

**PLANNING APPLICATION SUPPORTING STATEMENT
AND DESIGN AND ACCESS STATEMENT**

**FLAT 10, CHURCH STUDIOS
49-51 CAMDEN PARK ROAD, NW1 9AY**



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DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared in accordance with Planning Circular 01/06 and Cobe Guidance 'Design and Access Statements: How to read, write and use them'.

Background

The site comprises of a development formed via conversion, of 12 self contained flats situated on the corner of Camden Park Road and North Terrace.

The development features a historic church building of multiple storeys with elevations fronting Camden Park Road and North Terrace located within the London Borough of Camden

The site is not listed but is located within Camden Square Conservation Area.

The subject site is flat 10 which is currently arranged as a two bedroom unit located over three floors.

Introduction

This application aims to sub divide flat 10 to form two self contained residential flats.

ASSESSMENT

Context

Physical

The site is comprised of a large two bedroom self contained flat accessed via an exclusive street front entrance door fronting North Terrace.

The flat is arranged over three floors with a combined floor area of 183 m2. The property does not benefit from any external amenity space.

The property forms part of a development known as Church Studios. This development was created as a conversion of an existing church building and was subject to planning approval 2011/0944/P.

Planning History

A search of the Local Planning Authority records revealed the following planning history:

2016/2813/P	Church Studios Camden Park Road London NW1 9AY	Removal of 3 no. existing antennas and replacement with 3 no. new antennas on existing pole mounts; and associated works	FINAL DECISION	25-05-2016	Granted
2015/4040/P	Church Studios Camden Park Road London NW1 9AY	Removal of 3 no. existing antennas and replacement with 3 no. new antennas on existing pole mounts; installation of 6 no. remote radio units (RRU's) on poles; installation of new equipment	FINAL DECISION	07-08-2015	Withdrawn Decision

		within existing equipment room; and associated works			
	1-10 Church Studios				
2011/0944/P	Camden Park Road, London, NW1 9AY	Use of building as 12 self contained residential units (Class C3).	FINAL DECISION	28-02-2011	Granted
	1-10 Church Studios				
2010/6537/P	Camden Park Road, London, NW1 9AY	Existing use of building as 12 self contained residential units (Class C3).	WITHDRAWN	06-12-2010	Withdrawn Decision
	Church Studios				
2010/2945/P	Camden Park Road, London, NW1 9AY	Replacement of 6 existing telecommunications antennae with new ones on top of steeple.	FINAL DECISION	11-06-2010	Granted
	Church Studios				
PE980092	Studio 8, Camden Park Road, London NW1	Variation of condition 01 of consent approved on appeal on 15th September 1998 for the retention of the air conditioning units at redundant ground floor	FINAL DECISION	08-12-1998	Grant Full Planning Permission (conds)

PE980080 6	Studio 8, Church Studios, Camden Park Road, NW1	<p>entrance and the construction of a new gate/screen, to allow a six month period for the completion of the approved works.</p> <p>Submission of details of works of making good associated with the installation of a screen to plant and equipment pursuant to conditions 2 of planning permission granted on appeal dated 15th September 1998 (Reg No PE9800151). As shown on letter dated 23.10.98.</p>	FINAL DECISION	26-10-1998	Grant Approval of details
PE980015 1	Studio 8, Church Studios, Camden Park Road, NW1	<p>The retention of air conditioning units in front of the redundant ground floor church entrance and the erection of a new wrought iron gate screen. As shown on drawing Nos 956/03/01, 02, 03 and 04.</p>	APPEAL DECIDED	03-03-1998	Refuse Planning Permission
P9602524	Studio 8, Church Studios, Camden Park Road,	<p>The retention of air conditioning units and the installation of associated wrought iron fencing. As shown on</p>	FINAL DECISION	23-08-1996	Refuse Planning Permission

	NW1	Drawing Numbers: 956/01 A, 02 A, 03, and 04.		
9301115	Church Studios Camde n Park Road NW1	Insertion of a rooflight on the northwestern plane of the main roof as shown on drawing no(s) "Plan 1".	FINAL DECISION	01- Grant 09- Full or 199 Outline 3 Perm. with Condit.

Economic and Social

The site is located within a residential area. There are no direct economic or social issues arising as a result of this proposal. Camden Park Road is located within walking distance of local services and facilities.

The site is well connected by public transport with buses serving the town centre and a main line train station situated within walking distance.

Economically, these conversion and refurbishment works will potentially increase the desirability of the property and the proposed changes and improvements to the property will ensure that it is suitable for the current and future housing market.

INVOLVEMENT

The proposed scheme will have minimal impacts beyond the site's boundaries and for this reason community involvement has been kept to a minimum. It is not proposed to alter the use or the external appearance of the frontage of the property as this dwelling has an important role within the street scene.

