

PLANNING, DESIGN AND ACCESS STATEMENT

Wells Court, Oriel Place, London NW3 1QN

Erection of mansard roof extension to create two residential units (Class C3)



Contents:

- 1. Site and Surroundings**
- 2. Planning History**
- 3. Proposal**
- 4. Relevant Planning Policy**
 - 4.1 National Planning Policy Framework
 - 4.2 London Plan (FALP)
 - 4.3 Camden Core Strategy Policies
 - 4.4 Camden Development Policies
 - 4.5 Camden Supplementary Planning Documents
- 5. Analysis and Key Considerations**
 - 5.1 Land Use
 - 5.2 Design and Conservation
 - 5.3 Impact on neighbouring residential amenity
 - 5.4 Highways and Transportation
 - 5.5 Refuse and Recycling
 - 5.6 Other issues
- 6. Conclusion**

Appendices

1. Site and Surroundings

- 1.1 The application site is a five-storey late Victorian block on the south side of Oriel Place, a pedestrian lane which runs between Hampstead High Street to the north-east and Heath Street to the south-west. Although not listed, the building is identified as making a positive contribution to the Hampstead Conservation Area. The building is also directly opposite Oriel Place Gardens, which is a designated area of public space.
- 1.2 The surrounding area is characterised by a mix of residential and commercial uses, with Hampstead Village combining shops and restaurants with residential flats on upper floors. The building is also close to Hampstead Underground Station. Wells Court is bordered Nos. 65-67 Hampstead High Street to the north-east, with commercial units at ground floor level, and residential flats on upper floors. To the immediate south-west lie Nos. 20-26 Heath Street, which contain shops and other commercial units at ground floor level, with a gym on upper floors.



Fig. 1 Site Location Plan



Fig. 2 'Birds-eye' view of site and surrounding context (looking south)

2. Relevant Planning History

2.1 A search of Council records reveals the following planning history on the site:

- 2016/1084/P: Certificate of lawfulness granted on 22nd March 2016 for the use of the building as 23 self-contained residential units for sheltered accommodation (within Use Class C3).

2.2 There does not appear to be any other relevant planning history.

3. Proposal

3.1 The application involves the erection of a mansard roof extension at fifth floor level in connection with the creation of two additional residential units (Class C3) on the property.

3.2 The new units would both be 2-bed, 4 person units, accessed from the existing main staircase to the building. The units would both be dual aspect, making use of the existing refuse and recycling facilities at ground floor level (see section 5.5 for further details).

3.3 After careful consideration, a traditional mansard design has been adopted to ensure it respects the architectural character of this positive contributor to the conservation area, crucially maintaining and extending the central brick feature to the building at fifth floor level. The extension would be clad in natural slate with timber framed, sash windows to match the existing.

3.4 After setting out the relevant national and local planning policies which are considered relevant to the proposal in section 4, the statement will go on to analyse the proposed scheme against each of these policies in turn in section 5.

4. Planning Policy

4.1 National Planning Policy Framework

4.1.1 The National Planning Policy Framework (NPPF) was adopted in April 2012 with the overarching aim of encouraging sustainable development, i.e. encouraging positive growth which, among other things, helps to house a rising population and encourage creative, innovative design.

4.1.2 In particular, the following points are considered of relevance:

- Local planning authorities should recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites (para. 23);

- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks (para. 58);

- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation (para. 58);

- Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness (para. 60)

4.2 London Plan (2015)

4.2.1 The most relevant policies of the London Plan for consideration in this appeal are as follows:

Policy 7.4 Local Character

Part B: *'Buildings, streets and open spaces should provide a high quality design response that:*

a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;

b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;

c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;

d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area;

e) is informed by the surrounding historic environment.'

