
Planning, Design and Access Statement

11 Fitzjohn's Avenue, NW3 5JY

Proposal:

"Construction of basement floor level beneath building to provide additional floorspace to consented residential units"

Statement prepared on 7th October 2016 for:

Camden Council

Introduction

- 1.1. This Planning, Design and Access statement is submitted to support and provide the background and rationale to the proposed development at this site. The submission demonstrates why and how the development is appropriate to the area and shows that it is in accordance with relevant planning policies and guidance.

The Site

- 2.1. The application site is rectangular in shape, measuring 50m by 16m, and contains a four storey Victorian detached villa with a large single storey rear extension that was used as an activity room for the residents of the former care home. The area is predominantly residential in character. A new single storey basement is currently being constructed at the neighbouring property to the south, no.9 Fitzjohn's Avenue.
- 2.2. The application site and surrounding buildings are not listed in anyway but the site does fall within the Fitzjohns Netherhall conservation area.



2.3. Fitzjohn's Avenue is located within a controlled parking zone. There are a number of bus routes along Fitzjohn's Avenue with access to the surrounding towns. Camden Town, Hampstead, King's Cross. The site is in close proximity to Finchley Road & Frongal railway station. There are two tube stations located near the application site, Swiss Cottage and Finchley Road. The Ptal rating is 6A. The site is within close proximity to Camden Town Centre.

Planning History

3.1. The application sites history can be seen below:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2015/2428/T	11 Fitzjohn's Avenue London NW3 5JY	REAR GARDEN: 1 x Cypress - Fell 1 x Sycamore - Fell 1 x Ash - Fell	FINAL DECISION	21-05-2015	No Objection to Works to Tree(s) in CA
2016/4205/NEW	11 Fitzjohn's Avenue London NW3 5JY	Installation of roof extension with dormer windows; installation of windows at first floor level and replacement of fenestration to front elevation; balustrading at second floor level front and rear elevations; replacement of single story side extension and rear extension.	WITHDRAWN	--	Withdrawn Decision
2014/5172/T	11 Fitzjohn's Avenue London NW3 5JY	FRONT GARDEN: 1 x Lime - Reduce and reshape crown by 30-35% all round. Thin and clean out crown. Remove weak and supresses branches, suckers and epicomic growth on main trunk. Lift canopy all round by 2-3m and balance crown.	FINAL DECISION	07-08-2014	No Objection to Works to Tree(s) in CA.
2016/5782/P	11 Fitzjohn's Avenue London NW3 5JY	Construction of basement floor level beneath building to provide additional floorspace to consented residential units. (Use Class C3) dated 08/09/2016 (ref 2016/4057/P)	REGISTERED	24-10-2016	
9192287	11 Fitzjohn's Avenue NW3	Reduction in size of large Lime tree at back of property	FINAL DECISION	21-11-1991	Agree to pruning of Trees
2016/4984/T	11 Fitzjohn's Avenue London NW3 5JY	FRONT GARDEN: 3 x Limes - Crown lift to 4m and thin by 30% REAR GARDEN: 1 x Beech - Laterally reduce over neighbours by 1.5m	FINAL DECISION	19-09-2016	No Objection to Works to Tree(s) in CA
26244	11 Fitzjohn's Avenue, NW3	The erection of a single storey extension at the rear and alterations to the front and rear elevations.	FINAL DECISION	22-03-1978	conditional
2016/4057/P	11 Fitzjohn's Avenue London NW3 5JY	Installation of roof extension with dormer windows; installation of windows at first floor level and replacement of fenestration to front elevation; balustrading at second floor level front and rear elevations; replacement of single story side extension and rear extension.	FINAL DECISION	26-07-2016	Granted
17037	11 Fitzjohn's Avenue, NW3	Erection of a 6 storey hotel plus lower ground floor, providing 54 bedrooms, on the site of 11 Fitzjohn's Avenue, NW3, and the provision of a means of access to the highway.	FINAL DECISION	30-07-1973	refusal
2016/3118/P	11 Fitzjohn's Avenue London NW3 5JY	Amalgamation of 2 flats into 1 at second floor level	FINAL DECISION	06-06-2016	Granted

The Proposal

- 4.1. The applicant seeks planning permission for the excavation of a basement which is 3.5m deep underneath the existing main building and extending into the garden and into an area where an existing single storey link building is to be demolished.

