

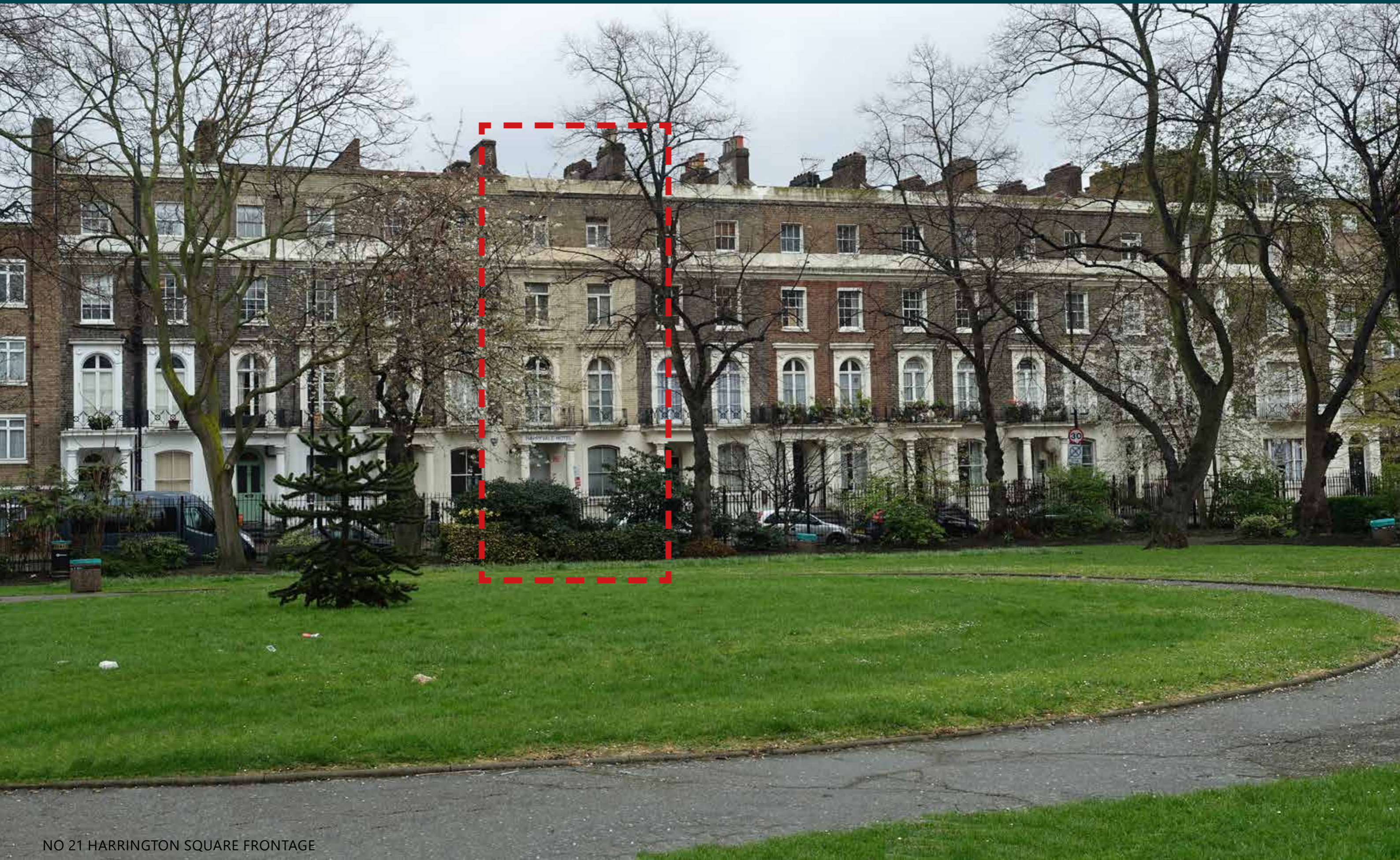


DESIGN & ACCESS STATEMENT

21 Harrington Square  
Camden NW1 2JJ

July 2019

# INTRODUCTION



NO 21 HARRINGTON SQUARE FRONTAGE



## INTRODUCTION

21 Harrington Square is currently a residential multi-occupation building. Building was listed in 1999, currently derelict and in a poor state of repair.

There is currently an enforcement notice in place for unauthorised railing changes/removal.

Urgent works are required to bring the building back into a habitable state and also prevent further water damage and trespass.

Proposed works are summarised below and fully detailed in the design package which forms part of this submission.

1. Repair / Replace roof tiles
2. Railing replacement to front first floor balcony/windows;
3. Change windows to front and back of building to sash doubled glazed windows to match neighbouring properties design, pattern and layout
4. Change internal layouts in accordance with drawings
5. Inset stairway into rear enlarged basement light-well for garden access.

## DEFINITION CAPITAL

Since our founding in 2004 we have achieved great things, all born from our driving goal: to be the premier property investment and development company in London.

With an extensive, diverse portfolio of investments across London and the South East, we add value to our areas of operation through our sustainability focused development cycle. Definition Capital are an industry byword for innovation and reliability.

### SECTORS IN WHICH WE OPERATE:

#### 1. Property Development

Property is our passion, and since 2004 we have developed over £150m of real estate. Our developments, comprising residential housing, commercial units, hotels and mixed-use projects, have either been retained or successfully sold.

From site identification and development of concept, to obtaining planning consent and construction, we add value through the entire development cycle.

#### 2. Property Investment

We actively purchase investment property in London and the South East - from managed commercial buildings to residential blocks and student accommodation.

#### 3. Co – Living

In each property we create communities of like minded individuals, who want a great place to stay.

All our co-living properties have the following facilities included in the rent - Wifi, and dedicated phone app, weekly cleaning, dedicated maintenance phone number available 24 hours a day, management Inspections and reports every 3 months, communal living areas, communal work spaces (where possible), mindfulness space (where possible), access to private outdoor areas.

#### 4. Hotels

Definition Capital are proud to introduce a new kind of hotel to the market.

“Smart luxury” is for travellers who demand all that a five-star hotel room has to offer - in an efficiently modelled, value for money package.

Our flagship hotel, “The East London Hotel” opened in 2018. With its luxurious, compact rooms and outstanding location, it has been a roaring success.

#### 5. PropTech

Diff-Rent – our revolutionary property management app.

Property management is changing by anticipating and preparing for those changes, we ensure that we stay ahead of the curve. We believe that technology is key to increasing efficiency for landlords. Our new app, Diff-Rent, empowers those with large or diverse portfolios to oversee their holdings in a time-saving, costeffective manner.



NICOLA DE QUINCEY RIBA SCA  
ARCHITECT ACCREDITED IN CONSERVATION

I am a chartered architect with a diploma in conservation and also a RIBA accredited Specialist Conservation Architect (SCA) since 2012. I have valuable experience in practice. I believe that understanding conservation principles, investigating the existing fabric, and researching history, local memory and significance, leads to the best conservation solutions.

Summary of skills and experience

I have worked autonomously in my own practice since 2009, and previously as Director of Heritage at John Thompson & Partners.

In Camden I was author of five Conservation Appraisal and Management Guidelines for the London Borough of Camden, the project Associate for the conversion of New End Hospital complex, architect for single house conversions and alterations in the Borough.

My experience includes working with clients in public, private and voluntary sectors. The range of my work includes works to historic buildings from inception to completion; repairs; integrating new uses into old buildings; options appraisals; reports to support application proposals (NPPF); heritage statements; conservation area appraisals and management plans; expert witness; impact assessment; appeals affecting the historic environment and Conservation Management Plans.

I provide Heritage Statements to support the Listed Building and Planning Applications, and give advice on heritage and conservation matters, particularly when proposals impact on the character of the historic building and its setting.

I enjoy consultation, and have organised and taken part in many different activities regarding understanding, appreciation and subsequent change to historic buildings and landscapes.

I have a particular interest in complex listed buildings and their creative re-use. My work includes proposals for the re-use of naval buildings and barracks, hospitals, workhouses and asylums. These are now completed mixed-use schemes incorporating cultural activities, art and performance spaces, as well as commercial and residential space. Currently, the former St Clement's Hospital is on site, Samuel Pepys House (Grade I) Option Appraisal is under consideration, a former school (grade II\*) is being converted to a community centre and recent approvals have been granted for listed buildings and in conservation areas. I am delighted to be working at Fulham Palace (Grade I listed complex) as team leader and author for the Conservation Management Plan. This is a reassessment of the whole Palace and its setting as part of the Heritage Lottery funded works.

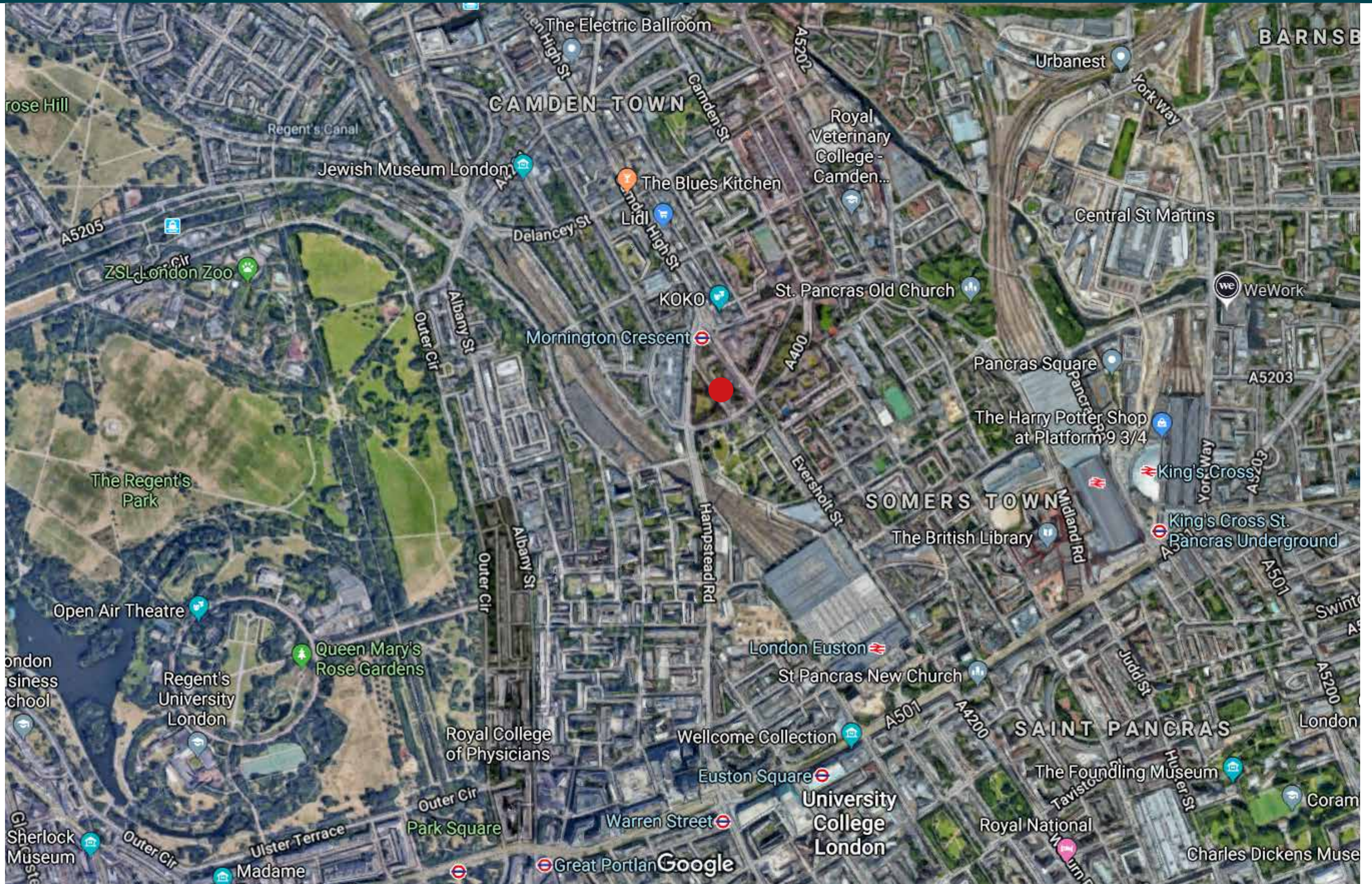
AVISON YOUNG

We are particularly renowned for planning, development and regeneration services, working on the highest profile projects with internationally recognised architects. Our evidence based approach seeks to challenge policy parameters with the purpose of adding development value in line with our clients' commercial requirements. We are able to give strategic, detailed and best practice advice on schemes of any size, use or complexity based on our extensive experience, knowledge and understanding of the planning process and marketplace.

