

DESIGN & ACCESS STATEMENT

PLANNING APPLICATION AND LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS TO FORM TWO NEW SELF-CONTAINED STUDIO UNITS AT SECOND AND THIRD FLOOR LEVEL, INCLUDING LOCALISED REPAIRS TO THE EXISTING SLATE ROOF.

34 GLOUCESTER CRESCENT, LONDON, NW1 7DL

JANUARY 2019

To be read in conjunction with existing and proposed drawings.



PREPARED BY HUB ARCHITECTS AND DESIGNERS LTD

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1.0 INTRODUCTION:

1.1 No. 34 Gloucester Crescent is located within the Primrose Hill Conservation Area, in London Borough of Camden. It is a Grade 2 Listed building, and is set within the second building group on Gloucester Crescent, located on the north-east side of the Crescent.

2.0 EXISTING USE:

2.1 The building is in residential use and has been sub-divided into flats at Lower Ground floor to First Floor; and multiple occupation at upper floor levels, with shared use of communal amenities (kitchen and Bathroom).

3.0 PLANNING HISTORY:

3.1 Relevant Planning to date:

2016/1155/P Granted
Residential Minor Alterations

2016/1156/L Granted
Listed Building Consent
Alterations in connection with the removal and reinstatement of front wall and gate.

2017/1706/P Granted
Certificate of Lawfulness (Proposed)
Change of use from HMO (house in multiple occupation) (Class C4) to residential (Class C3) use to provide a 1-bed self-contained maisonette over 2nd and 3rd floor levels.
(We note that this use has not been implemented, as Listed Building Consent is required to carry out the physical alterations required to create a self-contained unit).

2017/1707/P Granted
Certificate of Lawfulness (Existing)
Use as 2-bed maisonette (Class C3) over lower ground & ground floor levels.

2017/1709/P Granted
Certificate of Lawfulness (Existing)
Use as 1-bed self-contained flat (Class C3) at 1st floor level.

4.0 PROPOSED DEVELOPMENT:

4.1 Our proposal is to form Two New Self-Contained Studio units at the Second and Third Floor. As part of the buildings maintenance, the proposal will include some localised repair works to the existing slate roof, by replacing damaged slates with new slates to match the existing. Refer to Appendix 1 and 2 for the schedule of repairs and slate specification.

4.2 The proposal has been achieved through a series of in-depth discussions with Camden Planning officer (Jonathan McClue) and Conservation Officer (Catherine Bond) at a site meeting on the 28th of November 2018; and subsequent sketch proposals (please refer to Appendix 4). On advice from both Camden officers, the proposed studio units have been designed to have the least/minimal effect on the building fabric.

The existing original spatial form has been retained throughout. New fittings will be freestanding and connected to existing services. Therefore, in future, it will be possible to remove these fittings. Storage has been provided in each unit, with the added benefit of a loft storage for Flat 3. Being mindful of the essential needs for future occupants, each of the flats will be provided with a washer and drying /airing cupboard for laundry use; as well as a combined washer and drying machine.

We believe that this new layout and formation of the flats is respectful of the 'special character' of the building, and will have a lesser impact on the historic significance of the building.

5.0 PARKING:

5.1 RESIDENTIAL CAR PARKING STANDARDS

The proposal will not affect the existing parking facilities on the site.

6.0 ACCESS:

6.1 Access to the building is via the main entrance at the front; off Gloucester Crescent.

The proposal will not affect the existing access. The Third-floor studio and the rooms on the second floor will be fitted with secure locks to each individual entrance door.

Access via public transport is very good on this site. It is minutes away from local bus stops and three London Underground Tube Stations- Camden Town, Chalk farm and Mornington Crescent.

The nearest British Rail and Overground Service is Camden Road; which is also a few minutes away from the site.

In accordance with the TFL PTAL map, 34 Gloucester Crescent rates 6a (refer to fig 1.)

Fig. 1 Map of Local public transportation network (surrounding 34 Gloucester Crescent) showing Bus Stop positions and proximity to London Underground tube Stations.



You can click anywhere on the map to change the selected location.

**PTAL output for Base Year
6a**

NWI 7DL

Gloucester Cres, Camden Town, London NW1 7DL, UK

7.0 AMOUNT:

7.1 Existing site is 0.027 ha (269 m²).

The GIA of the existing building at:

- Lower Ground/Basement Level is 50 m².
- Ground floor level is 48 m².
- First Floor Level is 40 m².
- Second Floor Level is 41 m².
- Third Floor Level is 39 m².

