



Planning, Design and Access Statement

Regarding alterations to the property to include the erection of an additional mansard level over the existing rear projection to facilitate additional amenity space for the Hostel, plus alterations a ground floor level at:

Raleigh House & Burton House, Falkland Road, Kentish Town, London, NW5 2PP

April 2019



1.0 INTRODUCTION



CONTENTS

PAGE

SECTION 1	INTRODUCTION	2
SECTION 2	SITE AND AREA ANALYSIS	3
SECTION 3	PLANNING POLICY CONTEXT	5
SECTION 4	PLANNING ASSESSMENT	9
SECTION 5	ACCESS	11
SECTION 6	CONCLUSION	12

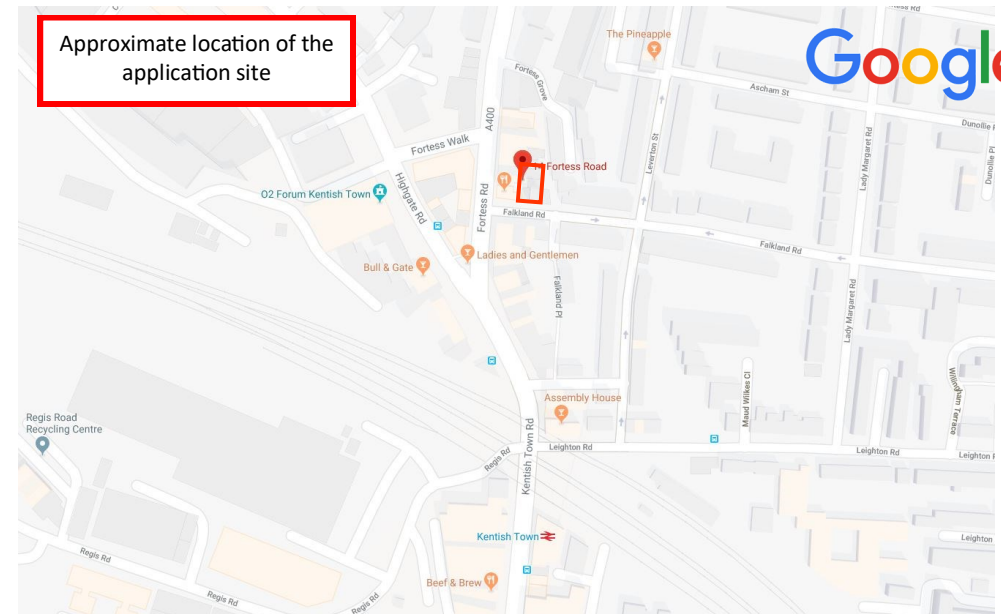


- 1.1 Drawing and Planning Ltd. have been instructed by the applicant to prepare a Planning, Design and Access Statement in support of the application for the erection of an additional mansard roof extension over the existing rear projection plus alterations to the layout at ground floor level, to include erection of a glazed roof over an existing small courtyard to the rear, to provide additional amenity space for the existing Hostel use at this site at Raleigh House & Burton House, Falkland Road, Kentish Town, London, NW5 2PP.
- 1.2 The proposed development will seek to provide additional floorspace to support the existing Hostel, creating two additional single bedrooms at second floor level to the rear of the building. The use of the premises on this basis, has been confirmed as being within Sui-Generis (SG Use) and should be supported on the basis that it also falls within the Kentish Town - Town Centre.
- 1.3 The proposal will help to retain the existing business operations at the premises. The proposed extensions will be applied to the rear-most section of the building, located behind the Falkland Road frontage. Whilst the roof modifications and the ground floor alterations are considered to be relatively small in scale, the proposed works however, will allow for a modest growth of the hostel, to cater for two additional occupants, within the two single bedrooms as proposed, without any significant change to the character of the area.
- 1.4 This 'Planning, Design and Access Statement' is submitted in support of the application and is pursuant to Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This submission should be read in conjunction with the submitted forms and the accompanying drawings.
- 1.5 The proposal endorses the Central Government Guidance contained within the National Planning Policy Framework (NPPF) as well as the relevant policies taken from the London Plan 2016. At a local level, the development will be compliant with the relevant policies taken from the Camden Local Plan 2017 together with the relevant Supplementary Planning Document.

