

DESIGN & ACCESS STATEMENT



29-31 DOUGHTY STREET, WC1N 2AA
REMOVAL OF CABLING TO FRONT ELEVATION

For

Origin Housing

brodie**plant**goddard architects.

NOVEMBER 2017

RM/RMC/3885



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**THIS REPORT IS TO BE READ IN CONJUNCTION WITH ARCHITECTS DRAWINGS:
(not in this document – issued separately)**

3885/PL00 – SITE LOCATION PLAN – 29-31 DOUGHTY STREET

3885/PL03 – EXISTING AND PROPOSED ELEVATION PHOTOGRAPHS

INTRODUCTION

Full application to address TV cabling and CCTV camera being run along the front elevation of the above property. The site is owned by Origin Housing. This application has been prepared in response to the requirements set out by planning enforcement officer for Camden Council to resolve concerns raised.

It should be read along with drawings:

3885/PL00 and 3885/PL03.

SITE ANALYSIS AND EVALUATION

The site – as shown by the red line on the plan - fronts onto New Doughty Street.

ACCESS AND TRANSPORT

The property is located 0.6 miles / 12 min walk from St Pancras International and King's Cross stations. There are numerous buses running in the area.



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PLANNING & HERITAGE STATEMENT

The site is a part of the Bloomsbury Conservation Area, and it is Grade II listed. To address the security issues at 29-31 Doughty Street, our client Origin Housing required to install CCTV cameras. Since the building is listed, it was important to ensure that the new cameras were installed in locations where they can be least noticed.

Concerns raised by planning enforcement officers:

'The buildings on Doughty Street are not only valued for their individual appearance but as a terrace as a whole, and any added items can detract from the special qualities of the terrace which also contribute to the character and appearance of the Conservation Area.'

Please refer to the appendix for email conversation with Camden planning Officer Rachel Parry.

The proposals illustrate the removal of TV and CCTV cabling and security light to the front elevation. A single CCTV dome camera is to be retained, and to be located on stucco banding in order to minimise the impact on the historical character of the façade, whilst addressing security measures for the residents. (Similar location of CCTV

dome camera can be seen on 11 Doughty Street)

IMPACT STATEMENT/CONCLUSION

Due to the security issues at Doughty Street, we consider CCTV provides benefit to the living conditions and security of the residents.

The work proposed has a beneficial impact on the existing building and its architectural and historical importance, through removal of existing cabling and security lighting. The proposed CCTV camera dome does, however, make the residents feel safer, and therefore we see no objection to granting consent to retain a CCTV camera, and removal of the existing surface mounted security lighting and cabling.



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brodie**plant**goddard architects + surveyors.

RE: 29 Doughty street ref 2017/1700/L

From: Parry, Rachael <Rachael.Parry@camden.gov.uk>
To: 'Roger Mahoney' <roger@bpg.co.uk>
Cc: 'Nigel Davis' <nigel.davis@originhousing.org.uk>
Date: 8/17/2017 9:15 AM

Hi Roger,

I am so very sorry for the delay in coming back to you I have been extremely busy recently and struggled to keep up to date with my emails.

Thank you for sending the details in your email and the attached documents.

The removal of the wiring and trunking is seen as an improvement and the camera on its own may be acceptable; however I would be interested to find out whether there is a more discrete location for the camera?

As you are aware the buildings on Doughty Street are not only valued for their individual appearance but as a terrace as a whole, and any added items can detract from the special qualities of the terrace which also contribute to the character and appearance of the Conservation Area. The Council and local Conservation Area Advisory Committees do not favour alarm boxes, cameras or similar paraphilia attached to listed buildings; especially upon terraces.

Is there opportunity to add a smaller camera to the underside of the balcony, or near to the rainwater pipe, or a white smaller one located just under/upon the stucco banding? I also note in your proposed photomontage that the security light above the door has been removed, which is most definitely favoured and seen as an improvement.

I would suggest you look to amend the proposals considering the above and either come back to the conservation team for advice or submit a new LBC application. Please note I will be leaving the Council at the end of this month, so in the future I suggest you email the following address planning@camden.gov.uk and you will be directed to a Conservation Officer who has availability to respond.

Please note for reference I will attach this correspondence to the file 2017/1700/L (if you wish to discuss this again with a new office following my departure).

Kind regards,

--

Rachael Parry
Planning Officer (Conservation)

Telephone: 020 7974 1443



From: Roger Mahoney [mailto:roger@bpg.co.uk]
Sent: 01 August 2017 10:33
To: Parry, Rachael <Rachael.Parry@camden.gov.uk>
Cc: 'Nigel Davis' <Nigel.Davis@originhousing.org.uk>
Subject: FW: 29 Doughty street ref 2017/1700/L

Good morning Rachael,

Sorry to be chasing a response but can you look at the proposals below and let me know if they are likely to be acceptable.
Our client is keen to maintain security on these entrance doors in a way that is sympathetic to the building façade and we want to resolve the planning issue asap.

I look forward to hearing from you.

