

Design and Access Statement



divine ideas architects

Legacy Business Centre, Suite 126, 2A Ruckholt Road, London E10 5NP T | +44(0)8556 7404 W | divineideas.co.uk E | info@divineideas.co.uk

70 Churchway NW1 1LT

Rangepay Ltd. June 2016

CONTENTS

1 INTRODUCTION

- 1.1 Purpose of the Design and Access Statement
- 1.2 Previously refused planning application ref 2015/5041/P reasons for refusal
- 1.3 Scheme Overview

2 CONTEXT

- 2.1 The Site
- 2.3 Historical Context
- 2.3 Surrounding Site
- 2.4 Site Context

3 DESIGN PRINCIPLES

- 3.1 Site Layout
- 3.2 Amount & mix
- 3.3 Materials & Appearance
- 3.4 Landscape & Access
- 3.5 Daylight, Sunlight & Overlooking
- 3.6 Parking & Cycling
- 3.7 Refuse & Energy

4 SUMMARY



View Showing Proposed Front Elevation

1.1 The Purpose of this Document

1.1.1 This Design and Access Statement has been prepared by Divine Ideas in support of a full plans Planning Application for the site at 70 Churchway, NW1 1LT in the London Borough of Camden. Information regarding layout, scale, access, appearance and landscaping will be documented. It should be read in conjunction with the various other supporting documents that accompany the planning application. These include;

- Planning Statement
- Daylight & Sunlight
- Basement Impact Assessment
- Code for Sustainable homes Pre-Assessment
- Energy Report
- Land Stability Report
- Lifetime Homes Statement

1.1.2 The statement demonstrates how the proposals have arisen from an understanding of council policy and the needs of the neighbourhood, brought together with sensitive urban design.

1.1.3 The proposal is to develop the site creating 4 self-contained residential units.

1.1.4 This Statement responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2013 for planning applications to be accompanied by a Design and Access Statement that explains the design principles and concepts that have been applied to the development, and how issues relating to access to the development have been dealt with.

1.2 Previously refused application 2015/5041/P

This revised design for 70 Churchway addresses the previous applications reason(s) for refusal. Reasons for refusal no.1; no.2 and no. 3 are relevant to the design of the building.

1

The proposed development by reason of its height and detailed design would appear incongruous and overly dominant on Churchway and would have a detrimental effect upon the appearance of the street scene contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

2

The proposed projecting balconies on the rear elevation would result in an undue level of overlooking to neighbouring properties contrary to policy CS5 (Managing the impact of growth and development) of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

3

The proposed development, in the absence of acceptable provision for cycle parking would fail to facilitate and encourage cycling as a sustainable transport alternative contrary to policy CS11 (sustainable travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

It is noted that the refusal reasons 4-6 could be overcome by entering into a section 106 agreement.

