

Design & Access Statement

Prepared by
Urbanist Architecture

Our Reference

107 - NW1 9EE

Report Date

12/10/2020

Address

128 Camden Road London NW1 9EE

Proposal

Erection of two storey upward extension to form new residential unit (1x3bed)and alterations to shopfront and installation of front entrance door to residential unit

Introduction

Urbanist Architecture Ltd. has been appointed by the applicant to prepare the necessary drawings and supplementary documents for pursuing planning approval.

The statement accompanies a proposal to erect a two-storey upward extension inclusive of mansard roof to accommodate additional residential unit falling under C3 Use Class. The submission is a revision of the previously refused scheme under ref 2019/6164/P. The proposal also includes alterations to the shopfront to accommodate the entrance to the proposed flat and part demolition of the ground floor rear extension to provide adequate amenity space.

The intended development also comprises alterations to the shop layout and reconfiguration and re-painting of the shopfront. The proposed upward extensions will allow to provide a new 3-bedroom, 5 person residential unit.

The ground floor of the property is currently used as barber shop and contains unused excess storage space and the upper floor is vacant.

National, regional and local planning policies all indicate that development should aim to make the most effective use of land and buildings. Indeed, the London Plan makes housing a priority. The design of the intended development has progressed in accordance with all relevant policy implications.

This statement should be read in conjunction with the drawings which indicate the internal layout along with the structural forms.

This document forms part of the Planning Application for the development of the site and should be read in conjunction with the following supporting information:

- Existing & Proposed Drawings prepared by Urbanist Architecture
- Design and Access Statement prepared by Urbanist Architecture
- Daylight and Sunlight report prepared by T16
- Heritage statement prepared by Squire Heritage Consultants

Planning Policy Context 1

National Planning Policy Framework (NPPF)

Paragraph 6 of the NPPF states that, “the purpose of the planning system is to contribute to the achievement of sustainable development”. In the following paragraph, the NPPF refers to the three dimensions of sustainable development as: economic, social and environmental. **Paragraph 59** states: “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

National Planning Policy Framework (NPPF)

Paragraph 122 of the NPPF states that: “Planning policies and decisions should support development that makes efficient use of land, taking into account: the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use”

Paragraph 14 notes that where the development plan is absent, silent or out of date, planning permission should be granted unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole; or specific policies in this Framework indicate that development should be restricted.

The London Plan (March 2016)

- Policy 3.3: Increasing Housing Supply;
- Policy 3.4: Optimising Housing Potential;
- Policy 3.5: Quality and Design of Housing Developments;
- Policy 3.8: Housing Choice;
- Policy 5.17: Waste Capacity;
- Policy 6.9: Cycling;
- Policy 6.13: Parking;
- Policy 7.1: Lifetime Neighbourhoods;
- Policy 7.4: Local Character;
- Policy 7.6: Architecture.

Planning Policy Context 2

The London Plan (March 2016)

- Policy 3.3: Increasing Housing Supply;
- Policy 3.4: Optimising Housing Potential;
- Policy 3.5: Quality and Design of Housing Developments;
- Policy 3.8: Housing Choice;
- Policy 5.17: Waste Capacity;
- Policy 6.9: Cycling;
- Policy 6.13: Parking;
- Policy 7.1: Lifetime Neighbourhoods;
- Policy 7.4: Local Character;
- Policy 7.6: Architecture.

Camden Local Plan 2017

- A1 Managing the impact of development;
- H1 Maximising housing supply;
- H4 Maximising the supply of affordable housing;
- H6 Housing choice and mix;
- H7 Large and small homes;
- D1 Design;
- D2 Heritage;
- T1 Prioritising walking, cycling and public transport;
- T2 Parking and car-free development; ▪ DM1 Monitoring

Camden Broadway Conservation Area Appraisal and Management Strategy (2009)

Relevant Pre-Planning and Planning History

Refusal Reasons:

1 The proposed two storey upwards extension, by reason of its height, form, location, prominence, proportions and design would harm the pattern of historic development and introduce an incongruous building type into the streetscene, to the detriment of the character and appearance of the host building, neighbouring buildings and the Camden Broadway Conservation Area contrary to policies D1 and D2 of the Camden Local Plan 2017.

2 The proposed single rear extension, by reason of its height and depth, would fail to be a subordinate addition to the host building to the detriment of the character and appearance of the host building, neighbouring buildings and the Camden Broadway Conservation Area contrary to policies D1 and D2 of the Camden Local Plan 2017.

3 In the absence of a daylight and sunlight assessment, it has not been satisfactorily demonstrated that the proposed extensions and works of conversion would not bring about unacceptable loss of daylight and sunlight to residential windows serving no's. 128b Camden Road and 159 St Pancras Way contrary to policy A1 of the Camden Local Plan 2017.

