EMRYS ARCHITECTS

7-8 JEFFREYS PLACE

| LONDON | NW1

DESIGN AND ACCESS STATEMENT

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0.3 | Introduction

Site Address:

7-8 Jeffreys Place

London NW1 9PP.

0.3.1

This document has been prepared by Emrys Architects on behalf of GMS Estates for submission to the London Borough of Camden to support the planning application for proposals to 7-8 Jeffreys Place.

0.3.2

This report is used as an introduction to the site and situation, and the existing context and conditions. It primarily relates to 7-8 Jeffreys Place, its use, massing and impact on the streetscape and neighbouring buildings.

0.3.3

The proposal is for a single storey roof extension to the existing building, to create an additional three-bedroom family unit.

Fig 01 | 129A-131 Queensway looking south

1.0 Site Overview

1.1 | Site Location

1.1.1

7-8 Jeffrey's Place is situated in the London Borough of Camden. The property is not listed but lies within the Jeffrey's Street Conservation Area.

Fig 02 | OS Map

Key

Site Boundary

N

Fig 03 | Location Map

Key

Site Location

N

1.2 | Planning History

1.2.1

There are several applications in the recent planning history for the 7-8 Jeffrey's Place. See below the recent planning activity and development:

1.2.2

2015/0232/P (02.03.2015)

Permitted development prior approval was granted for change of use for the internal alterations and refurbishment to the ground, first and second floors of 7-8 Jeffrey's place to create 6 x 2 bedroom flats.

1.2.3

2015/4920/P (19.07.2016)

Appeal dismissed for an erection of a single storey roof extension to create a two bedroom flat.

The reasons for refusal noted by the Council included:

- The design of the roof extension was considered to be out of character to the host building and the Conservation Area and a harmful addition in the setting of the Grade II listed building at 8-10 Ivor Street;
- A daylight and sunlight report had not been submitted to demonstrate that the roof extension would not detrimentally harm the amenity of neighbouring residents; and
- The additional residential unit in absence of a s106 legal agreement securing car free housing would likely contribute to parking stress and congestion in the surrounding area.

The Inspector considered these reasons for refusal by the Council and dismissed the appeal on design reasons only. These reasons were:

- The scale, bulk, proportions, fenestration and contemporary design of the roof extension would introduce a harmful contrast at odds with the traditional architectural composition of the existing building; and
- The roof extension would be visible and unduly prominent from Jeffrey's Place and Ivor Street given the further increase in height and would be viewed as a dominant feature in the townscape, failing to preserve the character and appearance of the Conservation Area and being harmful to the setting of the Grade II listed building at 8-10 Ivor Street.

2.0 Design Proposal

2.1 | Design Proposal

2.1.1

Our design proposal directly responds to the Inspector's comments and reasons for refusal at appeal. Our response was in our design approach; the consideration of context and existing conditions in informing the 'style.' The clerestory approach is in reference to the warehouse nature of the existing building – the vision was to create a roof extension that in form is reminiscent of a roof that could have potentially adorned the top of the existing building, but with a contemporary approach to design and construction standards.

To further link our addition to the existing building, the lines of the window openings of the existing brick portion of the building have been extended up into our proposal so that our proportions match, creating a 'natural' feel to the facades.

2.1.2

The design proposal is for a modest single storey roof extension set back by 0.5m all sides and has been designed to remain submissive to the host building, surrounding buildings and the conservation area. The roof extension would create a 3 bedroom family unit that meets the London Plan's residential standards.

The extension would be clad in dark grey perforated metal panels and a measured amount of glazing to not impact on neighbours amenity. This external treatment would give the extension a roof like appearance to help it sit within its context. This understated approach would then detract attention and protect the character and appearance of the wider conservation area as requested by Camden during pre-application discussions.

Fig 04 | Sectional Elevation

Fig 05 | Front Elevation

2.1 | Design Proposal

Fig 06 | View of proposal from Jeffrey's Place

Fig 07 | View of proposal from Jeffrey's Place

2.1 | Design Proposal

Fig 08 | View of proposal from Ivor Street

2.2 | Design Development

2.2.1

A primary motivator for the new proposal was its impact on the surrounding townscape, particularly from certain views.

The view from Ivor Street was especially important to us – we wanted our proposal to be discreet, and the pitched clerestory approach allowed for a less imposing addition to the building.

The roof pitch visually bleeds into the sky, and the shadows created by the overhang of the eaves add a further layer of privacy. Turning the end elevation and its associated terrace away from Ivor Street also improves the privacy from this side of the proposal.

Previously our proposal sought to juxtapose the existing building through its form, material and proportions. The current proposal seeks to marry the two conditions - existing and proposed - to create a dwelling that adheres to the feedback given, simultaneously offering a more desirable dwelling.

