

APPLICANTS

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PROFESSIONAL TEAM

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1.0 INTRODUCTION

1.1 PURPOSE OF APPLICATION

This Design and Access Statement has been prepared in support of a planning application to Camden Council for the alteration and extension of the subject property to form 3 self-contained apartments for short term market rental purposes associated with the A4 Public House use. This application is related solely to the upper residential parts and has no effect on the public house, the ACV listing, or the continuing trade of the public house as a going concern.

The Planning application seeks permission from the Council for the following works;

- Permission to use the first and second floor of the premises as residential associated with a public house (use class A4 Drinking establishment).
- The conversion of the upper parts to create 3 x 4 person two bedroom apartments.
- The removal of the defective existing roof covering.
- Replacement of the existing roof with a new floor level by way of a traditional mansard as per the proposals.
- A modest extension to the rear of the property opposite the railway line to extend the rear section for 1 more floor. To create an additional 6.6 Sqm (71 sq ft) gross external space. To provide for a new bathroom to the top apartment.
- The replacement of the existing timber sliding sash windows with matching sealed double glazed timber units. Decorated white.
- Creation of a modest exterior communal patio area at First floor to the entrance of the apartments.
- Creation of a bin store, to include recycling facilities, within the confines of the existing entrance area.
- Formation of a cycle storage for the apartments on the basis of the proposed occupancy.
- Essential maintenance works to the exterior to the rendered façade, coping's and brickwork to repair the subsidence cracking. Including redecoration and general upgrade.

1.2 CONTENT OF APPLICATION

This statement includes reductions of the technical drawings for which permission is sought, a description of the building with key data, the principles underlying the development, its massing and form, access, effects on the existing context and landscape and a statement on access for the disabled.

The Design and Access Statement should be read in conjunction with the Supporting Planning Statement as well as supporting documents within the appendices



SITE LOCATION PLAN : ORDNANCE SURVEY MAP

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AERIAL VIEW OF SITE: GOOGLE EARTH

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2.0 PROJECT BACKGROUND

2.1 SITE HISTORY

The property is located within the Camden Town with Primrose Hill ward it is not listed nor is it within a conservation area however it is a building noted on Camdens local list.

Tapping the Admiral rests on the site of the old Castle Tavern, where Nelson's maternal uncle, William Suckling, used to frequent regularly, and would often bring the young Horatio. The Castle tavern was eventually pulled down in the 1850's, to make way for development in the area of Castle Road and Lewis Street. This was when the current site was erected, originally named 'the Trafalgar'

2.2 PLANNING HISTORY

The site has a limited planning history;

- Permission being granted in 1987 (ref: 8700927) for a single storey rear extension to create storage and larger toilets.
- An application for the redevelopment of the site on 2 occasions for the erection of a new residential building demolishing the existing premises. (ref 2010/6955/P + 2010/3252/P) both withdrawn
- An application for conversion to 4 x 1 bedroom flats above the public house withdrawn.(ref: 2012/1557/P)
- An application for an independent residential access across the first floor roof to the upper residential parts. Granted and part implemented. (ref: 2012/3412/P) by way of alterations to the doorway to form the new access to the property. (refer to attached sketch and photograph. The works were part implemented on the 20.07.15)
- An application for change of use from Public House (Class A4) at first and second floors and erection of roof and third floor extensions to create 1 x 1 bed and 3 x 2 bed flat (Class C3) Associated works

including replacement of windows with Double glazed timber sash windows, creation of terraces at first floor and third floor levels, relocation of condenser unit and erection of ground floor bins and cycle stores. Withdrawn (ref:2017/0777/P

- Pre application advice from the previous planning officer.

2.3 ACV LISTING COMMUNITY ASSET

Tapping the admiral was listed on the 3rd August 2016 as an Asset of community value following a proposal by CAMRA for consideration. Please see attached letter listing the property. As the upper parts were derelict and do not form part of the operational public house these were excluded from the listing. It is purely the ground floor public house that is listed and the plan with the attached indicates the extent of this. CAMRA's proposal was intended to ensure the business prospered and was not hindered by such a listing.

THE TRAFALGAR (CIRCA 1950)



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2.4 TAPPING THE ADMIRAL

The existing building consists of a Public House at Ground Floor level Called Tapping the Admiral (formerly Tavern in the town). The upper parts, First, Second and Roof are all in a derelict state and used previously as residential in association with the Public House some many years ago and more recently residential and a HMO. When the applicant took over the building in 2012 it had stood vacant for nearly 5 years. During this time the building was occupied by Squatters and they are we are led to believe responsible for much of the damage to the upper parts.

When researching this application and uploading this to the planning portal when defining the site address we were offered from Camden's website a number of options for the addresses (screen shot enclosed for illustration) the premises has been used as a HMO previously and also as apartments separate from the public house although we understand this to be residential and ancillary to the public House use. It was interesting to note that on the Royal Mail site that only a reference to Tapping the Admiral 77 Castle Road could be found. Since being within the applicants control since 2012 the

upper parts have remained unoccupied and in their current state as noted in the attached photographs accompanying this application.

The upper "maisonette" for want of a better description of the upper parts would have formerly been a pub landlords living quarters above the pub associated with managing such a premises no doubt under licence from a brewery. This has been derelict for over 6 years and never used by the current pub.

Independent access is a good idea and provided out of hours access to the upper accommodation and improved fire escape as escaping through a high risk area adjacent to a commercial kitchen is not seen anywhere near ideal.

The Public house is located at ground floor, including all required facilities. There is no requirement in this location for a function suite and the layout of the upper parts does not lend itself to an open plan area for such a function.

A planning consent (ref: 2012/3412/P) as noted above was obtained by the applicant for the installation of a separate entrance and access walkway and door opening to the existing building. This consent provides the separate entrance required and desired for the upper residential parts.

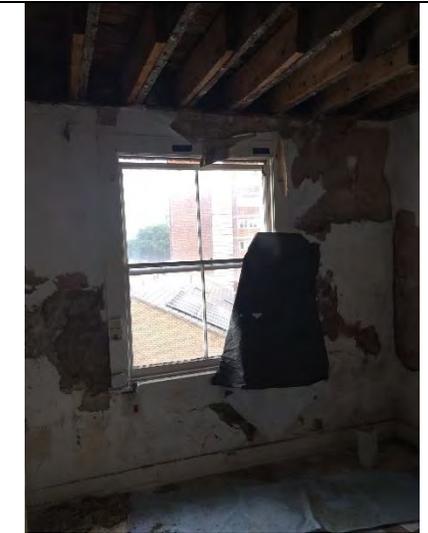
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2.5 Current conditions of upper parts.

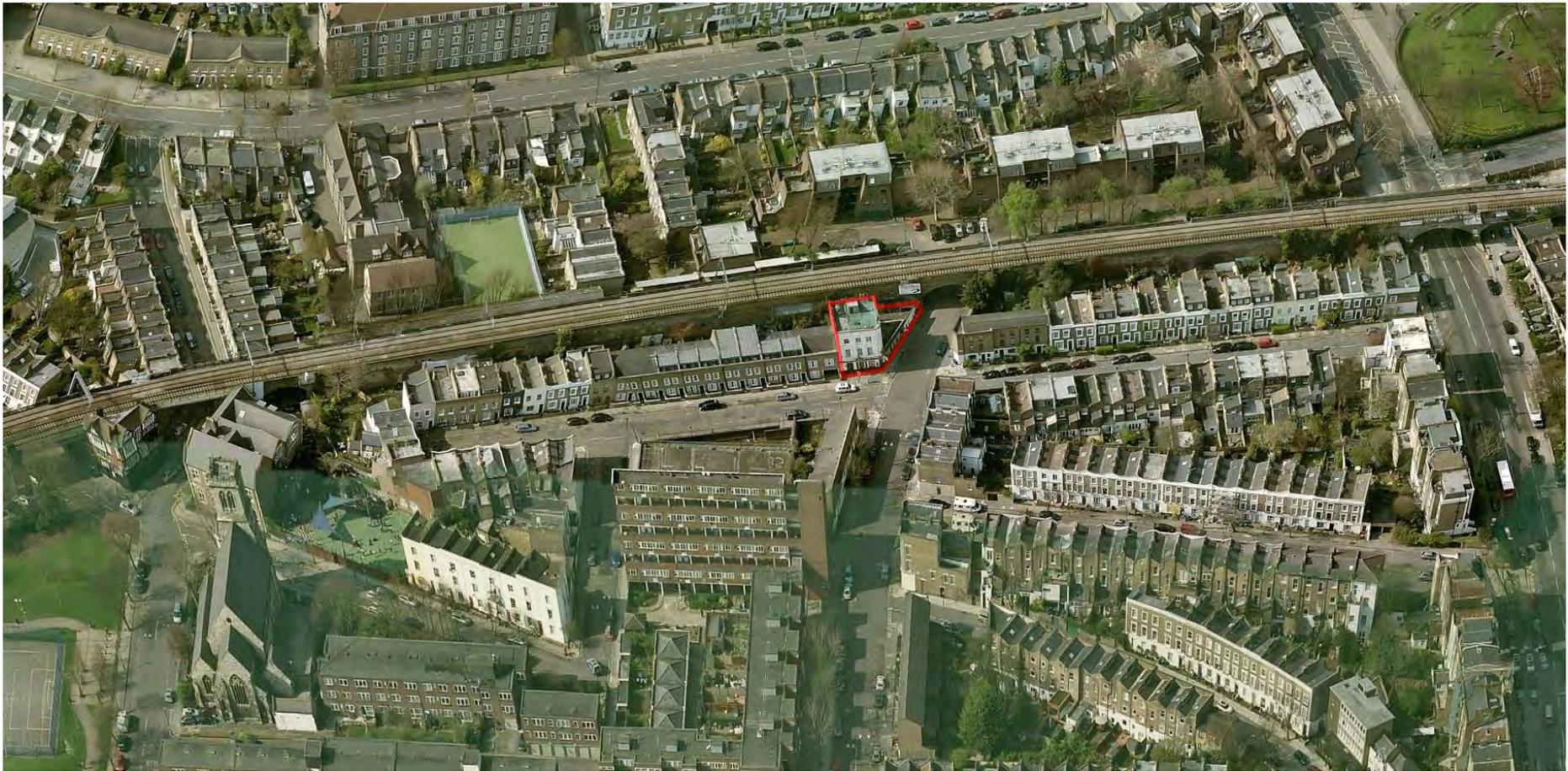
The upper parts as can be seen from the photographs are in a virtually derelict state. The roof has been leaking and the flank wall and parapets require considerable work to make the building watertight. All of the external windows have considerable decay and are collapsing. The floors have in part collapsed and require levelling. The electrics and plumbing installations require replacing. The bathrooms are non functioning and non existent. There are no floor, wall and ceiling finishes in many places with just exposed lathes. The upper parts, roof and external rendering require sensitive refurbishment to bring this building back to its former glory and to reflect the local status that it has been given. It is felt that a residential conversion is a sympathetic use for the upper parts as this has been a previous use and allows refurbishment with the minimum structural intervention retaining the existing structural layout of the premises therefore protecting this building of local interest.