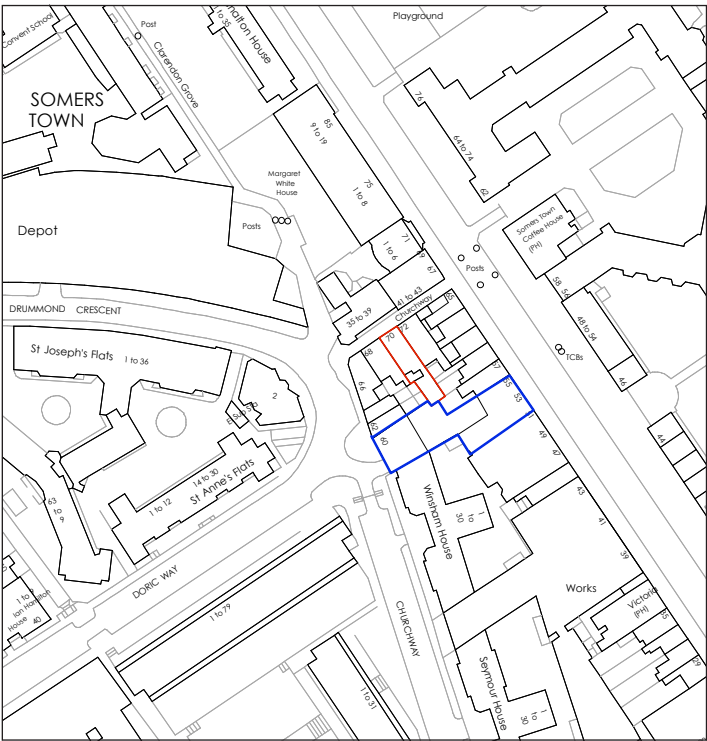
1.3 Scheme Overview

The proposal is for the demolition of the existing building (use class sui generis and C3) to provide new 3 storey with basement building providing for 4 no. residential units (3 x 1 bed and 1 x 2 bed) (Use class C3). This planning submission is a re-submission following the previous planning refusal ref:-2015/5041/P.

The existing ground floor is a vacant fishmongers and this is linked to a 2 bed flat above. This will be demolished and a new basement added to the site. The scheme will create 4 new residential units. One of these replaces the existing residential unit and the additional 3 residential units replace ones removed from a neighbouring site at 53-55 Chalton Street and 60 Churchway (to be re-submitted following refusal on application 2015/5015/P). This neighbouring site form part of a separate application for redevelopment of the site into a Hotel.

Vision

To create four self-contained dwellings that successfully integrate into the adjoining area and provides the space and facilities necessary for modern living within a bustling part of London.



Site Location

70 Churchway NW1 1LT

The site occupies a single frontage at 70 Churchway, postcode of NW1 1LT.

Northing: 182854
Easting: 529773



Proposed Street Elevation

2.1 The Site

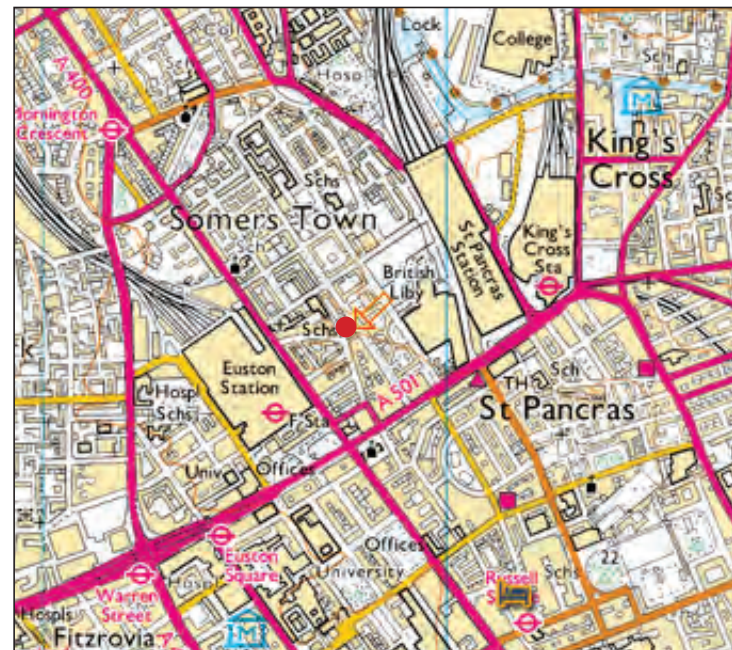
The area in which the site is situated is known as Somers Town which is a small suburban enclave in north central London situated between Camden Town, Euston Road, London Euston train station and St Pancras international train station.

Somers Town has existed for two hundred and fifty years, what started out as pastoral land in the middle of the eighteenth century became a vibrant developed area of London. In the middle of the eighteenth century a new road known as Euston Road was constructed by the authorities in London. The advent of this road spurred local aristocrat Lord Somers to initiate a building programme in the area, which subsequently urbanised the area.

The site has a frontage on Churchway, a small passage leading from Chalton Street to Drummond Crescent.

The Victorian houses within southern part of Chalton Street are mostly of 3 to 4 storeys tall with residential over shops on the ground floor. With taller buildings of 4 storey and 6 storey interspersed along the length of the road.