Our national Planning team includes over 100 Planners and is active across the UK with a strong representation in each of the core cities. We are particularly strong in London with five planning directors and over 35 planners.

The team advises on commercial, residential and mixed use developments in all London Boroughs and enjoys strategic professional relationships with many key Senior Officers and members across the Boroughs. We provide clients with strategic, focused and commercially driven advice to secure the best value from development opportunities and have an excellent track record of delivering viable planning consents.

# SITE LOCATION





SITE LOCATION

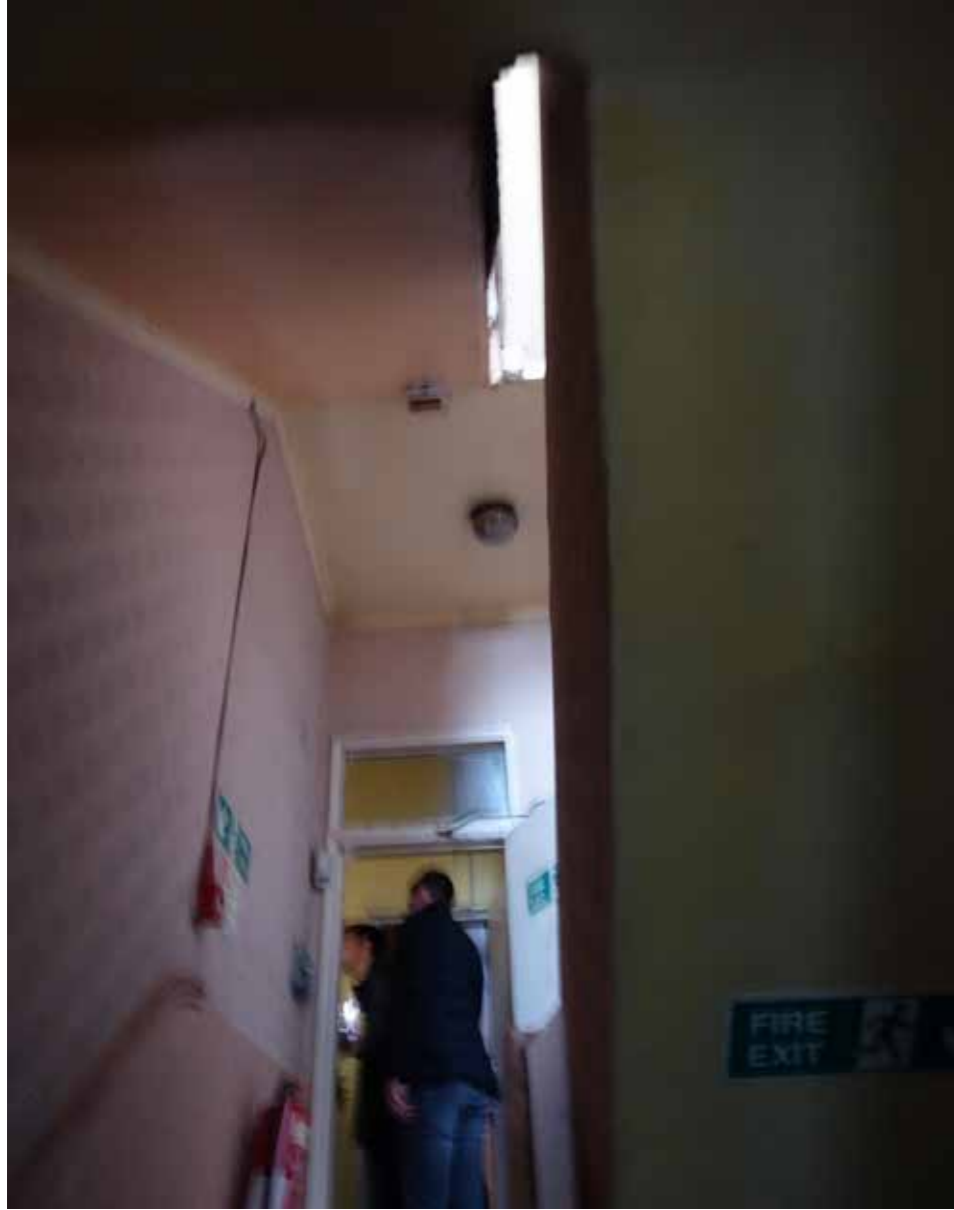
# SITE PHOTOGRAPHS - EXTERNALS

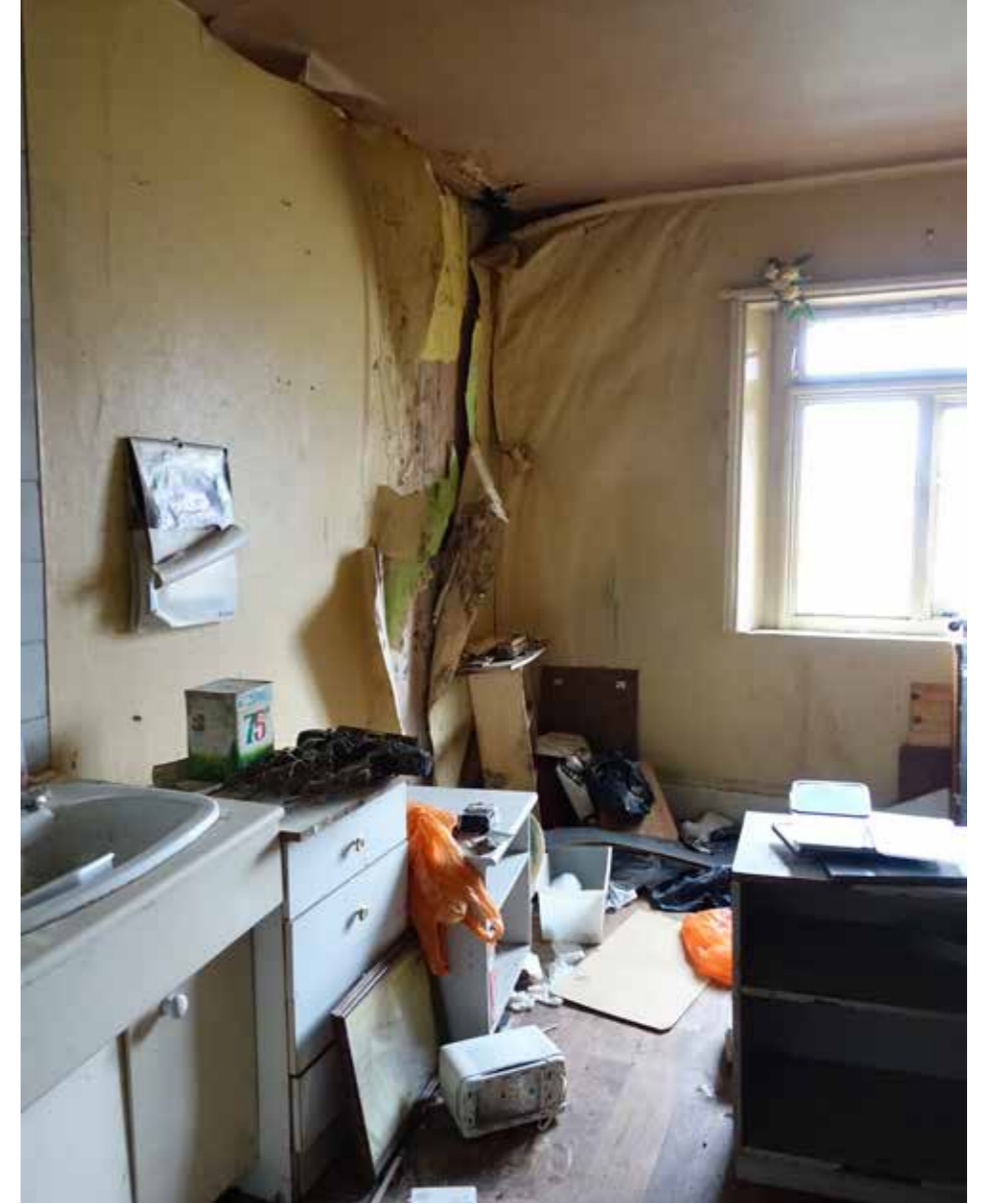






# SITE PHOTOGRAPHS - INTERNALS





## INTRODUCTION

21 Harrington Square is a grade II listed building within the Camden Town Conservation Area. The following are extract from relevant policy.

## HISTORIC ENGLAND LIST ENTRY

TQ2983SW HARRINGTON SQUARE 798-1/83/1863 (East side) Nos.15-24 (Consecutive) and area railings Grade II

Terrace of 10 houses, forming east side of former square. 1842-48. Grey brick, No.19 reddened, No.21 painted, over stuccoed ground floor. Slate roofs. 4 storeys and basements, No.15 with attics, all 2 windows wide. No.15 terminates terrace, projects forward with wider main bay and entrance with Doric door surround in narrower bay to side. The other houses with projecting porches. No.17 now with window, the others with panelled doors, that to No.19 with raised and fielded panelling. Upper windows with small paned sashes, those to Nos 21 (wholly) and 16 (partly) replaced; first floor with casements opening on to projecting balconies with cast-iron railings of crossed spear pattern set in round-arched rendered surrounds, all save Nos 19 and 22 with rosettes in spandrels. Ground floor with 4-light sashes under cambered heads. Heavy stuccoed cornice over second floor. Rendered parapet to Nos 15-21 and No.24; that to Nos 23 and 24 renewed in machicolated brick. INTERIORS not inspected. SUBSIDIARY FEATURES: railings with spearhead finials to all areas.

## CAMDEN TOWN CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Harrington Square is not identified under the section on long views, or streetscape.

## Part 1 Conservation Area Appraisal (excerpt)

### Harrington Square:

Harrington Square has been much altered. It was originally laid out as a planned mid 19th century composition, comprising two terraces overlooking a triangular open space, separated from Mornington Crescent Gardens by Hampstead Road. Part of the east side remains, a stucco-trimmed yellow stock brick terrace dating from 1834 with arched first-floor windows set in stucco panels. The northernmost stretch of this terrace was destroyed by World War II bomb damage, and has been replaced by a post-war housing block, Hurdwick House, which does not attempt to blend with its historic neighbour. The terrace on the south side of the square was demolished for local authority housing redevelopment in the 1960s. Today the gardens are overshadowed by the towers of the high-rise Amphil Square Estate (situated outside the Conservation Area).

