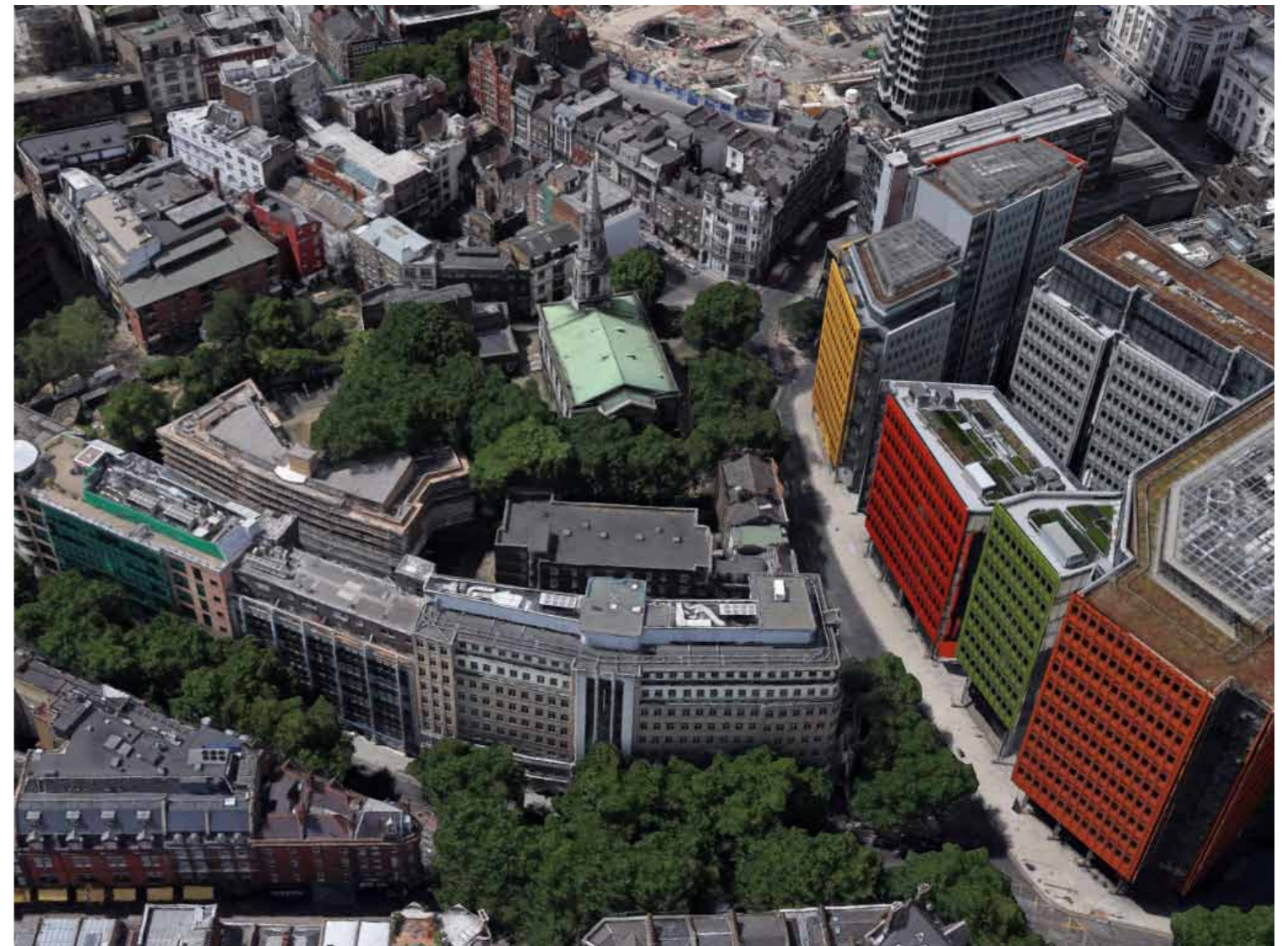


Planning and Design & Access Statement

45 New Compton Street, London, WC2H 8DF



April 2018 - Planning Application



SQUARE FEET ARCHITECTS

95 Bell Street, London NW1 6TL . 0207 431 4500 . studio@squarefeetarchitects.co.uk . www.squarefeetarchitects.co.uk

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01. Introduction

Square Feet Architects have been appointed by the building owners to submit a Planning Application to:

- Infill the existing undercroft car park.
- Improve the approved fifth floor rooftop extension.
- Provide a new standalone residential unit.