EVALUATION

Opportunities and strengths

An opportunity to improve the use and arrangement of the building and relate it to the wider surroundings.

Maximise the use of the building and amount of internal space available for use by occupants.

Provide an increased level of amenity for future occupants.

TRANSPORTATION

The site is located within an area with excellent access to public transport links.

The site offers no off street parking facilities and it is envisaged that occupants will utilise public transport.

DESIGN

Our application proposes the sub division of a large two bedroom flat to form two self contained flats.

A communal ground floor street front entrance and communal staircase provide access to two proposed self contained flats.

Both the proposed units provide floor areas well in excess of the minimum floor areas required by local and regional planning policy.

The first floor unit forms a studio flat of 46 m² whilst the second floor unit provides a two bedroom flat of 112 m².

It is important to note that no elevational changes are proposed as the host building has an important role within the streetscene.

During the course of the conversion works it is proposed to improve the thermal efficiency of the building and to make improvements to the sound insulation qualities of the property.

Use

The property is currently in residential use class and this application proposes no changes to the use of the property.

Amount Scale

The proposal proposes no increases in scale to the building.

Layout

The proposal will result in an improved layout and provide two high quality family homes.

PHOTOGRAPHS OF THE SITE

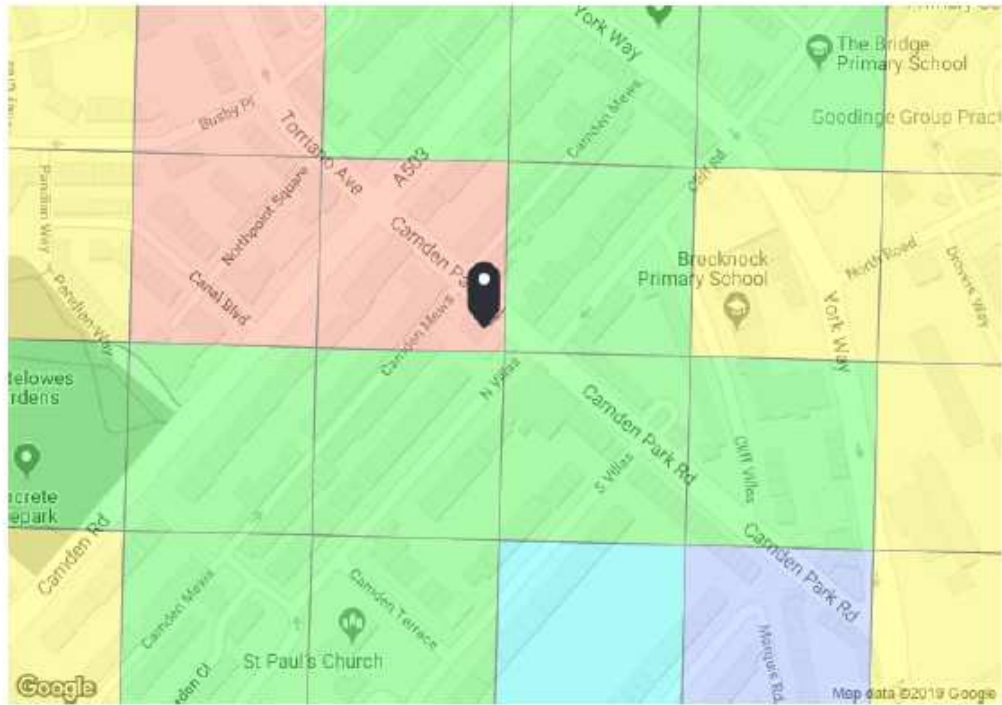


Front elevation facing North terrace



Front elevation facing North terrace
Flat 10 outlined in red

Ptal
assessment



PTAL output for Base Year
5

33 Camden Park Rd, London NW1 9BH, UK
Easting: 523798, Northing: 194806

Grid Cell: 103388

Report generated: 10/05/2019

Calculation Parameters	
Day of Week	M-F
Time Period	AM Peak
Walk Speed	48 iph
Bus Node Max. Walk Access Time (mins)	8
Bus Reliability Factor	20
LU Station Max. Walk Access Time (mins)	12
LU Reliability Factor	0.75
National Rail Station Max. Walk Access Time (mins)	12
National Rail Reliability Factor	0.75

Map key- PTAL

0 (Worst)	1a
1b	2
3	4
5	6a
6b (Best)	

Map layers

- PTAL (cell size: 100m)

