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Residential Amenity Statement

Proposal: Redevelopment of Existing 4 Bedroom Dwelling and Erection of New 4 Bed Dwelling with Basement

Site: 58a Redington Road London NW3 7RS

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1.0 Introduction

- 1.1 I have worked in the public sector, consultancy and private industry. In private industry I was employed by two of the largest UK national house builders and was responsible for securing planning permissions and advising The Board on planning and related land matters.
- 1.2 I formed Aragon Land & Planning in 2002 and I am the Managing Director. The practice has a varied client base including major house builders, private landowners, pension trusts, architectural practices and Local Authorities. The client base is throughout Great Britain, although the majority of work is in the South East.
- 1.3 I have over twenty-eight years' experience and I am a Corporate Member of the Royal Town Planning Institute and The Town & Country Planning Association.

2.0 National Design Guidance

2.1 The Government published on 27th March 2012 advice in the form of National Planning Policy Framework (NPPF) which was produced to make the planning system less complex and more accessible, to protect the environment and promote sustainable growth. The NPPF provides some design comments;

The Government attaches great importance to the design of the build environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

2.2 With reference to decision making the NPPF comments;

Planning policies and decisions should aim to ensure that developments:

- **Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- **Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;**
- **Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and public space as part of developments) and support local facilities and transport networks;**
- **Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;**
- **Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and**
- **Are visually attractive as a result of a good architecture and appropriate landscaping.**

Local planning authorities should consider using design codes where they could help delivery high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Although visual appearance and the architecture or individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

2.3 The approach to design is therefore to utilise the potential of a site and ensure design responds to local character whilst achieving a high quality. The design guidance provides little or no reference to amenity

2.4 On March 6th, 2014 the Department for Communities and Local Government (DCLG) produced a Planning Practice Guidance document which covers a broad range of planning topics and supersedes a large number of existing planning documents in an attempt to streamline Government planning advice. This document is a material consideration in terms of assessing planning applications.

2.5 The new guidance also provides advice on good design in relation to new development, it states;

Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

- 2.6 Guidance is provided in more detail specifically on how to address design issues in relation to specific types of development and issues relating to car parking provision, density and access in the development plan.
- 2.7 The Camden Local Plan has the following policies which are relevant for the consideration of amenity.
- 2.8 Policy D1 Comments;

The Council will seek to secure high quality design in development.

The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Tall buildings

All of Camden is considered sensitive to the development of tall buildings. Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:

- p. how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape and how the top of a tall building affects the skyline;**
- q. the historic context of the building's surroundings;**
- r. the relationship between the building and hills and views;**
- s. the degree to which the building overshadows public spaces, especially open spaces and watercourses; and**
- t. the contribution a building makes to pedestrian permeability and improved public accessibility.**

In addition to these design considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability.

Public Art

The Council will only permit development for artworks, statues or memorials where they protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.

Excellence in design The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under Policy G1 Delivery and location of growth will be provided through high quality contextual design.

- 2.9 The Camden Planning Guidance CPG6 Amenity is also material. The guidance was prepared to support the Local Plan. The objective aim for amenity in Camden is as follows;

A key objective of the Camden Core Strategy is to sustainably manage growth so that avoids harmful effects on the amenity of existing and future occupiers and to nearby properties.

2.10 This statement will cover the following amenity issues specified in the Camden Planning Guidance;

- **Air Quality**
- **Contaminated Land**
- **Noise and Vibration**
- **Artificial Light**
- **Daylight and Sunlight**
- **Overlooking, Privacy and Outlook**
- **Construction Management Plans**
- **Access for All**
- **Wind and Micro-climate**
- **Open Space, Outdoor Sport and Recreation Facilities**



Image 1: Visual Sketch of Proposed Redevelopment of building

2.11 Camden is designated as an Air Quality Management Area due to the high concentrations of Nitrogen Dioxide. As this is a replacement dwelling there will be minimal difference on the contribution to local air quality. The proposal will not adversely harm the air quality of the area.

