



Our Ref. 1249BA001

Date: 9th March, 2017

DESIGN AND ACCESS STATEMENT

for

Change of Use of Maisonette At 7 Bolton Road, Camden, NW5

A. Introduction / Context

The site has been the subject of a number of applications for extension to this lower and upper ground floor maisonette. The latest approval made it clear that no further volumes would be looked on favourably by the Council and a change in the client's domestic circumstances now necessitates a new brief.

The brief has now been clarified as a requirement for a separate dwelling on the upper ground floor from and one on the lower ground floor.

An application was submitted last April, however the client failed to progress to signature the proposed S106 agreement due to circumstances beyond their control.

This new application is basically the same as this application last year except for the adjustments to the glazed rooflight to improve the daylight in the lower ground floor unit and reduce its dependency on artificial lighting. There are also some minor alterations to the internal layout to make more efficient use of the existing structures to reduce the quantity of material waste and improve the sustainability credentials of the proposals.

The latest approved design allows for the simple horizontal division of the maisonette into a two bedroom flat on the lower ground floor and a one bedroom flat on the upper ground floor.

This new application does not materially change any of the external volumes or windows that has recently been approved.

This new application seeks to utilise more effectively the existing resource, whilst increasing the dwelling units of accommodation on this brownfield site in compliance with the aims of the NPPF and includes a two bedroom flat which we understand is the most needed dwelling type for new developments.

These proposals we respectfully submit, are in policy terms material improvements allowing a two bedroom and a one bedroom flat in place of a 3 bedroom maisonette ensuring that the overall SPD compliant aims of proposal are more compatible over the design approved at present.





B. Physical Context

This site comprises an existing maisonette within a 5 storey house which has an up the 1st floor, 2nd floor and attic as a separate dwelling unit. It lies in a terrace of similar properties on the west side of Bolton Road with Council owned 1960's slab block multi level flatted dwellings to the west of the building.

No changes are proposed to the previously permitted forms therefore the physical context remains constant with the details on the previous approval.

C. Planning Policy Context

Planning Statement dated 5th January 2012 produced by Camden is attached to this submission as it gives clear conclusions, in relation to all Planning Policy in the context of this application which has been developed to embrace this document.

Planning policy encourages re-use of existing properties and their extension providing this does not encroach on the amenities of neighbouring properties and does not detract from the character of an area. Policy over recent years has focussed on the efficient re-use of brown field (previously developed sites) to ensure that these sites are redeveloped efficiently and appropriately to reduce pressure to build on the Greenbelt.

The start point for the design proposals was to identify if the changes would have any adverse effects on the adjoining properties.

It is submitted, that by the new proposals further intensifying this residential use two units now, policy will support this, due to the additional accommodation created making effective use of this Brown field site which is located within close proximity of Rail, Tube and bus transport hubs, as well as having extensive leisure, employment, retail, commercial, possibilities within between 1 and 10 minutes' walk of this site.

This new proposal seeks to provide better use of the site resource with additional accommodation of two instead of one dwelling.

In policy terms this proposal is desirable as it provides more efficient use of this brownfield site by proposing a range of unit sizes therefore complying more closely with the UDP which seeks all development sites to accommodate a range of different unit sizes.

Amenity space has been carefully appraised within the unique context of this site, whilst taking full account of the rich hinterland of leisure facilities within a very short walk. The two bedroom larger unit has been allocated amenity space in the form of the rear garden. Although the one bedroom flat has no external amenity space on balance we respectfully submit this is not a critical omission when balanced with the need for additional desirable single / two occupant use identified by policy. The quality and diversity of these facilities mitigates the usual need for on-site amenity space.





On behalf of our client it is accepted that car permit capping obligation will be desirable, taking special account of the local employment, recreation and transport facilities readily available for the one bedroom unit. As the existing maisonette already has resident parking rights used by the present occupier we trust this will not be compromised by this proposal.

Refuse storage will be provided at the front of the property.

POLICIES SUPPORTED BY THE APPLICATION

CORE STRATEGY

Camden Policy CS6.9 identifies that their housing target, for additional housing in self-contained flats or houses will need to rely on changes of use from other use classes as a major contributor for the Borough to achieve the targets outlined in the Core strategy. This proposal will assist this policy 6.9, without relying on change of use to the same degree as anticipated when policy was devised.

Camden Policy CS6.16 reinforces this point in noting that 2,500 self-contained homes are planned to be provided by windfall sites of less than 10 homes such as this application site.

Camden Policy CS6.18 clearly states the priorities to be considered when housing change of use applications are made. The proposals fall under consideration of this clause as this also covers extending an existing use. The policy identifies that only some uses are to be protected and housing will not automatically over ride. These uses are stated as industry, warehousing, community uses and shops, all of which are within a few minutes' walk of this site. The Core strategy in this is further reinforcing the Council's sustainability credentials, by being selective in the employment forms to be protected thus allowing the policy to react to the flexibility of the markets to rebalance the proportion of people residing close to their place of employment, reducing commuting, thus congestion and emissions within the Borough.

