

9 Maresfield Gardens, London

CPG2 Statement

For various owners of the property.

July 2016

Doyle

Doyle Town Planning + Urban Design

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1 Introduction

Introduction

- 1.1 This document assesses the proposed development at 9 Maresfield Gardens against guidelines set out in Camden Planning Guidance CPG2: Housing. This large detached house was previously converted to flats. The proposed development comprises a rear and basement extension of a detached property to provide 4 additional new flats.
- 1.2 Pre-application advice found that the proposed units were considered generally acceptable in terms of size, although compliance with CPG2 to prove the quality of the residential accommodation would be necessary at application stage.

Drawings and Plans

- 1.3 The following assessment is based upon the following drawings and plans submitted with the application:

Existing plans

- Location Plan Ref. 2143 (EXI) 001 1:200@A3 Sept 2015
- Existing Basement Floor Plan Ref. 3009 (EXI) 100 1:100@A3 Sept 2015
- Existing Ground Floor Plan Ref. 3009 (EXI) 101 1:100@A3 Sept 2015
- Existing East (front) Elevation Ref. 3009 (EXI) 200 1:100@A3 Sept 2015
- Existing South (left hand side) Elevation Ref. 3009 (EXI) 201 1:100@A3 Sept 2015
- Existing North (right hand side) Elevation Ref. 3009 (EXI) 202 1:100@A3 Sept 2015
- Existing West (rear) Elevation Ref. 3009 (EXI) 203 1:100@A3 Sept 2015
- Aerial Photograph (south west).
- Rear (west) elevation Photograph.

Proposed plans

- Proposed Location and Block Plan 3009(PLA) 001 May 2015 1:200@A3
- Proposed Lower Ground Floor Layout Ref. 3009(PLA) 100 1:100@A3 May 2016
- Proposed Ground Floor Layout Ref. 3009(PLA) 101 1:100@A3 May 2016
- Site Plan Ref. 3009(PLA) 102 1:200@A3 May 2016
- Proposed East (front) Elevation (Street view) Ref. 3009(PLA) 200 1:100@A3 May 2016
- Proposed East (front) Elevation (Street view) Ref. 3009(PLA)200-1 1:100@A3 May 2016
- Proposed East (front) Elevation (Section B-B) Ref. 3009(PLA) 201 1:100@A3 May 2016
- Proposed North (side) Elevation Ref. 3009(PLA) 202 1:100@A3 May 2016
- Proposed West (rear) Elevation Ref. 3009(PLA) 203 1:100@A3 May 2016
- Proposed West (rear) Elevation Ref. 3009(PLA) 203-1 1:100@A3 May 2016
- Proposed South (side) Elevation Ref. 3009(PLA) 204 1:100@A3 May 2016
- Proposed Section A-A (front to rear) Ref. 3009(PLA) 300 1:100@A3 May 2016
- Proposed CGI's: Aerial View and Rear Elevation Ref. 3009(PLA) 400 May 2016

1.4 The assessment also draws to upon following statements submitted with the application:

- Planning Statement incorporating design, access and planning statements. Doyle Town Planning and Urban Design, July 2016.
- Heritage Statement Doyle Town Planning and Urban Design, July 2016.
- Basement Impact Assessment (BIA). Taylor, Whalley, Spyro, July 2016.
- Arboricultural Report. ACS (Trees) Consulting, July 2016.
- Construction Management Plan, Pryce and Myers, June 2016.
- Sustainability Statement. Pryce and Myers, July 2016.
- Sunlight and daylight report. Stinton Jones Consulting Engineers LLP, May, 2016.

1.5 The proposals involve the addition of 4 basement level flats and the rear extension and internal rearrangement of two existing ground floor flats as follows:

Ground floor

Flat A (existing /adapted) 3 bed 6 person. GIA 107 sq m

Flat B (existing /adapted) 3 bed 6 person. GIA 128 sq m

Basement level

Flat C (new) 1 bed 2 person. GIA 56 sq m

Flat D (new) 2 bed 4 person. GIA 87 sq m

Flat E (new) 1 bed 2 person. GIA 58 sq m

Flat F (new) 1 bed 2 person. GIA 55 sq m

1.6 The table below indicates the existing and proposed dwelling mix.

Existing	Existing and proposed	Net increase	Unit mix
2 x 3 bed units (14%)	2 x 3 bed units (18%)	none	7 x 2/3 bed units (63%)
4 x 2 bed units (57%)	5 x 2 bed units (45%)	+ 1	
1 x 1 bed units (29%)	4 x 1 bed units (36%)	+ 3	4 x 1 bed units (36%)
Total 7 units	Total 11 units (157%)	+ 4	11