Main Planning Considerations

- 5.1. The main planning considerations in respect of this application are addressed below. Each consideration is assessed in the context of the relevant policies and guidance.
- 5.2. The relevant policies and guidance are contained within the statutory development plan, which comprises the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), London Plan (2016), Camden Core Strategy (2010-2025) and the Development Policies plan (2010-2025). Relevant Supplementary Planning Documents (SPD) include the Basements and Lightwells (2015) (CPG4).
- 5.3. With regard to the compliance with planning policies in relation to the principle of this residential enlargement, it is the London Plan (2016) and the Council's core strategy (2010-2015), Development Policies (2010-2015) and the Basements and Lightwells (2015) SPD that are perhaps the most relevant, which can be summarised below:

London Plan (2016)

- 5.4. **Policy 3.3 Increasing Housing Supply:** The Mayor recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford. Working with relevant partners, the Mayor will seek to ensure the housing need identified in paragraphs 3.16a and 3.16b is met particularly through provision consistent with at least an annual average of 42,000 net additional homes across London which will enhance the environment, improve housing choice and affordability and provide better quality accommodation for Londoners. This target will be reviewed by 2019/20 and periodically thereafter and provide the basis for monitoring until then.
- 5.5. **Policy 3.5 Quality and Design of Housing Developments:** Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live.

Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.

- 5.6. **Policy 3.8 Housing Choice:** Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.

Core Strategy(2010-2025)

- 5.7. **CS6 Providing Quality Homes:** To provide well-designed homes, proposals will need to address all the policies in the Core Strategy. In addition, Building for Life criteria set a national standard for well-designed homes and neighbourhoods. These have been prepared by a partnership of agencies led by the Commission for Architecture and the Built Environment (CABE) and the Home Builders Federation.

Development Polices (2010-2025)

- 5.8. **Making full use of Camden’s capacity for housing:** The Council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing, by:

- a) expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site;
- b) resisting alternative development of sites considered particularly suitable for housing;
- c) resisting alternative development of sites or parts of sites considered particularly suitable for affordable housing, homes for older people or homes for vulnerable people.

- 5.9. **DP27 Basement and Lightwells:** In determining proposals for basement and other underground development, the Council will require an assessment of the scheme’s impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that schemes.

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) avoid cumulative impacts upon structural stability or the water environment in the local area; and we will consider whether schemes:

- d) harm the amenity of neighbours;
- e) lead to the loss of open space or trees of townscape or amenity value;
- f) provide satisfactory landscaping, including adequate soil depth;
- g) harm the appearance or setting of the property or the established character of the surrounding area;
- h) protect important archaeological remains.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. In determining applications for lightwells, the Council will consider whether:

- i) the architectural character of the building is protected;
- j) the character and appearance of the surrounding area is harmed;
- k) the development results in the loss of more than 50% of the front garden or amenity area.

The Principle of development

- 6.1. The applicant proposes the extension so that the property can expand and make efficient use of the borough's limited land, by providing additional flats in an area where pressure is growing towards providing additional housing. The design has ensured that it would not cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas or the natural environment.

Siting, Scale, Design and Appearance

- 7.1. The proposed development would be within a similar design and appearance as per the existing property and the adjoining detached properties along Fitzjohn's Avenue. The overall architectural language will not be altered and will remain within the era of its traditional appearance. All materials to be used will also be in keeping with the existing buildings externally and those of the surrounding area. The brick type, colour of windows and external doors would all be within similar characteristics to the surrounding properties. The finish would be of a high quality.

7.2. Access to the units will be made via Fitzjohns Avenue (as shown on per floor plans and elevations and appendix C).

The Standard of Accommodation

8.1. The proposal would provide an excellent standard of accommodation for future occupiers. Each unit is designed for occupation by young professionals, for which there is a strong need and demand in this area.

8.2. All dwellings would comply with the nationally described space standards, as set out in the DCLG's document "Technical Housing Standards" (March 2015) and also the standards identified within the London Plan (2016). These are the most up-to date policy requirements and must supersede those set out in the Council's (similar) policies. Appendix A and B explains how the development will meet the relevant detailed requirements.

8.3. Areas for the storage of refuse and space for cycle parking for all residents would be provided to the front and rear of the property (as shown on the existing and proposed block plan).

8.4. All units would exceed the minimum space standards set in the London Plan (2016).

Number of bedrooms	Number of bed spaces	Minimum GIA (m ²)			Built-in storage (m ²)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	56		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0

Notes to Table 3.3

* Where a one person dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. GIA should be measured and denoted in square metres (m²).

The nationally described space standard sets a minimum ceiling height of 2.3 meters for at least 75% of the gross internal area of the dwelling. To address the unique heat island effect of London and the distinct density and flatted nature of most of its residential development, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.

