

Application for a refurbishment and change of use from B2 (general industrial) to C3 (Residential dwelling-house)

No 1A Glastonbury Street
London
NW6 1QJ

Prepared February 2019

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1. Introduction

1.1 This combined design & access statement & planning statement has been prepared by Richard Brown and Katrina Damigos, in relation to a full planning application regarding the proposed refurbishment and change of use of the property at No1a Glastonbury Street, West Hampstead. The proposal is described as follows:

Proposed refurbishment, including replacement roof, with three new roof lights and creation of a 7.5m² internal courtyard, and change of use from B2 (general industrial), to C3 (Residential dwelling house).

1.2 In this combined design and access/ planning statement, all issues pertaining to both design and access and planning policy matters will be addressed within each chapter of this document.

1.3 Previous to this application, pre-application advice has been issued by officer Josh Lawlor of LB Camden in November 2019 Ref: 2019/5254/PRE. Subsequent amendments and revisions have been made to the proposal since the time that pre-application has been received.

All points raised within the pre application advice have been addressed within this document in their respective chapters.

2. The Site, History and Context

2.1 The applicants have owned the property since Spring 2019, having managed to receive funding for the potential refurbishment and change of use. The proposal is to gain permission, in order to self-build the scheme creating a 1 bed single storey dwelling to form their first home to live in.

2.2 The site represented to them the opportunity to affordably create a starter-home that would meet their specific needs in an ideal location affordably.

2.3 The proposed scheme is conceived as an affordable self-build model creating a low-cost home that can be used flexibly to provide living and working accommodation with good amenity and quality of living.

2.4 Planning permission and completion of the refurbishment meeting building regulations (for conversions) is required in order to gain a residential mortgage on the property.

2.5 Since purchasing the unit, the applicants have undertaken investigative works to establish the condition of all the building elements including drainage, structure and utility. They have been in touch with the immediate neighbours

and have begun a dialogue around the proposed changes to the unit and other party wall matters.

2.6 The property is a single storey brick industrial unit with approximately 50m² GIA B2 general industrial space.

2.7 The property is located at the corner of Glastonbury Street and Ravenshaw Street. It is bounded by the adjoining terrace of no1 Glastonbury Street to the east and Nos 34,36,38 &40 Ravenshaw Street to the rear on the south side.

To the north is Beckford primary School, the building itself is grade II Listed, and dates from c1885-6, and is around 5 generous storeys in height.

- The surrounding area is dominated by two -three storey Victorian terrace dwelling houses and is exclusively residential in nature.

2.8 Glastonbury street is a designated 'play street' due to the adjacency with the primary school. Once a year in the summer, a local street festival takes place organised by and for the local residents.

2.5 The property is not a listed building and does not abut or sit within a conservation area.



Top: Street view of 1A
 Middle Left: Aerial view looking north over site
 Middle Right: View of rear wall from rear garden of number 36
 Bottom Left: Site and surroundings viewed from window of no 36 Ravenshaw Street
 Bottom Right: Aerial view looking south over site

2.6 The roof consists of two mono pitched elements clad with corrugated steel. The floor to ceiling heights within the unit range from 3m down to 2.4m

2.7 The existing access is through two wide sliding garage doors from Glastonbury Street.

2.8 At the time of acquisition, the property is in a state of disrepair with notable structural defects that will be addressed as a result of a refurbishment following receipt of full planning permission.

- A replacement roof is needed with appropriate surface water run off and drainage.
- Structural reinforcement and bracing are needed along the tall 9 inch brick walls along the southern boundary.
- Warping external walls to the north require restraints.
- Damaged masonry from water ingress at rear wall.
- Parapets on north boundary wall to Glastonbury Street are in poor repair allowing water / moisture to ingress.

History

2.9 The garage had originally been built as a coach house to number 1 Glastonbury street next door. The unit would likely have been used for keeping a horse and carriage and would have been ancillary to the principle house.

During site inspection we found evidence that the house and coach house would have been linked at the rear by a staircase at lower level.

We also have found the original stable-block floor made of 'Staffordshire Blue' block pavers.

In 1966 Numbers 1 to 5 Glastonbury Street including the coach house, were purchased by the LB Camden.

It is understood that LB Camden then split the house and coach house, creating a rented residential property at no1 and a commercial rented property at no 1A. It is clear that in order to lease 1A as commercial unit, the lower level at the rear adjoining no1 was filled in to create a level threshold throughout the unit.



Top Left: View of rear incomplete walls showing typical signs of water ingress and overgrowth.
 Top Right: No 1 Glastonbury Street gable wall
 Right bottom: Recovered Staffordshire Blue stable block paver
 Left Bottom: Site inspections at rear wall foundations

3. Planning History

3.1 2014/7654/P - Refused

Change of use and redevelopment of site, including works of excavation, to provide a 3 storey with basement (1 x 3 bed) dwelling house (following the demolition of commercial garage premises).

