

March 2017

Planning + Design and Access statement

73 Maygrove Road, London, NW6 2EG

Prepared for:

Granada Development Limited

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Unit 8, 73 Maygrove Road, London, NW6 2EG

1.00 Introduction / Background

Planning permission has been Granted for three extensions to 73 and 73a Maygrove road.

Planning permission has been granted for a mansard to the rear extension (2015/2396) ,
The western extension (2016/2021/P) and eastern Extension (2016/5498/P – subject to a
Section 106 agreement being signed.

When built (the mansard and the Western extension are currently under construction)
and the two new extensions will create a pleasant courtyard space.

This planning application is for a new lift to service the live/ work spaces at first floor
level of 73 Maygrove road.

This Statement should be read in conjunction with the following documents and
drawings prepared by Paul+O Architects Ltd:

- PL – 100 Site Plan Existing
- PL – 110 Site Plan Proposed
- PL – 200 Existing and Proposed section thru. courtyard
- PL – 201 Existing and Proposed section thru. courtyard
- PL – 202 Existing and Proposed section thru. courtyard
- PL – 220 Proposed Elevations
- PL – 300 Proposed Sections
- PL – 301 Proposed Sections
- PL – 400 Proposed Ground Floor Plan
- PL – 401 Proposed First Floor Plan
- PL – 402 Proposed Roof Plan

3.00 Design Guidelines

The UDP and the London Plan all emphasize that any new building should fit in with the
existing streetscape. English Heritage also emphasizes this stating that:

*7.8 When considering proposals for new development the local planning authority's principal
concerns should be the appropriateness of the overall mass or volume of the building, its scale (the
expression of size indicated by the windows, doors, floor/ceiling heights and other identifiable units)
and its relationship to its context – whether it sits comfortably on its site. A new building should be
in harmony with or complementary to its neighbour.*

*The aim of site-specific design guidance therefore should be to encourage new development that
compliments the established urban grain or settlement pattern, whilst representing the time in
which it is built and the culture it accommodates”*

The London Plan noted that Good Design is central to the London Plan and advises that;

Policy 4.101 “Good design is rooted firmly in an understanding and appreciation of the local social, historical and physical context, including urban form and movement patterns and historic character. London is highly diverse and constantly changing, but developments should show an understanding of, and respect for, existing character. The Mayor has already produced some guidance on best practice for well-designed higher density housing. Boroughs and Applicants may also refer to a range of guidance from the Commission on Architecture and the Built environment (CABE) on achieving the highest quality design in the built environment”.

In English Heritage and Cabe’s guidelines ‘Building in Context. New Development in historic area’. Sir Neil Cossons and Sir Stuart Lipton write:

*Thoughtless haste on the one hand and ill-considered imitation on the other have both over the years damaged the fabric of our historic towns and cities. But there is another way, in the form of **buildings that are recognizably of our age while understanding and respecting history and context.**”* they go on to say that “the right approach is to be found in examining the context for any proposed development in great detail and relating the new building to its the right approach is to be found in examining the context for any proposed development in great detail and relating the new building to its surroundings through an informed character appraisal. This does not imply that any one architectural approach is by its nature more likely to succeed than any other. On the contrary it means that as soon as the application of simple formula is attempted a project is likely to fail whether that formula consists of ‘fitting in’ or ‘contrasting the new with the old”.

Camden’s own Development Policies 2010-2025 notes that:

5.38 DP24 Securing High Quality Design, sets out that the Council will require all development including alterations and extension to existing buildings to be of the highest standards of design and will expect development to consider:

- Character, setting, context and the form and scale of neighbouring buildings;
- The character and proportions of the existing building where alterations and extensions are proposed;
- The quality of materials to be used;

4.00 Existing Building at 73 Maygrove road.

The existing building at 73 Maygrove road is an old button factory, which was converted into apartments and live work unit 15 year ago. Originally the building had strip metal ‘industrial windows’ with spandrel panels in glazed green tiles. When it was converted into offices, apartments and live work unit. The building was re-clad in an imitation yellow stock brick and the windows openings were reduced in size with the aluminum windows being replaced with white aluminum ones.

5.00 Existing Building at 73a Maygrove road.

73a Maygrove Road, the rear building behind 73 Maygrove Road, built 15 years ago, replaced old storage sheds. It is clad in a brick to match the 73 Maygrove Road. The southern façade overlooks an internal carpark, the northern and western elevations overlook the Maygrove peace park.

Planning permission has recently been granted (2015/2396/P) and a section 106 Agreement signed for a mansard floor to be added to 73a Maygrove Road.

6.00 Liddell Road

Planning permission 2014/7651/P has been granted for the redevelopment to the former Liddell road estate. Permission has been granted for a school and Apartment buildings along Maygrove. As well as the new school (currently under construction) planning permission has been granted for a large mixed use commercial building and 14 Storey tower / apartment building directly behind and over looking 73A Maygrove road. This planning application creates a principle for development in the area.

7.00 Eastern and Western Extensions (2015/2301/P and 2016/5498/P)

Planning permission has been granted for two new extensions to the exiting buildings at 73 and 73A maygrove road – both have been designed by Paul+O Architects - together these buildings will create a pleasant courtyard space access through the “porter lodge” underneath the new Eastern Extension.

