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ROCHESTER MEWS, LONDON NW1 9JD

Creation of a new self build single family dwelling and courtyard garden.

25th June, 2018

This document has been prepared in order to satisfy the validation requirements of the planning and conservation are consent applications to the London Borough of Camden for works to the above property.

It contains the following elements, which should be read as a whole:

- Planning Statement
- Design and Access Statement
- Daylight/Sunlight Assessment
- Heritage Statement
- Sustainability Assessment
- Construction Statement
- Waste Management Statement
- Utilities and Foul Sewage assessment
- Draft Construction Management Plan;

Planning Statement

Background:

This submission reflects changes concerning the previous and still valid consent acquired for 3a Whitcher Place, London NW1 9JD [2016/4171/P dated 12 October 2016] by our clients Mr and Mrs Linderoth.

Our clients are long term residents of the existing dwelling at 3a Whicher Place.

Following receipt of that planning consent, negotiations have taken place between our clients and the University College London (UCL). The University is in the very early stages of consideration of an overall redevelopment of their site and wished to obtain ownership of 3a Whicher Place as part of that redevelopment. UCL offered to exchange a similar sized parcel of land abutting 3a Whicher Place but accessed from Rochester Mews for the land our clients owned. This exchange would allow UCL a freer hand with the design for their redevelopment, while allowing our clients to continue to self build a house but with the benefit of a larger garden area, albeit on a slightly relocated site and requiring a fresh planning application for the new site.

The new site backs onto 3a Whitcher Place as illustrated on the attached comparative drawing.

This proposal is exactly the same as for the 3a Whicher Place site, namely to create a new single-family dwelling, which will be undertaken by the owners as a self-build project.

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Pre-Application Advice

The previous application [2016/4117/P] was subject to a very comprehensive Pre-Application consultation followed by a full detailed planning and conservation area consent application, which was approved. As the situation is virtually identical we are using the advice given and discussions held in relation to the previous planning application as the basis for preparing this fresh application for full planning and conservation area consent.

Attached is the submission for Pre Application Advice, the LBC response dated June 30, 2016 and the consent reference 2016/4171/P.

As with the previous application, the revised site is located within the Rochester Conservation Area and is in the London Borough of Camden.

As set out in our previous application the key outcomes of the previous submission for pre- application advice were as follows:

1. The erection of the proposed new two storey dwelling house is generally acceptable if it suitably designed to suit the local area character and to satisfy the council's standards high quality design, space and accommodation provision for new residential buildings.
2. The site context is mixed in character and located at the edge of the conservation area; therefore, the scope for non-traditional materials is acceptable
3. The scale should be set inline with the nearby mews houses and offers an opportunity to create a new mews-type streetscape. A maximum three-storey massing is acceptable set inline with the lapsed University accommodation permission. No more than 50% of the existing garden should be lost.
4. A basement impact assessment is required as part of the planning application if the basement accommodation is proposed.
5. Balconies and terraces design will be considered but should be sensitively designed in terms of overlooking and privacy and should be form an integral design element of the elevations. A roof terrace would not be acceptable here as it creates further height, amenity issues and there is already outdoor space provided at the garden level.
6. A sedum roof or green roof with access hatch may be acceptable. Specification and detailed drawings of the green roof together a maintenance programme should be submitted at planning.
7. Traditional materials such as brick and timber matching the main house are favoured. Non traditional material details and samples should be submitted and should be chosen sensitively.
8. List of required documents for planning submission as above.
9. The proposed development to incorporate sustainable design and construction.
10. Two cycle-storage places in a secure location required for a three bed house. While initially the LBC was looking for this to be a car free house, as the owners already have a car parking permit it was agreed that this permit could be moved to the new house and no restriction was placed on this in the consent. We would be looking for this same arrangement on the new site.
11. Construction management plan required to show how impact on highway network is managed and to be secured by Section 106 agreement.
12. Details of waste and recycling storage required as part of planning application.

