

DESIGN & ACCESS STATEMENT ADDENDUM

THE OLD DAIRY, LONDON



MAY 2017

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1 Introduction

This Design & Access Statement addendum has been prepared in support of S.73 application for The Old Dairy, 7 Wakefield Street, Camden, for:

"Variation of condition 25 (approved drawings) attached to planning permission 2011/6032/P dated 14/03/2012 and 2015/0825/P dated 19.10.2015 (for redevelopment of site to provide a mixed residential/commercial development in 2 blocks, comprising Class B1 business space in two basement and 2 storey units at western end of site; Class C3 dwelling houses in five basement and 2 storey units at eastern end of site; plus associated landscaping, courtyard servicing and vehicular access from Wakefield Street, and retention of existing northern boundary wall and gable end walls of warehouse adjoining Regent Square) namely to allow the amendments to the residential mix, increase in the total number of units to 13 and minor associated external alterations.

This document is to be read in conjunction with the application drawings provided in the appendix.

1.1 Proposal

This Design and Access Statement addendum has been prepared in support of an application which seeks planning permission under Section 73 of the Town and Country Planning Act (1990) for a minor material amendment to Condition 25 of planning permission 2015/0825/P, specifically the submission seeks approval for:

"Variation of condition 25 (approved drawings) attached to planning permission 2011/6032/P dated 14/03/2012 and 2015/0825/P dated 19.10.2015 (for redevelopment of site to provide a mixed residential/commercial development in 2 blocks, comprising Class B1 business space in two basement and 2 storey units at western end of site; Class C3 dwellinghouses in five basement and 2 storey units at eastern end of site; plus associated landscaping, courtyard servicing and vehicular access from Wakefield Street, and retention of existing northern boundary wall and gable end walls of warehouse adjoining Regent Square) namely to allow the amendments to the residential mix, increase in the total number of units to 13 and minor associated external alterations and 26 sqm (GIA) of additional commercial (B1) floorspace."

2 Site Analysis

2.1 Site Location

The existing site is located on the Northern edge of Central London, within the heart of Bloomsbury and close to the rapidly changing King's Cross.

Surrounding land uses are mixed, although there is a predominance of residential uses. Other uses include the Coram Community Campus to the south, which provides a mix of health and educational facilities for children in need; educational (Westminster Kingsway College), residential and commercial uses to the east along Grey's Inn Road and a mix of residential, retail and leisure uses to the west.

The site itself comprises a triangular parcel of land of approximately 0.2 hectares, accessed off Wakefield Street,

The site is bounded by a church and the rear of a five-storey Georgian terrace that fronts onto Regent Square to the North, by a Buddhist Centre of three storeys to the West and by a listed wall and St George's Gardens to the South.

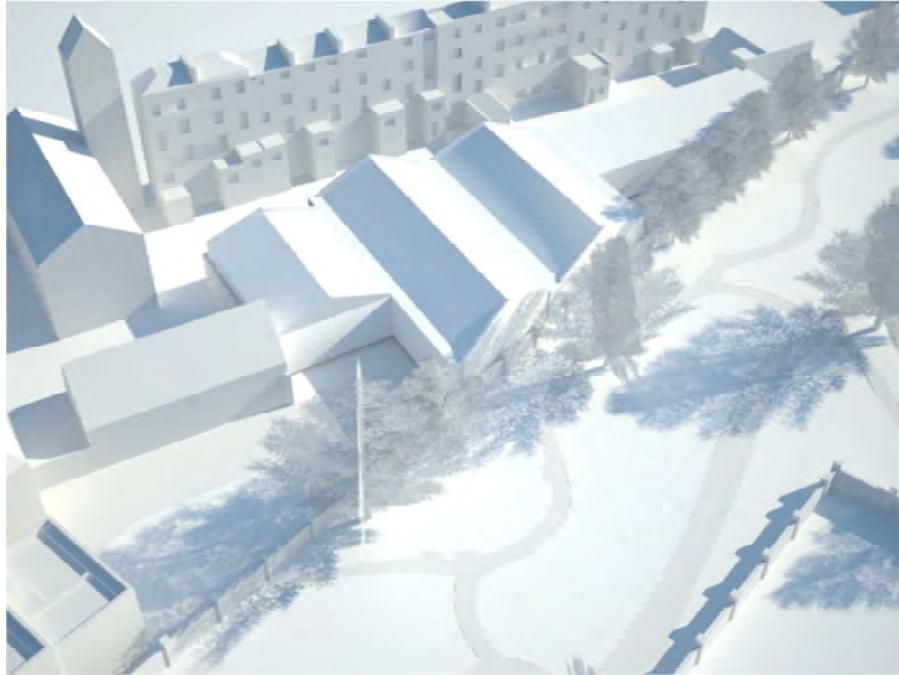
The site consists of a collection of large footprint, pitched-roof warehouse buildings. These occupy a floor area of 1,186 sqm (GEA), with a net floor area of approximately 948 sqm (GIA).