2 Dwellings

New dwellings (CPG 4.1 – 4.14)	Response	Result														
State existing and proposed tenure (4.1)	Private/ owner –occupier.	✓														
All newly created dwellings for households of 2 or more people should be self-contained (4.1)	All existing and proposed dwellings are self-contained.	✓														
Each dwelling should have its own secure private entrance which leads either directly from the street or off a common entrance hall –the number of entrances off one corridor should be limited (4.6).	Each dwelling has a secure private entrance. The greatest number of entrances on any level is at basement level, where there are four new entrances.	✓														
Wherever practical dwellings should be designed to enable greater flexibility in construction design so that they can be capable of some form of extension or adaptation in order to accommodate changing lifestyles and family needs or other social use (4.8)	All proposed and altered flats have open-plan living/dining/kitchen areas capable of adaptation in the future. New load bearing internal walls have been minimized. There is a central, easily accessible stair core serving all existing and proposed flats.	✓														
All habitable rooms should have minimum headroom of 2.3 metres (4.10).	All habitable rooms exceed minimum headroom heights. Floor to ceiling heights at ground floor level range from 2.8 to 3.4m. All basement level floor to ceiling heights are 2.7m.	✓														
The overall internal floorspace in new self-contained dwellings (excluding communal lobbies and staircases) should normally meet or exceed the minimum standards set out in the following table (4.14).	All flats exceed minimum floorspace standards. Flat A (existing /adapted) 3 bed 6 person. Total 107 sq m (min 93 sq m) Flat B (existing /adapted) 3 bed 6 person. Total 128 sq m (min 93sq m) Flat C (new) 1 bed 2 person. Total 56 sq m (min. 48 sq m) Flat D (new) 2 bed 4 person. Total 87 sq m (min 75 sq m) Flat E (new) 1 bed 2 person. Total 58 sq m (min 48 sq m) Flat F (new) 1 bed 2 person. Total 55 sq m (min 48 sq m)	✓														
<table border="1"> <thead> <tr> <th>Number of Persons</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> </tr> </thead> <tbody> <tr> <td>Minimum floorspace (sq m)</td> <td>32</td> <td>48</td> <td>61</td> <td>75</td> <td>84</td> <td>93</td> </tr> </tbody> </table>	Number of Persons	1	2	3	4	5	6	Minimum floorspace (sq m)	32	48	61	75	84	93		
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Minimum floorspace (sq m)	32	48	61	75	84	93										

3 Bedrooms

Bedroom sizes (CPG4.16)	Response	Result
<p>The Council will expect bedrooms to meet or exceed the following minimum sizes (4.16).</p> <p>First and double bedrooms - 11.0 sq m Single bedrooms - 6.5 sq m</p>	<p>All first and double bedrooms exceed 11 sq m. All single bedrooms exceed 6.5 sq m.</p> <p>Flat A (existing/adapted)</p> <p>Bedroom 1 (double) 16 sq m (min 11 sq m) Bedroom 2 (double) 12 sq m (min 11 sq m) Bedroom 3 (double) 12 sq m (min 11 sq m)</p> <p>Flat B (existing/ adapted)</p> <p>Bedroom 1 (double) 16 sq m (min 11 sq m) Bedroom 2 (double) 18 sq m (min 11 sq m) Bedroom 3 (double) 13 sq m (min 11 sq m)</p> <p>Flat C (new)</p> <p>Bedroom 1 (double) 15 sq m (min 11 sq m)</p> <p>Flat D (new)</p> <p>Bedroom 1 (double). 13 sq m (min 11 sq m) Bedroom 2 (double). 12 sq m (min 11 sq m)</p> <p>Flat E (new)</p> <p>Bedroom 1 (double). 13 sq m (min 11 sq m)</p> <p>Flat F (new)</p> <p>Bedroom 1 (double). 12 sq m (min 11 sq m)</p>	<p>✓</p>

