



Planning, Design, Access & Heritage Statement on behalf of:

Mr David Hancock

**Regarding the change of use from single family
dwelling (Use Class C3) to Day Nursery (D1) at:**

**14 Prince of Wales Road, Kentish Town,
London, NW5 3LD**

January 2018



1.0 INTRODUCTION



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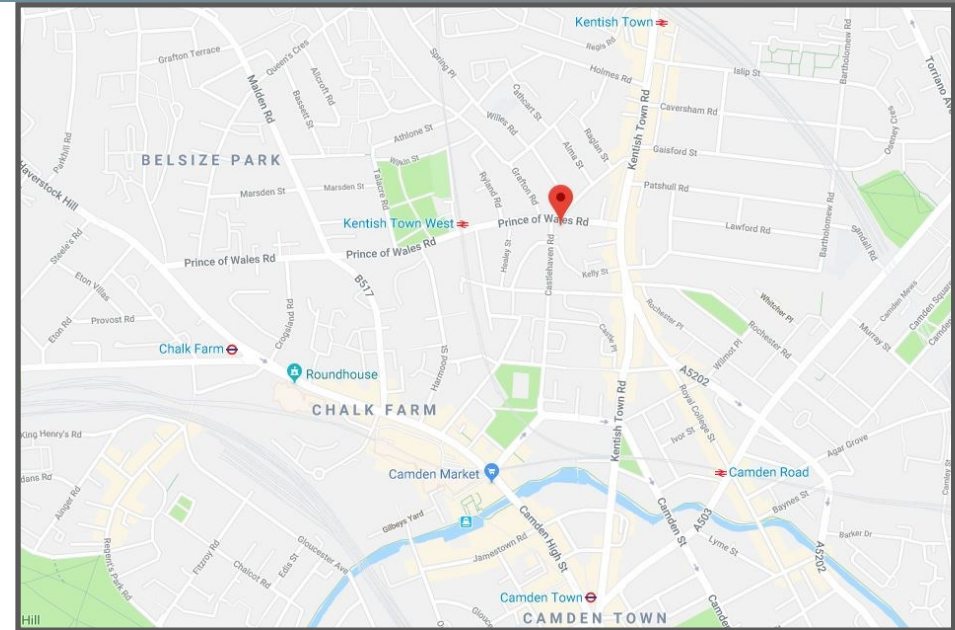
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- 1.1 Drawing and Planning have been instructed by the applicant, Mr David Hancock to submit a planning application for the change of use of a residential flat (Use Class C3) to Day Nursery (Use Class D1) at 14 Prince of Wales Road, Kentish Town, London, NW5 3LD.
- 1.2 This Planning, Design, Access & Heritage Statement will demonstrate that the proposal is beneficial to the surrounding area as a Day Nursery (D1). The development would result in the creation of a nursery for up to 14 children, whilst ensuring that the proposal will adhere to the standards set by the London Plan.
- 1.3 The proposal will seek to make efficient and effective use of an existing building in an urban location and would help to meet the borough's identified need for housing. The site is located within a highly sustainable area where accessibility by public modes of transport represent a high priority when seeking to reduce dependence on the private motor vehicle. The conversion of property to a day nursery, will form a development that would be sympathetic to the character of the area.
- 1.4 This 'Planning, Design, Access & Heritage Statement' is submitted in support of the application and is pursuant to Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. This application should be read in conjunction with the submitted application forms, certificate and drawings. This application is also informed by the planning submission requirements as dictated by the London Borough of Camden.
- 1.5 The proposal endorses the relevant Central Government Guidance contained within the National Planning Policy Framework (NPPF) as well as the relevant policies taken from the London Plan 2015 (with further alterations). At a local level, the proposal would aim to comply with Camden's Local Plan (adopted June 2017). The works proposed also reflect the advice contained within the borough's relevant supplementary planning documents.