Purpose of the report

The purpose of this report is to detail the extent of the proposal that planning submission is being sought for, and to demonstrate our understanding and fulfilment of the Council's planning policies in relation to this proposal.

Drawings

All drawings reproduced in this report are Not To Scale. For scaled drawings please see Planning Application set.



02. CONTEXT

02.01 EXISTING SITE

The application site comprises a five storey residential block on the north-western side of New Compton Street, close to the junction with St Giles High Street. It is situated within the Denmark Street Conservation Area. With regards to the site the Conservation Area appraisal reads, "The post-war flat blocks on New Compton Street do not relate well to the character or appearance of the CA by virtue of their large footprint and blocky appearance which does not relate to the historic finer grain, and the use of unsatisfactory materials and detailing".

Of the application site and its neighbour, it acknowledges that their scale and materials do not contribute to the character or appearance of the CA or the setting of St Giles churchyard. In relation to the wider street, the appraisal describes it as having a 'back of house' feel which provides little opportunity for natural surveillance and discourages pedestrian flow, creating an inactive environment.



Existing Location Plan - NTS



Grade I listed St. Giles-in-the-Field is located to the rear of the site and the retaining wall to the churchyard runs along the boundary. The church steeple and views of it are noted in the appraisal and management strategy as important aspects of the conservation area. The appraisal also reads, Despite a significant increase in the scale of buildings in the vicinity of the church - particularly Centre Point tower and the recent St Giles development - the many views of the steeple continue to be of great value to the townscape of the conservation area, and provide a tangible visual link to the area's long and rich history.

It must also be noted that the churchyard of St Giles is designated as Private Open Space in the Local Plan.



Storey Height Assessment

02.02 EXISTING MASSING

As demonstrated in the below massing analysis, the existing application building is relatively modest in scale in comparison with the surrounding buildings. Additionally the orientation of the existing building and relative proximity of surrounding buildings, means that an increase in storey height in this location creates little in the way of additional over-shadowing of existing residential accommodation.

1.	45 New Compton Street	5 Storeys (App. Site)
2.	Endeavour House	10 Storeys
3.	167-177 Shaftesbury Avenue	9 Storeys
4.	Pendrell House	6-7 Storeys
5.	Central St Giles	11-15 Storeys
6.	Centre Point House	9 Storeys
7.	St Giles in the Fields	2-4 Storeys



02.03 SITE PHOTOS



45 New Compton Street, Street Scene



45 New Compton Street, Existing Rooftop



Streetview of St Giles Church and Central Saint Giles (Looking East)



