

DESIGN AND ACCESS STATEMENT

140 - 142 CAMDEN HIGH STREET, LONDON, NW1 0NG

FULL PLANNING PERMISSION TO EXTEND THE SECOND AND THIRD FLOORS
OF THE EXISTING BUILDING AT 140-142 CAMDEN HIGH STREET, AND A
SMALL FIRST FLOOR SINGLE STOREY EXTENSION AT THE REAR, INCLUDING
ASSOCIATED INTERNAL RECONFIGURATION TO CREATE THREE ADDITIONAL
SELF CONTAINED FLATS



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1. INTRODUCTION

This statement is submitted to accompany the application for full planning consent to extend the second and third floors of the existing building, visible from Greenland Street, and a single storey extension at first floor level at the rear of the building; including associated internal reconfiguration to create three additional self-contained flats

The statement has been composed in line with the CABE guidance document, 'Design and Access Statements: How to write, read and use them.' The statement will consider the impact of the proposed works and their immediate environment.

The proposal has been prepared in response to our clients brief and both the local and national guidelines and policies, respecting the social, economic and environmental needs of the site and the wider context. This document should be viewed alongside the drawings, and reports listed below:

1745-OS.01
1745-EXISTING
1745-PROPOSED
Heritage Statement prepared by Bidwells
Daylight and sunlight report prepared by Hollis



1 | Image from Google Maps: 3D Camden High Street View
2 | Image from Google Maps: 3D View of the rear of the site

2. SITE AND LOCATION

140 - 142 Camden High Street is ideally located in the London Borough of Camden on the popular Camden High Street which offers a range of shops, restaurants and bars. The area is popular with both locals and tourists who flock to the area for the Camden markets and locks, all a short stroll away from the site.

140 - 142 Camden High Street is located on the junction of Camden High Street and Greenland Street, with the principle five story elevations facing onto the busy, one way street.

The period property is characterised by its red/orange brick, and decorative brick detailing. It provides a 'bookend' to a terrace of buildings, of similar historic presence and height, fronting onto the high street as seen in Image 1 to the left. At the rear, along the side road, Greenland Street, the building drops down to two storeys. The external treatment differs from the High Street elevation, reflective of its position on a side road.

Across the road from the site the building typology is more varied in style, historic relevance and height, creating a more 'random' street scene. Typically the buildings down the High Street are mixed use, with commercial/retail on the ground floors, and residential on the upper floors.

The immediate surrounding area offers a variety of building types which includes historic period buildings, alongside new builds and architectural interventions that make for an exciting and vibrant urban environment as evident in the photos below.



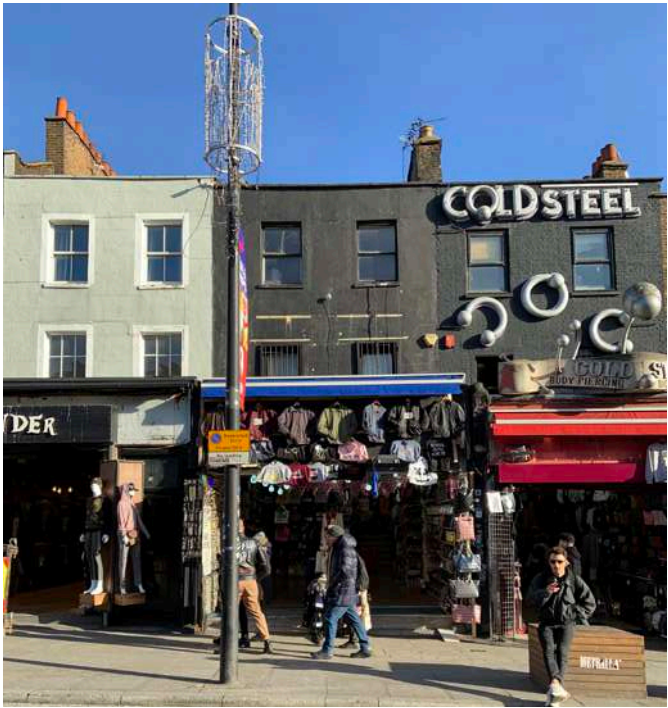
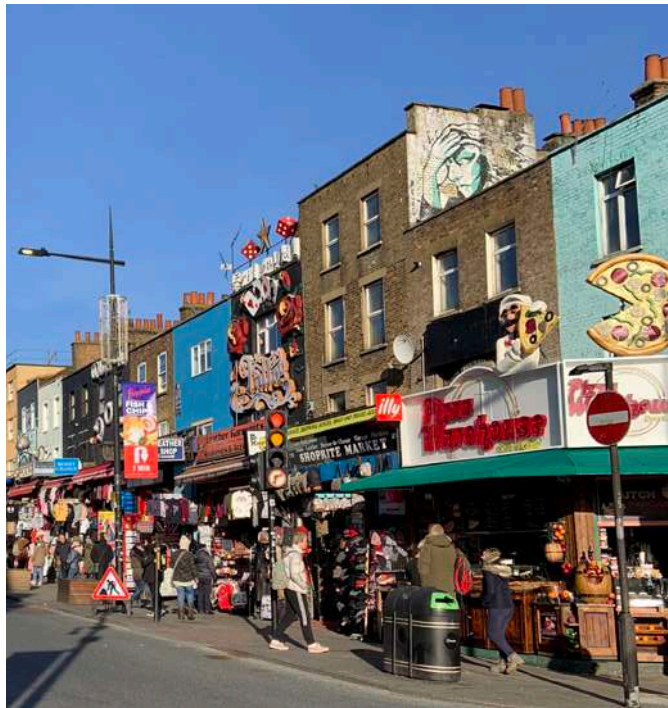
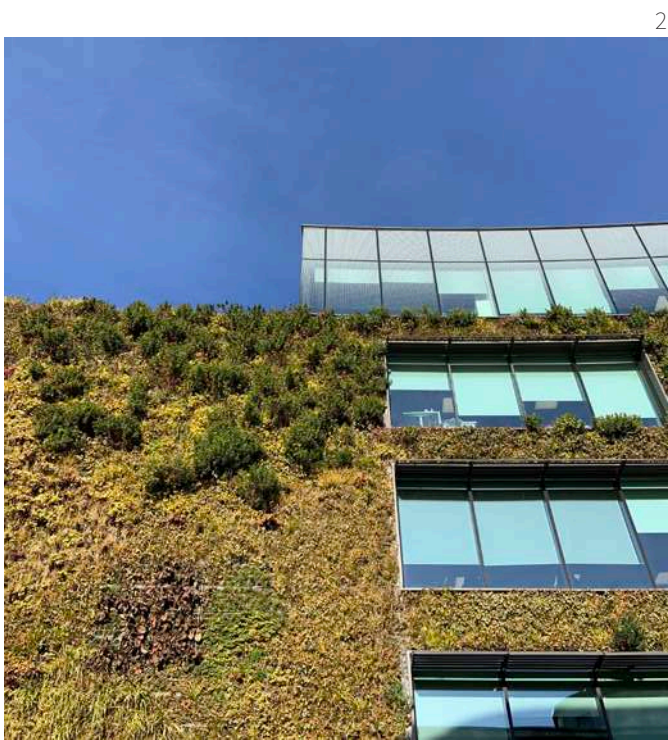
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- 1 | Street view along Camden High Street
- 2 | Street view along Greenland Street

2.1 LOCATION PHOTOGRAPHY



1-8 | Camden location photos

2.2 CONSERVATION

140 -142 Camden High Street is not listed, however it is located within the Camden Town Conservation Area. The building dates to circa 1889, and was originally two buildings within the terrace before being converted into one double width building.

The building benefits from such decorative features as brick pilasters between windows, stucco detailing, alternating projecting stretcher courses, and brick arches over the windows which help characterise the building along the high street. However some of the ground floor features have been bastardised where ATM's have been installed in recent times.

We have worked closely with Bidwells to develop our proposal to ensure we will be providing a scheme that retains and enhances the historic character of the existing building, as well as respecting the wider conservation area.

Please refer to Heritage Statement, January 2020, prepared by Bidwells.



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1 | View of Camden High Street

3. EXISTING

140 - 142 Camden High Street is a mixed use building. Lloyd's bank occupies much of the ground floor and basement level, with the main entrance on the corner of the building at ground floor level.

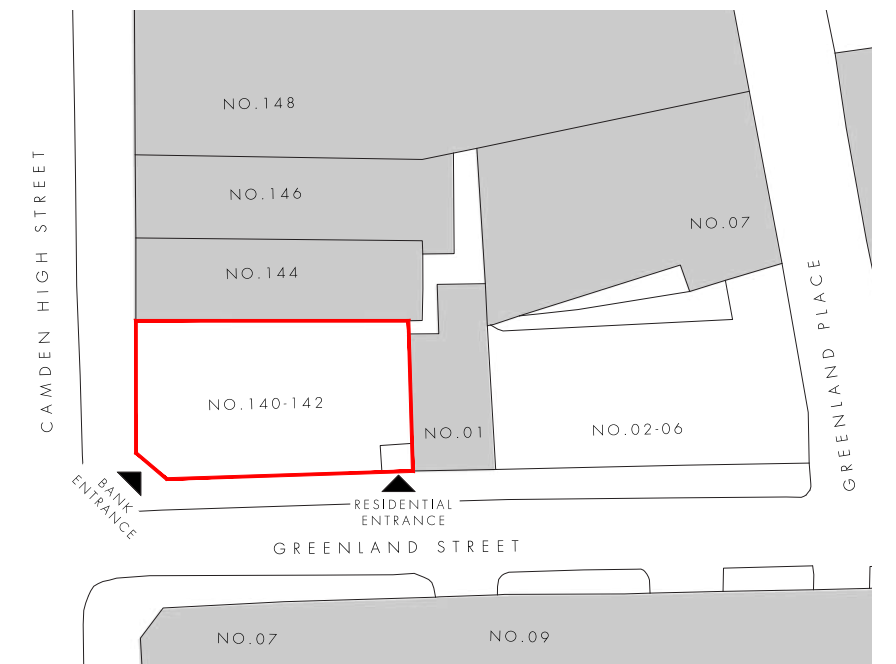
The upper floors accommodate four self contained flats, one on each floor, accessed from a central staircase at first floor level. Access to the residential first floor is via a single staircase, from a small entrance lobby at ground floor level, where you enter directly off of Greenland Street at the back of the main building.

The first floor level also provides access onto a small shared flat roof space, accommodating AC plant, and providing a means of escape for occupants of the application building and also the neighbouring properties with various external staircases terminating on the roof

As evident in the photos below, our client has inherited the building which is currently in is in a poor state, and in need of a refurbishment and an upgrade. Our client has inherited the building in this condition from the previous owner which has led to these proposed works.