4 Internal layout

Layout (CPG 4.19- 4.28)	Response	Result
<p>Storage cupboard space (4.19).</p>	<p>Flat A (existing /adapted) 3 bed 6 person Hall cupboard 0.96 sq m. Bedroom storage 3 sq m Total 3.96 sq m (min 1.4 sq m)</p> <p>Flat B (existing /adapted) 3 bed 6 person. Hall cupboard 1.9 sq m. Under-stair storage 2.4 sq m Bedroom storage 3.24 sq m</p> <p>Flat C (new) 1 bed 2 person. Hall cupboard 1.72 sq m. Bedroom storage 1.02 sq m Total 2.74 sq m (min. 0.8 sq m)</p> <p>Flat D (new) 2 bed 4 person. Hall cupboard 1.7 sq m. Bedroom storage 2.1 sq m Total 5.1 sq m (min 1.1 sq m)</p> <p>Flat E (new) 1 bed 2 person. Hall cupboard 0.96 sq m. Bedroom storage 3.6 sq m Total 4.56 sq m (min 0.8 sq m)</p> <p>Flat F (new) 1 bed 2 person. Hall cupboard 1.6 sq m. Bedroom storage 1.74sq m Total 3.34 sq m (min 0.8 sq m)</p> <p>All accommodation has sufficient internal storage space.</p>	<p>✓</p>
<p>All accommodation should have sufficient internal storage space to meet the likely needs and requirements of potential occupiers (4.19).</p>	<p>All proposed existing/adapted dwellings contain the following:</p> <ul style="list-style-type: none"> • Space for a washer dryer. • Some flats have boiler/drying cupboards (Flat B, D and F) • All flats have access to external drying areas in the rear garden. • Covered bicycle storage is provided in the rear garden. Flats B, D and F have large storage/cupboard rooms sufficient to store bicycles. <p>Waste and recycling storage is provided in an enclosure on the front forecourt.</p>	<p>✓</p>
<p>Overall the internal layout design should seek to ensure the main living room and other frequently used rooms are on the south side and rooms that benefit less from sunlight (bathrooms, utility rooms) on the north side. Kitchens are better positioned on the north side to avoid excessive heat gain (4.22)</p>	<p>Please refer to accompanying sunlight and daylight report, which concludes: <i>'The main living areas being dining and living rooms have excellent daylight and fully meet the (BRE) recommendations'.</i></p> <p>All proposed living/dining rooms have a dual aspect with principal aspect facing either east or west.</p>	<p>✓</p>

<p>New development, extensions, alterations and conversions should not subject neighbours to unacceptable noise disturbance, overlooking or loss of security (4.25)</p>	<p>The property is detached and on a large plot. Adjacent properties to the north are some 8m away, with only a small number of habitable rooms with small side windows facing the application property. The detached house to the south is some 2m away and has been extended to the rear to a similar extent as the application proposals.</p>	<p>✓</p>
<p>Developments should seek to improve community safety and crime prevention. (4.25)</p>	<p>The building and front entrance face onto the street. Living room windows overlook the rear garden. Windows overlook the side passages. No dark or dark secluded areas will be formed, or areas that will not be overlooked from windows.</p>	<p>✓</p>
<p>All rooms within a basement should be able to function for the purpose of which they are intended. (4.26)</p>	<p>Adequate natural light is provided to habitable rooms (see sunlight and daylight report). All main basement living rooms are well lit. The front light well is 2m wide, with basement windows heads rising significantly higher than the adjacent ground level, so that a reasonable aspect is created. All basement habitable rooms have large windows, measured in terms of total area and cill to lintel heights. The light well is surrounded with metal railings in order to maintain aspect. All basement flats have either level threshold doors to the rear garden or escape windows with low cills. Stairs and railings to and around the basement level are designed to be as discreet as possible and have regard to the character of the building and surrounding area.</p>	<p>✓</p>
<p>The layout and placement of rooms within the building should be carefully considered at an early stage in the design process to limit the impact of external noise on bedrooms and living rooms. (4.28)</p>	<p>The principle of 'vertical stacking' has been fully achieved. The extended living rooms of the ground floor flats (A and B) are positioned above the proposed new living areas of rear basement flats D and E. Retaining the main entrance and staircase means that the principal circulation routes do not travel above or affect habitable rooms below. Internal corridors within each new or extended flat are clustered around the core and above one another. The reconfiguration of the ground floor flats means that only bedrooms are located above the bedrooms of the front basement flats C and F.</p>	<p>✓</p>