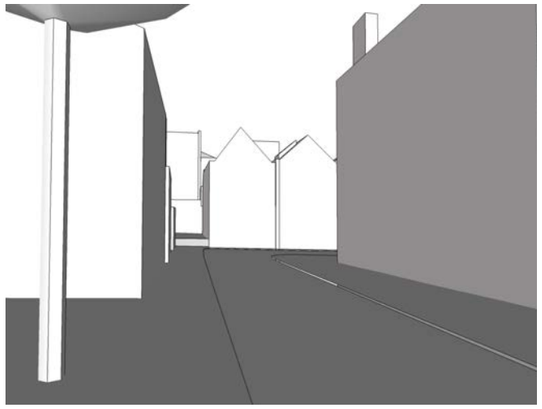
Fig 09 | Previous view from Ivor Street

Fig 10 | Updated view from Ivor Street

Fig 11 | Previous view from Jeffreys Place

Fig 12 | Updated view from Jeffreys Place

2.3 | Extension Visibility Study



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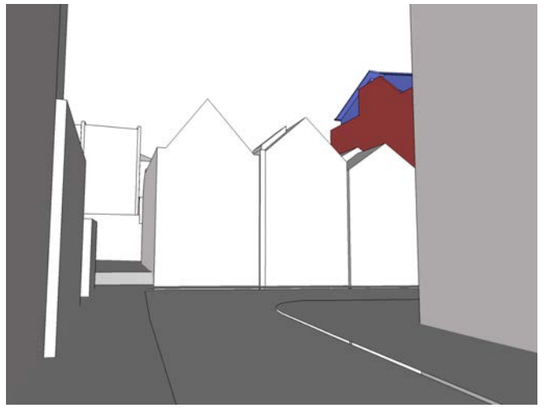

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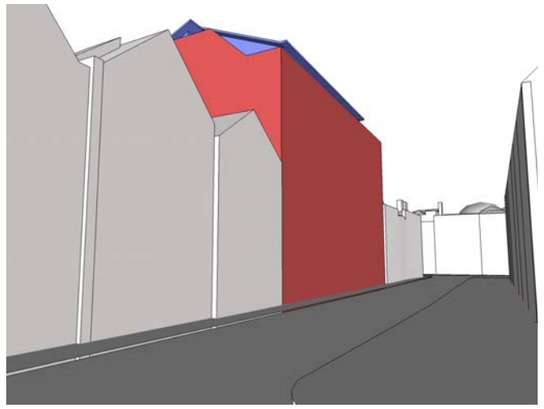

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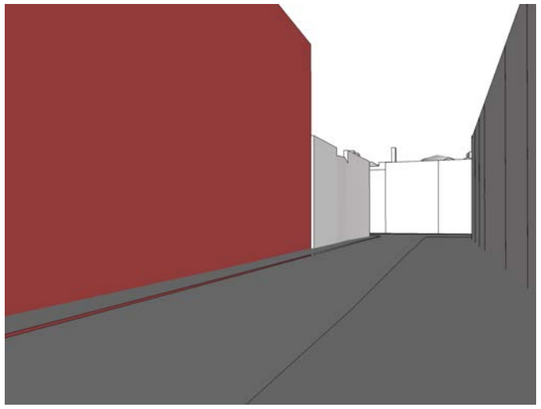

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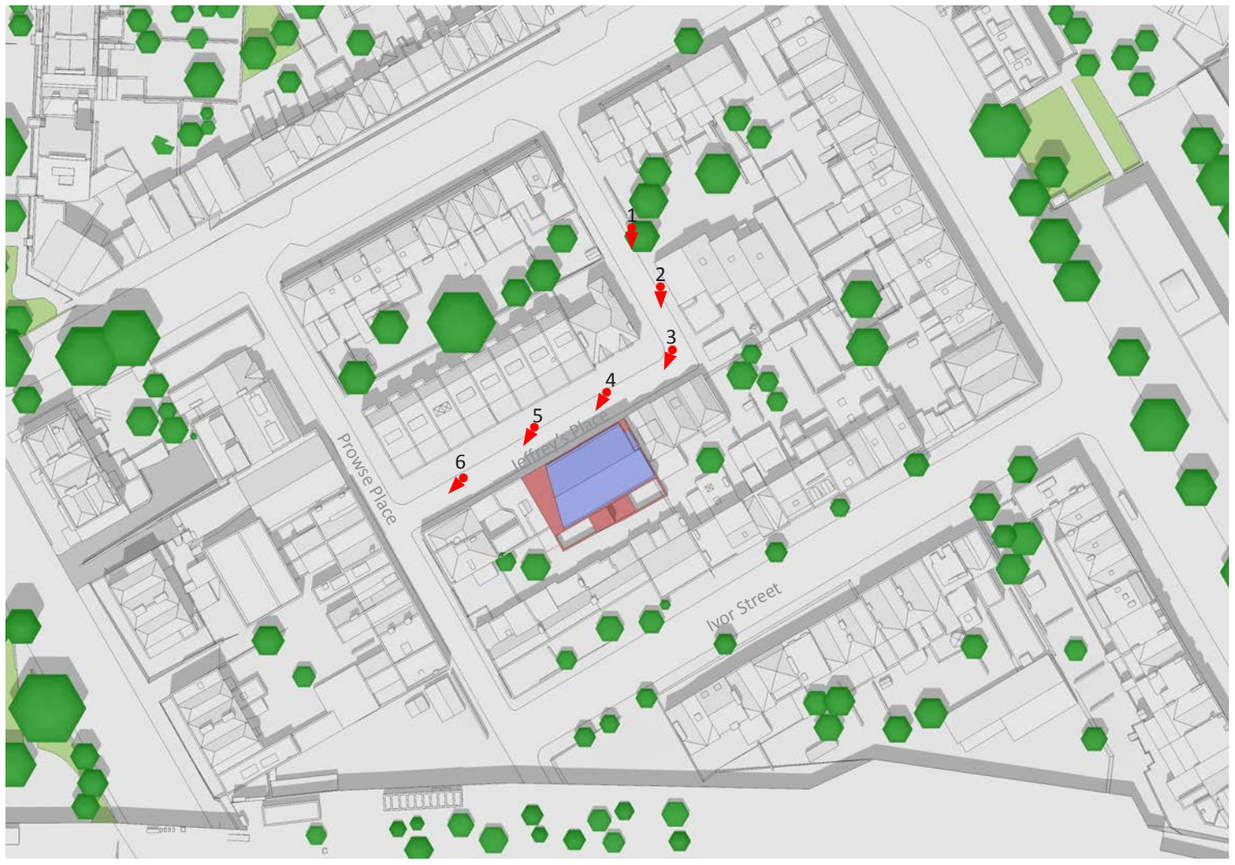
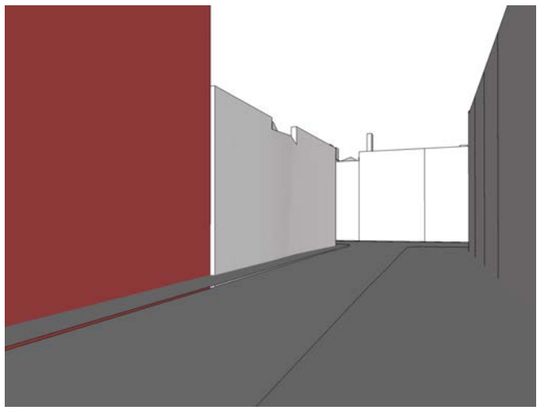
Path 01