3.2 2016/2896/P – Appeal Refused
Redevelopment of the site to provide a 3 storey 2 bedroom dwelling-house with basement (following the demolition of commercial garage premises) with associated cycle storage and amenity space.

Reasons for refusal:

Character and appearance

Negative effect on living conditions of neighbours

Satisfactory living conditions for future occupiers of the property in regard to daylight/sunlight, headroom and provision of amenity space

Loss of employment opportunities

3.3 2019/2806/P Prior approval for permitted development change of use B1(c) to C3 (Withdrawn)

Withdrawn due to insufficient evidence of established lawful use

4. The Proposed Scheme

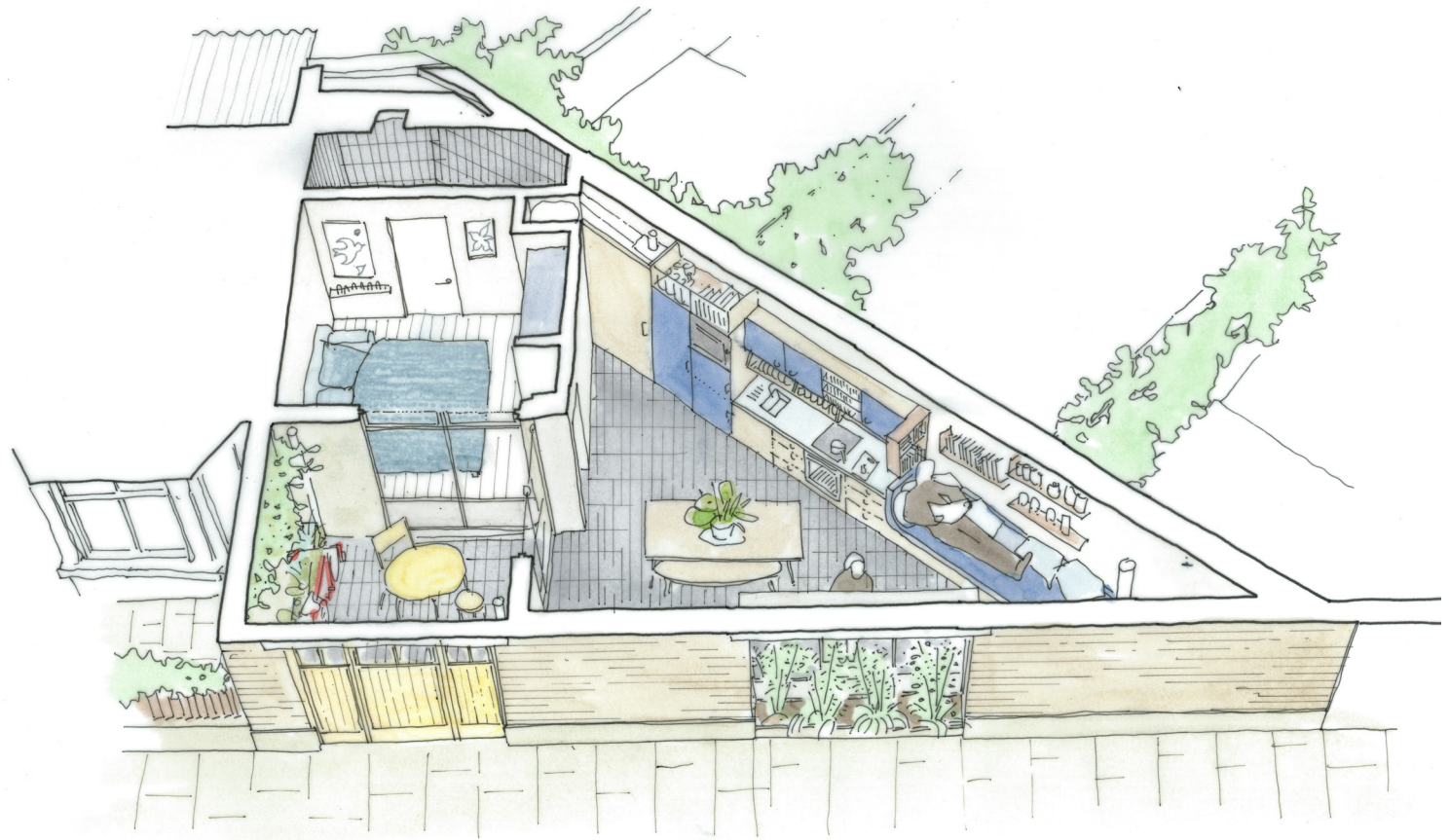
4.1 As an overview, the proposal is to refurbish the structure to create a one bed, one person flat at 44.3sqm with an internal courtyard at the north east corner and new roof lights and north facing glazing. The proposal will be described in more detail in the following paragraphs.