Policy 7.6 Architecture

Part B: *'Buildings and structures should:*

a) be of the highest architectural quality;

b) be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm;

- c) comprise details and materials that complement, not necessarily replicate, the local architectural character;*
- d) not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings;*
- e) incorporate best practice in resource management and climate change mitigation and adaptation;*
- f) provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces;*
- g) be adaptable to different activities and land uses, particularly at ground level;*
- h) meet the principles of inclusive design;*
- i) optimise the potential of sites.'*

Policy 7.8 Heritage assets and archaeology

Part C: *'Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.'*

Part D: *'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.'*

4.3 Camden Core Strategy Policies

4.3.1 Camden's Core Strategy was adopted in November 2010. The most relevant policies contained within the Core Strategy are considered to be the following:

Policy CS6 - Providing quality homes

"The Council will aim to make full use of Camden's capacity for housing by:

- a) maximising the supply of additional housing to meet or exceed Camden's target of 5,950 homes from 2007-2017, including 4,370 additional self-contained homes;*
- b) maximising the supply of additional housing over the entire plan period to meet or exceed a target of 8,925 homes from 2010-2025, including 6,550 additional self-contained homes;*
- c) supporting the supply of additional student housing, bedsits and other housing with shared facilities providing this does not prejudice the Council's ability to meet the target for the supply of additional self-contained homes, the balance of uses in the area; and the quality of residential amenity or the character of the surrounding area;*
- d) minimising the net loss of existing homes;*
- e) regarding housing as the priority land-use of Camden's Local Development Framework."*

Policy CS14 - Promoting high quality places and conserving our heritage

"The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*

e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views."

4.4 Camden Development Policies

4.4.1 In addition to the overarching development aims identified within the Core Strategy, Camden's Development Plan Policies give a greater level of detail as to what is required with development proposals. The following policies have been identified as being of relevance to this application:

Policy DP2: Making full use of Camden's capacity for housing

"The Council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing, by:

- a) expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site;*
- b) resisting alternative development of sites considered particularly suitable for housing; and*
- c) resisting alternative development of sites or parts of sites considered particularly suitable for affordable housing, homes for older people or homes for vulnerable people."*

Policy DP5: Homes of different sizes

"The Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. We will:

- a) seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non residential floorspace;*
- b) expect a mix of large and small homes in all residential developments.*

In considering the mix of dwelling sizes appropriate to a development, the Council will have regard to the different dwelling size priorities for social rented, intermediate affordable and market homes, and will take into account:

- c) the character of the development, the site and the area, including the impact of the mix on child density;*
- d) site size, and any constraints on including homes of different sizes; and*
- e) the economics and financial viability of the site, including the demand for homes of different sizes."*

Policy DP6: Lifetime homes and wheelchair housing

"All housing development should meet lifetime homes standards. 10% of homes developed should either meet wheelchair housing standards, or be easily adapted to meet them."

Policy DP18 - Parking standards and limiting the availability of car parking

"The Council will seek to ensure that developments provide the minimum necessary car parking provision. The Council will expect development to be car free in the Central London Area, the town centres of Camden Town, Finchley Road / Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead, and other areas within Controlled Parking Zones that are easily accessible by public transport.

Development should comply with the Council's parking standards, as set out in Appendix 2 to this document. Where the Council accepts the need for car parking provision, development should not exceed the maximum standard for the area in which it is located (excluding spaces designated for disabled people). Developments in areas of on-street parking stress should be

'car capped'.

For car free and car capped developments, the Council will:

a) limit on-site car parking to:

- spaces designated for disabled people,*
- any operational or servicing needs, and*
- spaces designated for the occupiers of development specified as car capped;*

b) not issue on-street parking permits; and

c) use a legal agreement to ensure that future occupants are aware they are not entitled to on-street parking permits.

Developments will also be expected to meet the Council's minimum standards for cycle parking set out in Appendix 2.

The Council will:

d) strongly encourage contributions to car clubs and pool car schemes in place of private parking in new developments across the borough; and

e) seek the provision of electric charging points as part of any car parking provision."

Policy DP22 - Promoting sustainable design and construction

"The Council will require development to incorporate sustainable design and construction measures. Schemes must:

a) demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation; and

b) incorporate green or brown roofs and green walls wherever suitable."

