



**Supporting Planning Statement
144 Clerkenwell Road, London, EC1R**

September 2016

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1.0 Introduction

- 1.1 This Supporting Planning Statement has been prepared on behalf of our client, R & I Grant and Co Ltd, in support of the proposed development at No. 144 Clerkenwell Road, London EC1R 5DP, which is also known as the 'Albion Buildings' (hereafter referred to as 'the site').
- 1.2 The site comprises a five storey building with an extended stair core to allow access to the roof level. The main façade of the building faces onto Back Hill to the east and White Bear Yard to the west. The southern elevation fronts onto Clerkenwell Road and the northern façade lies immediately adjacent to a five storey commercial building, which is occupied by Bowers and Wilkins.
- 1.3 The property comprises a large brick building and provides an A1 retail news agent's at the ground floor with ancillary use at the first floor. The southern section of the ground and first floor of the building is occupied by a Vietnamese restaurant 'Ngon' ('A3' Use Class) and a recruitment agency business (A2 Use), lies to the northern end of the property and is accessed from Back Hill. The second and third floors comprise B1 office use and the fourth floor comprises residential use, which is currently arranged as three small flats. The building provides one stair core, but does not benefit from a lift. In total the existing building comprises approximately 793 sq m (GIA) of accommodation.
- 1.4 The proposals seek to create a new fifth floor level to provide a large two-bedroom apartment at this level with an associated terrace. In addition, the three small flats on the fourth floor will be re-configured internally to provide two high quality two-bedroom units at this level. This will provide enhanced residential units in terms of size, layout and amenity, when compared to the existing units. The loss of the third small unit at the fourth floor will be compensated for by the provision of a new dwelling at the fifth floor, which means that there will be no net loss of residential units and there will be a gain in residential floorspace of 145 sq m (GIA) overall.
- 1.5 The property provides a clear opportunity for sensitive extension at the roof level and will provide significantly enhanced residential units. The proposals also include the provision of a new lift core to the rear of the building at White Bear Yard. This will provide enhanced access to the existing office and residential accommodation at the upper floors and will enhance the attractiveness of the existing office accommodation.
- 1.6 The new lift-core will require some of the existing windows, which front onto White Bear Yard, to be removed and blocked up. The removal of a small amount of office accommodation at the ground floor will be required to accommodate the lift-core. However, this loss of 14 sq m at the ground floor will be compensated by 13 sq m of commercial accommodation at the upper floors.

- 1.7 In addition, the new residential unit at the roof level will necessitate the removal of two of the existing chimneys, which are set in from the edge of the building and are largely obscured from street level.
- 1.8 It should be noted that these proposals do not seek any significant changes to the commercial and retail floors apart from improving access to these floors via the new lift-core.
- 1.9 The format of this Supporting Planning Statement is set out as follows:
- Section 2 describes the Site and its context;
 - Section 3 details the relevant planning history and notable comparable schemes;
 - Section 4 describes the proposals;
 - Section 5 sets out the planning policy position;
 - Section 6 provides an assessment of the proposals; and
 - Section 7 contains our conclusions.

Fourfoursixsix Architects

- 1.10 Fourfoursixsix Architects are driven by a desire to create innovative, unique and pragmatic architecture. Avoiding the constraints of a 'house style', they choose instead to formulate design solutions through an investigative studio process, underpinned by a high level of client consultation and careful investigation of context, site and brief.
- 1.11 Such a methodology allows the firm to work on a wide range of scales and typologies, continually evaluated through rigorous critical analysis. The Architects believe that this process-led approach to design produces consistently high quality solutions for both the client and the end user. Further information regarding the project architect is provided within the Design and Access Statement (DAS).

2.0 The Site

- 2.1 The site lies on the western side of Back Hill, just north of its junction with Clerkenwell Road in central London. White Bear Yard fronts onto the western boundary of the property and the northern edge of the property lies adjacent to a large five-storey commercial building.
- 2.2 The site is located within the administrative boundary of the London Borough of Camden (LBC). Farringdon Station (Circle, Metropolitan, Hammersmith & City Underground Lines) lies a five-minute walk to the south east and Chancery Lane Underground Station (Central Line) also lies a five-minute walk to the south west. The site is also served by the No.63 bus route along Clerkenwell Road.
- 2.3 The property comprises a five storey building with an extended stair core which provides access to the roof. The main façade of the building faces onto Back Hill and the northern façade lies immediately adjacent to a five storey commercial building, which is occupied by Bowers and Wilkins. To the north of this building lies Summer Street, which forms the northern boundary of this larger urban block.
- 2.4 The property comprises a brick building and provides an A1 retail news agent's at the ground floor with ancillary use at the first floor. The southern section of the ground and first floor of the building is occupied by a Vietnamese restaurant 'Ngon' ('A3' Use Class) and a recruitment agency business (A2 Use), lies to the northern end of the property and is accessed from Back Hill. The second and third floors comprise B1 office use and the fourth floor comprises residential use, which is currently arranged as three small flats. The building provides one stair core, but does not benefit from a lift. Each floor of the property is split with varying floor heights, which are higher at the southern part of the building and lower at the northern section. This is due to the significant drop in ground level from Clerkenwell Road to Warner Street to the north.
- 2.5 The area is mixed in nature with many retail and commercial uses to the south and east, interspersed with residential uses, which tend to lie to the north and north west. The site is located to the north of Hatton Garden and to the west of St Peter's Italian Church. Although the Church is a Grade II* listed building, the proposed extension of the fifth floor at the site is not expected to affect the setting of this building. There are no other listed buildings located within the immediate vicinity of the site. However, it should be noted that the site is located within the Hatton Garden Conservation Area.
- 2.6 This section of the Clerkenwell Road provides a dense urban form, with the majority of buildings immediate vicinity ranging from 5-6 storeys in height. This height can also be deceptive due to the significant drop in ground level from Clerkenwell Road to Warner Street to the north. The

immediate vicinity of the site contains a variety of building styles, plot sizes and materials which have been developed over a significant period, which are generally in commercial office use.