45 New Compton Street, View from Churchyard



45 New Compton Street, Undercroft Car Park



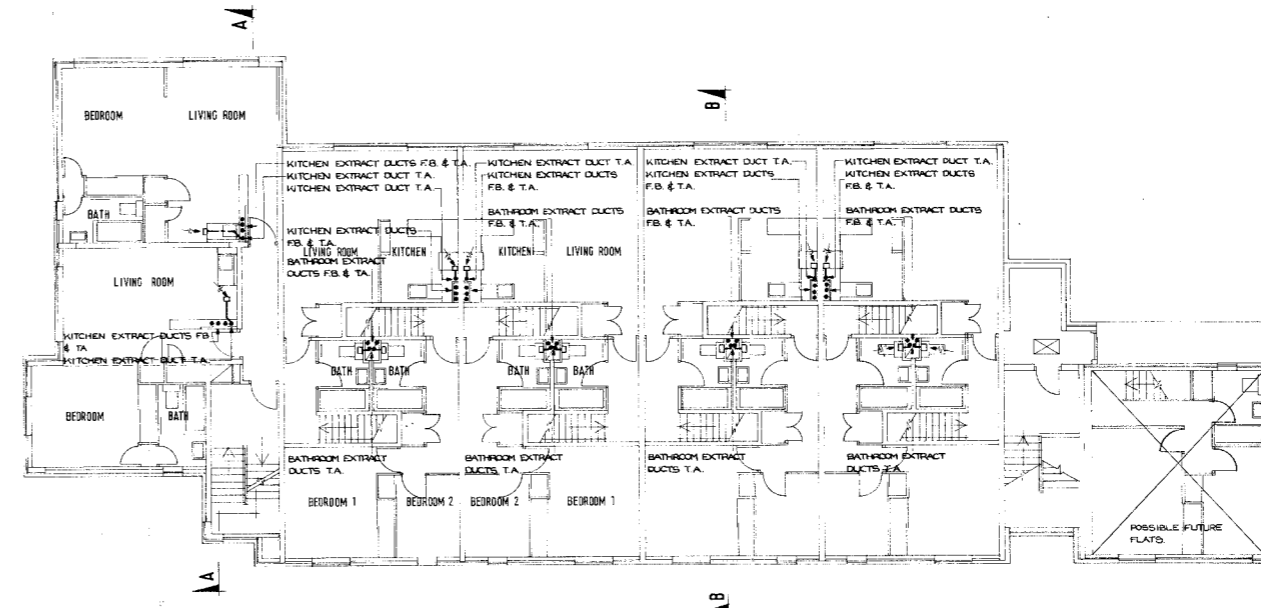
Streetview of Pendrell House (Looking South)



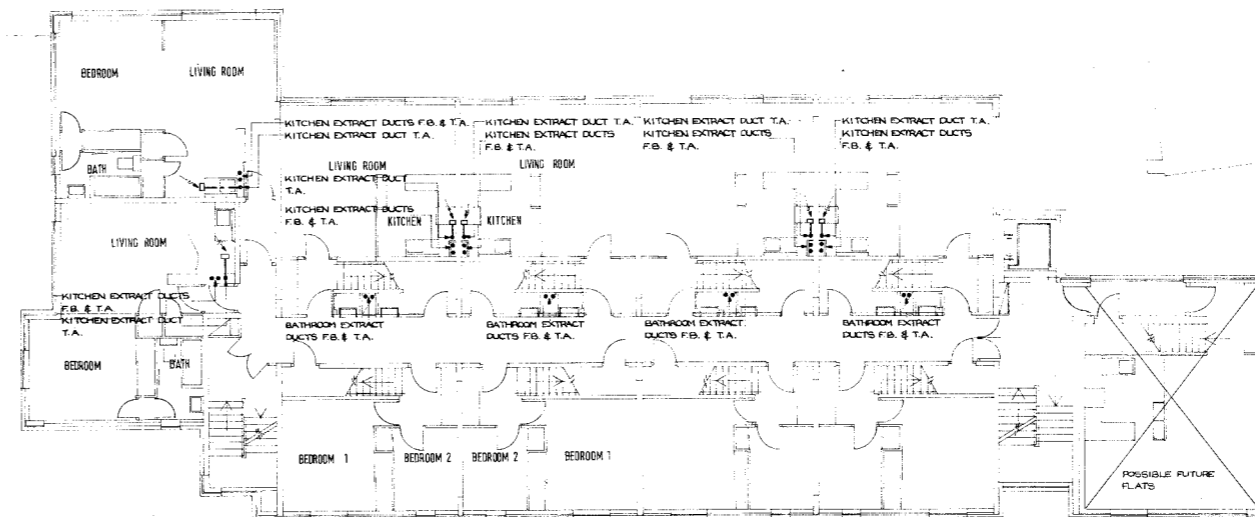
02.04 EXISTING BUILDING

The five-storey block on the application site currently provides 16 x 2 bedroom dual aspect duplex flats and 8 studio flats on the Southern end of the plan as shown within the historical plans adjacent. The block is formed in a reinforced concrete frame with brick infill.