The Council will promote and measure sustainable design and construction by:

c) expecting new build housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013 and encouraging Code Level 6 (zero carbon) by 2016.

d) expecting developments (except new build) of 500 sq m of residential floorspace or above or 5 or more dwellings to achieve "very good" in EcoHomes assessments prior to 2013 and encouraging "excellent" from 2013;

e) expecting non-domestic developments of 500sqm of floorspace or above to achieve "very good" in BREEAM assessments and "excellent" from 2016 and encouraging zero carbon from 2019.

The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as:

f) summer shading and planting;

g) limiting run-off;

h) reducing water consumption;

i) reducing air pollution; and

j) not locating vulnerable uses in basements in flood-prone areas."

Policy DP24 - Securing high quality design

"The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

a) character, setting, context and the form and scale of neighbouring buildings;

b) the character and proportions of the existing building, where alterations and extensions are proposed;

- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.”*

Policy DP25 - Conserving Camden’s heritage

“In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.”*

Policy DP26 - Managing the impact of development on occupiers and neighbours

“The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;*
- b) overshadowing and outlook;*
- c) sunlight, daylight and artificial light levels;*
- d) noise and vibration levels;*
- e) odour, fumes and dust;*
- f) microclimate;*
- g) the inclusion of appropriate attenuation measures.*

We will also require developments to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;*
- i) facilities for the storage, recycling and disposal of waste;*
- j) facilities for bicycle storage; and*
- k) outdoor space for private or communal amenity space, wherever practical.”*

4.5 Supplementary Planning Documents (SPD)

4.5.1 Reference has also been made to the following Camden Supplementary Planning Documents in preparation of the application, which have been updated over the past two years:

- CPG1: Design
- CPG2: Housing
- CPG3: Sustainability
- CPG6: Amenity

CPG7: Transport
 CPG8: Planning obligations

4.5.2 Careful consideration has also been given to the Hampstead Conservation Area Statement, adopted in October 2001, which identifies Wells Court as making a positive contribution to this part of the Hampstead Conservation Area.

4.6 The statement will now go on to analyse the proposal against the issues raised by the policies above, outlining why it is considered the scheme meets the aims and objectives of the national and local planning policy.

5. Analysis and Key Considerations

5.1 *Land Use issues*

5.1.1 It is important to note that a certificate of lawfulness has recently been granted, establishing the use of the current building as 23 self-contained residential units (Class C3). It is therefore considered that the creation of two flats at roof level would accord with an established residential use to the building. By extending the building at roof level, the proposal would help to maximise the supply of housing in the borough, thereby complying with Policy DP2 of Camden’s Development Policies.

5.1.2 The application would result in the creation of 2 x 2-bed flats, and would therefore accord with the aims of Policy DP5 of Camden’s Development Policies, which identifies the need for additional 2-bed market housing as ‘very high’ (see Dwelling Size Priorities Table below, fig. 3).

Dwelling Size Priorities Table					
	1-bedroom (or studio)	2-bedrooms	3-bedrooms	4-bedrooms or more	Aim
Social rented	lower	medium	high	very high	50% large
Intermediate affordable	medium	high	high	high	10% large
Market	lower	very high	medium	medium	40% 2-bed

Fig. 3 Dwelling Size Priorities Table (taken from p.34 of Camden Development Policies Document)