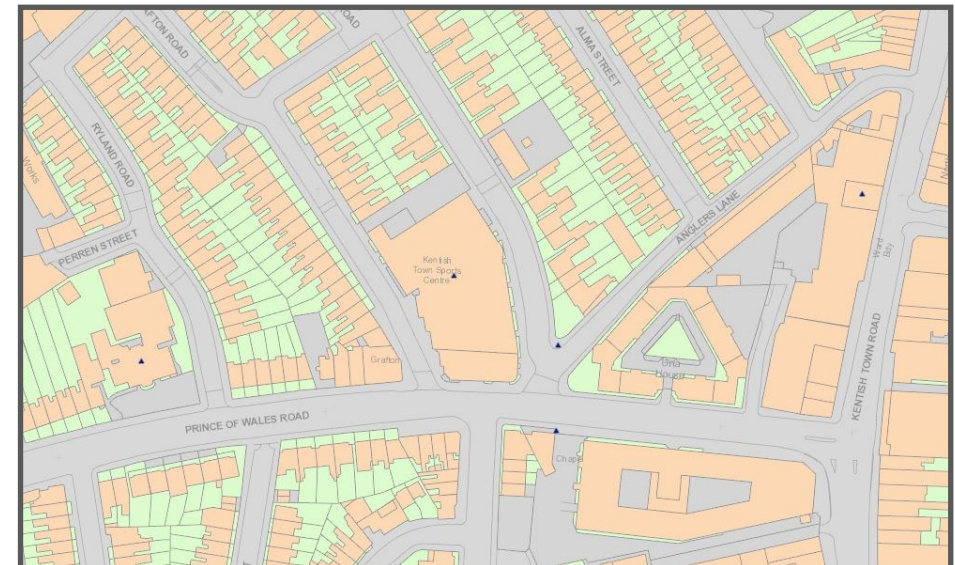
2.0 SITE AND AREA ANALYSIS



- 2.1 The application property is a self-contained flat, arranged over lower ground and ground floor levels, situated on the northern side of Prince of Wales Road. The map opposite highlights the general location of the application site. The application property is located within the administrative boundaries of the London Borough of Camden and is situated within the Inkerman Conservation Area. The subject property is located within a Grade II Listed Building.
- 2.2 The application building is constructed from red brick and totals three storeys in height. Details of the application building are provided in the Heritage chapter of this Design and Access Statement.
- 2.3 The site is located within the same building as Kentish Town Sports Centre which is a major public sports and leisure facility and a Grade II listed building owned by the London Borough of Camden. The application site occupies a prominent location within the Inkerman Conservation Area having frontages onto Prince of Wales Road to the south and Willes Road to the east.
- 2.4 The application site is sustainably located and is situated close to public transport amenities, schools, shops and services, which are all located nearby. A desk based search of the application site confirms that the application building has a high PTAL rating of 6a. The nearest station is Kentish Town West Station, located a short walk from the site. The site is even closer to a number of bus services all of which are summarised under section 5 of this statement. Kentish Town West Station is served by the overground and provides direct links into and out of London with non-stop access to West London and Stratford.



Extract from Google Maps to highlight the general location of the application site.