Nonetheless, Harrington Square Gardens are the most significant green open space within the Conservation Area, containing a good tree group, shrubs and lawns.

## Part 2: The Camden Town Conservation Area Management Strategy (excerpts)

### Roof alterations and extensions

The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows. can harm the historic character of the roofscape and will not be acceptable.

### Rear Extensions

Within the Camden Town Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.

### Gardens and front boundary treatment

Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area. The Council will resist the loss of soft landscaping and original boundary walls and railings.

#### PRINCIPLE OF DEVELOPMENT

The Council's statutory planning register has been reviewed to establish the lawful use of the site. A planning application (2014/5403/P) for the use of basement, first, second and third floors as a HMO occupying 16 non-self-contained rooms with shared facilities was approved in October 2014. On this basis, the lawful use of the property is a House in Multiple Occupation (Sui Generis).

Policy H10 (Housing with Shared Facilities / 'houses in multiple occupation') of the Local Plan sets out that 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. Policy goes on to note that development involving the loss or self-containment of HMO accommodation will be resisted unless the accommodation is incapable of meeting the relevant standards.

The building in its current form is inhabitable. The proposal seeks to enhance the quality of HMO accommodation on offer by way of providing 16 high quality rooms. The principle of development is thus accordance with Policy H10.

#### DESIGN & HERITAGE

The site is designated within the Camden Proposal Map (2017) as being within Camden Town Conservation Area and is also Grade II Listed. Policy D2 (Heritage) of the Local Plan sets out that the council will preserve and enhance Camden's rich and diverse heritage assets and their settings by not permitting the loss of or substantial harm to heritage assets unless outweighed by public benefit. The building in its current form is in a poor state of repair. As discussed at length in the meeting and on-site the proposal will enhance the building and bring it back into use and can thus be considered to be in accordance with Policy D2.

#### OUTRIGGER

The erection of the rear building extension is not documented in planning history records. Notwithstanding this, it was agreed on-site the architectural detailing of the extension indicates that its construction pre-dates the early 1990s (and when the building was listed in 1999) and is therefore lawful. The likely age of the extension is further detailed in a letter as prepared by the architect which forms part of this submission.

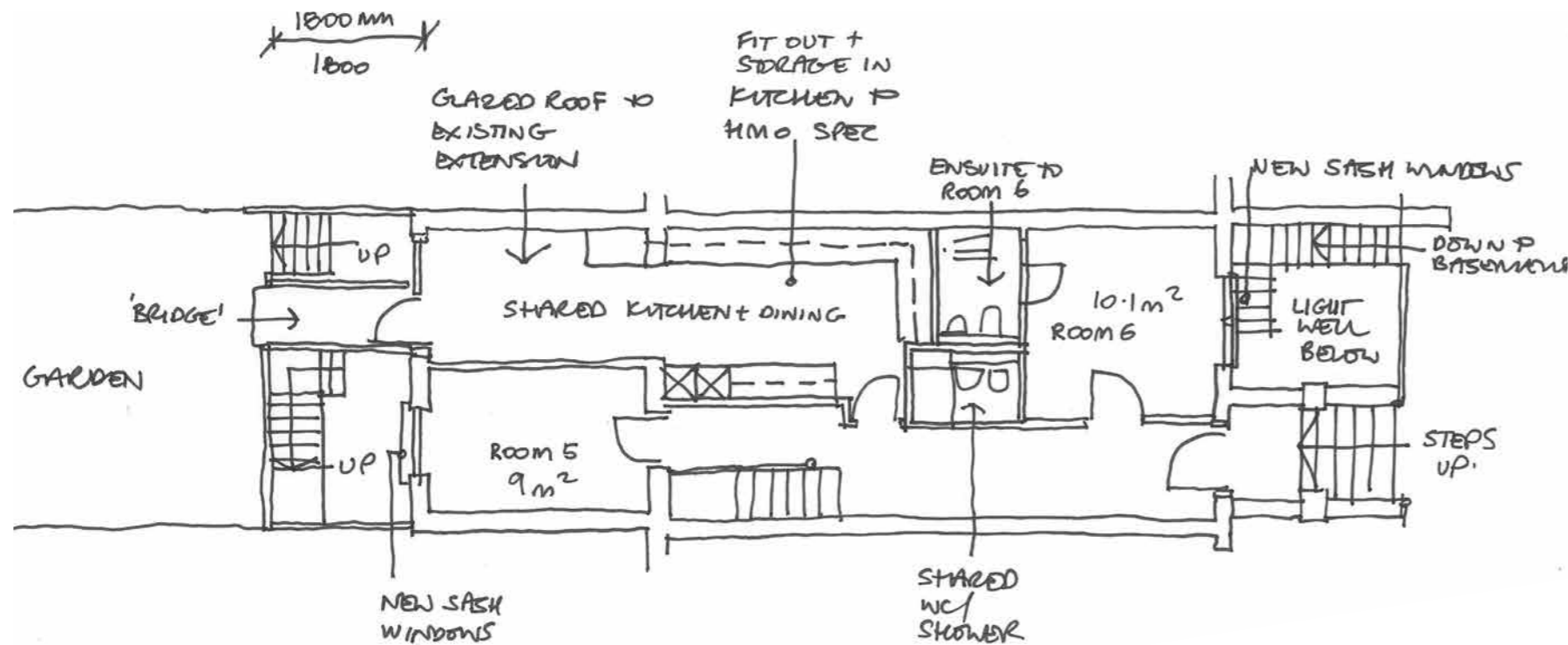
# PRE-APPLICATION DISCUSSION & RESPONSE

PRE-APPLICATION MEETING WITH DR ROSE TODD SENIOR PLANNER (CONSERVATION)

01 MAY 2019

	SUMMARY OF ISSUES DISCUSSED	SUMMARY	ACTION
1	REPAIR / REPLACE ROOF TILES	Repairing the roof would not need consent and could and ought to go ahead as soon as possible to secure the future of the building and allow to dry out. This would stop water penetration and also confirm condition of the parapets and render which may be unsecured and unsafe. It was discussed that we would review the condition and repair the roof urgently to make sound, safe and dry.	Agreed Definition Capital would actively seek works to be commenced.
2	STRUCTURAL ENGINEER	An engineer would need to review generally the structure but that more urgently, to review the chimney stacks, and support for these, with the note that chimney breasts have been removed to what seems to be the whole building.	Agreed that Definition Capital would appoint a Structural Surveyor.
3	HMO – HOUSING OFFICER APPROVAL	It was agreed that we should continue working closely with HMO officer to gain his support for the internal arrangements and layout proposals.  Once agreed, we could submit the formal planning application to London Borough of Camden.	Agreed that we would sketch revised basement rear lightwell depths showing a section and windows, sketch revised internal ground floor plan showing redesigned layout to the kitchen area, moving an en-suite to allow a larger rear facing kitchen dining room and also show larger glazing to the wall and glazed roof.
4	REPLACEMENT WINDOWS	We agreed with the officer that all windows could be replaced in an application and that these would need to be slim line design to match the originals where possible.  Basement – we noted that all of the houses in the terrace had different basement windows with only one having what appeared to be an original or original shape/style window. It was agreed with the officer that we would retain our wider window opening but look to provide either twin sashes or a tripartite window sash arrangement. The officer was also open to a casement option as found at No. 24 Harrington Square.	Agreed that we would consider the window design that we felt best suited and add to drawings for submission.
5	ROOF MANSARD WORKS	This would not be pursued further.	Proposed work would be removed from pre-application document.
6	REAR GARDEN ROOM/AMENITY	This would not be pursued further.	Proposed work would review this once more essential works were underway and/or agreed.

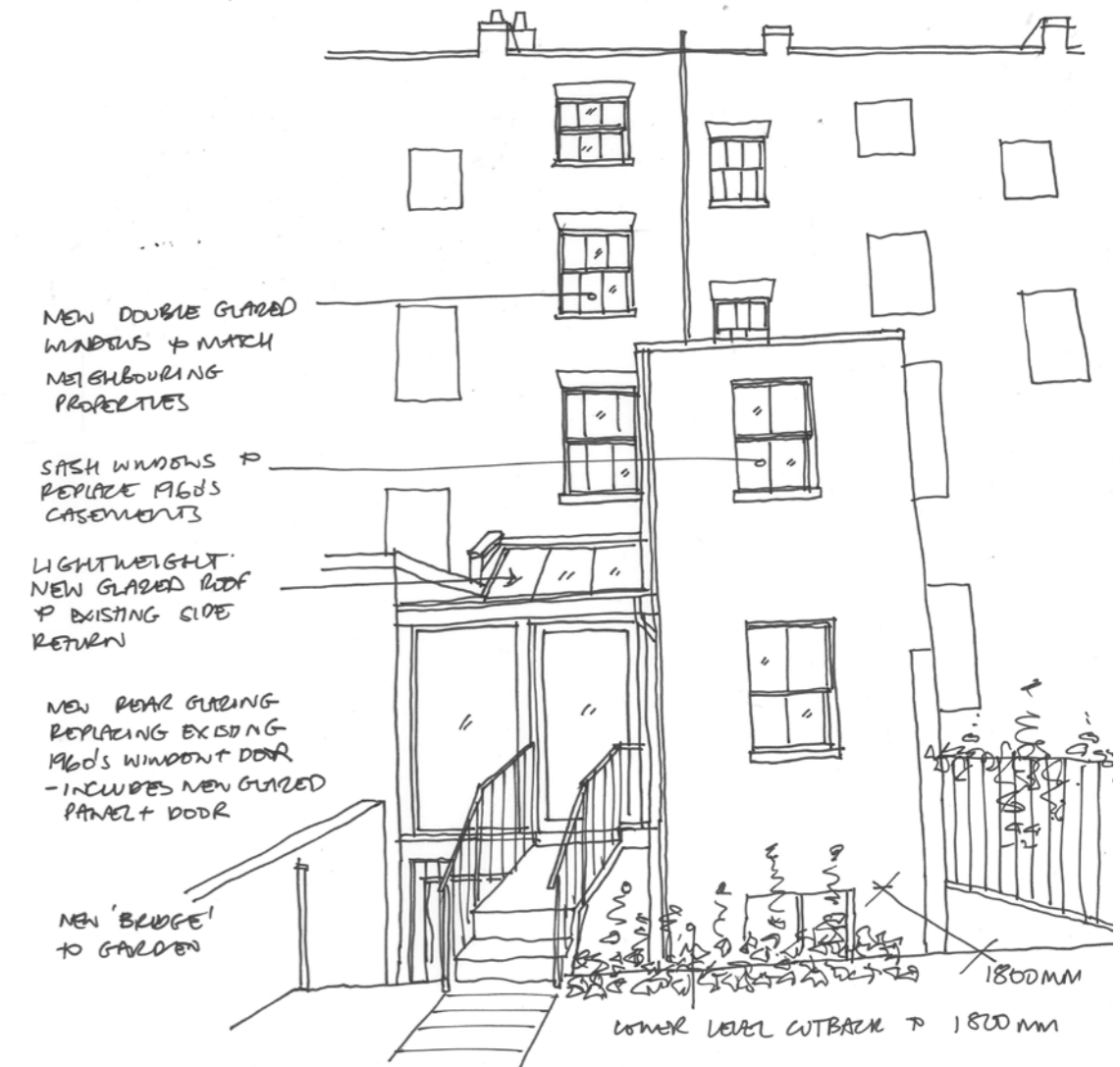
PROPOSED REVISIONS TO THE INTERNAL LAYOUTS & REAR LIGHTWELL  
10 MAY 2019



## GROUND FLOOR LAYOUT

Layout amendment internally to allow a wider dining area facing into the garden, allowing an improved layout for occupiers, greater aspect, outlook, quality of space and allow a greater extent of the external garden facing wall to be glazed;

Provide increased external glazing to the vertical plane, but also, provide a new double glazed roof system providing a contemporary feel but more importantly enhancing the daylight provision into the dining room and kitchen.