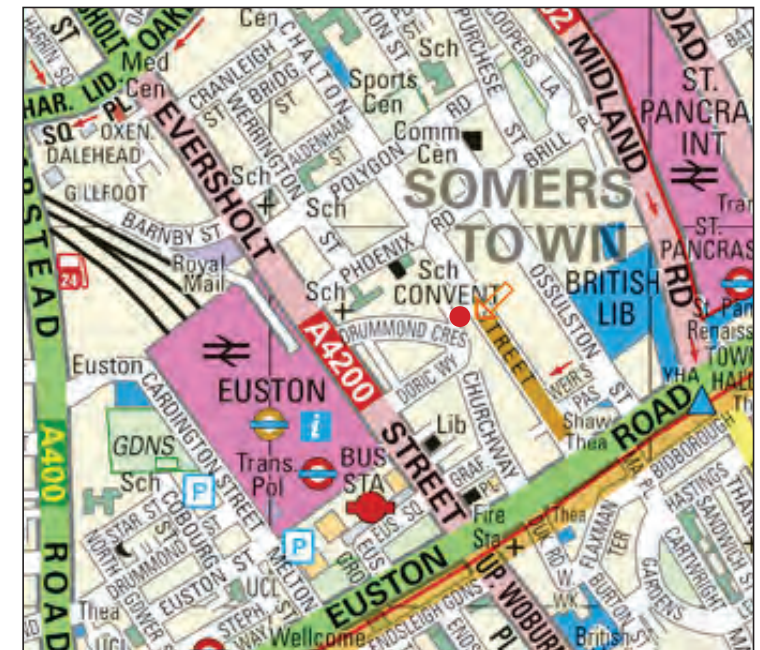
The surrounding buildings in Drummond Crescent to the west of the site comprise of early to mid 19th Century three storey buildings. To the south of the site there are 5 storey early 20th century tenement blocks (circa 1910)



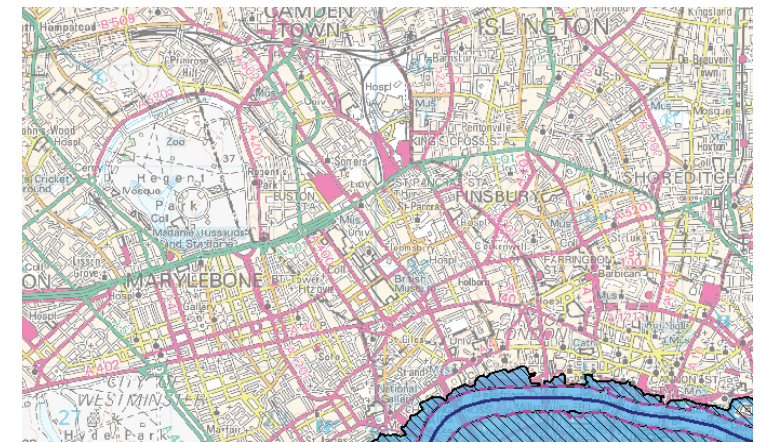
Area Location



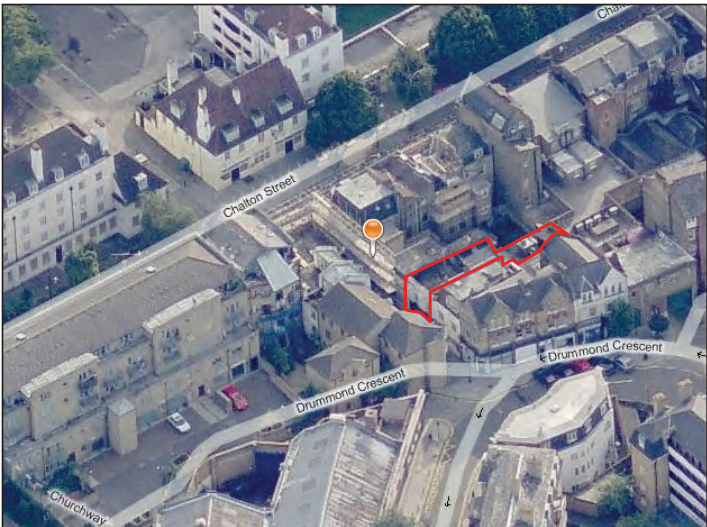
The site has no ecological species of note.