- 2.7 Although the proposals seek to create a new floor, this extension will not be visible from many vantage points due to the narrow streets surrounding the property as well as the height of some adjacent buildings. However, the proposals will be visible from the north of Hatton Garden as well as the southern side of Clerkenwell Road. See Appendix 1 for photographs of the site and the surrounding area. Further information is also provided in the 'Townscape Assessment' section of the DAS, which supports this application.
- 2.8 The site benefits from a PTAL of 6b (best) which indicates that it is highly accessible by a range of public transport means as shown in Figure 1.1. below. Additionally, two 'Santander' cycle hire docking stations are provide to the south of the site at both the Northern and Southern sections of Hatton Garden.

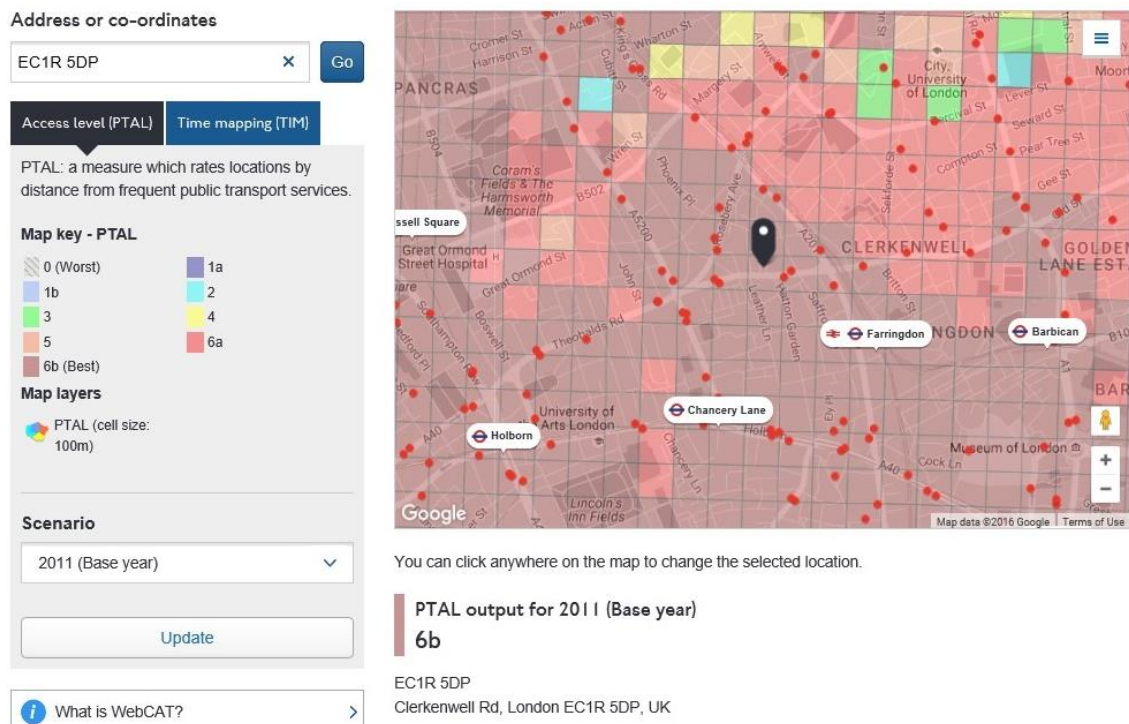


Figure 1.1: PTAL Rating for the Site: source, WebCAT

3.0 Planning History

- 3.1 The site has a very limited planning history. A number of minor applications for illuminated advertisements, extract flues and air-conditioning units have been permitted over the past 25 years. There are no major or relevant applications that relate to the site or the proposals in this instance.

Notable Comparable Schemes

- 3.2 This section of the report assesses a number of notable comparable schemes in the immediate vicinity of the site. They include:

- Jameson House, Nos. 146-148 Clerkenwell Road;
- Herbal House, No.10 Back Hill; and
- 1-10 Summers Street.

Jameson House, Nos. 146-148 Clerkenwell Road, EC1R

- 3.3 Jameson House lies immediately to the west of the site at the corner of Clerkenwell Road and White Bear Yard. In March 2000, planning permission was granted for the following development:

'The erection of a single storey roof extension together with the construction of a vertical glazed feature. As shown on drawing Nos 200 sp 01, 200. Ex.01-04 rp 03 rev A, rp. 04 rev B, and rp.05 Rev B.'

- 3.4 The proposals by Buckley Gray Architects extended this building by one storey. The development is now complete and provides additional height compared to the existing property at No.144 Clerkenwell Road. The entire building provides commercial office space.