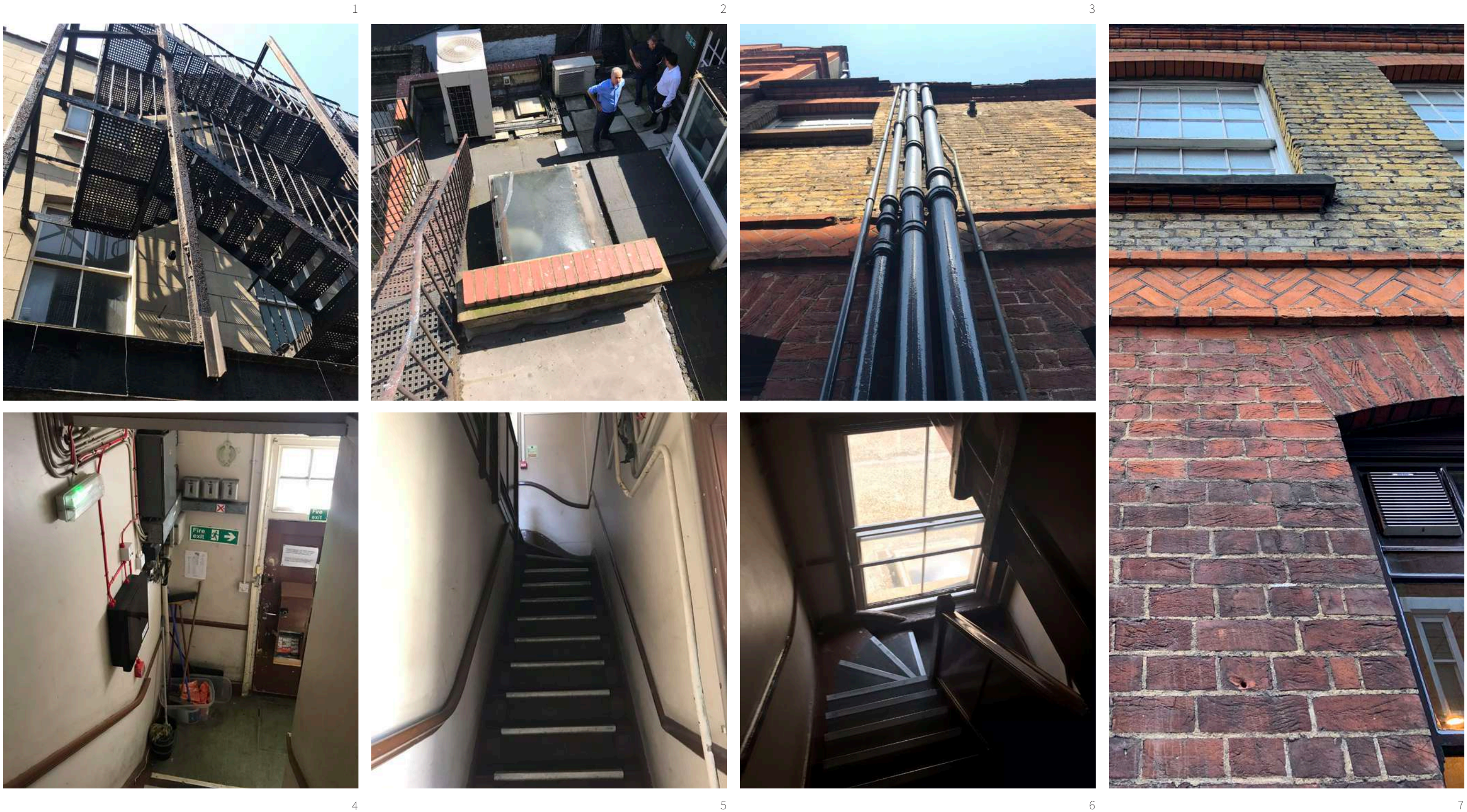
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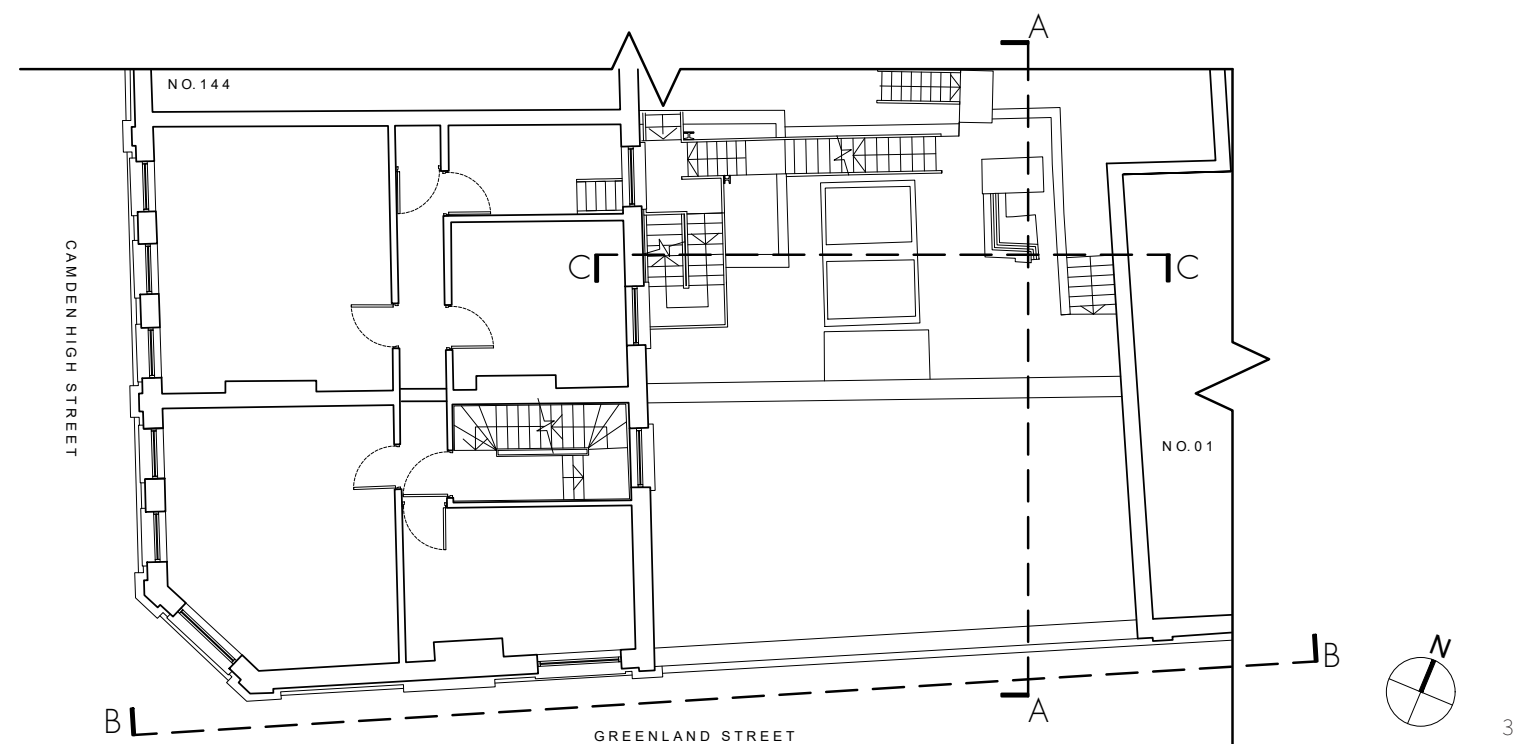
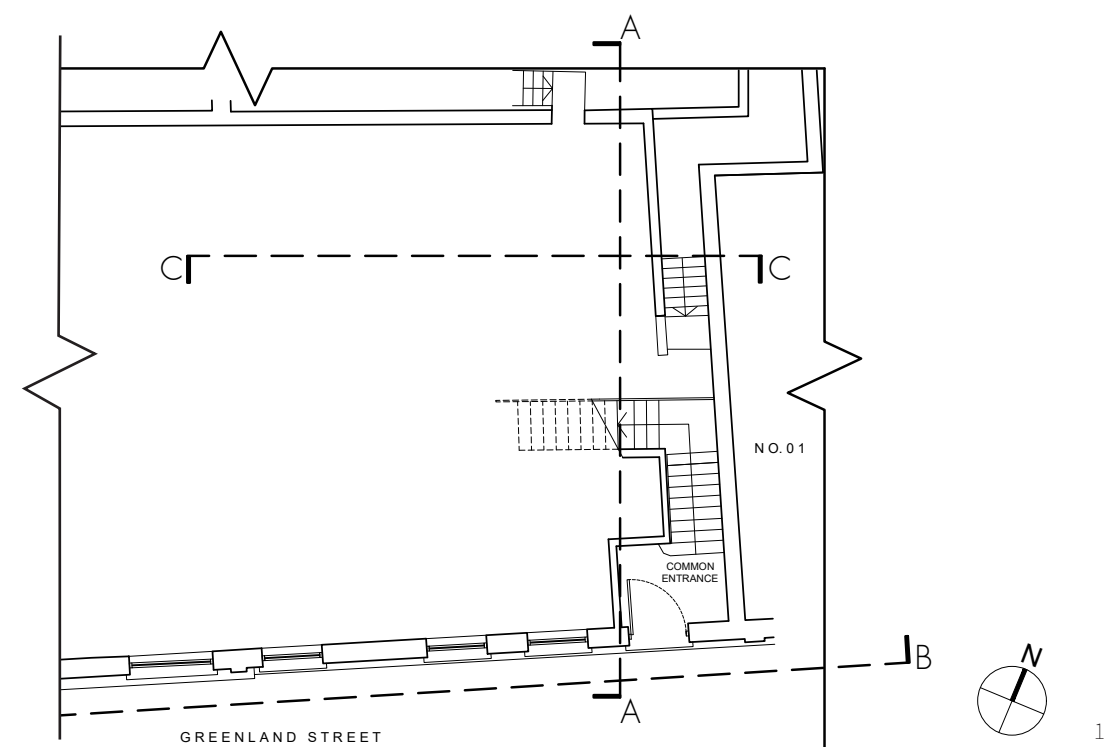
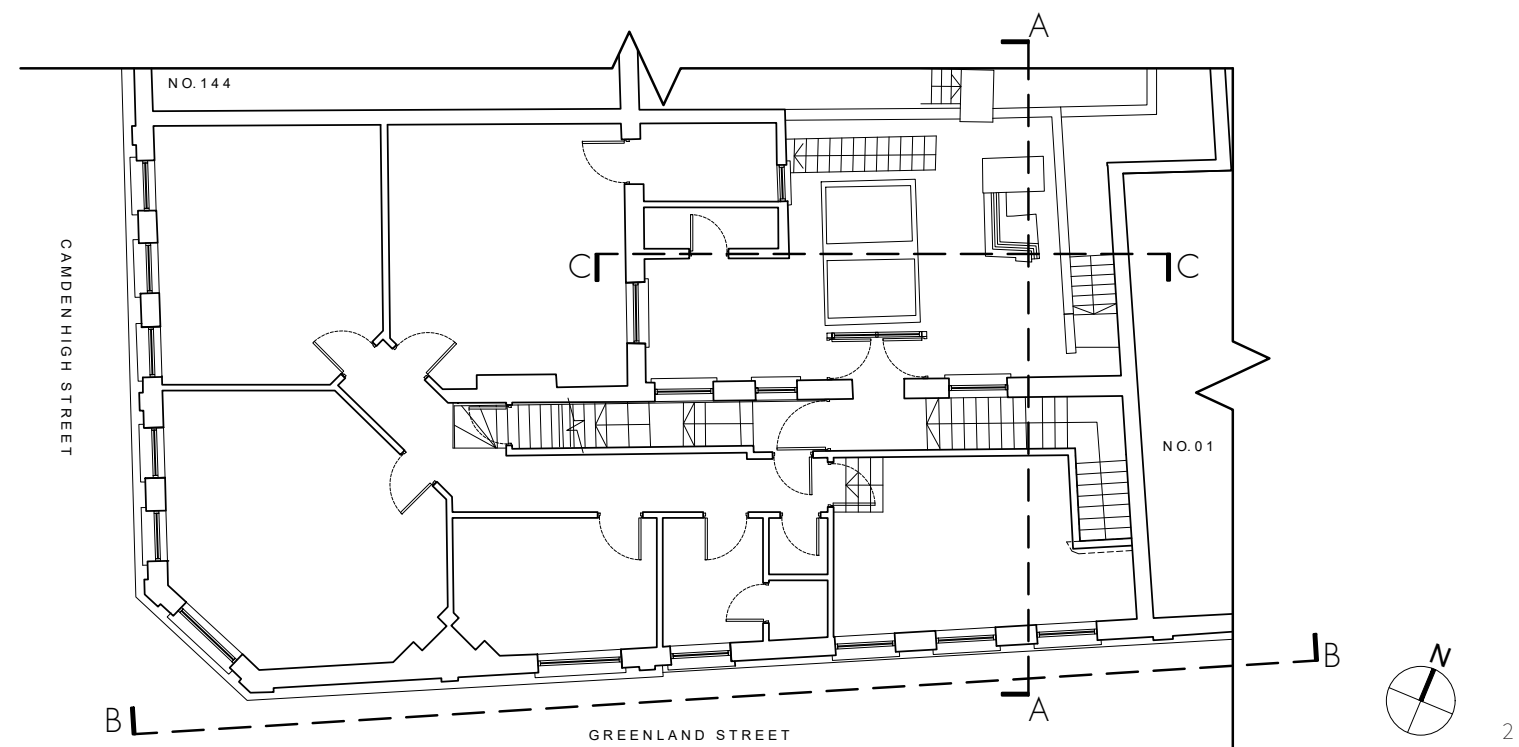
- 1 | Existing Front Elevation
- 2 | Site Plan NOT TO SCALE

3.1 SITE PHOTOGRAPHY



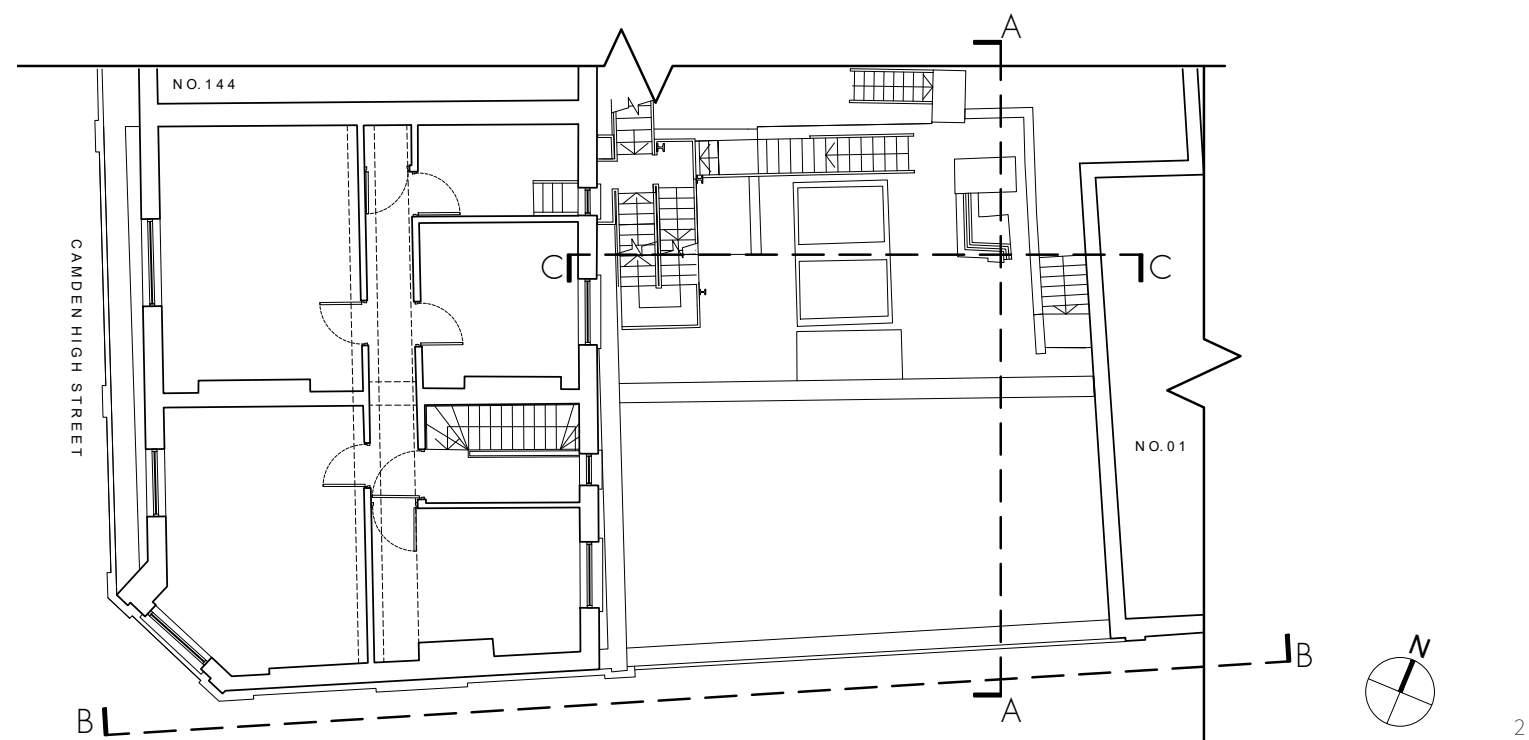
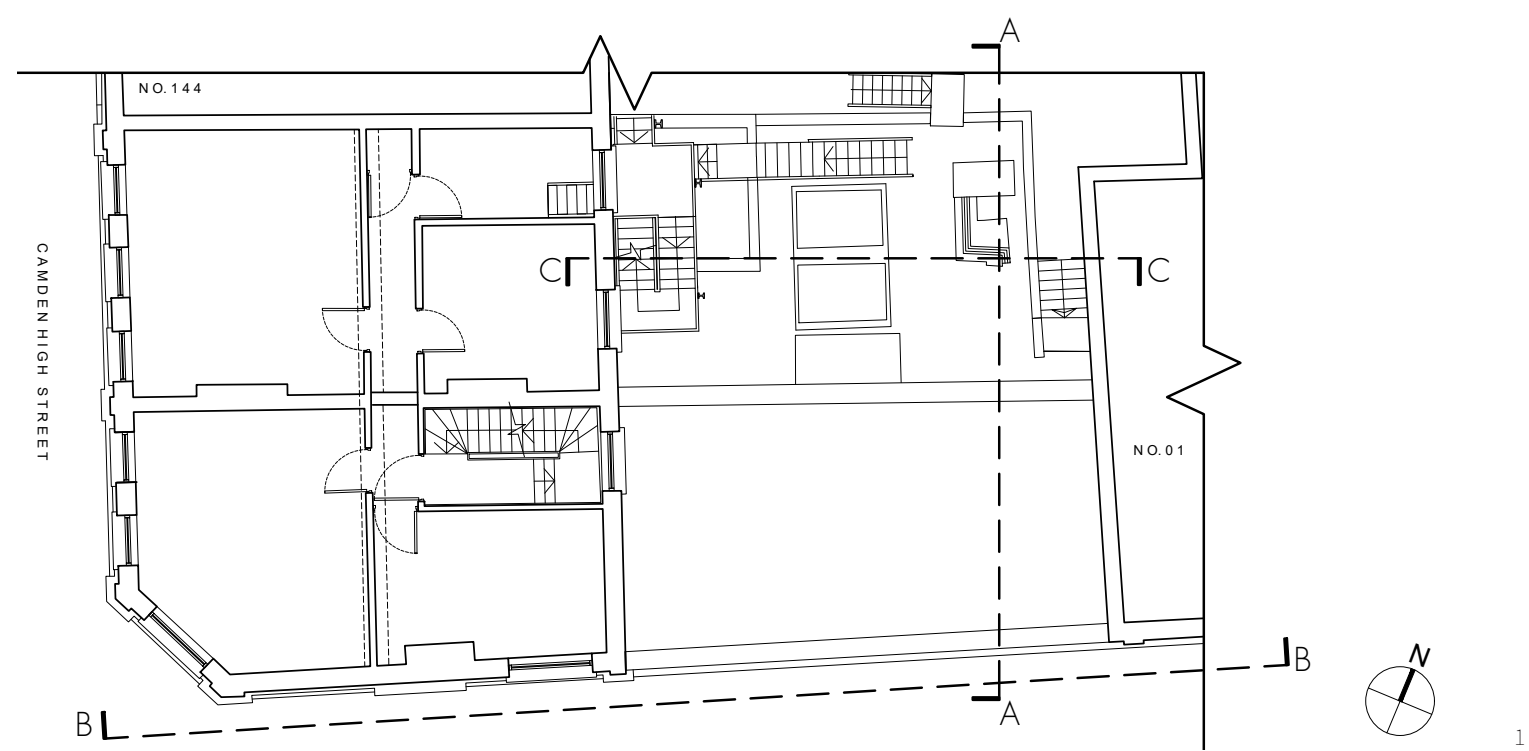
1-3,7| External photos of the building
4-6| Internal photos of the common parts