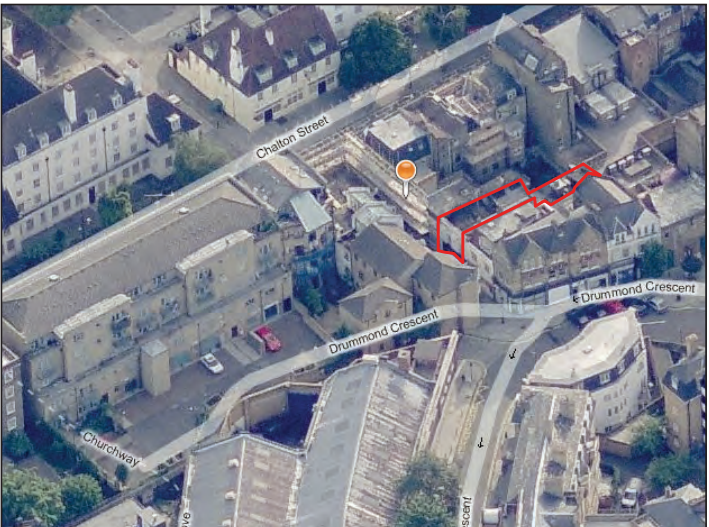
Site Location



Not in flood zone or anything other environmental risk areas.



Birds-Eye View of site looking at Churchway (west elevation)



Birds-Eye View of site looking at Chalton Street (east elevation)