- 3.5 We requested the planning archive files from LBC in relation to this permission, which contained a Member's Briefing and Officer Report on the proposals. Paragraph 1.1 of the Officer Report states:

'The building forms part of the long view from the top of Leather Lane to St. Peter's Italian Church although it was not considered as having any intrinsic merit in itself in the Council's recent conservation area designation statement for Hatton Garden.'

- 3.6 The previous proposals at Jameson House sought permission for a two-storey extension at roof level. However, this application was refused and a single storey extension was subsequently approved. Paragraph 6.2 of the Officer's Report for the approved permission is relevant in this instance and states:

'Following the Council's refusal of planning permission for the two storey roof extension in November, the applicant has removed the upper floor in this submission. The building already has a plant room in the centre of the roof which is slightly higher than the roof extension currently before the Council and there is also a small attic area. It is proposed to remove both and to replace these with a flat roofed extension. It is proposed to compliment this with a vertical feature constructed out of planar glazing. This feature would rise over the existing parapet height and is considered would create a striking vertical feature in this block of uninspiring buildings. The bulk of the roof extension is now considered to be acceptable as this is not thought likely to impact greatly on the views to the East.'

- 3.7 The extension at Jameson House provides a useful precedent for the proposals in terms of bulk, mass and townscape. Additionally, in urban design terms the property at No.144 Clerkenwell Road forms the south eastern corner of this larger urban block and it is logical to provide a strong corner at the junction of Clerkenwell Road and Back Hill by exceeding the existing height of Jameson House. We consider that these proposals will achieve this aim and will enhance the townscape and general appearance of this urban block, whilst continuing to provide a varied townscape.



Figure 1.2: View of office roof extension at Jameson House

- 3.8 The commentary above from the Officer Report notes that the proposals will be similar in height to the existing plant room. This rationale for the extension at No.144 Clerkenwell Road is also relevant as there is an existing stair core on the roof, which provides access for maintenance. In addition, the provision of a high quality, yet sensitive and contemporary extension should be considered acceptable by LBC given that the Officer Report describes the properties in the immediate vicinity as a '*block of uninspiring buildings*'. Additional photos of Jameson House can be viewed in Appendix 1: 'Site Photographs'.

1-10 Summers Street, EC1R 5BD

- 3.9 Full planning permission for the following development was granted on 2nd July 1992 (ref: 9200392) at 1-10 Summers Street, which lies to the north of the site. The description of development was as follows:

'Change of use and works of conversion to provide residential use on the first, second and third floors with residential car parking in the basement together with the erection of additional floor for residential all to provide 25 units as shown on drawing numbers P-01 PS-02 PS-04 PS-05 P-06A P-07 P-08 & P-09.'

- 3.10 The additional floor provides a high quality contemporary extension to the property, which has a curved roof and therefore reduces the visual impact of the additional floor. See Figure 1.3 below. Further photographs are provided in Appendix 1.
- 3.11 We consider that the proposals at No.144 Clerkenwell Road will provide an enhanced townscape that will sit comfortably with the previously approved roof extensions that lie next to the site.



Figure 1.3: View of roof extension at Nos.1-10 Summers Street

Herbal House, No.10 Back Hill, EC1R

- 3.12 To the north of the site on the eastern side of Back Hill lies Herbal House, which was formerly occupied by Central Saint Martins College of Art and Design. In July 2015 planning permission (ref: 2014/3683/P) was granted for the following development:

'Change of use from higher education college (D1) to a mixed use comprising offices (B1) from lower-ground, ground to fourth floors, three flexible retail/café/office (A1/A3/B1) units at lower ground, ground and upper ground floors and a flexible commercial gallery/office (A1/B1) with ancillary café at lower-ground floor and part ground floor, lightwell infill extension at second, third and fourth floor levels; two-storey

roof extension to create additional office (B1) space and six self-contained duplex apartments; and associated external alterations.'

- 3.13 The proposals included a two-storey roof extension and paragraphs 6.16 and 6.17 within the Committee Report (6th November 2014) for the application refer to this aspect of the proposals. They state:

'Roof Extension

6.16 *Most significant of the proposed external alterations is the two storey extension to the roof of the building. In principle, drawing from the variety of building heights in the vicinity, the bulk and massing at roof level would not be out of keeping with the general established scale and pattern of development in the area. In particular, 1-10 Summers Street stands opposite the application site at a comparable height and also comprises a roof extension. It is noted that the proposed roof extension would replace existing roof top structures. The extension has been tiered so that it steps back from the fourth floor parapet line to reduce the impact upon the building's appearance. The lower floor would be 2.8m away from the parapet, whilst the upper storey would be set 5.8m back. As a result, the extension is only appreciated in far-ranging views from street level and from the upper storeys of neighbouring buildings. The extension is considered to be subordinate in scale to the host building, as demonstrated by the submitted Heritage, Townscape and Visual Impact Assessment. Its contemporary and minimalistic appearance is supported by Conservation and Urban Design Officers.*

6.17 *The extension would comprise large expanses of full height glazing, spaced to take account of the position and rhythm of fenestration on the lower floors. Therefore, the predominant facing element of the extension would be glazing with a steel cladding system proposed for the lesser areas between. It will be necessary to secure via condition the detailed design and material choices, including the proposed glazing, to ensure the highest quality outcome and moreover, to ensure the appearance would be appropriate in the context of the host building.'*