The proposal will not alter these gross internal areas.

8.0 APPEARANCE, CHARACTER AND MATERIALS:

8.1 EXISTING CONDITION

The proposal will not alter the external appearance of the building, but will improve the spatial use of the building internally. Refer to Fig 2.

Fig. 2 Front view of No. 34 Gloucester Crescent.



9.0 SECURITY:

9.1 Access to the main building is via a secure main entrance door. An existing front gate provides further security to the building. Internally, each accommodation will be provided with secure locks to entrance doors. The proposal will not have any impact on the existing security provisions.

10.0 AMENITY:

34 Gloucester Crescent is set within a vibrant commuter hub and is in close proximity to the following outdoor spaces: Primrose Hill and Regents Park (12-15 minutes' walk).

As such, occupants of the new flats will be able to utilise the benefits of living close to these two local parks.

In addition, the site is also within close proximity to local convenience shops and a short walk from Camden High street.

11.0 CONCLUSION:

In conclusion, we believe this application and the proposed drawings have responded to the existing building and due care has been demonstrated in the proposed drawing to show minimal impact on the internal fabric of the building. The proposal complies with relevant planning policies at national, regional and local level and it does not have any negative impact on the neighbours in any way.

I2.0 APPENDIX I: SCHEDULE OF REPAIRS



15 Hoopers Yard, Kimberley Road, London NW6 7EJ Telephone 020 7328 2576 Fax 020 7624 7811
info@hubarchitects.co.uk www.hubarchitects.co.uk

Catherine Bond (Conservation Officer)
Camden Town Hall
Judd Street, London
WC1H 9JE

Ref: 2018/4965/P, 2018/5683/L
Site: 34 Gloucester Crescent, NW1 7D

30/11/2018
(sent by Email)

Dear Catherine Bond,

Following the site meeting to discuss the Planning and Listed Building Consent Application for the above site; please see below the proposed repair works to be carried out to the roof:

Roof repairs

- Strip back the existing slates and set-aside for re-use.
- Expose central valley gutter, strip out existing lead to expose timber framework below.
- Inspect integrity of timber and carry out any necessary repairs.
- Re-form gutter through to outlet with new lead lining, dressed up the roof.
- Lay sarking membrane prior to re-fixing existing slates. If required replace broken slates with matching natural slates.
- Whilst on roof, check flashing, pointing etc and carry out any necessary repairs.

If you have any questions please be in contact with us. Thank you.

Sincerely,

Nichole Avan-Nomayo

pp: Simon Watkins (HUB Architects & Designers)

13.0 APPENDIX 2: SLATE SPECIFICATION



SOURCE:
San Vicente Region, Spain

COLOUR:
Blue Grey

TEXTURE:
Textured

THICKNESS:
5.5mm

SIZES AVAILABLE:
400 x 250mm, 500 x 250mm,
500 x 300mm*

*Other sizes may be available to special order on request; please contact your SIGA representative to discuss your requirements.

Specification Range | SIGA 39

Product data sheet

Description

SIGA 39 is an outstandingly successful first selection slate that is flat, uniform and of consistent thickness. Its minimal sorting requirement enables fast paced installation, contributing to its popularity. Its aesthetically pleasing blue grey textured finish, combined with its W1 ($\leq 0,6\%$), T1, S1 rating, makes it the obvious choice for both new build and refurbishment projects, giving a long-lasting beautiful roof finish.

Testing

Samples of SIGA 39 have been tested in accordance with, and comply with the relevant sections of EN12326-1:2014. The latest declarations of conformity are available upon request.

Representative Performance

Thermal cycling	T1
Exposure SO ₂	S1
Water Absorption	W1 ($\leq 0,6\%$)

Sorting and Holing

Natural slate should be handled with care. Before the slates are fitted they should be sorted and graded (and holed if necessary) as per BS 5534 and BS 8000. The factory selection of the slate used will have an impact on the amount of grading required.

