

GAL 220/IB/ib

09 Dec 2016

DESIGN AND ACCESS STATEMENT TO ACCOMPANY THE PLANNING APPLICATION FOR THE SITE AT THE ADMIRAL MANN PH, HARGRAVE PLACE, LONDON N7 0BP



View towards Admiral Mann PH



View towards Admiral Mann PH showing adjoining properties

1.00 Site Analysis

The site is located on a short cul-de-sac off Brecknock Road (A5200) in west Kentish Town. It is approximately 0.02ha in area and contains a Public House with associated residential accommodation. The building covers a total of 190 sq.m (GEA).

The Admiral Mann PH has been registered as an asset of community value (ground floor public areas only) but it is not located within a Conservation Area.

The site is located on Hargrave Place which is a small cul-de-sac leading from Brecknock Road. Hargrave Place finishes at a gated entrance to Brecon Mews. Adjoining to the east of the site is 1-7 Hargrave Place which was formally used for mattress manufacture with a small office and open yard area. This site has recently been re-developed - planning application REF: 2014/3714/P – Mixed use scheme of 6 residential flats with ground floor commercial unit. Opposite, to the north, is 2 Hargrave Place, a four storey residential and live/work building, 1-16 Landleys Field, a four storey residential building which forms part of a larger local authority housing estate. Set back to the west is another local authority housing estate. Immediately south of the property is Brecon Mews, comprising of three storey residential properties arranged around a parking area in a gated development, with access from Brecknock Road and passed the Admiral Mann PH off Hargrave Place.

2.00 Existing Buildings

The existing buildings are a combination of an established Public House property with landlords accommodation over the two upper floors. The Admiral Mann PH is a locally listed building that is three storeys in height with the addition of a basement underneath in keeping with the mixed use character and appearance of the area. The public house is linked to a property to the rear of the site containing additional public house storage accommodation at ground floor level with a self-contained one bedroom flat above at first floor level. The first and second floors were formally used as ancillary staff accommodation. These floors were not used as a function room or a facility that provided any community value.

3.00 Background to the Proposals

The site was formerly owned by McMullen and Sons Ltd. they decided that the property was surplus to requirements and that it should be sold at market value at the best consideration reasonably obtainable.

The site was recently acquired from McMullen and Sons Ltd by our client Woodham Properties Limited.

The Public House ceased trading on 24th August 2014.

4.00 Description of proposed works

The proposals involve the retaining and modernising of the existing Public House all in line with planning policy DP15. A fully accessible toilet has been proposed at ground floor level. Toilet accommodation and commercial kitchen will be added within an extended basement and adding an additional set back mansard roof level in keeping with the local area. All to provide a mixed use scheme including 3 new residential flats with shared communal facilities.



View along the side access road towards the rear of the property

Access to the proposed flats would be through one communal entrance fronting onto the side access road, leading to a stairwell to serve the individual units. The residents will not have to enter the PH to access their accommodation.

5.00 Planning Statement

The provision of much-needed additional housing is a priority of the London Plan and LBC's Core Strategy – which states that the Council will aim to make full use of Camden's capacity for housing.

The proposals would provide 3 self-contained units, making a valuable contribution towards achieving the additional self-contained homes required each year in Camden in compliance with paragraph 6.9 of the Core Strategy.

The site is in a location where new housing would not conflict with commercial activities, located as it is outside the existing Brecknock Road local centre and behind the primary active frontage in a cul-de-sac. The provision of new housing would actively complement the existing residential character and function of this area.

6.01 Housing Mix and Unit Sizes

The proposed residential units conform to table 3.3 of The London Plan which requires at least 50sqm of gross internal floor area (GIA) for a 1 bedroom 2 person flat, 61sqm for a 2 bedroom 3 person flat.