- 3.14 The permitted roof extension is set back from the edge of the building and provides a high quality and contemporary design, which is subordinate to the host building. Although the extension backs onto the Grade II* listed Church of St Peter, the Heritage Report which supports the application, concludes that the proposals will enhance the character and appearance of the Hatton Garden conservation area.
- 3.15 Although this scheme provides two additional floors instead of one, we consider that it shares many similarities with the proposed development at No.144 Clerkenwell Road as both provide a high quality, yet sensitive and contemporary roof extension to a historic building within the Hatton

Garden Conservation Area. Images of the existing building (2014) and proposed roof extension at Herbal House are shown below at Figures 1.4 and 1.5 respectively.



Figure 1.4: Existing View of Herbal House (2014) looking east along Warner Street



Figure 1.5: CGI of Permitted extension at Herbal House looking east along Warner Street

4.0 Description of Proposals

- 4.1 The proposals seek to provide a new lift core to the rear of the building at White Bear Yard, which will enhance the accessibility of the building for the existing commercial and residential floors. In addition, the re-configured fourth floor level as well as the proposed additional floor will provide high-quality residential accommodation, arranged as 3x2 bedroom dwellings.
- 4.2 The additional storey will accommodate a new large two-bedroom dwelling (122.5 sq m), which will be set-back from the parapet of the building by approximately 700 mm and will be slightly higher (720 mm) than the existing stair core at this level. The southern section of the building is higher than the northern section and thus the southern section is approximately 2.6m higher than the northern section. It is proposed that the northern section, which will accommodate the two-bedrooms associated with the apartment at the fifth floor, will be increased by approximately 1.8m in height. However, this section of the new roof extension will be largely hidden by the higher development at the southern section on the roof, especially when viewed from the south.
- 4.3 A terrace for the new apartment at the fifth floor is provided to the south of the building, which provides a degree of separation between the edge of the existing building and the new extension, especially when viewed from the opposite side of Clerkenwell Road. This helps to ensure that the extension is subordinate and respectful of the host building in design terms. The new apartment is set-back by approximately 2.6m at this section, which also reduces the visual impact of the extension from the street. It also ensures that the new dwelling benefits from a terrace of approximately 7 sq m.
- 4.4 The proposed dwelling at the new fifth floor level provides a two-bedroom (4 person) flat which totals 122.5 sq m. The bedrooms, living area and bathrooms provide generous accommodation which comfortably exceed the minimum space standards detailed within the Greater London Authority (GLA) Housing Supplementary Planning Guidance (SPG) published in March 2016.
- 4.5 The unit comprises a dual aspect dwelling, which will benefit from good levels of daylight and sunlight as well as views of the City to the south and the east. It also benefits from the existing stair core as well as the proposed lift core. See Figures 1.6 & 1.7 below which provide a photograph of the existing southern elevation of the property as well as the proposed layout plan of the new dwelling, respectively.
- 4.6 In addition, the three existing residential units at the fourth floor will be re-configured to provide two residential units at this level. This is due to the fact that the existing units are in a poor condition and provide sub-standard residential accommodation. The two studio units total 40 sq m and 42 sq m respectively and both units provide single-aspect accommodation. The remaining unit provides a one-bedroom apartment, but this can easily be arranged as a two-bedroom unit

if required. However, it suffers from an awkward and inefficient layout and would benefit from enhancement.

- 4.7 The proposed fourth floor will maintain the existing residential use at this level, but will provide 2x2 bedroom units instead of 3 units. The new two-bedroom units will provide significantly enhanced accommodation as both flats will be 'dual aspect' units which will benefit from enhanced daylight and sunlight levels into these units.
- 4.8 It should also be noted that the number of residential units at the site will be maintained at 3 units. However, the additional residential floorspace proposed will provide enhanced residential accommodation in comparison to the existing situation, which provides three small units. All of the new re-configured units will also benefit from enhanced access via the new lift-core.
- 4.9 The new dwellings will also benefit from a dedicated waste and recycling storage area to accommodate the necessary bins next to the new lift-core. In addition, secure cycle storage for six bikes and additional dedicated storage space is provided within the shared area at the fourth floor level.