4.2 A proposed 7.5m² internal courtyard at the north east of the unit is accessed via the refurbished timber gates from Glastonbury Street. The internal courtyard forms the private amenity for the unit as well providing some space for refuse and cycle parking.

4.3 The internal courtyard is glazed on the south and west boundaries - giving light and outlook to the living space and bedroom respectively.

4.4 From the courtyard, the dwelling is accessed through the western edge 'crital style' metal windows

4.5 The triangular plan living space consists of a kitchen- storage and utility lining the southern wall, a dining area next to the inverted bay window onto Glastonbury street, allowing light and outlook. At the north east portion of the main space there is space for some seating overlooking the courtyard.



4.6 The main living space receives natural daylight from both the inverted bay window, the glazing into the internal courtyard and a large roof light over the living space.

4.7 The bedroom area is accessed from the main living space and receives light, ventilation and outlook through the north facing 'crital style' metal windows. A roof light overhead provides further light into the bedroom area allowing for it to be used occasionally as work space or extended living space.

4.8 The house bathroom is en-suite to the bedroom and is designed to be compliant with Building regulations Part M 2 (4) in terms of accessibility. A

new sloped roof light provides natural daylight from above.

4.9 In terms of the external works, a replacement low pitch flat roof will be installed, with roof lights and a wild flower green roof, as well as a replacement pitched roof on the southern boundary clad with black corrugated fibre cement board.

4.10 The brick parapets will be partially re built at higher level and made good with a cast in situ concrete capping.

Top: Axo view with roof removed to show internal layout

5. Principle of development

In this section we address the principle of development - in doing so establishing the appropriateness of the proposed residential use, refurbishment and alterations.

Please note that matters around loss of employment space are addressed under item 9 (Loss of employment Space) of this document.

5.1 Building condition:

- The existing structures are in a poor state of repair. The result of a structural survey lists a number of defects, therefore it is apparent that a full refurbishment is necessary in order to be fully habitable. The structural survey is submitted as part of this application.
 - A replacement roof is needed with appropriate surface water run off drainage.
 - Structural reinforcement and bracing are needed along the tall 9 inch brick walls along the southern boundary – currently the wall is incomplete at the intersection of number 1
- Glastonbury Street and the rear of no 42 Ravenshaw Street
 - Warping external walls to the north.
 - Damaged masonry from water ingress at rear wall.
 - Parapets on north boundary wall to Glastonbury Street are in poor repair allowing water / moisture to ingress.
 - No thermal insulation is currently installed along any of the building's thermal elements . i.e. walls roof or floor.
 - No acoustic separation from neighbouring residential units
 - The roof consists of steel corrugated cladding over an under sized timber joist roof.
 - There is currently no acoustic insulation or sealed detail along the eaves of the roof where it meets the parapet, thus causing harm to the amenity of the neighbouring properties on Ravenshaw street that abut the south party wall.
 - The unit currently has very poor drainage, with a connection to the main sewer that is not compliant with current building regulations.

- The floor of the unit is in a state of disrepair, requiring a new flooring substrate to allow insulation in order to minimise heat loss.

5.2 Use

Camden Local plan policy H1 regards self-contained housing as the borough's priority land use with a target to encourage the delivery of 11,130 self-contained homes by 2030.

- The proposed use is C3 Residential
- The surrounding area is exclusively residential in nature and use, therefore it is apparent that the introduction of residential use would be appropriate in the context and would not cause any apparent harm compared to a general industrial use.

5.3 Amount

In terms of the amount of accommodation proposed, the proposal is to replace the 50m² GIA garage with a 40.1m² GIA one bed residential single storey dwelling, with a 7.5m² courtyard providing amenity, refuse and cycle storage.

- The Bathroom measures 5.3m² NIA
- The inverted courtyard adjacent to the street measures 2m²

5.4 Accommodation

- The Technical Housing Standards - Nationally Described Space Standards sets out requirements for internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
- The proposed unit has been designed to meet and exceed the Technical Housing Standards for a one bed one person unit, which is currently 39sqm GIA.

The proposed unit provides 40.1sqm of floor space in total, giving additional floor space and amenity space above and beyond the requirement.

5.5 Low cost starter homes

The Camden Local Plan policy H6 Housing choice and mix seeks to promote 'starter homes' in accordance with government guidance:

“A Starter Home is expected to be well designed and suitable for young first time buyers. Local planning authorities and developers should work together to determine what size and type of Starter Home is most appropriate for a particular Starter Home exemption site reflecting their knowledge of local housing markets and sites. A Starter Home is not expected to be priced after the discount significantly more than the average price paid by a first time buyer. This would mean the discounted price should be no more than £250,000 outside London and £450,000 in London.”

