

EMRYS

1207 - Garages 1-6 Jeffrey's Street and Garden Flat,
29 Prowse Place

NW1 9PN

Design & Access Statement

Planning

1207-12.04-DASstatement-002_PL01; Design & Access Statement PL01



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Site Address:
Garages (1-6) rear of 174 Candem Street, and 29 Prowse Place
London, NW1 9PN

1.0 INTRODUCTION

This Design and Access Statement should be read alongside Emrys Planning Drawings.

Emrys Architects obtained planning permission for two units above garages 1-3 and 5-6 in March 2015. It was for a one bedroom and a two bedroom unit scheme. Garage 4 has now been added to the scheme.

This planning application therefore seeks to unify the site and form a two bedroom and a three bedroom unit.

2.1. SITE HISTORY / EXISTING BUILDING

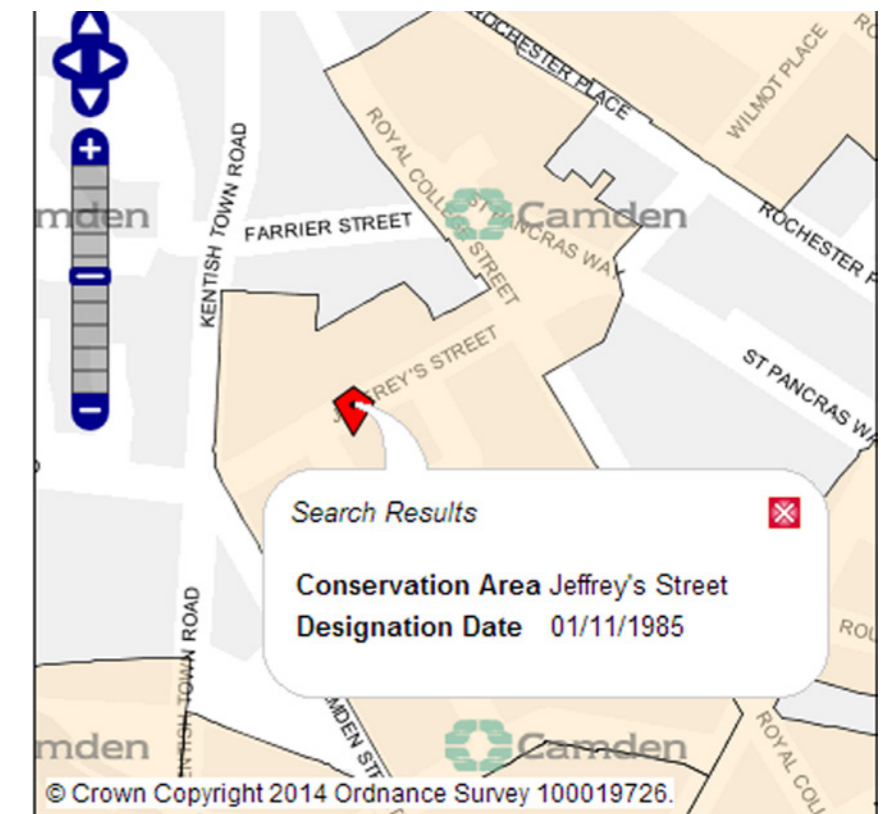
The six garage site was originally part of the rear yard to number 174 Candem Street. Garages were built on the site in 1989.

Planning permission was granted in March 2015 to demolish and redevelop 1-3 and 4-5 garages.

2.2 .CONSERVATION AREA

The garages were not listed but within Jeffrey's Street Conservation Area in the London Borough of Camden.

The existing planning permission permitted the demolition of the garages.