To assist in the understanding of the site we have included aerial views to indicate the locale and the context of the building within the urban landscape.



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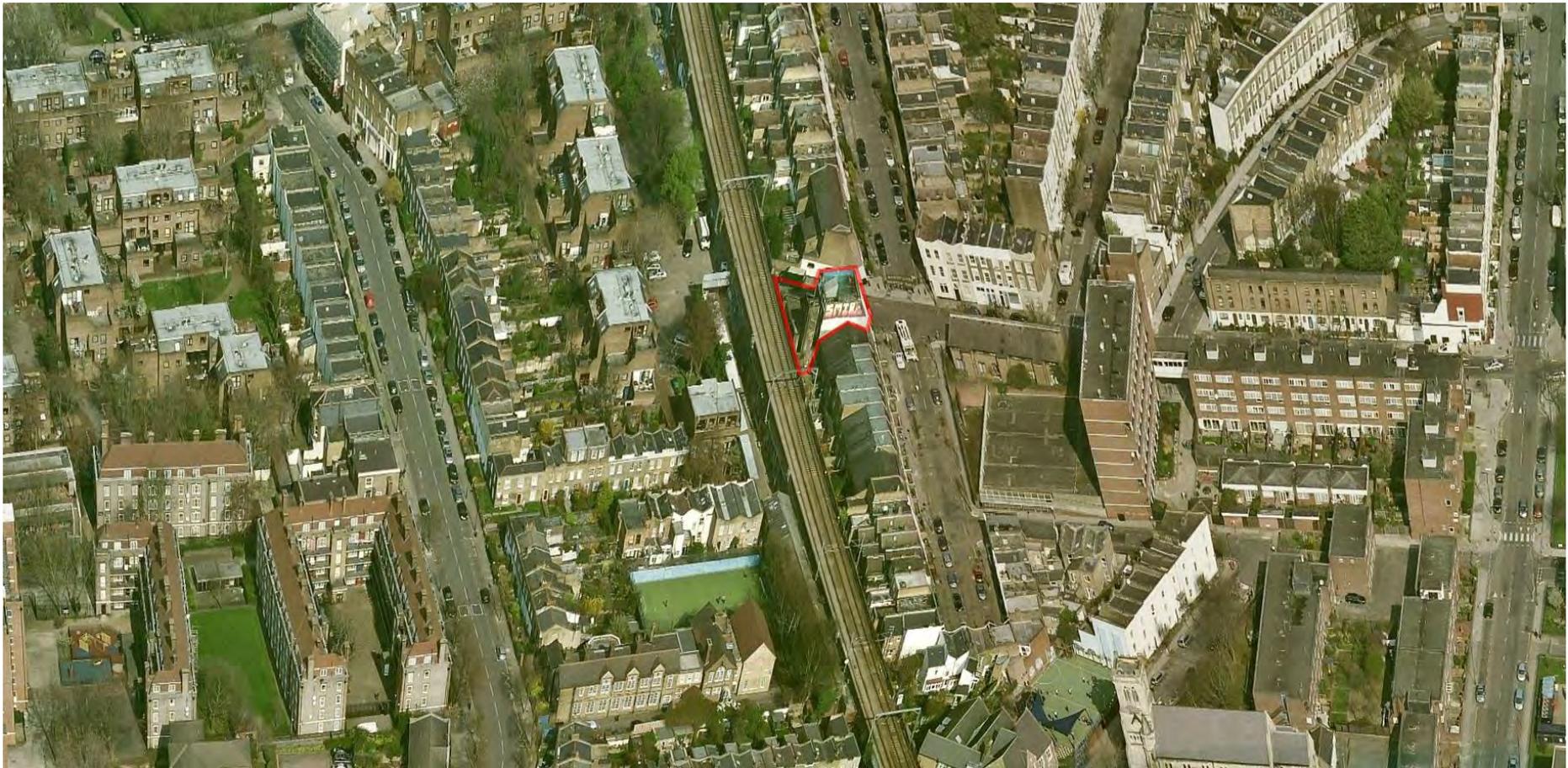
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LOCAL CONTEXT WITH SUBJECT SITE OUTLINED IN RED -VIEW FROM EAST LOOKING WEST

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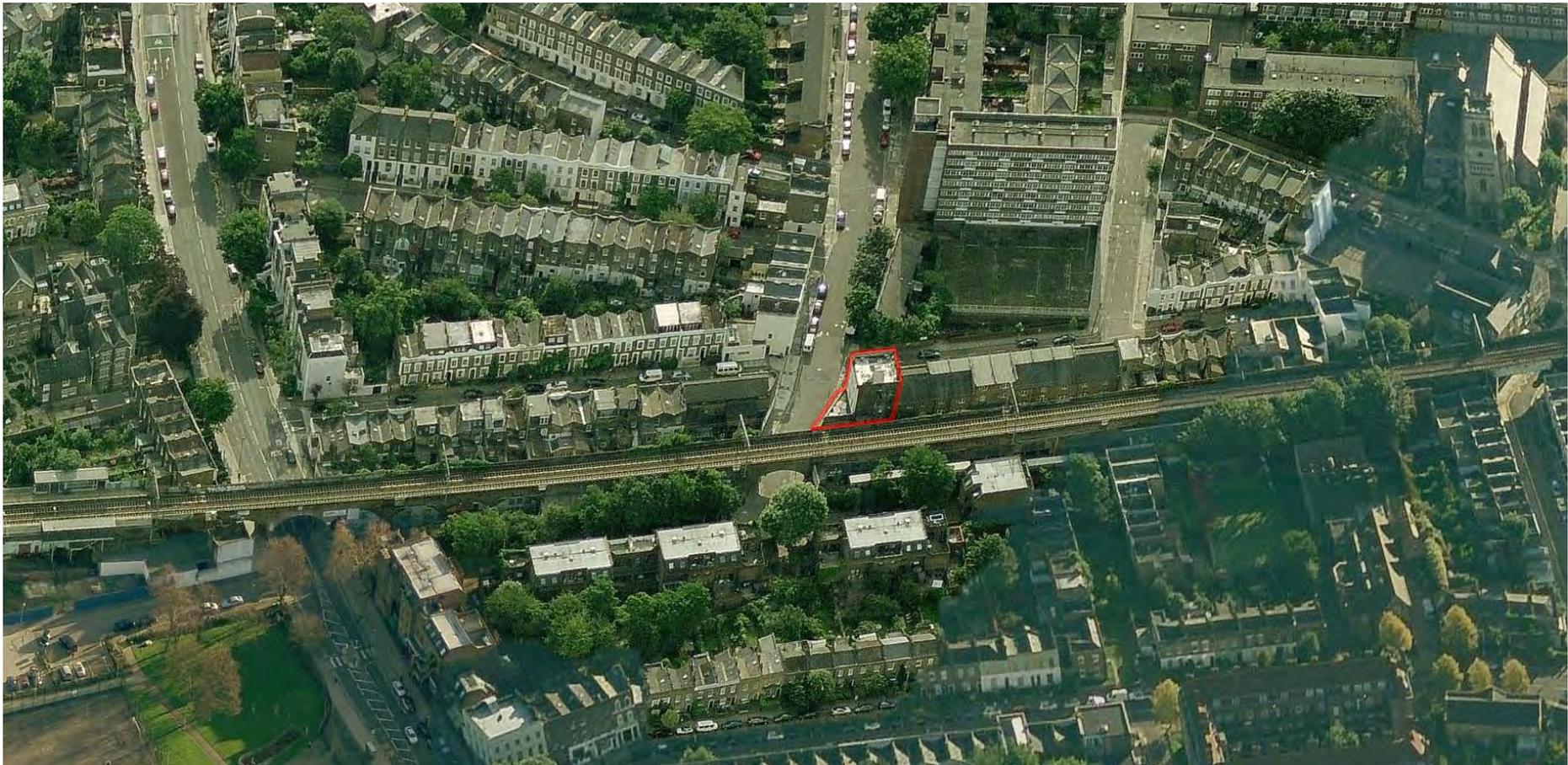
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LOCAL CONTEXT WITH SUBJECT SITE OUTLINED IN RED -VIEW FROM SOUTHLOOKING NORTH

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LOCAL CONTEXT WITH SUBJECT SITE OUTLINED IN RED -VIEW FROM WEST LOOKING EAST

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LOCAL CONTEXT WITH SUBJECT SITE OUTLINED IN RED -VIEW FROM NORTH LOOKING

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2-6 APPLICANTS STATEMENT / BACKGROUND

Although not an entirely relevant planning issue we always think it is a good idea to understand the applicants objectives and background. However in this case the operation of the public house and the ACV listing do in fact make this very relevant to this application. And have a bearing on the decision process.