The proposed dwelling will represent our first home in London, the price and value of the unit after completion is likely to be below the £450,000 level, likely enabling us to secure a mortgage within our income level.

5.6 Self-Build Homes

The Camden Local Plan policy H6 Housing choice and mix seeks provision for people wishing to build their own homes.

- The proposed scheme is sufficiently modest in size to enable us to self-build the scheme within our abilities.
- We are able to provide professional services in terms of architectural design and project management - as well as labour.
- Land costs in Camden are extremely high, although the modest size and scope of the project allows for an affordable unit overall due to it being a relatively simple self-build project.

6. Design

6.1 Policy for high quality design

- The NPPF, at section 7 requiring good design, sets out how decision making should aim to ensure that developments should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
- The Camden Local Plan Policy D1 (Design) seeks to secure high quality design in development which respects local character.

6.2 The proposal, seeks to retain the identity and heritage of the building
- honouring its original use as 'coach house' to neighbouring No1 Glastonbury Street

6.3. The proposal makes good the external masonry, retaining the original garage door openings, with replaced doors and windows.

6.4 The use of materials have been chosen/retained to compliment the existing material palette of the street – London stock Brick (reinstated and reclaimed where possible), painted timber entrance gates. Painted metal windows and doors, with the use and reinstatement of reclaimed Staffordshire blue Stable block pavers in the enclosed courtyard.

6.5 The proposed metal 'crital style' glazing fenestration, is industrial and pragmatic in character – blending in with the industrial shell.

The glazing profiles are slim in order to allow as much light into the living spaces, whilst providing sufficient thermal resistance to avoid heat loss and meet current residential building control guidance.

6.6 All glazing, in particular the 'inverted bay window' with integral planter - onto Glastonbury Street is designed carefully to ensure that outlook, light and privacy are balanced. All windows within the scheme are designed to feature in built timber folding screens that gather sensibly at either side of the windows to allow future occupants to be able to adjust their privacy settings.

6.7 Green Roof:

A green roof is proposed following advice from officers at pre-app stage. The proposed green roof finish is a biodiverse 'wild flower blanket'. Green roof details are attached separately with this application, the detail has been selected for the following reasons:

- 36 species of flower and 4 species of grass
- Substrate depth of 80mm
- Low weight build up to avoid the thickening of the roof deck causing potential structural difficulties.

7. Neighbouring amenity

7.1 Camden Local Plan Policy A1 (Managing the impact of development) states that the council will seek to ensure that the amenity of neighbours is protected.