Extract from Historic England

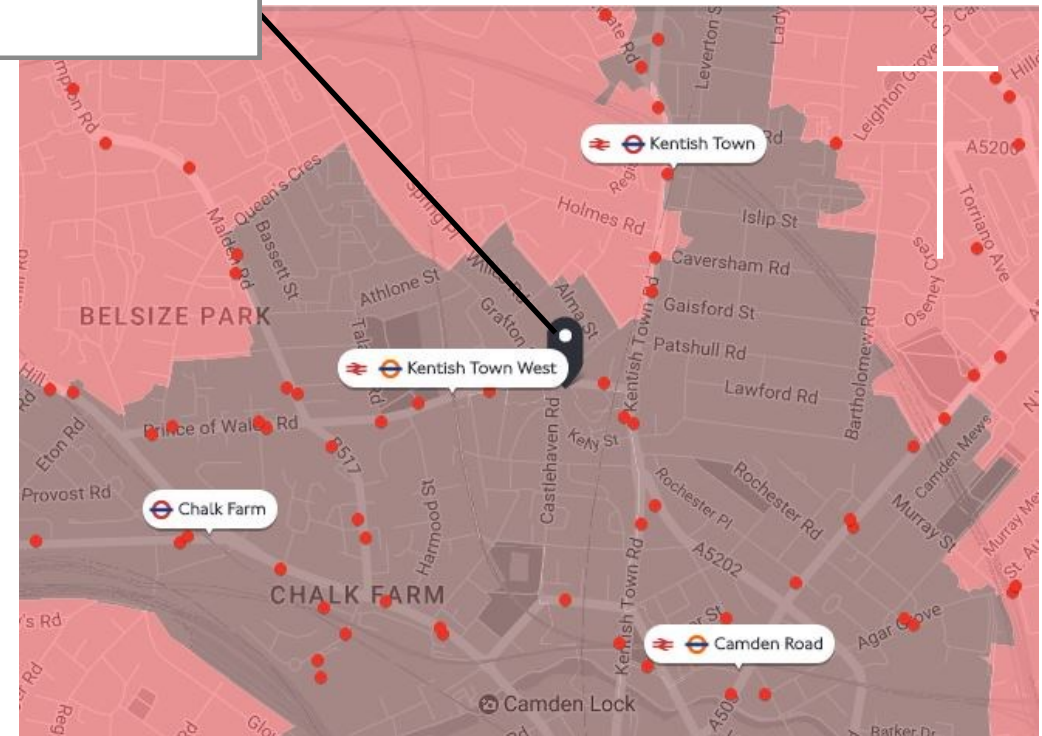
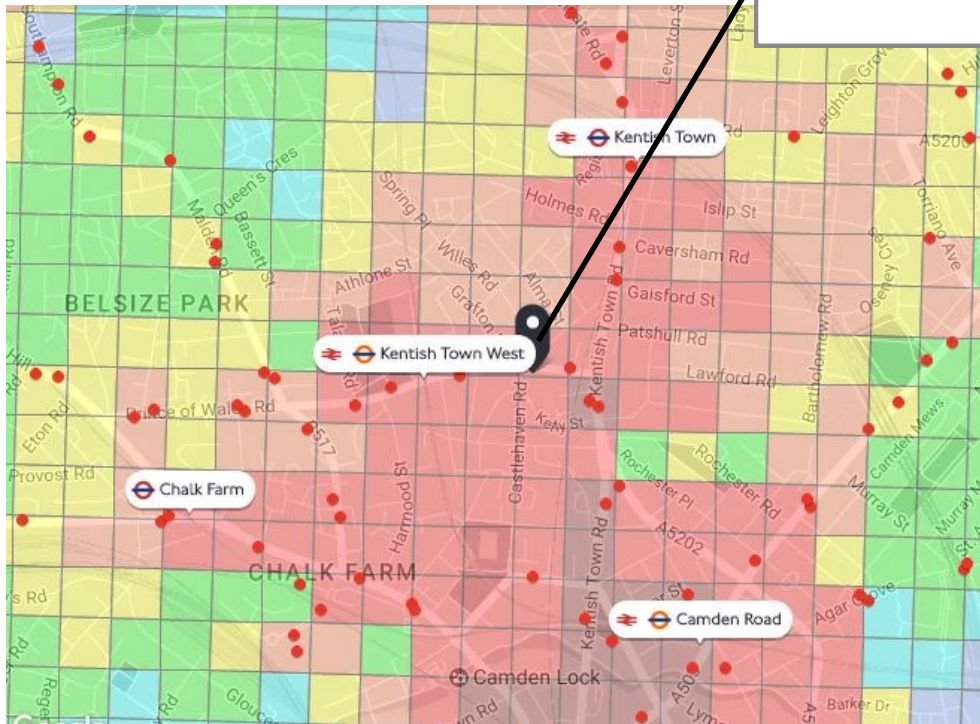
Accessibility



Access Level (PTAL)

Time Mapping (TIM) - TIM: a new measure, looking at how far one can travel in a given journey time

Approximate location of the application site



Source: Web-ptals



3.0 PLANNING POLICY CONTEXT



CENTRAL GOVERNMENT GUIDANCE

National Planning Policy Framework (NPPF)

- 3.1 The National Planning Policy Framework (NPPF) came into force on 27 March 2012 and has replaced national policies and guidance formerly contained in Planning Policy Statements and Planning Policy Guidance notes and some other documents. Where pertinent, the NPPF will be considered a material consideration by the Local Planning Authority and as such, it will be taken into account in decision-making process as appropriate.

REGIONAL PLANNING POLICY

London Plan March 2016

- 3.2 Policy 3.18 states that the Mayor will support provision of childcare, primary and secondary school. The provision of childcare facilities, as access to high quality childcare provision, play a key role in children's development and enables parents to go back to work. Boroughs should seek to address the shortage of childcare facilities in London.
- 3.3 Other relevant policies of the London Plan have been taken into consideration when designing the proposal, including Policies 7.4 (Local Character), 7.6 (Architecture), 7.8 (Heritage Assets and archaeology).