Schedule of Accommodation as follows:

RESIDENTIAL

SCHEDULE OF ACCOMMODATION

RESIDENTIAL

UNIT 1 - 2 BED 4P FLAT - 79 SQM

UNIT 2 - 2 BED 3P FLAT - 61 SQM

UNIT 3 - 1 BED 2P FLAT - 54 SQM

6.02 Admiral Mann Public House Floor Areas

	Existing	Proposed
Basement	60sqm	82sqm
GF Commercial Sales Floor	104sqm	127sqm
GF Bar Area	27sqm	27sqm
GF Net Sales Floor	77sqm	100sqm

The above floor areas are indicated on the submitted floor plans. They indicate that the refurbished Admiral Mann PH has gained Net Sales Floor Area due largely to the repositioning of the toilet facilities. The layout indicated makes far better use of the floor space for circulation and seating areas. We have conveniently indicated a fully accessible toilet to the rear of the floor plan as is required with the repositioning of the male and female toilet facilities within the basement area. The new proposals will be constructed to the latest Building Regulations including Part E Party Walls and Floors to ensure adequate acoustic levels are achieved.

7.00 Transport and Servicing

The site is within an area with good public transport links including bus, tube and overground train. There are no parking spaces proposed on site. The property has a good PTAL of 4 and as such the development must be car-free.

7.01 Cycle Provision

Cycle provision is provided in line with Table 6.3 of The London Plan – 8 spaces. This is shown on the submitted ground floor plan. Cycle storage will be via the 'Josta' two tier cycle parking system set out all as their recommendations.

7.02 Bin Storage

Bin storage provision has been discussed and agreed with:
Alchea Marshall
Business Sales Officer
Business Waste and Recycling Services
Camden Council

We have indicated on the submitted ground floor plans bin storage provision for the residential accommodation as follows:

Residential Accommodation to have 2 x 1100l Eurobins. One for domestic waste and one for mixed recycling.

8.00 Access Arrangements – Lifetime Homes

A new communal entrance is proposed to this residential development (level wheelchair accessible) accessed from the front of the building leading to the new staircase designed to current Building Regulation standards to access all the floors. The proposed development aims to achieve improved accessibility in its design, and has been designed with reference to 'Designing for Accessibility', published by the Centre for Accessible Environments and British Standard 8300, as well as meeting the legal requirements set out in Part M of the Building Regulations.

Lifetime Homes 16 point assessment as follows:

- 1 Parking – No on site parking available
- 2 N/A.
- 3 Approach to all entrances – level & gently sloping (ramped access 1:12 to 1:20).
- 4 Level access with clear 800mm opening widths
- 5 Communal stair – all as part M of the current Building Regulations.
- 6 Internal doorways & hallways to min dimensions all as spec for criterion (6).
- 7 Circulation space to min dims all as spec for criterion (7).
- 8 Entrance level living space provided.
- 9 Entrance level bed space.
- 10 Entrance level wc and shower drainage.
- 11 WC and bathroom walls will be capable of firm fixing/grab rails.
- 12 N/A.
- 13 Potential for future hoists to bed/bath will be possible.
- 14 Bathrooms – accessible can be provided.
- 15 Glazing and window handle heights to be set for seated position.
- 16 Location of surface controls in band 450mm to 1200mm above finished floor levels & 300mm away from internal corners.

9.00 Pre-Application Submission and Feedback Including changes from the previous submission

The submitted planning application has been subject to a number of revisions and changes following a detailed pre-application process with Camden's Planning Department. Detailed comments have been received within an email dated 15.04.15 compiled by Jonathon McClue (Planning Officer) with additional input by Michelle O'Doherty (Senior Planner – Conservation and Design) comments dated 17.04 2015. Further to the comments the proposals have been re-designed and include:

- Bin and Cycle arrangements revised with openings omitted and reduced.
- Side elevation has been revised to retain the majority of the existing ground floor white rendered wall with concrete coping to top. New openings within this wall have been introduced for an additional door (communal entrance).
- The upper rear extension/link to the rear building has been stepped back as indicated on the submitted plans and elevations to give a clear delineation between the new and the old constructions. This extension has been finished in white painted render to enhance this distinction and to match the rear of the existing building.