

Design and Access Statement:

49 Pratt Street, Camden, NW1 0BJ

1. Role of Design and Access Statement

This Design and Access Statement provides the background and explains the design rationale behind the proposed alterations to 49 Pratt Street,

2. Site Location

The property is located within the London Borough of Camden.

3. Existing House

The house is originally a 3 storey dwelling, which has been extended at first floor level at the rear and at the third floor, a new bedroom and front terrace.

4. Design Proposal

The proposed alteration comprises a change of use from one dwelling to 3.no separate dwellings. The only alterations to the externals of the building, are the small infill- of the external WC and covered area, with installation of French doors to the rear and replacement of ground floor windows (in place of existing openings, to match existing).

5. Conformity with Legislation

The proposed alteration comprises a change of use from one dwelling to 3.no separate dwellings.

The ground floor is proposed to be a 1 bed 2 person.

The first floor is proposed to be a 1 bed 1 person

The second and third floor is proposed to be a 2 bed 3 person.

We are pleased to be able to provide a mixture of unit sizes, to suit a variety of people (ie a 1 person, a 2 person and a 3 person), in line with both national and local Camden Planning Guidance (CPG) standards.

Design, Areas and Room dimensions

Access to the site is very simple, straight from the road and a level threshold for wheelchair users, will be provided. The site is very easily accessible by both bus and train – proven by the fact it is in Public Transport Accessibility Level Location 6b. The front door would be operated via intercom for the upper floor's resident's ease of use.

Generous floor to ceilings of 2800mm will be retained within the flats to allow nice spacious and comfortable living. There is plenty of storage shown for the flats and further storage can easily be incorporated. The flats benefit from plenty of large existing windows. There will therefore be a great amount of daylight and sunlight into the habitable rooms. In addition, there will be plenty of ventilation, which is so important where gardens and outdoor spaces are limited.

The ground floor benefits from a private garden and the third floor benefits from an existing retained terrace, with fantastic views of Camden.

The flats have flexible spaces with a great potential for use for sleeping, eating, living and studying. The developer is keen to install wall-beds, which can transform into desks when not in use, to add a further level of adaptability.

The proposed flats are of a good size and all comply with minimum sizes within the London Plan. Rooms are sufficient in sizes including the bedrooms on the third floor. Bedroom sizes of 12m² and 9m² and well above the 11 & 6 m² required by the CPG. The bedrooms include both sufficient storage space and glazed doors on to an existing retained terrace. We have dedicated storage designed into the flats and the developer is planning to go over and above the minimum sizes, which they feel are not enough for modern day living.

Circulation within the flats is designed with care to ensure they do not feel too cramped. The ground floor flats is designed to be wheelchair accessible, in line with Lifetime Homes. The upper floors are disabled adaptable. There are wheelchair turning circles and pinch points have been removed with careful design. There are no pinch points below 800mm. Timber lintels and supports are to be installed above beds to ensure the future adaptability for a hoist, is possible. In addition the bathrooms have been designed as level threshold wet rooms, with wheelchair turning circles and as spacious showering and toileting zones.

There are also plentiful spaces within the rooms for the drying of clothes and all kitchens are large enough for the installation of a washer / drier.

Cycle Storage and Refuse Storage

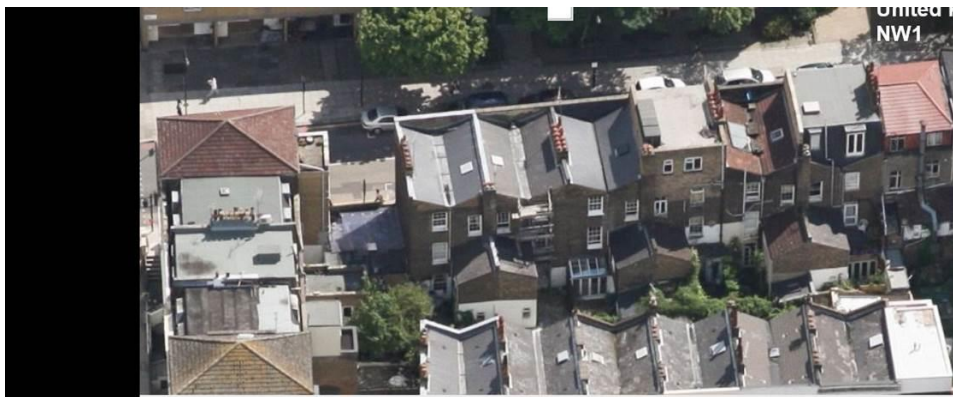
There is limited space for parking on the road, however the site is set with a very high Public Transport Accessibility Level Location of 6b – which is the highest possible level.

In addition, there is space within each flat for storage of a folding bicycle, as a further alternative means of transport. There is also a public car park just a 1 minute walk, which advertises space for residential parking, should residents wish to take advantage of this.

There is limited space to the front of the property but thankfully enough for council provided wheelie bins. In addition, space has been allowed for within the kitchens for under counter refuse bins and space for recycling storage.

Energy efficient lighting, high performance insulation and locally sourced products, will ensure that the flats achieve minimum CFSH level 4.