LOCAL PLANNING POLICY

Camden Adopted Local Plan 2017

- 3.4 The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The following policies are considered to have particular relevance to this proposal.

- 3.5 The main policy context from the core strategy is CS10 which states that the Council will work with its partners to ensure that community facilities and services are provided for Camden's communities and people who work in and visit the borough. The proposal seeks to provide new educational provision. Therefore, the principle of development is generally supported by planning policy.
- 3.6 Policy DP15 is entitled "Community and Leisure Uses" and encourages the provision of new community facilities provided that the travel demand associated with the development would not harm the existing transport system. New community uses should be close to the community they would serve, and accessible by a range of public transport modes in particular walking, cycling and public transport. They should be located in the Central London Area or the Town Centres of Camden Town, Swiss Cottage/Finchley Road, Kilburn, West Hampstead or Kentish Town, especially if they are expected to attract large number of visitors.
- 3.7 It appears that the proposal might be contrary to Policy H3 (Preserving existing homes). However, the proposed use is one that is encouraged in other parts of the Camden Local Plan. The nursery use is expanding as part of the Sure Start Programme, and this application would allow the creation of a new nursery to the neighbouring area. In light of this it is considered that due to the specific circumstances of this case an exception to the identified policy should be made.
- 3.8 Policy A1 is entitled Managing the impact of development and aims to protect the quality of life of occupiers and neighbours. The Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected.
- 3.9 Policy CS5 states that the Council will manage the impact on occupiers and residents and Policy DP26 (Managing the impact of development on occupiers and neighbours) supports this by setting out the factors which the Council will consider in terms of amenity to occupiers and neighbours. The proposed Use Class D1 comprises a broad list of possible uses. There are certain uses within D1 Use Class that have a potential to cause nuisance to existing residential neighbours within and around the site by loss of amenity, traffic congestion and other disturbance. However, it is considered that the proposed use as Day Nursery is not of a scale or nature to result in any loss of amenity for existing residential neighbours under any heading of Policy DP26.



- 3.10 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Development policy DP25 "Conserving Camden's Heritage" states that within conservation areas, the Council will only grant permission for development that preserves and enhances its established character and appearance.
- 3.11 Policy E2 - Employment premises & sites states that the Council will seek to encourage the provision of employment premises and sites in the borough, especially services providing employment for Camden residents. The proposed development will contribute to provide employment in a highly accessible location within the borough with net creation of 6 employment spaces within the Day Nursery.

Planning History

- 3.12 Planning application (**Ref 2010/6959/L**) for Installation of pigeon deterrent wires to window cills on front of existing sports centre (Class D2) and flats (Class C3) at 14, 16 and 18 Prince of Wales Road, NW5 3LD. **Granted**

3.13 Similar Planning Applications

2013/8225/P: Erection of single storey extension to southeast, north and north east elevations of exiting nursery building (Class D1) and associated alterations to existing windows and doors to create additional educational space. **Granted**

2011/1618/P: Change of use of ground floor units 2A and 2B from Class A1 (shop)/Class A3 (restaurant) to allow flexible use as Class A1, Class A3 or Class D1 to allow use as a Day Nursery/Pre-School. **Granted**

4.0 HERITAGE AND DESIGN



Heritage

- 4.1 The application site is part of the former St Pancras Public Bath, and the entire building was listed as Grade II on 14th May 1974. The list description by English Heritage states:

TQ2884NE PRINCE OF WALES ROAD 798-1/54/1349 (North side) 14/05/74 St Pancras Public Baths and attached railings ad walls.