The main entrance is located to the North of plan where a lift provides stair free access to the first, second and third floors. A large undercroft car park is situated on the ground floor where communal amenities are also located.



FOURTH FLOOR PLAN



THIRD FLOOR PLAN

Existing Third & Fourth Floor Plans



02.05 PLANNING HISTORY

2012/3957/P - Extension to create an additional fifth floor to provide three additional residential flats (2 x 2 bed, 1 x 4+ bed) with balcony/terrace area to existing residential block (Class C3). Refused 27/09/2012 on design and amenity grounds. **Appeal subsequently dismissed.**

2014/0150/P - Extension to create an additional fifth floor to provide three additional residential flats (1 x 2 bed, 1 x 3bed & 1 x 4bed) with balcony/terrace area to existing residential block (Class C3). **Granted subj. s.106 legal agreement 24/12/2014**

2017/7069/P - Extension to create an additional fifth floor to provide three additional residential flats (1 x 2 bed; 1 x 3bed; 1 x 4bed) with balcony/terrace area to existing residential block (Class C3) – **Pending Decision**

02.06 PLANNING POLICY

Relevant planning policy includes but is not limited to:

National Planning Policy Framework 2012
The London Plan March 2016
The Camden Local Plan 2017
H1 Maximising housing supply
H6 Housing choice and mix
H7 Large and small homes
A1 Managing the impact of development
A2 Open space
A4 Noise and vibration
A5 Basements and lightwells
D1 Design
D2 Heritage
CC1 Climate change mitigation
CC2 Adapting to climate change
CC3 Water and flooding
CC5 Waste
T1 Prioritising walking, cycling and public transport
T2 Car-free development and limiting the availability of parking
DM1 Delivery and Monitoring
Camden Planning Guidance 2011/2015
CPG1 (Design)
CPG 2 (Housing)
CPG 3 (Sustainability)
CPG 4: (Basements & Lightwells)
CPG 5: (Town centres, retail and employment) CPG 6 (Amenity)
CPG 7 (Transport)
CPG 8 (Planning Obligations)
Denmark Street Conservation Area Appraisal and Management Strategy (2010)

02.07 PRE-APPLICATION ENQUIRY

A pre-application enquiry was made to the local council in October last year with a followup being submitted earlier this year. A response was received on the 8th January 2018 stating that the council supported the proposed infill of the ground floor in principle.

Existing Street View South West along Pritchard's Road



03. PROPOSAL

03.01. UNDERCROFT

The site is located in the Central London area and has a PTAL rating of 6a which means it is highly accessible by public transport.

Policy T2 of the Camden Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. This includes limiting the availability of both off-street and on-street parking. The proposals involve converting the existing car-park into residential/commercial floorspace, which would reduce on-site car-parking. According to the pre-application advice this would be welcomed by the Council and would be in accordance with Part C of Policy T2, which supports the redevelopment of existing car parks for alternative uses.

Whilst residential use is the council's priority for land use in the area, a shared use of the ground floor is preferred due to security concerns to the front of the site. As such commercial space is fronting the street, with the residential units located to the rear and accessed via a new lobby and communal courtyard.

The Council expects development to provide high quality housing that provides secure, well-lit accommodation with well-designed layouts and rooms in accordance with guidance provided by Policy H6 (housing choice and mix), D1 (Design) and CPG2 (Housing). The London Plan 2016 sets out Nationally Described Space Standards, which all new dwellings must meet.

All new units at ground floor level comply with the space standards for 1 and 2 bed units. Initial concerns were raised about the daylight levels received by the ground floor units. All habitable rooms are adorned with large windows and are West facing. In addition the living areas have large rectangular roof-lights above. The daylight/sunlight study annexed within this application describes how all habitable rooms meet minimum ADF standards.