A Brief history of Kirk McGrath and Paul Davies true pub operators and leaseholders; illustrating their ongoing commitment to the pub industry and particularly the preservation of the community pub.

“We have been business partners and pub operators since the mid 1980s, Kirk being born into the trade, his father a publican for over 50 years to the present day. Having run pubs within North London for over 30 years, we are well thought of within the trade, the local community and have never attracted negative press. As publicans, we have a reputation for taking on some challenging pubs, reinstating neglected and unloved back street pubs back to their rightful position at the centre of their communities.

We first started in business together at the Sir Richard Steele’s public house, Haverstock Hill, NW3, in approximately 1987. Having purchased the freehold, we took the pub from strength to strength, becoming arguably north London’s most iconic landmark pub, enjoyed by visitors and locals in equal measure. We managed this beautiful pub for 26 years and would have continued to do so had external pressures not caused us to sell in 2008. At the point of selling, the pub was trading at 1 million pounds per annum. The Sir Richard Steels was indeed the jewel in the crown of Haverstock Hill and very much the hub of local life. It’s sad demise since our departure is well documented. Having kept in contact with locals we believe our presence is still missed by neighbours and customers who still lament the day that we sold this magnificent building.

Whilst managing the Sir Richard Steele’s we also took on The Load of Hay (now known as The Hill), 94 Haverstock Hill, NW3 for 7 years. During our tenure, we controlled the entire premises including the external cottage. The pub had been suffering from many years of corporate neglect when we took over and after much work; reinstating the pub garden, the introduction of community based activities, Jazz, quiz nights etc, we slowly turned the business around. Again, sadly after selling our interest in the lease it unfortunately fell into the hand of developers and now like the Sir Richard Steels is closed.

In 2007, we purchased the freehold of The Pineapple Public house, Leverton Street, NW5. Prior to our purchase the pub had been saved from the developers. The campaign and its strategy being very well documented and often cited during current pub saving campaigns as a famous victory. From day one we have always enjoyed a harmonious relationship with the campaigner’s and I feel confident in stating that they feel happy having the pub in our stewardship. The pub is imbedded at the very heart of the community and is a resounding success. Within our managerial hands it has gone on to win many CAMRA and timeout awards and is often within the press as an example of a successful community pub.

Around 2011-12 we took on two other very challenging projects. The First being The Tapping the Admiral (formerly Tavern in the town), Castle road, NW1. Prior to taking this over it had been known to have had a sketchy trading period of over 6 years before closing and becoming a squat. The pub and the upper rooms had become derelict and over the first 3 years we poured a lot of effort and money into this unloved backstreet pub, much to the satisfaction of the neighbours who had been sick and tired of the goings on in this premises prior to our arrival. After many difficult years the pub is now a success on all levels and is enjoyed by locals and visitors alike. Again, reflected by its numerous awards, very much a diamond in the dust, of which we are very proud. The only area we haven’t been able to reinstate to its former glory is the upper parts of the building which still remain derelict, threatening the integrity of the physical structure of the building and the business as a whole. We believe that the on-going success of the pub will go hand in hand with the refurbishment of its upstairs counterpart.

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The second venture we undertook at that time was The Railway Tavern, (formerly The Old Henry) St Jude Street, N16. Again, a pub with a bad reputation of which we have turned around with a different more community driven offering. Good food, Quiz nights, folk music have replaced pool tables, karaoke machines and fruit machines all of which attracted a certain trouble making element. The upper parts prior to our tenancies had been divided into a HMO of which we have also inherited and now run alongside what has become a successful and friendly local pub.

As publicans, we do not like taking a corporate approach to our businesses and like to align our pubs with the community. We have a very hands on approach with our staff and management. In some way, I think our record and history speaks for itself, we find the good in pubs, taking on projects that have previously struggled and offering instead a safe community local. Pubs that are female friendly and that do not tolerate any anti-social, homophobic or racist behaviour. We concentrate on high quality products and high-quality management. We understand that a good pub comes from the people that fill it. We care very much for our staff, management and patrons and their welfare. We are pub people through and through and take great pride in all of our premises, and employ accordingly. Many of our staff have worked for us for years, following us between projects and coming back to us to seek advice with their own ventures, often within the pub trade. In short, a pub in our hands will only become a better pub.

2.7 OBJECTIVES

As with all pub operators, business remains tough with recent rent and rate reviews as always are upward only and therefore to assist the

business further and to realise additional income it is their intention to convert the upper parts into residential to provide not only for the housing market but to bring back into use a derelict part of the premises, superfluous to the current use and to then refurbish this building, which has suffered neglect due to squatting.

There is considerable press about unrealistic rental increases, business rate increases, all of which are in part to blame for the change of our town centres, combined with the decline in retail take up of vacant units it is not surprising that buildings remain empty and neglected.

As the leaseholders are required to pay rental and rates for the vacant, derelict upper parts, this development would alleviate a burden from the Public House operation and underpin this for the future and at the same time realising the capital investment required to carry out a comprehensive refurbishment of the derelict part of the premises and return this building to its former glory.

2.8 Lease

It is important to note that the applicant has as of 2012 a 25 year lease on the premises and therefore any application made for the premises has a limited commercial reality and viability as it will not be possible for them to sell the apartments as market housing. These would therefore remain as market rentals.

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CONTEXT VIEWS



VIEW ALONG HADLEY STREET NORTHWARDS TO SUBJECT SITE



VIEW TOWARDS SITE FROM CASTLE ROAD LOOKING WEST.



VIEW TOWARDS SITE FROM CASTLE ROAD LOOKING WEST

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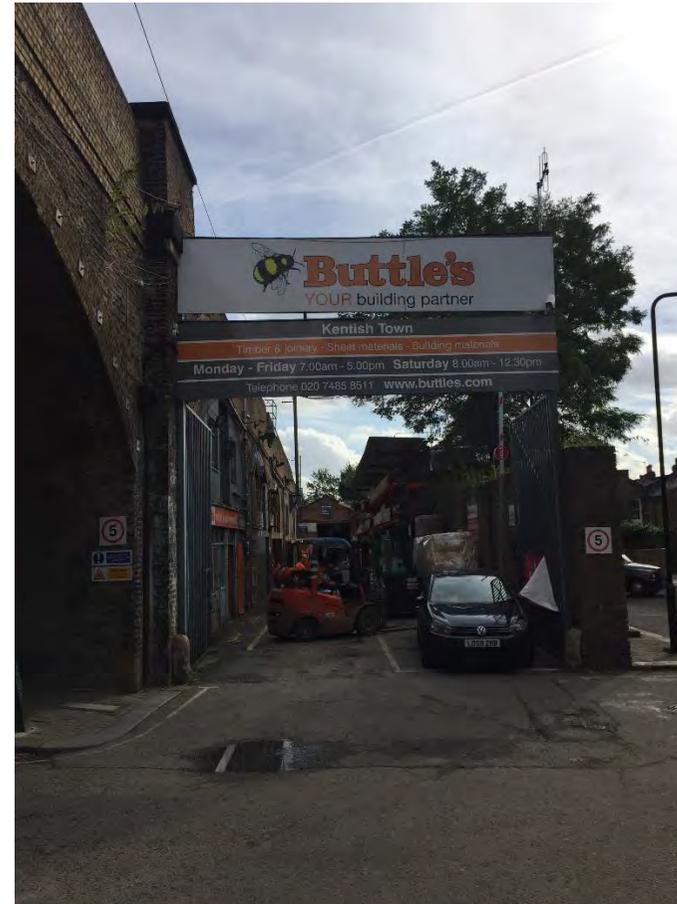
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VIEW TOWARDS SITE FROM HADLEY STREET LOOKING SOUTH



VIEW TOWARDS SITE FROM HADLEY STREET LOOKING SOUTH



VIEW TOWARDS TIMBER MERCHANTS TO THE WEST OF THE VIADUCT

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VIEW TOWARDS SITE FROM UNDER VIADUCT LOOKING EAST



VIEW TOWARDS SITE FROM WEST SIDE OF VIADUCT LOOKING EAST.



VIEW ALONG CASTLE MEWS LOOKING NORTH

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3.0 CONTEXT

3.1 BUILDING LOCATION

The building is located at the junction of Castle Road and Hadley Street. Kentish Town West Overground railway station is situated to the North. The area is predominantly Victorian housing stock with post war development infills. To the West of the site lies the overground railway line from Camden to Kentish Town West running on a high level viaduct. To the south of the site is number 32 Hadley Street a 3 storey housing terrace. To the South East of the site is an 8 Storey Council Estate known as Heybridge.