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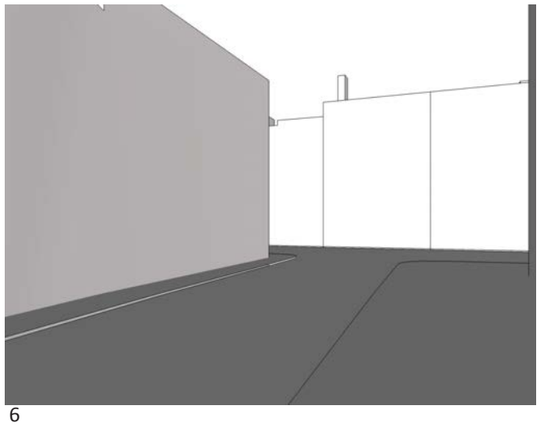

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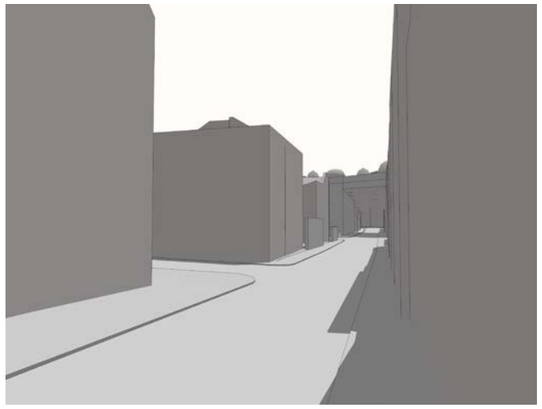
EXISTING

PROPOSED EXTENSION

ALL VIEWS HAVE BEEN TAKEN FROM 1.7M EYE LEVEL



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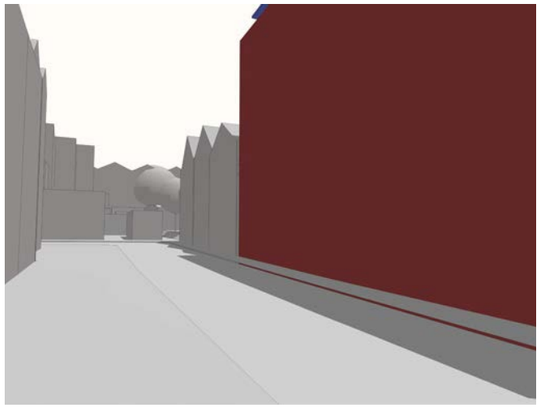

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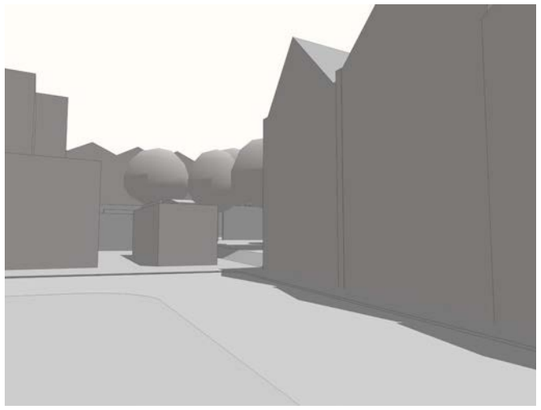

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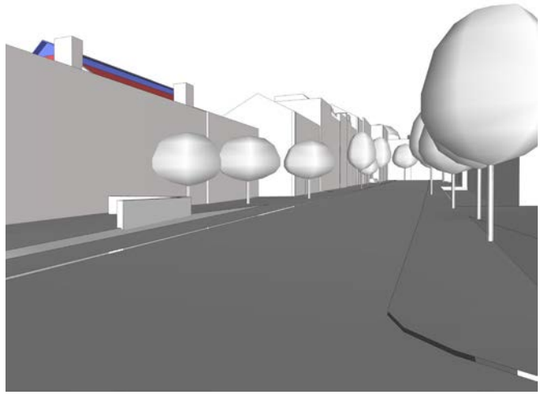

