

DESIGN AND ACCESS STATEMENT

SIR RICHARD STEELE,
97 HAVERSTOCK HILL, LONDON, NW3 4RL

PLANNING APPLICATION , FEBRUARY 2016

THIS FULL PLANNING APPLICATION CONSISTS OF THE FOLLOWING PRINCIPAL ELEMENTS OF WORK:

1. PROPOSED GROUND FLOOR SINGLE STOREY REAR EXTENSION TO BE USED AS A FUNCTION ROOM AND ACCESSIBLE 'COMMUNITY SPACE'
2. RELOCATING EXISTING SERVICES (WC'S AND KITCHEN) TO EXISTING BASEMENT AND RELOCATION OF EXISTING KITCHEN FLUE AND ASSOCIATED WORKS
3. CHANGE OF USE OF FIRST FLOOR FROM BAR AND FUNCTION ROOM, ANCILLARY TO THE PUB, TO TWO SELF-CONTAINED FLATS
4. REFURBISHMENT OF EXISTING RESIDENTIAL ACCOMMODATION ON SECOND FLOOR INTO TWO SELF-CONTAINED FLATS

THE SITE

Sir Richard Steele is a three storey property in the London Borough of Camden. The site lies on Haverstock Hill.

It is currently arranged as a public house (Class A4) on the ground, basement and first floors, with ancillary residential accommodation on the second floor. The existing residential accommodation on the second floor of the building is used by the pub manager and his family.

The property is neither statutorily nor locally listed, but it lies within the Eton Conservation Area.

Haverstock Hill offers a wide selection of cafes, bars, restaurants and facilities.

Belsize Park and Chalk Farm Underground Stations are also a 10 min walk away and the site benefits from a PTAL of 3.

The entire building is currently listed as an Asset of Community Value (ACV).



CORNER VIEW

PLANNING HISTORY

Planning Application ref: 2015/2279/P
Decision Date: 09-06-2015
Status: Granted

Description:
Written request as to whether the building has been nominated as an Asset of Community Value (ACV), in accordance with Section A.2(2) of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 .

Planning Application ref: 2014/1367/P
Decision Date: 26-11-2014
Status: Refused

Description of Proposal: Change of use of the first and second floors from public house (Class A4) to create 2x1 bedroom and 2x2 bedroom flats (Class C3); extension and relocation of existing kitchen extract flue and associated works.

Planning Application ref: 2014/1373/P
Decision Date: 26-11-2014
Status: Refused

Description of Proposal: Change of use of the first and second floors from public house (Class A4) to create x 10 hotel rooms (Class C1); extension and relocation of existing extraction flue and associated works.



AERIAL VIEW

PROPOSAL

1. PROPOSED GROUND FLOOR SINGLE STOREY SIDE EXTENSION TO BE USED AS A FUNCTION ROOM AND ACCESSIBLE 'COMMUNITY SPACE'

The proposals seek the replacement of the existing toilet and kitchen block and service yard with an elegant single storey rear extension.

The proposed rear extension will be in render to match existing and will have timber frame glazed doors double doors and windows with detailing to match the main building. (See pictures below)

The overall object is to design and create a high quality flexible and adaptable space with good levels of natural daylight and general amenity, which would be an asset of the existing pub buildings but also provide a readily accessible and dedicated room, which could be utilised by the community.

The proposed glazed double doors will provide access from the proposed function room with direct access to the outdoor area thus allowing disabled access to the facility.

The proposed glazed lantern to the rear extension will provide natural light into the function room and the two windows facing the outdoor area will provide both natural light as well as ventilation.

The proposed rear extension is to have a flat roof with stone coping with detailing to match the main building.

2,3. TO CONVERT THE FIRST AND SECOND FLOORS OF THE PROPERTY INTO 4 SELF-CONTAINED FLATS

The proposal seeks permission to retain the public house (Class A4) on the ground and basement floors and provide 4 self-contained residential flats over the first and second floors.

A separate residential entrance would be through the outdoor area to the side of the property.

4. RELOCATING EXISTING SERVICES (WC'S AND KITCHEN) TO EXISTING BASEMENT AND RELOCATION OF EXISTING KITCHEN FLUE AND ASSOCIATED WORKS.

The proposals allow for the relocation of the kitchen and WC's on the ground floor to the existing basement. Relocation of the kitchen allows for the existing flue to have a direct vertical run to discharge at high level. The relocation of the services into the basement utilises the space within the building and improves the plan form and layout of the building generally.

The proposed development seeks to:

- Provide much needed new homes in the London Borough of Camden in a highly sustainable location.
- Retain the public house (Class A4) and active frontage at ground and basement level.
- Optimise the development potential of the site.
- Deliver a light touch scheme which works with the character of the existing building.
- Extend the building in a way which is appropriate to its architectural character, location and town scape context.
- Provide an appropriate residential mix, given the location of the site.
- Provide homes which exceed London Plan and Camden development standards in terms of size with good standards of residential amenity, height, outlook and natural daylight.
- Protect the amenity of surrounding land uses.
- Tidy up the rear of the site with the proposed single storey rear extension with detailing to match the main building.
- Relocate the existing function room from first floor to the proposed ground floor rear extension, facilitating better disabled access.
- Renew, revitalise and invest.
- Repair and improve the building.