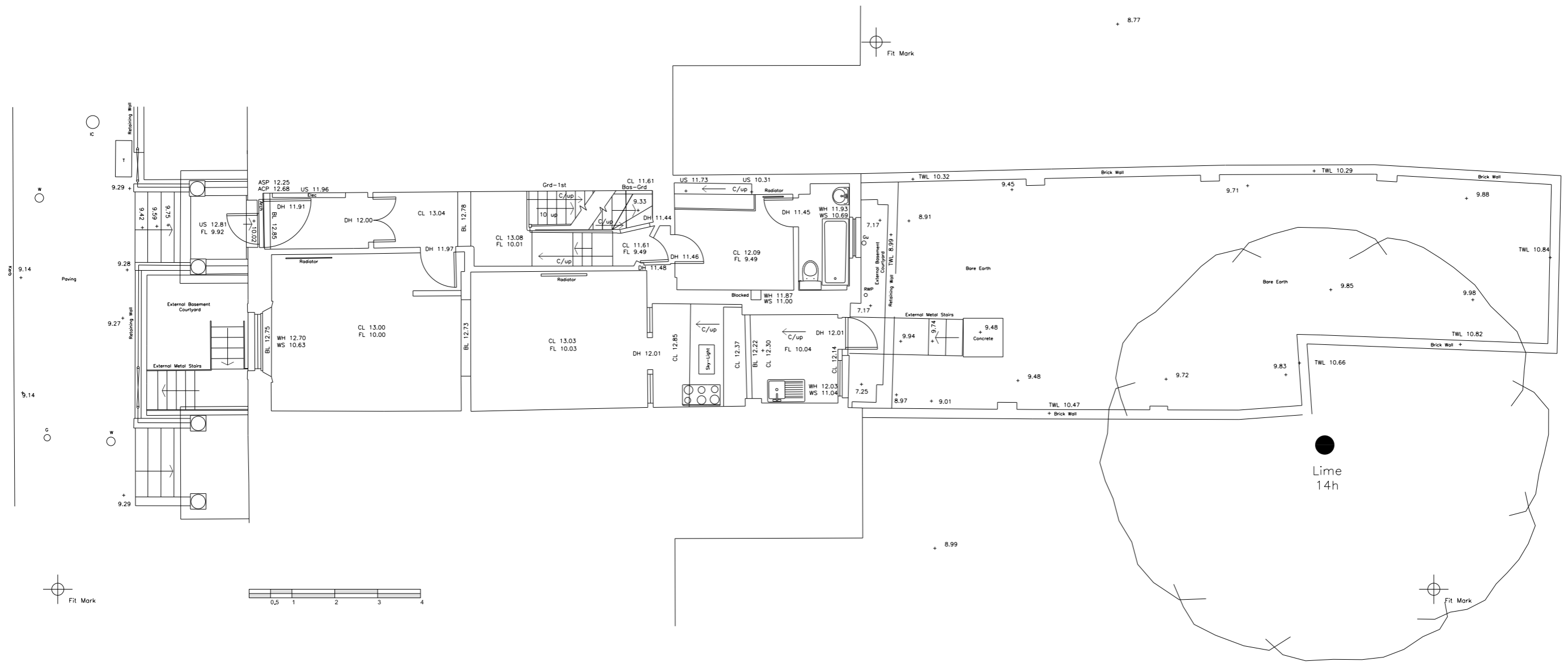


## REAR LIGHTWELL

The rear lightwell increased in depth to 1800mm; windows to basement level have window heads above the garden ground level therefore new slimline sash style windows and doors to be provided to enhance daylight/sunlight, adequate ventilation and direct access to the rear garden.

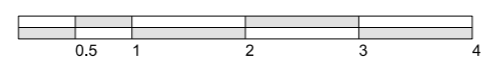
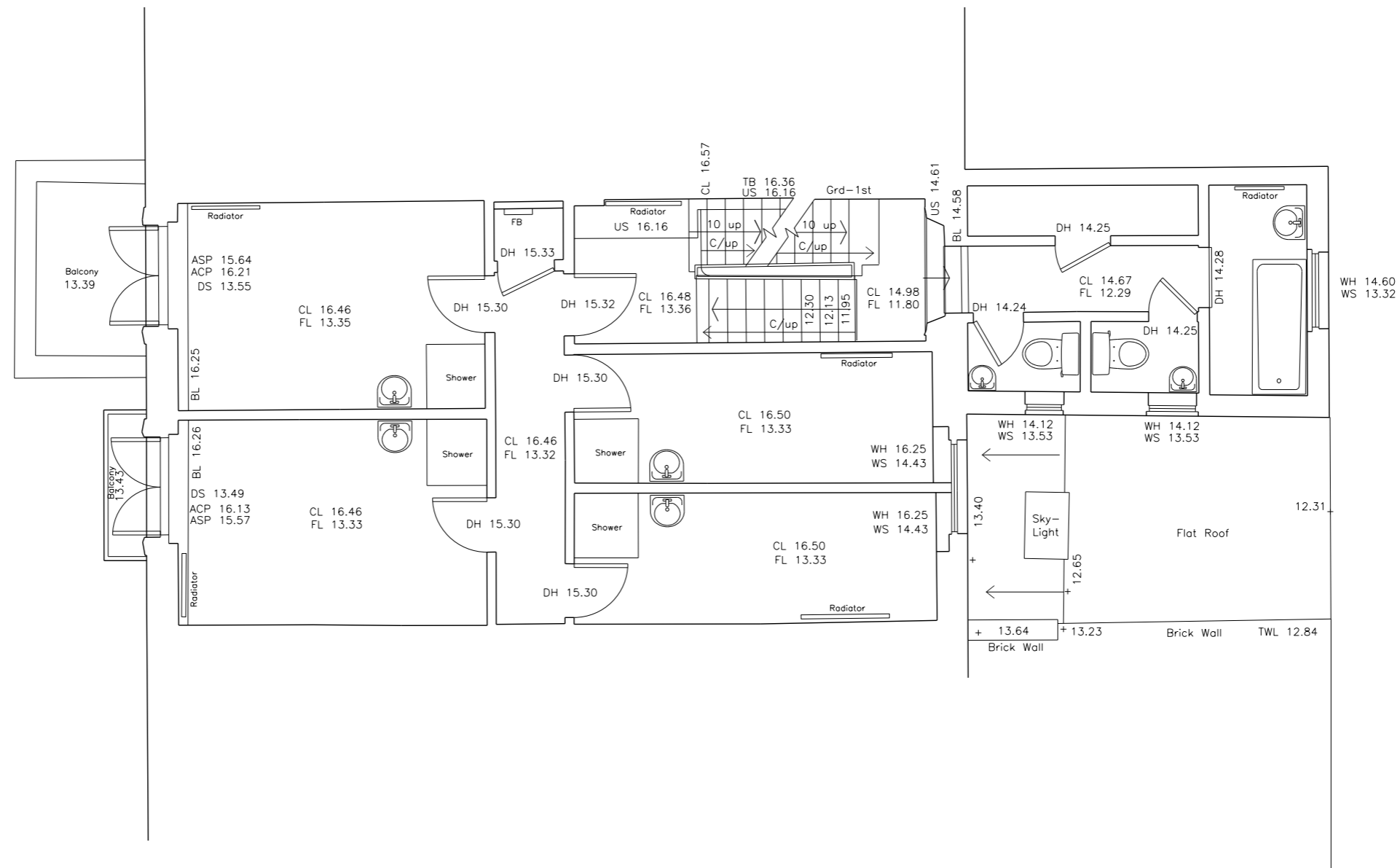
# EXISTING FLOOR PLANS - GROUND FLOOR