WebCAT PTAL Report

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Site Details

Grid Cell: 103098

Easting: 529745

Northing: 184852

Report Date: 10/05/2019

Scenario: Base Year

Calculation Parameters

Day of Week: M-F

Time Period: AM Peak

Walk Speed: 4.8 kph

Bus Node Max Walk Access Time (mins): 8

Bus Reliability Factor: 2.0

LU Station Max Walk Access Time (mins): 12

LU Reliability Factor: 0.75

National Rail Station Max Walk Access Time (mins): 12

National Rail Reliability Factor: 0.75

Mode	Stop	Route	Distance (metres)	Frequency (vph)	Walk			
Time (mins)	SWT (mins)	TAT (mins)	EDF	WeightAI				
Bus	CAMDEN ROAD	JFS SCHOOL	29	133.7	15	1.67	4	
	5.67	5.29	1	5.29				
Bus	CAMDEN ROAD	JFS SCHOOL	253	133.7	12	1.67	4.5	
	6.17	4.86	0.5	2.43				
Bus	CAMDEN PARK RD	CAMDEN RD	393	59.2	5		0.74	
	8	8.74	3.43	0.5	1.72			
Bus	CAMDEN PARK RD	CAMDEN RD	390	59.2	8		0.74	
	5.75	6.49	4.62	0.5	2.31			
Bus	MARKET R	YORK WAY ESTATE	274	482.56	7.5		6.03	
	6	12.03	2.49	0.5	1.25			
Rail	Kentish Town	'STALBCY-SVNOAKS 2E11'	30.75	42.72	0.7	1	0.7	11.97
Rail	Kentish Town	'STALBCY-SVNOAKS 2E95'	91.66	103.63	0.29	0.5	0.14	11.97
Rail	Kentish Town	'SUTTON-STALBCY 2006 '	91.66	103.63	0.29	0.5	0.14	11.97
Rail	Kentish Town	'SUTTON-LUTON 2010 '	30.75	42.72	0.7	0.5	0.35	11.97
Rail	Kentish Town	'STALBCY-SUTTON 2021 '	91.66	103.63	0.29	0.5	0.14	11.97

Rail	Kentish Town	'STALBCY-SUTTON 2O29 '	957.84	0.67	11.97
		45.53 57.5 0.52 0.5 0.26			
Rail	Kentish Town	'LUTON-BCKNHMJ 2S91 '	957.84	0.33	11.97
		91.66 103.63 0.29 0.5 0.14			
Rail	Kentish Town	'STALBCY-BROMLYS 2S93'	957.84	0.33	11.97
		91.66 103.63 0.29 0.5 0.14			
Rail	Kentish Town	'SUTTON-STALBCY 2V08 '	957.84	0.67	11.97
		45.53 57.5 0.52 0.5 0.26			
Rail	Kentish Town	'SUTTON-KNTSHTN 2V20 '	957.84	0.33	11.97
		91.66 103.63 0.29 0.5 0.14			
Rail	Kentish Town	'STALBCY-SUTTON 2V27 '	957.84	0.33	11.97
		91.66 103.63 0.29 0.5 0.14			
Rail	Kentish Town	'SVNOAKS-STALBCY 2E59'	957.84	0.67	11.97
		45.53 57.5 0.52 0.5 0.26			
Rail	Kentish Town	'SVNOAKS-LUTON 2E61 '	957.84	0.33	11.97
		91.66 103.63 0.29 0.5 0.14			
Rail	Kentish Town	'SVNOAKS-KNTSHTN 2E65'	957.84	0.33	11.97
		91.66 103.63 0.29 0.5 0.14			
Rail	Kentish Town	'SVNOAKS-KNTSHTN 2E67'	957.84	0.33	11.97
		91.66 103.63 0.29 0.5 0.14			
Rail	Kentish Town	'BROMLYS-LUTON 2E93 '	957.84	0.33	11.97
		91.66 103.63 0.29 0.5 0.14			
Rail	Kentish Town	'ORPNGTN-KNTSHTN 2L65'	957.84	0.33	11.97
		91.66 103.63 0.29 0.5 0.14			
LUL	Kentish Town	'Morden-HighBarnet '	957.84	14.67	11.97
		2.79 14.77 2.03 1 2.03			
LUL	Kentish Town	'Morden-MillHillE '	957.84	4	11.97 8.25
		20.22 1.48 0.5 0.74			
LUL	Kentish Town	'HighBarnet-Morden '	957.84	0.33	11.97
		91.66 103.63 0.29 0.5 0.14			
LUL	Kentish Town	'HighBarnet-Kenningt '	957.84	5.33	11.97
		6.38 18.35 1.63 0.5 0.82			
LUL	Kentish Town	'MillHill-Morden '	957.84	1.67	11.97 18.71
		30.69 0.98 0.5 0.49			
LUL	Kentish Town	'MillHillE-Kenningt '	957.84	1.67	11.97 18.71
		30.69 0.98 0.5 0.49			

Total Grid Cell AI: 21.21

PTAL: 5