



Design & Access Statement

8 Anglers Lane

Ref: I3038_DAS

Rev: - A

8 Anglers Lane, London, NW5 3LA

ERECTION OF ROOF EXTENSION TO PROVIDE A 4TH FLOOR FOR C3 RESIDENTIAL USE AND THE DEMOLITION AND REMOVAL OF EXISTING TEMPORARY TELECOMMUNICATION ENCLOSURE AND STRUCTURE.

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1.0 Introduction

1.1 Application Details

This application seeks permission for the erection of the roof extension to create 4th floor to the existing building for C3 residential use and demolition and removal of existing temporary telecommunication enclosure and ancillary structure.

2.0 Design Team

2.1 Applicant:	Beechwood Ltd	Contact: c/o Architect
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3.0 Existing building and context

The existing building at 8 Anglers Lane used for residential purposes consists of a basement plus 3no. storeys above. The immediate urban context is predominantly a mixed area of residential and commercial uses. It is set within the Inkerman Conservation Area and is not a listed building.



NOTE TO SCALE

4.0 Planning History

2013/4538/P	5-8 Anglers Lane London NW5 2DG	Change of use of offices (Class B1a) to create 27 residential units (Class C3).	FINAL DECISION	11-09-2013	Granted
2003/3451/P	8 Anglers Lane London NW5 3DG	Submission of details of materials and finishes to the external surfaces of the development pursuant to the appeal decision dated 29/10/03 (App Reg. No. PEX0200646)	FINAL DECISION	12-01-2004	Granted
2006/1411/P	8 Anglers Lane London NW5 3DG	Installation of one 300mm transmission dish, on bracket of existing vodafone antenna pole on the office building (Class B1).	FINAL DECISION	28-03-2006	Granted
PE9901009	8 ANGLERS LANE LONDON NW5 3ES	The change of use from light industrial use (Class B1 (c)) to a mixed employment (Class B1) and residential (Class C3) use, incorporating Class B1 in the basement and four live/ Work units (Class B1 and C3) on other floors, including alterations at roof level to provide a 2.2 metre high roof light structure, a mezzanine floor and roof access door. As shown on drawing numbers: LSB/AM/97028/E01E, and /E01P; LB/AM/97028/1E, /2E, /3E, /1P Revision A, /2P Revision A, /3P Revision A, /BE, / BP, /EPI, /GE, /GP Revision A, /PRP, /RPE and /SP	FINAL DECISION	20-01-2000	Refuse Planning Permission
PEX0200051	8 ANGLERS LANE LONDON NW5 3DG	Installation of 6 x pole-mounted antennas, 2x 600mm microwave dishes, equipment cabin with 2 x air-conditioning units, associated cabling & ancillary equipment, as shown by drawing numbers 33490E-S001 (Rev.A), 33490E-S002 (Rev.A), 33490E-S003 (Rev.B), 33490E-S004 (Rev.B), Dimension drawing, Site Justification, ICNIRP Compliance Certificate, Planning Commentary, 4x sheets - Photomontage (existing and proposed), Photographs .	FINAL DECISION	21-01-2002	Refuse Planning Permission
PEX0200646	8 ANGLERS LANE LONDON NW5 3DG	Alterations to the staircase /plant room and extend with GRP shroud and internal installation of 4 antennas plus equipment cabinet including two microwave dishes to the roof of building. As shown on drawing numbers: 33490E/S002/C, S003/E, S004/D S018/A, and photomontage/S017.	APPEAL DECIDED	12-08-2002	Refuse Planning Permission
9100612	5-8 Anglers Lane NW5	Erection of roof extension to provide fourth storey for B1 Use (as defined in Town and Country planning (Use Classes) Order 1987) together with alterations to the ground floor frontage as shown on drawing numbers 1814.1 and 1814.2A.	FINAL DECISION	05-06-1991	Refuse Full or Outline Permission
P9600948	5-8 Anglers Lane, NW5	The erection of a mansard roof extension at third floor level to provide additional B1 accommodation, as shown on drawing numbers 96025/1 and /2.	FINAL DECISION	29-03-1996	Refuse Planning Permission
P9602782	5/8 Anglers Lane, NW5	Provision of rear elevation mansard dormer windows and roof space conversion for B1 accommodation. (Plans submitted).	FINAL DECISION	16-09-1996	Withdrawn Application-revision received
P9602782R1	5/8 Anglers Lane, NW5	Provision of mansard dormer windows to rear. As shown on drawing nos. 96025/1A, 2A, 3.	FINAL DECISION	03-12-1996	Grant Full Planning Permission (conds)
PE9900360	8 ANGLERS LANE LONDON NW5 3ES	The change of use from light industrial use (Class B1 (c)) to form seven residential units including alterations at roof level to provide a 2.2m high roof light structure, a mezzanine floor and roof access door. (as shown on drawing nos. LSB/AM/97028/E01P, E01E, LB/AM/ 97028/BE, 1E , GE, 2E, 3E, RPE, BP, GP, IP, 2P, 3P, PRP, RPP, EPI and SP)	FINAL DECISION	05-07-1999	Refuse Planning Permission
G11/10/B/25878	Frontage of 5-8 Anglers Lane, NW5	Erection of 3 single-storey retail shops.	APPEAL DECIDED	21-01-1978	refusal