3.2 EXISTING PLANS



- 1 | Existing ground floor plan
- 2 | Existing first floor plan
- 3 | Existing second floor plan

3.2 EXISTING PLANS continued



- 1 | Existing third floor plan
- 2 | Existing fourth floor plan

3.3 PLANNING HISTORY

There have been numerous minor planning applications granted and refused at 140 Camden High Street, predominantly in connection with the ground floor Lloyd's bank, signage and ATM, all prior to our client taking on the building.

Pre Application 2018/4930/PRE by others

In November 2018, two separate proposals were submitted as a pre-application by the previous owner. The Planning Officers response followed in January 2019 as can be summarised below:

Pre Application Option 1

Erection of mansard extensions to second and fifth floor level and reconfiguration of existing residential units to provide 10 self contained flats to mixed use building

Planners response: It was considered the addition of a fifth story would 'overwhelm the existing scale and proportions of the building'. The second floor extension along Greenland Street was considered 'acceptable in principle' as it retains the open character between the application building and No. 1 Greenland Street. Overall 'the Council would seek to retain this gap; however, the proposal provides scope to develop within the gap while maintaining the open character'.

Pre Application Option 2 (Elevation to the left)

Erection of two story (including mansard extension) at second floor level (along Greenland Street) and reconfiguration of existing residential units to provide 9 self contained flats to mixed-use building.

Planners response: It was considered the two storey extension would not appear secondary or subordinate either to the application site, or adjacent No. 1 Greenland Street. This is because the resulting height of the extension would match No. 1 Greenland Street. It would also infill the gap, and alter the relationship of the corner building and buildings down the secondary street.

Our proposal has taken the above into consideration to develop our design proposal, as will be discussed below.



4. PROPOSAL

This application seeks permission to extend the second and third floors at the rear of the existing building, fronting onto Greenland Street. In addition to this the proposal includes a small single storey rear extension at first floor level over the flat roof space; not visible from the street. The works will also include associated internal reconfiguration of the upper floors only (first to fourth) to provide three additional dwellings.

In total the scheme will have seven flats, all refurbished and modernised throughout. Three of these flats will also benefit from private amenity space in the form of balconies and a small rear courtyard

The internal and external common parts will be refurbished as part of the redevelopment, including the ground floor residential entrance, internal staircase and first floor roof space, as well as any required external restoration works

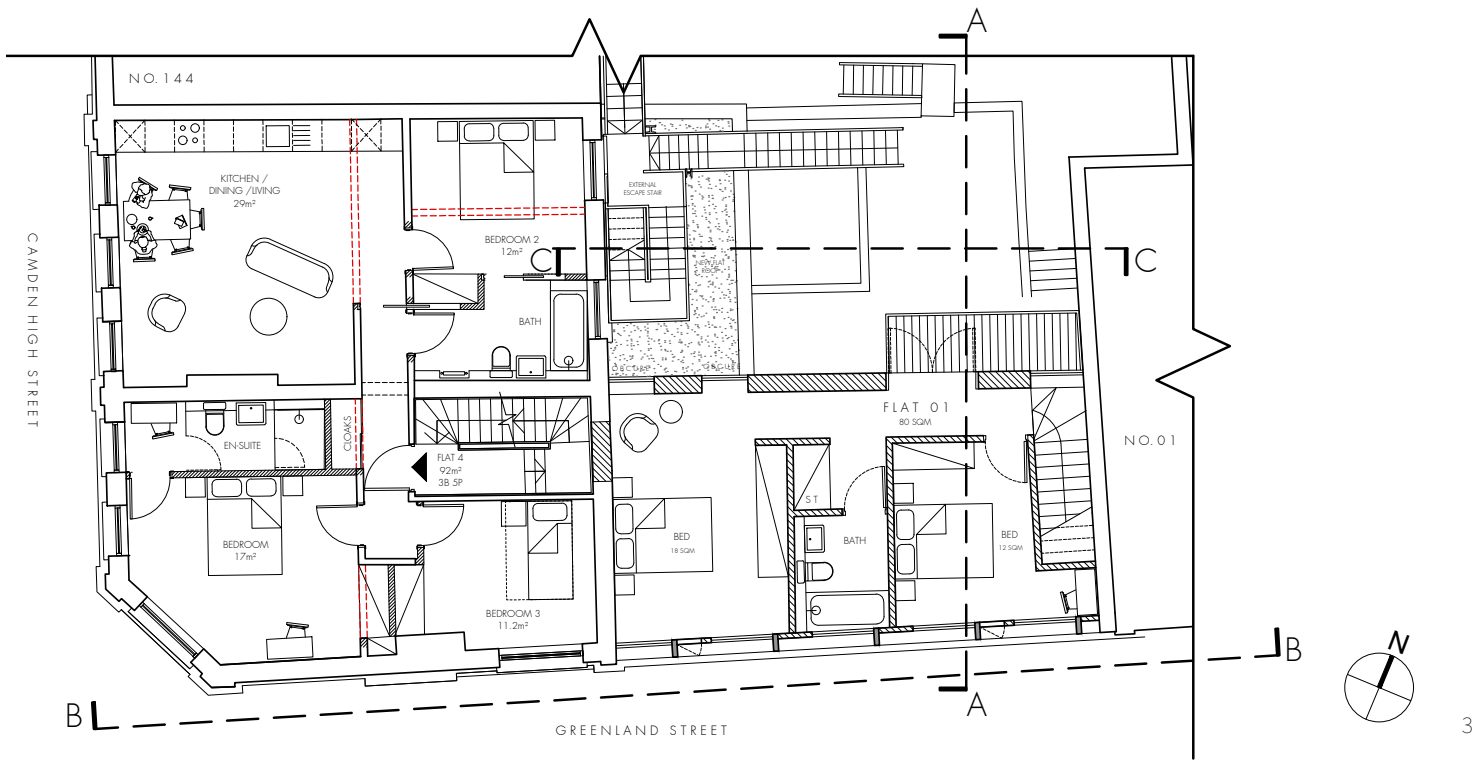
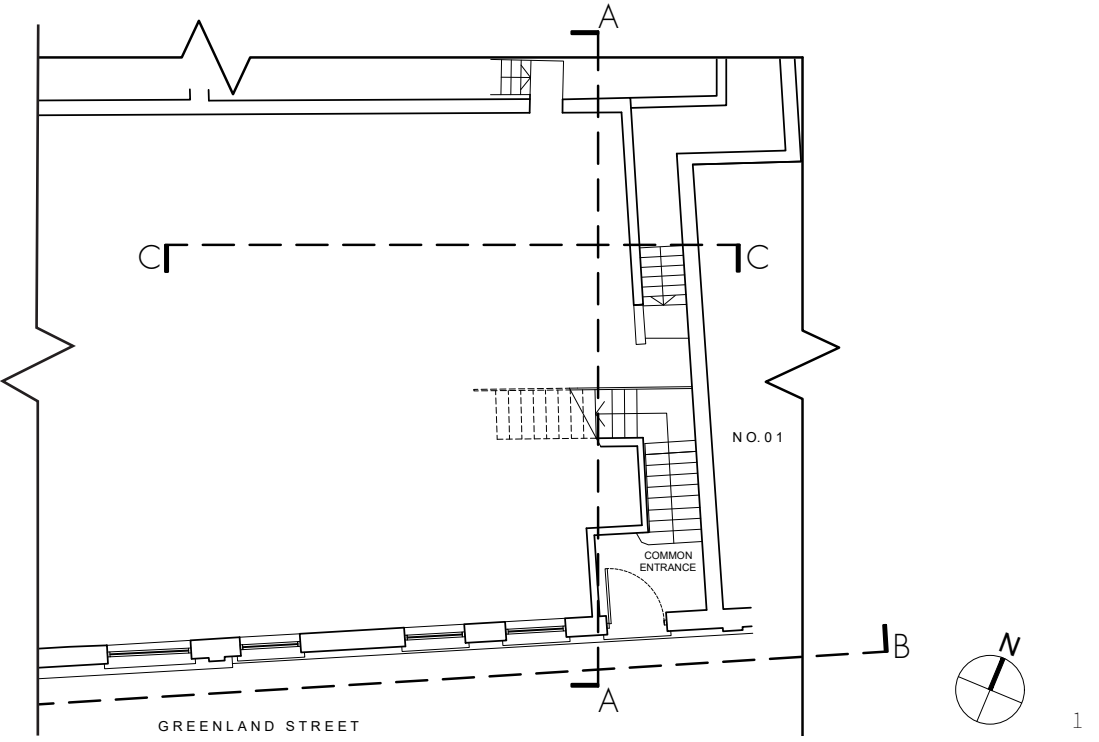
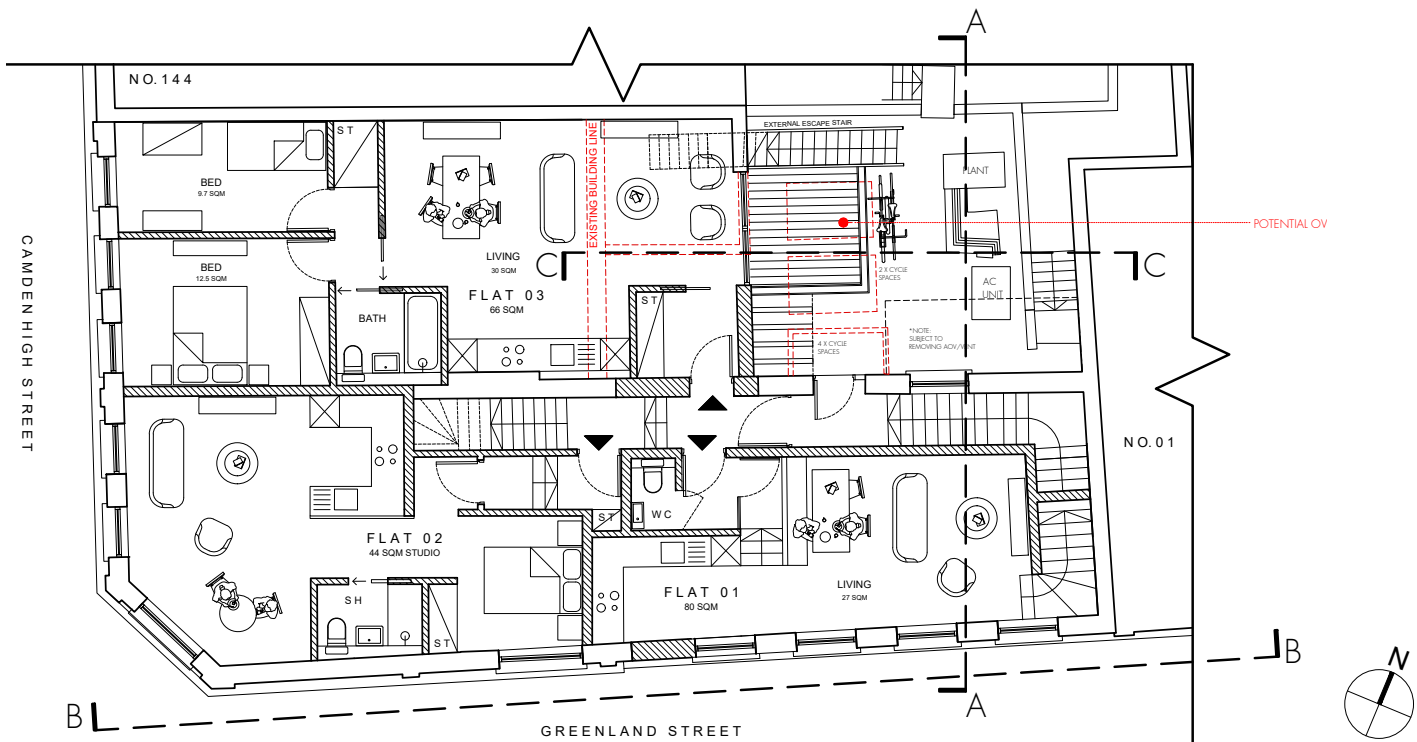
The proposal does not include any alterations to the ground and basement floors occupied by Lloyd's bank.



