

CHESTER ROAD

Design and Access Statement

July 2020

BELL PHILLIPS ARCHITECTS



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1 Introduction

1.1 Executive Summary

This Design and Access Statement has been prepared by Bell Phillips Architects (BPA) with input from the professional team listed in Section 1.2, on behalf of London Borough of Camden for the development of the Chester Road Hostel site located in the Dartmouth Park Conservation Area. This report should be read in conjunction with the accompanying technical reports and the full set of planning drawings.

The existing site comprises a permanent 2-storey hostel building for single person temporary accommodation with a basement and communal garden, ramped and stepped pedestrian access to the building entrance, and a small car park accommodating up to 4 cars.

The planning application proposes the demolition of the existing building and its replacement with a new hostel to provide temporary accommodation for families of exemplary quality.

This document contains the details of the proposed scheme, including information provided by other consultants that have informed the development of the design.

The new development comprises 50 new dwellings in a three-sided perimeter block arranged around a central communal garden. A lower ground partial basement contains ancillary and staff facilities. The proposed accommodation is as follows:

- 30 x Studio dwellings for maximum 3-person families
- 16 x 1-bed dwellings for maximum 4-person families
- 2 x 1-bed wheelchair dwellings for maximum 4-person families
- 2 x 2-bed dwellings for maximum 5-person families
- Staff facilities and a common room

As described in further detail in this document, the proposed development is considered to be in accordance with planning policy and guidance at the national and local levels.

1.2 Professional Team

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1.3 Acronym Descriptions

“BPA” Bell Phillips Architects
“LBC” London Borough of Camden
“EA” Environment Agency
“GLA” Greater London Authority
“LHDG” London Housing Design Guide
“PV” Photovoltaic
“SBD” Secured by Design
“UXO” Unexploded ordnance
“CDM” Construction Design Management
“CFSH” Code for Sustainable Homes
“SPD” Supplementary Planning Document

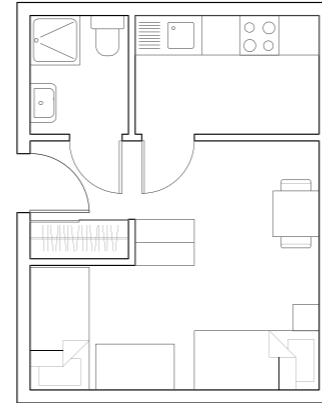
2 Project Brief

2.1 Strategic Brief

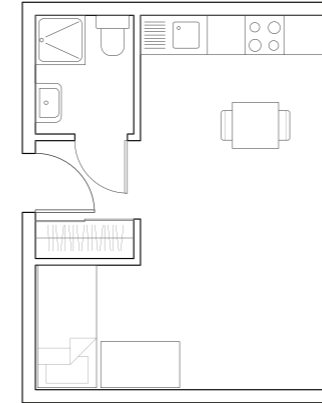
The Strategic Brief prepared for LBC by Fluent Architecture sets out the methodology for establishing dwelling sizes for the proposed scheme. This includes:

- A detailed assessment of applicable design standards to the provision of temporary accommodation.
- A review of current LBC policy requirements.
- Lessons learnt from case study developments and an evaluation of precedents for temporary accommodation hostels.

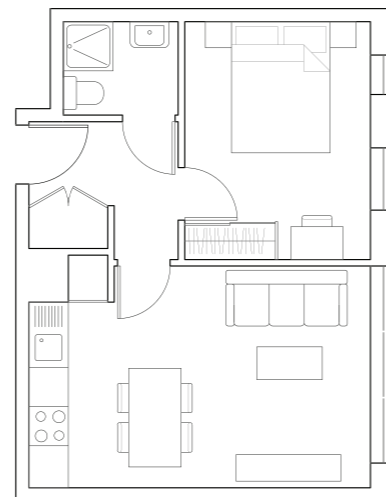
Based on the above methodology, typical unit sizes for the proposal have been established, to provide the greatest flexibility for LBC's Temporary Accommodation Team and establish an aspiration for higher quality dwellings that exceed the minimum standards set out in policy. On the right are two example units as shown in the brief, showing two varieties for each type.