Three townhouses on the adjacent site now completed and occupied. Until few years ago, the site was in use as a distribution warehouse for a dairy. It has since lain vacant.



Figure 1 - Location Plan





Site Massing Diagram



View of entrance to Site



View of Buddhist Centre



View of existing buildings



View of existing buildings from St George's Gardens and Regents Terrace rear.



3 The Previous Approved Scheme

3.1 Site Planning History

- February 2007: Project inception;
- March 2010: Submission of first planning application;
- July 2010: Application withdrawn due to concerns over design of the proposals;
- January 2011: Second planning application submitted after lengthy revision process undertaken in close consultation with LB Camden planning officers;
- July 2011: Planning application goes to Development Control Sub-Committee with a recommendation for approval by LB Camden officers. Application refused by Members following deputations by Friends of St George's Gardens and Regents Square Residents Association.
- March 2012: New planning application (2011/6032/P) Granted for 2 commercial areas and 7 town houses.
- October 2015: New Minor Material Amendment application (2015/0825/P) permission granted for 2 commercial areas, 8 flats and 2 town houses.

3.2 Approved Scheme

Reference: 2011/6032/P - Camden's planning officers recommended the previous planning application for approval. The proposal was for the redevelopment of the site to provide mixed residential / commercial developments in 2 blocks as follows:

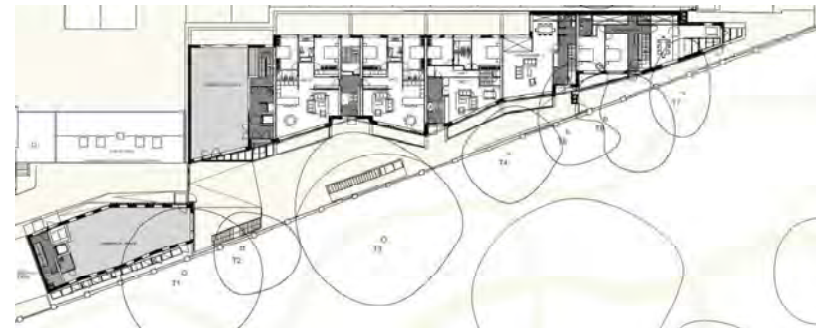
- A commercial element comprising 1,102.2 sqm Class B1 office space at Basement, Ground and First floors at western end of site; and
 - 5 dwelling houses as basement and 2 story units at eastern end of site, comprising (Class C3) of 1 x 2 bedroom house with garden and 4 x 3 bedroom houses with roof terraces.
 - Associated landscaping and courtyard, servicing and vehicular access from Wakefield Street.

Reference: 2015/0825/P - Camden's planning officers recommended Variation of condition 25, attached to above planning permission (reference: 2011/6032/P) for approval. The proposal was for the redevelopment of the site as follows:

- A commercial element comprising 1,102.2 sqm Class B1 office space at Basement, Ground and First floors; and
- A residential element comprising Class C3 residential spaces. This was arranged as:
 - 8 flats at Basement, Ground and First floor level, with additional roof terraces (comprising all 2-bed flats);
 - 2 - Three storey, 3-bed houses at the Eastern end of the site;
 - Associated landscaping and courtyard, servicing and vehicular access from Wakefield Street.