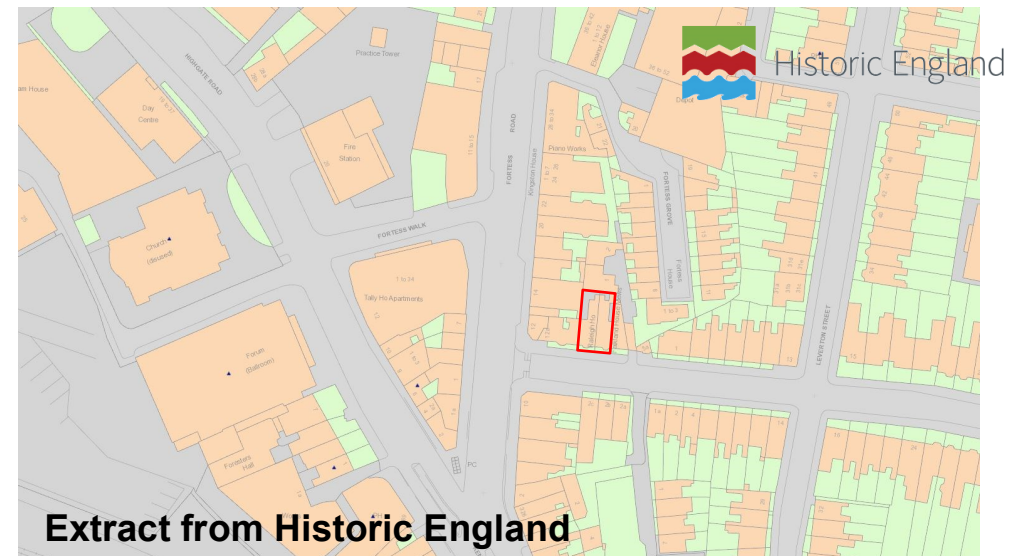
2.0 SITE AND AREA ANALYSIS



- 2.1 The application premises are two mid-terrace properties, known as Raleigh House & Burton House, with both buildings arranged over ground, first, second and third floor levels. Both properties support rear wing projections arranged over the ground and first floor levels, with flat roofs over - used as external amenity space - accessible off the main stair core.
- 2.2 The host buildings total three storeys in height plus habitable loft levels. This is reduced to a single storey at the rear most elevation, which provides a large kitchen area for the occupants of the existing hostel. The rear-most single storey element, supports a flat roof form with two side courtyard amenity spaces, which help to provide daylight and ventilation to the communal kitchen. The map opposite, highlights the general location of the subject site, together with an OS plan extract.
- 2.3 The application site is located within the Kentish Town Town-Centre. The application site is also located just outside the Kentish Town Conservation Area, situated to the east. These and other policy relevant designations are highlighted on page 8 of this statement which provides an extract from the Camden policies map. The planning history of the site is highlighted on page 7 of this statement and confirms the use of the site to be a working peoples hostel (Sui Generis Class) Granted in 2007 - Ref: 2006/4235/P.
- 2.4 This application seeks to extend the 'working peoples hostel' premises within a Town Centre location to provide additional bedroom facilities for two additional occupants. The application premises currently benefits from two access points to the front elevation via Falkland Road, with the Hostel, supporting large communal amenity rooms situated to the rear of the building at ground floor level.
- 2.5 The OS map shown opposite is taken from Historic England and confirms that there are no statutory listed buildings within close proximity to the site.
- 2.6 The site is sustainably located given its proximity to Kentish Town train and underground station in addition to the local bus routes that serve the main thoroughfare. The application site has a PTAL rating score of 5 which renders the site to be in an excellent location in terms of accessibility to public transport. The following page provides a PTAL map to confirm this rating in addition to a Time Mapping (TIM) assessment which shows the indicative walking times from the site's location.



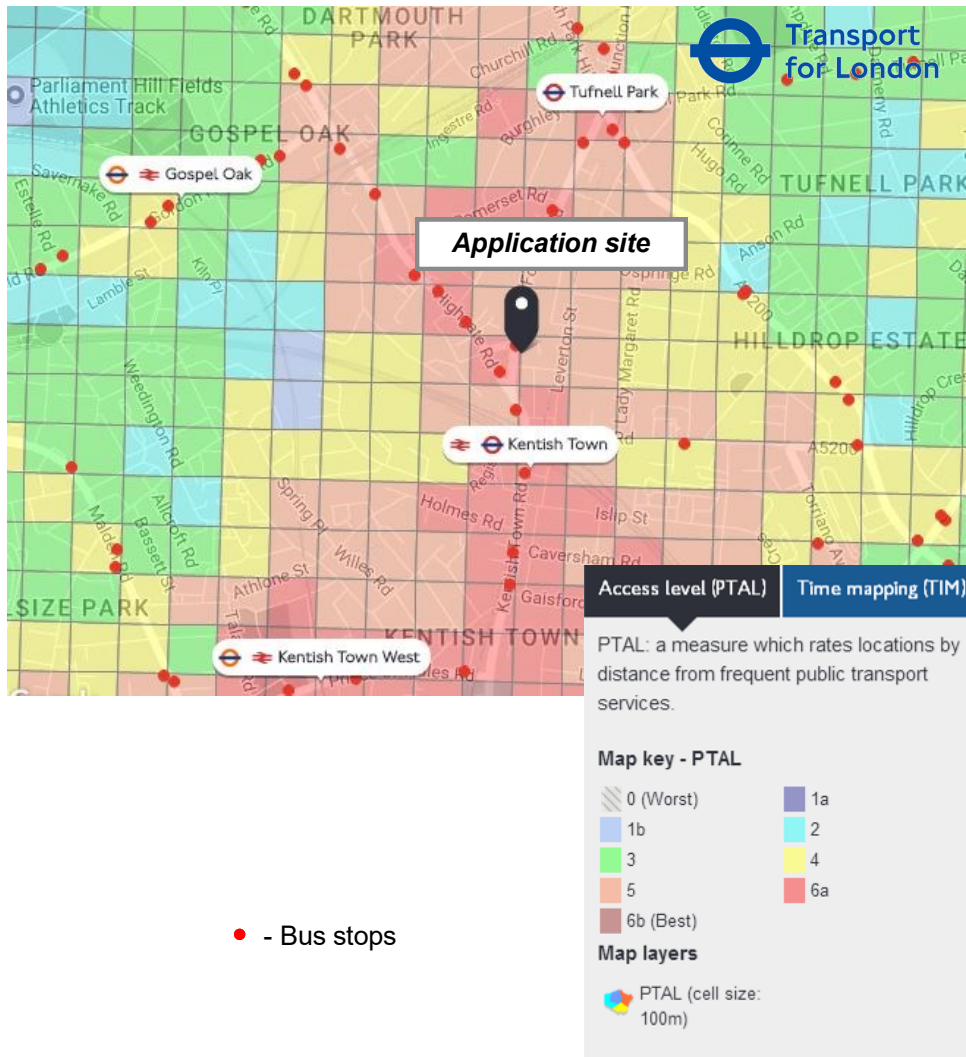
Extract from Bing maps to highlight the general location of the application site.



