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PLANNING, DESIGN and ACCESS STATEMENT

Incorporating Energy Statement/Sustainability Assessment

Project:

Proposed construction of residential development in a three storey block with lower ground floor level comprising five residential units, at

Part Former BR Staff Club, College Lane, London NW5 1BJ

July 2016

Rev A

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1.0 Introduction

The following statement is submitted on behalf of Four Quarters Development in support of their planning application for a proposed residential development on part of the former BR Staff Club site, College Lane, London.

This statement should be read in conjunction with the following additional supporting documents:

PWCR drawings:

4672 P02 A– Site & roof plan

4672 P03 B– Floor Plans 1

4672 P04 B– Floor plans 2

4672 P05 B– Sections & Elevations 1

4672 P06 B– Sections & Elevations 2

4672 P07 – Site Location Plan

2.0 Site & Context

The site sits on the former BR Staff Club site off College Lane. The building has now been demolished and is currently being developed into residential housing under a previous approval (Appeal Ref: APP/X5210/A/02/1097183)

The application site has approval for two 3 storey houses with lower ground floor (incorporating garage parking).



*Aerial View showing approximate position of site
Former BR Staff Club now demolished*

The site is near the boundary of the southern part of the Dartmouth Park Conservation Area and is where there is no intervisibility between the two and is surrounded by other residential properties. To the North and East of the site lies the Ingestre Road estate, to the South is a mixed block of flats (currently under construction) and to the West lies the principle residential development of 16 houses currently under construction.

3.0 Planning History & Statement

3.1 Planning permission was granted on appeal following a failure to determine an application submitted under reference PEX100663R2 subject to ten conditions. Of these, four required approval of details prior to commencement of development or works and two of further details.

3.2 Approval of details were granted for vehicular access and refuse storage (conditions 6 & 10) on 28th May 2004.

3.3 Approval of details were granted for the screen wall (condition 8) on 9th December 2005.

3.4 An application to discharge condition no.5 regarding constructional methodology was made under reference 2007/4036/P and refused by notice dated 11th March 2008. A subsequent appeal was upheld approving the details pursuant to condition no.5. by notice dated 29th August 2008.

3.5 In the interim approvals were granted in respect of facing materials (condition 2 ref 2008/1615/P dated erroneously 8th October 2015) and hard and soft landscaping (condition 3 ref 2008/1828/P) were granted.

3.6 A lawful start to work was made prior to 23rd June 2008 with the Inspector granting approval for the details submitted prior to that date (see para.3 of the Inspector's decision letter).

3.7 Subsequent applications for non-material amendments and re-discharge of conditions to amend facing materials and landscaping details from those already approved have been made and determined.

4.0 Proposal

4.1 The proposals comprise the construction of 5 residential units within a 3 storey building with lower ground floor with provision for external amenity space and adopting a 'car-free' zero parking policy. Schedule of accommodation as below:

Flat 1	1 bed, 2 person duplex	62m ²
Flat 2	Studio Flat, 1 bed 1 person	45m ²
Flat 3	Studio Flat, 1 bed, 2 person	51m ²
Flat 4	2 Bed, 3 person duplex	70m ²
Flat 5	2 Bed, 4 person duplex	80m ²

Planning Considerations

4.2 Give the extant permission that covers this part of the site it is felt that planning issues are limited to whether:

- i) the proposed re-configuration of the proposal results in an acceptable living environment for future occupiers.
- ii) the external appearance and design is appropriate to the adjoining development.

5.0 Planning Policies

London Plan

5.01 The proposal does not raise any strategic issues and but rather considerations pertaining largely to detailed development control matters. Having said that, it is useful to note London Policy 3.3 referring to the need for more homes in London with specific Borough targets, 3.4 which requires housing potential to be optimised and 3.5 for highest internal and external quality in relation to their context.

5.02 In regard of Section 5 and climate change mitigation this is dealt with under sustainable design below (section 10)

5.1 LB Camden Core Strategy

5.10 The proposals comply with the relevant aspects of Policy CS5. It is noted here this is a brown field site. Where the original proposal for this part of the site extended further north this proposal seeks to retain the number of units over a smaller footprint with smaller sized units. Thus the impacts overall are neutral whilst the visual impact is reduced.