Camden Policy CS8 seeks to ensure that the Borough retains a strong economy. Paragraph b) is particularly relevant to this proposal as it is a windfall site which is located to existing employment centres, which will reduce the need for commuting to these employment centres thus supporting these employment centres, thus safeguarding their existence.

Camden Policy CS6.39 identifies that new housing of three and four bedrooms will be the medium priority 2 bedroom is high priority. The earlier approval is for one 4 bedroom unit and one 3 bedroom unit. This application alters this mix from the Core Strategy medium priority to mainly two bedroom high priority use, when taking account of the amenities surrounding the site, such as Canteloves Gardens under 500M away, we believe that the form of the proposals in terms of unit mix is encouraged by the Core strategy in respect of this

Camden Policy CS8.2 notes that 80% of all employees come from outwith the Borough. This clearly demonstrates that apart from Camden residents not having all the skills required within the Borough, that this figure is so high due to a severe shortfall in the housing available to employees within Camden, proportionate to the employment placements available. The proposals are in support of the objectives of this policy to bring a greater degree of skills required to Camden, by providing family friendly housing close to by employment and amenities appropriate for families.





Camden Policy CS 8.4 to 8.7 clearly states that there will be an increasing demand for offices, although this will be in established areas around the public transport hubs of Kings Cross Euston and Holborn. This site at Bolton Road is a considerable distance away from these transport hubs, but a short walk from Kilburn High Road station which has direct lines to these stations. This clarifies the essential links between the market demands for offices close to primary transport links. Where local transport needs are well catered for, then policy 8.4 to 8.7 can be interpreted to support this application for residential accommodation that is well located for the local transport infrastructure which will reduce the demands for commuting from outside the borough to these additional offices in and around Kings Cross Euston and Holborn.

Policy CS5

This policy supports the creation of two dwellings; policy CS5 of the Core Strategy clearly identifies the need for additional dwelling houses and encourages these to be sustainable.

Policy DP26

identifies that:

[Camden's Core strategy seeks to sustainably manage growth so that it takes place in the most appropriate locations and meets our needs while continuing to conserve and enhance the features that make Camden such an attractive place to live."](#)

In respect of DP26 the design proposed has its impact on neighbours and future developments adjacent carefully assessed. We cannot envisage any development on adjacent sites that could be prejudiced by the proposals.

POLICY CONCLUSION

The application should be considered favourably in the light of all the Core strategy policies noted above which the proposals are consistent with the aspirations of these policies.

There is a proportionate shortage of 2 bedroom units of accommodation in the area, which this proposal resolves by creating a new unit with a combined greater floor area than the existing dwelling plus an additional similarly sized unit to the site.

D. Involvement / Evaluation / Design Process

The initial feasibility study identified that in this part of London the market requires mixed dwelling sizes arranged in a cohesive cluster which offer the most energy efficient envelope for several dwellings, whilst having a much reduced Carbon Footprint as a result of the shared walls floors and roofs that reduces the amount of construction material whilst improving the like for like thermal efficiency of the development. Re-developing an existing building with external alterations ensures that the carbon footprint for reuse is reduced to a minimum, by constructing the new walls in the most thermally efficient materials available. The site was considered appropriate to redevelop as two dwellings given the constraints of the site

The start point for us to develop this design was to attach greater emphasis to the need to provide additional dwellings located close to good public transport links and amenities.



The units are designed to have heat and power generation designed in a balanced manner within the Passivhaus design methods. This will substantially reduce, not only the Carbon footprint of the dwellings, but also the site orientation can be most effectively capitalised on by having the larger glazed areas facing west, with the smaller glazed openings facing east which not only reduces energy loss but ensures more effective acoustic suppression. This latest design submission refinement sought to improve passive solar gain from the extended west facing frontage solution which achieved this improvement over the previously approved design, as it is within the scope of two rather than a single dwelling unit.

E. Use

This site was used for a single dwelling maisonette.

F. Layout

The layouts have been designed to use the available proposed internal space as efficiently as possible. Service areas and uses are stacked vertically for efficiency and compatibility reasons.

G. Scale

By creating two residential units on site, this will ensure that by being small unit accommodation with adjacent recreation and employment opportunities, this will reduce congestion and carbon emissions, which form key objectives of Camden's Core Strategy adopted in 2010.

H. Appearance

As already approved.

I. Landscaping

As already approved

J. Access

Cycle storage, refuse and general storage areas lie at entrance floor level as existing.

Recycling storage is located at the front of the property to ensure it is accessible for both residents and collection.

Donald Shearer