Kind regards

Roger Mahoney
RIBA MRICS MCIQB Director

for and on behalf of
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E roger.mahoney@bpg.co.uk

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From: Roger Mahoney [mailto:roger@bpg.co.uk]
Sent: 18 July 2017 14:24
To: 'Parry, Rachael' <Rachael.Parry@camden.gov.uk>
Cc: 'Nigel Davis' <Nigel.Davis@originhousing.org.uk>
Subject: RE: 29 Doughty street ref 2017/1700/L

Good afternoon Rachael,

I have now heard back from our clients who have asked if the cctv cameras would be acceptable if they were installed with internal cabling rather than the surface mounted conduit.

I have attached a photo shop image of the camera without all the conduits to illustrate the idea.

Our clients are very keen to maintain the cameras for health and safety reasons so do you think this is a way forward ?

If this is likely to be acceptable then we will submit a formal application which will include an analysis of the cable route to prove that the problem is not repeated on the inside of the building.

I look forward to hearing your views.

Kind regards

Roger Mahoney
RIBA MRICS MCIQB Director

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From: Parry, Rachael [<mailto:Rachael.Parry@camden.gov.uk>]

Sent: 08 June 2017 23:23

To: Roger Mahoney <roger@bpg.co.uk>

Subject: RE: 29 Doughty street ref 2017/1700/L

Dear Roger

Many thanks for your email, I do apologise for the length of time it has taken for me to come back to you and for missing your call earlier today.

This case has been discussed with the Conservation Team and not looked upon favourably, and we have had an objection from the Bloomsbury Conservation Area Advisory Committee. Therefore, unfortunately I am attaching the Decision Notice which refuses the application for Listed Building Consent. The installation of CCTV cameras and any additional paraphernalia impact upon the special architectural character of the listed terrace.

I will be out of the office tomorrow (Friday); however if you wish to discuss this further I will be available on Monday.

Kind regards,

--

Rachael Parry
Conservation Officer

Telephone: 020 7974 1443

□□□□

From: Roger Mahoney [<mailto:roger@bpg.co.uk>]

Sent: 08 June 2017 11:00

To: Parry, Rachael <Rachael.Parry@camden.gov.uk>

Subject: 29 Doughty street ref 2017/1700/L

Good morning,

I have tried to contact you by telephone without success ,but our clients are getting concerned that a decision has not been reached on our retrospective application for the cctv cameras outside 29 Doughty street.

I know the target date for a decision on the 19th May is only a target but we would be grateful for any feed back on the application that we can forward on to our clients.

Many thanks.

Kind regards

Roger Mahoney

RIBA MRICS MCIQB Director

for and on behalf of

brodieplantgoddard

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Attachments:

- ~WRD236.jpg

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Zoom

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This Maxx Digital AHD CCTV camera has a 2.8-12mm manual zoom lens, includes a 1/3" SONY CMOS Sensor and outputs up to 1080p resolution. It works great in light and dark environment with infra-red up to 30 metres, is suitable for outdoor use and has several advanced features including IR-Cut, DWDR, 3D NR, Sense-Up and an on-screen display.

SKU: MDH-C200-D

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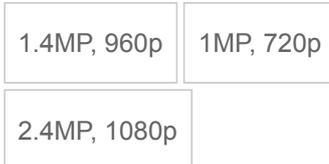
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Description Additional Info Reviews Tags

Specification Downloads

Specifications

Model No.	MDH-C201-D	MDH-C202-D	MDH-C203-D
Camera			
Image Sensor	OV9712S	IMX238	IMX238
DSP	NVP2431H	NVP2431H	NVP2431H
Image Resolution	720P/960H	960P/960H	1080P/960H
Effective Pixels	1.0MP, 1280x720	1.4MP, 1280x960	2.4MP, 1920x1080
TV System	PAL/NTSC		
Electronic Shutter	1/25s~1/50,000s , 1/30s~1/60,000s		
Sync System	Internal		
Usable Illumination	0.01Lux	0.001Lux	0.001Lux
S/N Ratio	≥50dB		
Scanning System	Progressive Scan		
Video Output Mode	AHD/CVBS (960H) (BNC)		

Lens

Focus Length	2.8-12mm
Focus Control	Manual
Lens Type	Manual
Pixels	2M Pixels
Auto Iris Support	NO

Night Vision

Infrared LED	φ 5X36PCS
Infrared Distance	30M
IR Status	Under 10 Lux by CDS
IR Power On	CDS Auto Control

Camera Features

Day/Night	Auto (ICR) / Color / B&W
OSD Menu Language	EN, CN, DE, FRA, IT, ES, PL, RU, PT, NL, TR
White Balance	Auto/Manual
Gain Control	Auto
Noise Reduction	3D NR
Picture Adjustment	Yes
OSD Support	Yes

General

Vandalproof Housing	YES, Metal
Lens Angle Adjustment	YES
Dual Voltage	NO
IR Cut Filter	YES
Heater	NO
Operation Temperature	-10°C ~ +50°C RH95% Max
Storage Temperature	-20°C ~ +60°C RH95% Max
Power Source	DC12V±10%, 500mA
Dimension	φ 121 x 93(H)mm
Weight	0.80kg



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