The following processes should be followed to ensure best practice:

- Sort slates into different thicknesses (thick, medium and thin). Thicker slates should be laid at the eaves, thinner slates at the ridge.
- Any slate found to be twisted, bowed etc. should be set to one side and used for eave or top slates, or cut for half slates, valleys or chimneys.
- Roofing slate is always holed from the back, creating a countersunk area on the front, so that any water present near the hole does not have a direct route to the underside of the slate. It also provides a neat spalled area for the nail head to sit in.
- Pre-holed are supplied as standard in the UK. Unholed (blank) slates are also available to special order, and can give peace of mind on very low pitches when used with slate hooks.
- Load out the slates on the roof with the thickest slates in the lowest courses.

Meets the requirements of



Specification Range



SIGA warranties are backed by SIG Roofing, the UK's largest distributor of roofing materials. The performance of the slate is warranted for the stated period, subject to installation in accordance with prevailing British Standards and good roofing practice.

Technical Specifications

Fixing

Fixing SIGA 39 slates is straightforward for an experienced slater. They can be fixed by either traditional nailing, or by the modern hook system. Further fixing information is provided below – for a comprehensive guide, please refer to BS 5534. Most SIGA slates come preholed at a nominal 90mm headlap. By simply moving the location of the slate on a standard 50x25mm batten, these can be fixed to obtain headlaps between 72 and 116mm, allowing them to be used on a variety of pitches.

Nail fixing:

Nails should be copper or aluminium to BS 1202. In corrosive or marine atmospheres copper nails are preferable and in severe conditions silicone bronze nails should be used.

The nail head diameter should be at least 10mm to comply with BS 5534 to minimise the risk of the nail head pulling through the slate. A 10mm head is only possible where the nail shank is 3mm diameter or greater.

Hook fixing:

All natural slates can be fixed using slate hooks. The hook method offers considerable freedom in design and can save up to 25% on labour costs and eliminate breakages.

With the hook fixing system, the slates are secured at the tail, thus providing strong resistance to wind uplift. To comply with

BS 5534, hooks should be stainless steel, 18/10 or 316 (marine) grade, 2.7 mm gauge and at least 5 mm longer than the minimum lap required. Only “spike-end” or nail-in hooks are permissible under BS 5534.

Please refer to the SIGA brochure for more details regarding fixing, coverage, batten and holing gauges, headlaps and exposure.

A guide to the European Standards EN12326-1:2014

- In September 2014 the European standard for roofing slates was updated. BS EN 12326-1:2014 Slate and Stone for Discontinuous Roofing and External Cladding. This standard replaces all previous standards throughout Europe including BS 680 and BS EN 12326-1:2004, the previous standards for roofing slates.
- The standard is established against a series of tests carried out on each product under controlled conditions.
- Any manufacturer claiming conformity with the product specification must carry out the tests relevant to their product and make the results available in a report.
- The report is officially called the ACD (Accompanying Commercial Document) and comprises two parts, both of which must be present for the ACD to be a complete report.
- Part 1 relates to the information about the manufacturer (producer), the slate source and the testing together with the test results.

- Part 2 explains the meaning of the tests and what is required for conformity to the standard.
- The new standards offer different levels of conformity for a given characteristic, (E.g. water absorption) with respect to the rock from which they are made. These relate to different durability acceptable in different countries.
- It is no longer acceptable to specify “Slates which conform to the relevant British Standard” or even slates which conform to BS EN 12326-1. These blanket specifications would allow slates to be supplied at the lowest conformity level within a standard and this could mean that the client receives a sub standard product.
- For detailed information on BS EN 12326, please see the SIGA Slate brochure or contact your SIGA slate representative.


Design Life

SIGA slates should last the design life of the building and come exclusively from traceable quarries with a history of producing durable roofing slate. SIGA slates have been installed on homes, major projects and prestigious projects for many years. For the latest installations, please see our case studies page at www.sigaslate.co.uk



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I4.0 APPENDIX 3: DESIGN DEVELOPMENT AND COMMUNICATION WITH JONATHAN MCCLUE (PLANNING OFFICER) AND CATHERINE BOND (CONSERVATION OFFICER).

From: McClue, Jonathan Jonathan.McClue@camden.gov.uk 
Subject: RE: 2018/4965/P, 2018/5683/L Site: 34 Gloucester Crescent, NW1 7D
Date: 23 December 2018 at 23:43
To: Simon Watkins simon@hubarchitects.co.uk
Cc: Nichole nichole@hubarchitects.co.uk, [REDACTED] Bond, Catherine
Catherine.Bond@camden.gov.uk

JM

Dear Simon

Thank you for the updated plans and the below. I've reviewed with Catherine and we agree that the revised layout for both floors are definitely an improvement which we can accept subject to formal scaled drawings.