The existing building at Ground Floor level, apart from a modest rear courtyard area extends to the majority of the site. The upper storeys are set back from the first floor to Castle Road.

The building acts as a book end to the Terrace of Houses along Hadley Street. It can be seen along both Hadley Street from the North and Castle Road to the East.

There are varying building heights in the area of between 3 and 8 storeys of mixed uses however the area is predominately residential.

The Terrace to Hadley Street replaces an earlier terrace that existed on the site and this has been designed as a modern interpretation of the original Victorian properties. The materials are mixed traditional vernacular and most of these found in the subject property.

The Heybridge estate is set back from Hadley Street by a raised concrete carpark and deck to first floor level and then rises to 8 storeys and is a reinforced concrete framed building with brickwork infills. This is a typical example of local authority high rise estate architecture of the time.

To the North of the site are more residential properties varying in height and date however following the urban grain.

The railway viaduct contains various workshops and a timber merchants to the rear by Castle mews. There is a local authority housing development in Castle Mews.

Locally there are a number of properties with mansard and rooftop extensions and more notably to the North of the property and to the other side of Castle Mews where the brick built local authority housing is higher than the subject property.

The majority of buildings locally are a combination of brickwork and painted render with a variety of roof treatments mainly darker in colour and treatment.

3.2 ACCESS

Access to the upper levels of the building is internally from within the pub during opening hours and out of hours from Castle Road and in particular via a doorway in the existing elevation and subject to a previously approved and part implemented planning permission as noted above.



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The new doorway to the existing residential parts has been formed. This is reflected in the proposals for the scheme. This provides access to the existing staircase, which runs through the upper part of the building. It is proposed that the Public House upper residential is accessed via the existing internal staircase and the external staircase provided out of hours access and an alternative fire escape.

As Part of the access arrangement it is proposed to provide a modest communal terrace at the entrance area for the 3 flats as none of these have an external amenity area. This will be decked to give a softer finish and not visible from street level.

The existing kitchen extract will be clad to conceal the galvanised finish.

The existing mechanical external condensing unit for the beer refrigeration unit will be relocated to allow the walkway to be installed as per the layout.

The internal entrance area will be raised to align with the external roof area to form a level access. At this level the meters and post boxes will be provided.

3.3 LAYOUT

The total site area is 249m², the proposal provides for retention of the Existing Public House on Ground floor, beer garden, storage and 3 flats over First, second and Third floors.

The gross external area of the First Second and Third Floors is 304.5m²

The gross net internal area of the First Second and Third Floors is 251m²

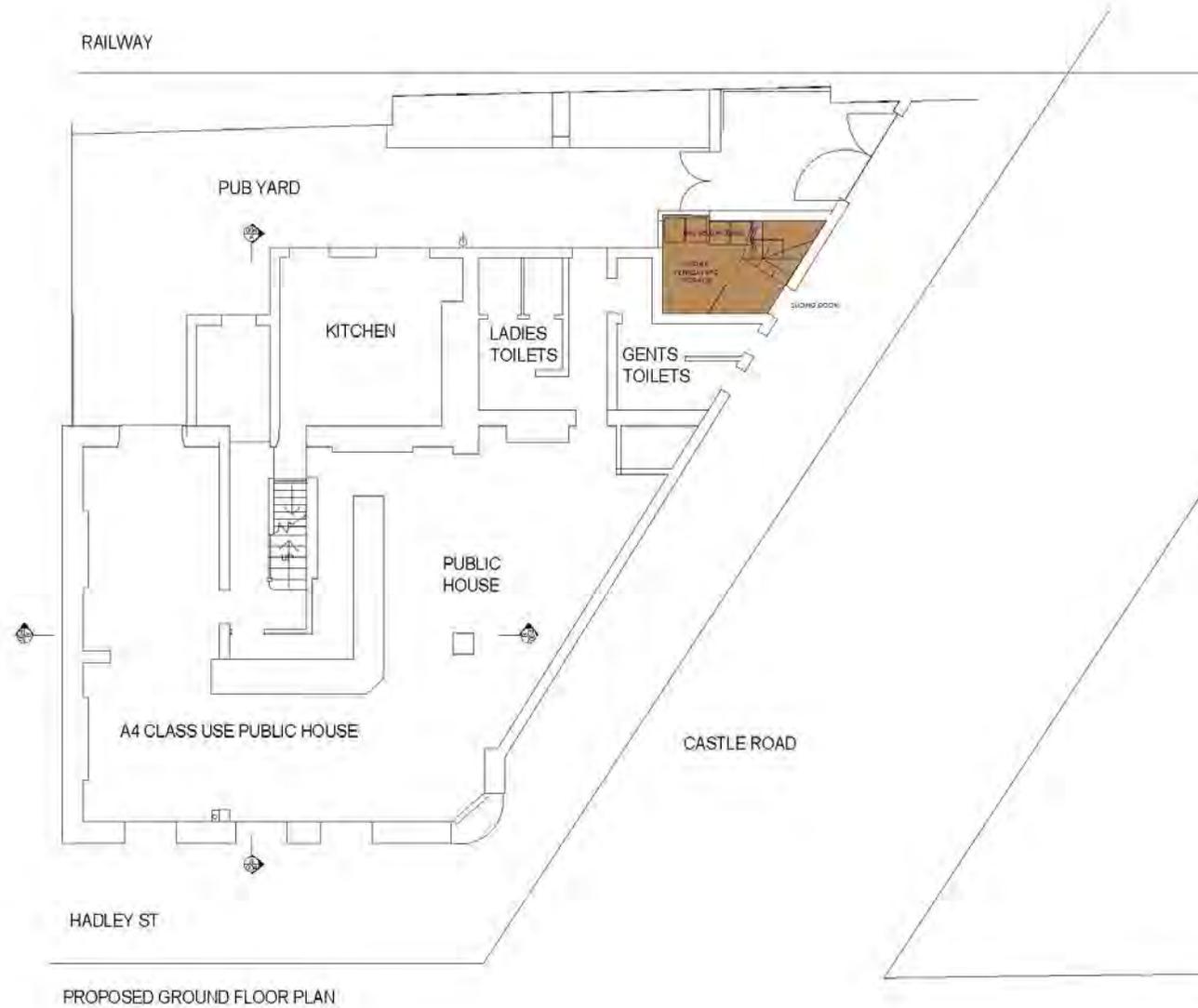
Schedule of accommodation;

Flat 1 2B / 4P = 72M.4m²
Flat 2 2B / 4P = 72M.4m²
Flat 3 2B / 3P = 72M.4m²

The total amenity area provided at First Floor level = 7m²

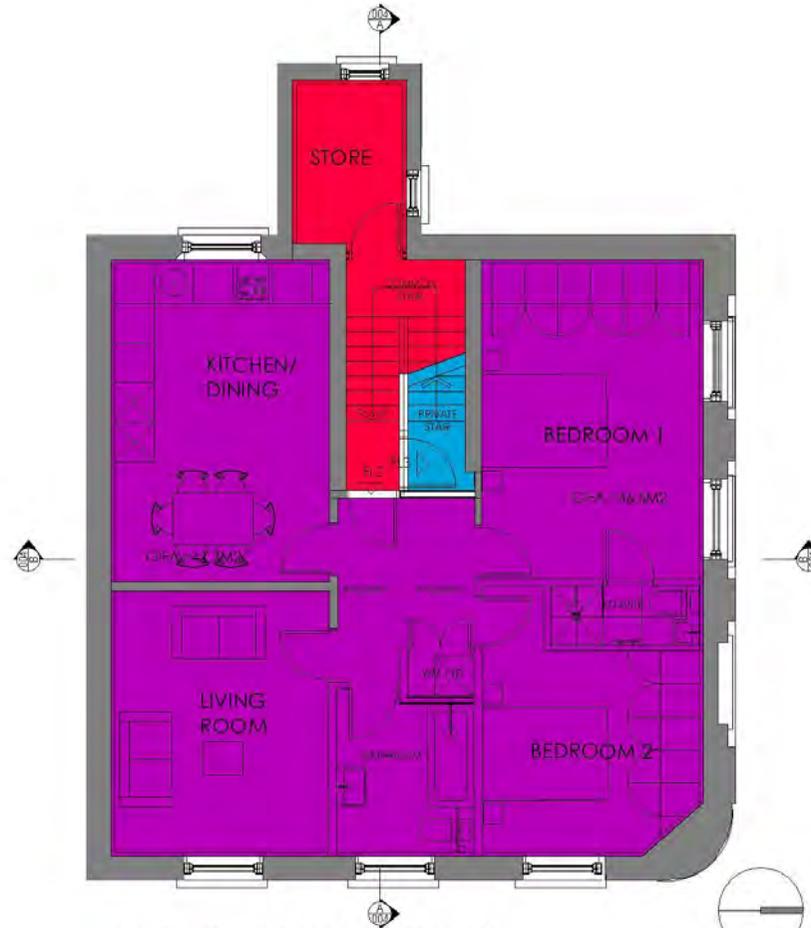
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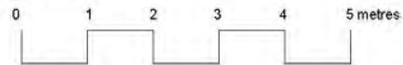