Planning approved Lower Ground Floor Plan (reference: 2015/0825/P)



Planning approved Ground Floor Plan (reference: 2015/0825/P)



Planning approved First Floor Plan (reference: 2015/0825/P)



3.3 Proposal

This Design and Access Statement addendum has been prepared in support of an application which seeks planning permission under Section 73 of the Town and Country Planning Act (1990) for a minor material amendment to Condition 25 of planning permission 2015/0825/P, specifically the submission seeks approval for:

"Variation of condition 25 (approved drawings) attached to planning permission 2011/6032/P dated 14.03.2012 and 2015/0825/P dated 19.10.2015 (for redevelopment of site to provide a mixed residential/commercial development in 2 blocks, comprising Class B1 business space in two basement and 2 storey units at western end of site; Class C3 dwellinghouses in five basement and 2 storey units at eastern end of site; plus associated landscaping, courtyard servicing and vehicular access from Wakefield Street, and retention of existing northern boundary wall and gable end walls of warehouse adjoining Regent Square) namely to allow the amendments to the residential mix, increase in the total number of units to 13 and minor associated external alterations and 26 sqm (GIA) of additional commercial (B1) floorspace."

3.4 Planning Consultation

A pre-application meeting was held on 7th April 2017 with Camden officers. The principle of the proposed amendments were discussed informally with Camden officers and agreed in principle

3.5 Proposed Unit Mix

- The proposed amendment seeks to rationalise oversized units and create an improved sales mix in response to market conditions. This process has increased dwellings across the site by three, taking the approved number of dwellings to 13. Internal reconfiguration and minor fenestration changes are required in response to the revised internal reconfiguration
- Policy DP5 of the Development Policies document states that the council expect a mix of large and small units within developments. The council's dwelling size priorities table set out the ideal mix of unit sizes by tenure type. For market housing the council state the following:
 - 1 beds – lower
 - 2 beds – high (40%)
 - 3 beds - medium
- The proposed amendments to the unit mix would provide more two bedroom units than any other size and the two bedroom units would contribute 77% of the total proportion which far exceeds the aim as stated in policy DP5.
- The table sets out how the number of units proposed has changed since the original consent was granted in 2012. The new proposals would introduce an additional three units in total and represent a more efficient and marketable use of space.

Floor space Area schedule:

	1 Bed/2 Person	2 Bed/4 Person	3 Bed/6 Person	Total Unit Number	Total Number of People	Total Number of People (Variance)	Unit Mix Percentage	Variance %
Original PP	0	1	4	5	28		20% 2 bed 80% 3 bed	
Section 73 (2015)	0	8	2	10	44		0% 1 bed 80% 2 bed 20% 3 bed	+60% 2 bed -60% 3 bed
Proposed	1	10	2	13	54	+10	8% 1 bed 77% 2 bed 15% 3 bed	+8% 1 bed -3% 2 bed -5% 3 bed

Proposed -Unit Size	SQM GEA	Private Amenity	Exceed minimum standards?	
Flat A	2 Bed	143	48,5	+73
Flat B	2 Bed	132	48,1	+62
Flat C	2 Bed	134	49,8	+64
Flat D	2 Bed	136	No	+66
Flat E	2 Bed	127	No	+57
Flat F	2 Bed	116	No	+46
Flat G (Duplex)	2 Bed	121	22,5	+51
Flat H	2 Bed	142	16,19	+72
Flat I	2 Bed	136	16,19	+66
Flat J	2 Bed	124	12,67	+54
Flat K	1 Bed	63	9,14	+13
House 1	3 Bed	261	15,7	+153
House 2	3 Bed	274	15,7	+166

3.6 Amenity

- London Plan Policy 3.5 sets out the ambition for all new residential development to deliver high quality living accommodation, and that all new development should reflect the Housing standards as prescribed in the SPG,

Standard 26 States: "A minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant"



All flats & houses are generously proportioned, far exceeding national minimum space standards and are dual aspect.