On the second floor, this is on the basis that the alcove cupboards are retained (as appears on the drawings). It would be desirable if you reinstate the former wider rear sash window on the third floor.

FYI I received comments from the CAAC, based on the original submission, which I've copied below:

***'ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT***

5 December 2018

34 Gloucester Crescent NW1 7DL 2018/4965/P + 2018/5683/L

We have no objection to the changes to the partitions proposed, but we object to the proposed changes to plumbing in that the details of plumbing runs need to be provided in order to assess the impact of the work on historic fabric in the lower storeys. We note that although not described in the List description, the interior is protected by the Listing.

We question whether the works will lead to changes under regulations for means of escape in case of fire, and what the implications might be for the Listed fabric.

We are concerned that the new units should be retained in long-term residential occupation, and not used for short-term lets like Airbnb. The PHCAAC is very concerned that effective policy prevent the loss of the relatively small number of units of 'affordable' housing in our area.'

I think in terms of the change of use we'll always side with what's best in heritage terms, and given Catherine's support I think we can make an on balance recommendation here.

I look forward to receiving the final revised drawings, new application form, updated DAS and additional fee so we can get the application up and running.

Kind regards

From: **Simon Watkins** simon@hubarchitects.co.uk
Subject: Re: 2018/4965/P, 2018/5683/L Site: 34 Gloucester Crescent, NW1 7D
Date: 18 December 2018 at 16:17
To: McClue, Jonathan Jonathan.McClue@camden.gov.uk
Cc: Nichole nichole@hubarchitects.co.uk



Dear Jonathan,

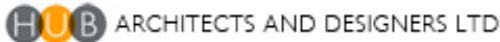
I am responding to your email to Nichole from the 13th December. The key alterations required to make the current HMO workable is to unblock the door from the common parts landing and block off the connecting door between the front and back HMO room on the second floor, this would enable the two bed sitting rooms to each privately accessed from the common parts and maintain privacy between the two rooms. The existing kitchen and bathrooms need to be fitted out with new kitchen cupboards and bathroom fittings.

I have looked at the layout of the two flats again. Please see the proposed plans attached. I believe one of the historic building benefits of conversion of the second and third floor to flats is that the third floor can be designed so that the non-original sub-division of the rear room at third floor level can be omitted to create a bathroom, and enable the rear room to be better appreciated in its original form. The building services can be designed so they are concealed and have a minimal visual and physical impact on the existing building fabric. I believe these benefits including the fact that the self-contained accommodation brought forward by the proposed two flats would arguably be better than the existing HMO with access to one unit via another.

I would appreciate your comments on this argument for the change of use.