Figure 1.6: Photograph of Existing Building from the South of Clerkenwell Road

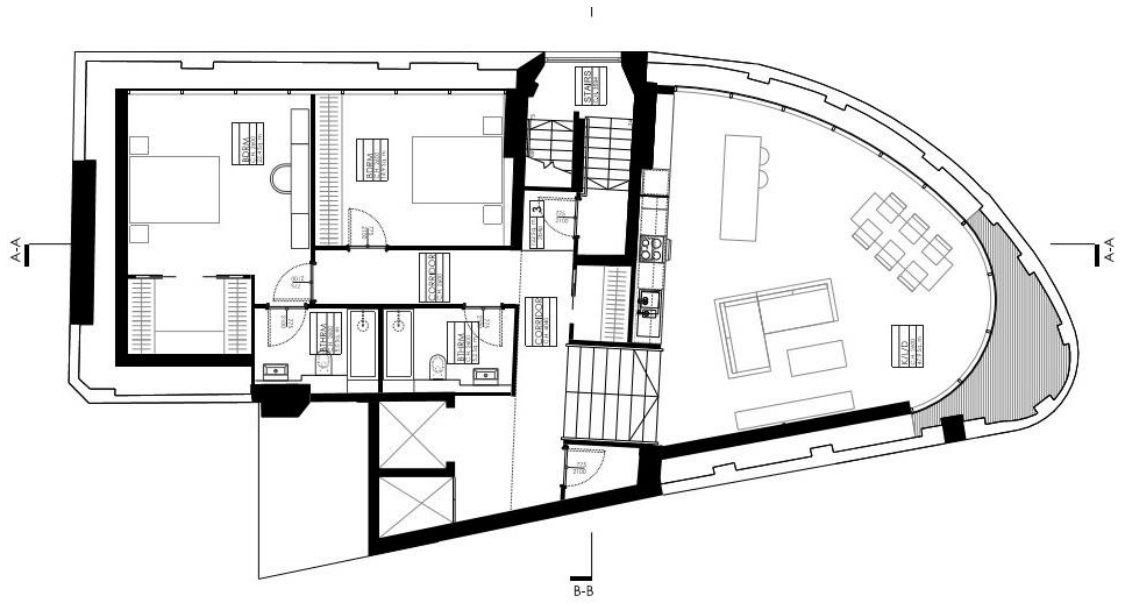


Figure 1.7: Proposed Layout Plan of the Proposed Dwelling at fifth floor level

5.0 Planning Policy Position

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Specifically, Section 38(6) states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

- 5.2 In this instance the Development Plan comprises Camden's Core Strategy, which was adopted in November 2010; Camden's Development Policies, which was also adopted in November 2010 and the London Plan (Consolidated with Alterations since 2011) published in March 2016.

- 5.3 The following documents will also include provisions that are '*material considerations*':

- The National Planning Policy Framework (NPPF);
- Adopted Supplementary Planning Guidance and Documents (SPG/SPD);
- The GLA Housing SPG, March 2016;
- The Camden Planning Guidance Document; and
- The Hatton Garden Conservation Area Statement.

- 5.4 Although not yet adopted, the Council's Local Plan has recently been submitted for examination. Policies within the Local Plan can therefore be given (limited) consideration when determining planning applications. When finalised the Local Plan will replace the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

Proposals Map Designations

- 5.5 The site is located within the following proposals map designations. See Figure 1.8 below.

- Within a Designated View 3A.1 Kenwood viewing gazebo to St. Paul's Cathedral – Right Lateral Assessment Area;
- Within an Archaeological Priority Area London Suburbs;
- Within the Central London Area (Clear Zone Region) CLA; and
- Within the Hatton Garden Conservation Area.

6.0 Assessment of Proposals

6.1 The key planning considerations that relate to the proposal are:

- The Principle of Residential Use;
- Residential Considerations;
- Heritage Considerations;
- Design Considerations;
- Transport & Servicing; and
- Community Infrastructure Levy (CIL) contributions.

6.2 Paragraph 17 of the NPPF (in part) notes that planning should *'not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.'*

The Principle of Residential Use

6.3 The site is located within the Central London Area (CLA) and a 'highly accessible area' (Map 1 within the Core Strategy), where high density development is expected. Policy CS1 *'Distribution of Growth'*, within the Core Strategy supports the development of a variety of land uses, including residential use and expects applicants to make the most efficient use of land and buildings in this area, whilst taking into account considerations, such as design, heritage and transport accessibility. Policy CS3 *'Other highly accessible areas'* also echoes the guidance contained within Policy CS1.

6.4 Policy CS9 *'Achieving a successful Central London'* also notes that the Council will promote Central London for future growth for a variety of uses, including residential use (part 'b') and Policy DP2 *'Making full use of Camden's capacity for housing'* within the Development Policies Document (DPD) also provides general support for the proposal. This is due to the fact that the scheme provides additional residential floorspace, which enables the provision of better quality residential units, compared to the existing units.

6.5 The provision of an additional residential floorspace at the site, which is achieved by the provision of an additional floor, is also in general accordance with Policy 3.4 *'Optimising Housing Potential'*, within the London Plan. On this basis, we consider that the principle of additional residential use at the site is acceptable.

6.6 It should also be noted that the proposals will not lead to a significant loss of the existing commercial uses at the site, as the new lift-core will result in the loss of 14 sq m of commercial space at the ground floor level. However, this is compensated with the provision of 13 sq m of

additional commercial floorspace (i.e. a loss of 1 sq m) at the upper floors. Overall, this loss is considered to be 'de minimis' and acceptable given the accessibility benefits created by the new lift-core at the rear of the property.

Residential Considerations

- 6.7 The NPPF advises that efficient and effective use of land is sought and Paragraph 49 states that:

'Housing applications should be considered in the context of the presumption in favour of sustainable development.'

- 6.8 Policy CS6 '*Providing quality homes*', seeks to maximise the supply of additional housing and identifies housing as the priority land use (part 'e') within Camden's Local Development Framework (LDF). We consider that the additional residential floorspace proposed at the site will adhere with these policies and that the re-configuration of the existing three small units will create better quality homes for future occupants.