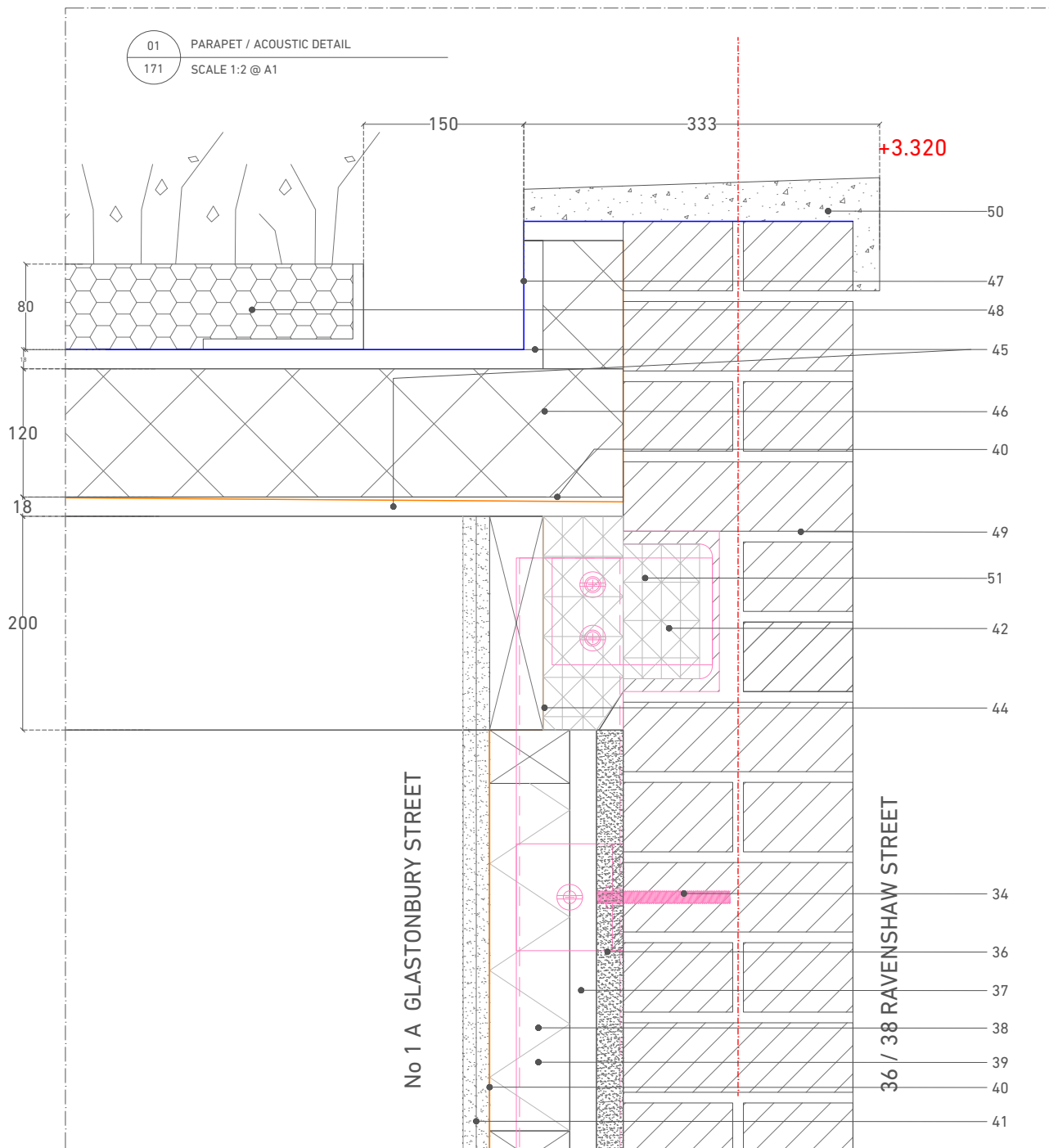
7.2 The properties along Ravenshaw Street that abut the application site at its southern boundary (nos 36 to 42), are set notably lower than the floor level of the garage currently. When viewed from the gardens of the Ravenshaw Street properties, the wall measures from 3-4 meters in height – forming a monolithic boundary – any increase to this wall would result in a potential loss of amenity for the neighbouring properties, in terms of outlook and enclosure

7.3 In response to this adjacency, the proposal does not increase the volume of the unit in such a way to cause harm to amenity for any of the neighbouring units. There is small increase to the parapet level around the boundary of the building, representing two to three courses of brickwork in order to repair the parapet and form an adequate sloped flat roof detail.

7.4 The proposed roof light (RF_01) over the main living space is angled to limit direct views from the higher level windows at rear of the terraces along Ravenshaw street, thus avoiding overlooking and harm to amenity of potential occupiers.

7.5 The bedroom and bathroom do not allow views through roof lights to cause any harm to amenity of potential occupiers.

7.6 Details of proposed acoustic separation along party walls have been included with this application. Subject to party wall agreements, the south boundary party wall will be strengthened using steel windposts to restrain any further movement. A breathable lime render will be used to line the inside of the wall and a new insulative and acoustic separating lining will be installed on the internal side of the wall with appropriate air movement.



Above: Drawing of rear party wall acoustic detail

8 Standard of Accommodation

Camden Local Plan Policy H6 states that the council will seek to secure high quality accessible homes in all developments that include housing and will expect all self-contained homes to meet the nationally described space standards.

8.1 Unit Size

The technical housing standards - nationally described space standard by DCLG 2015, Table 1 - Minimum gross internal floor areas and storage indicates that a 1b1p single storey unit must measure no less than 39sqm GIA and include no less than 1sqm of built in storage

The proposed unit is considered a slightly oversize 1b1p measuring 40.1sqm GIA representing a 2sqm of additional floor space above the requirement.

Each room within the unit has been designed to meet or exceed the technical housing standards for 1B1P housing units.

8.2 The living spaces and bedrooms are served with natural daylight via the large glazed areas into the courtyard without compromising privacy.

8.3 Design for solar gains

All glazing has been positioned to minimise solar gains and avoid discomfort due to any over heating

The large area of glazing in the living space has been carefully designed so that it will contribute to passive heating and cooling. It is envisaged that the internal floor space will be ceramic over a concrete screed with substantial thermal mass. This will have the effect of storing solar radiation during the day and slowly releasing the heat throughout the evening.

8.4 Privacy, outlook and defensible space

At pre-app stage, Officers outlined concerns regarding the amount of outlook from the living space and lack of privacy for future occupants.

The proposal now features an inverted bay window design that creates a large area of glazing set back into the living space with a margin of defensible space with tall plants separating the living areas from the pavement.