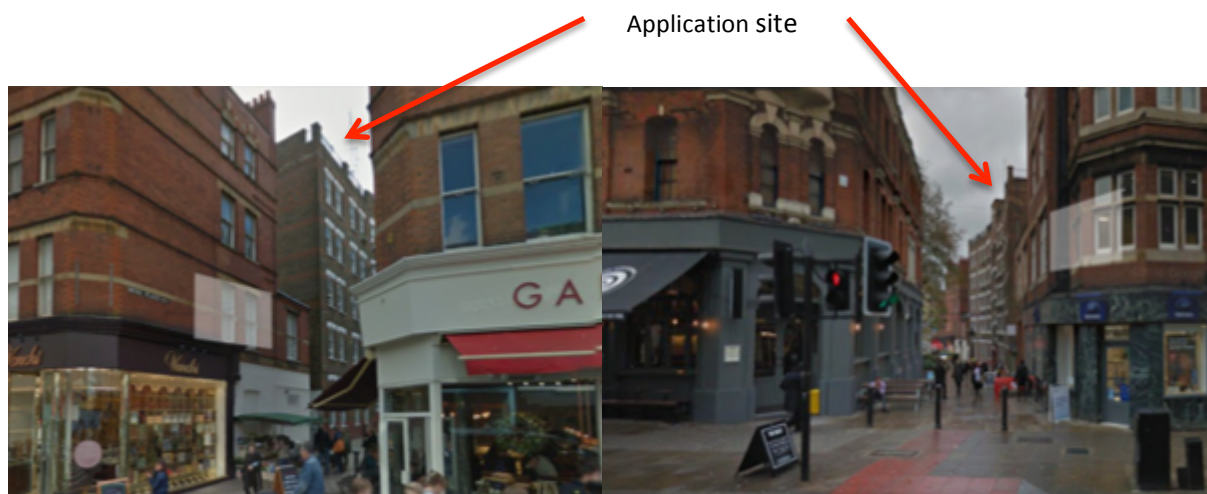
5.1.3 At 72 (Flat A) and 74 sqm (Flat B) respectively, both flats would meet the minimum floorspace requirements of 70 sqm (2b, 4p), set out within the newly adopted Technical Housing Standards (October 2015). The flats would both benefit from being dual aspect, with all main habitable rooms obtaining natural light and ventilation.

5.1.4 Although external amenity space is not provided at roof level, the flats would both have access to the rear courtyard at ground floor, as well as benefitting from the quiet, private space opposite the building within Oriel Place Gardens.

5.1.5 On this basis, it is considered that the proposed units would accord with both London Plan policies, and the aims of Policies DP2 and DP5.

5.2 Design and conservation issues

- 5.2.1 As set out above, the building has been identified by Camden as a positive contributor to the Hampstead Conservation Area. The building is in many ways the focal point of Oriel Place, particularly when viewed from the adjacent open space. Careful consideration has therefore been given to the form and detailed design of the proposed roof extension, given the sensitivity of the building to any alterations.
- 5.2.2 Standing at five storeys, the building is already an imposing one. However, it is considered that the principle of a roof extension to the building can be supported in design and conservation terms when looking at the surrounding context. Firstly, it should be noted that there is already an existing extension at roof level, which although not of the same bulk and scale of the proposed scheme, is already visible from surrounding properties. Its replacement with a traditionally slate tiled addition, rather than brick, is considered to be more appropriate at roof level.
- 5.2.3 Although taller than the buildings around it, its location on Oriel Place, a narrow alleyway between Hampstead High Street and Heath Street, means that views of it are restricted publicly. As demonstrated from the photographs below, views of the extension would be possible from both connecting streets, but only by looking directly down Oriel Place, and not from any longer views.



Left: View of application site from Hampstead High Street (looking south-west)

Right: View of application site from Heath Street (looking north-east)

- 5.2.4 Furthermore, the impact of the additional bulk and height resulting from the proposed extension has been significantly lessened by setting it back from all elevations of the building by 1 metre. The 70-degree roof pitch to the main mansard slope, which then tapers to 30-degrees on the secondary roof slope, further reduces the overall bulk and height of the extension, while ensuring it would remain subservient to the main building. Although being a 1.5 storey extension, the building benefits from a raised parapet surrounding the roof level, which in effect reduces the height of the extension when seen from street level (see Fig. 5 below).