The proposed ground floor rear extension beyond the building's footprint is considered to be a subordinate addition to the host building and would have very limited prominence in public or private views owing to the high boundary walls of the church and the change in levels between the two sites.

All units benefit from private amenity spaces ranging in size from 17 to 32

square metres. External access will be provided along a rear passageway separating the rear gardens from the retaining wall which forms part of the protection. This separation will assist with the security of the units. In addition, discreet CCTV cameras will be provided as a further deterrence.

In accordance with Policy E2, commercial space is provided to the front and at approx. 105sqm it is understood that it will meet with the council's preferred provision of small and medium sized employment premises within the borough. This new frontage and presence along the street will also assist with the prevention of crime in the area.



Proposed Development - View from Churchyard



03.02. CHANGES TO FIFTH FLOOR

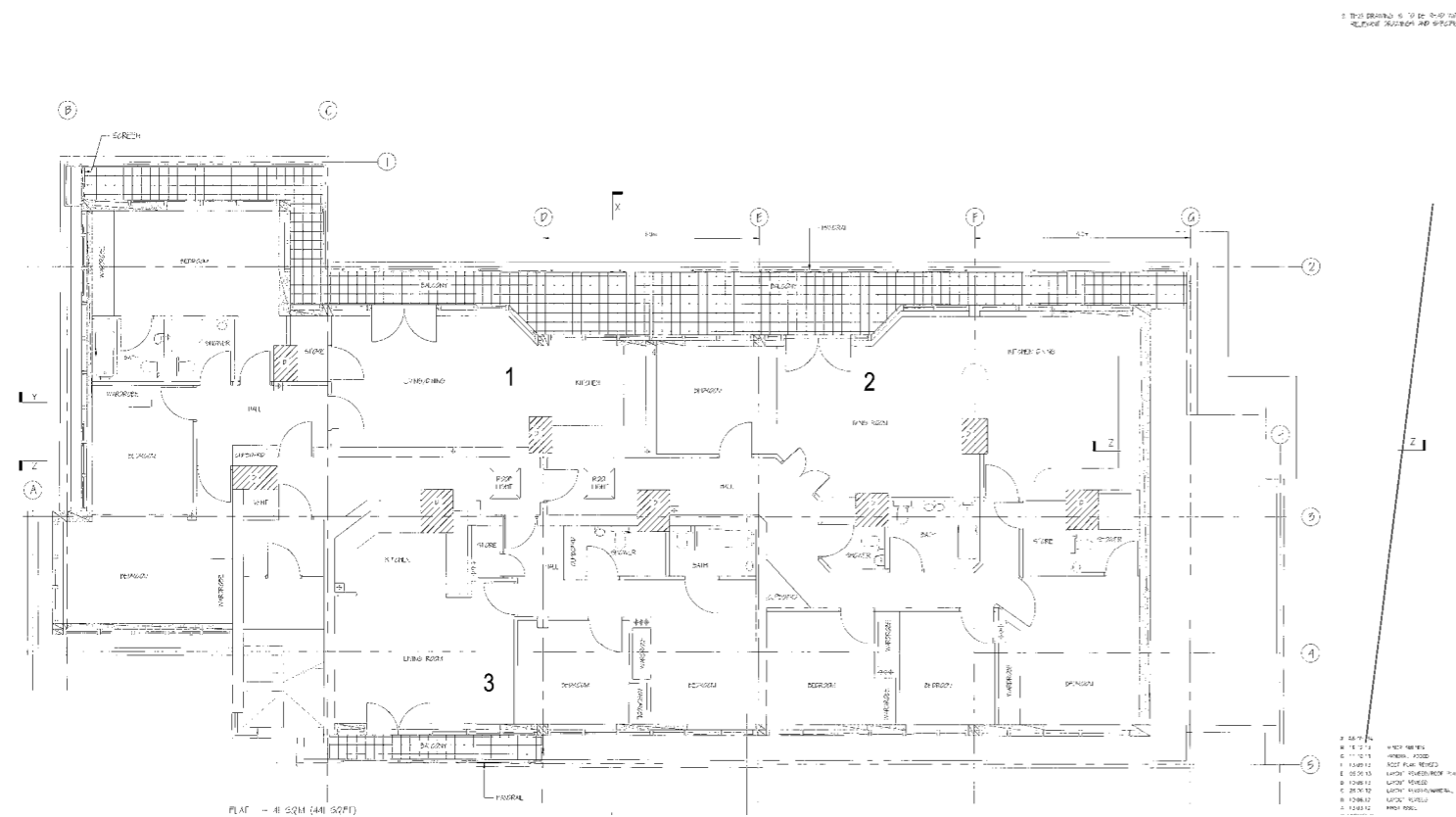
There exists a lapsed permission for a new fifth floor rooftop extension, which incorporates three apartments - a 2 bed, 3 person unit measuring 65sqm, 1 x 3 bed, 5 person unit measuring 89sqm and 1 x 4 bed, 5 person unit measuring 134sqm.