5 External amenity

External amenity (CPG 4.29)	Response	Result
<p>Outdoor residential amenity space can be provided in the form of private garden space, balconies, terraces, roof gardens or as communal amenity space. (4.29)</p>	<p>All new and existing dwellings have access to some form of private outdoor amenity space, either private dedicated space at garden or terrace level, or access to the communal rear garden.</p> <p>Access is provided from the main living space to terraces (flats A and B) and semi-private rear gardens (flats D and E). All thresholds are level/shallow step.</p> <p>The balcony/terraces to flats A and B are 1.3m wide, but extend to a generous length of 5.4m (flat A) and 7.7m (flat B). Further widening the terrace/balconies will increase the overall mass and overshadow the basement living rooms below.</p> <p>Balcony/ terraces to flats A and B principally overlook the rear garden and are inset from the side boundaries by some 1.5m (southern boundary) and 2.5 m (northern boundary). The narrowness of the balcony terraces effectively limits their active use that may give rise to noise disturbance or overlooking by groups of people using the balcony/terraces.</p> <p>The nearest point from the balconies to any adjacent building is more than 5m. There is no direct line of sight from the balconies to any neighbouring habitable room.</p> <p>Balconies and semi-private rear gardens are located next to dining and living spaces and are west facing, so that they will receive direct sunlight (see sunlight and daylight report).</p>	<p>✓</p>

6 Lifetime homes

Lifetime homes (CPG 5.2)	Response	Result
1. Parking	'Car-free' housing is proposed – no additional parking will be provided on site.	✓
2. Approach to dwellings	'Car-free' housing is proposed. There is a short distance from existing forecourt and on-street bays to the two steps up to the building threshold. Conservation area controls limit the installation of a ramp, but this can be installed.	✓
3. Approach to all entrances	All dwelling entrance thresholds are level.	✓
4. Entrances	The main entrance level has a recessed porch for weather protection with a level external landing. The main front door has a level threshold and a clear 1m opening width.	✓
5. Communal stairs and lifts	Principal communal stairs lead off the main entrance, partly the existing main, wide staircase; and a new stair to basement level. There is secondary access to rear basement level flats from the garden.	✓
6. Internal doorways and hallways	All doors exceed 0.85m width. Narrow internal corridors with numerous bends have been avoided.	✓
7. Circulation space.	There is more than adequate space for turning wheelchairs in all living/dining spaces.	✓
8. Entrance level living space	All flats are single level.	✓
9. Potential for entrance level bed space	All bedrooms are at flat entrance level.	✓
10. Entrance level toilet and shower	All toilet, bathrooms and showers are at the entrance level of each flat.	✓
11. Toilet and bathroom walls	All internal walls are capable of supporting firm fixings, such as grab rails, (subject to vertical stud and horizontal noggin spacing in stud walls).	✓
12. Stairs and potential through-floor lift	The flats are single level.	✓
13. Potential for hoists	The structure (floor-slab/ joists) above all bedrooms and bathrooms ceilings is capable of supporting ceiling hoists.	✓
14. Bathrooms	Accessible main bathrooms to all flats with chair turning circles indicated on layout plans.	✓
15. Glazing and window handle heights	Many/all windows to living spaces are floor to ceiling or have low window cills and high head heights. Window/door handles will be located within a height band of 405mm to 1200mm.	✓
16. Location of services	Service controls will be positioned in a height band from 450mm to 1200mm from the floor and 300mm away from any internal room corner.	✓

7 Wheelchair housing

Wheelchair housing (CPG 5.2)	Response	Result
<p>A minimum of 10% of new housing should either meet wheelchair housing standards, or be easily adapted to meet them. Wheelchair housing provides independence and quality of life for wheelchair users and should be tailor-made for their specific needs (5.2)</p>	<p>Wheelchair Housing Standards do not apply because the development provides less than 10 or more self-contained homes. As noted above, a number of wheelchair housing standards are met through the application of the lifetime homes standards.</p>	<p>✓</p>