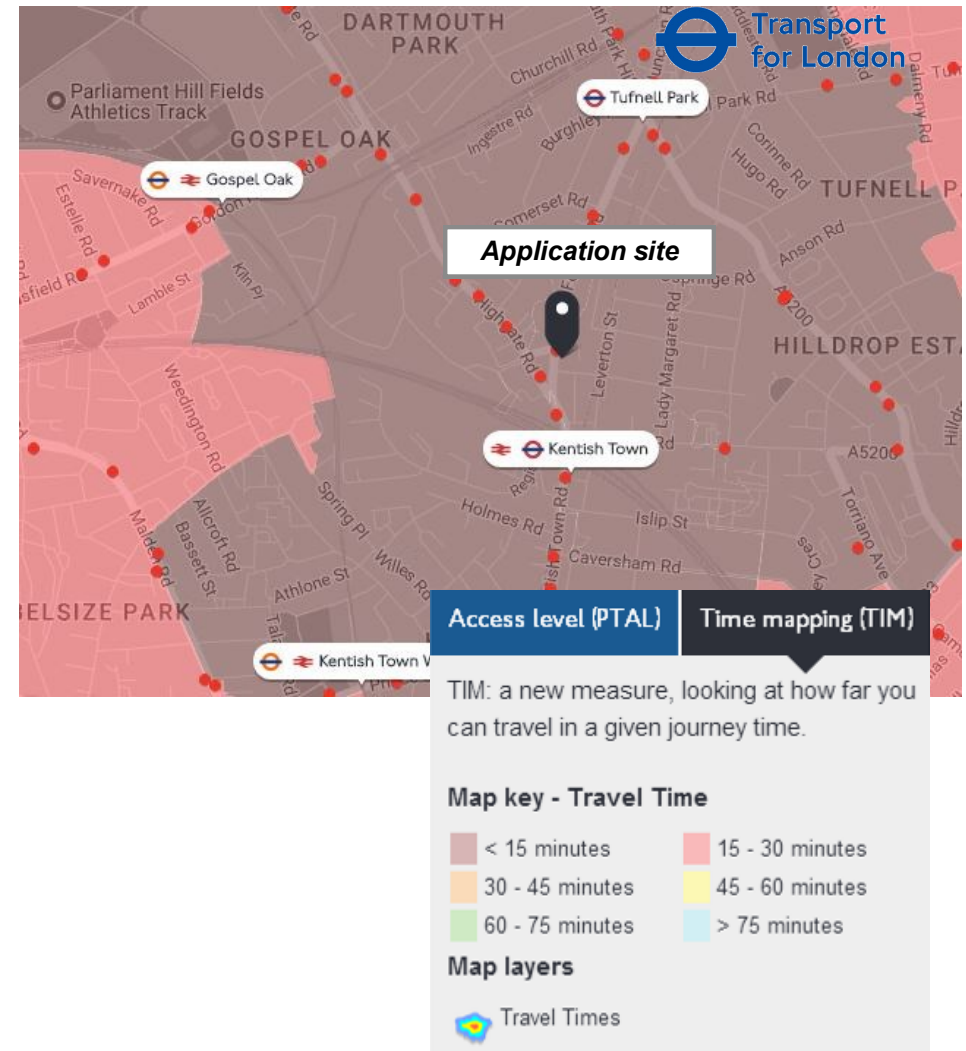
Extract from Historic England



Access Level (PTAL)



Time Mapping (TIM) - TIM: a new measure, looking at how far one can travel in a given journey time



3.0 PLANNING POLICY CONTEXT



CENTRAL GOVERNMENT POLICY

National Planning Policy Framework (NPPF)



- 3.1 The National Planning Policy Framework (NPPF) document sets out the Coalition Government's most up-to date vision for future growth. At the heart of the document is a presumption in favour of sustainable development. In the opening paragraph the Minister for Planning identifies that:

“The purpose of planning is to help achieve sustainable development.”