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13. Contribution for highway works [likely to be £5000] as part a section 106 agreement may be needed.
14. Both design options submitted acceptable in terms of massing and scale. There is scope for a less traditional appearance facing the University.
15. The development is likely to be acceptable in terms of privacy and overshadowing as there is a distance of 18 metres between the main house and proposed house.
16. Both Mayoral [£50/m2] and Camden CIL [£500/m2] charges apply to additional residential floor space. However, this project is self-build and exempt from both CIL charges - a self build exemption claim form part 1 will be submitted once the planning application is registered.
17. Proposal to provide an accessible and adaptable dwelling to meet current Building Regulations

We have taken into account all the experience and advice gained in the previous consent in developing the proposal submitted for the revised site. The principle proposals that are incorporated into to the scheme in response to the requirements of the LBI are the following:

-The proposal aims to include high-quality contemporary design that uses traditional design elements typical of the local conservation area. The two-storey mews scale, pitched-slate roof, and large generous window proportions form a subservient but harmonious relationship to the Victorian terrace [point 1].

-Contemporary timber/aluminium frame Velfac slimline windows in dark bronze colour proposed to front and rear window units. These high-quality windows have been used as part of a varied palette of materials in the Rochester Mews [point 2] and in the previously approved scheme.

-Proposal keeps to height and building lines agreed as acceptable in the pre-app [point 3] and in the previously approved scheme.

-The proposed scheme does not include a basement area so no basement impact assessment is included [point 4] as in the previously approved scheme.

-The proposed scheme does not include a roof garden or balconies [point 5 and 6].

-House will use traditional materials as the main design features including multi-stock brick masonry walls natural slate to the pitch roofing reflecting the local character of the Victorian terrace in front along Rochester Road [point 7].

-High levels of insulation, green-energy technology such an air-source heat pump and solar PV panels are included in the proposal [point 9].

-Two secure bicycle spaces included within the garden storage unit [point 10].

-As with the previous application the applicants will be looking to move their existing car parking permit to the new house. [point 10]

-Space for one 140L refuse bin and one 140L recycling bin provided within the garden storage unit [point 10].

-Recessed, undercover and level threshold entrance provided [point 17].

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Design and Access Statement

Part 1- Design Principles and Concepts

a. Amount of development

The site is a macadam surfaced parking area currently with access from Whitcher Place and with a disused drop curb and access from Rochester Mews. The proposed site has a 12.2m (frontage) x 13.8m (depth) for an area of 167.5 m^2.

The proposed dwelling provides three-bedroom accommodation over two stories, which is smaller or comparable to the size of the existing mews houses along Rochester Mews and similar to the approved house at 3a Whitcher Place . The amount of development also relates to the planning permission for the student accommodation blocks previously proposed directly either side of the 3a Whitcher Place site. Although this planning permission has now lapsed, we understand that the University is in a position to renew the permission.

The proposed development is 161 sqm GIA including 83 m^2 at ground floor and 78 m^2 at first floor. The comparable floor area [GIA] of the previous consent was 159 sqm.

The amount of development proposes adequate garden space. The new dwelling will occupy approximately half of the land so that excluding the storage area and perimeter garden walls the clear open courtyard garden area is 59 sqm. The location of an existing tree will fall into the proposed garden and will be retained.

The amount of development meets all requirements and standards for a three bedroom house and is appropriate for its mews location.

b. Layout

The layout of the house on the site occupies the northeast half of the site following the setback line established by the previous consent at 3a Whitcher Place and by UCL in their previous consent for this site . The house has a dual aspect layout facing the mews and the garden. On the ground floor, the living area [kitchen, dining and living room] face and open out onto the courtyard garden with the entrance foyer facing the mews.

The entrance addresses the mews street and the restrained façade to the mews ensures that there is no overlooking to the opposite side of the mews.

On the first floor, the bedrooms face the courtyard garden.

The layout is designed to fit into the site, with two blind flank walls against the future development of the University buildings. There are no rights of light over these boundaries.

c. Scale

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We have kept to the scale and massing proposed and seen as acceptable in the pre-application advice for the previous scheme, for the approved application and for the previous UCL scheme for the site.