Public baths, swimming baths & launderette, formerly with wash house and public hall. 1898-1900. By TW Aldwinckle; interior and modernised 1960. Red brick with terracotta bands and dressings. Steeply pitched slate roofs. Large rectangular block in free Tudor/François Premier style. Exterior: main block, fronting Prince of Wales Road, 3 storeys and attic; 2 storey building at rear. Asymmetrical façade with recessed stair turrets terminating in conical roofs at angles. Right hand bay with triple-arcaded entrances each having double part-glazed panelled doors and patterned fanlight. Keystones and intermittent bands to architraved arch heads. Dentil terracotta frieze with scrolled acanthus enrichment at 1st floor sill level, continuing around the main block, here with "Public Hall" in gold coloured Art Nouveau lettering above central entrance. Upper floors with 36 architraved 2-light transom and mullion small paned windows; 1st floor with cornices; 2nd floor with cornices extending up into segmental hoods over niches between windows containing statues of St Pancras and St George. Venetian type attic window in large gable, stepped at base, and terminating with segmental pediment. Central bay with central round-arched terracotta entrance of three quarter columns supporting architraved head with keystone and intermittent bands. From impost level pilasters, terminating in mythical creatures, flank a triangular pediment with a cartouche in the tympanum inscribed "Men's First Class". In the spandrels, reclining river gods, left hand with bas relief of Tower Bridge in background. Cast-iron gates to impost height; recessed doorways replaced by brick walls with 2 windows each. Entrance flanked by architraved 3 light transom and mullion windows above entrance and two 3-light transom and mullion windows at 2nd floor level. Left hand bay with similar entrance; cartouche inscribed "Men's Second Class" and reclining figures of Acqua and Eura in the spandrels. Similar 1st floor window and 3-light Venetian type window at 2nd floor level. Bay Terminates in small gable with segmental pediment. Narrow single window to left on each floor. Behind right hand gable roof rises to a 2 stage lantern terminating with ogee lead canopy. Tall enriched brick chimney-stacks. Right hand return to Willies Road with 2 gabled bays similar to Public Hall entrance; 11 bay buttressed baths façade with 3 entrances and blind arcading at 1st floor level. 2 storey extension with entrance and 5-light bay window to 1st and 2nd floor with cast-iron colonnettes. Left hand return to Grafton Road with 1960 entrance; central block with massive crow stepped gable terminating with segmental pediment. Stone surround to central blind entrance with enriched panel; brick abnds at ground level. 5-light Venetian type window in projecting bay above with dentil cornice and enriched panel dated 1900; flanked by blind arcading with triangular pediments. Left hand block with 2 plainer terracotta entrances flanking a 4-light oriel window. Right hand entrance inscribed "Ladies Baths". Interior not inspected. Subsidiary features: attached cast-iron railings on low sleeper walls to areas. Foundation stone on right hand dated 13 May 1900.

- 4.2 Prince of Wales Road forms the southern boundary to Inkerman Conservation Area and is a west to east bus route linking the A502 Haverstock Hill and Kentish Town Road. It retains some of its 19th century character. The Conservation Area stretch of Prince of Wales Road runs from the Hampstead Junction Railway Line in the west, to St Pancras Baths in the east. Overall, the area has a remarkable architectural and historic interest, which gives the area its special character and appearance and demand sensitive policies for preservation and enhancement. Especially, the Baths and the Grafton Arms Public House make a striking contribution to the Conservation Area.

- 4.3 The proposed development will have a negligible impact on the architectural interest of the building overall. The proposal will not alter the form of the principal façade of the building or its contribution to the Conservation Area.

Design

- 4.4 In the interest of character, this application does not propose any alterations to the external built fabric of the property to prevent any detrimental affects on the characteristics of application site and the surrounding area. The development has been designed to not cause any disruption to the aesthetics of the application property with all works proposed to be internal and limited to the use of the rooms only. Extracts of the proposed floor plans are shown on the following pages.
- 4.5 No external alterations are proposed as part of this application. The design of the proposal would preserve the Architectural interest of the property and would have no detrimental impact on the character of the Conservation Area. It is therefore considered to blend well into the streetscape and be sympathetic to the neighbouring area.
- 4.6 Furthermore, the development would see **no internal alteration** to the existing arrangement of the property. The lower ground floor level will support a portable nappy changing facilities which could be relocated to the point of requirement as and when necessary. At ground floor level, the use of freestanding room divider screens is proposed to subdivide the space for the various uses proposed.
- 4.7 The lower ground floor level would comprise of class rooms and changing room. The Staff toilet would also be located at this level. The entry hall would be located at ground floor level which would also comprise of the nursery's kitchenette and the largest class room.