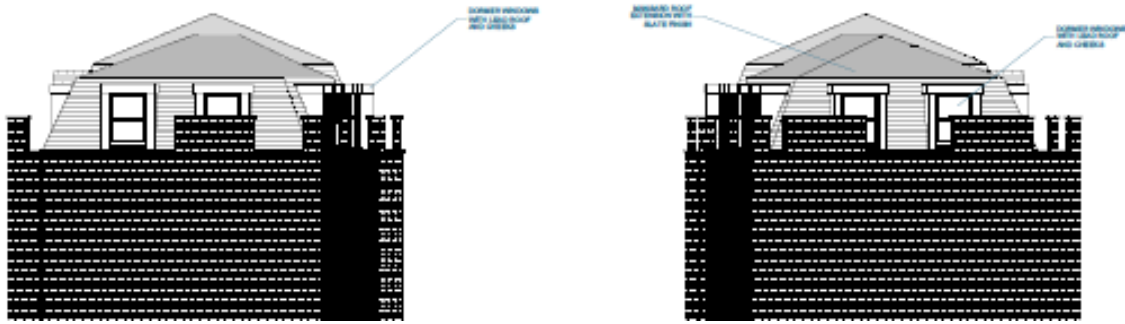


Fig. 4 Proposed side elevations showing the set back of the mansard and height of the raised parapet reducing bulk and height of proposed roof extension

5.2.5 In terms of the detailed design, one of the key challenges has been to incorporate the existing central brick feature to the front elevation into the overall design, which adds a high degree of visual interest to the existing building. Although the existing brick structure at roof level is no longer required (used previously as a plant room / access for maintenance), this central feature has crucially been maintained and widened, with the brick parapet raised to ensure it retains its visual dominance when seen against the proposed extension. The other raised parapets to the front elevation have also been maintained.

5.2.6 As can be seen in Fig. 5 below, the rhythm and symmetry brought by this central feature at roof level has also been retained, introducing timber sash windows which are aligned with and match the proportions of the sash windows on lower floors. The window pattern to the central staircase has also been continued upward, ensuring the visual importance of the main entrance remains.

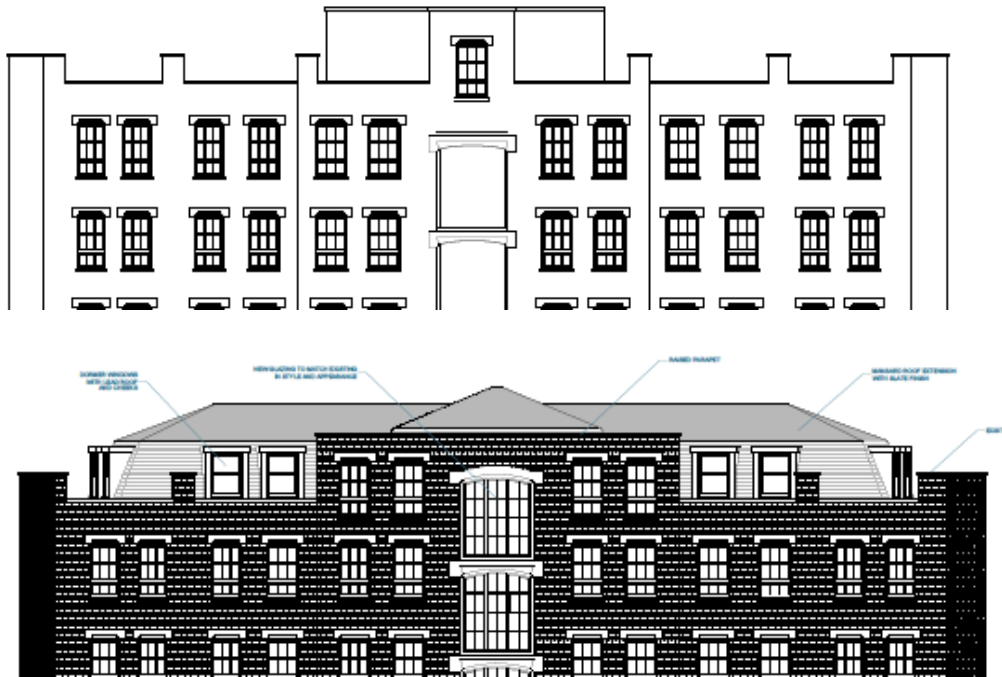


Fig. 5 Comparison of existing and proposed front elevation showing symmetry retained