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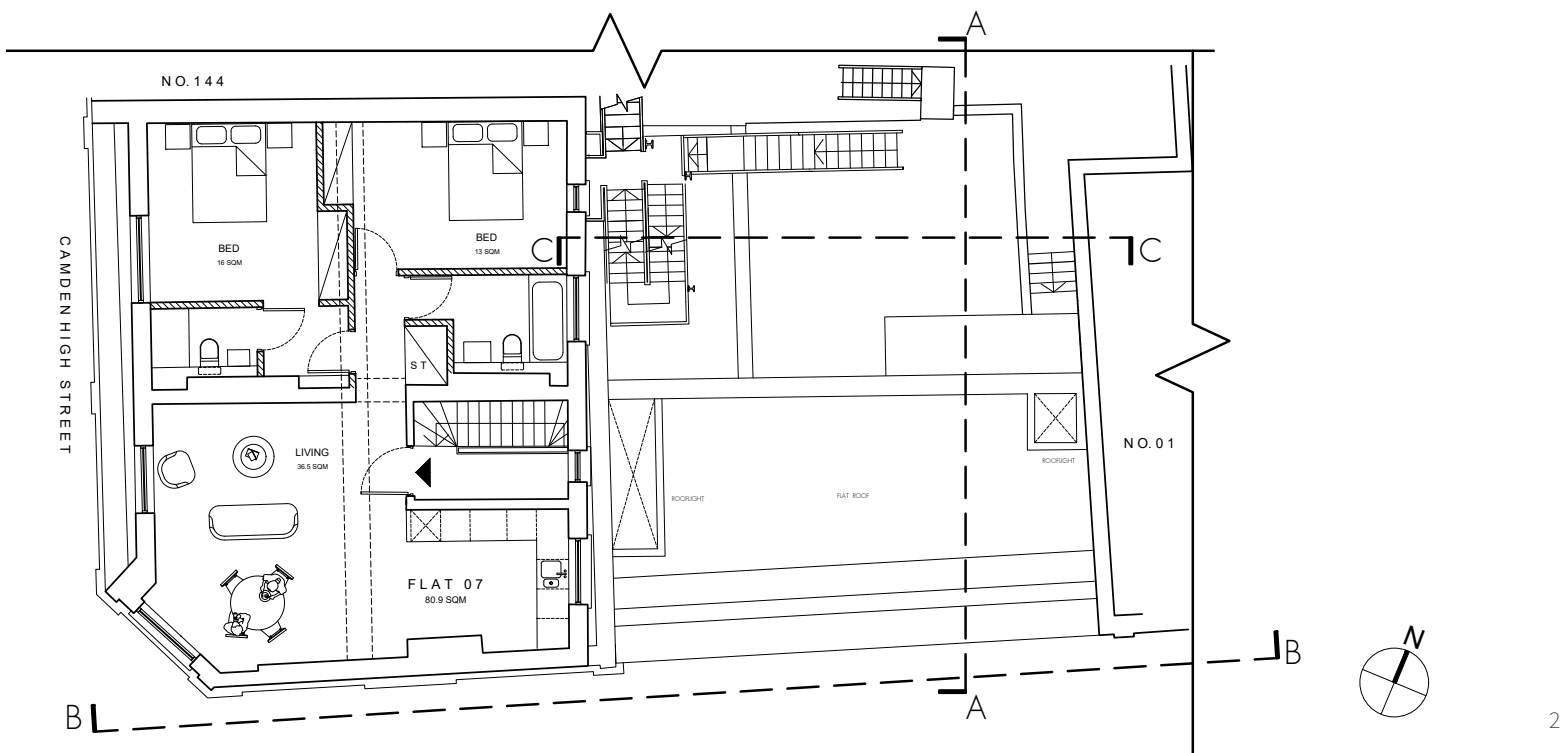
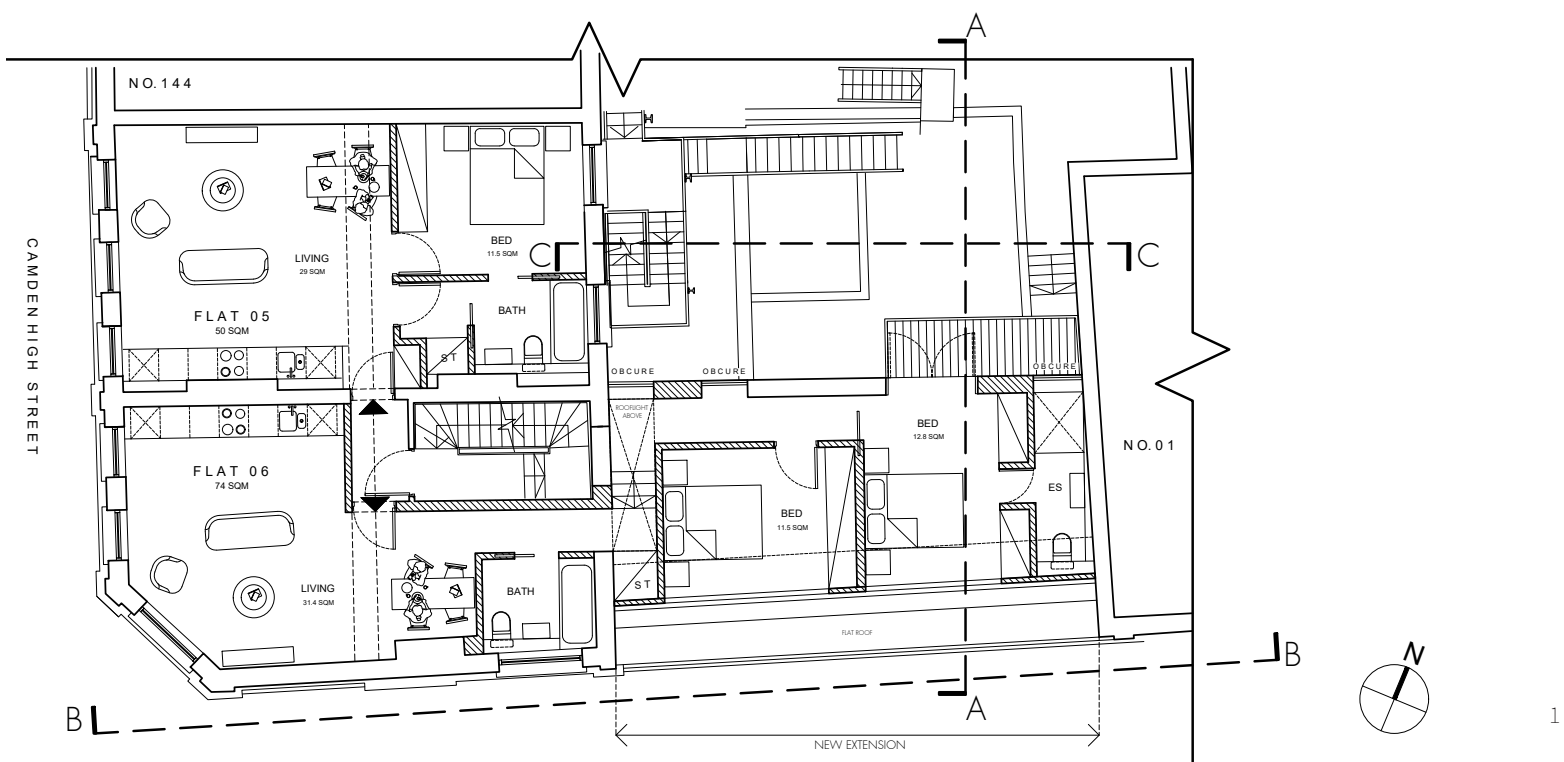
1 | Proposed street elevation along St Pancras Way

4.1 PROPOSED PLANS



- 1 | Proposed ground floor plan
- 2 | Proposed first floor plan
- 3 | Proposed second floor plan

4.1 PROPOSED PLANS continued



1 | Proposed third floor plan
2 | Proposed fourth floor plan

5. DESIGN PROPOSAL

5.1 SCALE AND MASS

Where the scheme proposes to extend the second and third floors across the rear of the building the scale and mass of the extension has been carefully considered in the context of the surrounding area, and neighbouring properties, specifically No.1 Greenland Street and the application building fronting onto Camden High Street as highlighted in the Pre-Application response

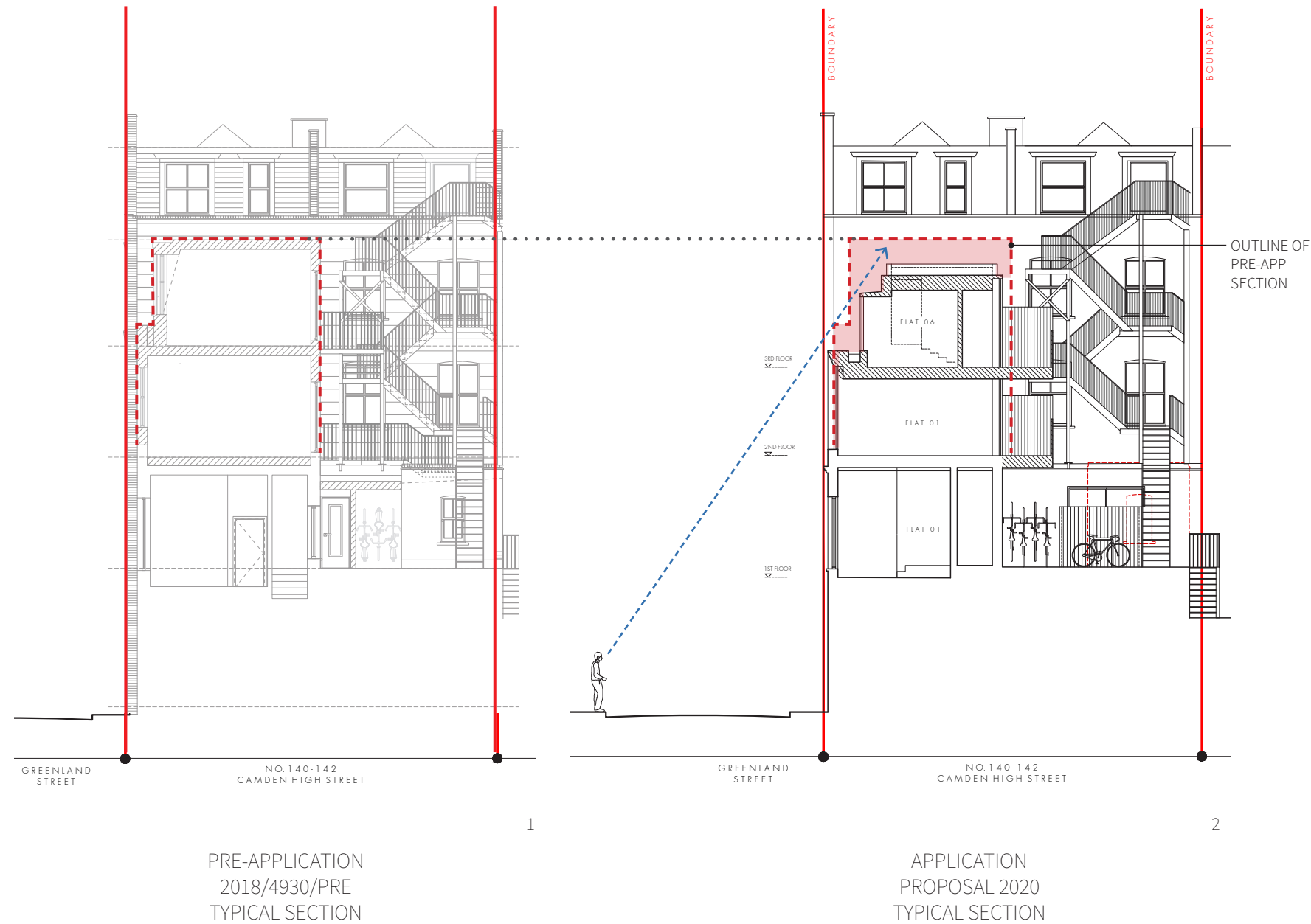
The Pre-application advise suggested that *'there is scope for this part of the site to be developed while maintaining the gap'* between the two buildings.

We propose a lightweight two storey contemporary addition to the second floor fronting onto Greenland Street. The height of the second floor extension has been set out by the brick corbelling detail on No. 1 Greenland Street.

The third floor extension is set back from the building edge, with a further set back to the roof construction, resulting in a slender parapet detail. As illustrated in the proposed section to the left, and street views below; the third floor almost appears out of sight when viewed from the street.

The result is a two storey extension that is significantly lower than what was presented for the Pre-Application 2018/4930/PRE. We believe this acknowledges the Councils concerns with the height in Pre-Application, while also providing additional housing for the borough.

In addition to the second and third floor extensions, the proposal also includes a small extension over the roof section at first floor level, at the back of the building. The extension will infill the area between common hallway and outhouse structure below the external staircase, covering an area of approximately 8sqm. It will form part of Flat 3 on the proposed layouts. This extension will not be visible from the street.



- 1 | Pre-app section through the extension
- 2 | Proposed section through the extension



EXISTING



APPLICATION PROPOSAL 2020



EXISTING



APPLICATION PROPOSAL 2020

5. DESIGN PROPOSAL

5.1 SCALE AND MASS (continued)

The three elevations below provide a comparison between our proposal, the existing and the pre-application (2018/4930/PRE). As discussed above the overall height of our proposed two storey extension is significantly reduced from what was presented in the pre-application. The finished roof height is noticeably lower than that of No. 1 Greenland Street, and now appears as a secondary element between the neighbouring properties.

In addition to the reduced height of the proposed extension, the third floor is also set back from the street elevation. We believe this maintains the relationship of the application site and No. 1 Greenland Street along this elevation, providing a visual interpretation of the 'gap' that the council were keen to retain.