- All flats & houses are generously proportioned, far exceeding national minimum space standards and are dual aspect.
- Three flats at ground floor level will not benefit from private outdoor amenity space. This precedent has been accepted previously, due to the constraints of the development site. Sufficient additional floor space is included internally to mitigate the lack of outdoor space.

Part D of London Plan notes: "Development proposals which compromise the delivery of elements of this policy may be permitted if they are demonstrably of exemplary design and contribute to achievement of other objectives of this Plan."

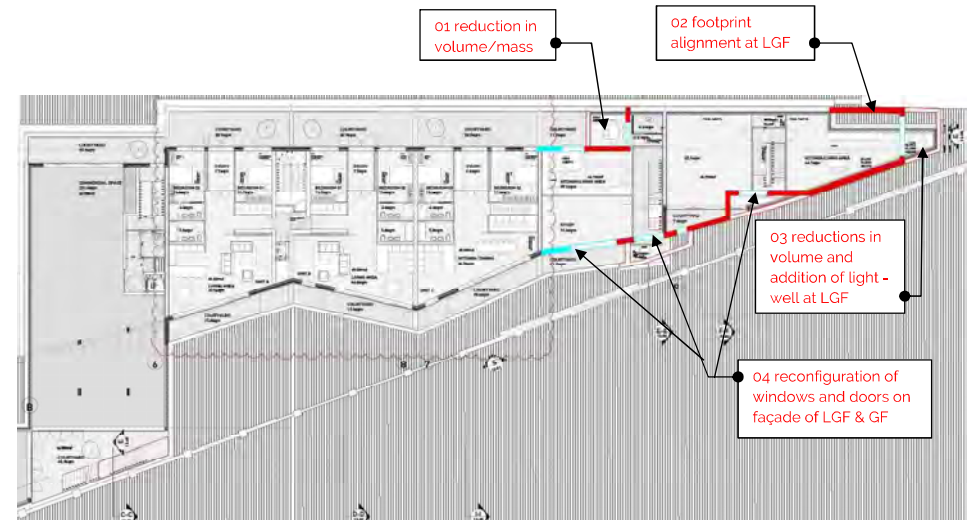
Housing SPG states: "2.3.32 in exceptional circumstances, where site constraints make it impossible to provide private open space for all dwellings, a proportion of dwellings may instead be provided with additional internal living space equivalent to the area of the private open space requirement. This area must be added to the minimum GIA."

- St Georges Communal Gardens is located adjacent to the development boundary and will provide valuable visual and communal amenity.
- All habitable rooms within the proposed development are expected to be adequately daylight, exceeding the relevant BRE criteria for daylight availability.
- All units are designed to be accessible in accordance with Mayors Housing SPG standard 11 and National Technical Standard M4[2];
- 10% to meet Wheelchair Accessible Homes (National Standard M4 [3]) Flats D & E will have level access via an internal platform lift for the wheelchair access, Flat G and both the houses have level access at entrance thresholds.
- All residential units will be Lifetime Homes compliant. All lifts will be lifetime homes compliant; and all toilets and bathrooms will meet the relevant Lifetime Homes and Part M requirements.