- 3.2 The Ministerial Foreword highlights that ***“sustainable development is about positive growth – making economic, environmental and social progress for this and future generations”***. The opening statement goes on to state that ***“Development that is sustainable should go ahead, without delay.”***

- 3.3 There are principally three aspects which define sustainable development and these are based on the associated economic role, the social role and the environmental role. In terms of the economic aspect land has to be made available where there is a demand to support growth. The social role is focused on providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment. The environmental role involves the protection of the natural, built and historic environment. The NPPF goes on to stipulate:

“to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system”

- 3.4 Paragraph 17 of the NPPF sets out the core planning principles. Of particular relevance the document states that Council's must look to:

“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth and;

take account of the different roles and character of different areas, promoting the vitality of our main urban areas”

- 3.5 Paragraph 18 identifies the need to help secure economic growth in order to create jobs and prosperity.

- 3.6 Paragraph 21 advocates that Investment in business should not be over-burdened by the combined requirements of planning policy expectations and goes on to recognise the following:

- ***“support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;”***

- 3.7 Paragraph 23 is focused on protecting the vitality of town centres and presents a strategic need to retain and enhance existing markets and where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive. In addition, the NPPF similarly asks that primary and secondary shopping area are responsive to local level policy. A sequential approach is advised by paragraph 24 which identifies a need for main town centre uses to be located in town centre location.

REGIONAL PLANNING POLICY

GREATER LONDON AUTHORITY

The London Plan 2016

- 3.8 The London Plan provides the Spatial Development Strategy for Greater London.

- 3.9 Policy 4.1 states that the Mayor will work with partners to:
- “promote and enable the continued development of a strong, sustainable and increasingly diverse economy across all parts of London, ensuring the availability of sufficient and suitable workspaces in terms of type, size and cost, supporting infrastructure and suitable environments for larger employers and small and medium sized enterprises, including the voluntary and community sectors.”***

- 3.10 Policy 4.8 states that decisions should;
- “support convenience retail particularly in District, Neighbourhood and more local centres, to secure a sustainable pattern of provision and strong, lifetime neighbourhoods ... identify areas under-served in local convenience shopping and services provision and support additional facilities at an appropriate scale in locations accessible by walking, cycling and public transport to serve existing or new residential communities”.***