The Impact on Neighbouring Properties

- 9.1. The proposed development would be within the same footprint of the current house. The extension would be similar to the already approved basement to the south of the site. The development has been designed to ensure the character and appearance of the area would not be detrimentally harmed.
- 9.2. The design of the extension and the setting has been carefully considered to ensure that there is no adverse impact on the amenities of the adjoining occupiers. Windows have been carefully positioned and are of a form to prevent overlooking and loss of privacy. The proposed development has been carefully considered and positioned in order to make sure there is no adverse impacts to the surrounding occupiers and the living conditions of future occupiers. Given that the adjoining property has approval for a basement extension, it is considered that this would be respectable to the neighbouring properties due its scale and size.
- 9.3. It is appreciated that the construction of the development may cause some disturbance that is inevitable, but it is envisaged that this can be kept to a minimum through adherence to the Considerate Constructor's Scheme. The applicant also acknowledges that there may be some difficulties in construction vehicles accessing the site, and will ensure that the appropriate consents are received from the relevant authorities so as to ensure that traffic flows in the surrounding residential roads are not adversely affected.
- 9.4. It can therefore be concluded that overall there is no adverse impact on the amenities of the adjoining and surrounding properties and that the proposal complies with all relevant policies that seek to protect the amenities of adjoining occupiers.

Parking and Highway Considerations

- 10.1. Fitzjohn's Avenue is located within a controlled parking zone. There are a number of bus routes along Fitzjohn's Avenue with access to the surrounding towns. Camden Town, Hampstead, King's Cross. The site is in close proximity to Finchley Road & Frongal railway station. There are two tube stations located near the application site, Swiss Cottage and Finchley Road. The Ptal rating is 6A. The site is within close proximity to Camden Town Centre.
- 10.2. The development would provide an additional 4 cycle parking spaces in a secure location to the site.

Sustainability

- 11.1. The proposed development would be on a brownfield site in a sustainable location in an appropriate manner, without any adverse harm to the character of the area or the amenities of the surrounding properties.
- 11.2. The location is considered to be very sustainable and a suitable for a development of this size in order to provide additional housing units.
- 11.3. The development carried out would be of the highest standard and would achieve a good quality finish.

Ecology and Landscaping

- 12.1. The site in its current use has no ecological benefit.

Contaminated Land

- 13.1. It is acknowledged that the existing and proposed use of the site will not raise a potential source of contamination.

Flood Risk

- 14.1. The site is not in an area at risk of flooding

Relevant Planning Policy and Guidance

- 15.1. Reference to relevant planning policies and guidance has been made above in relation to the matters to which they relate. However, it is useful to summarise and reiterate that all relevant policies and guidance have been taken into account in preparing this scheme.

National Planning Policy and Guidance

- 15.2. The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) set out the Government's economic, environmental and social planning policies. They encourage the building of new homes and acknowledge that there should be a presumption in favour of sustainable development, particularly where it responds to local character and history.

15.3. There is a need for young professional residential accommodation in the area. Residential development on brownfield land is an entirely acceptable use, particularly in such a sustainable location. It is material to the determination of the application that the Council must enable housing development within its area, particularly where it meets an identified demand.

Regional Planning Policy

15.4. The London Plan (2016) sets the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.

Local Planning Policy

15.5. It is the local planning policies that are perhaps more relevant as they are more specific and detailed to the area within which they apply. In this respect the applicant has therefore given careful consideration to the development in the context of local plan policies, including the Core Strategy (2010-2015), Development Policies (2010-2025) and the relevant Basement and Lightwells SPD.

Policy Conclusion

15.6. Whilst the development itself is a well-considered design that will fit comfortably into the site and its surroundings, the applicant has also carefully considered the proposal in the context of all relevant planning policies. There is no fundamental conflict with the requirements of these policies, and the proposal is considered to be fully in accordance with the Local Development Framework.

Conclusion

16.1. This development is a satisfactory form of development that respects the surround area and national and local planning policies. There does not appear to be any major conflict with local planning policies or guidance and the benefits of the proposal are significant:

- A residential use and a new, high quality and bespoke development that will sit comfortably with its surroundings,
- The provision of self-contained flats from the basement extension that comfortably exceeds minimum standards, and for which there is an identified need and demand,
- Environmental and ecological benefits within the site and to the surrounding area through the provision of a sustainable development
- An improvement to the amenities of the adjoining occupiers, and,
- No adverse impact on parking or highway safety.

In conclusion, the applicant and agent consider the proposal is well conceived, not having a harmful impact on the character and appearance of the area in general and would not be detrimental to the amenities of neighbouring occupiers. The proposal provides for improvements to much needed residential accommodation, satisfying planning policies and allows the site to be used more efficiently and effectively. We look forward to hearing from the Planning Officer in due course. If there is anything additional information required the Planning Officer is requested to contact the agent at their earliest convenience.