- 2.12 The current plot is not identified as contaminated land. Thus, the proposal does not pose a serious risk to human health.
- 2.13 The proposed replacement dwelling is not considered to be one of the main sources of noise and vibration in Camden. The design and materials used in the proposal will minimise the impact of noise.
- 2.14 In terms of artificial light the development will not significantly impact the quality of life on neighbouring dwellings and a lighting scheme is not considered necessary for this type of development.



Image 2: Proposed Front Elevations of Redevelopment Dwelling

- 2.15 The development will also need to provide adequate daylight and sunlight to the occupants of the dwelling. Para 6.1 from the Camden Planning Guidance states;

Access to daylight and sunlight is important for general amenity, health and well-being, for bringing warmth into a property and to save energy from reducing the need for artificial lighting and heating. The

council will carefully assess proposals that have the potential to reduce daylight and sunlight for existing and future occupiers.

- 2.16 The dwelling will provide a number of windows around the property to maximise the daylight and sunlight within the dwelling.
- 2.17 Residential development is designed to protect the privacy of their occupiers as well mitigated the effect of overlooking. As this is a replacement dwelling the impact of the dwelling will not significantly change remaining either level in height or below neighbouring dwellings. The existing elevations are shown in Image 3 below. The fenestration proposed is essential the same as the existing dwelling with windows to the front of and rear of the property. The outlook is therefore also not materially different from the existing dwelling. The 18m standard is achieved.