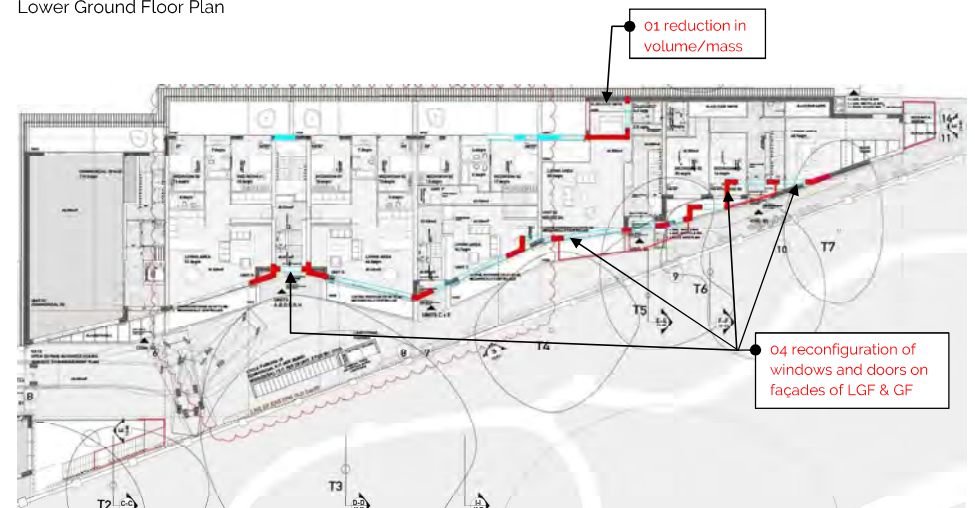
3.7 Appearance: Modification to Building Facades

Minor changes to the exterior of the planning approved building are proposed. The changes are due to the reorganising of the interior of the building and these are described in details below

01. Reduction in building volume at rear facade
 - For reconfiguration of units, 10 sq.m on each floor at rear façade has been removed in order to increase the level of daylight to Townhouse-1, as well as to give it a courtyard space at Lower Ground Floor.
 - It results in a reduction in built form at the rear of the building.
02. Reduction in building volume at rear facade
 - For reconfiguration of units, 10 sq.m on each floor at rear façade has been removed in order to increase the level of daylight to Townhouse-1, as well as to give it a courtyard space at Lower Ground Floor. It results in a reduction in built form at the rear of the building.



Lower Ground Floor Plan

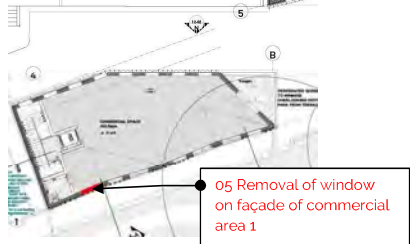
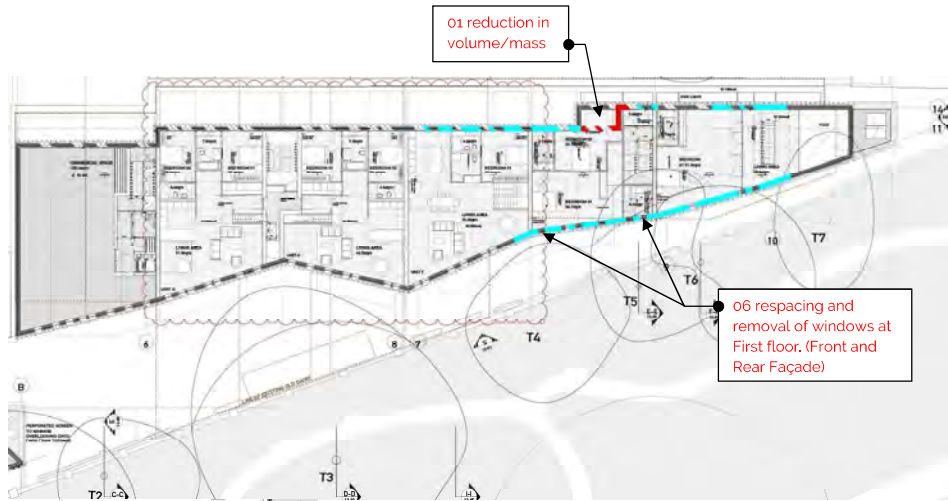