Privacy is controlled using 1.8m high timber folding shutters on the inside of the glazing that fold and gather either side.



Above: North - South section showing relationship to street from internal living space with the inverted bay window.

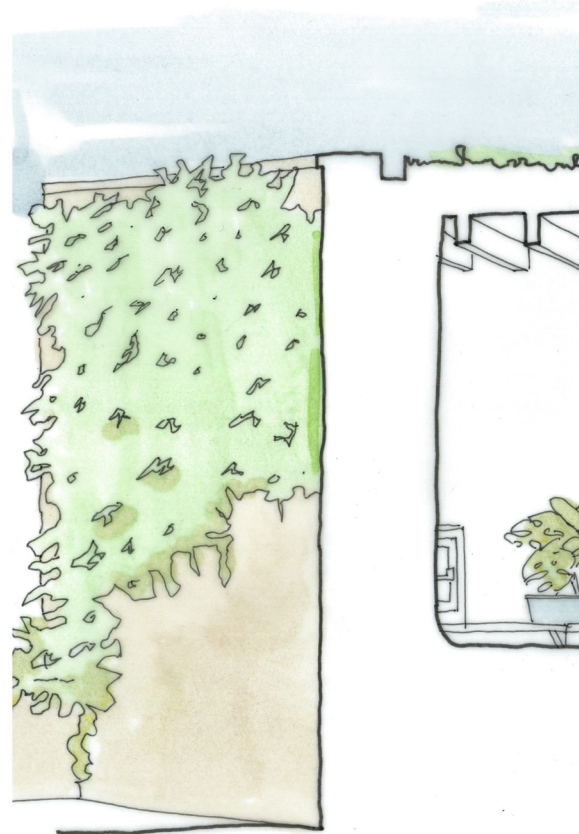
It is felt that these measures provide a good balance of outlook, defensible space and privacy giving a flexible range of options to protect the amenity of future occupants.

The following precedent project approved by LB Camden shows a similar arrangement at ground floor where the glazing is set back from the street behind a planter to provide 'defensible' space between the living space and the highway.

((2006/3673/P)

71-91 Kings Cross Road London WC1X 9LN

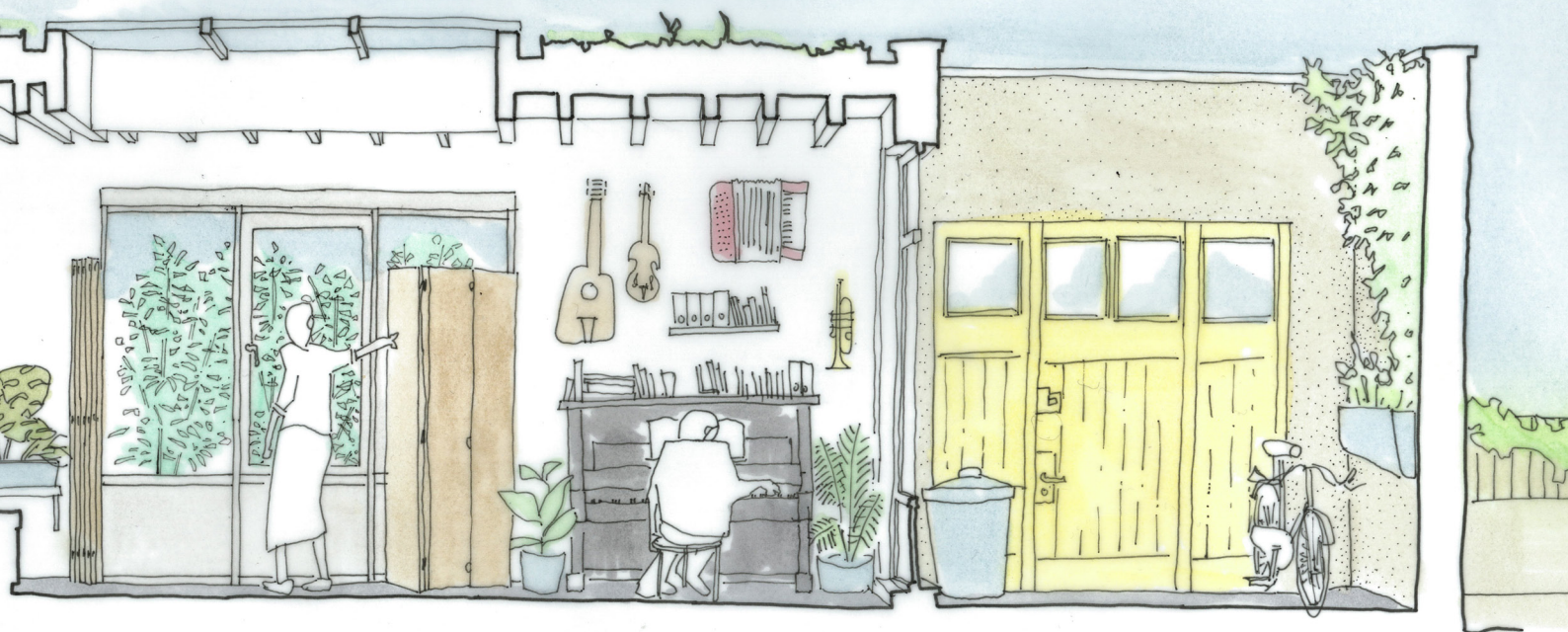
Redevelopment to provide a part 4/ part 6 storey building comprising 13 affordable and 14 private residential apartments (11x 1-bed, 9 x 2-bed, and 7x3+ bed units))