## GROUND FLOOR



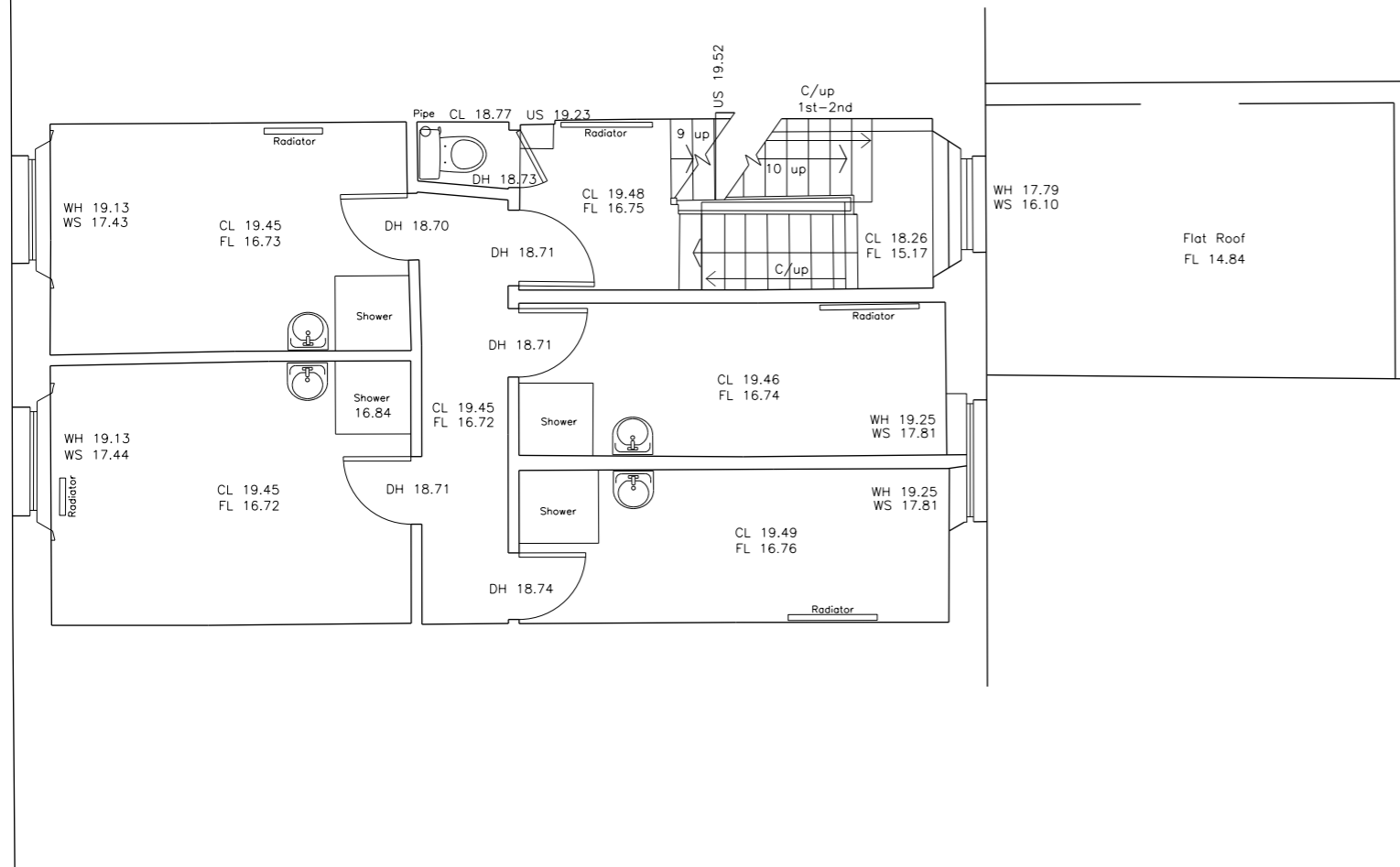


## FIRST FLOOR

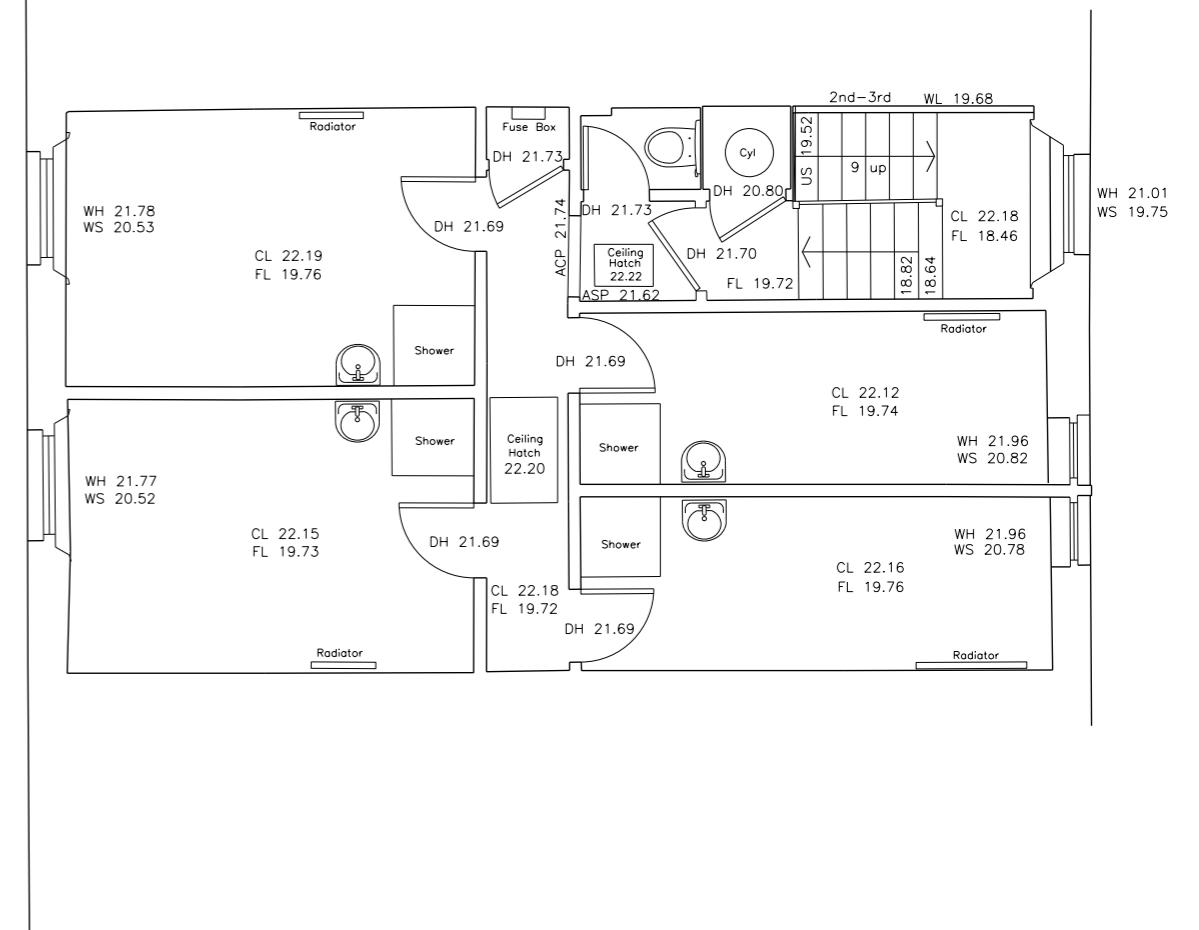


# EXISTING FLOOR PLANS - SECOND & THIRD FLOOR

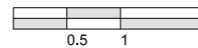
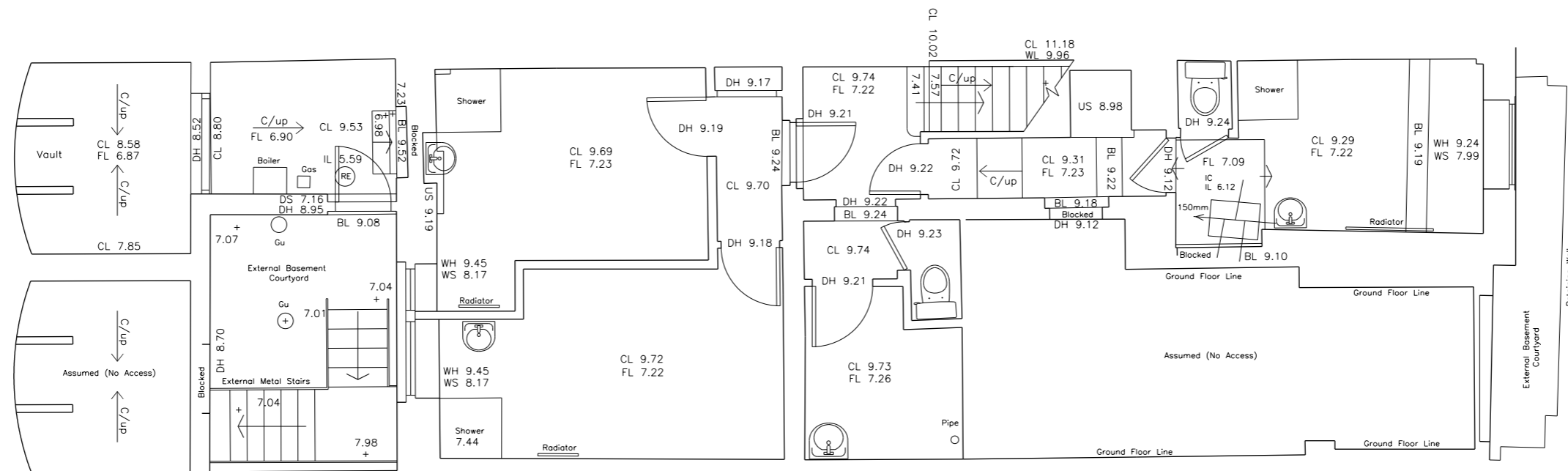
## SECOND FLOOR



## THIRD FLOOR



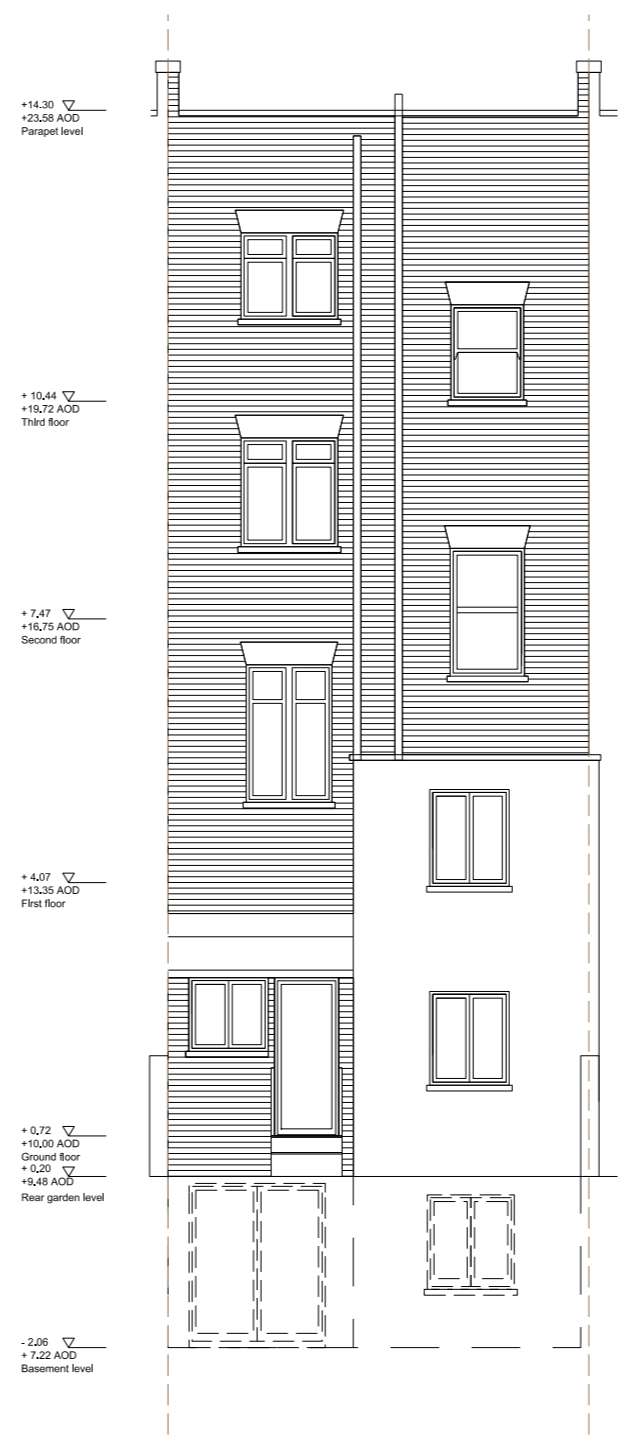
## BASEMENT



# EXISTING ELEVATIONS



Existing Front Elevation



Existing Rear Elevation

# SUMMARY OF PROPOSED WORK

	WORKS PROPOSED	SUMMARY	COMMENTS
1	Repair / Replace roof tiles		
2	Railings replacement to front first floor balcony/windows		
3	Potentially change windows to front and back of building to Sash Double Glazed Windows to match neighbouring properties design, pattern and layout		Thin section double glazing sash windows or similar to be approved <a href="http://www.slimliteglass.co.uk">http://www.slimliteglass.co.uk</a>
4	Change internal layouts in accordance with MINIMUM HMO STANDARDS	It will be 16 rooms with an improved layout, arrangement and upgraded facilities.	
5	Insert stairway into rear enlarged basement lightwell for garden access		

# BUILDING ELEVATIONS AND EXTERNAL WORKS

REPAIR / REPLACE ROOF TILES (URGENT WORK REQUIRED)

REPAIR / REPLACE ROOF TILES - URGENT WORK  
REQUIRED.