5.2.7 As well as being able to reduce the overall bulk and height of the extension, using a traditional mansard design is considered to be the most appropriate form of addition to this Victorian building, complementing the traditional architecture and materials to the host building and the surrounding area. The design of the mansard follows the guidance set out for this type of extension in CPG1: Design (p. 43), as seen in Fig. 6 below. There are also other examples of mansard roof extensions in the immediate area, most evidently at No. 28 Heath Street (Fig. 7), illustrating this type of extension is characteristic of this part of the conservation area.

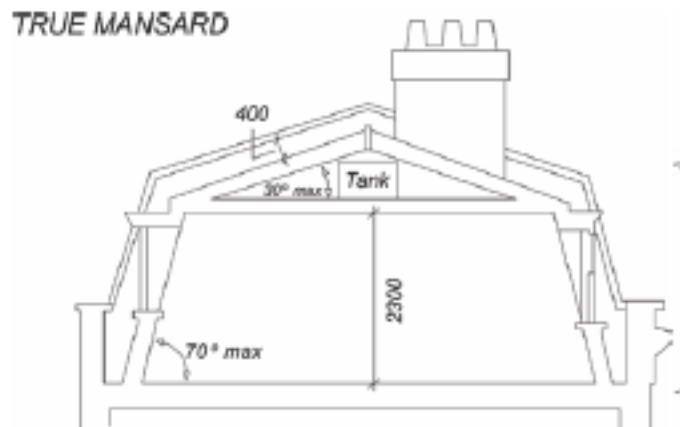


Fig. 6 Example of mansard roof best practice, as set out in CPG1: Design



Fig. 7 Mansard roof extension to No. 28 Heath Street

5.2.8 The mansard would be clad in natural slate tiles, with traditional timber sliding sash dormer windows. The openings have been designed to be smaller than the windows to the main

front and rear facades, thereby playing their part in ensuring the extension would remain subordinate.

- 5.2.9 For these reasons, it is considered that the proposed roof extension would be clearly subordinate to the host building, while using an appropriate form of extension and materials which responds correctly to its traditional architecture and detailing. It would therefore ensure the building both preserves and enhances its status as making a positive contribution to the Hampstead Conservation Area. By doing so, it is considered that the aims of Policies DP24 and D25 would be met.

5.3 Impact on neighbouring residential amenity

- 5.3.1 Policy DP26 focuses on the protection of neighbouring residential amenity from development proposals. In this particular case, the main issues raised are in terms of daylight, sunlight, outlook, overshadowing and potential for overlooking to neighbouring properties.
- 5.3.2 It was recognised at an early stage of the design process that the proposed extension would need to be sensitive to impacts on the amenity of neighbouring occupiers, with residential properties in very close proximity to the site, particularly to the immediate east on Hampstead High Street.
- 5.3.3 With regard to potential daylight and sunlight impacts to neighbouring properties, a Daylight and Sunlight study has been undertaken by highly experienced consultants, Anderson Wilde and Harris, and a copy of their report has been submitted with the application. To summarise, after identifying all potentially affected residential windows, a full survey was carried out in line with the advice contained within the BRE Guide: 'Site Layout Planning for Daylight and Sunlight' (2011). This concluded that the extension would not result in any material loss of daylight or sunlight to neighbouring residential properties.
- 5.3.4 In terms of overshadowing, the nearest neighbouring properties most likely to be affected by the proposal are those to the immediate east, within the upper floors of Nos. 65 – 67 Hampstead High Street. However, it must be recognised that windows to the south-west façade of these properties are already enclosed due to the height of the existing building, and any further impact from the extension would be relatively minor. As stated previously, the extension has been set back by 1 metre to all elevations, and this is also considered to reduce its impact considerably in terms of overshadowing.
- 5.3.5 With respect to overlooking and privacy impacts, new windows would be inserted to both side elevations, which may allow some additional views into neighbouring windows, particularly those to the south-west façade of 65-67 Hampstead High Street. However, as the photographs below illustrate (Fig. 8), the existing building is already a storey taller than the buildings to the north-east, and therefore views from the proposed windows at roof level would be oblique rather than direct. This is considered to ensure there would be no material loss of privacy to neighbouring properties.
- 5.3.6 The new openings proposed to the three other facades are a sufficient distance away from neighbouring residential windows, ensuring there would be no material loss of privacy to adjoining occupiers.