- 6.9 Furthermore, paragraph 6.39 '*Homes of different sizes*' identifies that the highest priority for market housing is for homes with two-bedrooms. Additionally, '*The Dwelling Size Priorities Table*', which supports Policy DP5 '*Homes of different sizes*', specifically identifies that the demand for two-bedroom market units is 'very high'. The proposal is also supported by Paragraph 5.9, which forms part of the supporting text to Policy DP5. It states:

'Where a development is for the conversion of existing homes (including the creation of self-contained homes from residential accommodation that is ancillary to another use), the Council will seek to minimise the loss of dwelling sizes that are given a priority of medium or above in the dwelling size priorities table.'

- 6.10 The proposals will result in the loss of two studio units and 1x1 bedroom unit of market housing. Such units are identified as being a 'lower' priority in the '*The Dwelling Size Priorities Table*'. We consider the loss of these units is acceptable as paragraph 5.9 only seeks to minimise the loss of dwelling sizes that are given a priority of 'medium' or above. Furthermore, the proposal results in the creation of 3x2 bedroom units, which are identified as being the highest priority for market housing.

- 6.11 Given the scale of the proposals, we consider that the provision of 3x2 bedroom units accords with the general policy aims of DP5 and that the proposed dwelling mix is most appropriate in this instance, considering the constraints of working with the existing building.

- 6.12 It should also be noted that Flat No.3 significantly exceeds the London Plan '*Minimum space standards for new development*' as set out within Table 3.3 as the unit is 122.5 sq m. The minimum requirement for two-bedroom (4 person) units is 70 sq m. Flat No.1 is 69 sq m and also provides a two-bedroom (4 person) unit. Although this is 1 sq m below the minimum floor area requirement for such units, we consider that this is acceptable in this instance as the unit also benefits from an external storage area in the corridor at this level. Flat No.2 provides a two-bedroom (3 person) dwelling and totals 60 sq m. This is also 1 sq m below the minimum floor area requirement for this type of unit. However, the unit also benefits from the use of an external storage room in the corridor at this level. The minimum floor area requirements cannot be achieved in this instance, due to the existing walls at the fourth floor. However, we consider that this approach is acceptable as both flats benefit from additional storage space and optimise the potential of the site by providing 3x2 bedroom units. This is in general accordance with Policy 3.4 '*Optimising Housing Potential*', within the London Plan. Furthermore, we consider that the fact that units Nos. 1 and 2 are only 1 sq m below the required standard is 'de minimis'.
- 6.13 The proposed dwellings have been designed to meet the 'Lifetime Homes' standards, where feasible in accordance with Policy 3.8 '*Housing Choice*' within the London Plan, although it should be noted that not all of the criteria can be achieved due to the constraints of working with an existing building. However, the new lift-core and enhanced circulation space and residential units is considered to significantly enhance the general accessibility of the property, when compared to the existing dwellings at the site, which are small and in need of investment.
- 6.14 All of the units proposed are 'dual aspect' units, which is a clear benefit of the scheme. Currently the two studio units are both single aspect only. The three existing units do not benefit from any private amenity space as they are enclosed within the building envelope at the fourth floor. Due to this constraint, the two re-configured units at the fourth floor do not provide any external amenity space, as the provision of balconies is not considered to be acceptable in design and heritage terms. However, a private terrace is proposed at the southern edge of the new floor in association with the new unit at the fifth floor. The terrace provides approximately 7 sq m of amenity space, which is in accordance with the guidance within the GLA Housing SPG (March 2016) for two-bedroom (4 person) units.

Heritage Considerations

- 6.15 Part 'D' of Policy 7.8 '*Heritage Assets and Archaeology*' within the London Plan is relevant. It notes that '*development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail*'.
- 6.16 In addition, Policy CS14 '*Promoting high quality places and conserving our heritage*', require new development to be of the highest standard of design that respects the local context and character. Furthermore, part 'b' of the Policy also seeks to ensure that proposals preserve and enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 6.17 Part 'd' of Policy CS14 is also relevant in this instance as it seeks the highest standards of access in all buildings and places and requires schemes to be designed to be inclusive and accessible. With regards to this point, the new lift core will provide enhanced access to the existing commercial floors, as well as the re-configured and additional residential floorspace at the fourth and fifth floors, respectively. The new residential floors benefit from much improved circulation space, especially compared to the existing three units at the fourth floor, which are small and can only be accessed via the original stair-core.
- 6.18 Policy DP25 '*Conserving Camden's Heritage*', within the Development Management Policies Document (DMPD) echoes the requirements within Policy CS14 and notes that the Council will take account of conservation area statements, appraisals and management plans when assessing relevant applications and will only permit developments that preserve and enhance the character and appearance of the conservation area.
- 6.19 With reference to this point, it is important to note that the site lies within the Hatton Garden Conservation Area. The Hatton Garden Conservation Area statement (HGCAS) from 1999 refers to No.144 Clerkenwell Road and the following extracts are of interest. Paragraph 5.9 (in part) states:

'The construction of the 19th century roads brought about the redevelopment of large sections of the area and creation of clear block boundaries with tall buildings of between 4-6 storey high lining the street. At pavement level these roads are largely commercial in character and are dominated by small shops, commercial premises and offices. Notable buildings on these streets are to corner buildings, which address the awkwardly shaped corners of blocks cut through by the new roads. Examples include numbers 81, 144 and 156 Clerkenwell Road, 132-136 Gray's Inn Road, 1-4 Hatton Garden and 2 Theobalds Road.'