Overlooking issues, inconsistent room sizes or a lack of an outlook, seemingly compromise the approved units. As part of this application we are seeking to rationalize the three flats in order to provide dual aspect units - ensuring they each benefit from improved light levels and views over the church.

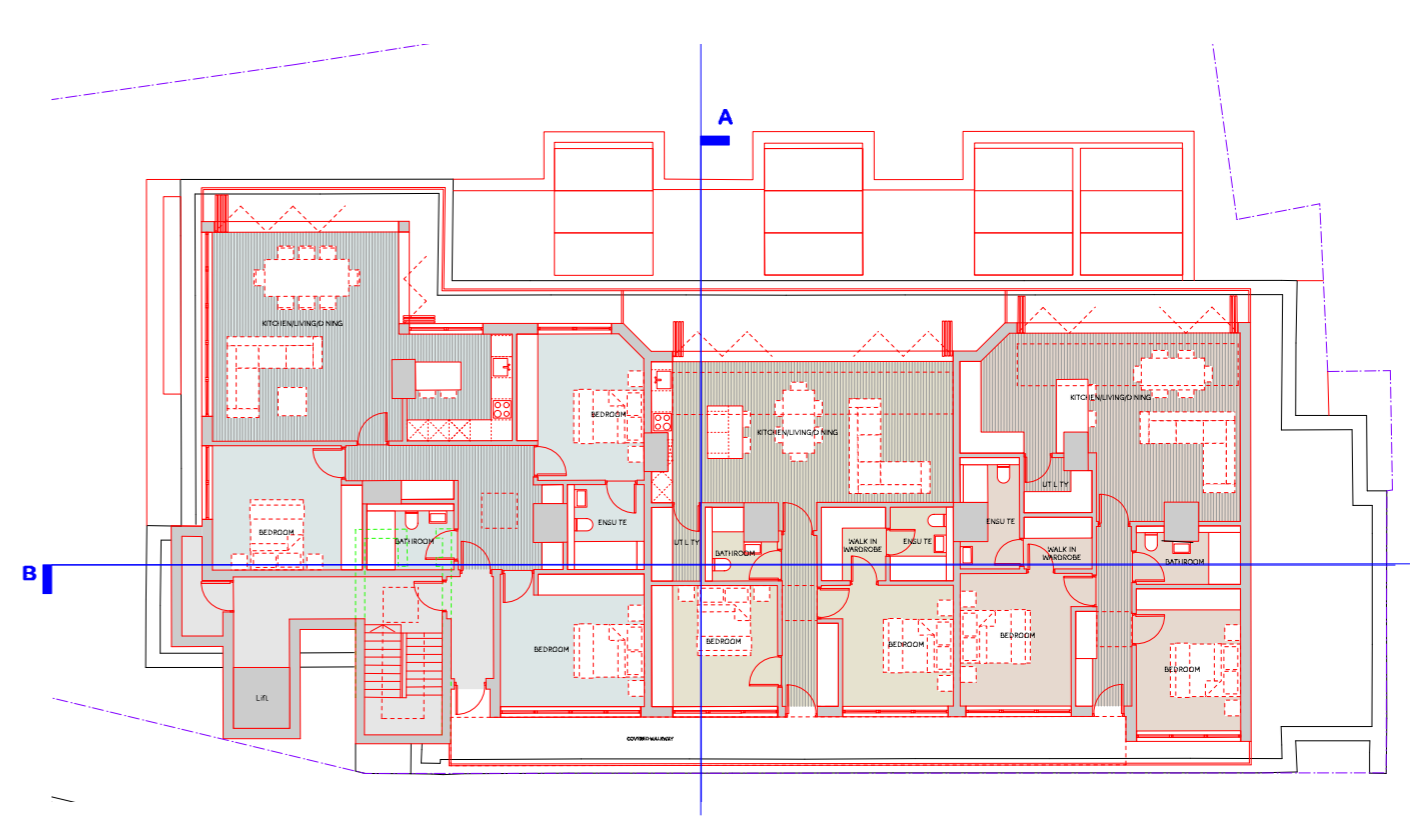
Endeavour House, which sits across from 45 New Compton Street looms over the approved units affording views into the approved units. By relocating the communal walkway to the front, where overlooking from Endeavour House is most prevalent, views into the new units are obscured and each unit can span from front to back. The new canopy will provide shelter as well as an additional obstruction to any overlooking.