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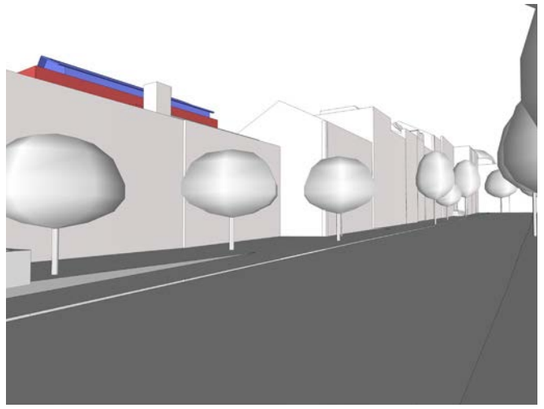

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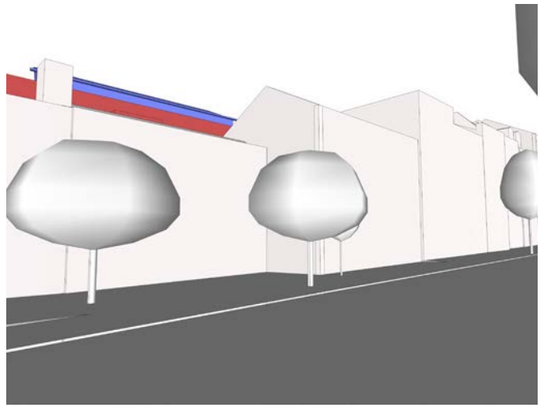

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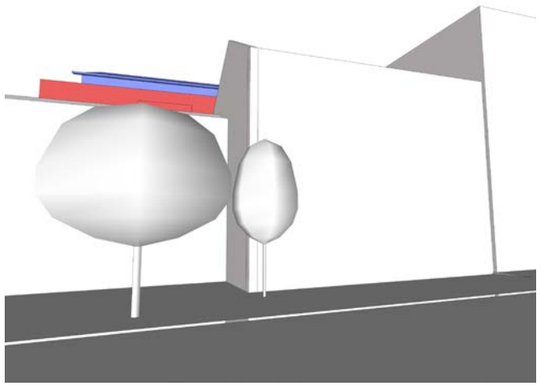

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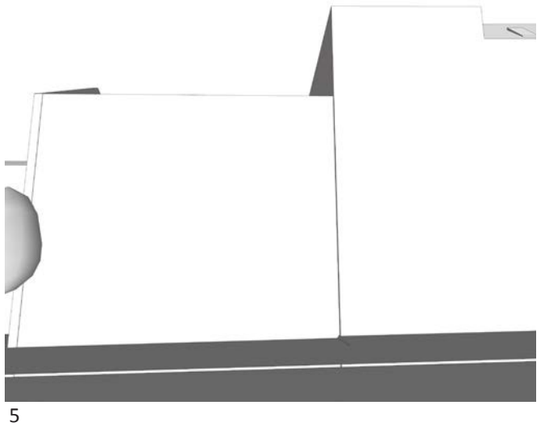

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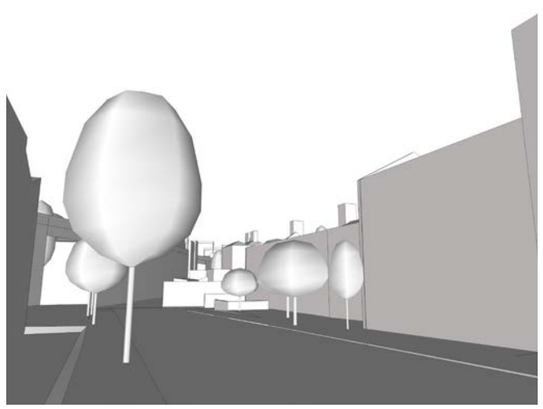

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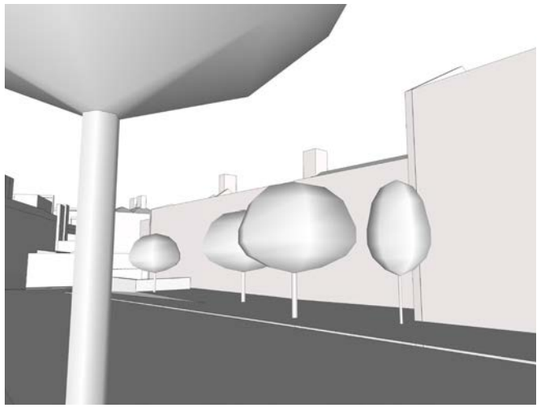