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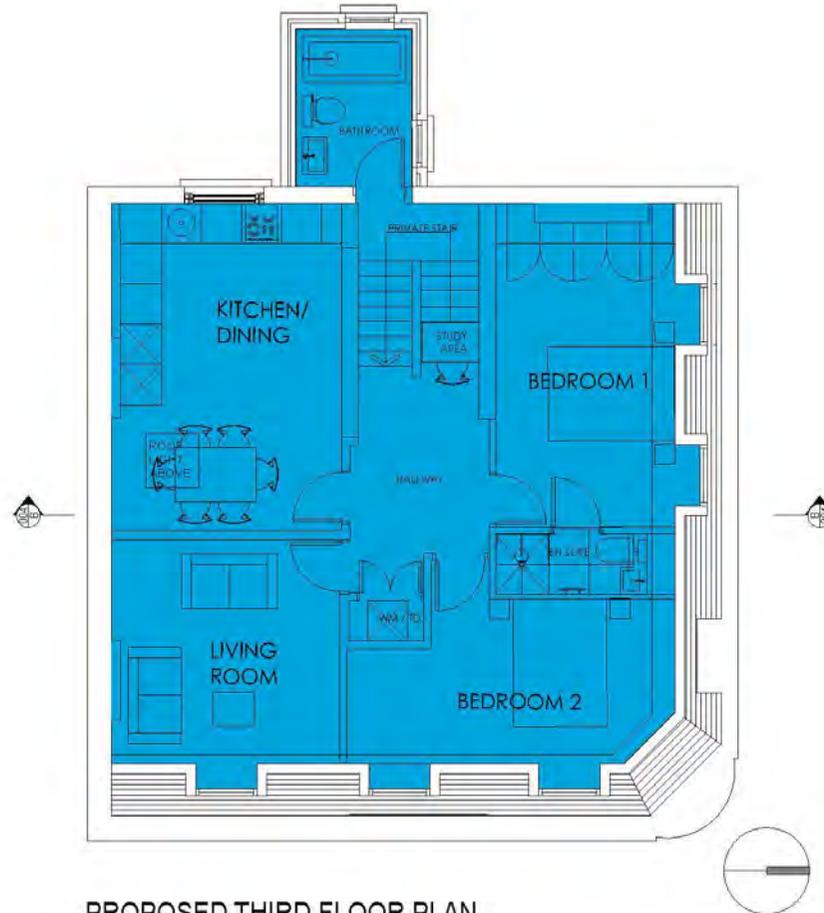


PROPOSED SECOND FLOOR PLAN
2 BED FLAT (4 PERSON 2 BED (72.4M2)



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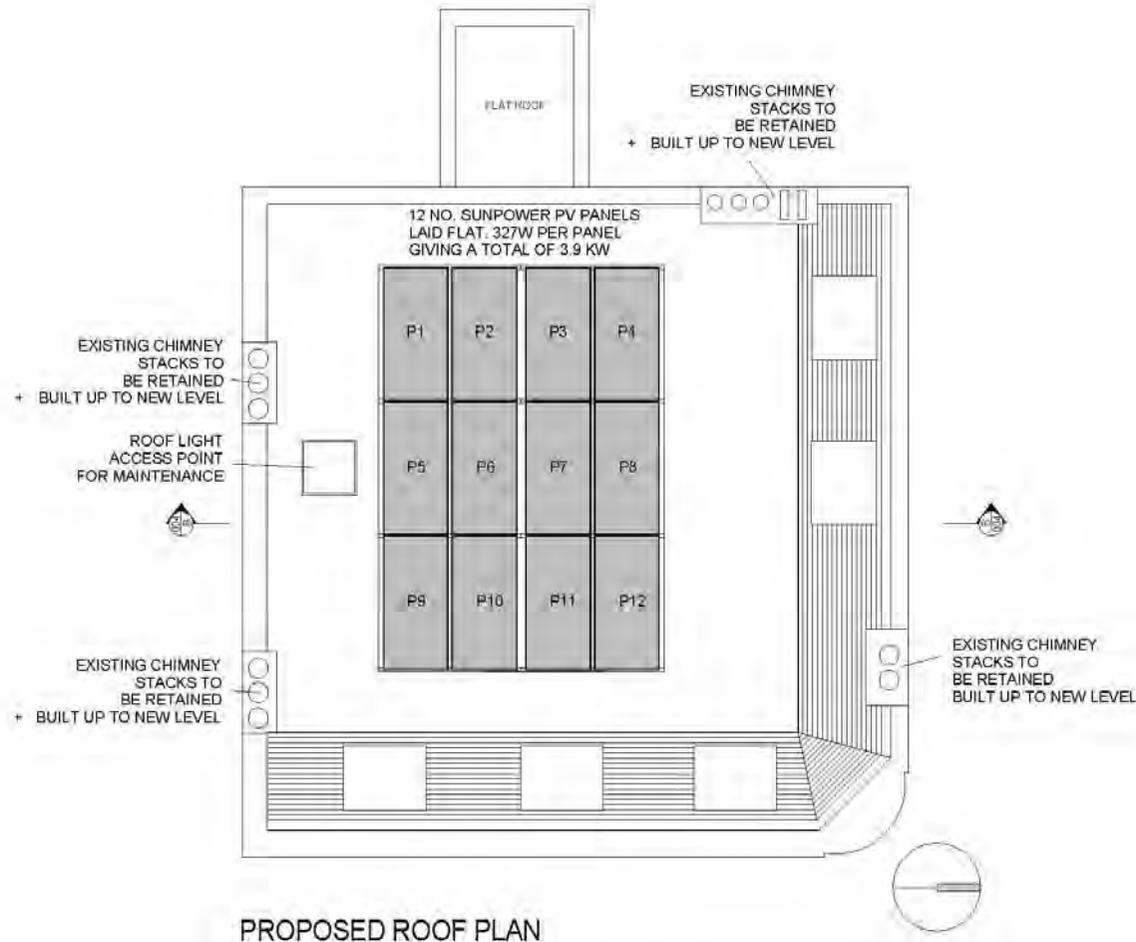


PROPOSED THIRD FLOOR PLAN
2 BED FLAT (4 PERSON 2 BED (72.4M2)

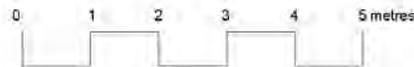


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PROPOSED ROOF PLAN



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The proposed layouts contain 3 x 2 bedroom apartments to accord with the requirements of Camden Councils policy of a minimum of 40% 2 bed market flats as noted in the dwelling size priority table under Development policy DP5 homes of different sizes and council advice.

Due to the existing constraints of the premises and the current use of the ground floor it is not possible to introduce a lift into the scheme and as such no “wheelchair accessible units” can be provided into this development and this is covered more fully under the access statement later in this document.

The layouts have been designed to make the best use of the existing space and aspects with the minimum structural intervention to retain the essence of the existing layout and fabric of the building.

The layouts have also taken into consideration noise from the Public House, adjacent railway and vibration as noted in the attached report. The flats have been designed to comply with the building regulations and other relevant standards such as those contained within the London Plan.

Minimum apartment sizes as contained within the London Plan.

- 2 bed 4 person apartment = 70m2 single storey with 2m2 of built in storage

The proposals exceed the minimum requirements as laid out.

The extension and alterations to the property can be broken down into key sections as follows:

1. A modest rear extension at Third Floor to provide 5.6m2 of additional space for a bathroom. This is an extension of the existing rear tower addition.



2. Minimal internal alterations to retain as much of the existing structure to facilitate the layouts.
3. Raised floor level from building entrance to existing staircase.
4. A new roof top floor in a traditional mansard design set down and set back from the perimeter edges to reduce its visibility. This will house flat 3.
5. The addition of horizontally laid solar panels numbering 12 in total giving an output of 3.9KW to the flat roof area of the mansard to the rear area.

The proposed conversion and extension of the property will provide 3 x 2 bed apartments each occupying a whole floor with room uses aligned over each other.

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First, Second and Third Floor apartments. (2 bedroom)

The entrance to apartment 1 is off the communal staircase. There is a generous entrance hall, which retains the majority of the structure with 2 Bedrooms to the North Side of the property, away from the pub garden, the larger of the two has an ensuite and built in storage of 2m². The ensuite is a walk-in shower room. There is a full bathroom and a small cupboard for a stacked Washing machine and condensing dryer. To the South adjacent to the bathroom is a living. To the East is the kitchen dining room with fully fitted kitchen. The kitchen has been placed on this elevation being the least sensitive room adjacent to the pub garden.

The floor between the public house and the residential will be sound proofed by the introduction of an overfloor to accord with Part E of the building regulations and KP Acoustics specification.

Second Floor apartment 2 (2 bedroom)

The entrance to apartment 1 is off the communal staircase. There is a generous entrance hall, which retains the majority of the structure with 2 Bedrooms to the North Side of the property, away from the pub garden, the larger of the two has an ensuite and built in storage of 2m². The ensuite is a walk-in shower room. There is a full bathroom and a small cupboard for a stacked Washing machine and condensing dryer. To the South adjacent to the bathroom is a living. To the East is the kitchen dining room with fully fitted kitchen. The kitchen has been placed on this elevation being the least sensitive room adjacent to the pub garden.

Third Floor apartment 3 (2 Bedroom.)

The entrance to this apartment is off the common staircase adjacent to the entrance of flat 2. The front door to this apartment is at Second floor level and the staircase becomes internal to the apartment.

The internal staircase leads to the Third floor, however at the half landing level the extended rear section of the building provides a full bathroom.

The main floor is set within a mansard roof and the floor areas have been taken in accordance with the RICS standard method of measurement.