EXISTING SIDE VIEW



PROPOSED SIDE VIEW

AMENITY

The area is characterised by high density urban living, and the proposals represent the most efficient use of the space to achieve high standard residential accommodation.

Primrose Hill is only 10 min walk, leading to London Zoo and Regent's Park, providing a great range of outdoor activities, open air theater and art galleries. It is also a beautiful, well maintained open space.

All proposed flats exceed the London Plan minimum standards and it is suggested that the additional area (10% to 28% larger) compensates for private external amenity space on site.

ACCOMMODATION

It is proposed to re-arrange the accommodation to form four self contained flats: 2 two-bed flats and 2 one-bed flats over the first and second floors.

All apartments exceed the minimum London Plan size standards.

Unit	Location	Type	London Plan	Proposed	
Flat 4	2nd floor	2b 4p	70 sqm	79 sqm	850 sqft
Flat 3	2nd floor	1b 2p	50 sqm	64 sqm	689 sqft
Flat 2	1st floor	2b 4p	70 sqm	77 sqm	829 sqft
Flat 1	1st floor	1b 2p	50 sqm	64 sqm	689 sqft



PROPOSED FUNCTION ROOM INTERNAL VIEW

CAR PARKING

There is no off-street parking available on the site. The site benefits from a highly accessible Central London location with easy access to public transport.

The current flat on the second floor benefits from a resident's parking permit. It is proposed that the additional three residential units enter into a car-free agreement secured via a section 106.

MATERIALS

The proposed rear extension will be in render to match existing with timber frame glazed double doors and windows with detailing to match the main building.

The proposed single ply membrane flat roof to the extension will have a coping stone and glazed lantern.

ACCESS

The commercial publis house (Class A4) area is to be accessed through the existing main entrances in Haverstock Hill and via the beer garden to the side of the property.

Access to the residential flats will be made through a separate entrance access via the external side space to the side of the property.

BICYCLE STORAGE

The proposal includes for bicycle storage on the ground floor. A total of 6 spaces will be provided, 1 space for each 1 bed flat and a 2 spaces for each 2 bed flats. Please refer to drawing 7118/11 Proposed Ground Floor Plan.

REFUSE STORAGE

The proposal includes for a residential refuse and recycling store in the ground floor. The area will incorporate a drainage gallery and an external tap such that the area can be washed down. Please refer to drawing 7118/11 Proposed Ground Floor Plan. There is no proposed change to the refuse, recycling arrangement for the commercial use.

CONCLUSION

The proposed rear extension has been sensitively designed and will enhance the character and elegance of the existing building and reprovide the function room currently located on the first floor.

The proposed layouts for the four self contained flats makes best use of the floors above the basement and ground floors.

The public house on the basement and ground floor will be retained to maintain the active frontage along Harverstock Hill.

The recognised Asset of Community Value is inspired by the relocation to the ground floor thus facilitating disable access.

LIFETIME HOMES

The following assesses the proposals for Sir Richard Steele to record compliance wherever possible:

1. Car Parking

Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.

There is no off-street parking provision as part of the proposal.

2. Access to the Car Parking

The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

There is no off-street parking provision as part of the proposal.

3. Approach

The approach to all entrances should be level or gently sloping.

The approach to all entrance doors is level or gently sloping.

4. External Entrances

All entrances should be illuminated, have level access over the threshold and have a covered main entrance.

All entrances will be illuminate and have level access over the threshold.

5. Communal stairs

Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

The communal stairs are within easy access and there is no proposed lift.

6. Doors and Hallways

The width of internal doorways and hallways should conform to Part M, except when the approach is not head on the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space on the side of the leading edge of the doors on entrance level.

All hallways and doorways are compliant with Part M.

There are 300mm nibs to all doors on the entrance level.

7. Wheelchair Accessibility

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

All dwellings have been designed to allow appropriate circulation spaces for wheelchairs.

8. Living rooms

The living room should be at entrance level.

All proposed dwellings have a kitchen/dining/living room on the entrance level.

9. Two or more storey requirements

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

There are no two storey dwellings in the proposal.

10. WC

In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.

There are no three bedroom dwellings in the proposal.

11. Bathroom and WC walls

Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

All walls in bathrooms would be capable of taking adaptations such as handrails with details of the stud spacing and fixing panels within the walls forming part of the O&M manuals.

12. Lift Capability

The design should incorporate provision for a future stair lift and a suitably identified space or a through the floor lift from the ground floor to the first, for example to a bedroom next to the bathroom.

The common staircase will be suitable for the addition of a stair lift.

13. Main bedroom

The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

The bedroom of each dwelling could have a hoist system fitted to the adjacent bathroom.

14. Bathroom layout

The bathroom should be designed for ease of access to the bath, WC and wash hand basin.

The proposed bathrooms will comply with Part M.

15. Window specification

Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.

All window are existing and the proposed to the rear extension are 800mm above FFL.

16. Fixtures and fittings

Switches, sockets, ventilation and service controls should be at a height usable by all (ie between 450mm and 1200mm from the floor)

All switches, sockets etc will be located between 450 and 1200mm above FFL.