DETAIL OF PROPOSED EXTENSION



5. DESIGN PROPOSAL

5. 2 EXISTING AMOUNT

As existing the building accommodates four generous sized flats, one flat per floor. Currently there is one 3/4 bed, and three 2 beds. Despite their size the existing units are in a poor state, with an inefficient use of space, no amenity, and therefore provide living accommodation that is considered below modern living standards.

5.3 PROPOSED AMOUNT

The new extensions to the second and third floors provides the opportunity to add three additional flats, without compromising the existing living accommodation. In total the scheme will have seven dwellings providing a good mix of unit sizes, all designed to satisfy the London Plan Space Standards.

The scheme will provide one studio, one 1 bed, four 2 bed units (one being a duplex) and retain one 3 bed unit.

As identified in the Pre-Applicaiton response ' market housing with 2 and/or 3 bedroom units are the highest priority and most sought after unit size, whilst 1 bedroom/sudio flats are low priority' By adding the extensions at the rear of the building we are able to provide a development that meets the councils needs for 2/3 bedroom units.

Each dwelling has been designed to meet, and often exceed the London Plan standards in terms of the following

- Total floor area
- Bedroom Size
- Private amenity
- Living accommodation

Please refer to the tables for proposed areas compared to the London Plan Standards.

FLAT 1 - 2b 4p		
	Proposal	London Plan
Total Floor Area (m²)	80	79
Living Space (m²)	27	27
Bedroom 1 - double (m²)	18	11.5
Bedroom 2 - double(m²)	12	11.5

FLAT 2 - studio		
	Proposal	London Plan
Total Floor Area (m²)	44	39

FLAT 3 - 2b 3p		
	Proposal	London Plan
Total Floor Area (m²)	66	61
Living Space (m²)	30	25
Bedroom 1 - double (m²)	12.5	11.5
Bedroom 2 - single (m²)	9.7	7.5

FLAT 4 - 3b 5p		
	Proposal	London Plan
Total Floor Area (m²)	92	86
Living Space (m²)	29.5	29
Bedroom 1 - double (m²)	14	11.5
Bedroom 2 - double (m²)	12	11.5
Bedroom 3 - single (m²)	10.2	7.5

FLAT 5 - 1b 2p		
	Proposal	London Plan
Total Floor Area (m²)	50	50
Living Space (m²)	29	23
Bedroom 1 - double (m²)	11.5	11.5

FLAT 6 - 2b 4p		
	Proposal	London Plan
Total Floor Area (m²)	74	70
Living Space (m²)	30.5	27
Bedroom 1 - double (m²)	12.8	11.5
Bedroom 2 - double (m²)	11.5	7.5

FLAT 7 - 2b 4p		
	Proposal	London Plan
Total Floor Area (m²)	80.9	70
Living Space (m²)	36	27
Bedroom 1 - double (m²)	16	11.5
Bedroom 2 - double (m²)	13	11.5

5. DESIGN PROPOSAL

5.4 LAYOUT

The first, second, third and fourth floors will be completely reconfigured within the restraints of the existing structure. The layouts have also been designed to retain existing period features where possible as well the common parts and the central staircase.

All units will benefit from a flexible open plan layout, and will all be dual aspect. Where possible the living accommodation has been designed to be located facing onto Camden High Street, with bedrooms positioned at the back of the property away from the hustle of the high street. Bedrooms have generally been designed to include built in storage, rectangular in form for the best usability.

Flat 1 offers a unique duplex unit, accessed from the first floor, with living accommodation on the entrance level, and bedrooms on the upper floor, benefiting from private amenity space. Flat 3 will also benefit from a small roof courtyard terrace area, accessed directly off the living accommodation.

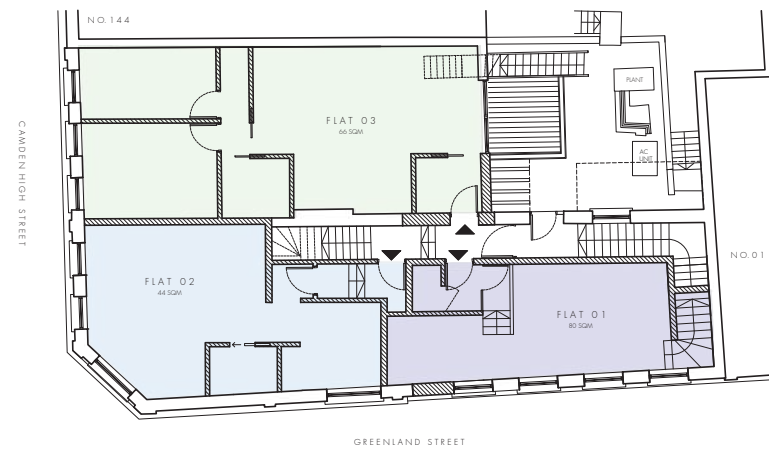
The studio unit located on the first floor, has been designed in a way to provide a separated bedroom zone, for a more conventional and practical layout for the end user.

A three bed unit occupies much of the second floor footprint of the existing building, providing a family sized unit with en-suite, and separate living and kitchen.

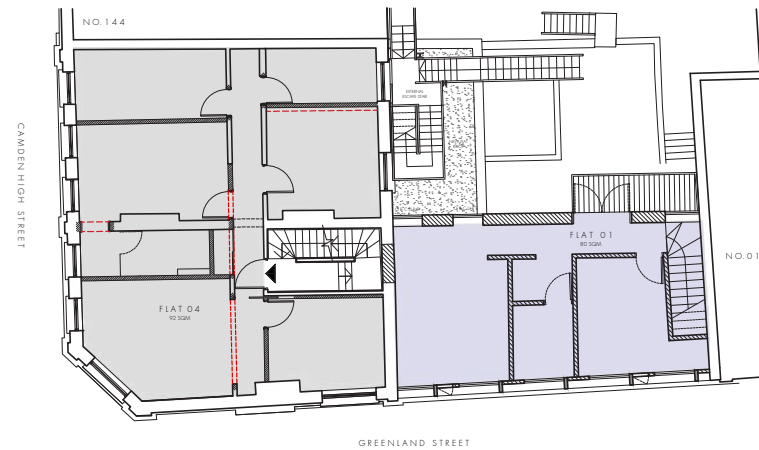
At third floor level, a one and two bed flat is proposed. The third floor extension forms part of the two bed unit, with split level accommodation and private amenity space accessed from the master bedroom.

The fourth floor contains a generous two bedroom flat in the existing mansard roof.

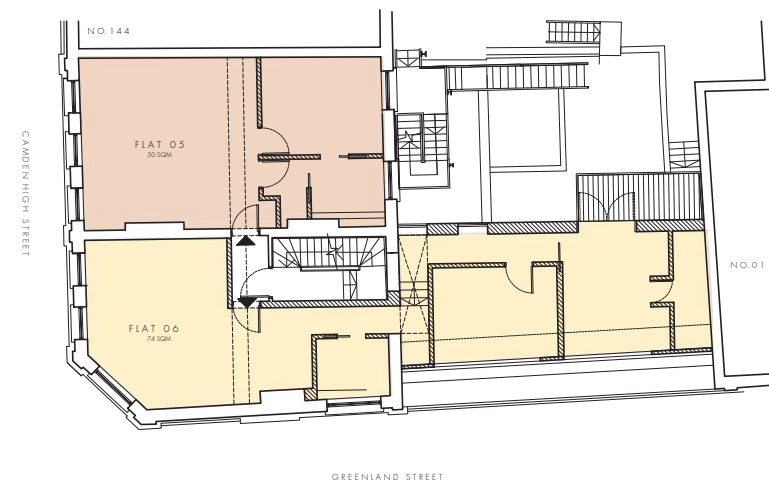
All the units are accessed from the first floor corridor and directly off of the central staircase in the main building.



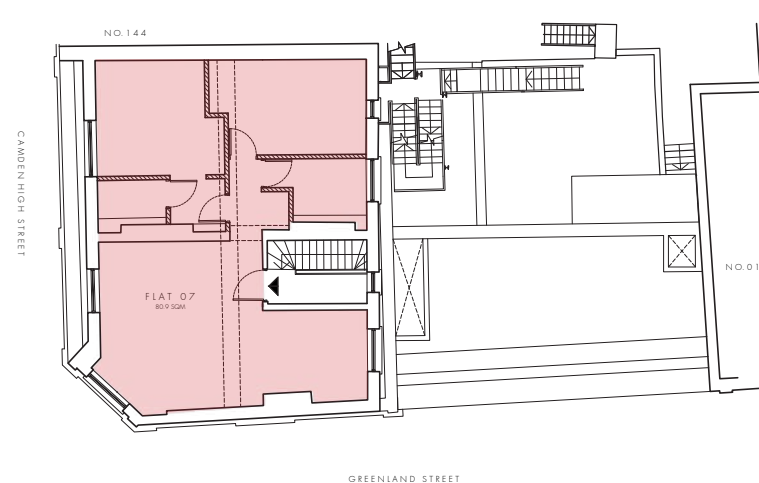
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- 1 | Proposed First Floor Plan
- 2 | Proposed Second Floor Plan
- 3 | Proposed Third Floor Plan
- 4 | Proposed Fourth Floor Plan

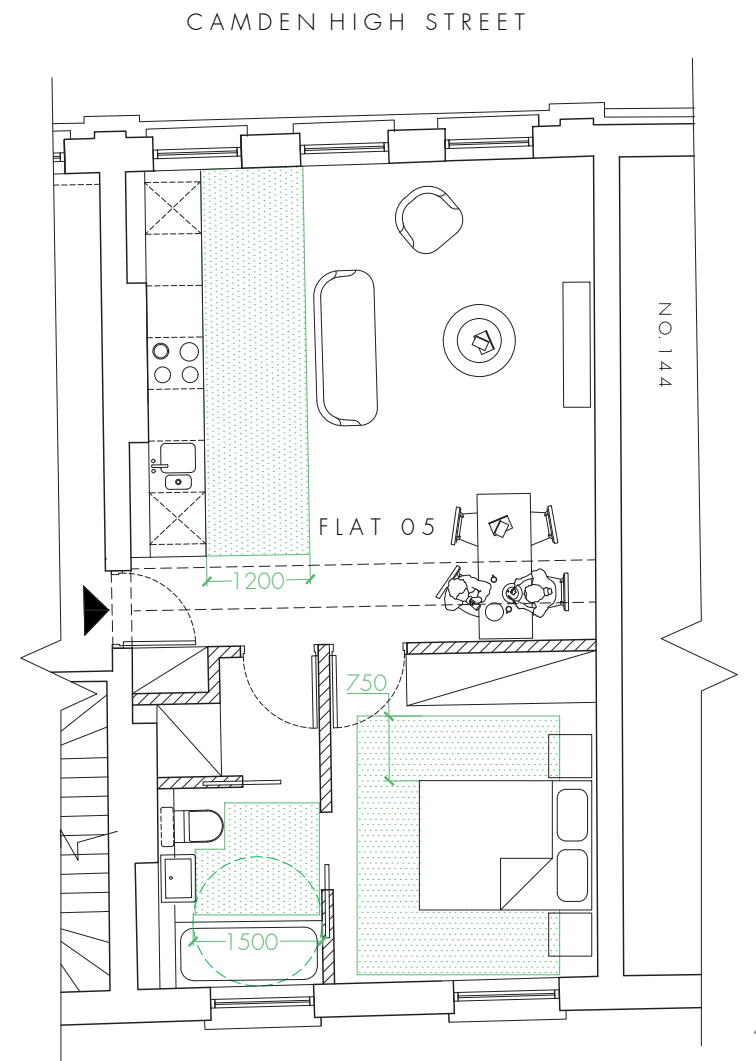
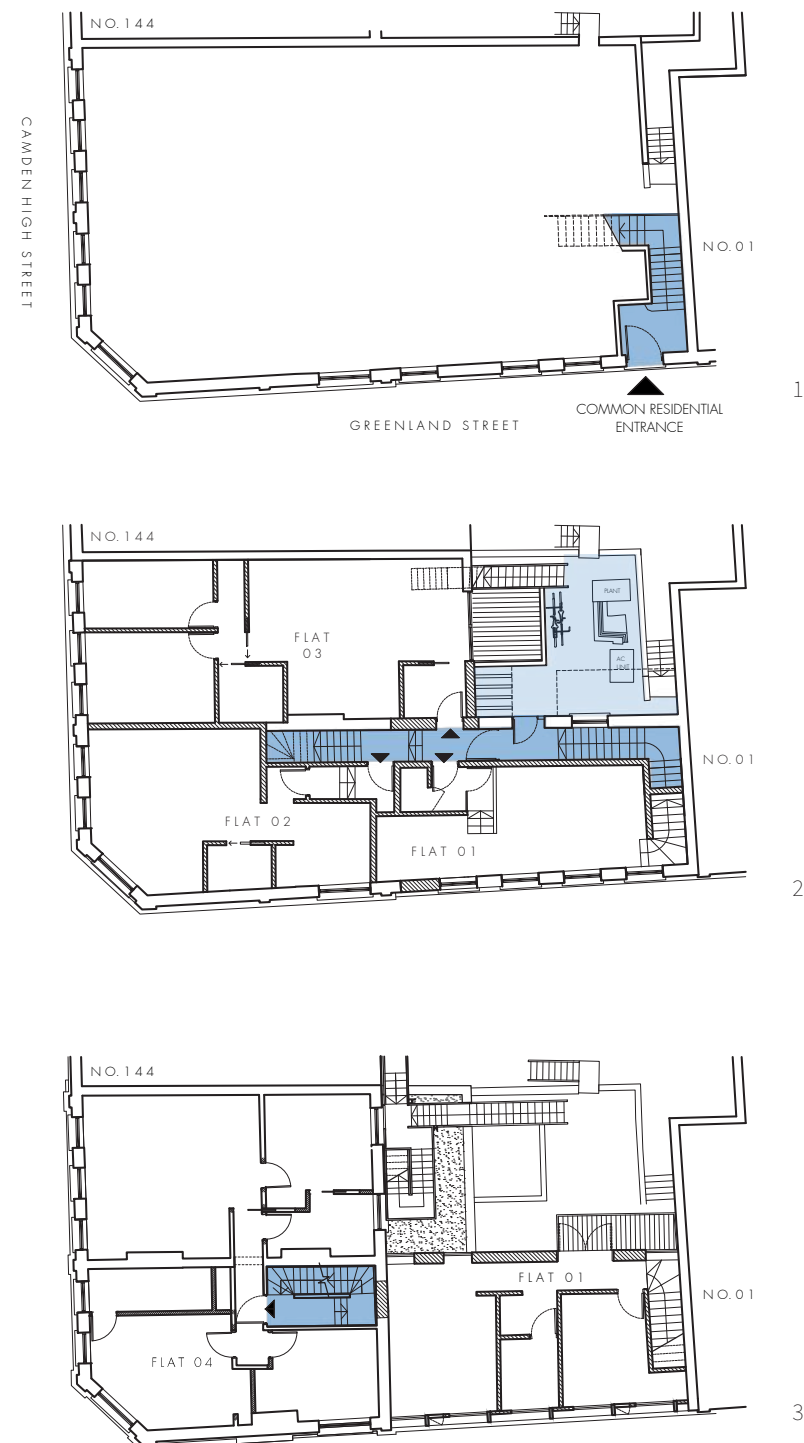
5. DESIGN PROPOSAL

5.5 ACCESSIBILITY

Access to the residential units is via a separate shared residential entrance door directly off Greenland Street at ground floor level, where you enter into a small common area. A single staircase takes you up to first floor level, providing access to the first floor roof, and a split level corridor leading to the main central staircase highlighted in blue on the plans to the left. The proposal retains all means of access as existing, with only cosmetic works to be carried out to bring it up to standard with the rest of the scheme.