Aerial View

2.2 Historical Context



1885 Ordnance survey map



1894 Ordnance survey map



1958 Ordnance survey map

June 2016

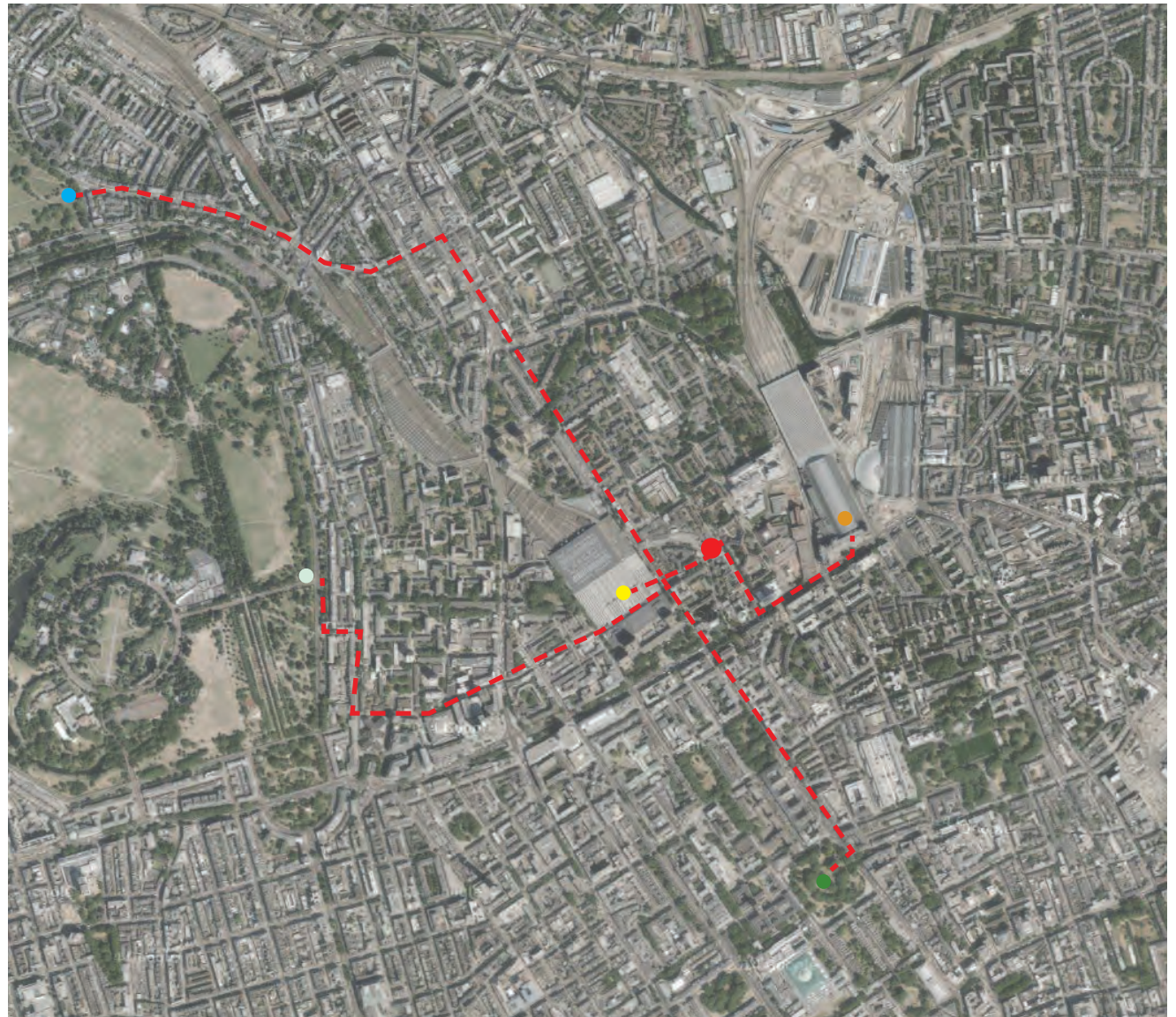


2014 Ordnance survey map

2.3 The Surrounding Site

The site is surrounded by a number of open public amenity spaces:

- Regents Park - 1 Mile away
 - Russel Square - 0.6 Miles away
 - Primrose Hill- 1.4 miles to the North
- Transport to and from the site comes in the form of bus stops:
 - Stop U - 0.1 Miles away
 - Stop B - 0.2 Miles away
 - Train stations:
 - London Euston Station - 0.3 Miles away
 - London Kings Cross Station - 0.3 Miles away.



2.4 Site Context



Existing front elevation



Existing rear elevation



Chalton Street access to Churchway passage

The photograph shows the access onto Churchway from Chalton street.
The frontages on either side of the passage are similar in style and are both three storey buildings with mansard/set-back top floors.
The ground floors were both originally shop frontages but number 65 has been converted to residential within the last decade. This is a common occurrence along Chalton street. The materiality is dominated by buff brick facades and timber framed shop frontages.



Street level along Churchway

The photograph shows the frontage of the site. The passage feels detached from Chalton street due to its closed nature, narrow nature and with differing architectural characteristics from either Chalton street or Drummond Crescent.
The closed, narrow nature of the passage is relieved by the reduced storey heights of Churchway, which draws your attention to the sky and the approaching Chalton street.



Drummond Crescent access to Churchway passage

The photograph shows the opposite entrance to the passageway from Drummond crescent. The surrounding buildings are more plain in their appearance to the left of the entrance, retaining the buff brick dominance as found on Chalton street.
The heights of the buildings are typically 2 storey's or 3 storey's where the mansard roof space is used.