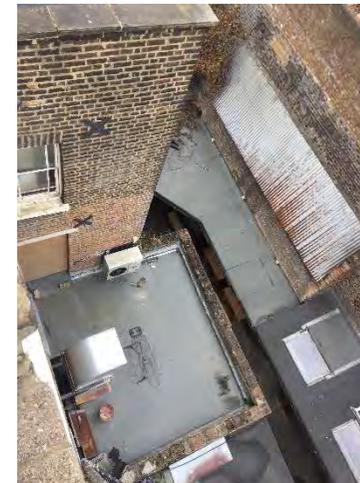
There are 2 Bedrooms to the North Side of the property, away from the pub garden, the larger of the two has an ensuite and built in storage of 2m². The ensuite is a

walk-in shower room. There is a full bathroom and a small cupboard for a stacked Washing machine and condensing dryer. To the South adjacent to the bathroom is a living. To the East is the kitchen dining room with fully fitted kitchen. The kitchen has been placed on this elevation being the least sensitive room adjacent to the pub garden.

Outdoor amenity space.

The outdoor amenity space provided is as follows.

It is difficult to provide within the existing structure an external amenity space to each of these apartments however at the first floor entrance area a modest external decked and partially landscaped area with planters and low level screening is to be provided. This will provide an area that is useable in a controlled way that is not directly linked to the public house but is higher than the pub garden.



FIRST FLOOR PROPOSED TERRACE AREA

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3.4 ENVIRONMENTAL ANALYSIS

3.4.1 Sun Path

The proposed roof top and rear extension to the building has no adverse effect on the surrounding buildings or their amenity.

The roof top addition is 1.6m above the parapet level and as such from Street level is not immediately visible adjacent to the property from Hadley Street or Castle Road.

The roof top extension from the South is only visible 6 properties away along Hadley Street 22m away.

It is therefore suggested that although the building line is being raised, the architectural treatment to the roof line has been considered to minimise any effect on the adjoining properties and as this property acts as a book end to the various vistas and properties the varying scale of the surrounding buildings and minimal projection do not dominate the subject property but represent a sensitive extension that is not alien to the area.

The daylight levels exist to the building and are comparable to the adjoining housing along Hadley Street. This existing fenestration has been used for residential previously within this building and not seen as an issue for the development.

3.4.2 Noise Pollution

Refer to attached Acoustic report

3.4.3 Privacy

Privacy is not affected as the building and apertures are existing. The rear extension has a view to the railway viaduct and will be formed from obscured glass.

The roof top extension is set so that there will be no overlooking from the internal rooms by using the existing fenestration pattern.

This development does not subject neighbours to unacceptable loss of security, privacy or overlooking.

The aerial views indicate the relationship of the adjoining premises as well as the attached photographic contact sheets.

More specifically;

West Elevation. (Rear)

The existing windows overlook the railway viaduct.

East Elevation. (Front)

The existing windows are retained.

South Elevation. (Side)

There are no windows in this elevation.

North Elevation (Side)

The windows are existing to this elevation.

3.5 NOISE + VIBRATION + APARTMENT LAYOUTS

The apartments are laid out to achieve the maximum use of space, enhancing the occupiers experience and standard of living. The apartment, room uses align when overlaid as would normally be required to minimise noise and disturbance. To offset this it is proposed that the acoustic treatment between the apartments will be enhanced and KP Acoustics have advised on this in their report. This will comply with regulations and good practice, insulating the occupiers from the Public House use below and each other. In addition the layouts have been planned to place the more sensitive uses away from the pub garden.

KP Acoustic report indicates that there is no adverse effects. There are no requirements other than those contained within the current scheme in respect of noise and vibration.

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PROJECT CONVERSION AND ALTERATION OF UPPER PARTS 77 CASTLE ROAD LONDON NW1 8SU

3.5 AIR QUALITY

An air quality report is appended to this application and indicates that there is no adverse effect on the scheme.

4.0 DESIGN STATEMENT

4.1 Scale, Massing and Form

The concept is to retain the existing building and to extend it in 2 specific places. The rear extension is an additional 1.6 m higher than the existing parapet containing the existing water tank. This addition is concealed by the railway viaduct and only visible obliquely along the railway viaduct from the North. The building extension is outlined on the attached photograph.



OUTLINE OF EXTENSION TO PROPERTY

The finish will be brickwork to match with a lead flat roof and parapet replicating the existing finish.



OUTLINE OF EXTENSION TO PROPERTY

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OUTLINE OF EXTENSION TO PROPERTY

The main roof extension is formed from a traditional mansard construction and as such the outline of this is indicated on the attached photographs. This is a mansard to Castle Road and Hadley Street. Elevations, however to the South and East it presents itself as a parapet wall, which seemed the most logical way of terminating the roof. As mentioned previously this protrudes approximately 1.6m above the existing parapets and the roof and fenestration follow the architecture of the host building while remaining subservient.

4.2 Contextual Relationship.

The properties in and around the site and indeed the surrounding area have been altered in various ways with a tight knit of mainly residential with some commercial properties of a terraced form. The streets are a mix of the above typologies; therefore the relationship of this proposal to the existing townscape is not alien and respects the urban grain and diversity. The property relates to the existing urban rhythm of varying heights and proportions and to the neighbouring properties. Due to its central location within this area at the Junction of Hadley Street and Castle Road it will provide a unity and act as a catalyst for local improvement at all scales. It will provide punctuation at the end of the Mews that reflects and improves on the quality of

development in the area. It will take the best of the current historic fabric and blend this with contextual additions to give this building above the public House a new life.

The traditional mansard roof aesthetic sits well within the fabric of the area and as mentioned unifies the property and we believe is seen as appropriate to the locality. The relationship to the adjoining buildings remains unchanged as the face to face dimensions are unaltered.

Materials.

The materials for the scheme mainly exist as this is a refurbishment of the existing and apart from a small extension to the rear and a mansard roof addition in natural slate the exterior of the property will remain.

The rear extension will be formed from matching second hand stock brickwork to the correct level. Coping and window details will match existing and new windows will be timber double glazed sealed units to match existing.

The main roof extension will be formed from a traditional natural slate mansard with a flat top roof element as detailed. The dormer windows will be lead with double glazed conservation traditional sliding sashes as detailed.

Timber is used for the decking material on the lower communal terrace

The new roof extension will be subtle and traditional in detail so as to blend into the background.

SUMMARY

We believe that these alterations will not only add value to the property in terms of the quality of the occupiers' life and enjoyment but will improve a neglected building. It will provide a well considered solution to an existing premises that will integrate into the existing fabric as a contextual addition and complies with local and national planning policy. This is the only realistic solution to save and preserve this buildings fabric and future.

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PROJECT CONVERSION AND ALTERATION OF UPPER PARTS 77 CASTLE ROAD LONDON NW1 8SU

5.0 SUSTAINABILITY

Ashby Energy consultants have been instructed by the applicant to appraise the proposals to provide a sustainably development with a minimum of 20% CO₂ emission reduction. This can be found in the appendices. A reduction of 24.83% lower than the baseline contained within the 2010 building regulations has been achieved.

The development adheres to sustainable principles on a number of fronts. The development has been designed to be low maintenance and low energy. The high insulation within the envelope will minimise expenditure and increase the efficiency of the building. The floor insulation is to be increased at the same time. The inclusion of open areas of glazing will require the use of less artificial light and also provide solar gain. The materials (apart from mastic seal checking required every 10 years) are expected to last at least 60 years if not in excess of this. The proposed development will be constructed of the highest quality materials.

The extension and alteration creates an increased footprint on the site, with limited intervention and more efficient use of an existing site creating effective use of urban land.

The thermal properties of the new doors and construction will be in excess of the building control requirements making this thermally more effective than the existing construction. This is highlighted within the Ashby Energy report attached to the application.

The re-use of existing demolished material within new construction will be specified. More specifically, in relation to the Eco Homes standards.

Energy

- Building Fabric

It is planned to insulate the whole premises to improve its current and future performance.

- Drying Space.

Due to site constraints it is not possible to provide a drying space however the main bathroom or shower in each apartment will be provided with an extract fan capable of providing the requirements for a drying space.

- Energy Efficient Appliances

It is intended that any new appliances would be AAA++ rated.

- Internal Lighting

As part of the development of the property it is intended that the lighting will be provided by fixed dedicated energy fittings. LED.

- External Lighting

As part of the scheme, external entrance lighting will have dedicated energy fittings and be linked to a timed or photocell operation. This will be designed to ensure the minimum light pollution however will provide added security and safe access and egress.

- Transport

As this scheme is a refurbishment and extension of an existing property, the transport links exist.

DP 18 has for low provision parking areas a maximum of 0.5 parking spaces per unit. There is a CPZ in operation locally and as such the client does not require provision of parking on site. The property location is well served by Public transport and has a PTAL rating of 6a which is classified as excellent and staff of the public house either cycle, live locally or use public transport.

- Cycle Storage

A bicycle storage area is to be provided at Ground floor level to the rear of the premises and is covered for provision of 3 bicycles based on Camdens DP18 parking standards.

- Local Amenities

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PROJECT CONVERSION AND ALTERATION OF UPPER PARTS 77 CASTLE ROAD LONDON NW1 8SU

There are local amenities that exist and all are within easy reach of the property.

- Home Office

There is provision of an area for a home office.

- Insulant (GWP)

The new insulation to the external envelope will have ODP of zero as we use Celotex insulation and will have no added ODP or GWP effect.