Ground Floor Plan

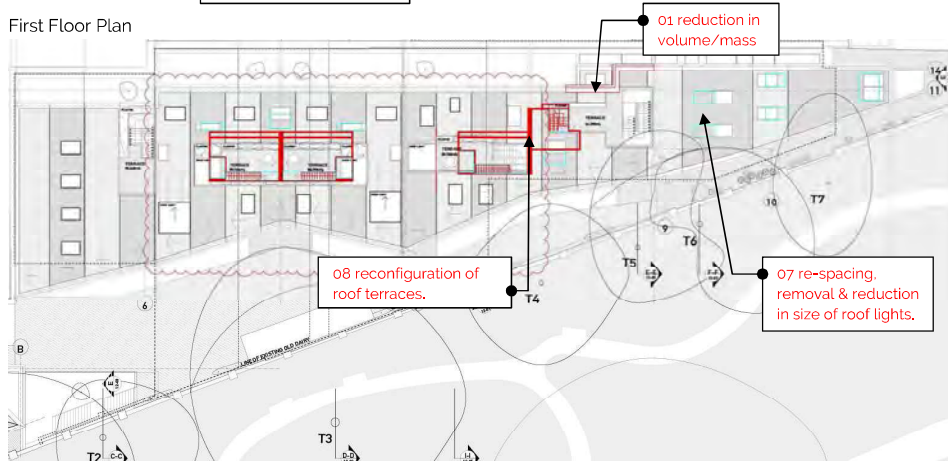
Keys:

- Modification to window spacing
- Modification to building exterior line





First Floor Plan



Roof Plan

03. Reduction in building volume at rear façade

- For reconfiguration of units, 10 sq.m on each floor at rear façade has been removed in order to increase the level of daylight to Townhouse-1, as well as to give it a courtyard space at Lower Ground Floor.
- It results in a reduction in built form at the rear of the building.

04. Footprint re-alignment at Lower Ground Floor

- To rationalise the footprint at Lower Ground floor.
- There is no impact above ground. The interior space will be more usable space at Lower Ground.

05. Reduction in built area at Lower Ground floor and addition of light well

- To provide more usable internal space with improved natural daylight and access to external space at Lower ground floor.
- Small light well in lieu of walk on skylights it is not overlooked or visible from surrounding areas.

06. Reconfiguration of windows and front doors on façades of Lower Ground and Ground floor

- A number of windows at Basement and Ground floors have been re-positioned on both front and rear façades to suit the revised internal layouts.
- The front doors to the front façade at Ground floor level are rearranged to suit revised internal layouts.
- The above changes will have no impact on the surroundings. They are not visible from outside the site as they are hidden behind perimeter boundary walls.

07. Removals of windows on façade of the commercial area 1 at First floor

- One window is removed at first floor (at Western end) of commercial area 1 to suit internal layout.
- The changes will have no material impact on the appearance of the building or on the character of the surrounding neighbouring gardens.

08. Re-spacing and removal of windows on front & rear façades at First floor

- The planning approved façades at first floor have a series of vertical slot windows to the front and rear. A number of these same sized windows will be re-positioned to suit the internal layout towards the Eastern end of the building. These are same sized windows as approved planning scheme, so no additional overlooking.
- Those windows at the front will follow the same rhythm as the planning approved scheme. The changes will have no material impact on the appearance of the new building or on the character of the surrounding neighbouring gardens and conservation area. The windows at the rear will again follow the same pattern of the existing layout and will be barely discernible from outside the site due to the existing perimeter gable walls, which are being retained.



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- The removal of 1 window is positive as it reduces the perceived overlooking within the garden. Again these will have no impact on the appearance of the new building, setting of the adjoining listed buildings, and character of the conservation area.

09. Re-spacing, removal & reduction in size of roof lights

- To suit the new internal layouts, it is proposed to remove 10 roof lights and 4 roof lights are re-positioned.
- 3 roof lights are reduced in size to suit the new configuration of roof-terraces.
- It is considered that they will not affect the appearance of the scheme and surroundings.

10. Reconfiguration of roof terraces.

- There are 4 inset roof terraces above the Flats and House- 1 in the planning approved scheme. These will be reconfigured above flats in terms of their shape and staircase access. They do not project further towards the front or rear facades than the current approved design. The 4th terrace will be moved upon Flat K in lieu of house-1. This will be away from the East side of the site, which is an improvement to the perceived overlooking issue to the gardens.
- It is considered that they will continue to be small discreet features which do not affect the appearance of the scheme and surroundings.