The approved elevations are fully glazed with a fixed overhang above. The proposed elevations remain largely unchanged from the approved scheme, maintaining an almost fully glazed façade to the front, rear and side. The revised units include for 2 x 2 bed, 4 person units measuring approx. 85sqm and a larger 3 bed, 6 person unit measuring approx. 114sqm. These are in line with The Council's preferred dwelling sizes for 2 and 3-bed units which are noted as being very high priority.

A lift shaft is proposed to provide step free access to the approved fifth floor flats. In order to avoid disrupting the existing residents and unpicking existing structure, the shaft is proposed to be added onto the existing front elevation. Policy H6 refers to the Mayor's Housing SPG for guidance on lift provision. It states that LPAs should seek to ensure that dwellings accessed above or below the entrance storey in buildings of four storeys or less have step-free access.



Approved Fifth Floor Plan



Proposed Fifth Floor Plan

03.03. STANDALONE DWELLING

The open space between the footprint of 45 New Compton Street and the neighbouring Pendrell House measures almost 190sqm. With the requirement to make the development car free and the necessity to form additional housing within the borough, there is an opportunity to develop this corner of the site and provide a generously sized landscaped entrance for the new flats within 45 New Compton Street.

The windows within the side elevation of Pendrell House together with the council's desire to protect all views of St Giles Church have limited the potential height of the new unit. However, as the boundary walls that enclose the site are over 3m tall, the new unit can be formed with minimum visual impact on the public realm and neighbouring amenity. The unit stops short of the existing retaining wall that acts as the boundary between 45 New Compton Street and St Giles in the Fields ensuring its protection.

An entrance courtyard provides this new proposed dwelling with a defensible

space whilst affording natural light into the front part of the property without any privacy issues. Separate Bin and bicycle storage is also situated within this entranceway. As with the ground floor units proposed within the existing undercroft, the new unit will benefit from full height glazed doors opening out onto a West facing rear garden. The annexed daylight study demonstrates the adequate light levels that the unit will receive.

03.04.LANDSCAPING

Approximately 85sqm of space will be provided to the front entranceway. A portion of this will provide bicycle and bin stores as noted within the section below. The rest will be landscaped to provide an attractive communal garden for the residents of the flats above.



Proposed Aerial - 45 New Compton Street with Proposed Standalone Dwelling



03.05.MATERIALS

As described previously, the existing building is formed in reinforced concrete frame with brick infill and white steel framed windows.