The constraints of developing and restoring an existing building, and the small entrance area at ground level means it is not possible to accommodate a lift in the scheme. However the internal layouts of all the flats have been considered with accessible design in mind as demonstrated on a typical flat layout to the left. The areas that have been considered are as follows:

- Accessible space requirements met for principle bathroom
- Accessible space requirements met for principle bedroom
- Flexible open plan living accommodation
- Positioning of sockets and switches



1-3 | Proposed ground, first and typical upper floor layouts highlighting internal common parts and communal roof terrace
4 | Typical proposed flat layout illustrating accessible design

5. DESIGN PROPOSAL

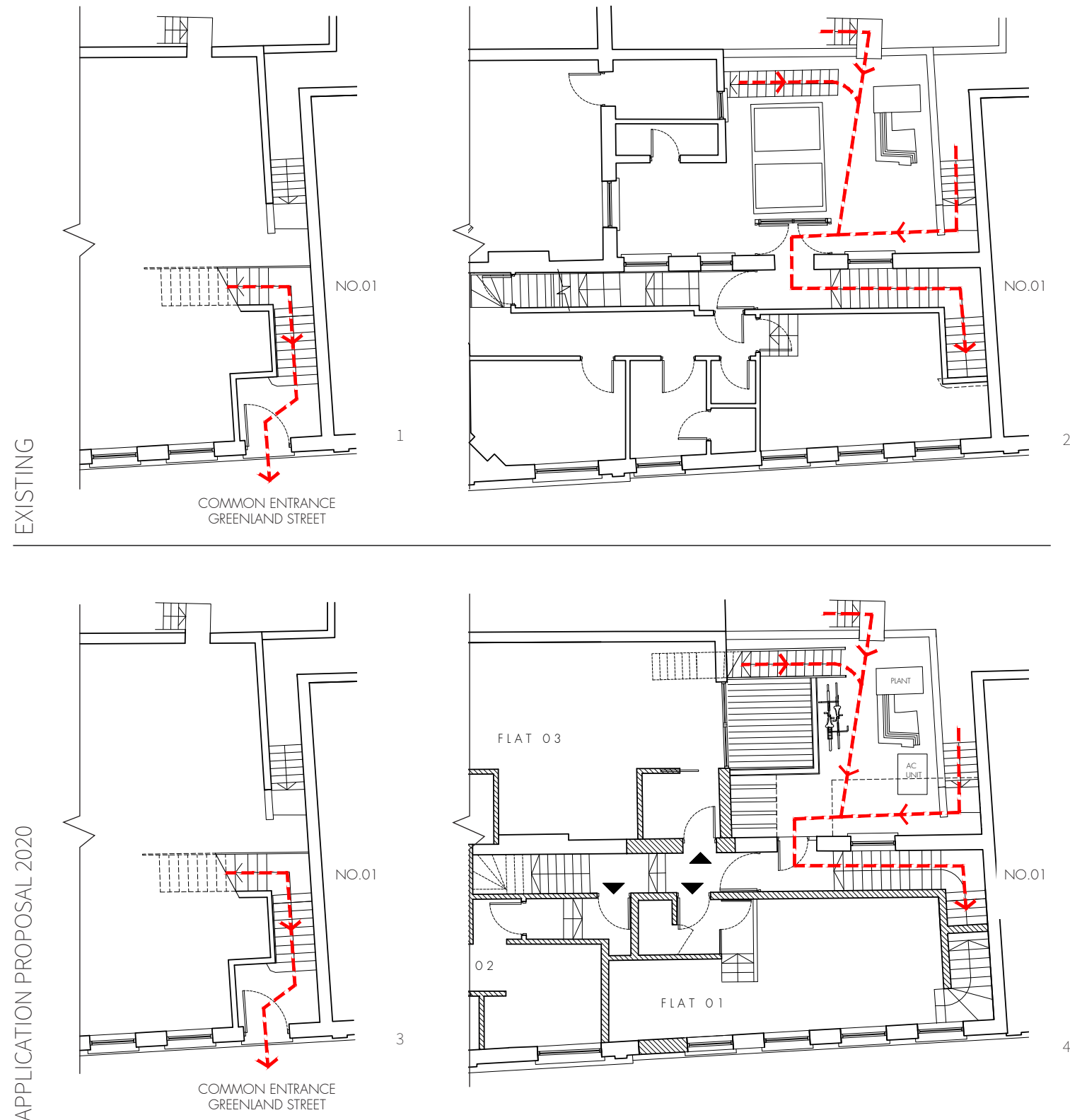
EXISTING SHARED ACCESS

As existing the first floor roof space provides a shared means of escape for both the occupants of the application building (including the ground floor bank) and neighbouring buildings.

Three external staircases terminate on the roof space as follows, with shared access to the first floor common area down to the ground floor entrance and out onto Greenland Street:

- Rear metal staircase that links the upper floors of application building and neighbouring property, No. 44 Camden High Street,
- Rear staircase linking ground floor bank to the first floor
- Short staircase at first floor roof level between the application site and No.44

Our proposal includes utilising the roof space for cycle parking and private terrace; however the scheme will retain all shared access and means of escape as described above and illustrated to the left.



1-2 | Existing ground and first floor demonstrating existing means of escape
3-4 | Proposed ground and first floor demonstrating means of escape

5. DESIGN PROPOSAL

5.6 OUTLOOK

The layouts of the flats have been carefully considered to maximise outlook and natural light entering each dwelling, providing the following;

- Appropriate outlook
- Good levels of natural light
- To maintain privacy
- Dual aspect

The two storey extension will predominantly be glazed along the south facing street elevation. This elevation faces onto Greenland Street, which is a narrow street, often over shadowed from the buildings on the other side of the road. The use of large windows on this elevation will maximise the amount of natural light entering these spaces to benefit the habitable rooms (bed/living)

At the rear of the extension the majority of the windows will be fixed, with obscured glazing to prevent overlooking issues with neighbouring properties, specifically the dwellings within the application site. This has been illustrated on the second and third floors in the diagrams to the left.

Where the existing third floor is extended, we have proposed a rooflight over the hallway to connect the existing and new spaces. This will help provide a sense of openness and space in the corridor.

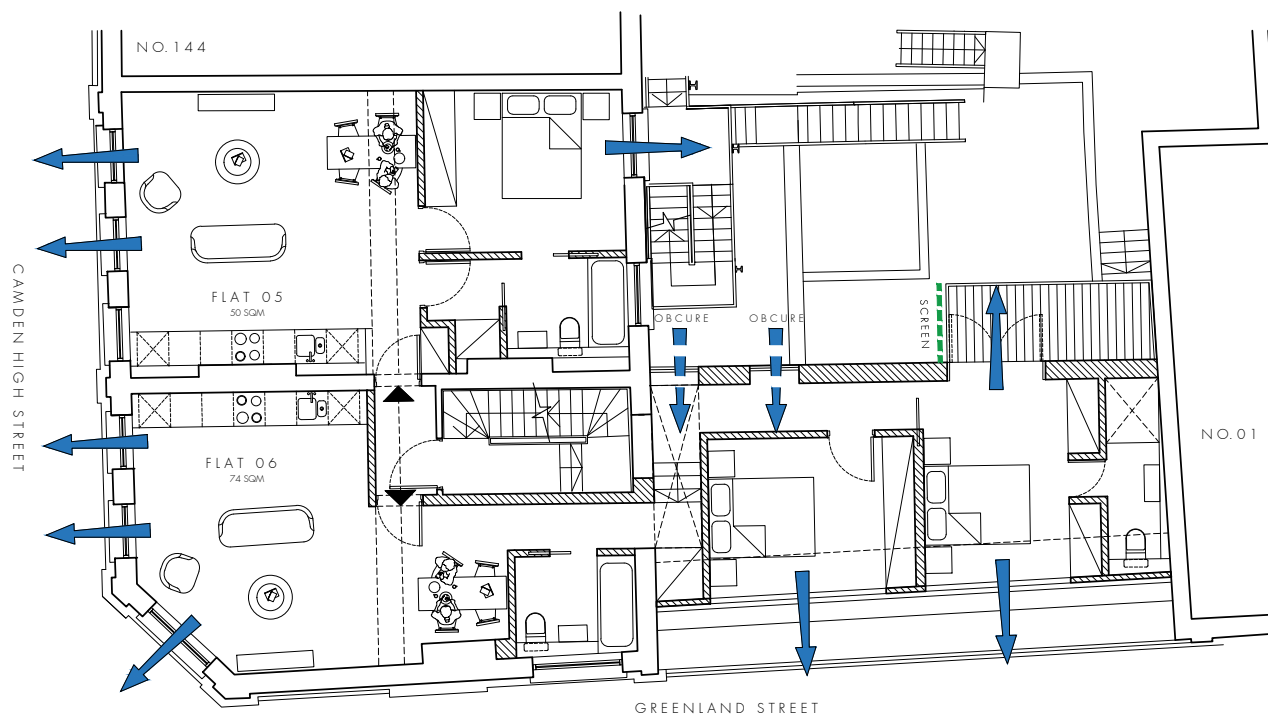
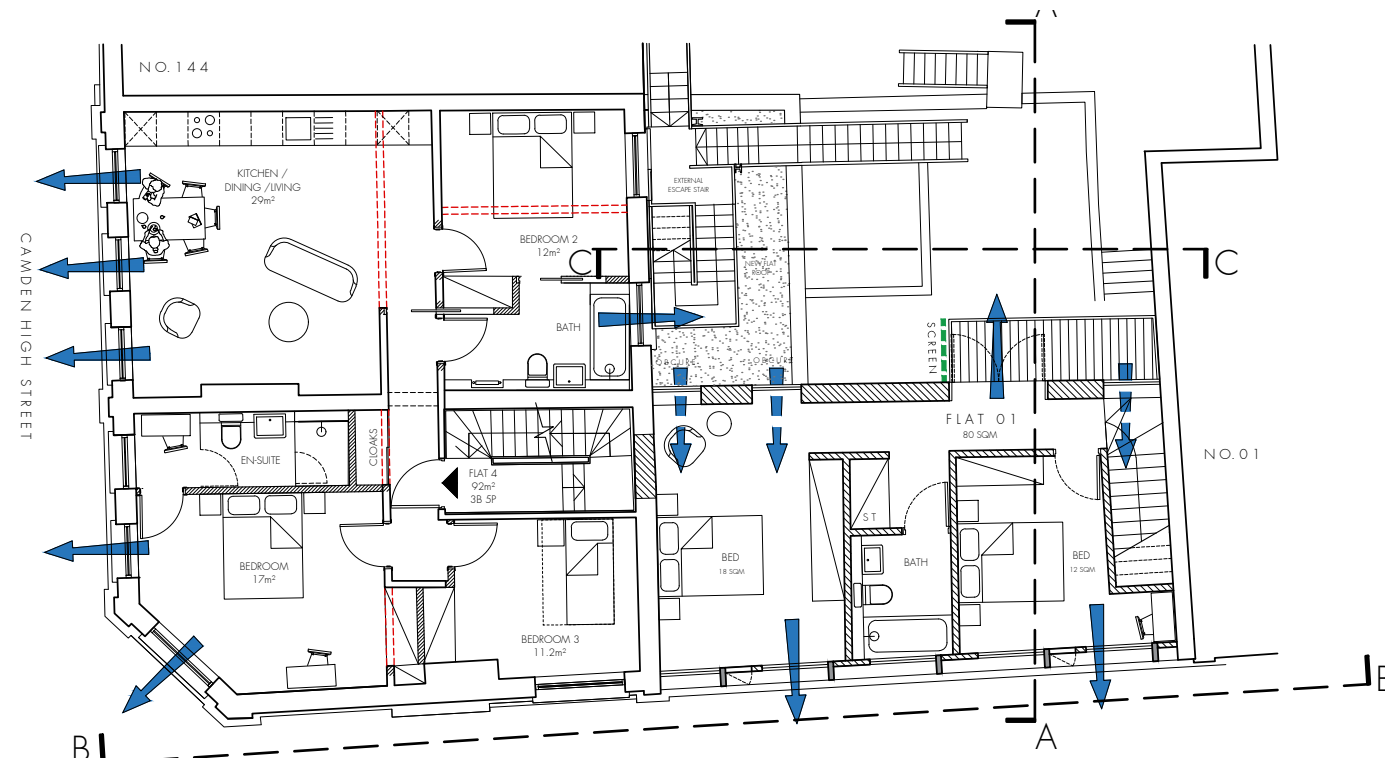
We have proposed perforated metal screens to one side of the private balconies at the rear of the extension to provide additional privacy at the rear of the building

Please refer to the Daylight and Sunlight Report prepared by Hollis

The new second and third floor extensions will have open-able units at both the front and back to promote cross ventilation in the form of the following:

- Street Front Elevation: Solid open-able side panels
- North Rear Elevation: Patio doors onto private terrace

- 1 | Second floor plan - outlook diagram
- 2 | Third floor plan - outlook diagram



5. DESIGN PROPOSAL

5.7 APPEARANCE

The proposal takes a contemporary approach, to distinguish the extensions as a new element to the existing building. Doing this ensures the new addition doesn't compete or distract from the surrounding historic properties, and ensures it is harmonious and in keeping with the area.