5.0 Proposed Development

The application proposes the erection of 4th floor roof extension to the existing property at 8 Anglers Lane to provide C3 residential use and the demolition of the existing temporary telecommunication enclosure and ancillary structure.

The property received prior approval for the change of use of offices (Class B1a) to create residential units (Class C3). Application reference number: 2013/4538/P. Date of decision letter: 11/09/2013

On the flat roof of the proposed 4th floor extension new fixed double glazed roof light units are proposed. There are also smoke vents proposed on the flat roof of above the stair and lobby area. (Refer to roof plans, I3038-101 and I3038-201.

The proposal responds to the various issues relating to privacy and overlooking, provision of lighting and visual relationships.

No demolition of the existing original fabric of the building is proposed and therefore Conservation Area Consent is not required.

6.0 Relevant Planning Policies

The relevant current Camden Core Strategy & LDF Policies are as follows:

CS1. Distribution of growth

CS6. Providing quality homes

CS14. Promoting high quality places and conserving our heritage

DPI7. Walking, cycling and public transport

DP24. Securing high quality design

DP26. Managing the impact of development on occupiers and neighbours

Residential

In Camden's Core strategy policy CS1, the council 'encourages developments with high densities in the most accessible parts of the borough' to make 'efficient' use of the land. The site is situated within this area. The proposal respects the constraint of the site and implement a design that does not result in over-development. The development is also located outside of the CAZ zone where the provision of housing is promoted.

As explained in the core policy CS6 the council 'seeks to maximize the supply of additional housing minimize their loss'. This includes additional self-contained homes that are needed to meet and exceed Camden's target for the supply of housing.

Appearance

Policy CS14 of the core strategy mentions that although Camden is not specific to any one type of 'built character' it is made up of areas that have their 'own identity'. 'As Camden is a densely built up borough where most development involves the replacement, extension or conversion of existing buildings', the proposal has been carefully considered with aims to respect the existing context, character and appearance of

the existing buildings. The design addresses issues relating to form, materiality and visual impact.

The new build roof extension has been designed to work with the existing property and surrounding buildings. At the front of the building the mansard roof relates to the traditional type of roof extensions. At the rear of the building the proposed elevation improves and emphasizes the horizontal building line.

The proposed material are sympathetic to the character of the existing building and the context in which it is located. Externally the aesthetic of the existing building will be retained. Natural slate is proposed for the mansard roof and timber framed windows for the front and rear of the proposed extension.

The proposal will embody appropriate design solutions specific to the location and context. The proposal will help to improve the quality of the building and extend the life of the building.

Mass/Scale

In the council's Local Development Framework, Policy DP24 makes it clear that it expects 'developments to consider the pattern and size of blocks and the urban grain'. The scale of the existing building is to be retained and the proposed fourth floor extension will utilise the proportions of the existing façade to infer its form and scale. The 4th floor roof extension will be set back from the front façade of the original building and the front pitched mansard roof form will help to reduce the mass of proposal as seen from street level. From street level the proposed extension will only be partially noticeable from certain locations. The resulting massing is appropriate for its site and will have no detrimental impact on its surroundings.

Overlooking & Sense of enclosure

Policy DP26 of Camdens Local Development Framework states that 'Development should avoid harmful effects on the amenity of existing and future occupier and to nearby properties'. The proposal allows for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and neighbours. Views from the proposed development prevent direct overlooking into the surrounding residential windows. The proposed 4th floor extension is set back from the front elevation of the main building and at the rear the horizontal elevation is improved. The proposed extension is not a detriment to the existing character of the street and due to its orientation does not overshadow neighboring buildings.

Cycle Storage

Adequate space for cycle provision will be made and adapted into the existing strategy.

Transport

As stated in Policy DPI7 of Camdens Local Development Framework, The council promotes 'sustainable travel options' 'walking, cycling and public transport use'. This development will encourage people to make safe and environmentally conscience decisions about how they travel. The site is located in an excellent transport location with a PTAL rating of 6a that facilitates travel interchange providing convenient and better quality of commuting. There are 9 bus routes within walking distance of 2-7 mins that connect to the city and surrounding areas.