Fig. 8 Photos showing existing view from roof level to neighbouring windows of Nos. 65-67 Hampstead High Street

5.3.7 The proposal been designed so that there would be no access to the remaining area of flat roof for use as a terrace/balcony for the proposed units, preventing any material loss of privacy or increased noise disturbance in this regard.

5.3.8 For these reasons, the proposed extension is not considered to result in any material harm to the amenity of neighbouring residents, and would accord with Policy DP26 of Camden's Development Policies.

5.4 Highways / Transportation issues

5.4.1 Policy DP18 requires all developments provide the minimum necessary car parking provision. The site is designated within an area of 'good' (4) public transport accessibility, with Hampstead Underground Station less than 250 metres away and bus routes located on Hampstead High Street.

5.4.2 No car parking provision is proposed with the development. While the 2-bed units are not expected to attract families – more likely to have cars – it is accepted that the Council's aim would be to provide a 'car free' development in this location. The applicant is therefore happy to enter into a legal agreement to ensure future occupiers of the units cannot gain access to on-street parking permits (with the exception of Blue Badge holders).

5.4.3 In regard to cycle parking, a development of this size would be expected to provide a minimum of 2 cycle spaces overall. Although not shown on the submitted drawings, there is space within the ground floor courtyard / enclosure to the west of the site for cycle parking to be provided. The applicant would be happy to accept a condition ensuring that exact details of secure, covered cycle provision is submitted, as part of any future permission.

5.5 Refuse and Recycling

- 5.5.1 Policy DP26 expects all development proposals, including the provision of new residential units, to provide adequate waste and recycling facilities. In connection with this, consideration has been given to the advice contained with CPG1 on refuse and recycling storage.
- 5.5.2 An existing waste store is located to the courtyard / enclosure to the west of the site, which is established as part of the existing residential use, and which has sufficient capacity to accommodate the proposed units.

5.6 Other Issues

- 5.6.1 Although the Lifetime Homes Standards have been superseded by the new National Technical Housing Standards (2015), the overarching aims of the Lifetime Homes and Sustainability SPD are acknowledged and would be incorporated into the scheme. The new units would have a step-free access meeting minimum wheelchair requirements, while all main habitable rooms and bathrooms would also meet the needs of wheelchair and disabled users. In addition, there is an existing lift to the building, which has been refurbished to ensure it can accommodate wheelchair users.
- 5.6.2 In submitting the application, reference has been made to the Council's validation checklist. It is considered that sufficient information has been submitted to ensure a full assessment of the proposed development can be made.

6. **Conclusion**

- 6.1 The statement outlines the main constraints and designations on the site, before setting out the key issues which the proposals raise.
- 6.2 It is considered that the principle of two residential units would be acceptable in this location under Policy DP2, given the established residential use to the building. The proposed 2-bed units meet Camden's priorities for market housing in this location, and therefore the proposal also accords with Policy DP5.
- 6.3 The design of the proposed roof extension is considered to be acceptable in principle, remaining subordinate to the host building and ensuring it would continue to act as a positive contributor to the Hampstead Conservation Area. It would be in keeping with the surrounding context, while incorporating the highest standards in terms of layout, materials and sustainable energy methods.
- 6.4 The proposed extension would not result in any harm to neighbouring residential amenity in terms of daylight, sunlight or overshadowing impacts, and nor would it result in any loss of privacy or increased noise disturbance.
- 6.5 It is considered that the proposals fully comply with relevant national and local planning policies (subject to appropriate conditions), and the application should be recommended for approval.