5.11 Policy CS6 seeks to maximise housing opportunities in helping to meet or exceed its housing target.

5.12 The five units will be car free in accordance with Policy CS11 and each have access to secure bicycle storage provided on the host site. The site has a PTAL rating of 5 borderline 6 and so is in a highly accessible location.

5.13 The relevant criteria in Policy CS14 are met in that the proposal follows the high design standard of the development underway . The proposal is set at the rear of site sharing a boundary with the Ingestre Road estate. With other surrounding residential development there is no impact upon the adjacent part of the Conservation Area so heritage matters do not fall to be considered.

5.2 LB Camden Development Policies

5.21 The proposal does not result in the loss of any housing units over the original scheme. The original scheme included land not within the ownership or control of the applicants. The proposal seeks to place four maisonettes on land within the applicants ownership as opposed to four houses on the larger site.

5.22 The proposal does not exceed the threshold where provision of affordable housing applies under policy DP3.

5.23 Under DP5 this proposal meets the very high priority for 2 bed dwellings stated in the Dwelling Size Priority Table with over 40% of the units providing 2 bedroom accommodation.

5.24 In respect of DP6 a Lifetime Homes Standards assessment is appended.

5.25 The proposal is car free and provides a minimum of 1 no. cycle storage space per dwelling (to be provided on the host site) and so complies with Policy DP18. A Section 106 Agreement to ensure the units will not qualify for parking permits will be entered into. Refuse storage and collection is also to be provided on the host site and part of the overall site management.

5.26 For compliance with sustainable Policy 22 for design and construction see Section 10 below. The site is not within a flood prone area.

5.27 For matters concerning environment and quality of life (policy DP24) see section 6 below.

5.26 In respect of policy DP26 see section 8 below.

5.27 The proposal seeks to incorporate the basement space previously assigned to a parking space into the main domestic accommodation of the maisonette. As this was approved under the previous scheme issues of land stability, drainage etc do not fall to be considered under policy D27.

5.28 Basement construction is being carried out under the scheme approved for construction methodology under condition no.5 of the planning permission for the larger site. The construction of this proposal will operate under the same approved methodology.

5.3 Supplementary Planning Guidance

5.31 In respect of other supplementary planning guidance in particular CPG's 1, 2,3,4,6,7 and 8 the proposals comply with the relevant aspects.

5.4 Construction Method Statement

5.41 A Full CMS is appended to this document and forms part of the application.

5.5 Sustainability & Energy

Policy Context

5.51 Policy 5.3 'Sustainable Design and Construction' of the London Plan states development proposals should demonstrate that sustainable design standards are integral to proposals, including its construction and operation.

5.52 The Council's policy ambitions relating to sustainable design and construction are set out in Policies CS13 'Tackling Climate Change through Promoting Higher Environmental Standards' and Policy DP22 'Promoting Sustainable Design and Construction'. These policies explain that the Council will require all development to incorporate sustainable design and construction measures.

5.53 Further guidance is found in Camden Policy Guidance 3 'Sustainability' which addresses water efficiency and the use of renewable energy.

5.54 Within the emerging Local Plan Policy CC1 'Climate Change Mitigation' sets out that the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. In addition, Policy CC2 'Adapting to Climate Change' states that the Council will require development to be resilient to climate change through the inclusion of climate change adaptation measures such as measures to reduce the impact of urban and dwelling overheating.

Analysis

5.55 Section 10.0 of this Statement addresses sustainability and explains how the development will meet the Council's policy aspirations in this regard.

5.56 In addition to the benefits associated with residential development in this highly sustainable location, the proposed development will be designed utilising renewable technologies. PV panels, air source heat pumps, high efficiency boilers and heat exchange ventilation systems and grey water systems are to be fully investigated within the detailed design to provide the following as a minimum:

- CO2 reduction of 35% beyond part L of the 2013 Building Regulations;
- 20% of the energy reduction should be from renewable sources; and
- Water efficiency of 110 litres per person per day.