LOCAL PLANNING POLICY

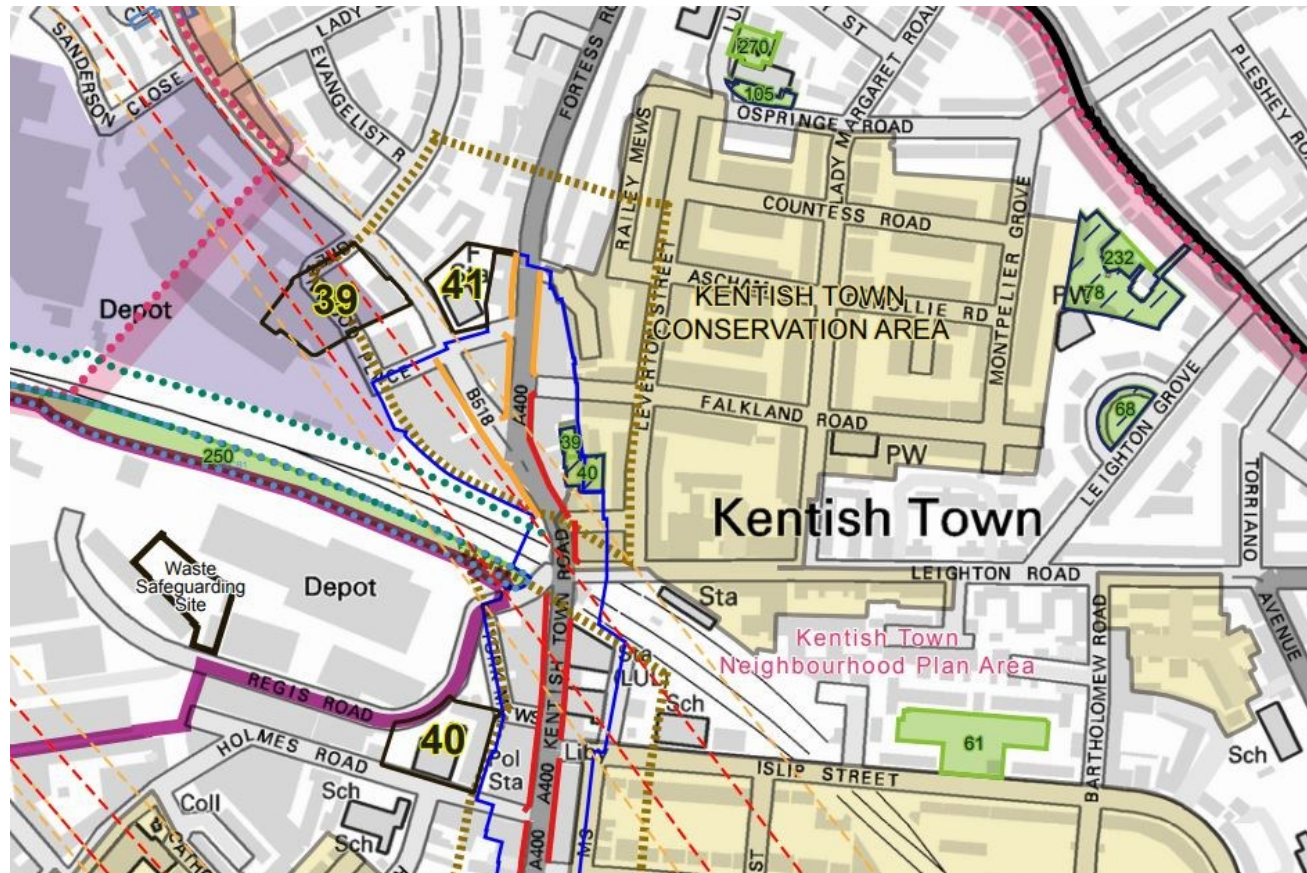
- 3.11 The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The following policies are considered to have particular relevance to this proposal.
- 3.12 The main policy is Policy H10 (Housing with shared facilities) which states that the Council will aim to ensure that there is continued provision of housing with shared facilities to meet the needs of small households with limited incomes and modest space requirements. This proposal therefore seeks to provide enhanced facilities to cater for this essential provision. As such, we believe that the principle of development is generally supported by planning policy.
- 3.13 Policy DP9 of Adopted Development Policies 2010 is entitled "Student housing, bedsits and other housing with shared facilities" and encourages the provision of a diverse range of housing, as set out in Core Strategy policy CS6. The policy goes on to seek housing types that are suitable for different groups and states that Young people and students make up a significant proportion of households in Camden. Many of these live in housing with shared facilities. Policy DP9 provides the Council's detailed approach to housing with shared facilities plus student housing.
- 3.14 Policy DP4 of Adopted Development Policies 2010 is entitled "Minimising the loss of affordable homes". Whilst this policy mainly discussed the resistance to development that would involve a net loss of affordable housing floorspace, including any affordable housing that takes the form of hostels, bedsits or other housing with shared facilities, the supporting text with this policy, under chapters 4.6-4.7, discuss Camden's stock of key-worker affordable housing that are not self-contained, in particular housing for student nurses and other healthcare staff.
- 3.15 It should be noted that the existing use approved for the subject site, is designated as a working peoples hostel (Sui Generis Class).
- 3.16 The proposed enhancement to the existing Hostel facilities, are considered to be a benefit to the local housing provision, provided that the travel demands associated with the development would not harm the existing transport system. New hostel accommodations provided within the borough, should be located within close proximity to the Town Centres they would serve and be accessible by a range of public transport modes in particular walking, cycling and public transport. They should be located in the Central London Area or the Town Centres of Camden Town, Swiss Cottage/Finchley Road, Kilburn, West Hampstead or Kentish Town as they are expected to attract a number of visitors.
- 3.17 Policy A1 is entitled Managing the impact of development and aims to protect the quality of life of occupiers and neighbours. The Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected.
- 3.18 Policy E1 seeks to promote economic development within the borough. The proposed scheme seeks to continue and enhance the existing use of the site as a Hostel which brings many benefits to the local economy by way of additional trade and service requirements in a highly sustainable location and is therefore compliant with Policy E1 of the adopted Local Plan (2017) as the works proposed will support the existing medium-sized .
- 3.19 Policy E2 - Employment premises & sites states that the Council will seek to encourage the provision of employment premises and sites in the borough, especially services providing employment for Camden residents. The proposed development will contribute to provide employment in a highly accessible location within the borough with the opportunity to create more employment spaces thanks to the extended Hostel accommodation, with more staff expected to be employed, to manage the enhanced facilities.
- 3.20 This proposal is also compliant with policies D1 (Design) and D2 (Heritage) which seek high quality design in development to preserve and enhance the historic environment and heritage assets, especially within Conservation Areas.
- 3.21 Camden Planning Guidance 1 "Design" has also been taken into account when designing this proposal. The applicant aims to develop the potential of the site in the most sensible manner to respect the character of the Kentish Town Conservation Area, situated to the east of the site.

Planning History



<u>Application Number:</u>	<u>Site Address:</u>	<u>Development Description:</u>	<u>Status:</u>	<u>Date Registered:</u>	<u>Decision:</u>
2006/4235/P	Raleigh House & Burton House Falkland Road London NW5 2PP	Change of use and minor works of conversion of building from children's home (Class C2) to working peoples hostel (Sui Generis) for 27 persons. The application has been made retrospectively.	FINAL DECISION	24-10-2006	Granted Subject to a Section 106 Legal Agreement
9401642	Raleigh House Falkland Road NW5	The erection of a conservatory on the roof of the existing rear extension at second floor level to be used as a communal area for the residential care home.	FINAL DECISION	24-10-1994	Refuse Full or Outline Permission
8700924	Raleigh House Falkland Road NW5	Erection of a roof extension to provide additional bedroom and bathroom in conjunction with existing hostel as shown on drawing no.3134/8A.	FINAL DECISION	29-04-1987	Grant Full or Outline Perm. with Condit.
8700761	Raleigh House Falkland Road NW5	Amendment involving enlargement of the single storey rear extension granted planning permission 18.12.86 as shown on drawing numbers 3134/2 and 3134/4B.	FINAL DECISION	12-03-1987	Grant Full or Outline Perm. with Condit.
8601759	Raleigh House Falkland Road NW5	Erection of a single storey rear extension to provide a new kitchen external and internal alterations to raise the roof at the rear first-floor level and use of the whole property as a hostel as shown on drawing nos. 429.1 and 2.	FINAL DECISION	18-09-1986	Grant Full or Outline Perm. with Condit.