The lightweight appearance of the extension sits subordinate to the host building and No.1 Greenland Street, providing a visual interpretation of the 'gap', and retaining the relationship between the buildings along this elevation, as identified in the Pre-Applicaition response

The proposal will ensure that care and attention will be taken to retain and restore the appearance of the existing building elevation, including traditional details such as the brick parapet, corbelling and arched lintels.

The works also involve locally rationalising the two storey elevation along Greenland Street. As existing it appears the parapet and brick corbelling has been bastardized to accommodate external mounted pipework as seen in the photo to the left. The proposal includes removing disused pipework, relocate it to the side of the property where possible, and move the window in line with the three existing windows at first floor level. It is hoped this will 'tidy up' the appearance of the building, providing a welcoming entrance for residents off of Greenland Street.

We propose no external alterations to the main existing building, other than any required repair or restorations works. Windows will be restored or replaced to maintain the existing character and presence of the building facing onto the high street.

A more traditional appearance for second and third floor extensions was considered and reviewed during the design process, however it was felt this looked pastiche, added mass and heaviness to the elevation, and muddled the history of site. For this reason a lightweight contemporary approach was taken to highlight this as a new extension, to not detract from the form and detail of the existing historic buildings.

- 1 | Street Elevation - Greenland Street
- 2 | Existing two story elevation onto Greenland Street



5. DESIGN PROPOSAL

5.8 MATERIALS

As noted above, any restoration work to the existing building related to this application will use materials to match the existing, including brickwork detailing, windows and external mounted pipework to protect and preserve the appearance of the existing building

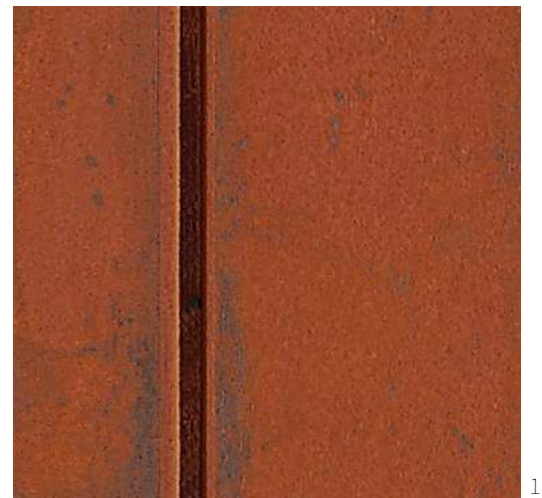
To achieve the lightweight appearance of the second and third floor extension the street elevation will predominately be glazing. At second floor level there will be a combination of large full height, fixed, slimline aluminium framed glazed units, and solid open-able side panels clad in Corten offering ventilation to the rooms. Fixed window units minimise the frame thickness presenting a cleaner and more lightweight aesthetic, combined with of vertical corten fins, spaced between the glazing, and a splayed corten parapet. Such contemporary architectural details reflect the traditional features of the neighbouring buildings; such the brick corbelling on No. 1 Greenland Street that lines through with the splayed corten of the proposal. In addition to this these details provides a depth to the second floor elevation, to distort the mass and scale of the extension from the street.

The use of Corten references the colour pallet of the existing red/orange brickwork of the existing building. The tones and texture of the Corten offers a cladding material that will complement and weather with the existing building. There are several project examples in London, and within the Camden Borough, where Corten has been used successfully alongside a period properties as illustrated in the precedent images

At third floor level the street elevation will be fully glazed, using a reflective type glass to reflect the sky, to appear invisible. The roof parapet of the third floor level will be finished with a slim line aluminium powdered coping in black.

At the rear of the extension, both new floors will be clad in Corten panels to distinguish it as a new element. The glazing will also be slim line aluminium frame, fixed units proportioned to suite the cladding system. At first floor level the existing wall will be made good, and finished in brickwork to match the existing. The brickwork will continue round and be used on the first floor extension, finished with a traditional style stone coping parapet, all in keeping with the existing building.

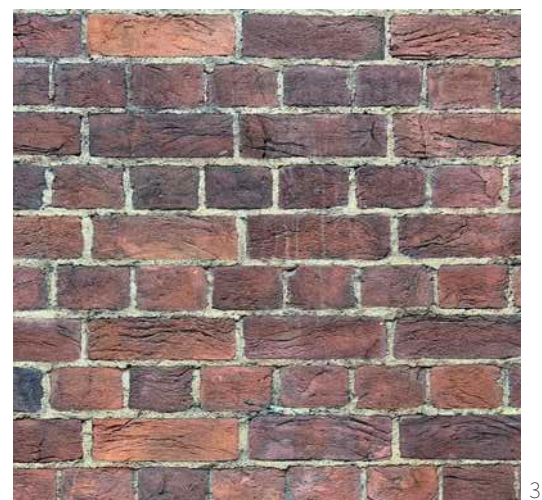
- 1 | Street Elevation - Greenland Street
- 2 | Existing first floor Greenland Street photo



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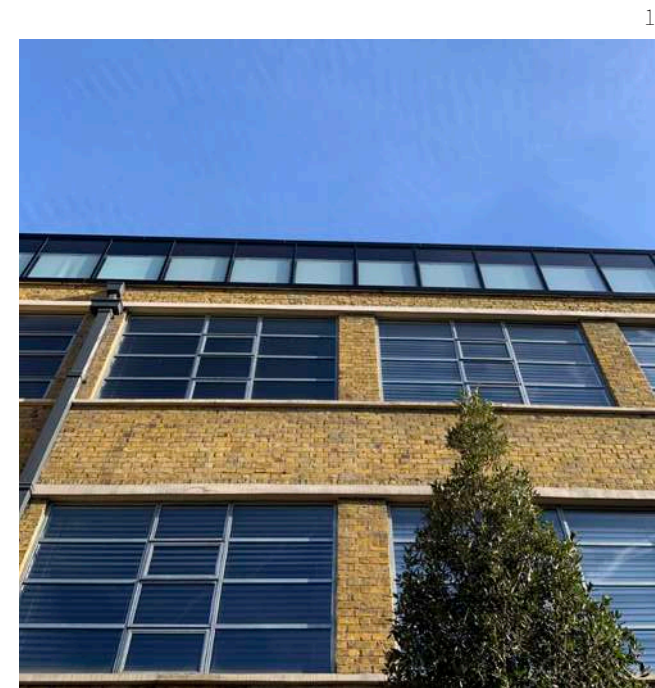


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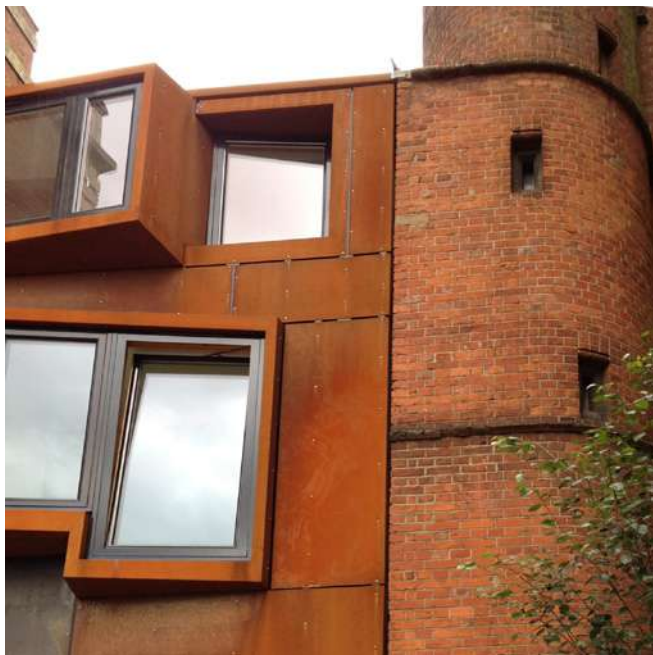


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5.9 PRECEDENT IMAGES



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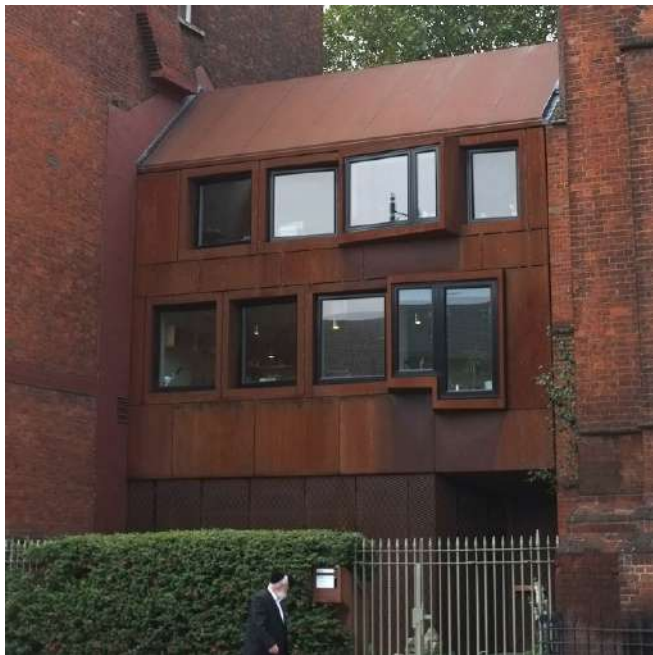
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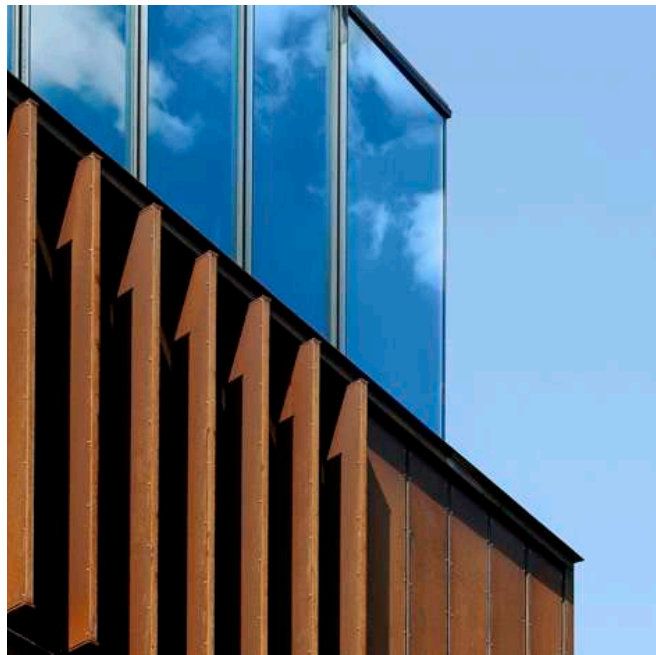
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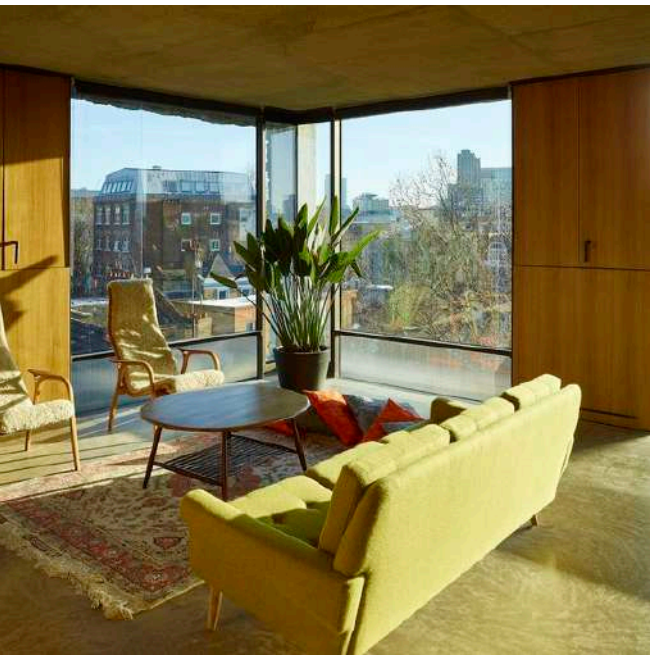
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5. DESIGN PROPOSAL

- 1 | Glazed rooftop extension, located in Conservation area, Bayham Street, Camden
- 2, 6 | Corten steel clad facade, infill house, located Conservation Area, Kingsland Road, London
- 3 | Glazed rooftop extension located in Conservation Area, Sans Walk and Scotswood Street, London
- 4 | Full height, flameless glazed openings. Internal view of the rooftop extension, Curtain Road
- 5 | Rooftop extension. Metal mesh facade, located in Conservation Area, Curtain Road, London
- 7 | Glass and Corten steel extension for offices ,Conservation Area, Fashion Street, London
- 8 | Full height glazed openings. Residential building, located in Conservation area, Clerkenwell Close, London

5. DESIGN PROPOSAL

5.10 AMENITY

Currently there is no amenity space on site, and none of the existing four dwellings have private outdoor space, however the building is well situated within close proximity to St Mary's Park, Regents Park, Regents Canal and Camden locks as demonstrated to the left

The proposal will provide private amenity space for three of the seven units as follows:

First Floor Flat 3:

5 sqm roof terrace accessed directly from living accommodation. The terrace is sectioned off with an 1800mm high timber slatted screen

Second Floor Flat 1:

5 sqm projecting balcony, with privacy screen to one side

Third Floor Flat 6:

5 sqm projecting balcony, with privacy screen to one side

5.11 TRANSPORT

The flats will remain car free, as existing however the site is well connected to public transport and benefits from a PTAL rating of 6B.

The site sits on Camden High Street, offering several regular buses connecting most of London. Camden underground station is also a short walk from the property, with access to the Northern line.

