIAL USE

4.1 The main aim of the proposal is to sub-divide the current single C3 unit into two separate single C3 units.

4.2 Local policies CS1, CS9 DP1 actively support additional housing within highly accessible locations, particularly nearby to growth areas such as Kings Cross.

4.3 By sub-dividing the existing residential dwelling, the proposal will aim to address the demand for two bedroom residential units in the area. The design will provide amenity spaces for the residential flat at lower ground level supporting policies CS3. The property is also situated at the heart of Camden Town and within the central activities zone (CAZ). Development within Camden Town is therefore crucial to the continued success of the area and should contribute economically, socially, and environmentally whilst providing high quality living spaces to the community.

4.4 Physical works will be minimal with the removal of some minor non-historic elements, insertion of dividing wall and the repair, maintenance and in some cases replacement of existing windows (replacement only where non-historic). The sub-division will ensure the site's heritage and conservation attributes are not adversely affected and the quality will be maintained, in particular the buildings outward appearance as part of a wider street scene of important value.

4.5 This supports policies CS4, CS5 and DP26, where the existing qualities of the Grade II Listed building will be preserved by ensuring "...that development in the areas of more limited change respects the character of its surroundings, conserves heritage and other important features and provides environmental improvements and other local benefits where appropriate".

4.6 It is therefore considered that alterations are of limited effect to the listing status as required by local policies CS14, DP24 and DP25. The positive effect of much needed maintenance including to the main facade and windows works to ensure the longevity of the building within the conservation area.

4.7 The works are also not considered to have adverse effects on neighbours as the rear extension remains within the limits approved by application 2015/4558/L, this is in support of policies CS4, CS5 and DP26 which requires that "the impact of developments on their occupiers and neighbours is fully considered".

4.8 Across all alterations and extensions, the materials will follow the existing buildings where they "should be undertaken in a material of a similar appearance to the existing. Traditional features should be retained or reinstated where they have been lost". External works beyond the extension will focus on repair and maintenance.

6.0 ACCESS, TRANSPORT AND SECURITY

6.1 The location of the site is within a PTAL 6a Zone which demonstrates excellent transport links to the property and is in the travel card zone 2. The site is short walk from Camden Town Underground Station and Mornington Crescent Station, as well as Camden Road Railway Station.

6.2 There is currently on street parking available to permit holders only and is within the parking area CA-F.

7.0 WASTE

7.1 The local authority runs a collection scheme at least once a fortnight. The proposal includes storage facilities including under counter storage in designated areas and collection for waste and recycling in line with policy requirements.

8.0 CONSERVATION AREA

8.1 The conservation area is situated within the 'Camden Town' Conservation Area, rich in nature and architectural heritage, the conservation demonstrates elements that are prevalent in Victorian and Georgian architecture, such as stucco terraces, decorative gables and buildings of five to four storeys high.