8.5 Fixed furniture and storage

The unit is a small studio, and to compensate for its limited floor area, the proposal seeks to adopt a fixed furniture methodology that allows the various spaces to be used in different ways throughout the day.

The bedroom space features a suspended floor that allows for the bed and bedroom furniture to potentially be dropped under the floor allowing the space to be used as additional space for living, working.



8.6 Daylight / Sunlight

As the proposal does not seek to change the overall bulk or mass of the existing building, a daylight sunlight study to measure any effect on neighbouring units has not been requested following pre app discussions.

In regard to the quality and amount of light received within the living space, the proposal has been amended since pre-app discussions. The roof light to the living space has been revised, using low-pitch flat roof light rather than

the previously proposed north facing saw tooth roof light. The amended roof light design benefits from more glazing allowing more routes for direct sunlight throughout the year and greater exposure to daylight.

It is clear that the proposed roof lights alone will allow a great deal of light all year round within the space and would surpass guidelines set out in the BRE Site layout Planning for Daylight and Sunlight.

Above: East-west section looking south through living space and courtyard showing the inverted bay window in living space.

Opposite Left: Precedent scheme on Kings Cross Road using inverted bay windows to create 'defensible' space from street at ground floor

8.7 Ceiling height

Ceiling heights throughout the studio are 3m floor to ceiling, exceeding the London plan recommendations for converted buildings by half a meter .

8.8 Private amenity space

8.8.1 The London Plan, housing SPG 2016, Standard 26 states that a one bedroom, one person flat, requires at least 5sqm of external private amenity space.

The proposal has met and exceeded this requirement by providing 7.5sqm of amenity space.

8.8.2 In the appeal for ref.2016/2896/P, the inspector stated 'that given the character of the surrounding area, of primarily residential dwellings with largely private rear amenity spaces and the reasonable size of the proposed dwelling is considered appropriate and practical in this sense'.

This analysis refers to a three storey, two bedroom dwelling, whereas this application is for a single storey one bedroom unit, that is substantially smaller.

8.8.3 It is apparent that the proposal would also struggle to meet the targets set out in the *BRE Site layout Planning for Daylight and Sunlight* guidance

- which suggests that applicants demonstrate 2 hours of direct sunlight falling on the ground plane of the amenity space during the 31st March. At the early stages of the project, various site layouts have been tested and it is apparent that this target would not be possible to meet given a number of constraints inherent to the site:

- The height of boundary walls of 1a Glastonbury street prevent an enclosed courtyard from receiving maximum light – however the walls provide privacy and are an important part of the historic fabric – therefore it is considered that these must be retained.

- The position of the site in relation to the tall gable of No1 Glastonbury street means that very little direct sunlight can be received at the earlier part of the day from the East

- We consider that it is important to state that most amenity spaces in the local area, are also sited with similar issues around overshadowing due to their inherent position. For example, the neighbouring houses along Ravenshaw Street, all have north facing gardens overshadowed by their buildings, which are often 3 storeys in height.

- The southern portion of the site faces directly towards the rear gardens and rear windows of the terraces of



Ravenshaw Street - positioning amenity space in this area would cause issues around harm to amenity and overlooking.

- It was decided that on balance, the position of the courtyard at the north side provided greater visual amenity and outlook from within the living space and that this also provided a good accessible and flexible space between the highway and the entrance to the dwelling.

8.8.4 To ensure that the 7.5sqm courtyard space receives as much

light as is possible in its position, the proposal has since been revised to allow access to light in the courtyard in three ways:

- Additional obscured glazing added to street gates
- Internal courtyard to be lime rendered - giving a lighter finish allowing light to refract.
- The roof light in the living space has been increased substantially in size to allow better light across the unit as a whole, enabling some routes for direct sunlight to pass through to the courtyard

Above: Shadow study of the internal courtyard - based on data for June 1st, 2pm

9. Loss of employment opportunities

9.1 The Camden Local Plan 2017, Policy E2 states that the loss of employment space will be resisted unless it can be demonstrated that the premises is no longer suitable for its use, and that the possibility of retaining the use has been fully explored.