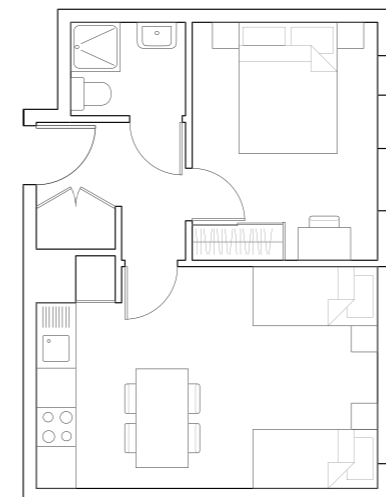
Example Large Studio
25m²
3 occupants (2 + cot)
Ensuite shower Room
Kitchen



Example Large Studio open-plan
25m²
2 occupants (1 + cot or 2)
Ensuite Shower Room
Open-plan Kitchen



Example 1-Bedroom Unit
37m²
3 occupants (e.g. 2 + cot or 2 + 1 sofa bed)
Ensuite shower Room
Open-plan Kitchen



Example 1-Bedroom Unit
37m²
4 occupants (2 + 2)
Ensuite Shower Room
Open-plan Kitchen

2.2 Policy Considerations

Temporary Accommodation hostels fall under the 'sui generis' planning use category. As noted in the strategic brief, the following are the key policies that have informed the strategic brief and are applicable to the development (refer to appended planning statement prepared by HTA for a full review of relevant policy):

The Housing Acts

Housing standards for Temporary Accommodation are set out in national legislation, regional standards and local (Camden) policies.

Town & Country Planning (Use Classes) Order 1987

The Housing Act 2004 covers housing conditions. Local Authority owned hostels are subject to Part 1 (Housing Conditions).

The National Space Standards 2015

These standards set out minimum space standards for new dwellings. They do not apply to hostels, but are relevant to this project with regard to future-proofing the units for alternative residential use.

Homes for Londoners: Affordable Homes Programme 2016 - 21 / The Mayor's Housing Covenant: Homelessness Change and Platform for Life Fund - 2016

The Mayor of London issued funding guidance for applicants to the Affordable Homes Programme. This is not directly relevant, as this Camden project is not within this programme. However it provides comparative standards for hostels, which assist in setting Camden's targets for this project.

Setting the Standard 2 - 2013

This is a pan-London scheme for setting and assessing standards in accommodation used by London Boroughs for the temporary placement of priority homeless persons.

North London Sub-Region: Minimum Standards for Nightly-purchased Temporary Accommodation (Self-contained annexes) current at October 2018

Camden's Local Plan 2017

Camden Planning Guidance – Interim Housing CPG

Camden Planning Guidance - Sustainability CPG3

Minimum HMO Standards, London Borough of Camden - May 2016

3 The Site

3.1 Location

The site is located in the London Borough of Camden within the Dartmouth Park Conservation Area, and along its eastern boundary with the London Borough of Islington.

Forming a triangle in plan, the site is bounded by Dartmouth Park Hill to the east, a primary road with bus routes to central London, and by Chester Road to the West, a one-way residential street largely comprising of terraced housing. To the north is a public pedestrian route that provides access to a small infill housing building.



Aerial views of the site



The Surrounding Area

The surrounding area is characterised by a mixture of low to mid-rise residential developments. A number of pocket parks and playgrounds are integrated into the dense urban grain.

Positioned on a hill the area has a complex topography. Most streets in feature a prominent slope and levels vary significantly in each direction.

The site is within ten minutes walking distance to Archway Underground Station to the north east, and Tufnell Park Underground Station to the south-east. Gospel Oak Overground Station is just over fifteen minutes away. Each of these stations is surrounded by local shops, businesses, and places to eat or drink. Hampstead Heath is a fifteen minute walk away.

Along Chester Road and close to the site are the following local amenities:

1. Chester Balmore, which has a local convenience store, cafe and doctor's surgery
2. Highgate Library
5. Brookfield Primary School
Highgate Cemetery
The Star pub

Along Dartmouth Park Hill and close to the site are the following local amenities:

- Whittington Hospital
3. Dartmouth Park
4. Hargrave Park School
Acland Burghley School
6. St Peter's Church
7. St Mary Brookfield Church
Crick's Corner cafe
The Lord Palmerston pub

-  Open space
-  Hospitals
-  Place of interest
-  Schools
-  Pub / cafe / restaurant