4.0 HERITAGE AND DESIGN



Need for nurseries

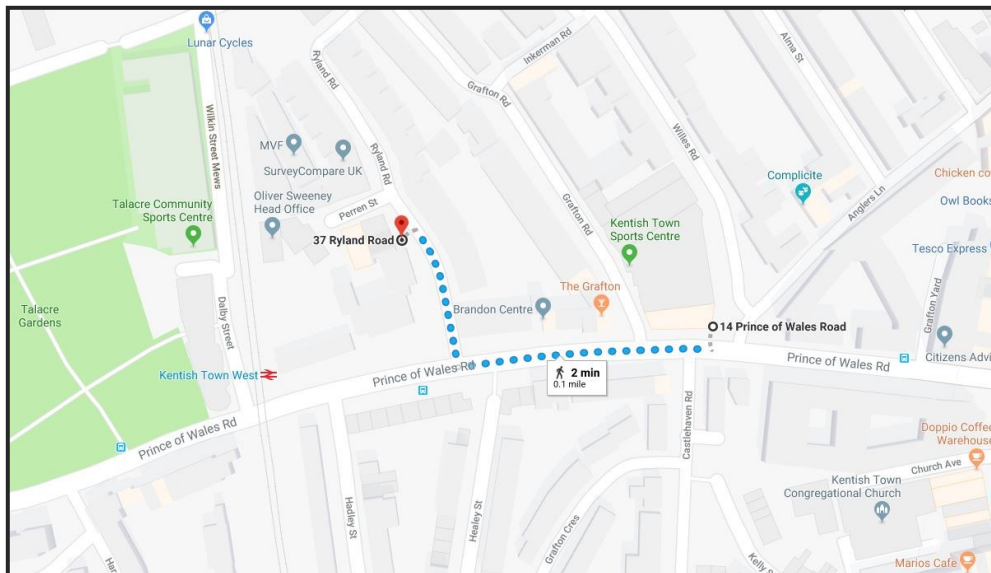
- 4.8 As recognised by Camden Local Plan, there is a need for nursery facilities in the Kentish Town Area. The applicant, Little Garden Nurseries, is the best example of this lack of nursery provision in the local area: the applicant runs a nursery at 37 Ryland Road, London, NW5 3EH. The demand for nursery spaces is such that more than 60 families are currently on a waiting list for this particular nursery. This proposal aims to open a new premises in the Kentish Town Area to provide a nursery solution to the families on this waiting list.
- 4.9 There are currently 6 other nurseries within 1 mile radius from Little Gardens Nursery on Ryland Road: Rooftops Nursery, Sunshine Nursery, Little Haven Nursery, Chaston Nursery, Caversham Nursery and Highgate Children’s Centre. Despite this network of facilities, the demand cannot be met and additional nursery spaces need to be provided. This proposed development will contribute to meeting the demand for spaces and therefore contribute to providing further nursery space provision for local families on these waiting lists.

Amenity Space

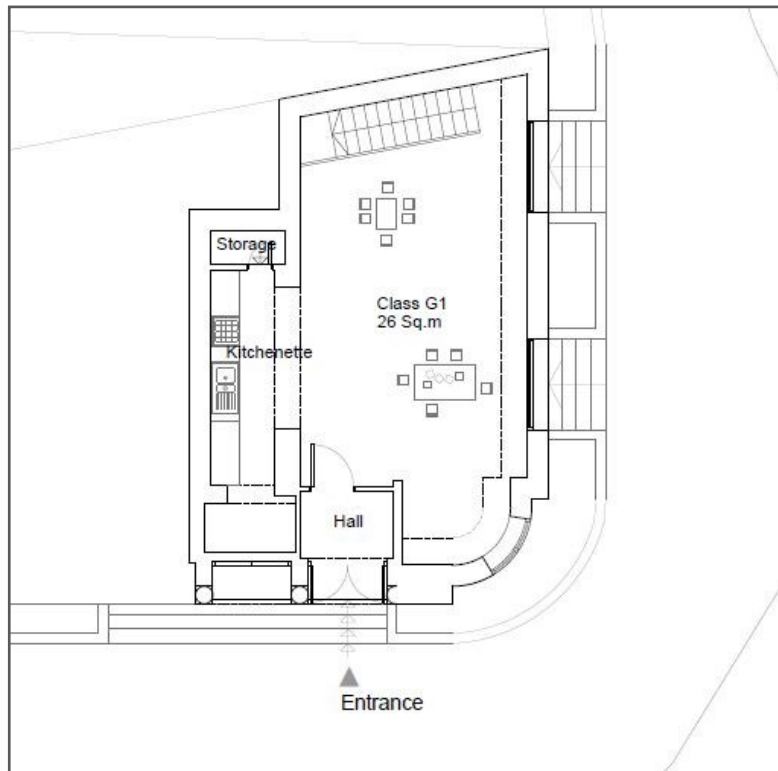
- 4.10 The proposed development does not include any outdoor amenity space but the proximity of the nursery at 37 Ryland Road will allow children to enjoy the outdoor amenity space of that nursery. Additionally, it should be noted that Talacre Gardens open space is only a few minutes walk to the west.