Proposals Map



-  Conservation Area
-  Archaeological Priority Area
-  Protected frontage: primary, secondary
-  Town Centre

Extract from the Camden Policies Map

4.0 PLANNING ASSESSMENT



- 4.1 This application submission proposes the erection of a mansard roof extension over the rear two storey projection, plus alterations to the layout at ground floor level, to include erection of a glazed roof over an existing small courtyard to the rear, to provide additional amenity space for the existing Hostel use at this site at Raleigh House & Burton House, Falkland Road, Kentish Town, London, NW5 2PP.

The key aspects of the proposal are highlighted below in bullet point form. These are accompanied by visual summaries of the proposed layouts and elevations on the following pages:

- The proposal will involve the retention of the existing Working People's Hostel (Class Sui Generis) at the premises;
- The proposed extension will not add significant bulk to the existing roof form, proposing a design set lower than the main pitched roof form.
- The new Mansard roof form will not be visible from Falkland Road, which is the main thoroughfare.
- The existing use being SG should be weighed against the improvements being sought & the justification for additional space;
- The proposal will help towards accompanying the growth of the Working Peoples Hostel in a moderate way and will provide new employment opportunities for the local community without significant alteration of the existing fabric of the building.

- 4.2 **The proposal was brought forward in recognition of a number of factors which include the ability to allow for the existing SG Hostel use to thrive together with the ability to significantly enhance the amenities of the existing unit and encourage further employment opportunities locally. These all meet the 'golden thread' of the NPPF and should therefore be afforded significant weight.**

- 4.3 The application site is located just off a Secondary Shopping Frontage in one of the borough's District centres. Planning policy supports the retention of SG Hostel Use classes within such a location and should be considered alongside the aims of the policy which supports the vitality and viability of these centres. In this case the proposed extensions will allow for the internal areas of the building to be maximised to meet the needs of the current occupiers. In recognising the need for the works, the Council will help towards meeting the key themes for helping to diversify the borough's town centre locations.

- 4.4 The proposed works will introduce 4 new windows to the elevations of the mansard roof extension, with two windows to the side, fronting the en-suite bathrooms, supporting obscured glass and two windows to the rear, providing an outlook for the two additional bedrooms. This aspect of the application will help to create a bright and functional area within the newly extended roof addition, to provide additional bedroom space for an enhanced facility.

- 4.5 Through the design as proposed, the shape of the roof form will have a minor impact on main part of the building and on the surrounding properties. From this point of view, the development should be seen as being respectful of the existing built form and the amenities of the adjoining buildings, with a similar mansard development, having been approved recently to the neighbouring property at 14 Fortress Road - Ref: 2018/1958/P.

- 4.6 With the area being mixed and with housing to the east also being accounted for, the proposed works will ensure that separation is applied to ensure that the outlook is no different than in other parts of the parade. Please refer to the Proposed Window Context Assessment, prepared to justify the proximity to neighbouring developments. As a result the development avoids any undue overlooking and loss of privacy.

- 4.7 This application, also proposed to enclose an existing light well to the side of the property, through the introduction of a glazed roof over the lightwell, to allow for the creation of a utility space/enclosed conservatory area. This current courtyard, is surplus to requirement and, in any case, is replication to the other side of the property, where a further courtyard is provided and will be retained as such.

- 4.8 The proposal looks to enclose the courtyard to the east elevation, by introducing a glazed panel roof over, allowing for the creation of a small utility space. This will allow laundry amenities and kitchen storage paraphernalia to be relocated, freeing up space within the kitchen for an enhanced layout and additional circulation space as proposed.