Waste Management

Adequate space for internal and external storage for waste and recyclables will be provided and adapted into the existing strategy.

Access

Access to the building remains unchanged from ground floor and the flats can only be accessed via a staircase. There are no elevators. There is no change to the current situation. To allow for window maintenance and cleaning to be carried out safely, fall protection anchor points (Pushlock Safety Eyebolt System) will be installed.

AI Privacy and overlooking

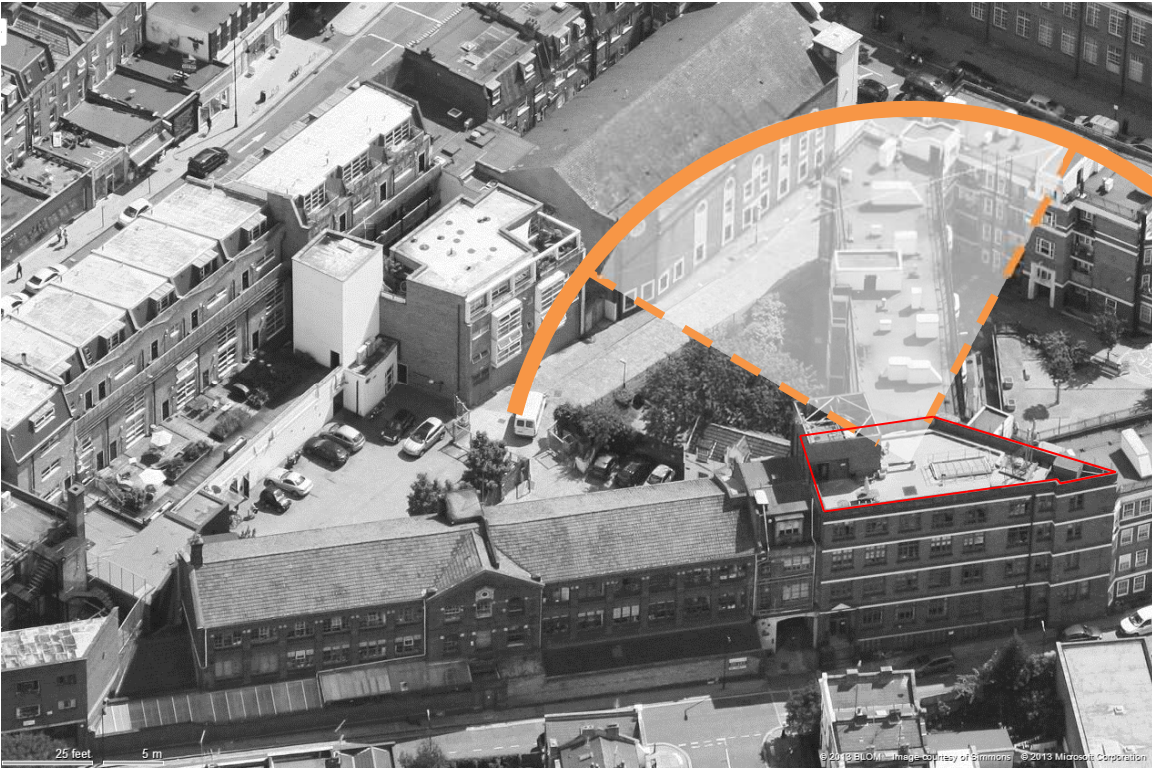
Views from the proposed 4th floor extension at the roof of 8 Anglers Lane demonstrates that there is no loss of privacy and overlooking issues in relation to adjacent properties.



View as existing from the rooftop of 8 Anglers Lane looking beyond from the front of the building.



View as proposed from the new roof extension of 8 Anglers Lane looking beyond from the front of the building.



2103 BLOM Image courtesy of Simmons 2013 Microsoft Corporation

Scope of view from the proposed 4th floor level looking towards the rear of 8 Anglers Lane. The orientation of the building create oblique views across the rear of the building and prevent direct overlooking.

A2 Mass and Scaling

Existing



Proposed



From street level the proposed extension will only be partially visible from certain locations.



From street level immediately outside the existing building the proposed 4th floor roof extension is masked by the existing parapet wall.

Existing



Proposed



Images courtesy of Google 2015

From Alma Street the proposed extension creates a harmonious relationship with the existing façade.

Existing



The height of the original building is currently exaggerated by the telecommunication antennas

Proposed



From South West of the site the proposed extension will be more sympathetic to the views of the roof scape.



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