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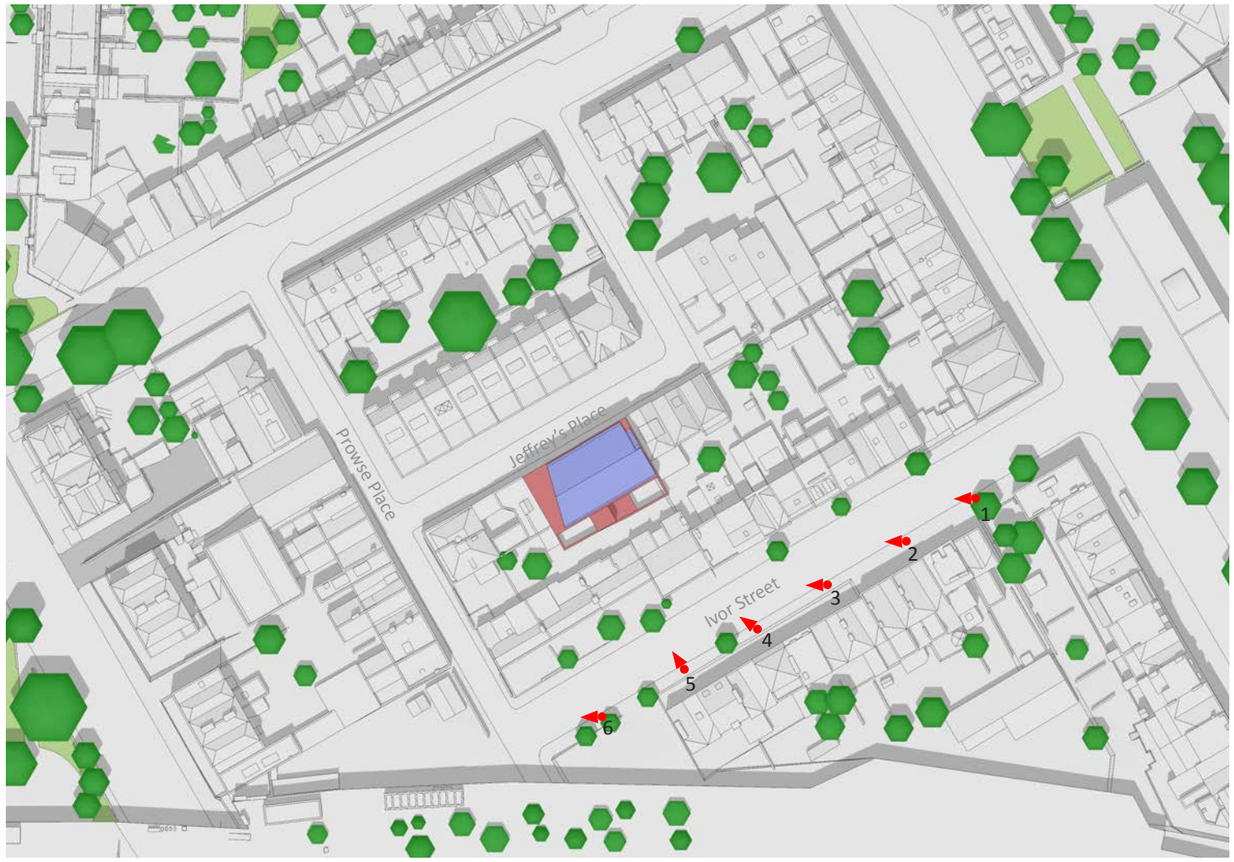

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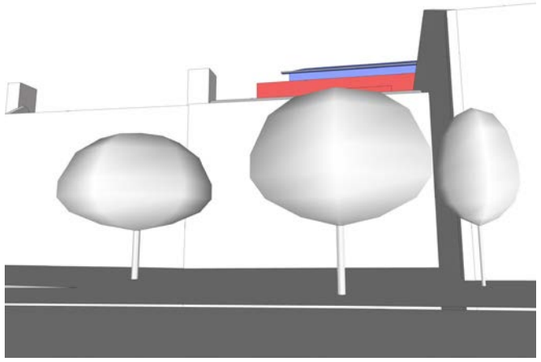

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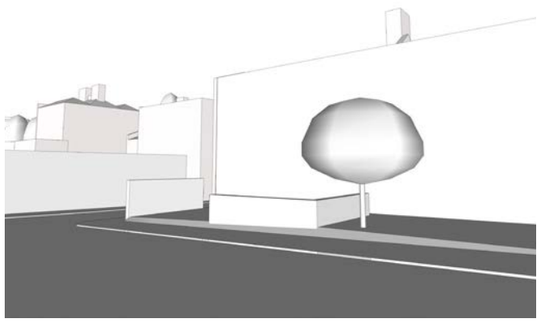

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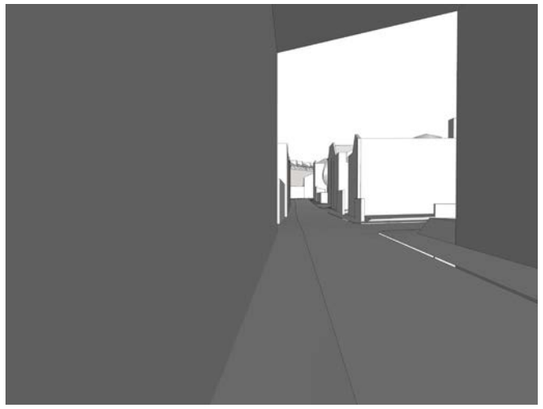