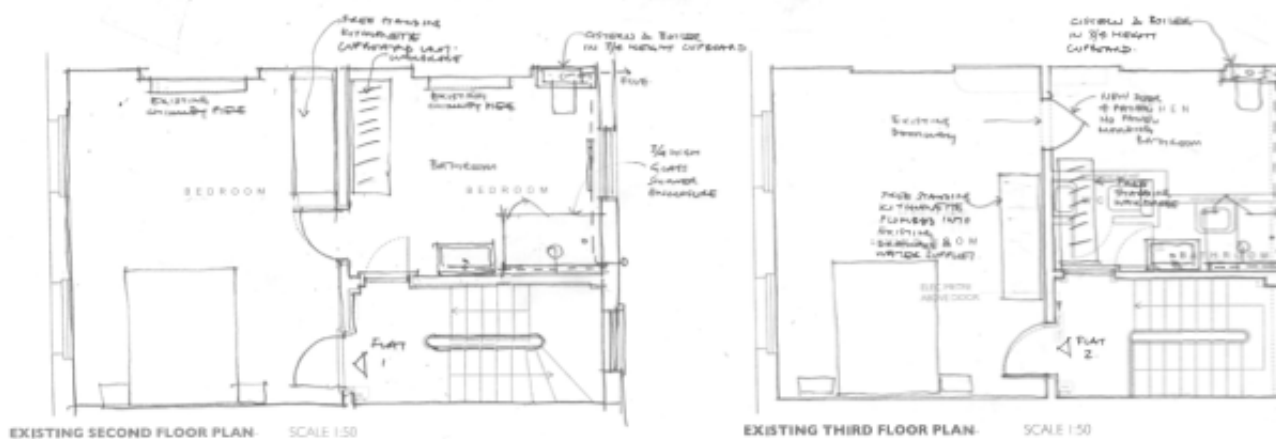
Kind regards

Simon Watkins

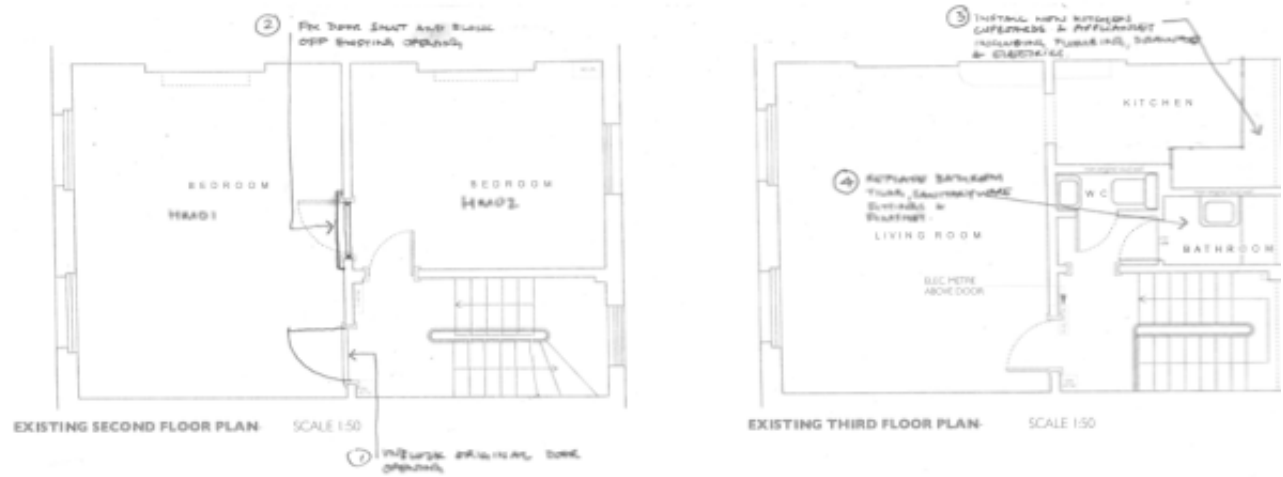


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WORK ASSUMED TO CONVERT 2ND & 3RD FLOOR INTO TWO SELF-CONTAINED FLATS.
19-12-18



WORK REQUIRED

1. IMPROVE ORIGINAL DOOR OPENINGS TO ALLOW ACCESS OFF COMMON FRANTS PER HEAD
2. Fix door shut & block off structure opening between HEAD 1 & HEAD 2 FOR PRIVACY BETWEEN HEAD ROOMS.
3. INTERNAL VIEW

WORK REQUIRED TO RETAIN EXISTING USE
(2-HRM UNITS)

 5 WOODSERS TARD LONDON NW6 7EJ T: 020 7328 2376 F: 020 7328 7811 Email: info@hubb-architects.com	www.hubb-architects.com www.mcc-lane.com www.mcc-lane.com www.mcc-lane.com www.mcc-lane.com			No. A Rev. 1 Date: 08/01/18	Description: FOR INFORMATION FOR INFORMATION FOR INFORMATION	PLANNING	
					Project: 10-000000-0000-0000-0000-0000 Drawing: 10-0000-0000		
					Scale: 1:50 Date: AUG 2018	DWG 10-0000-0000	
						Author: JMC Check: JMC Date: 08/01/18	Revision: C

On 13 Dec 2018, at 21:24, McClue, Jonathan <Jonathan.McClue@camden.gov.uk> wrote:

Nichole

It would be easier exchanging emails as I'm now working remotely (from NZ). Might be difficult to coordinate a call.

Land use issues are fairly straight forward. You need to justify whether or not retaining the existing use would require any works to the listed building. If it does and this causes more harm than the proposal then that would be part of the justification for allowing substandard (in terms of size) units. If retaining the existing use doesn't require any intervention, it might be that retaining the current HMO is the best result for the listed building and in land use terms. It really is up to you to make the argument.

Kind regards

Jonathan McClue
Principal Planner

Telephone: 0207 974 4908