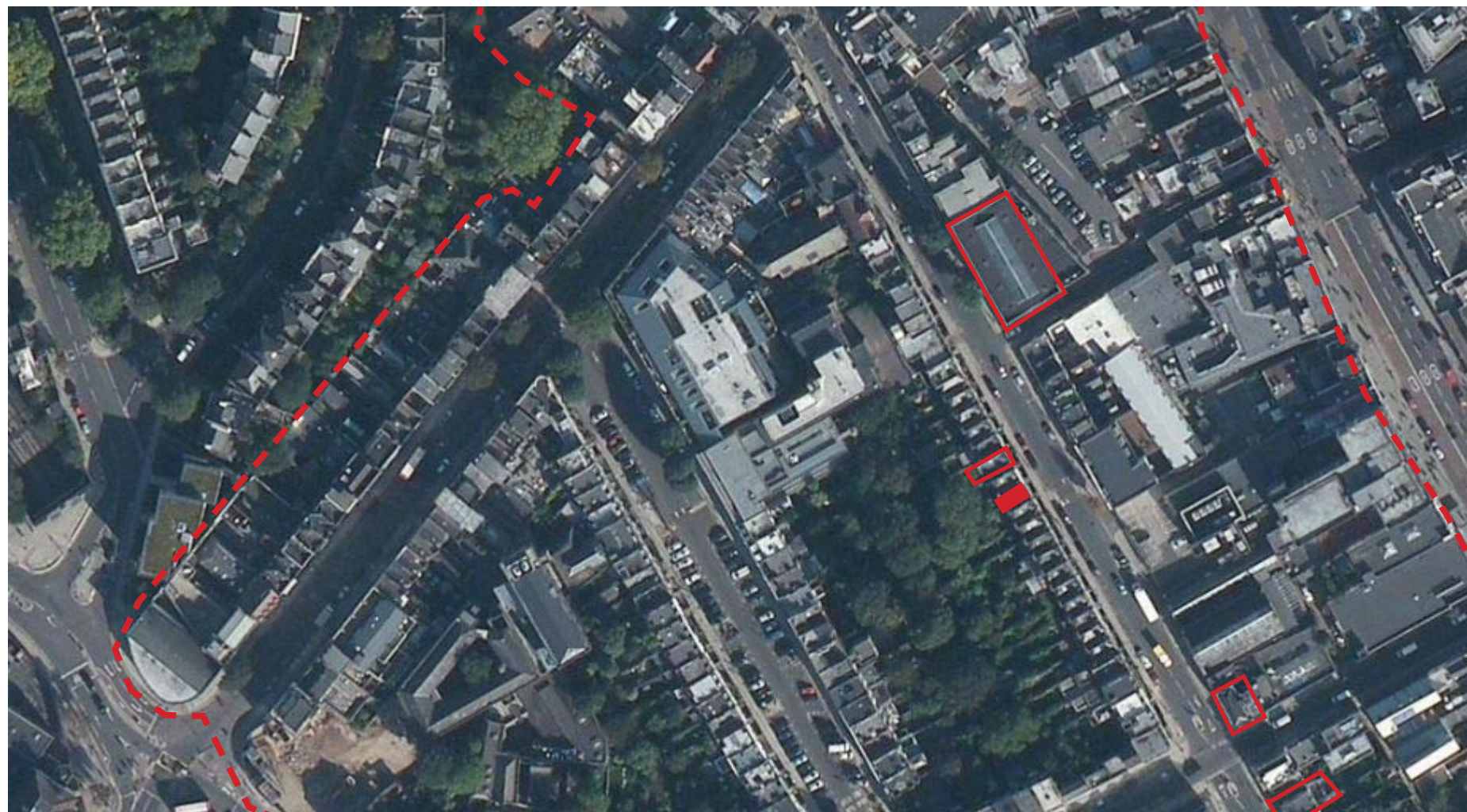
8.2 The site is near to several conservation areas:

- Primrose Hill
- Regents Canal
- Regents Park
- Kings Cross St Pancras

9.0 OTHER CONSIDERATIONS

9.1 The site is not located within a flood zone area.

PLANNING CONTEXT
RELEVANT PLANNING APPLICATIONS



Site Map



Whilst considering the various planning policies noted above, the following application proposals have been taken into consideration setting the precedence for similar developments carried out within immediate vicinity and are noted on the above map:

1. 142-150 Arlington Road London NW1 7HP
2015/6762/P

Changes to the external appearance of the building including installation of air bricks on the southwest front and north east rear elevation, smoke vents and new window opening at first floor level on the southern side elevation all as amendments to planning permission dated 11/07/2014 ref 2013/3487/P for extensions and alterations to existing building to provide 21 residential dwellings (16 private tenure and 5 affordable housing units) including change of use from use from Class D2 (assembly and leisure) to C3 (residential), following partial demolition and remodelling of the rear elevation, erection of part three, part four storey rear extension, roof extension

above existing roof levels, installation of windows openings to the Underhill Street façade and creation of private amenity space at basement level to Stanmore Place with balconies and roof terraces to the upper floors.
APPROVED 23-12-2015

2. 133 Arlington Road London NW1 7ET
2015/2528/L

Internal and external works associated with change of use from dwelling to two self-contained flats and creation of rear terrace area at raised ground floor level with associated access door and garden staircase.
APPROVED 03-07-2015

3. Crown & Goose and Snooker Hall 100-102 Arlington Road London NW1 7HP
2014/3947/P

Amendment to planning permission ref: 2006/5312/P dated

(21/03/2007A) for; Demolition of the Crown and Goose public house and the snooker hall and erection of new part 3 part 4 storey building to create 1 x A3 unit at ground floor level and 10 x residential units on upper floors, namely, alterations to reposition lift shaft, internal alterations for new internal storage space, increased the depth of the proposed roof terrace, new lift and AOV overrun enclosure and the installation of photovoltaic panels behind the parapet wall as approved under planning permission.