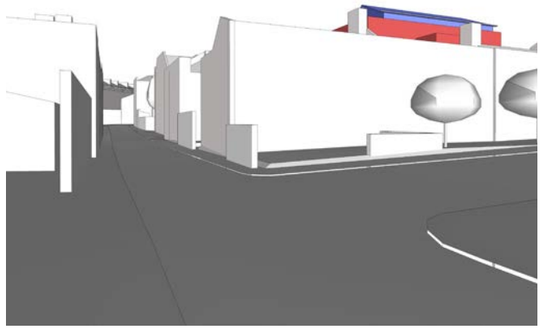

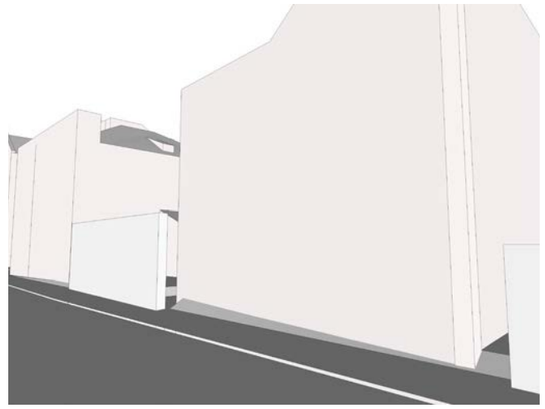

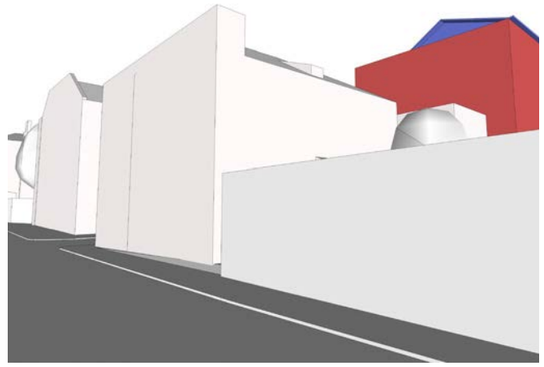

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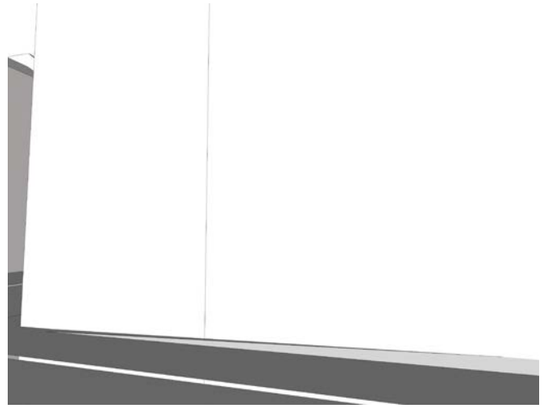

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2.4 | Material Precedents

2.3.1
Fig 13 | Metal Roof 01
Metal, pitched roof top extension above solid brick host building. Extension design gives a roof like appearance.

2.3.2
Fig 14 | Metal Roof 02
Render of a previous proposal for a metal clad, set back, pitched roof extension.

2.3.3
Fig 15 | Aluminium Cladding
Aluminium Perforated cladding detailed as a simple box to minimise sight lines and pervieced bulk.