The proposal for the site makes reference to the previously approved buildings that were planned on this site by the University. These buildings proposed a parapet height of 6.8m with the staircase enclosure at roof level giving a top height at 8.3m. They almost fill the site frontage, and have a side access gate passage directly off Rochester Mews. Their main volumes are 12.5m wide and 12.1m deep extending to 15.8m deep in parts.

The proposal also follows the height and massing parameters established on the previous consent at 3a Whitcher Place

As indicated on the drawings, the building extends to a maximum depth of 13.7 metres and a maximum height to the ridge of 7.8 metres and 6.2 metres to the eaves. This compares to 7.8 metres and 6.6 metres for the approved scheme on Whitcher Place.

d. Landscaping

The amount of garden for the new dwelling is proposed as 13.3m by 4.8m and the proposals for landscaping are simple given the relatively small size of the outdoor space. The garden is conceived of as a paved courtyard enclosed with brick garden walls with perimeter planted beds. The existing garden walls are just over 3 metres in height, being a combination of brickwork at low level with timber close boarded fencing over and these existing walls will be retained undisturbed. The proposal is to construct a new brick walls to a 2700mm height with a close boarded double gate to form the new enclosure between the street and courtyard.

The location of an existing tree will fall into the proposed garden and will be retained. No other trees are effected by the proposals.

The courtyard itself will have a central clay brick porous paved area with planting beds to the surrounding borders. The large glazed screens to both the living room and dining room are designed to provide a close relationship of inside / outside and the garden is seen as an additional room. The existing shrubs and other plants will be removed.

e. Appearance

The appearance of the building uses traditional forms and materials but through the use of large window openings and minimal detailing retains a contemporary appearance. We have broken down the scale of the building by positioning the shorter elevation along Rochester Mews and the longer elevation facing the internal garden. The multiple gabled roof forms reflect the rhythm of the buildings along Rochester Road and the small studio dwelling at 3a Whitcher Place and brings additional character and individuality to the mews.

The flank walls are brick faced and reflect the multiple gables of the garden elevation. There is no right of light over these boundaries. The proposed brick is a muted buff multi stock brick [Freshfield Brick Works 'Lindfield Yellow Multi] that will tie in with the existing brickwork boundary walls to Rochester Mews and with the stock brick facings of the Victorian houses on Rochester Road.

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The garden enclosure is to be provided through the retention of the existing boundary walls [a mixture of brick walls with close boarded fencing over] and a new brick wall to the street with a central double gate.

The bin and cycle storage will be faced in close boarded vertical timber to match the existing boundary enclosure walls.

As noted elsewhere the materials are to be Multi Stock Bricks with dark aluminium faced slim-line windows and doors. The pitched roof will be finished with natural slates with photovoltaic panels facing the south.

f. Use

Part 2 – Access

The new house will be fully compliant with the requirements of Part M4 [2] of the Building Regulations.

As illustrated on the drawings the house is accessed via a level threshold and an entrance door with a 900mm clear opening width. Access to the garden is via fully opening doors with an overall width in excess of 1100mm with level threshold details.

Within the ground floor of the house, there is a full shower room with level access, WC and handwash basin fully compliant with the requirements.

The staircase leading to the first floor is a simple stair with a clear 900mm width and is suitable for adaptation with standard stair lifts such as Stannah.

Daylight/Sunlight assessment

The daylight and sunlight assessment for this building is relatively simple. We are using as the basis of the assessment the BRE Guide to Good Practice Second Edition.

The key determinate to the requirements of the assessment is the Visible Sky Component. Provided the visible sky angle is in excess of 65 degrees then no further assessment is required and conventional window design will give good results. As illustrated on the site sections within the application, in all cases the requirement of 65 degrees is obtained and so no further assessment is required.

Also noted on the drawings is that the VSC for the existing houses and university residence buildings looking out towards the proposed house has in excess of 65 degrees in all instances so the new building will have negligible impact on day lighting to the existing buildings.