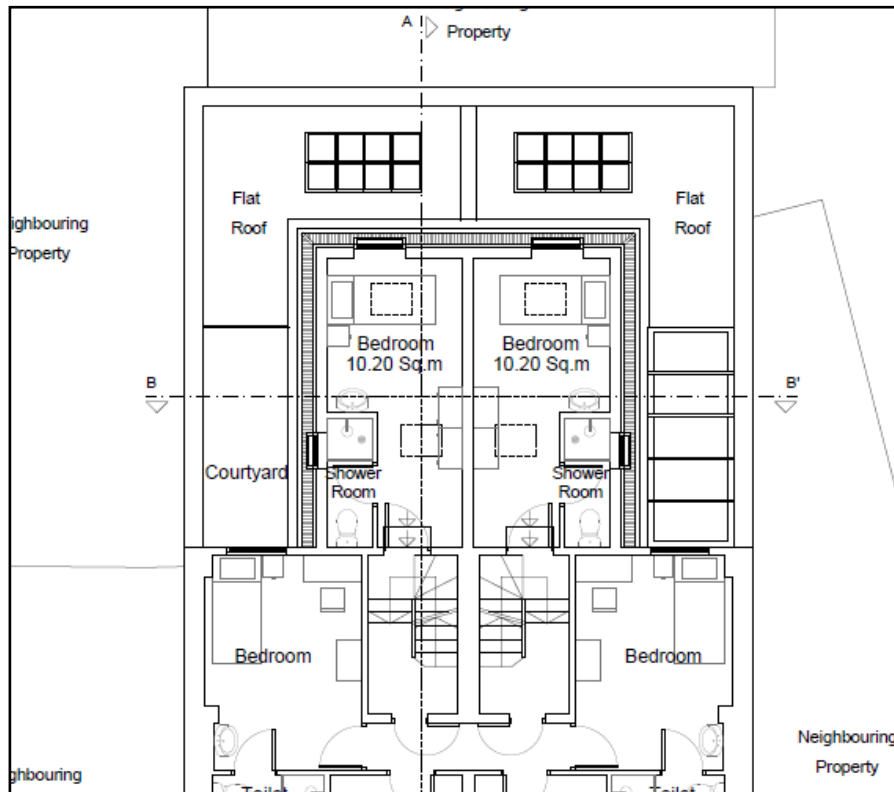
Appearance

- 4.9 The application proposal will not seek to alter the Falkland Road frontage in any way, as all works will be limited to the rear of the building. The mansard roof addition will be accompanied by windows in the side and rear. It can be concluded that the building's appearance will not undergo any significant change and the alterations proposed at ground floor level, will not undermine the character of the area as these changes will not be visible be even the closest neighbouring property. As such, the works proposed are considered to be in spirit with the sentiments of policy D1 and the general advice of SPG1.

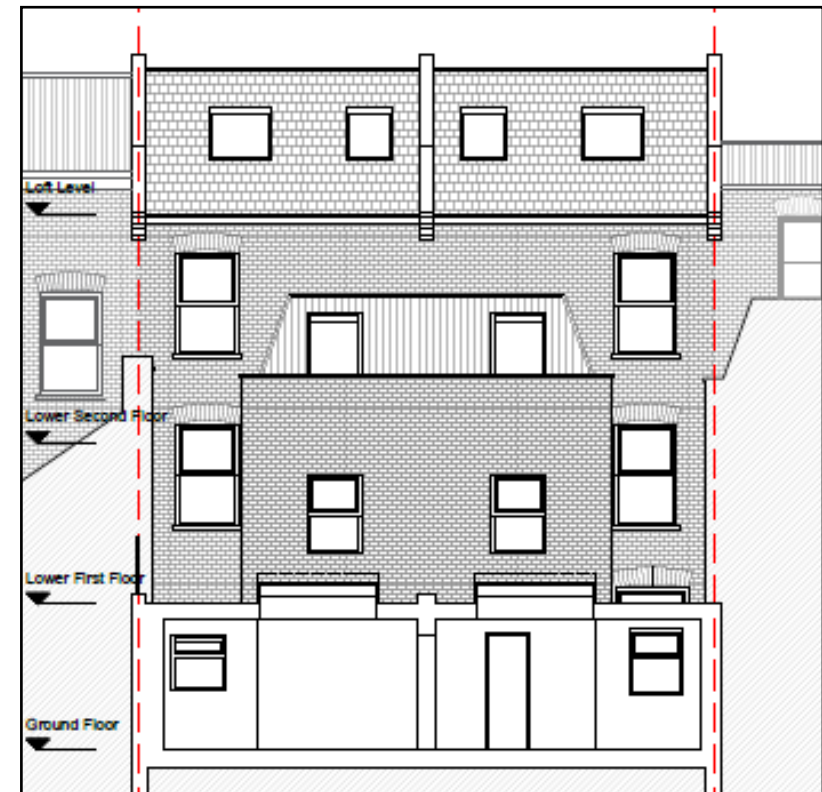
Layout

- 4.10 The mansard level will provide two additional bedrooms for the Working Peoples Hostel, both with en-suite bathroom amenities. It is anticipated that these bedrooms will be bright, sufficiently sized and inviting to the occupants and guests alike.