2.3.4
Fig 16 | Green Roof
Wildflower meadow alongside white river washed stones and a contrasting cladding.

Fig 13 | Metal Roof 01

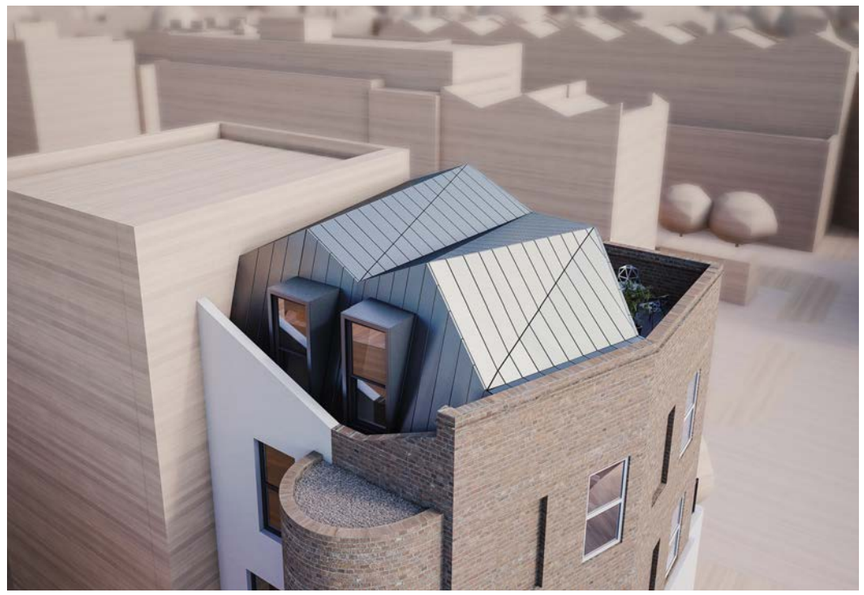


Fig 14 | Metal Roof 02

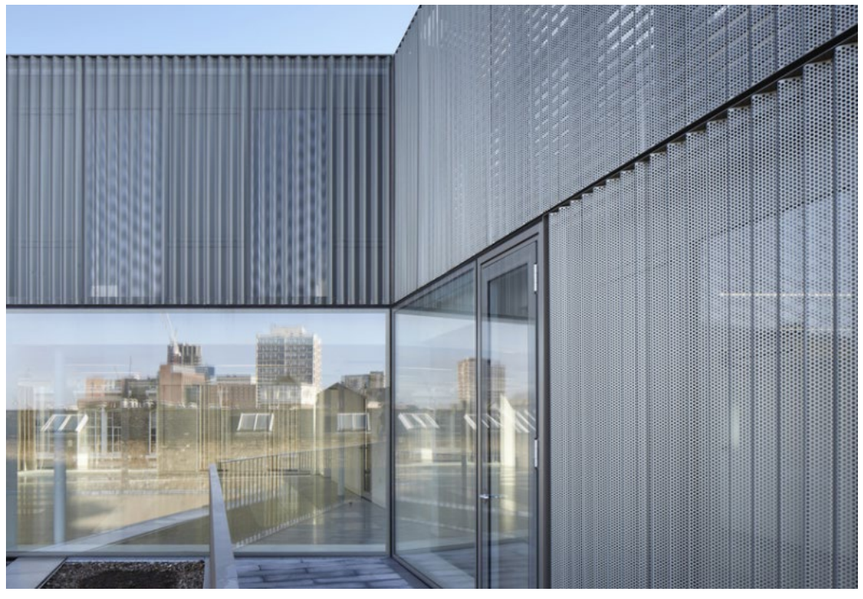


Fig 15 | Aluminium Cladding

Fig 16 | Green Roof

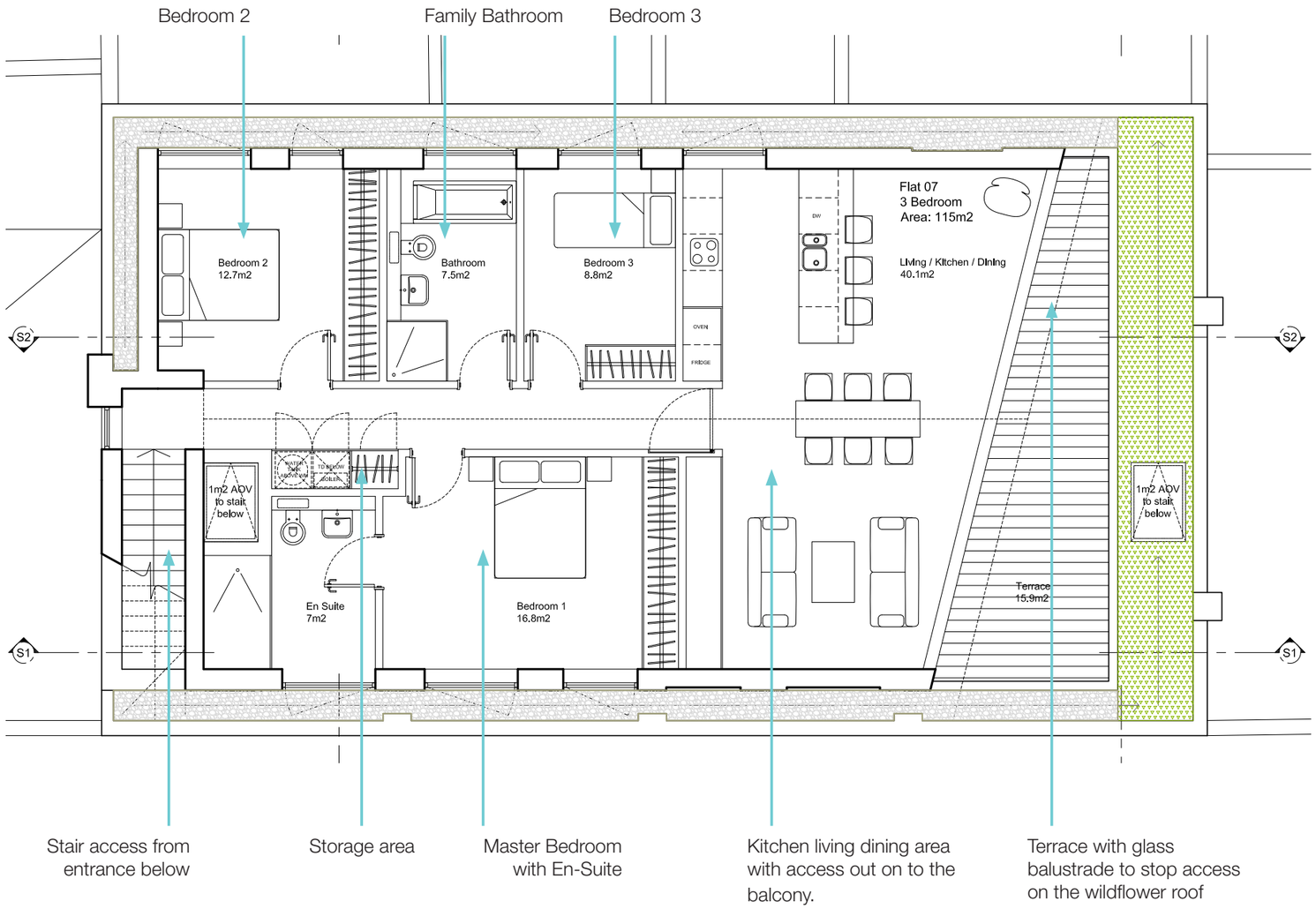
2.5 | Proposed Use Class

2.4.1
The proposal is for an additional C3 residential unit as a single storey roof extension.

2.6 | Internal Layout

2.5.1
The new apartment is accessed from the second floor stairwell to No 7 Jeffreys Place. Unfortunately due to existing constraints, there is no way of putting in a lift to comply with Lifetime Homes.

The 3 bed, 5 person 115m^2 apartment has a master bedroom with en-suite facilities as well as a further double bedroom, single bedroom and family bath-room. A combined living kitchen dining space is positioned to the south west with an inset balcony designed to make the most of the natural daylight it will receive.