We also note that all general advice within the design guide has been taken including the key advice to ensure window heads are taken to the maximum height possible [2550 at ground floor and 2400 at first floor]. At the ground-floor level, both dining and living rooms [areas that should have maximum light levels] have windows that extend the full width of the rooms ensuring the maximum daylight possible.

The central stair hall is illuminated with roof lights and windows to the street beside the entrance door.

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Heritage Statement

History and development:

Rochester Mews is a mews road that is shown on historical maps back at least 150 years extending along and providing access to Whitcher Place at the rear of the gardens to the Rochester Road houses.

The mews east of Rochester Road has been developed primarily over the past 30 years as a typically eclectic mix of properties, at a two and three storey height. The rear of 1 Rochester Road was the site of garaging as illustrated on the 1971 OS plan attached with the Pre-Application submission.

Significance:

Although the site is on the boundary of the Rochester Conservation Area it is a very mixed site, facing into the 1960's University residential buildings, while to the rear are the Victorian houses that front onto Rochester Road and to the east are the varied mews buildings of Rochester Mews. The issues of the context were discussed at length in the pre-application stage and application stage for the previous consent.

Sustainable Design and Construction Management Statement

The proposed new dwelling at Rochester Mews will be constructed in a traditional manner with minimal engineering disturbance to the site. There is no historical record of contamination.

Materials will be taken in and out of the site via Rochester Mews. Materials will be stored on site in the garden area as required during the course of construction. Close cooperation with the University will be carried out to ensure that disturbance is kept to a minimum. It is not envisaged that any exceptionally large deliveries will be needed with the entire build being constructed using normal delivery vehicles.

The new house will have traditional strip foundations. It is envisaged that excavations will be to the minimum required in order to set the new insulated ground floor level flush to the entrance, likely to be approximately 450mm. The perimeter walls will be constructed as traditional insulated cavity walls with Multi Stock Brick external facing.

It is envisaged that the entire construction period will be in the order of 10 months, with 5 months being needed to construct the external envelope of the building and 5 months being needed to fit out the interior.

The self-build owners are very interested in sustainable design and this will form a significant part of the work.

The building will meet and exceed the requirements of the Building Regulations. Additionally, it will have 4.5 KW of photovoltaic solar panels located on the southern exposures of the sloped roofs. These are proposed as the integrated GSE mounted system that works with a traditional slate roof [data sheets attached]

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Central heating will be provided by an air-source heat pump located within the garden storage area, set one metre off the boundary as required. At present, there is no gas to the property and it has been decided that an air-source heat pump will be used rather than bring gas to the site. Data sheets on the 8.5kw Mitshubishi Ecodan unit are attached for reference. This is the quietest unit on the market currently with a dBA of 48, being of a similar level of noise to a refrigerator. The siting of the unit is 1000mm off the boundary with brick wall enclosure to the boundary.

We are also looking at reclamation of materials for fitting out items such as the kitchen work-tops and external paving bricks.

Waste Management Statement
Enclosed storage for normal and recyclable waste is provided on site as set out above and on the drawings.

Utilities and Foul Sewage assessment

All utilities are easily accessible from Rochester Mews. The drainage will connect into the combined foul and surface water drainage under Rochester Mews, via the existing manhole.

Attached information:

1. Plan showing location of new site in relation to previous approval
2. Pre-submission advice submission, LBC response dated 30.06.18 and LBC planning consent.
3. Drawing S04 illustrating the new and previous sites.
4. Velfac windows brochure
5. Velux roof windows brochure
6. Freshfield brick sample to be delivered by hand*
7. GSE solar panel mounting system and Panasonic PV panel
8. Mitsubishi Air Source heat pump brochure

*Note – a sample of the proposed Freshfield Brick Works ‘Lindfield Yellow Multi’ will be delivered to the council for approval once the application is registered.

End / supplementary submission including Design and Access StatementJune 25, 2018.

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