- 6.20 Paragraph 5.43 of the HGCAS identifies a large number of unlisted buildings which make a positive contribution to the special character and appearance of the area. The site is identified as one such building. In relation to this point, paragraph 7.14 of the HGCAS states:

'The Council will seek the retention of those buildings which are considered to make a positive contribution to the character or appearance of the CA, as identified in paragraph 5.43.'

- 6.21 Paragraph 7.22 of the HGCAS refers to *'Roof Alterations and Extensions'*. It states (in part) as follows:

'What is permissible will depend on the original historic pattern of roof extensions for that particular type of building or group of buildings. All extensions should respect the proportions and architectural treatment of the original building, and its relationship and impact upon open spaces, highways, important local views and viewing corridors.'

- 6.22 In response to these policy requirements, as well as the relevant commentary within the HGCAS, the architects have sought to provide a new additional floor, which comprises a sensitive, high quality and contemporary addition.

- 6.23 The new floor comprises a glazed set-back addition which has a light-weight appearance. Where visible, this will mean that the extension remains subordinate to the original building, which is a substantial brick property. The extension is purposely contemporary to distinguish it from the original property and to ensure that the structure remains subordinate in design terms. We also consider that the use of a high quality glazed façade compliments the traditional brick property. It is also set-back from the edge of the building to reduce its visual impact further and provides a varied roof-scape by accommodating the new floor over two split levels.

- 6.24 The immediate vicinity of the site is varied and paragraph 24.6, which supports Policy DP24 (see below) notes that *'high quality contemporary design will be welcomed.'* The new roof extension will be 72 cm higher than the existing core at roof level and is considered to preserve and enhance the character and appearance of this part of the Hatton Garden Conservation Area.

Design Considerations

- 6.25 Policy 7.6 *'Architecture'*, within the London Plan is also relevant and states that architecture should make a positive contribution to a wider cityscape and should incorporate the highest quality materials and design appropriate to its context. Part 'c' of the policy is particularly relevant and notes that buildings and structures should *'comprise details and materials that complement,*

not necessarily replicate, the local architectural character'. Additionally, part 'i' is relevant and requires that development *'optimises the potential of sites'*.

6.26 Furthermore, paragraph 7.21 forms part of the supporting text to Policy 7.6 and states:

'Architecture should contribute to the creation of a cohesive built environment that enhances the experience of living, working or visiting in the city. This is often best achieved by ensuring new buildings reference, but not necessarily replicate, the scale, mass and detail of the predominant built form surrounding them, and by using the highest quality materials. Contemporary architecture is encouraged, but it should be respectful and sympathetic to the other architectural styles that have preceded it in the locality.'

6.27 Policy 7.4 *'Local Character'*, within the London Plan is also relevant. It notes that development should allow existing buildings and structure that make a positive contribution to the character of a place to influence the future character of the area and should also have regard to the scale, proportion and mass of the building and local area.

6.28 Additionally, Policy DP24 *'Securing high quality design'*, notes that the Council will require all development to be of the highest standard of design and require new development proposals to consider the following:

- The character, setting, context and the form and scale of neighbouring buildings;
- The character and proportions of the existing building, where alterations and extension are proposed;
- The quality of materials to be used; and
- Accessibility.

6.29 In addition, paragraph 24.6 forms part of the supporting text to Policy DP24 and states:

'The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural style that is important to retain, high quality contemporary design will be welcomed.'

6.30 The proposal respects the scale, mass and proportions of the host building and adjacent properties and provides an additional storey of accommodation, which is only 72 cm higher than the existing stair-core. The extension is set-back from the edge of the host building to ensure

that it remains subordinate and provides a contemporary and complimentary addition to this block of *'uninspiring buildings'*.

- 6.31 The property forms the south-eastern corner of this larger urban block and it is capable or comfortably accommodating an additional storey of accommodation in urban design terms. The new additional floor will provide a strong edge to this corner, whilst maintaining a varied and interesting townscape over a split level. The proposal will compliment adjacent buildings and will not be significantly visible from many of the local views (see supporting DAS) within the vicinity of the site. The extension will be most visible from the south and the extension has been set-back from the building edge at this point to minimise its visual impact and ensure that it remains subordinate.
- 6.32 The new lift-core is located at the rear of the property at White Bear Yard. It is located in the corner of the existing building and will be largely hidden when viewed from the south. It will not be visible from the main street frontages around the site to the south and east. The exterior of the core will be finished in matching brick and bronze cladding at the new fifth floor to match the colour palette of the existing brick building. The new lift-core will significantly enhance the accessibility of the existing commercial floors and re-configured residential units. Overall, the proposal is considered to provide a sensitive, subordinate and contemporary design that preserves and enhances the character and appearance of the Conservation Area.
- 6.33 In terms of amenity, Policy DP26 *'Managing the impact of development on occupiers and neighbours'*, seeks to only grant planning permission for development that does not cause harm to amenity. The new apartments will benefit from good levels of daylight and sunlight as they are all dual aspect and are located at the upper floors of the property. Furthermore, the building is set-back from adjacent properties and a solid wall is proposed at the fifth floor where it is adjacent to Jameson House. This will ensure that the privacy of this commercial property is maintained. Furthermore, the adjacent properties are commercial in nature and do not create a conflict in terms of privacy and amenity for adjacent occupiers.