APPENDIX A

COMPLIANCE WITH TECHNICAL HOUSING STANDARDS

The development has been assessed against the Technical Requirements as set out in Section 10 of the Technical Housing Standards (DCLG, March 2015). Comment on how the proposal meets the identified standards are provided below:

a)The dwelling provides at least the gross internal floor area and built-in storage area set out in the table (as identified above).

This is achieved for all units.

b)A dwelling with two or more bedspaces has at least one double (or twin) bedroom.

This is achieved for all units.

c)in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide

All bedrooms are a minimum of 2.15m in width and have floor areas greater than 7.5m².

d)in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²

The bedrooms providing two bedspaces have floor areas greater than 11.5m².

e)one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.

This is achieved for all units.

f) any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area).

The floorspace calculations take into account this requirement.

g)any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all

The floorspace calculations take into account this requirement.

h) a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement

The floorspace calculations take into account this requirement, and any built-in wardrobes would not reduce the effective width of the rooms.

i) the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

This is achieved for all units.

APPENDIX B

COMPLIANCE WITH THE MAYOR OF LONDON'S HOUSING SUPPLEMENTARY PLANNING GUIDANCE (MARCH 2016)

The development has also been assessed against the 41 Standards set out within the Mayor of London's Housing Supplementary Planning Guidance (March 2016). Comment on how the proposal meets the identified standards are provided below:

Standards 1 and 2 – Defining Good Places.

The drawings and supporting information to this application demonstrate how the proposal relates to the surrounding area and how it integrates and complements the existing built environment.

Standards 3 and 4 – Communal and Public Open Space.

Not applicable to this development.

Standard 5 – Play Space

Not applicable to this development.

Standard 6 – Density

The proposal is consistent with the prevailing density within this urban area, and appropriate to the PTAL rating as clarified in the supporting documentation to the application.

Standard 7 – Residential Mix

The proposed dwelling meets an identified need for young professionals in this area, and their type and size is suitable for the site and reflective of the surrounding area.

Standards 8 and 9 – Entrance and Approach

The entrance to property (Fitzjohn's Avenue) will be visible and clearly identifiable, and consistent with the other properties in the area. The enhanced and pedestrianized access will create a sense of place and will maintain a level approach to the buildings.

Standard 10 – Active Frontages

Not applicable to this development.

Standard 11 – Access

The development will meet the requirements of the Building Regulations.

Standards 12 to 16 – Shared Circulation

Not applicable to this development.

Standards 17 to 19 – Car Parking

The proposal would provide no additional car parking spaces due to its close proximity to public transport systems.

Standards 20 to 21 – Cycle Storage

Safe and secure covered cycle storage (rear of the site) will be provided, and incorporated into the landscaping of the development as indicated on the drawings.

Standards 22 to 23 – Refuse Storage

Refuse and recycling facilities will be provided for the dwelling in a manner suitable for the site and its location (front of the site)

Standards 24 and 25 – Dwelling Space Standards

The proposal meets the nationally and regional described space standards

Standards 26 and 27 - Private Open Space

The dwelling would have a minimum of 5 sq. m of private outdoor space. The minimum depth of each courtyard is over 1500mm.

Standard 28 – Privacy

The plans and supporting information demonstrate that there would be a satisfactory relationship between buildings, spaces and habitable rooms.

Standard 29 – Dual Aspect

The dwelling would not be single aspect and a considered design approach to this development ensures that all rooms will have good levels of outlook, daylight and sunlight, noise insulation and ventilation.

Standard 30 – Noise

Noise will be an issue like any development but the applicant will ensure that the construction hours would be within the appropriate timescale.

Standard 31 – Floor to Ceiling Heights

All ceilings would be at least 2.5m in height for at least 75% of the gross internal area.

Standard 32 – Daylight and Sunlight.

All rooms will receive adequate levels of daylight and sunlight.

Standard 33 – Air Quality

The development is in a residential street in a suburban area where air quality is good. This development would not damage the air quality in the area

Standard 34 – Environmental Performance

The environmental performance of the building are expected to exceed minimum requirements and make the fullest contribution to the mitigation of and adaptation to climate change as set out in the Sustainability and Energy Statement.

Standard 35 – Energy and CO2

The proposal meets the minimum targets for carbon dioxide emissions.

Standard 36 – Overheating

The proposal due to its siting, orientation and construction will avoid overheating.

Standard 37 – Water

The proposal will be constructed in accordance with the Building Regulations in respect of water consumption.

Standards 38 and 39 – Flooding and Drainage

The site is not in an area at risk of flooding.

Standard 40 - Ecology

The site has no ecological value in its existing form.

Standard 41 – Materials

The Planning, Design and Access Statement, floor plans and elevations and the application form confirms the use of sustainable materials that are robust and suitable for this high quality development.

APPENDIX C

PROPOSED BASEMENT LAYOUT