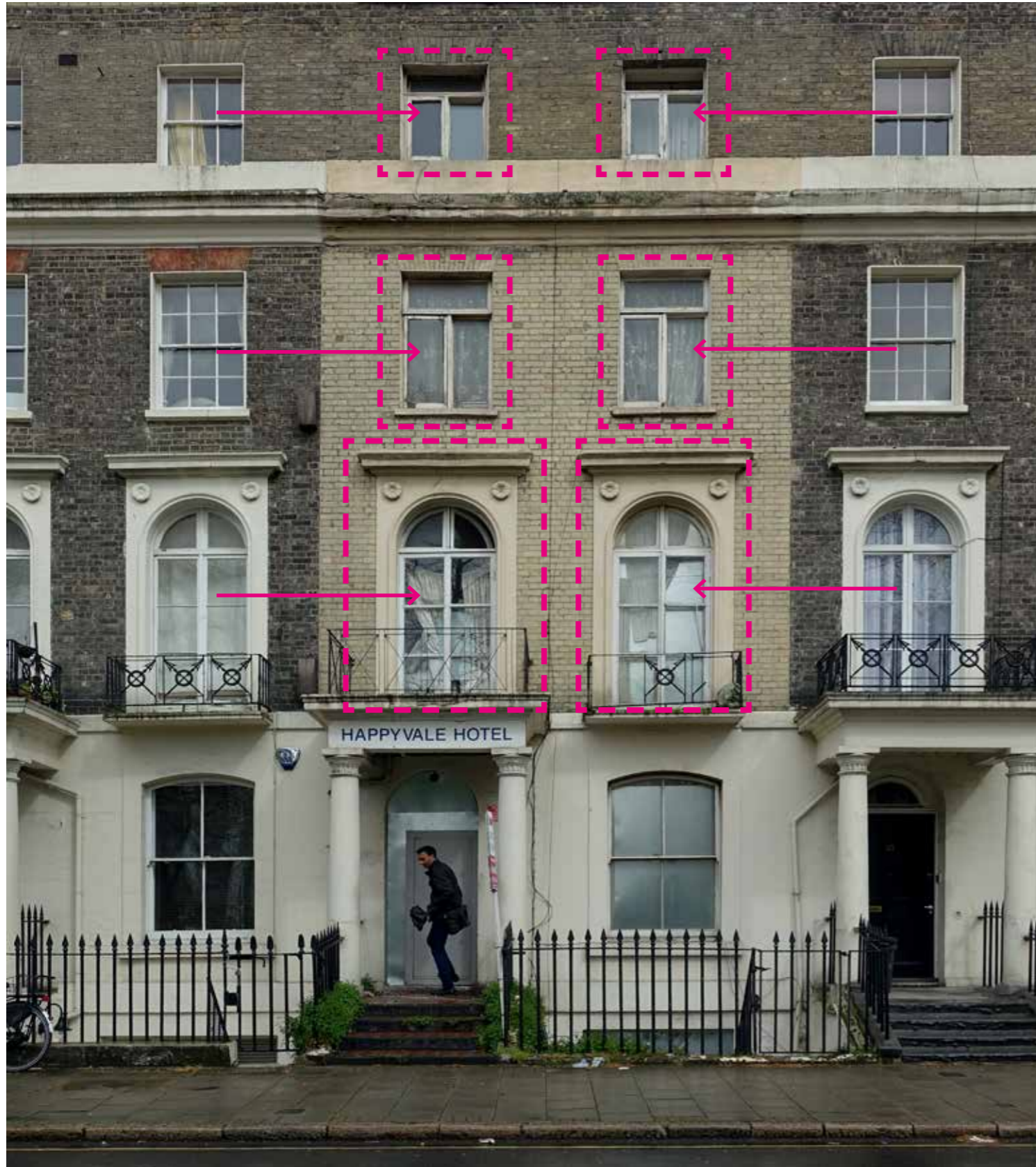
# BUILDING ELEVATIONS AND EXTERNAL WORKS

## RAILINGS REPLACEMENT TO FRONT FIRST FLOOR BALCONY/WINDOWS



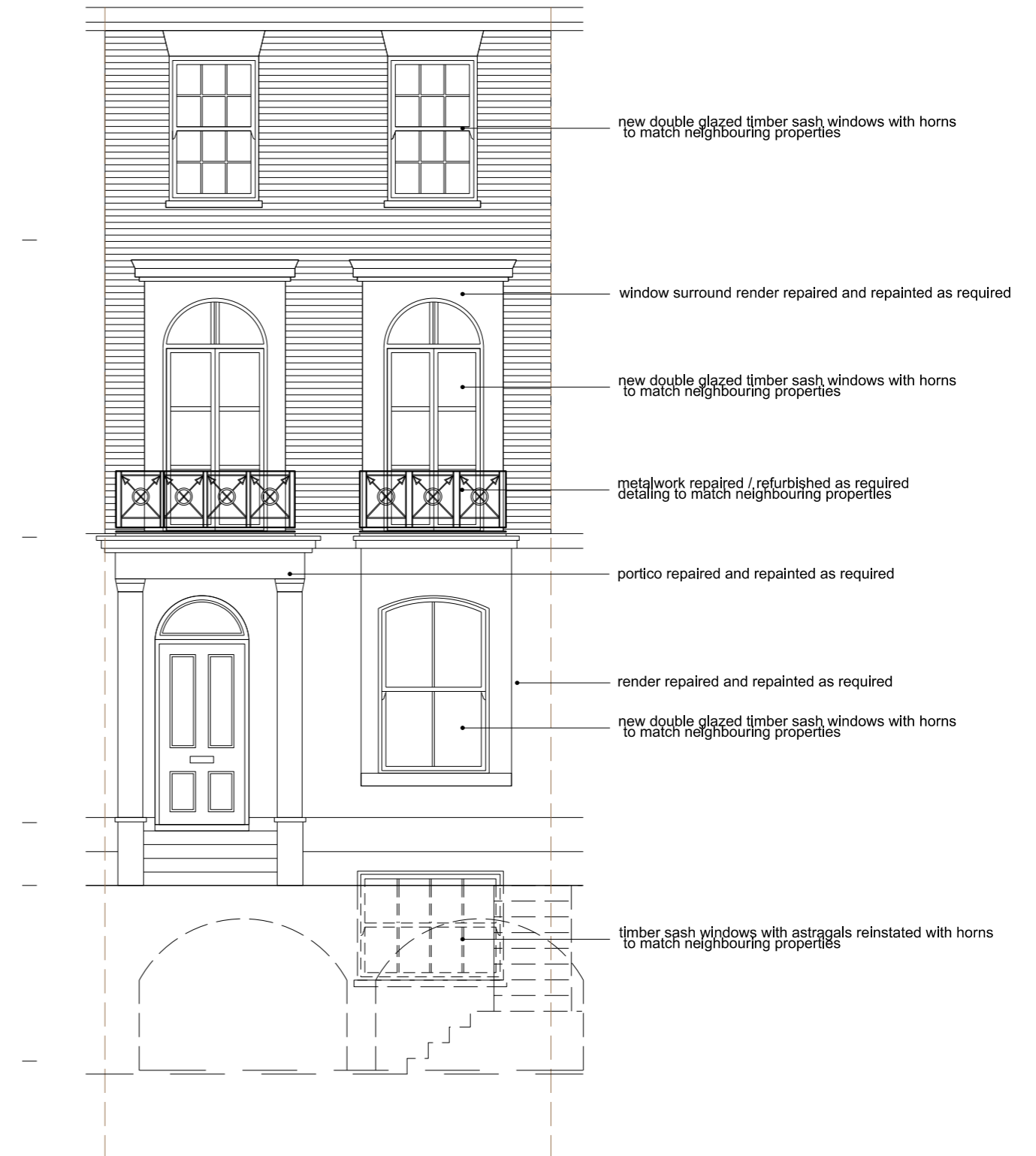
# BUILDING ELEVATIONS AND EXTERNAL WORKS

POTENTIALLY CHANGE WINDOWS TO FRONT AND BACK OF BUILDING TO SASH DOUBLE GLAZED WINDOWS TO MATCH NEIGHBOURING PROPERTIES DESIGN, PATTERN AND LAYOUT

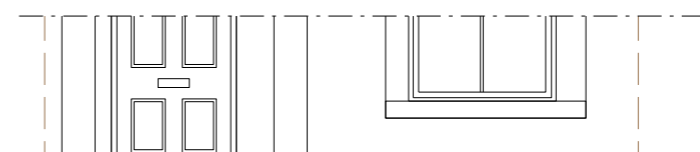




# PROPOSED FRONT ELEVATION



Proposed Front Elevation



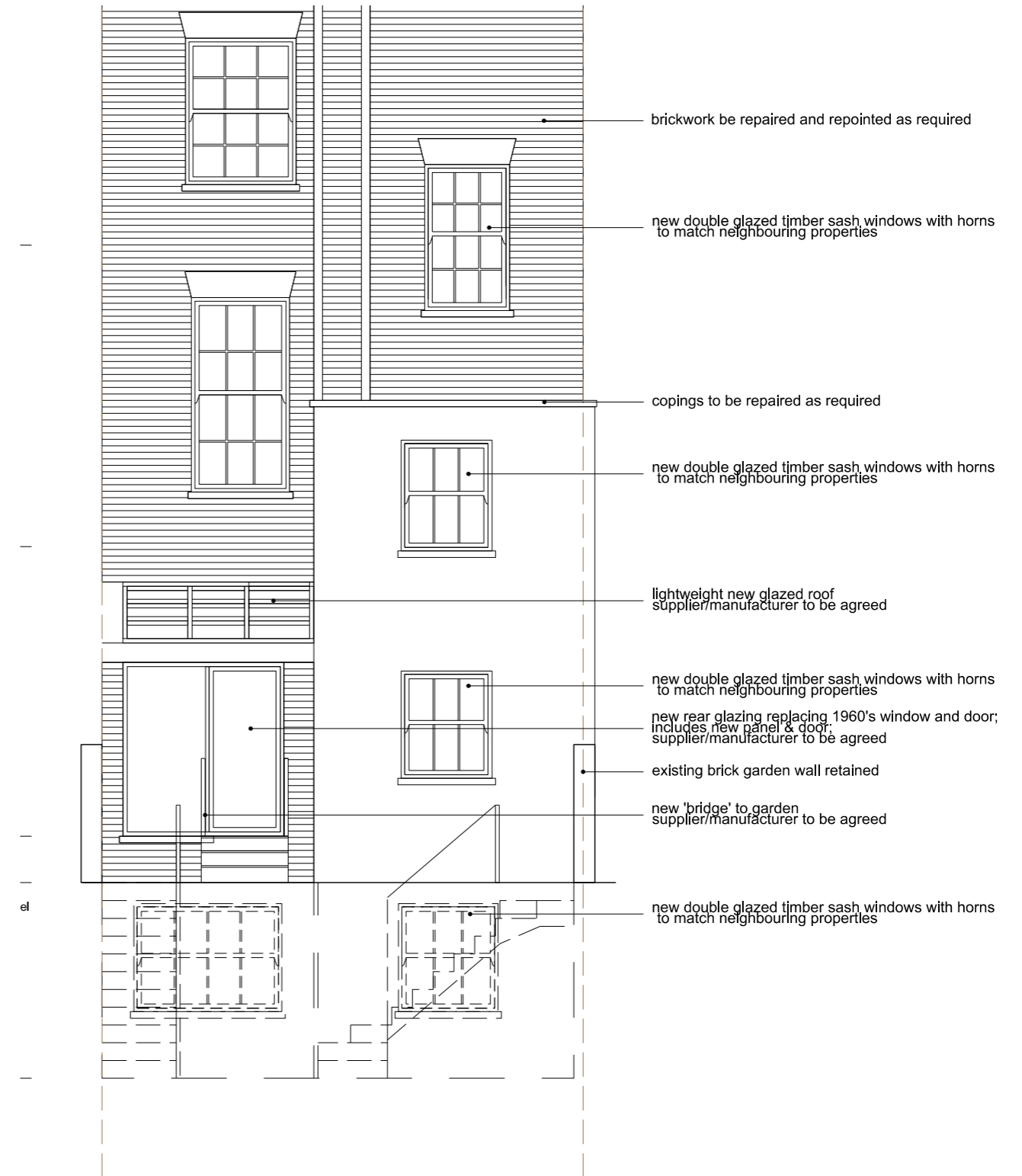
# BUILDING ELEVATIONS AND EXTERNAL WORKS