Of the application site and its host building, the Conservation Area appraisal acknowledges that the materials do not contribute to the character or appearance of the CA or the setting of St Giles churchyard. In contradiction to this, the pre-application advice suggested retaining the existing material palette ie brick and use for the solid elements of the extended areas.

The approved fifth floor extension is formed in copper toned metal sheeting treated to reduce patination and a lightweight, glazed and panelled curtain walling system.

We are proposing to extend this copper toned metal sheeting up the walls of the new lift shaft to visually contrast with existing masonry. The ground floor extension and standalone unit will be formed in brickwork as suggested

thought there is little merit in matching the existing. The standalone unit will have a sedum roof to minimise visual impact. Other flat roofs will be covered in a single ply system with a lead grey finish. Glass rooflights will provide additional natural light into the properties. Where required, samples will be provided as part of the planning application.

Glass frontage will be introduced to the proposed commercial space to the front at ground floor and The front boundary wall enclosing the new entrance lobby will be rendered to improve aesthetics.



Visually contrasting brickwork



Traditional Cementitious Render



Dark copper colour standing seam zinc finish



Velfac 200 powder coated aluminium window system (example system only)



04. ACCESS & AMENITY

04.01.ACCESS

The site is located in the Central London area and has a PTAL rating of 6a which means it is highly accessible by public transport.

No additional parking is proposed.

Step free access will be provided to all ground floor flats and fifth floor flats via the proposed lift.

04.02.REFUSE & RECYCLING

Camden's Planning Guidance 1 provides detailed guidance on the requirements for both internal and external waste and recycling facilities to ensure designs allow sufficient space for the storage of waste and recyclable material in developments. The borough determines the amount of storage required depending on the quantity and size of units involved in the scheme. In addition to the Standalone Dwelling which has its own bin store

4 no. 1 bedroom apartments = 4 x 2 HR = 4 x 0.15m³

3 no. 2 bedroom apartments = 3 x 3 HR = 3 x 0.20m³

1 no. 3 bedroom apartment = 1 x 4 HR = 1 x 0.25m³

Space to the front of the site has been allocated for 4no. 1100l Eurobins which will be located behind the front boundary wall so as to not detract from the street scene. The collection point is at street level and is not located near ground storey windows. The store will be safe for users by being well lit and is visible from windows above.

04.03.BICYCLES

Policy T1 of the Camden Local Plan requires development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan and the design requirements outlined in Camden Planning Guidance CPG7 - Transport.

The London Plan 2016 cycle parking standards (Table 6.3) requires one cycle parking space for units with 1 bedroom and two cycle parking spaces for residential units with more than 1 bedroom. For commercial floorspace, the requirements are 1 space per 90sqm for office workers and 1 space per 500sqm for visitors. Storage for bicycles should be provided and located at an accessible location within the dwelling or within the boundaries of the site.

In accordance with this policy 14 cycle parking are provided on site for the new dwellings and short stay parking is proposed on the street which will have to be agreed with Camden's Transport department.



05. SUSTAINABILITY

In line with policies CC1, CC2 and CC3 of the Camden Local Plan 2017, all developments in Camden are required to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

Wherever possible, all building materials to be used will be either reclaimed, or environmentally friendly products accredited by the Environmental Statement/ISO 14001.

The annexed Sustainability Statements details other measures that will be implemented as part of the development.

06. CONCLUSION

The proposal provides additional housing in an area of recognised need, as well as a provision for commercial space. The proposed scheme improves upon the approved rooftop extension and seeks to provide additional housing without affecting neighbouring amenity, protected views of the listed church or the conservation area as a whole.

A daylighting study annexed to this application demonstrates how the proposed building will have little impact on light levels within neighbouring properties. The introduction of commercial space and with it a presence on the street and the use of high quality materials will improve the quality of the area.

As there is demonstrably no material harm either to neighbours' amenity or to the appearance of the surrounding area, we trust that the application will meet with your support. Please contact Jack Finnin of this office to arrange a site visit or discuss the proposals on 0207 431 4500.