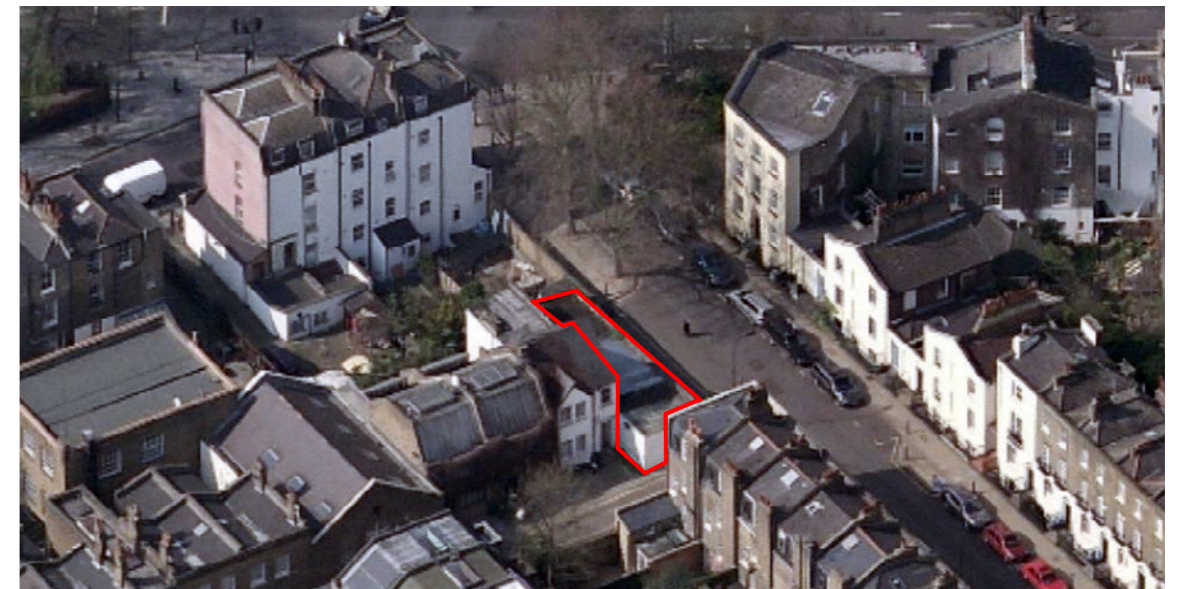
2.3 LOCATION PLAN AND AERIAL SITE VIEWS



Site Location Plan



Aerial view from the north (Courtesy Bing Live Maps)



Aerial view from the east (Courtesy Bing Live Maps)

2.4 SITE PHOTOGRAPHS



Site view looking southwest along Jeffrey's Street



Southwest corner of garages Jeffrey's Street/Prowse Place.



Site view looking northwest along Prowse Place.



View looking east at junction of Candem Street/Jeffrey's Street.



Site view looking northeast along Jeffrey's Street.

2.5 PLANNING HISTORY

A planning application by Emrys Architects has been approved for Garages 1-3 & 5-6 Jeffrey's Street. Approval for newly constructed garages and two self contained residential units spread over three storeys, ground to second, was granted on 30th March 2015.

Within the direct vicinity there has been a certain amount of planning activity and contemporary development, some examples are identified in Section 2.6 of this report.

2.6 CONTEMPORARY PRECEDENT IN THE AREA



25 Prowse Place



44 Rochester Place



Candem Square



85 Royal College Street



Latitue House, Oval Road



51a Gloucester Crescent



Wash House Yard, Kentish Town Road

3.1 DESIGN PROPOSAL

It is proposed to demolish the remaining garage 4 on the site. The scheme includes the retention of garages at ground floor of plots 2, 4 & 5 and a smaller motorbike garage of garage plot 1 facing Jeffrey's Street.

The existing garage 3 plot will remain as the entrance to Flat 1. The existing garage 6 plot will become part of Flat 2. The access from the side entrance at Prowse Place will remain. The entrance is enlarged and a single bedroom occupying the remaining floor area has been added.

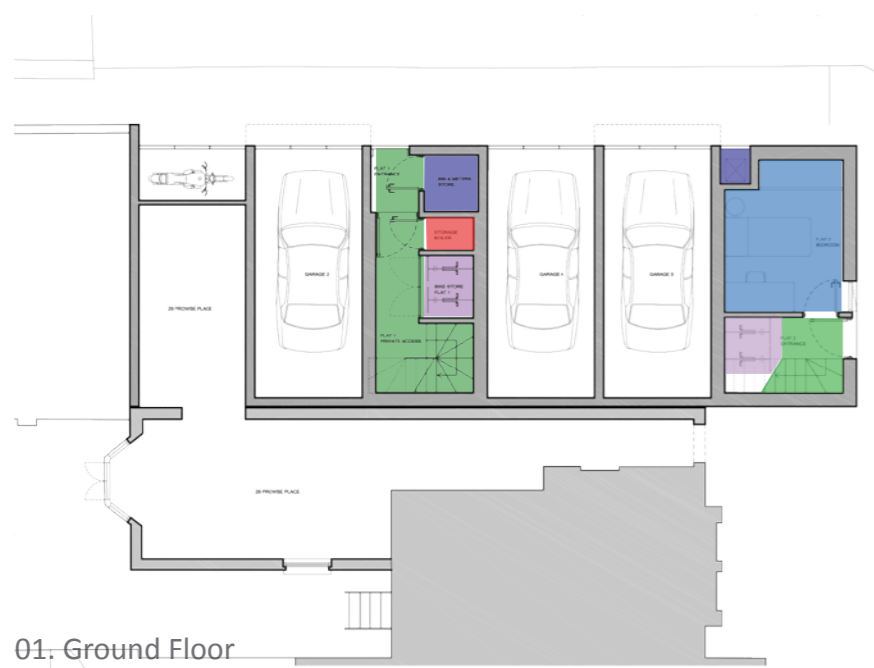
The new residential units meet the space requirements set out in the London Housing Design Guide and will be built to Code for Sustainable Homes level 4, as per current planning permission.