Opening Hours

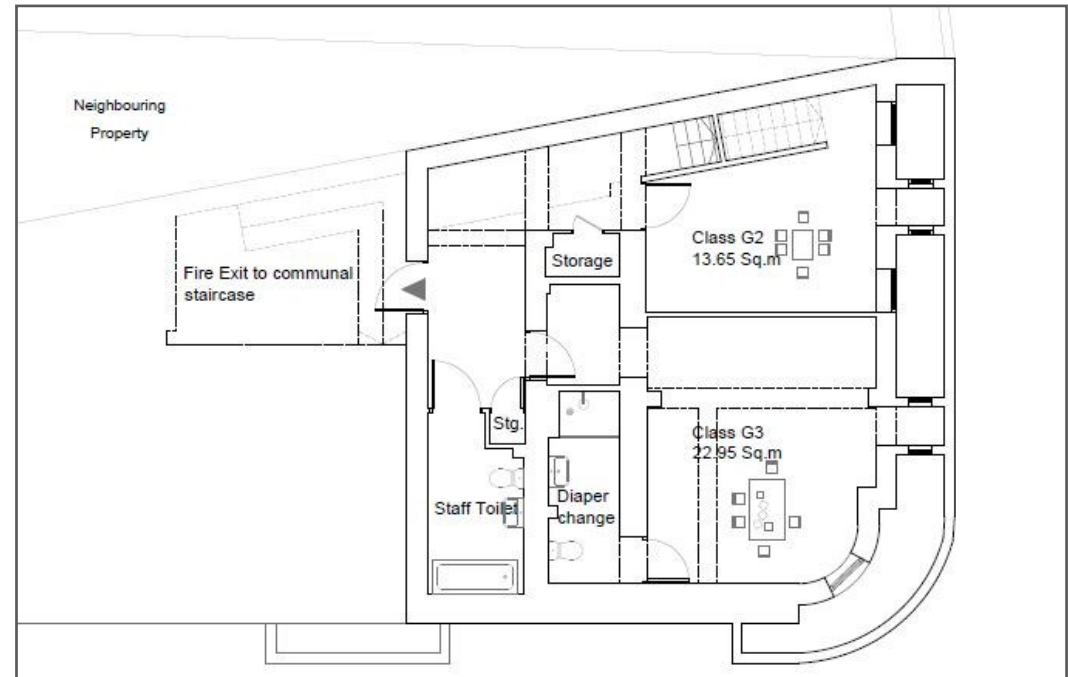
- 4.11 The proposed opening hours would be 7.00am to 6.30pm Monday to Friday. These opening hours are considered appropriate for the operation of a day nursery. The premises needs to be opened early in the morning to allow the staff to prepare the day and welcome the children that parents drop-off before going to work. The nursery would be opened until 6.30pm in order that parents can pick their children when coming back from work.
- 4.12 The proposed nursery would welcome up to 14 children, all being aged under 2 years old. 6 full time staff would work on the premises. The applicant wishes to hire staff from the local community to work in the nursery. Therefore, it is expected that most of them would use the very good local public transport network to commute.



Extract from Google Maps to highlight the proximity of the two nurseries



- PROPOSED GROUND FLOOR -



- PROPOSED LOWER GROUND FLOOR -

- PROPOSED FLOOR PLANS -

5.0 ACCESS AND SUSTAINABILITY



Vehicular Access and Parking

5.1 The application property is set within an urban environment. The property does not have on-site parking and relies on the very good public transport accessibility and on the parking bays located on Willes Road.

Inclusive Access

5.2 The development in any event will be compliant with the relevant requirements of Part M1 & M2 of the Building Control Act.