Euston and Kingscross St Pancras Stations are also within easy reach



5. DESIGN PROPOSAL

5.12 SECURITY

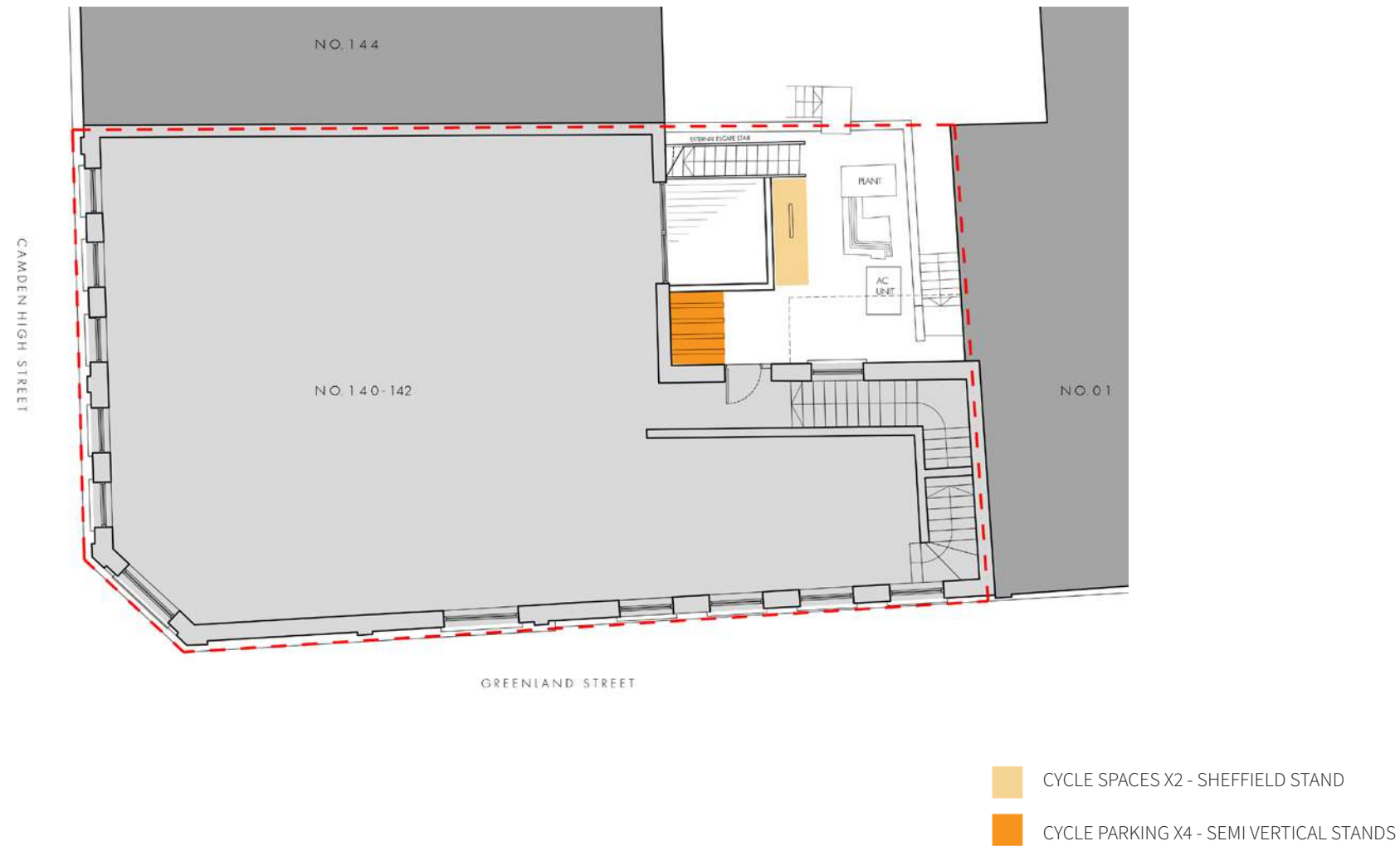
The proposal includes a complete refurbishment of all the residential common parts, including the ground floor entrance level and roof deck. The lighting, fire strategy and key entry will all be upgraded as part of the proposal to ensure the building provides a welcoming, secure and safe environment for residents.

5.13 BICYCLE PARKING

As existing there is no cycle parking available on site. We propose utilising the roof space at first floor level to accommodate space for up to six cycles as illustrated on the plan to the left. This will provide a space, off the street, and will only serve the residents of the building.

5.14 REFUSE

Refuse will be collected from the street as existing. There is no opportunity at ground floor level to create a separate bin store due to the constrained size of the entrance lobby.



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1 | Refuse and Cycle - First floor roof plan

5. SUSTAINABILITY

5.15 SUSTAINABILITY

The building will offer the following characteristics of a sustainable and contemporary design:

- Designed to be energy efficient
- Designed to be long life, with particular regard to choice of materials
- Designed to be flexible
- Designed to maximise day lighting
- Link internal and external spaces with glazed openings
- Encouraging cross ventilation

Our proposal boosts re-use and redevelopment of existing building stock, in a prime location in central London, with excellent transport links that will upgrade existing housing stock in the area, as well as provide three additional dwellings without the loss of any green or open space. Associated improvements to the common parts, and roof space will promote a sense of community

Building with ecological concerns in mind does not mean you have to sacrifice aesthetics; in fact the two can and should go hand in hand. The elements that can make a building green also serve to maximise the quality of life – good natural light and air, comfortable heating and a sense of being in touch with nature creates a pleasant, optimistic environment.



1 | View looking down Greenland Street towards Camden High Street

5. PLANNING POLICY

5.16 PLANNING POLICY

The NPPF 2019 states there is a presumption on favour of sustainable development. In this case paragraph 68 supports the development of small sites and windfall sites within existing settlements. The scheme is also supported by Paragraph 117 which encourages making effective use of land. Indeed subsection (c) states substantial weight should be given to the value of using suitable brownfield sites and subsection (d) states local authorities should promote and support development of under utilised land and buildings. Account was also taken of paragraph 124 which states the creation of high quality buildings is fundamental and good design is a key aspect of sustainable development.

Paragraph 7 of the NPPF deals with the vitality of Town Centres. Paragraph 85 states “Decisions should support the role that Town Centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation (f) recognise that residential development often plays an important role in ensuring the vitality of Town Centres and encourage residential development in appropriate locations”.

The London Plan 2020 (intend to Publish) builds on the current plan and also advocates making the best use of land in Policy GG2 which identifies Town Centres. Paragraph 1.4.5 states “Small sites in a range of locations can be developed more quickly, and enable smaller builders to enter the market. Building more housing as part of the development of town centres will also be important, providing homes in well-connected places that will help to sustain local communities”.

Policy SD6 subsection D states The particular suitability of town centres to accommodate a diverse range of housing should be considered and encouraged, including smaller households, Build to Rent, older people’s housing and student accommodation.



1 | Greenland Street elevation

5. PLANNING POLICY

5.16 PLANNING POLICY (continued)

Policy H1 Maximising Housing Supply:

In terms of housing issues the Camden Local Plan 2017 provides significant guidance. Policy H1 seeks to maximise the Housing Supply. This application is consistent with the objectives of this policy and those of NPPF and London Plan, the site is located in a Town Centre close to excellent services and a very sustainable location.

“The Council will aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31, including 11,130 additional self-contained homes”.

This proposal aims to provide additional housing through modest reconfiguration and extension consistent with its surroundings. The proposals are entirely consistent with this policy.

The applicant is aware an affordable housing contribution will be required consistent with Policy H4 which seeks to maximise the supply of affordable housing. Equally the proposals will assist the council in providing a wider choice and mix of housing within the borough, this is consistent with Policy H6.

Policy H7 Large and Small Homes:

Policy H7 seeks a mix of dwelling sizes. It is important to note that a large 3 bed house is under construction within the wider site and planning permission has been granted for a two bedroom house. Section 3.193 of the local plan states “The Council will be flexible when assessing development against Policy H7 and the Dwelling Size Priorities Table”.

In this case there would be a good mix of flats, namely 1 studio, 1 x 1 bed, 4 x 2 bedroom and 1 x 3 bedroom flats. Taking account of the Town Centre location a mix of units is ideal.

Policy A1 Managing the Impact of Development

The scheme has been designed to take account of the impact on the adjoining residential properties. The client has commissioned a sunlight and day report which confirms a satisfactory impact on the adjoining residential property. The proposed infill is sited between two existing buildings but subordinate to them, therefore any visual impact would be significantly less than the existing buildings within the locality.

Policy D1 Design

Policy D1 Design which reflects the priorities of the 2019 National Design Guidance. The scheme has been careful to take on board the context and character of the locality, as well as taking the opportunity to carefully provide amenity space for the individual flats where possible; and be aware of the local detailing and appropriate material selection.

Policy D2 Heritage

Please see Bidwells Heritage Statement which concludes a marginal positive impact on the conservation area.

Policy A2 Open Space

In this case new amenity areas for 3 of the flats have been introduced. The existing flats do not have any external space and therefore the provision has not been altered by this scheme. However it has been possible to introduce an amenity area for the larger Flat no.3.

Policy T1 Prioritising walking, cycling and public transport and Policy T2 Parking and car-free development

In relation to Transport- the applicant is content to enter into a legal agreement to ensure the development is car-free. Space has been set aside for cycle parking and refuse collection.

Legal Agreements- Contributions:

- Car Free
- Affordable Housing

5.17 PLANNING BALANCE

The proposals where appropriate subject to a legal agreement requiring a financial contribution to affordable housing and a restriction on parking permits would accord with the overall thrust of the Local Plan. The location within a Town Centre with excellent PTAL would clearly make this a sustainable development. I attach substantial weight to the location of the development. There would be no harm to the residential amenity of adjoining properties and the property would benefit from a significant investment which it clearly needs. The scheme has been carefully designed to reflect its position within the Camden Town Conservation Area and would be a pleasant and interesting addition to the street scene.



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6. CONCLUSION

The scheme has been closely developed in the context of the local and national guidelines, the pre-application advice and alongside the Heritage Statement prepared by Bidwells.

This has allowed up to develop a proposal that delivers seven modern dwellings, that meet today's living standards within an existing period building in a central London location

The scheme meets the criteria set out by both the London Plan and Camden's own guidance in terms of the following:

- Dwelling sizes
- Living spaces
- Amenity space
- Outlook and Daylight
- Accessibility

We believe our proposal offers a new and exciting alternative to what was presented in the Pre-Application by the previous owner/agent. Our scheme demonstrates a desirability of preserving and enhancing the existing character of the host building and neighbouring properties, while providing additional housing in the Camden Borough.

The team is excited by the prospect of delivering high quality residential units for local residents of Camden.

1 | Rear elevation of second and third floor extensions

7. TASOU ASSOCIATES

ARCHITECTS AND STRUCTURAL ENGINEERS, EST. 1988

Tasou Associates is an RIBA chartered practice, committed to delivering projects with an emphasis on detail, space and quality of light. Our Islington office has been designing in North and North West London for over 25 years.

We ensure that every project we undertake is treated with the same design consideration, whether for a private client, property developer or housing association.

We have significant experience in Listed Building and Conservation Area projects and take great pride in designing within these parameters to achieve outstanding results. Our extensive portfolio of unique homes exhibits our understanding of the delicate balance between historical restoration and contemporary intervention.

Tasou Associates have a commendable history of creating beautiful yet functional designs within difficult urban sites. We work closely with individuals, planners and developers alike to create outstanding buildings that are tailored to both the client's brief and the inherent context. Our portfolio spans from bespoke houses to one-off developments, all of which are tackled with an emphasis on design and attention to detail.



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- 1 | Private project, Camden 2013
- 2 | River Street Mews, Islington 2015
- 3 | Noble Yard, Islington 2010

7.1 TASOU ASSOCIATES PRECEDENTS

ALMSHOUSES, E5

This project involved the restoration and reconfiguration of five almshouses for our client who wanted to fully utilise the potential of the site as well as secure the long-term future of a Listed Building on the Heritage at Risk Register.

The guiding philosophy for the scheme was to celebrate the special character of the site and make as little change to the historic fabric of the buildings as possible. The result is a development of five bright, modern homes, arranged in their original setting around a newly landscaped communal courtyard.



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- 1 | External view of the almshouses
- 2 | View of the mezzanine
- 3 | Internal view of the living space

7.1 TASOU ASSOCIATES PRECEDENTS

ST JOHNS STREET, EC1

This grade II listed residential property, in Clerkenwell Green Conservation Area, was in a need of renovation.

Period features were reinstated throughout and contrasted with contemporary interventions, to create three carefully crafted, bespoke homes.



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- 1 | Internal view of the living space
- 2 | View of the rear terrace
- 3 | View of the marble fireplace

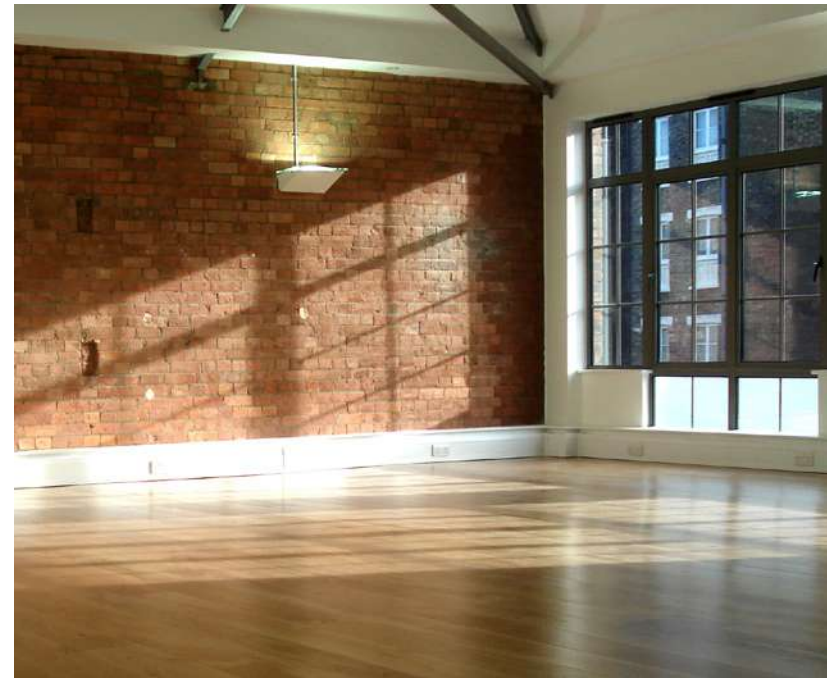
7.1 TASOU ASSOCIATES PRECEDENTS

BRITANNIA STREET OFFICE, WC1

This refurbishment and extension project in Kings Cross involved creating flexible office spaces around newly formed courtyards.



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- 1 | View of the facade
- 2 | Internal view of the office space
- 3 | Internal view of the office space