3.2 MASSING

The new ground plus 2 storey building is positioned facing Jeffrey's Street. The scale and form was agreed in the March 2015 planning permission. The new proposal now unifies.

3.3 MATERIALS

The proposed building will be constructed in high-quality materials and in a contemporary design as per existing planning permission. The plinth will be a combination brick to Prowse Place and the garden elevation of 174 Candem St, with copper bronze panels to the Jeffrey's Street garaged elevation and part first floor. The first and second storeys will be predominately white render. PPC aluminium will be used at a roof level to form the parapet, cappings and planters.



01. Ground Floor



02. First Floor



03. Second Floor



04. Third Floor / Roof Terrace

Key

■ Living / Kitchen	■ Circulation	■ Terrace	■ Bin Storage
■ Bedroom	■ Bathroom	■ Storage	■ Bike Storage

3.4 INTERNAL LAYOUT

FLAT 1

- 1 x 2 bedroom flat sits over garages 1-3 with entrance locate in existing garage no. 3
- Ground Floor: Bike storage with Bin and Meters store.
- First Floor: 2 x double bedrooms (one with ensuite bathroom), bathroom and storage space
- Second Floor: Open plan kitchen-living
- Third Floor: Roof terrace

FLAT 2

- 1 x 3 bedroom flat sits over garages 4-6 with entrance located on Prowse Place.
- Ground Floor: Bike storage and 1x single bedroom
- First Floor: 2 x double bedrooms (one with ensuite bathroom), bathroom and storage space
- Second Floor: Open plan kitchen-living with small terrace
- Third Floor: Roof terrace

3.5 3D-VIEWS - EXISTING / PROPOSED



01- Emrys Architects existing planning permission - Jeffrey's Street View 01



02- Emrys Architects proposed scheme- Jeffrey's Street View 01



03- Emrys Architects existing planning permission - Jeffrey's Street view 02



04- Emrys Architects proposed scheme - Jeffrey's Street view 02

4.1 ACCESS

As existing planning permission

- Flat 1 is accessed directly from Jeffrey’s Street (actual garage number 3). A bike and bin store is allocated at entrance level.

- Flat 2 is accessed directly from Prowse Place (actual garage number 6). A bike and bin store is allocated at entrance level.

4.2 LIFETIME HOME STANDARDS ASSESSMENT

As per existing planning permission.

The scheme complies, where possible, with Lifetime Homes standards.

4.3 AMENITY

Each proposed flat has an enclosed roof terrace (6.5 m2) as private amenity (fig. 01), as per existing planning permission.

4.4 WASTE MANAGEMENT STRATEGY

Improved on current planning permission with each flat having its own dedicated bin store.

4.5 TRANSPORT ASSESSMENT AND CYCLE PROVISION

Improved on current planning permission with each flat having two allocated bike spaces.

4.6 SUSTAINABLE DEVELOPMENT

As existing planning permission.

The addition to Unit 2 will be built to Code for Sustainable Homes level 4, as current planning permission.

4.7 DESIGNING OUT OF CRIME

As existing planning permission.

The development has been reviewed against the Secured By Design ACPO standards 2010.