5.57 In summary, in light of the proposed measures set out above the proposal is consistent with the Council's ambitions as they relate to sustainable design and construction.

6.0 Use & Amount

Current planning policy accepts that residential use for the site is acceptable and is established through the extant permission. The proposed 5 flats have been designed in accordance with the minimum areas specified in section 4 of Camden Planning Guidance 2 Housing.

The flat sizes and the provision of 2 bedroom units have been provided to meet the requirements of the Dwelling Size Priority Table under Policy DP5 which states that 2 bedroom properties are a very high priority.

7.0 Design, Massing & Appearance

The design and mass of the building has been informed by the adjoining buildings currently under construction and by the two houses previously granted permission on the application site.

The appearance of the building provides visual continuity to the overall development of the whole site and provides a 'bookend' to the block of housing in line with that approved in the original scheme.

The proposed materials also add to the integration of the scheme into the surrounding development with the use of Trespa rainscreen cladding, render, aluminium powder coated windows and single ply membrane roofing.



CGI Image of approved scheme adjacent to proposed development showing the external materials also proposed

8.0 Daylighting Assessment

The proposal follows the bulk and massing of the previously approved scheme which itself repeats the form of the adjoining development. Therefore there is no change in respect of issues of overlooking and overshadowing. The proposed development does not negatively impact the existing levels of daylight or sunlight on neighbouring properties. The design has less impact on neighbouring properties than the previously approved scheme on the same site.

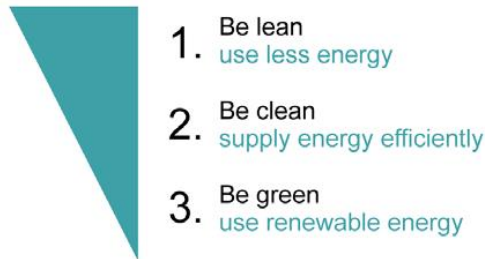
9.0 Trees

There are no trees on the application site. The only tree adjacent to the site is located approximately 4m above the lower ground floor level and will be unaffected by the proposals. The impact on the tree is less than that of the previously approved scheme.

10.0 Energy Statement & Sustainable Design

10.1 A sustainability/energy statement is submitted with the application.

10.2 The development has been designed to follow the steps in the energy hierarchy which is summarised in CPG as:



10.3 The development employs many sustainable design and construction measures and the environmental impact and energy use associated with the project will be considerably lower than for a project that is built to standard Building Regulations compliance.

10.4 The approach to reducing energy used has been to consider strategies and technologies to achieve a low energy and carbon footprint for the scheme. Energy efficient equipment has been proposed to further reduce energy use in the development. Low and zero carbon technologies have also been considered for the development.

10.5 Water fittings will be specified to reduce usage below 105 liters/day with water meters in each house to encourage residents to limit their consumption. All the building elements will achieve the highest feasible rating on the BRE Green Guide.

10.6 The development will be designed to encourage recycling through the provision of a central store and containers in kitchens.

10.7 The site is located in a highly sustainable location, close to all local amenities and excellent public transport.

10.8 The proposed development will be designed and constructed utilising renewable technologies. Solar Thermal Panels, high efficiency gas boilers, air source heat pumps and heat exchange ventilation will all be investigated at detail design stage.

10.9 As the development consists of five or more dwellings the intention is to achieve a 20% reduction in carbon dioxide emissions from on-site renewable energy generation (which can include sources of site related decentralised renewable energy) unless it can be demonstrated that such provision is not feasible. This is in line with stage three of the energy hierarchy 'Be green'.

In accordance with LBC planning policy the following will be provided as a minimum:

- A CO2 reduction beyond Building Regulations Part L 2014 to achieve the equivalent of the Code for Sustainable homes Level 4 for Energy.
- Energy reduction through renewable sources
- Max internal Water usage of 105 litres per person per day, with an additional 5 litres person/day for external use.

11.0 Summary

For the reasons set out in the preceding sections along with the Lifetimes Homes assessment it can be concluded that this proposal is policy compliant and so is entirely conditional planning permission should be granted subject to an appropriate car free Legal Agreement.

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