The Western Extension is currently under construction and the brickwork almost complete. The soft handmade yellow brick compliments the existing building and blends in perfectly with the London stock brick of the adjacent Victorian Terraces. This contemporary building is simple and well considered with windows set back from the façade, a corner window will addresses both the park and the street and a staircase extension which references the Chimney stacks on the nearby end of terrace houses. The form of the building is both Sculptural and Poetic and is sympathetic to and enhances both the Maygrove peace park and the surrounding buildings.

8.00 Proposed Scheme

8.01 Proposal

The Brief was to provide a lift access to the live work units at First Floor. Many options were considered.

Paul+O architects have paid the same attention to good design and detailing to the proposed new lift as can be seen in the Western extension which is currently under construction.

The proposal for the lift is practical and functional and poetic. The lift enclosure is designed as a sculptural form in the new courtyard space. The Courtyard will , once the landscaping has been completed and importantly trees planted, become a pleasant space amenity space a refuge from the street, surrounded and overlooked by the offices and apartments while at the same time functioning as a carpark.

The proposal is to build a free standing lift shaft clad in Timber (Accoya) and stained dark gray , with a semi glazed elevated walk way at first floor.

The Vertical timber accentuates the height of the enclosure and will also become a trellis for climbing / flowering Creepers (Clematis Amandii) . The roof of the lift shaft will be very visible from the surrounding apartments and therefore importantly the timber cladding will continue over the roof .

8.02 Privacy / Over looking

The proposal does not significantly increase over looking - Importantly the walkway at First level has panes of glass of only 160mm wide intersected with deep timber mullions - so overlooking into the live work units is negligible and not significant. In any event the people using the lift will be the occupants of the live work units.

8.02 Loss and Day light and sunlight

The lift enclosure sits in front of the window of the Bedroom of the ground floor flat. The loss of sunlight does not need to be considered because the bedroom is North facing and does not at the moment benefit from any sunlight. It also needs remembered that this is a bedroom not a living room.

There will be a slight reduction in Daylight but this is not significant and the Bedrooms will benefit significantly from an improved outlook.

At the moment both bedrooms not only look directly onto the carpark but a pathway runs along hard against the building which means that anybody walking along this path look directly into these rooms – so currently overlooking is an issue.

To mitigate overlooking the tenants of this flat have Venetian blinds on both of these windows which are keep permanently closed. This has been the case for the last Fifteen years (please refer to the attached photos) – which being a long term resident of the building I can vouch for.

By sitting the lift approx. 1500mm away from the building and creating a new raised bed filled with evergreen shrubs between the lift enclosure and the existing building overlooking is reduced and the outlook from this flat is improved.

If the lift enclosure and associated planter are constructed the outlook from one of the bedrooms will be out over the new planter and into the courtyard while the Bedroom will look out over a planter and onto a 'Trellis' wall of the lift shaft covered with flowering Creepers.

We therefore contend that although there is some reduction in daylight it is minimal and not significant and that when seen in balance, because the outlook is improved and overlooking is significantly reduced , the proposed lift improved significantly improves the living conditions of this flat.

8.03 Detailing

For recognize that detail is central to the success of the lift enclosure and that in order for The structure to be a delicate sculptural pergola in the in courtyard the detailing is paramount.

Paul+O Architects have therefore worked up the construction details which are submitted as part of this planning application. The construction dwgs importantly show the details of the cladding the glazed walkway which is paramount in order to achieve the design intend, and to Ensure that overlooking is mitigated and that the outlook from the bedrooms in the ground floor flat is improved.

If the Council are minded to grant planning permission there would seem no need to add a condition requesting additional details.

9.00 Carparking

The Courtyard has been re configured to ensure that there is no loss of car parking.

The current pathway along the rear of 73 maygrove road will be replaced with a planter to give more privacy to the units in the building and improve the outlook from all the units at ground floor level.

The previous approved scheme submitted as part of planning permission 2016/5498/P had 16 carparks and 7 number “Sheffield” bicycle stands. The revised plans retains the same number of carparks and also has space for a disabled drop area in front of the lift.

12.00 Landscaping

The courtyard has been carefully considered to ensure a balance between car parking and planting . Creepers (Boston Ivy) have already been planted in the courtyard and are starting to cover the walls of the existing building. Additional creepers will cover the proposed lift enclosure.

Pin Oaks, a deciduous trees with a fine structure, will be planted in the courtyard. Providing shade in the Summer

In conclusion:

The new lift enclosure has been carefully designed so that it becomes a sculptural element in the courtyard – a pergola covered with flowering Creepers.

The materials - timber stained dark gray – have been carefully chosen and detailed and will compliment the existing yellow brick buildings, the dark timber picking up on the black brick banding.

The Lift enclosure will not be seen from the public domain because of the surrounding buildings and because of the high brick wall and trees between the courtyard and Maygrove peace park (the top , smothered in time in flowering creepers might be glimpsed from the park) .

The new lift enclosure has been carefully designed and will enhance the courtyard , a sculptural form which will be a joy to look onto.

The proposed building is in line with the policies set out in the London plan, and the local UDP as well the advice given by English Heritage and Caba.

The proposed lift enclosure reflects the Character, setting, context and the form and scale of neighbouring building.

We therefore request that Camden Council grant planning permission for the revised scheme.