Proposed Third Floor Plan

3.0 Development Control

3.1 | Access

3.1.1

There will be no alteration to the building entrance, access is by foot and remains from Jeffrey's Place. Due to this we have been unable to meet the criteria for disabled access because the access to the apartment is via an existing stepped entrance and internal stairs. It is neither practical or appropriate to put in a lift to allow the apartment to be wheelchair accessible. As a result the apartment is not considered to be wheelchair accessible but complies in all other areas with Lifetime Homes standards for access for all.

3.2 | Amenity

3.2.1

The rooftop massing is sub-servant to the host building due to it being set back from the parapet. This set-back nature of the extension from the parapet roof perimeter would therefore not result in any overbearing of the neighbouring buildings. The set back to the extension would also minimise any overlooking to neighbouring properties as well as prevent any harm to the rear gardens of No 10, 9 & 8 Ivor Street.

A 7m2 inset balcony has been proposed to meet the amenity requirements of the London Plan, along with this there is exceptionally high quality external public spaces nearby.

3.3 | Transport and Cycle Provision

3.3.1

There are excellent public transport connections to the site – the building is 5 minutes walk to Kentish Town Underground Station and Camden Road Overground station as well as numerous local bus routes close by.

2 cycle parking spaces have been allowed for in line with the apartments below, this is offset with exceptional public transport connections and the Mayor of London's cycle hire scheme with docking stations located close to the site and within 2 minutes walk.

3.4 | Sustainability

3.4.1

The additional apartment to 7-8 Jeffrey's Place has been designed to embrace sustainable technology, aiming to achieve excellent energy ratings in Code for Sustainable Homes or the equivalent standard. The use of low tech materials will be combined with a wildflower green roof and high performance glazing and external envelope. Energy efficiency will be maximised and the appropriate heating, cooling and power systems have been selected to minimise CO2 emissions. Fittings in the bathroom will include design elements such as dual flush toilets; low flow shower heads and spray taps.

3.5 | Waste and Recycling

3.5.1

Each flat will be equipped with 30litres of waste and recycling storage under sink within the kitchen. A bin store has been allowed for on the ground floor to meet Camden's requirements.

3.6 | Designing Out Crime

3.6.1

The development has been reviewed against the Secured By Design ACPO standards 2010. Particular features that will be incorporated within the scheme are:

- Video Intercom system / access control connected from the front door to each flat allows visitor access
- CCTV monitoring the front entrance
- Front door sets will be PAS24 type (subject to client confirmation)
- Door chains will be fitted to flat entrance doors
- There will be power provision within the flat for occupant installation of a intruder alarm system

3.7 | Flood Risk

3.7.1

There will be no increased flood risk to the property due to the proposal.

3.8 | Lifetime Homes Standards Assessment

3.4.1

In accordance with London Borough of Camden UDP Policy Section 2 Housing, the scheme complies where possible with Lifetime Homes standards, within the constraints of the existing building. Opposite, is a review of the proposal against the criterion set out in the Lifetime Homes Assessment.

Criteria	Description	Compliance
Criteria 1	Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	There is no provision for car parking due to the city centre location. N/A.
Criteria 2	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	There is no provision for car parking. N/A.
Criteria 3	The approach to all entrances should be level or gently sloping.	Level access cannot be achieved due to the existing arrangement of the building.
Criteria 4	All entrances should: a) be illuminated b) have level access over the threshold c) have a covered main entrance	 a) yes – compliant b) no – level access cannot be achieved c) no - as existing
Criteria 5	a) Communal stairs should provide easy access b) Where homes are reached by a lift, it should be fully accessible	a) Compliant b) No lift provided.
Criteria 6	The width of doorways and hallways should conform to: Door width Corridor width 750 900 (head on) 750 1200 (not head on) 775 1050 (not head on) 900 900 (not head on) Front door should be 800mm	The width of doorways and hallways confirm to the criteria set out in the adjacent description.
Criteria 7	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	The flats are not wheelchair accessible as there is no lift, but they are very spacious flats which more than meet the London Plan and therefore can accommodate a wheelchair turning circle.
Criteria 8	The living rooms should be at entrance level.	The standards are for wheelchair users, so are not applicable to this scheme. The unit is at a higher floor level.
Criteria 9	On houses of two or more stories, there should be space on the entrance level that be used as a convenient bed-space	The standards are for wheelchair users, so are not applicable to this scheme. The unit is at a higher floor level.
Criteria 10	There should be: a) A wheelchair accessible WC on entrance level b) Drainage provision enabling shower to be fitted in the future	The standards are for wheelchair users, so are not applicable to this scheme. Drainage provision is in place in all bathrooms big enough for a shower to be fitted in the future.
Criteria 11	Bathroom and cloak room walls should be strong enough to accommodate grab rails	Bathroom walls will incorporate a plywood backing to accommodate grab rails.
Criteria 12	The design should incorporate: a) Provision of a stair lift b) A suitably identified space for a through the floor lift from ground to first floor	No space can be provided for a stair lift or through floor lift due to the existing building conditions.
Criteria 13	The design should provide a reasonable route for a hoist from a main bedroom to the bathroom.	The layout can accommodate a simple knock-out between bedroom and bathroom.
Criteria 14	The bathroom should be designed to incorporate ease of access to the bath WC and wash basin	All flats have spacious bathrooms which have ease of access to bath WC and washbasin.
Criteria 15	Living room glazing should begin at 800mm or lower and windows should be easy to open / operate	The windows will be full height and will be easy to operate.
Criteria 16	Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200 from the floor)	All switches and sockets will be at a usable height between 450mm and 1200mm from the floor.