INSERT STAIRWAY INTO REAR ENLARGED BASEMENT LIGHTWELL FOR GARDEN ACCESS

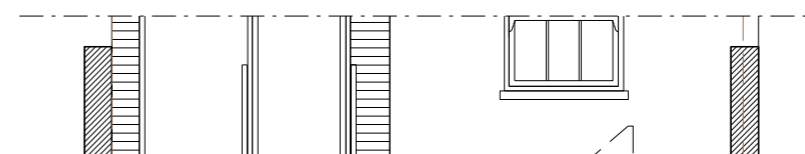


BEFORE

# PROPOSED REAR ELEVATION



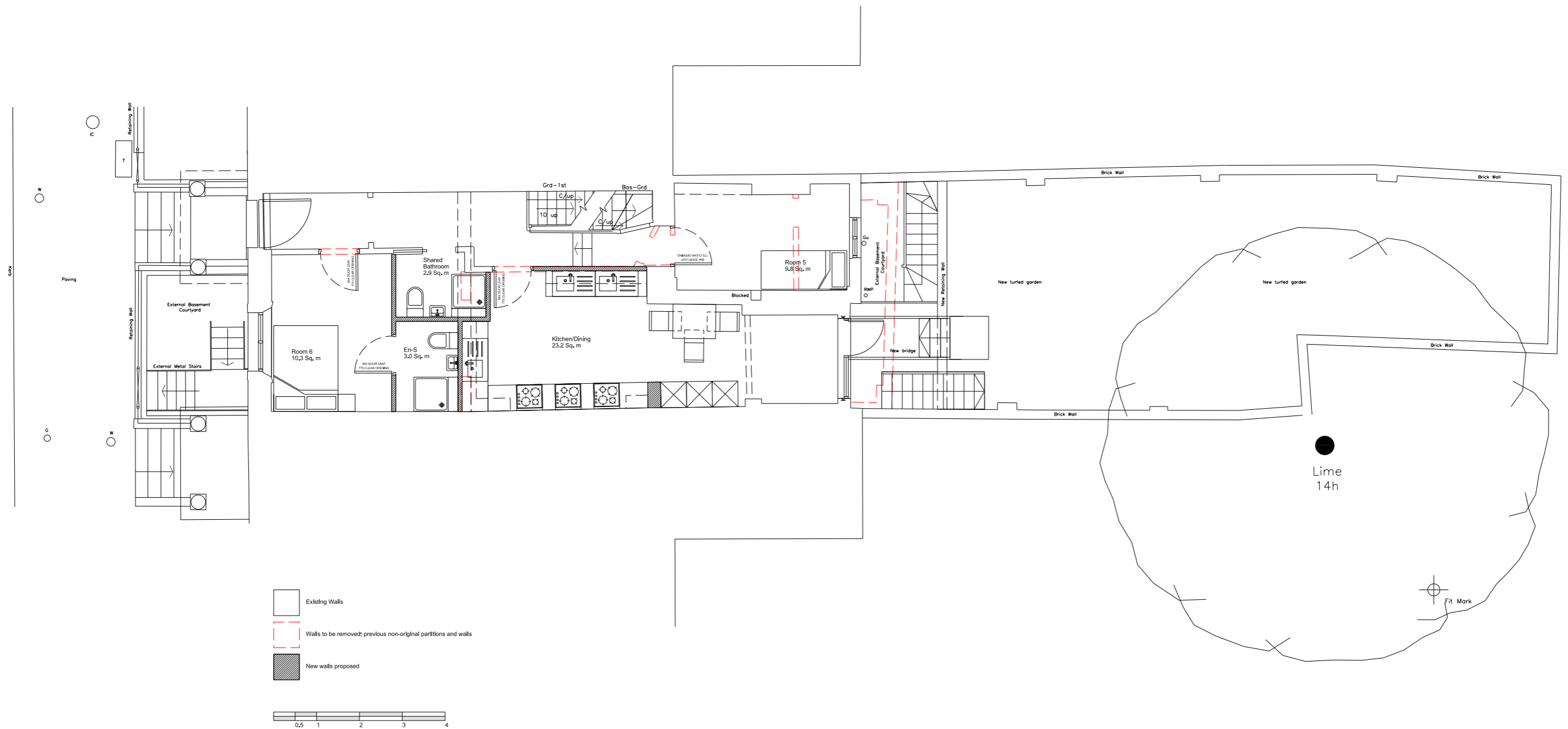
Proposed Rear Elevation



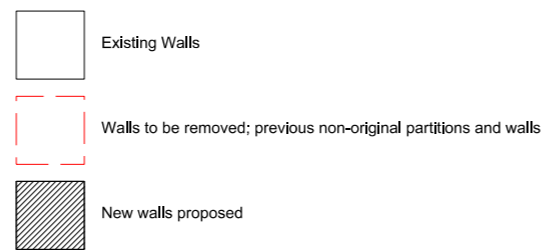
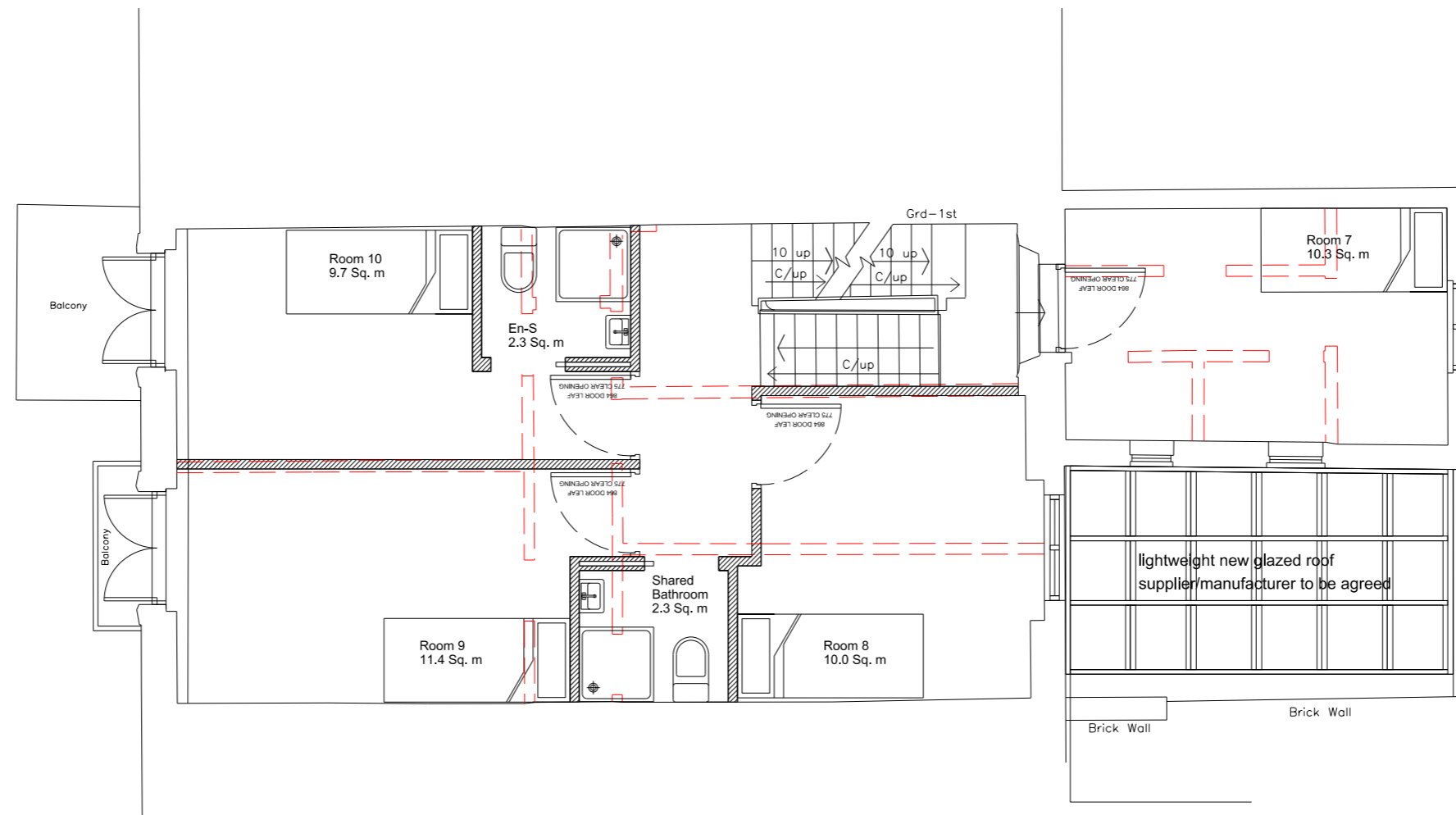
# PROPOSED INTERNAL LAYOUTS

CHANGE INTERNAL LAYOUTS IN ACCORDANCE WITH DRAWINGS  
TO PROVIDE 16 ROOMS, IMPROVED LAYOUT, ARRANGEMENT AND UPGRADED FACILITIES