- NO_x Emissions

A new low energy condensing boiler for each apartment with the required classification and NO_x emissions.

- Reduction of Surface Runoff

Any new surface treatment to the building has been considered to see if a reduction in surface run-off can be achieved. The run-off should be no more than the current situation.

- Renewable and Low Emission Energy Source

A scheme for a Roof top PV installation has been adopted providing a 3.9Kw

- Flood Risk

The site is not located within an area at risk of flooding.

- Environmental Impact on Materials

As this is an existing building it is the intention to retain the majority of materials within the scheme. However all new materials will be assessed for their environmental impact and life cycle.

- Responsible Sourcing of Materials - Basic Elements

The material selection again will be made on responsible sourcing of the key basic elements.

- Responsible Sourcing of Materials - Finishing Elements

The material selection again will be made on responsible sourcing of the finishing elements.

- Waste and Recycling Facilities

It is intended to provide of a bin store for 2 number Eurobins and recycling bins. These are independent of the existing yard for the public House. As part of the kitchen design and layout there will be recycling facilities internally.

- Internal and External Potable Water Use

All WC's will be fitted with less than 6 litre system with dual flush. Shower flow rates will be designed and pumps not used for the showers.

- Ecological Value of Site

As this is a previously developed site to its fullest extent the alteration and extension have no adverse effect on this. There is no natural landscape, only areas of tarmac and flat roofs. The external amenity areas will integrate as much as possible provision of planting.

- Ecological Enhancement

The client is considering where possible a limited planting scheme to the communal terrace in consultation with the users.

- Protection of Ecological Features

There are no current ecological features to be retained.

- Change of Ecological Value of Site

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PROJECT CONVERSION AND ALTERATION OF UPPER PARTS 77 CASTLE ROAD LONDON NW1 8SU

There is no change in the Ecological value of the site.

- Building Footprint

As the building exists and the alterations are the most efficient way of extending the property, the land and material use is optimised across the site.

- Day Lighting

The scheme has been design specifically with day lighting in mind and to improve the occupiers' quality of life and to limit the use of energy for lighting.

- Sound Insulation

Sound insulation will be enhanced with the new insulation elements and doors etc. This will be in compliance with part E of the building regulations. The use of robust details is being employed and the solutions will be in excess of the regulations.

- Private Space

A communal space is provided for all of the apartments.

- Home User Information

An information pack on the use of the home will be provided.

6.0 ACCESS STATEMENT

By nature of the restricted site and the layout of the existing premises over a public house natural level access cannot be provided and it is not possible to install a lift to serve these floors. The apartments will in principle still be designed to meet Part M of the building regulations, therefore being suitable for other types of disability and all staircases designed for ambulant disabled.

7.0 LIFETIME HOME STANDARDS

In connection with the lifetime home standards, the proposed arrangement of the development in overall terms complies with the relevant standards applicable to this scheme. We apply the lifetime Home Standards to all residential schemes and try to comply with as many elements as possible regardless of the scale of the scheme. There are 16 standards, which are required to achieve the lifetime Home Standards. These are listed and all of the standards are relevant to this development.

More specifically;

1. Car Parking Width

There is no on-site parking spaces or off site parking.

2. Access from Car Parking

Not applicable.

3. Approach Gradients

The approach gradients are to be retained. There are however no gradients in excess of 1:12 as the access way is virtually level.

4. External Entrances

The entrance will be on a level approach or a maximum gradient of 1:12

5. Communal Stairs and Lifts

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There are no lifts however the communal stairs will be designed in accordance with Part M of the Building Regulations.

6. Doorways and Hallways

The width of the doorways and hallways are in excess of Part M of the building regulations. There is space to the side of the leading edge of the door.

7. Wheelchair Accessibility

This is not relevant to this proposals (see accessibility.)

8. Living Room

There is a living room on the entrance level to two of the apartments.

9. Entrance Level Bed Space

There is a bed space on the entry level to each apartment.

10. Entrance Level WC and Shower Drainage

This is included within the scheme in each apartment.

11. Bathroom + WC Walls

These will be made to support the future addition of rails and fittings.

12. Stair lifts / through Floor Lift.

It would be possible to install a stair lift in the future however it will not be possible to install a lift.

13. Tracking Hoist Route

Level shower rooms are provided and as such tracking hoists should not be required.

14. Bathroom Layout

These will comply with Part M.

15. Window Specification

The doors will be easily operable.

16. Controls, Fixtures and Fittings

Switches, sockets, ventilation and service controls are to be provided between 450mm and 1200mm from the floor in accordance with Part M of the building regulations.

8.00 FLOOD RISK

The site is not located in an area at risk of flooding.

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PROJECT CONVERSION AND ALTERATION OF UPPER PARTS 77 CASTLE ROAD LONDON NW1 8SU

APPENDICIES

Please Select...

77, Castle Road, London, NW1 8SU

Flat, Tavern In The Town Public House, 77, Castle Road, London, NW1 8SU

Ground Floor Room Right, Tavern In The Town Public House, 77, Castle Road, London, NW1 8SU

Room 1, Tavern In The Town Public House, 77, Castle Road, London, NW1 8SU

Room 2, Tavern In The Town Public House, 77, Castle Road, London, NW1 8SU

Room 3, Tavern In The Town Public House, 77, Castle Road, London, NW1 8SU

Room 4, Tavern In The Town Public House, 77, Castle Road, London, NW1 8SU

Room 5, Tavern In The Town Public House, 77, Castle Road, London, NW1 8SU

Room 6, Tavern In The Town Public House, 77, Castle Road, London, NW1 8SU

Room 7, Tavern In The Town Public House, 77, Castle Road, London, NW1 8SU

Room 8, Tavern In The Town Public House, 77, Castle Road, London, NW1 8SU

Tavern In The Town Public House, 77, Castle Road, London, NW1 8SU

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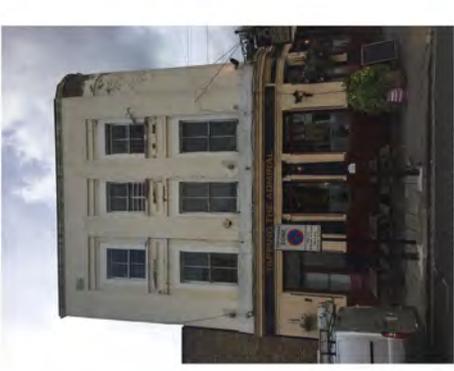
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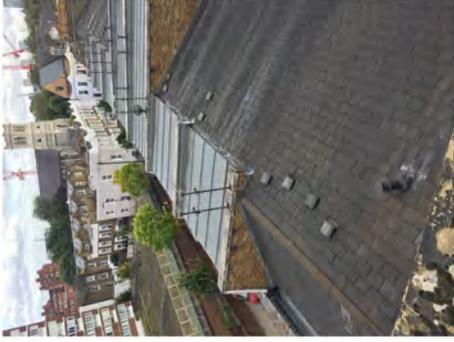
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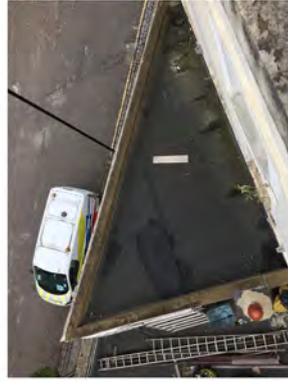
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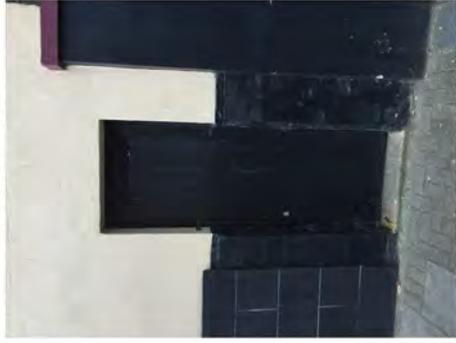
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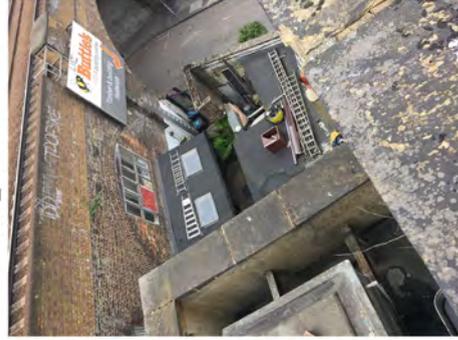
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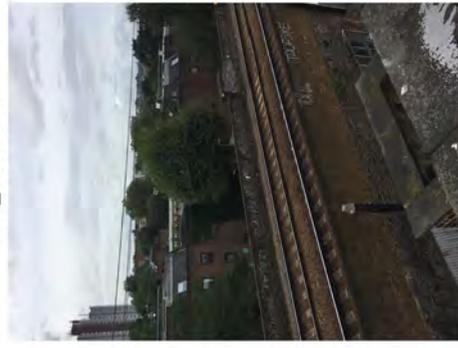
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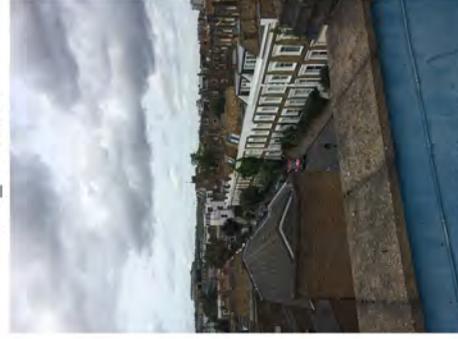
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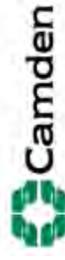
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McGrath Davies Property Services Ltd
8 Unity Street
College Green
Bristol
BS1 5HH

Localism Hub

5th Floor, 5 Pancras Square
c/o Camden Town Hall
Borough of Camden
Judd Street
London WC1H 9JE

cc. The Licensee, Tapping The Admiral Public House

Tel: 020 7974 3491

www.camden.gov.uk

email:

communityrighttobid@camden.gov.uk

By post and e-mail

3 August 2016

Dear Mr Davies

Tapping the Admiral, 77 Castle Road, London, NW1 8SU

I am writing to inform you that the nomination of Tapping The Admiral Public House, 77 Castle Road, London, NW1 8SU, as an asset of community value under the Localism Act 2011 has been successful. To confirm, the asset that will be listed comprises the ground floor, which is where the pub is located.