Transport and Servicing

- 6.34 The site does not benefit from any existing car parking and considering the highly accessible nature of the site we have not proposed any car parking. This would also be physically impossible to achieve in this instance given that the constraints of the existing property. This also accords with the Policy aims of the development plan (Part 'k' of Policy CS11).
- 6.35 With reference to cycle parking, Table 6.3 *'Cycle parking minimum standards'* within the London Plan requires the provision of 2 cycle space for two-bedroom units. Part 'h' of Policy CS11

'Promoting sustainable and efficient travel', seeks to improve facilities for cyclists. In accordance with this requirement, six dedicated cycle spaces are proposed at the fourth floor to serve the three dwellings. This will provide secure and accessible storage for the residents, which will encourage travel by bike. Furthermore, the site also benefits from a Santander Cycle Hire docking station approximately 30 metres to the south of the site at the north of Hatton Garden, which will promote cycling as a sustainable means of travel for existing commercial occupants at the site as well as the residents of the three dwellings.

- 6.36 In terms of servicing, Policy CS18 *'Dealing with our waste and encouraging recycling'*, seeks to ensure that developments include facilities for the storage and collection of waste. The commercial units at the site will continue to be served as existing. However, we understand that there is no dedicated waste storage area associated with the existing flats.
- 6.37 Therefore, the proposal seeks to provide a new dedicated refuse and recycling storage area adjacent to the new lift at the ground floor. It is anticipated that it will provide sufficient space for both refuse and recycling bins, which will service the three dwellings. It is accessed from White Bear Yard and will provide enhanced servicing arrangements that represent a significant improvement upon the existing situation and accord with Policy CS18. Overall, the proposed servicing arrangements are considered to be appropriate and acceptable.

Community Infrastructure Levy (CIL)

- 6.38 The LB Camden Community Infrastructure Levy (CIL) requires CIL payments of £500 per sq m (GIA) for residential schemes of less than 10 units and less than 1,000 sq m in the Zone 'A' charging area, which the site falls within. In addition, the GLA Mayoral CIL, which is charged at £50 per sq m in Camden, will also be payable in relation to the proposals.

7.0 Conclusions

- 7.1 The proposals seek the provision of an additional floor of accommodation to provide 3x2 bedroom dwellings as well as a new lift-core at the rear. The proposed dwellings will provide enhanced residential accommodation over two floors. The existing fourth floor already comprises residential use, although these are arranged as 2x Studio units and 1x1 bed unit. The new units will provide dual aspect dwellings, which will benefit from good levels of daylight and sunlight as they are located on the upper floors of the property. The new dwellings will also benefit from enhanced access, cycle storage and amenity space (Flat No.3).
- 7.2 The new lift-core will also enhance the accessibility of the existing commercial floors as well as the re-configured residential units. We also consider that this will make the property more attractive and viable to commercial occupiers in the future, which will ensure that the building generates sufficient income to ensure that it is properly maintained for future generations.
- 7.3 The proposal provides enhanced access and servicing arrangements associated with the residential units and will provide a sensitive yet contemporary architectural addition, that will preserve and enhance the character and appearance of the Conservation Area.
- 7.4 The new extension is purposely contemporary, which is considered to be acceptable in an area with a variety of building styles and heights which lies within a block of 'uninspiring buildings', as noted in the Officer's Report for Jameson House from 2000. It is also only 72 cm higher than the height of the existing stair-core, which provides access to the roof. Furthermore, it is similar in bulk, mass and scale (on a proportional basis) to the relatively recent roof additions at Jameson House; Nos. 1-10 Summers Street and Herbal House, which are all located within the vicinity of the site.
- 7.5 The new roof extension is split over two levels due to the existing property levels and varied topography of the site. This will ensure that the varied townscape of the property is maintained and will provide a new extension that blends into the local street scene. The townscape assessment within the DAS demonstrates that the proposal will complement the bulk, mass and design of the other buildings within the vicinity of the site. The new extension will be most visible when viewed from the south on Hatton Garden. However, it will provide a light-weight and contemporary design that will be subordinate to the host building and will provide a strong edge to the south-eastern corner of this urban block of '*uninspiring buildings*'.
- 7.6 Overall, the proposals provide enhanced residential accommodation, significantly improve the accessibility of the property for commercial and residential occupants alike and provide a high quality design that will enhance the character and appearance of this part of the Conservation Area. On this basis, we consider that planning permission should be granted for the proposals.

Appendix 1: Site Photographs



Photo 1: View of façade of Jameson House and No.144 Clerkenwell Road from the south



Photo 2: View of the site from the south-west



Photo 3: View of the site from southern side of Clerkenwell Road



Photo 4: Roof Extension at Nos. 1-10 Summer Street to the north of the site



Photo 5: Street view of Nos. 1-10 Summer Street



Photo 6: Office Roof Extension at Jameson House



Photo 7: View of White Bear Yard looking south



Photo 8: View of Herbal House, Back Hill: Currently under construction



Photo 9: View from the roof looking south-east with other roof extension on Hatton Garden



Photo 10: View looking south-west from the existing roof of the property



Photo 11: View of existing roof: Northern section