## GROUND FLOOR

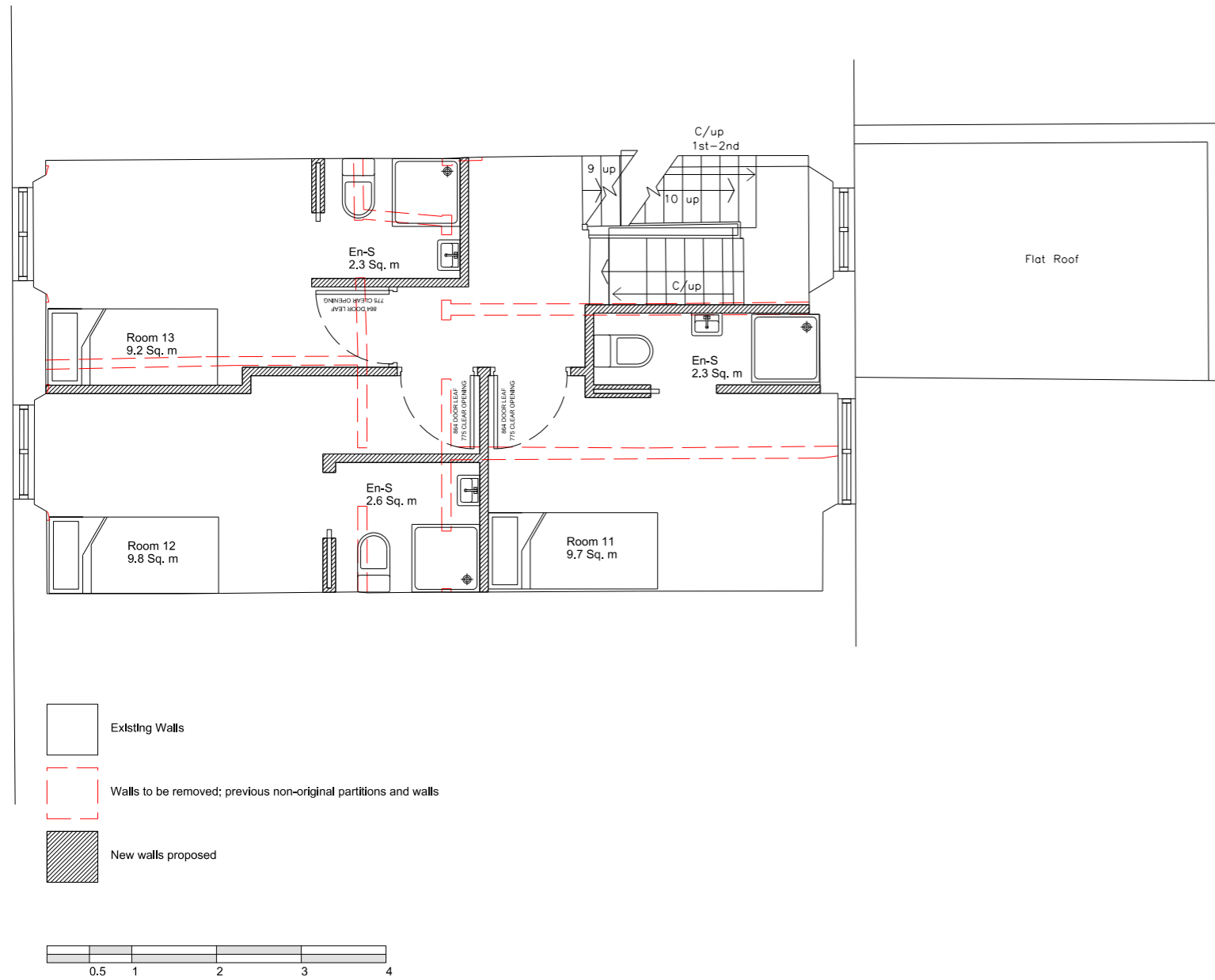


## FIRST FLOOR

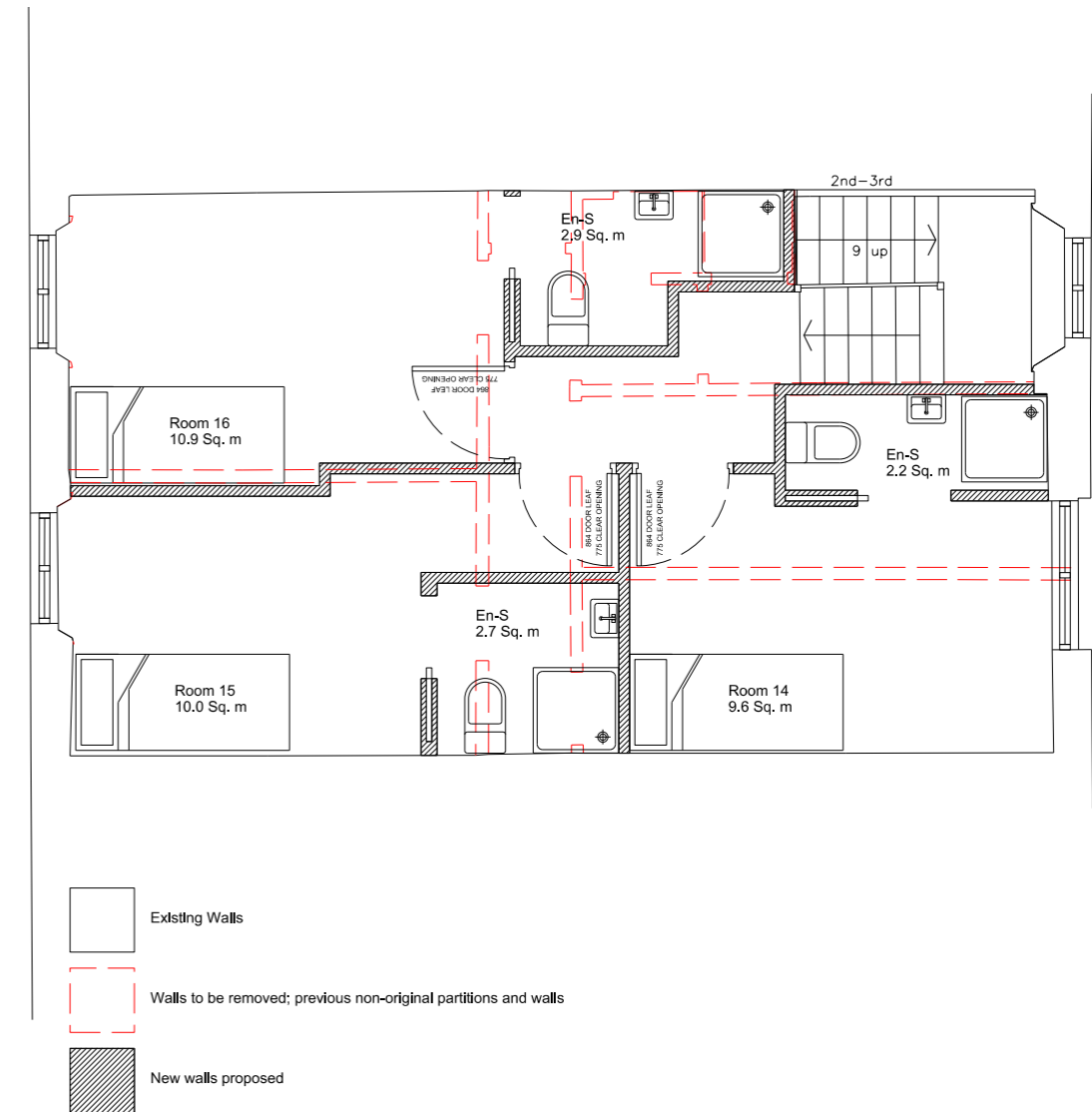


# PROPOSED INTERNAL LAYOUTS

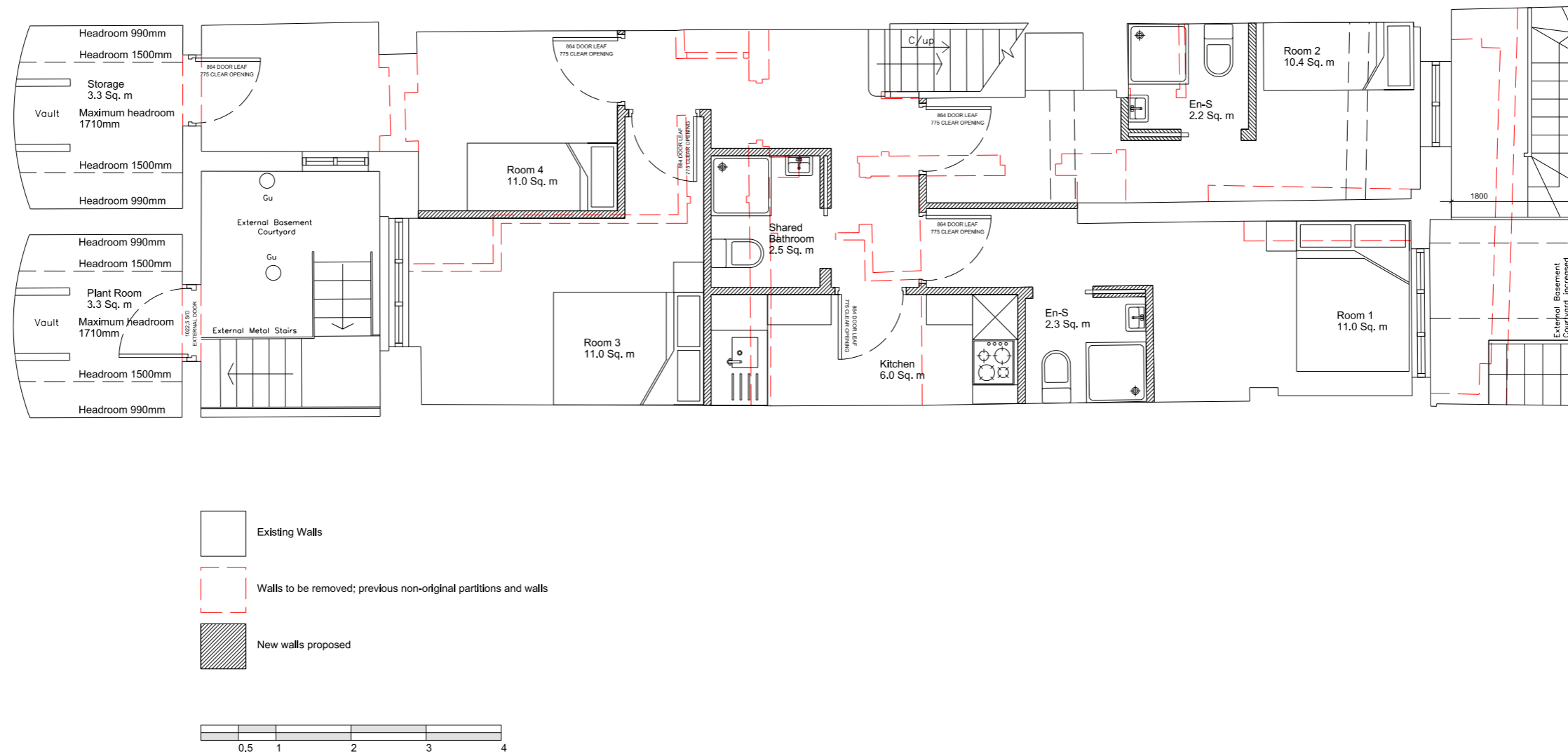
## SECOND FLOOR



## THIRD FLOOR



## BASEMENT



# SCHEDULE OF ACCOMMODATION

GIA

SITE AREA	174 m <sup>2</sup>
EXISTING	287.1 m <sup>2</sup>
PROPOSED	291.5 m <sup>2</sup>

## SCHEDULE OF ACCOMMODATION

FLOOR	ROOM	OCCUPANTS	SANITARY FACILITIES WITHIN ROOM	AREA m2	MIN SPACE STANDARD
Basement	Room 01	2	YES	11	10.2
	Room 02	1	YES	10.4	9
	Room 03	2	NO	11	10.2
	Room 04	1	NO	11	9
	Kitchen	for max 5 users	N/A	6	6
	Shared Bathroom	for max 4 users	N/A	2.5	2.2
Ground Floor	Room 05	1	NO	9.8	9
	Room 06	2	YES	10.3	10.2
	Kitchen/Dinning	for max 15 users	N/A	23.2	22
	Shared Bathroom	for max 4 users	N/A	2.9	2.2
First Floor	Room 07	1	NO	10.3	9
	Room 08	1	NO	10	9
	Room 09	1	NO	11.4	9
	Room 10	1	YES	9.7	9
	Shared Bathroom	for max 4 users	N/A	2.3	2.2
Second Floor	Room 11	1	YES	9.7	9
	Room 12	1	YES	9.8	9
	Room 13	1	YES	9.2	9
Third Floor	Room 14	1	YES	9.6	9
	Room 15	1	YES	10	9
	Room 16	1	YES	10.9	9
	Total Occupants	19			



## ACCESS

The proposed refurbishment works aim to create new, high quality living accommodation benefiting from an excellent location, access to local amenities and public open spaces.

21 Harrington Square is located within short walking distance to public transport (under 5 min walk to Mornington Crescent tube station).

The individual sleeping rooms as well as other kitchen, storage and other sanitary facilities have been designed to comply with the minimum space standards that apply to houses in multiple occupation (HMOs) -

*MINIMUM HMO STANDARDS (London Borough of Camden)  
Housing Act 2004  
Effective May 2016*

## SCHEME BENEFITS

The site is designated within the Camden Proposal Map (2017) as being within Camden Town Conservation Area and is also Grade II Listed. Policy D2 (Heritage) of the Local Plan sets out that the council will preserve and enhance Camden's rich and diverse heritage assets and their settings by not permitting the loss of or substantial harm to heritage assets unless outweighed by public benefit.

The building in its current form is in a poor state of repair. As discussed at length in the meeting and on-site the proposal will enhance the building and bring it back into use and can thus be considered to be in accordance with Policy D2.

# APPENDIX - PREVIOUS EXPERIENCE

## CO – LIVING SPACES STRATFORD LB NEWHAM



CO – LIVING SPACES  
ILFORD, RB REDBRIDGE



# APPENDIX - PREVIOUS EXPERIENCE

CO – LIVING SPACES  
FOREST GATE, LB NEWHAM



HOTELS  
THE EAST LONDON HOTEL