We also confirm that the nominating organisation, North London Campaign for Real Ale is eligible to nominate an asset of community value in Camden because it is a community interest group with a local connection (membership of over 400 Camden residents) and a not for profit company limited by guarantee.

Based on the information the nominating organisation has provided and our own investigations, we are satisfied that Tapping the Admiral meets the criteria in the legislation for an asset of community value ie. that its

“actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community”.

In the opinion of the local authority:

- Tapping the Admiral meets the social, recreational and cultural interests of the local community by providing a number of social events on a weekly basis that brings local people together. Examples include a platform for local musicians through open acoustic music events every Thursday that are attended by 20 to 40 people. The sessions include up to 8 to 12 local musicians to join in an open mic session and the sessions also encourage audience participation. On Wednesdays, the pub hosts a quiz night that is usually attended by 25 to 40 people.
- Every month, the pub holds a ‘Tap Takeover’ event and tasting session to showcase specific breweries and ‘Meet the brewer’, which are attended by 30 to 50 local people. These events further the cultural interests of the local community allowing local people to develop further knowledge and appreciation about types of beer and also socialise with others in the local community, thus furthering their social and cultural interests.
- Tapping has good disabled access and it is also well attended by members of the local community such as teachers who visit the pub on Fridays after work, and a Book Club that meets, where local people bring and exchange books for free. Local

events for the community, both run by local businesses and the community are regularly publicised at Tapping. The pub is regarded as a place where members of the local community meet and find out about what is going on in the local community, as well as hear about local job opportunities, and the pub provides access to free newspapers, all of which further the social well-being of the local community. Tapping is recognised for its 'local' feel, and it is described by the Londonist website at <http://londonist.com/pubs/tapping-the-admiral> as "attract[ing] a hearty crowd of long-time locals and newcomers who've heard of its charms".

- Tapping also hosts three to four beer and cider festivals each year. The festivals help support local businesses as they not only attract local people but also people from further afield, thus furthering the social interests of the local community and local businesses.
- Tapping is a member of CAMRA's LocAle scheme, committed to serving locally produced real ales and meeting consumer demands for local produce. It was awarded the CAMRA North London Autumn 2012 Pub of the Season competition, which is awarded to pubs who engage with their local community in promoting cask conditioned beer. The pub has twice been voted the CAMRA North London Pub of the Year in 2013 and 2015. This involves voting amongst all CAMRA's 1,700 local members, a community of drinkers and pub users who value the amenity that the pub offers.
- Tapping the Admiral is listed in the CAMRA National Good Beer Guide, which has a rigorous selection procedure by local CAMRA members.

Next steps

Tapping the Admiral will be added to the list of assets of community value on the Council's website at the address below and will stay on the list for up to five years. In addition we will also place this asset on the local land charges register and we will apply for a restriction on the Land Register.

The freehold of Tapping the Admiral is owned by Gary David Stores and Karen Ann Stores, and leased to McGrath Davies Property Services Ltd. If the freeholder or leaseholder intends to dispose of the property (either the freehold or the leasehold), they must not dispose of it within 6 weeks (known as an interim moratorium period) of notifying the Council of their intent. If within 6 weeks of notification of intent to dispose, a community interest group provides a written request to be treated as a potential bidder then a full moratorium comes into effect - a period of six months from the original notification of the intent to dispose/sell. If the council does not receive a written request from a potential bidder, then the asset is no longer subject to restrictions on its sale.

The purpose of the six month moratorium is to allow the community interest group time to raise funds to purchase the asset at market value. Please note that the legislation does not prevent the freeholder/leaseholder from disposing of the asset to whoever they choose at the end of the six month moratorium period.

The freeholder/leaseholder has the right to appeal against the decision to list the asset within eight weeks of the date of this letter. If their appeal is successful, the asset will be moved to a publicly available list of unsuccessful nominations. The purpose of this list is to ensure transparency and avoid multiple nominations of an asset that does not meet the definition.

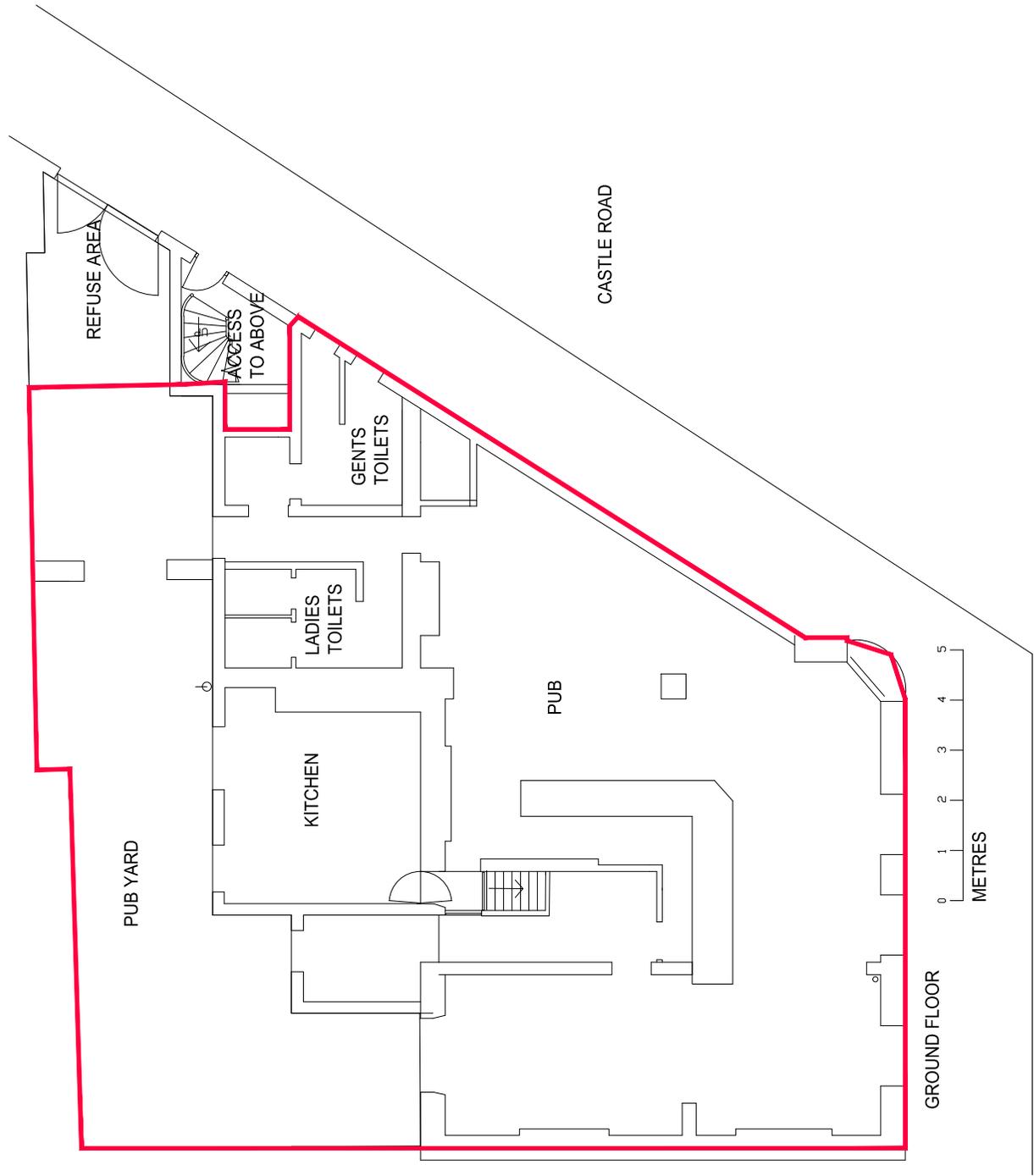
In regards to property rights of owners of public houses, the ACV legislation places a number of restrictions. They are that public houses that are listed as an ACV may not be demolished or converted without planning permission to the following Class use: A1 (shops), A2 (financial and professional services) or A3 (restaurants and cafés). Also, there are restrictions to changing the use of public houses to Class B1 (business) or a school.

If you require further information on assets of community value in Camden please visit the website: www.camden.gov.uk/localism.

I hope you find this information useful and please do not hesitate to contact me if you wish to discuss this further.

Yours sincerely

Fung yee Lee
Strategy Officer



REFUSE AREA

ACCESS
TO ABOVE

GENTS
TOILETS

LADIES
TOILETS

KITCHEN

PUB

PUB YARD

CASTLE ROAD

GROUND FLOOR

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METRES

HADLEY ST