4. 96a Arlington Road London NW1 7HT
2013/7851/P

Erection of roof extension with balcony at rear elevation.
APPROVED 24-02-2014

5. 129 Arlington Road London NW1 7ET
2015/3790/P

Erection of partial width single storey rear extension

Proposal Site



Relevant Planning Applications



Camden Town Conservation Area



(following demolition of outhouse) and installation of cast iron steps to front lightwell and gate to front railings.
APPROVED 12-11-2015

PART C

SUSTAINABILITY

SUSTAINABILITY SUSTAINABILITY STATEMENT

Air Quality

Air quality is greatly affected by polluting vehicle emissions. Asthma and respiratory disease are known to be adversely affected by air pollution. New uses of land that involve motorised vehicles coming to and from property will thus cumulatively have an effect on the air quality as will the influx of polluting vehicles during the construction process of some developments. The proposed development would not involve polluting vehicles visiting the site post completion and those visiting the site during construction are required to meet the 'Low Emissions Standards'. Domestic and commercial heating systems can also have a negative impact on air quality due to their nitrogen oxide and carbon dioxide emissions. Condensing boilers recycle heat and have less such emissions than conventional boilers. A new heating system will be introduced that will loosely comprise of a Condensing boiler with a SEDBUK efficiency rating in excess of 86% in compliance with Part L of the Building Regulations (2006).

Pollution from Noise, Light / Glare, Fumes & Land Contamination

Noise

Due to the residential nature of the building, there will be no adverse noise pollution created. During construction, workers will be constrained the working hours set out within the Planning Conditions.

Light / Glare

No external lighting is proposed on the street elevations of the building due to the residential nature of the site. Through the removal of the office lighting and installation of low energy pendent fittings, the amount of light emitted through the windows will be reduced once the proposals are implemented.

Fumes Not Applicable

Land Contamination Not Applicable

Waste Storage & Recycling Facilities

Homes need sufficient space to store waste, including for recycling purposes, within the dwelling as well as outside for waste collection. The proposed kitchens have been provisionally laid out to accommodate enough storage for recycled waste as well as general waste, whilst the external space for refuse collection has also been provided.

Renewable Energy

Most experts agree that Global warming is a consequence of burning fossil fuels with a resulting increase in carbon dioxide in the atmosphere. Greenhouse gas emissions such as carbon

dioxide trap heat from the sun inside the Earth's atmosphere and this leads to global warming. For example burning natural gas in heating systems will contribute to this effect. Renewable energy thus can reduce the dependence on fossil fuels and consequently reduce greenhouse gas emissions. In addition to 'renewables', energy efficiency needs to be built into the design with insulation, and fitting out with energy efficient appliances. The proposed development will involve upgrading insulation to the walls, windows and floors of the building where appropriate, as well as the existing roof to be made good. Each of the renewables' technologies is considered for it's applicability for the property and whether or not it can be used to reduce the energy consumption of the Condensing Boiler. The following technologies are considered:

- Wind Turbines
- Bio Mass Heating
- Solar Water Heating
- Photovoltaic Panels

Wind Turbines

An average wind speed of between 4-5m/s is assumed for the site at 15metres above ground level, (this figure is taken from analysis at a nearby site). An average wind speed of 6m/s is required to ensure a consistent power output of a turbine, so it is unlikely that this could make an effective contribution to the site. In order for a turbine to be at it's most effective, its position would be raised above the residential rooftop and would have a material impact on the setting of the building within the conservation area. In addition, there would be potential noise pollution. These various factors indicate that this technology is unsuitable for this location and therefore has been considered no further.

Bio Mass Heating

A search for biomass suppliers within Central London indicates that there are two suppliers within 5 miles, WoodExpert and Biomass UK Ltd. However, it is considered that due to the urban nature of the site, the emerging nature of Bio Mass fuel supply chain, and the location of the site (the road infrastructure is not appropriate for regular lorry delivery of wood chips/pallets) this technology is inappropriate and therefore is considered no further.

Photovoltaic Panels

Photovoltaic (PV) modules convert solar radiation directly into electricity for use in the building and can be used for domestic purposes such as home heating and lighting systems. Installing Photovoltaic Panels on parts of the roof that are non-visible to

contribute to the overall power consumption of the building is considered an effective measure. Typical Photovoltaic panels will produce 1kW peak for 8m² of panel area. Although at this stage we have not made a proposal to install Photovoltaic Panels. We recommend that this technology is investigated further prior to implementing the proposed scheme.

Materials

If appropriate, construction materials should be reused / reclaimed, long lasting or recycled e.g. using reclaimed on-site materials such as re-using timber from demolished partitioning. When using new materials, care should be taken not to deplete the earth's threatened resources, which include certain tropical hardwood. Longer lasting materials are preferred over those less robust as not only does this avoid frequent replacement (and more waste from discarded materials) but costs less. Locally supplied materials should be chosen as it avoids unnecessary transport of goods over long distances, this is equally true of recycled products in that transportation costs should be put into the notional environment equation (i.e. it could, on occasion, be more sustainable to buy local new products). Natural paints and solvent-free wood finishes can be used that do not give out any toxins.