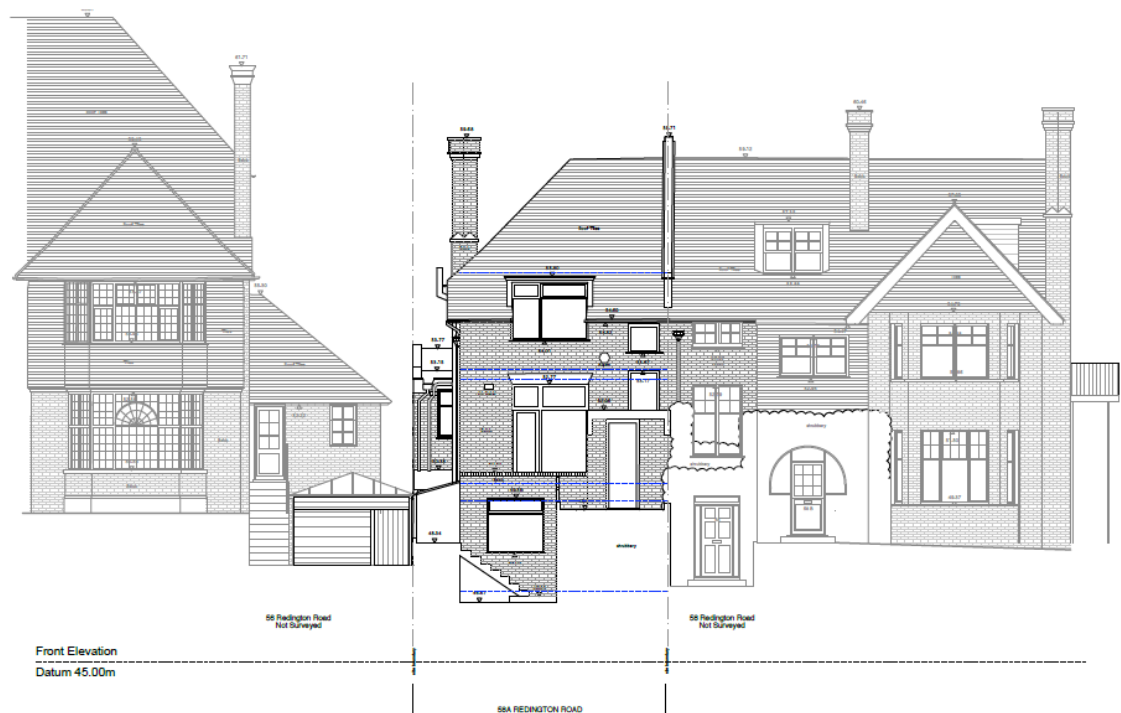


Image 3: Existing Front Elevations

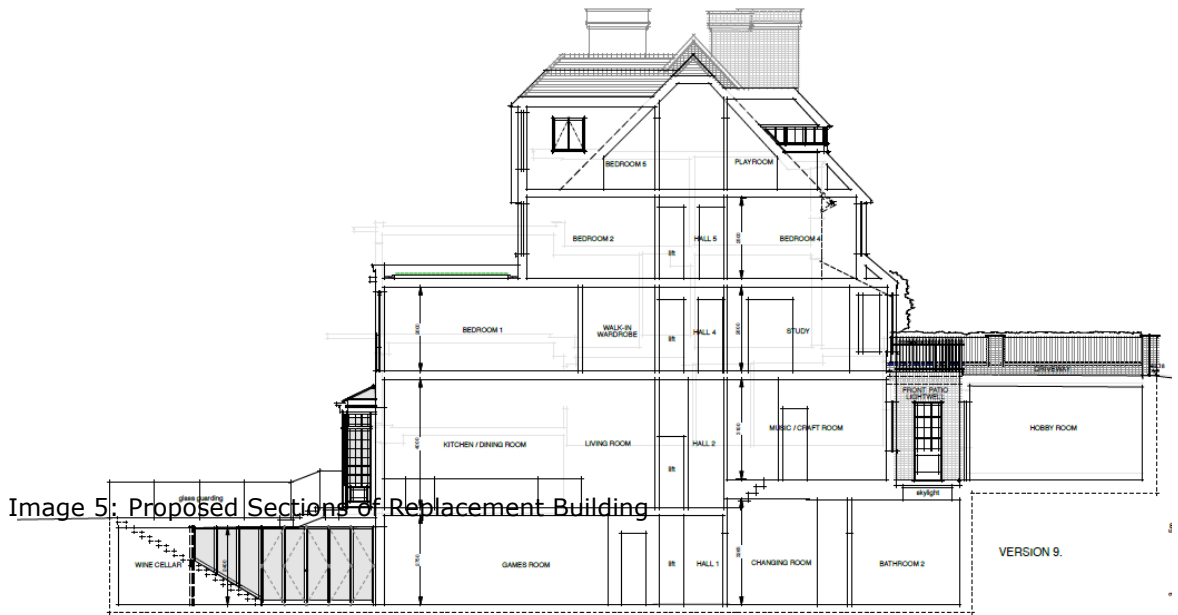
- 2.18 A construction management plan can be prepared if it is considered necessary and could be a conditional requirement. However, the LPA only seek a construction plan where the development is over 10 residential units. Although the guidance gives examples of smaller developments where one can be conditioned.

- 2.19 The proposed dwelling will also be designed to be accessible to residents of the dwelling and will meet modern day building regulations and accessibility requirements.



Image 4: Existing Site as seen from Redington Road

- 2.20 The Camden Planning Guidance also considers Wind and Micro-climate. As the proposed dwelling is not taller than its surroundings the proposed dwelling will not cause excessive wind or drastically effect the microclimate.
- 2.21 As this is a single residential development open space, outdoor sport and recreation is not deemed necessary for this proposal.
- 2.22 In summary this is a building which is elevated front and rear, therefore following the existing and established amenity relationship of the existing house. It therefore does not cause any additional or significant changes to the established fenestration arrangement. A number of side corridors are proposed, but these are for non-habitable rooms. The proposed sections of the dwelling are shown in Image 5 below.



2.23 The proposal because of it being a residential use is consistent with the residential use in the road. The amenity issues arising from the dwelling are not materially different from the existing dwelling. It is therefore compatible with the development and the amenity guidance in CPG 6.