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REV01 (24.10.2016)

Cycle parking provision updated
in line with CPG7 as per planning
officer comments.

Design & Access statement. REV 01

1601 – 26 WEST END LANE

April 2016

On the 10th of March 2016 Nick Baker Architects received pre-app advice with reference number 2016/O658/PRE from Camden Council with regard to this proposal. The proposed scheme has been updated in accordance to this advice.

Introduction

26 West End Lane is situated within the Priory Road Conservation Area. The property is not listed. It is classified as a 'positive building', making a positive contribution to the historic and architectural character and appearance of the conservation area, as stated within the "Conservation Area statement" document.

The property is a Victorian semi-detached villa built after 1866 and set over lower ground, raised ground and first floor with an additional second storey within the roof space. The first record of the house is in the 1894 Ordnance Survey.

The front elevation is brick clad with painted stucco to the lower section and tripartite sash windows. It includes a ground floor portico and small front dormer with a curved roof.

The rear elevation is brick clad with painted stucco to the lower section. It includes access from the lower ground floor to the rear garden that is set over two different levels. The top floor has a dormer balcony with a flat roof.

Reference to planning guidelines has been identified throughout this document to identify the specific instances of planning policy.

Planning statement

This application is related to the proposal of a change of use of 2No. 3 bedroom flats to 3No.flats of which:

- 1 No. is a 1 bedroom flat (G.I.A: 55 m2)
- 1 No.is a 2 bedroom flat (G.I.A: 75 m2)
- 1 No.is a 3 bedroom flat (G.I.A: 103 m2)

Also it includes associated extensions and landscaping.

In principle, this proposal to provide additional housing is in accordance with policies CS6 and DP2 of Camden's Local Development Framework (LDF).

New dwellings are in line with the Nationally Described Space Standard introduced in March 2015.

The proposal it is also in line with the Camden Planning Guidance 2 on floor to ceiling heights for converted loft spaces. Habitable rooms on second floor have a minimum room height of 2.1m over at least half of the floor area.

Proposed works

The proposed scheme includes the conversion of the existing maisonette located in the Lower and Raised Ground Floor into two separate flats (one on each level), and the internal alteration of the existing maisonette on the First and Second Floor with the provision of a new side access.

It involves the following works:

1. Extension of the existing light-well located at the front to include a new external stair to provide independent access to the proposed flat on the lower ground floor. A Basement Impact Assessment has been included in this application.
2. The front courtyard is to be repaved.
3. Rear extension at the lower ground floor level with flat sedum green roof. It includes the rear garden layout amendment with the extension of the paved area. A method statement has been included in this application to describe how the rear excavation will be carried out. Refer to attached 5698-Method statement.
4. New external metal stair with metal framed glazed canopy above the landing in keeping with the existing building style, to be located on the side elevation and provide independent access to the proposed flat on the upper ground floor.
7. New opaque polycarbonate access panel to roof for maintenance purposes. Mansafe system to be installed according to Health & Safety guidance.
8. External drainage pipework to the side elevation to be improved to minimize its visual impact.
9. Three existing windows on the side elevation to be closed off with brick. Brick and mortar to match existing.
10. Front boundary wall to be replaced to match existing. New metal railings between piers and gate to be installed in keeping with existing.

Please refer to attached drawings showing existing and proposed scheme.

Massing/Form

The proposed works will result in the minimal increase in scale of the building at lower ground floor with no changes to the overall building's height.

We consider that the proposal will not have a material impact to the existing streetscape. (Refer to street view. 1601-P-012).

Materials

Taking into consideration the location of the building the proposal aims to maintain the character of the existing property.

The external open riser stair to access to Flat 2 will be made in metal in keeping with the building's existing identity.

The lower ground floor extension will have a flat sedum green roof.

All existing timber windows will be refurbished and re-decorated.

New windows will be made in timber to match existing windows appearance.

Sustainability

The new windows to the lower ground floor rear extension will be double glazed to improve building heat loss.

Insulation levels will be improved for the new build elements in line with current Building Regulations.

Transport

There will not be an overall increase in the number of bedrooms at the property so the occupancy of the house remains as before. There are no proposed alterations to existing parking provisions.

As required under Development Policy DP18, the additional unit created by the development will be 'car-free'.

Three new covered, secured and fully enclosed cycle lockers are proposed to be in the front communal external space in line with CPG7 (Transport). Each will have capacity for 2no bikes, providing 6 no. in total to cover the London Plan's minimum cycle parking requirements. Details of the cycle shelter proposed have been provided as part of this application (Refer to P-014).

Access

Two new pedestrian access points have been provided to the property to enable independent access to each flat.

The first is located in the existing extended light-well at the front to provide access to lower ground floor flat. This is similar to other neighbouring properties as shown on the attached photographs.



1 – Photograph of 22 Priory Rd



2 – Photograph of 56 West End Lane

The second access is via a new metal stair located to the end of terrace to provide access to the upper ground floor flat. (Refer to proposed side elevation. 1601-P-011). Different properties along West End Lane present access solutions.



3 – Side access at the corner of West End Lane & Gascon Avenue



4 – Metal stair in between 129 & 131 West End Lane

Existing planting located along the fence of 28 West End Lane (Quex Court) will screen the proposed metal stair and side access. See attached photographs.



5 – Street view of the side elevation 1



6 – Street view of the side elevation 2

The stepped street access at the front entrance is part of the building's existing historic character and will be retained as access to the existing maisonette located on the First and Second Floor. Provision of access lifts is not deemed suitable or in accordance with protection under the Conservation Area guidelines.

Refuse – Recycling

As previously stated the occupancy of the house will remain as before, so the proposal will not significantly increase on-site waste. Current street collection policy for refuse and recycling will not be altered.

Currently there are 2 no. of recycling bin, 2 no. of refuse bin and 1 no. of kitchen caddy situated at the external side corridor at the front at street level as shown in the picture below. These bins are to cover the waste of the existing flats.

Additionally, the proposal includes 1 no. of recycling, 1 no. of refuse bin and 2 no. of external kitchen caddies, so each unit will have the provision of 1 no. of each type of bin.

(Refer to proposed ground floor flat. 1601-P007)



7 – Existing bins location to be retained

Amenity space & landscaping

The front courtyard is to be repaved in concrete paver.

The existing rear garden layout is to be updated in accordance with the geometry of the site boundary. Concrete paver flooring is proposed. The retaining wall that separates the two different levels of the garden will be relocated. (Refer to proposed ground floor. 1601-P-007)