3 Design Principles

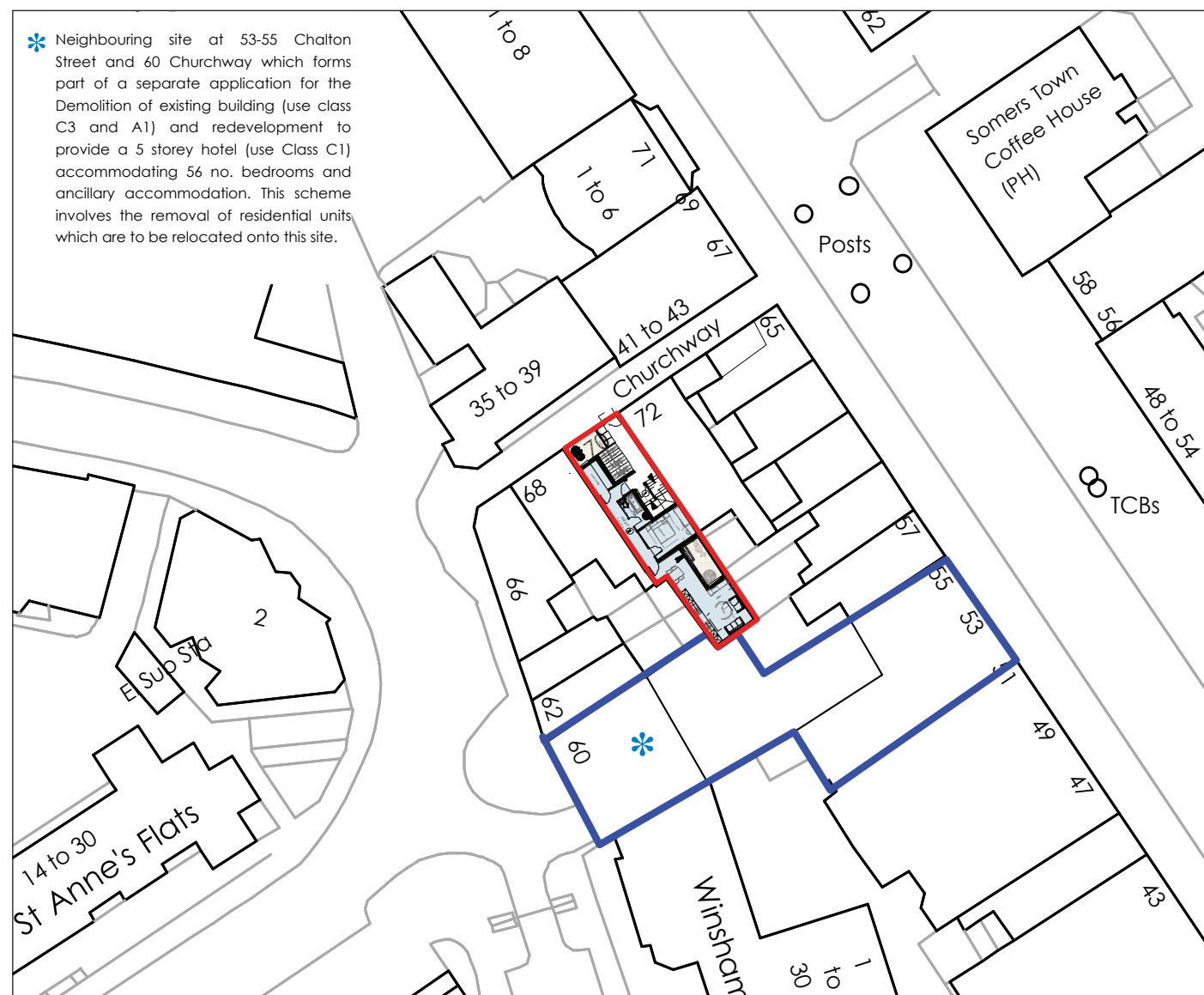
3.1 Site Layout

The layout of the proposals at the site are a result of investigations exploring the character of the existing built form found around the site and the reasons for refusal relating to the detailed design.

We have designed the scheme so that a single flat unit occupies each level from basement level through to second floor level. These comply with lifetime home standards. The revised proposal is for a 3 storey building with the 3rd floor being at mansard roof level, and a new basement level. The revised scheme is a storey shorter than the refused scheme and now matches the height of the adjacent building. The scale of the proposed build is now in keeping with its surroundings.

There is a proposed lightwell to the front of the property fronting onto Churchway which provides natural daylight to the basement level. Whilst the delegated report for the previously refused application cites lightwells as not being a feature of this area of Somerstown. The proposed lightwell is screened from the street scene by a bronze aluminium mesh screen fixed to the front of the lightwell flush with the front elevation line. This provides a continuous street elevation plane. This also reflects the neighbouring shutter type arrangement to the frontage but has a more transparent nature which allows for overlooking and views onto the street.

The main rear elevation lines through with the rear elevation of the adjacent property 68 Churchway. This has been moved back and is in a different position to the previously refused application. There are no projecting balconies to the rear elevation which ensures there is no undue level of overlooking.



Proposed Site Plan