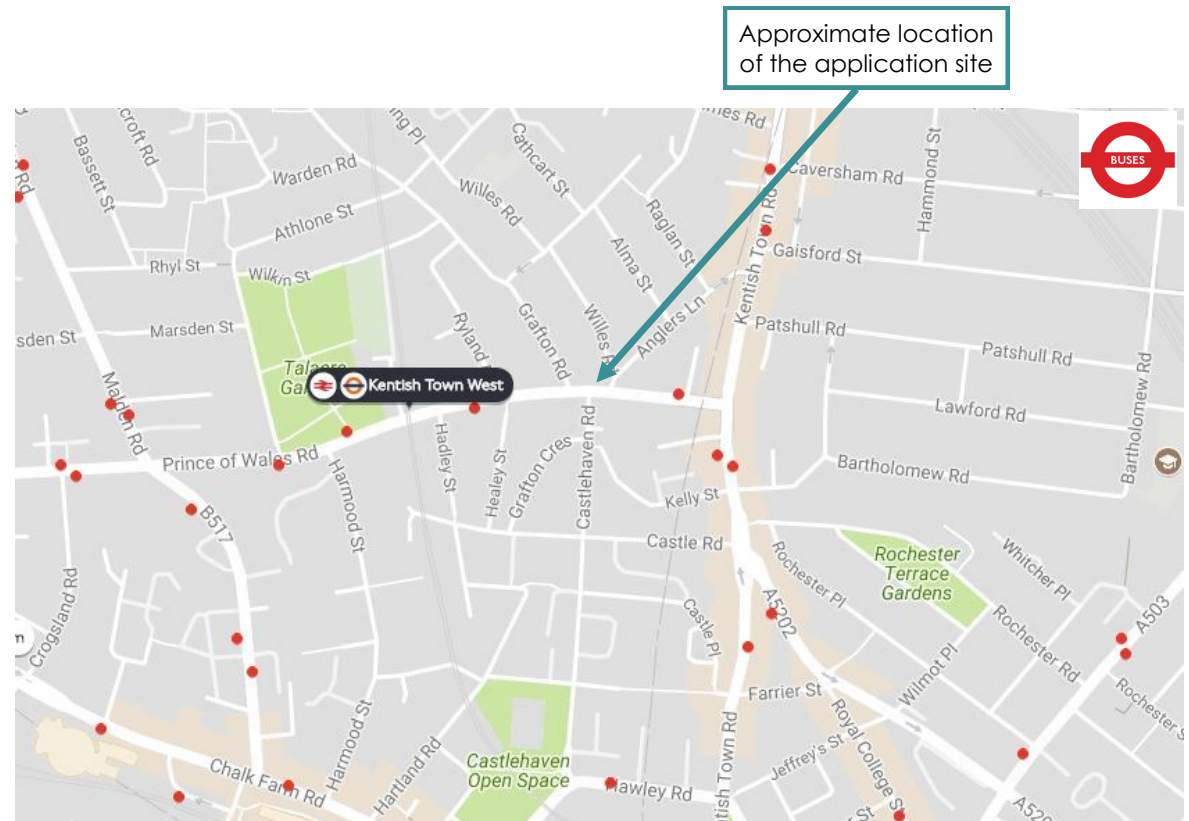
Refuse and recycling

5.3 The collection of recycling and general waste will be arranged by the Council's collection team, on a weekly basis. The arrangement will be made in accordance with the Council's requirements based upon the existing arrangements which serve the residential flat.

Public Transport

5.4 The sites location is highly sustainable when taking into account the excellent public transport links all within walking distance of the site itself. A bus map is shown opposite with Kentish Town West overground station being the closest geographically positioned station. This essentially gives future occupants ease of travel without a requirement to own a private motor vehicle.

5.5 As noted previously, the site possesses a PTAL rating of 6a. As indicated on the map there are plenty of bus routes within easy reach from the application site rendering the site sustainable in accessibility terms. This requirement is at the forefront of the NPPF.



Source: TFL

6.0 CONCLUSION



- 6.1 The proposal concerns the change of use from a residential flat (Use Class C3) to Day Nursery (Use Class D1) at 14 Prince of Wales Road, Kentish Town, London NW5 3LD.
- 6.2 The applicant has commissioned Drawing and Planning to submit an application in confidence that the relevant criteria for conversion of a property into day nursery, have been adequately met.
- 6.3 This statement has shown that the application property is located in a highly sustainable location where there are shops and services within a short walk from the site. The area has very good public transport facilities and would enable future residents to utilise these, with this being the most cost effective approach given the site's urban setting.
- 6.4 The development will comply with the relevant Central Government Guidance and Development Plan Policies contained within the London Plan 2015 and at a local level, the proposal would aim to comply with Camden's Local Plan (June 2017). It has also been demonstrated that the works reflect the advice contained within the borough's relevant supplementary documents.
- 6.5 For the reasons outlined within this statement, it is requested that the Council look upon the application favourably with a view to granting planning permission.