- LAYOUT & ELEVATION AS PROPOSED -



Proposed second floor plan



Proposed rear elevation

5.0 ACCESS

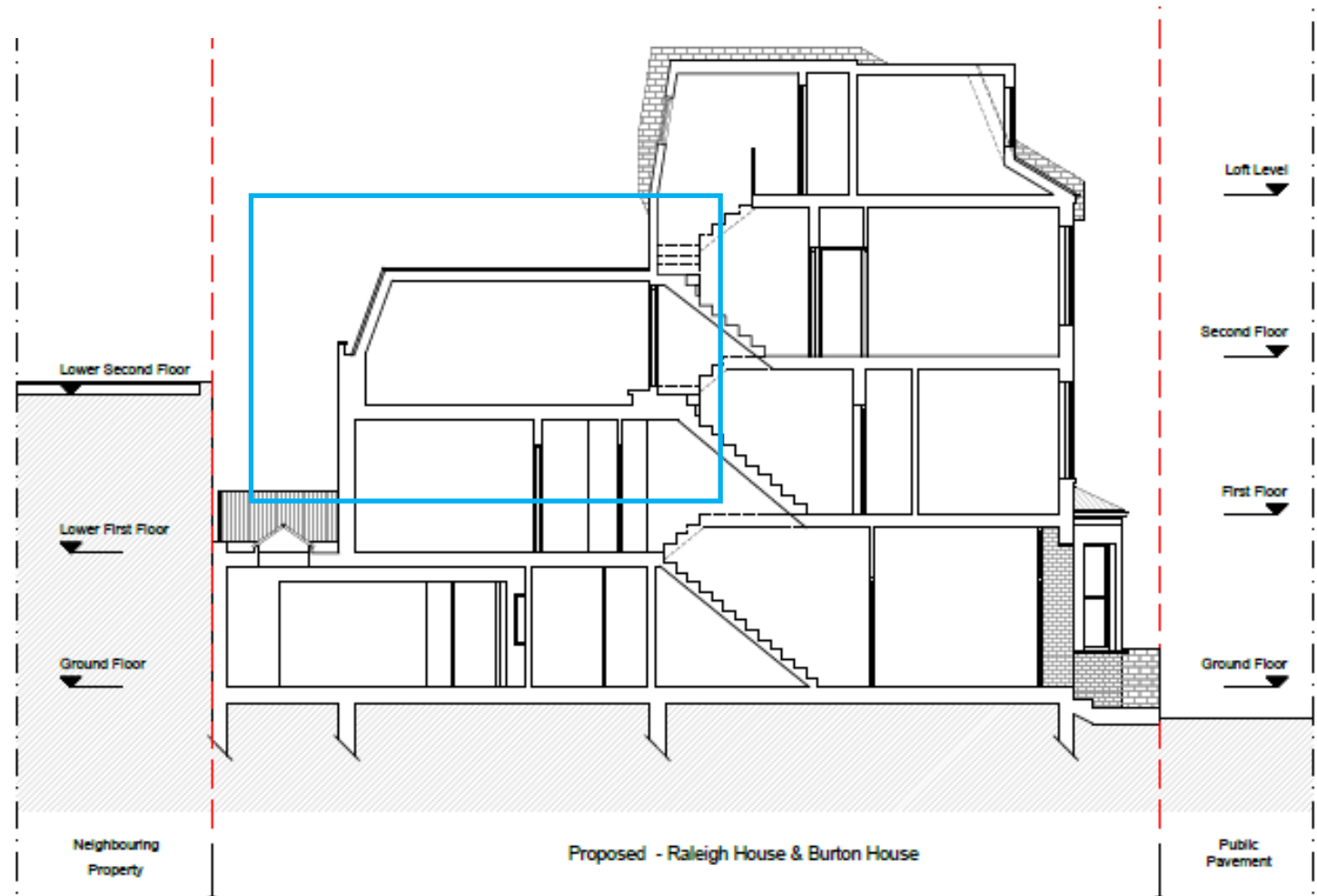


Inclusive Access

- 5.1 All alterations would be compliant with the relevant requirements of Part M1 & M2 of the Building Control Act.
- 5.2 The access arrangements will continue to be from the front of the site as existing.

Waste and recycling

- 5.3 The allocation for bin storage will be kept as existing. All general waste and recyclables are to be carried out in accordance with the Council's collection timetable. It is not considered that the application would require any increase in bin provision to serve this established use.



Proposed cross section

6.0 CONCLUSION



- 6.1 This application submission proposes the erection of a mansard roof extension over the rear two storey projection, plus alterations to the layout at ground floor level, to include erection of a glazed roof over an existing small courtyard to the rear, to provide additional amenity space for the existing Hostel use at this site at Raleigh House & Burton House, Falkland Road, Kentish Town, London, NW5 2PP.
- 6.2 The proposed alterations will help to enhance and moderately expand the existing Hostel facilities currently on site, which provide essential Hostel accommodation specifically for Working People, in a site that is considered to be in a town centre location. The proposal will seek to make efficient and effective use of this Hostel unit.
- 6.3 The proposal would, from a visual amenity point of view, improve the character and appearance of the area and would not add any significant scale to the building at the rear. The amenity of occupiers will be maintained, with the development as proposed, not undermining the character and appearance of the building.
- 6.4 The development as proposed, has been designed to be in full compliance with the National Planning Policy Framework and the relevant Development Plan Policies in the form of The London Plan 2016. At a local level, the development will be compliant with the relevant policies taken from the Camden Local Plan and the relevant SPG.
- 6.5 For the reasons outlined within this statement and the proposal's compliance with planning policy, it is requested that the Council look upon the scheme favourably.