As can be seen from the aerial shot, there is a single storey extension already constructed along Pratt Street (the house with the glass single storey extension) and this is further evidence that the small single storey infill extension is very much reasonable.



6. Conclusion

In Conclusion, the CPG expects developments to provide high quality housing that provides secure, well-lit accommodation that has well-designed layouts and rooms and we have no doubt that this has been achieved. We have designed out unnecessary corridors with the installation of a sprinkler system, to satisfy the Building Control Part B Fire Regulations.

The development has been designed to comply with the London Plan, Lifetime Homes and the Camden Local Planning Guidance. Despite it being an existing building, all key aspects have been achieved and that the flats certainly will be fantastic and spacious dwellings. From viewing other flats in the local area, we are certain that these will be in very high demand and we are delighted that (in a very minor way), we will be helping to solve the growing housing crisis within the country.

We have been sure to work within the Planning Legislation. Please see below, National and Local Planning Guidance which has been adhered to.

REGIONAL PLANNING POLICY

The London Plan 2015 (with further alterations)

Policy 3.8 is entitled 'Housing Choice'. In particular the policy encourages Lifetime Homes standards to new development in addition to taking account of the changing age structure of London's population and, in particular, the varied needs of older Londoners in addition to affording the appropriate provision to accommodating families with attention being paid to their local needs.

Policy 7.2 is entitled 'An Inclusive Environment' and stipulates that: "applicants for planning permission should demonstrate their commitment to achieving high quality inclusive design, how their proposals ensure an accessible environment, how they have engaged with users (including for example organisations of disabled and older people) and the processes used to achieve these."

Policy 7.4 Local Character states that development should provide a high quality design response that has regard to:

- "a) the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;
- b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;
- c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;
- d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area"

Policy 7.6B states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing.

LOCAL PLANNING POLICY

Local Development Framework Core Strategy

Policy CS1 refers to making efficient use of land and in particular, stipulates that development will be resisted if it is found to make inefficient use of Camden's limited land. In addition to this, there is also a requirement to ensure development, makes full use of the site, takes into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other consideration relevant to the site.

Policy CS5 is entitled 'Managing the impact of growth and development' and encourages high quality and sustainable developments. There is also emphasis on protection of people who live and work in the borough with development needing to reflect the characteristics and requirements of local communities.

Policy CS6 is focused on primarily providing quality homes whereby there is clear emphasis on

delivering more homes for the borough. The recognised target within the Core Strategy aims on providing 5,950 homes from 2007-2017. In addition to meeting affordable housing, which does not apply to this scheme, the policy also recognises that there should be a mix of housing types and sizes.

Policy CS9 places focus on achieving a successful Central London where point 'B' states that there should be a focus for Camden's future growth in homes, offices, shops, hotels and other uses. Meanwhile, part 'D' acknowledges that neighbour amenity is an important consideration together with the need to provide more housing under criterion 'E'.

Policy CS11 promotes efficient and sustainable travel with the consensus of the policy bearing weight upon the need to promote car free travel and there also being an emphasis on use of public transport and car sharing schemes. It is reiterated that the proposed development will be car-free.

Policy CS13 is focused on tackling climate change. There is some correlation between both policies in terms of promoting car free transportation in addition to effective energy generation and consumption by using technologies where possible to address many of the key criteria of policy.

Local Development Framework Camden Development Policies

Sina, I have identified the following policies as being the most pertinent when assessing development of this kind.

The original concept of the proposal has a firm affiliation with the key policy sentiments to ensure that the scheme strikes a clear balance with the borough's requirements for new development.

- DP2 (Making full use of Camden's capacity for housing)
- DP5 (Homes of different sizes)
- DP6 (Lifetime homes and wheelchair homes)
- DP16 (The transport implications of development)
- DP17 (Walking, cycling and public transport)
- DP18 (Parking standards and limiting the availability of car parking)
- DP19 (Managing the impact of parking)
- DP22 (Promoting sustainable design and construction)
- DP24 (Securing high quality design)
- DP26 (Managing the impact of development on occupiers and neighbours)

Policy DP6 stresses the importance of Lifetime Homes standards with there being a requirement for all housing developments to meet lifetime homes standards. The proposed development will seek to embrace these requirements throughout.

Policy DP24 is entitled 'Securing High Quality Design' the policy is highlighted in full below: "The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are

- proposed;
- c) the quality of materials to be used;
 - d) the provision of visually interesting frontages at street level;
 - e) the appropriate location for building services equipment;
 - f) existing natural features, such as topography and trees;
 - g) the provision of appropriate hard and soft landscaping including boundary treatments;
 - h) the provision of appropriate amenity space; and
 - i) accessibility.”

Camden Planning Guidance 2011:

CPG1 Design; CPG2 Housing; CPG3 Sustainability; CPG6 Amenity; CPG7 Transport; CPG8 Planning Obligations.

Camden Planning Guidance 1: Design (CPG1)

Paragraph 2.9 states that good design should: “positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views”.

Paragraph 2.12 states that: “Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials.”