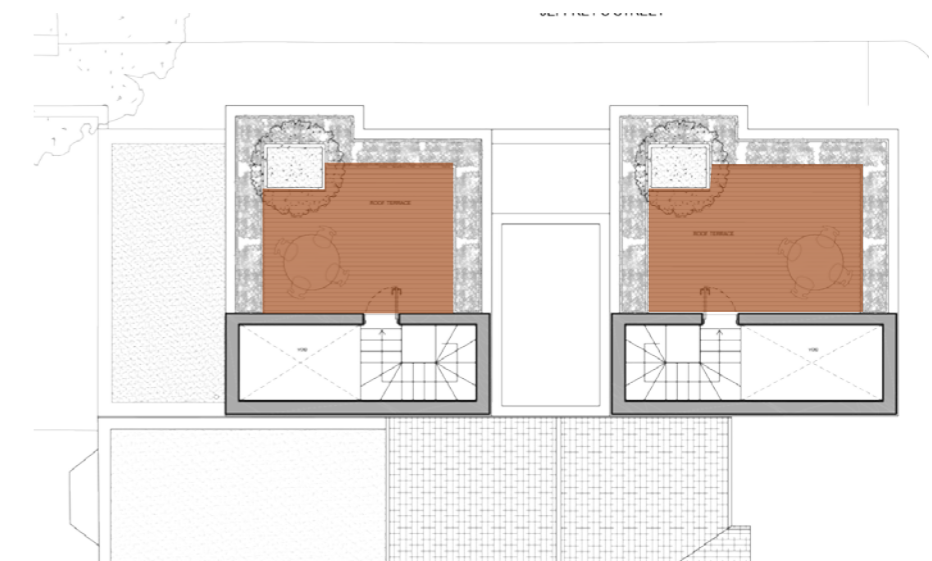


Fig 01. Roof Terraces

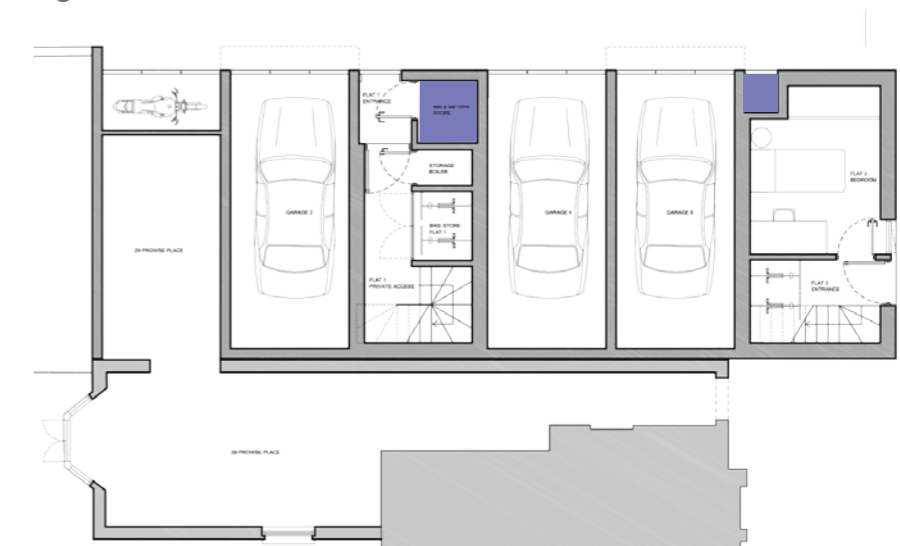


Fig 02. Ground Floor - Bin storage



Fig 03. Ground Floor - Bike storage (2 Flat 1+ 2 Flat 2)

EXISTING DRAWINGS - 0100

1207-0100-AP-001_PL01 - LOCATION PLAN
1207-0100-AP-002_PL01 - SITE PLAN - GROUND FLOOR
1207-0100-AP-003_PL01 - ROOF PLAN
1207-0100-AP-004_PL01 - SECTION 1 + FRONT ELEVATION
1207-0100-AP-005_PL01 - ELEVATION 2 + ELEVATION 3
1207-0100-AP-006_PL01 - ELEVATION 4

DEMOLITION PLANS - 0170

1207-0170-AP-001_PL01 - SITE PLAN - GROUND FLOOR
1207-0170-AP-002_PL01 - ROOF PLAN

PROPOSED DRAWINGS - GENERAL ARRANGEMENT PLANS - 0200

1207-0200-AP-001_PL01 - GROUND FLOOR
1207-0200-AP-002_PL01 - FIRST FLOOR
1207-0200-AP-003_PL01 - SECOND FLOOR
1207-0200-AP-004_PL01 - THIRD FLOOR / ROOF TERRACE
1207-0200-AP-005_PL01 - ROOF PLAN

PROPOSED DRAWINGS - SECTIONS - 0300

1207-0300-AP-001_PL01 - SECTIONS A + B

PROPOSED DRAWINGS - SECTIONS - 0400

1207-0400-AP-001_PL01 - JEFFREY'S STREET ELEVATION
1207-0400-AP-002_PL01 - PROWSE PLACE ELEVATION
1207-0400-AP-003_PL01 - ELEVATION 3
1207-0400-AP-004_PL01 - ELEVATION 4