9.2 It is understood that “Where the premises have been completely vacant for at least three continuous years up to the date of submission of the planning application” the council would accept shorter marketing periods.

The attached Marketing evidence document refers to all evidence of Marketing since July 2015:

2015 July Advert in Kilburn times
2015 August Advert in Killburn times
2017 June – Grant Mills Wood advert
Visible letting board
2018 October – Marketing brochure circulated by Acorn properties for rent and sale.
2019 April – Visible letting board on building by Acorn properties

We understand that from 2015 until the date of purchase, there has been no continuous occupation of the unit and that no commercial leases have been agreed in regard to the property.

9.3 The attached viability study by Howe Chartered Surveyors from the 4th March 2014 together with the attached structural survey carried out by Ellis Moore Consulting Engineers (issued in 2011 an update to an earlier 2008), make the case that property is in a state of disrepair and that redevelopment as a business use would not be viable.

The structural survey recommends a number of remedial measures to repair and sustain the structure, however it is apparent these measures have not been undertaken and that the property has since further declined –see Paragraph 2.10 of this document for list of current defects.

The viability study demonstrates that the cost of refurbishment as a business use class would not be viable considering the cost of land and construction.

9.4 The Appeal decision from the 2016 application, found that the loss of employment opportunities would not be unreasonable considering the state of repair of the unit, the limited amount of employment opportunity currently offered within the unit, and the residential nature of the area:

“I consider that the limited loss of employment land that the proposal would cause would not be unreasonable, and realistically the proposal would not result in a loss of employment opportunities”
”

10 Access, Waste & Transport

10.1 Accessibility

The dwelling has been designed in accordance with Part M4 (2) building regulations to allow level threshold access throughout.

10.2 Waste

The proposal conforms with guidance set out in LB Camden CPG1 DESIGN Storage and collection of recycling and waste.

The internal courtyard is partially designated as a waste storage area.

Space has been allocated in the courtyard for the following:

- 120L bin for general waste or 'refuse'
- 140L bin for mixed dry recycling
- 23L bin food waste

Within the living areas, space has been allocated for the following:

- Two compartments for mixed recycling and general waste of equal volume, each at least 60L
- 7L for food waste

10.3 Transport

Camden Local Plan Policy T1 aims to promote walking and cycling and public transport - and requires new dwellings to provide covered cycle parking.

The internal courtyard, allows space for two full size bicycles to be stored securely out of view from the street. To avoid any further loss of light and outlook, we consider that future occupants may be able to cover bikes using tarpaulins over the wetter seasons.

11 Sustainable design

11.1 The proposals included a fully insulated building envelope including the floors, roof and a new insulated internal lining. This will decrease the heat loss to a minimum creating a highly energy efficient dwelling.

11.2 The proposed green roof Improves SUDs capacity of the roof and helps mitigate flooding

– We feel this is addressed by the proposed levels of insulation and air tightness required for building regulations.

- It also acknowledged that any works to the building will represent an improvement to the acoustic separation far above and beyond the current condition of the building – which is not insulated, and the roof material is not sealed to the parapet walls.

- Future for building up.
A concern was raised around the potential case that we would in the future seek to increase the volume of the unit by applying for permission to add an additional storey to the building.

- We clarified that after exploring this possibility, we found that such a proposition would be inappropriate for us for the following reasons:

A) The scheme would be potentially unsympathetic to the properties to the rear.

B) The scheme would require additional work to the footings that would certainly cause the cost of construction to increase beyond our means

C) The additional space provided did not provide good quality space that suited our needs

12. Biodiversity

The proposed green roof with a wild flower blanket, provides many as 36 species of flower and 4 species of grass.

13. Community Consultation

13.1 We have engaged with the immediate neighbours residing at Ravenshaw Street over the summer, discussing the proposals on site with sketches and models.

13.2 The main issues for discussion were:

- Acoustic separation
A concern around acoustic transmission across the south wall boundary from the unit to the rear gardens of the Ravenshaw street properties.



14. Conclusion

We conclude that the proposed scheme deals efficiently with concerns raised over the course of the previously refused schemes, it deals with design quality, living conditions, and any potential negative effects on neighbouring amenity by loss of outlook.

We feel we have created a modest but innovative scheme that meets our needs and provides a positive contribution to the surrounding area and identity.

We look forward to a positive and proactive engagement with officers.

Above: Photograph taken after consultation with Ravenshaw Street neighbours in Summer 2019