4 The proposed upwards extension, by virtue of its height, location and proximity to neighbouring properties, would bring about an unacceptable loss of outlook and privacy to residential windows serving no's. 128b Camden Road and 159 St Pancras Way contrary to policy A1 of the Camden Local Plan 2017.

5 The proposed window openings and works of residential conversion would bring about an unacceptable loss of privacy to 157 and 159 St Pancras Way contrary to policy A1 of the Camden Local Plan 2017.

6 The proposed development, in the absence of a legal agreement to secure car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more healthy or sustainable transport choices, contrary to policy T2 (Parking and car-free development) of the Camden Local Plan 2017.

7 The proposed development, in the absence of a legal agreement to secure a contribution to affordable housing, would fail to maximise the contribution of the site to the supply of affordable housing in the borough, contrary to policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan 2017.

8 The proposed development, in the absence of a legal agreement to secure a Construction Management Plan (and associated support contribution), would fail to ensure that the development can be implemented without causing detrimental impact to residential amenity or the safe and efficient operation of the highway network in the local area, contrary to policies A1 and T4 of the Camden Local Plan 2017.

2019/6164/P

Refused

2020

Erection of additional storey plus mansard roof and single storey rear extension at ground floor level; change of use of part of ground floor and first floor from shop (A1) to residential (C3) to create 2x1-bed units; shopfront alterations.

Relevant Pre-Planning and Planning History

Pre-application advice was initially sought from the London Borough of Camden regarding the development of the application site on 3rd May 2018 (ref: P0631/19). Following conclusion was received:

The Council are not supportive of additional height in this location as the existing two storey building is an important marker of two distinct building groups. Furthermore, the proposed form of the new building is unacceptable as it is excessively bulky to the rear and comprises a non-traditional mansard form that would not demonstrate high quality design. There are also limitations with the detailed design with regards to window size and style. A successful planning application would also need to demonstrate how the proposed massing would avoid having an adverse impact on neighbouring amenity marker of two distinct building groups.

2018/1544/PRE
Pre-Application

2018

Erection of additional storey plus mansard roof to create 3-bed flat (C3).

Excavation of basement level to provide additional storage space for ground floor retail unit (A1).

Alterations to shopfront and installation of front entrance door to residential unit.

Summary of objections

The pre-application report, planning application delegated report and the decision notice all emphasised the historic significance of the gap between No 126 and 128b Camden Road and the positive contribution the building at No 128 makes to the character and appearance of the conservation area.

The delegated report notices that: “Section 72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* as amended by the *Enterprise and Regulatory Reform Act 2013*. Section 72 of the Act requires that in considering whether to grant planning permission for development in a Conservation Area, special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.” and adding further that: ‘The site is a rear infill of the garden behind the house on Brecknock Crescent’ and that ‘This means that the site is not simply part of the Camden Road frontage that was unaccountably built low.’

However, as far as we can ascertain, the above statement has no historical confirmation and is based on assumption. The property at No 128 has had a shopfront facing Camden Road since at least 1977. Therefore, it is unclear where this statement is coming from and why this justification has been put forward. The erection of the infill building as a separate entity on empty land could also be a possibility.

Camden Broadway Conservation Area Appraisal and Management Strategy (2009) states that No 128 Camden Road, amongst others, makes a positive contribution to the character and appearance of the Conservation Area. It is based on the principle that “the special character of this area is the uniformity of the standard building type. The strongly cohesive identity of the conservation area effectively means that all the original buildings in the area make a positive contribution unless otherwise listed. This list is not intended to be read as a definitive statement, and the contribution that these buildings make will be reviewed periodically”. The Appraisal also states that: “a key element of the distinctive character and appearance of the Camden Broadway Conservation Area is the area’s broadly consistent architectural style, scale, form and materials. High quality design, appropriate scale, form and materials and high quality execution will be required of all new development, including smaller alterations such as shop fronts, signage, and extensions which can harm the character and appearance of the area to an extent belied by their individual scale.

It is considered that the proposed upward extension to the building at No 128 Camden Road is compliant with the Appraisal and infill of the gap between buildings on the upper floors will enhance the appearance of the streetscape and make it more coherent.

The pre-application report statement’s conclusion that “It is considered to be an important gap in the street that marks the historic development of the street and therefore should be preserved” is a misinterpretation of the Appraisal and based on subjective opinion. The Camden Broadway Conservation Area Appraisal and Management Strategy (2009) only lists the building at No 128 Camden Road to have a significant meaning and a positive contribution to the character of the Conservation Area, not the gap.

It is evident that the building at No 128 does not conform in style, scale and form although it is considered an original building. The proposed development is introducing minor alterations to the original building and the enhancing proposals (including extensions) are encouraged.

Comparison of Refused and Revised Layout

Refused Scheme
Front Elevation



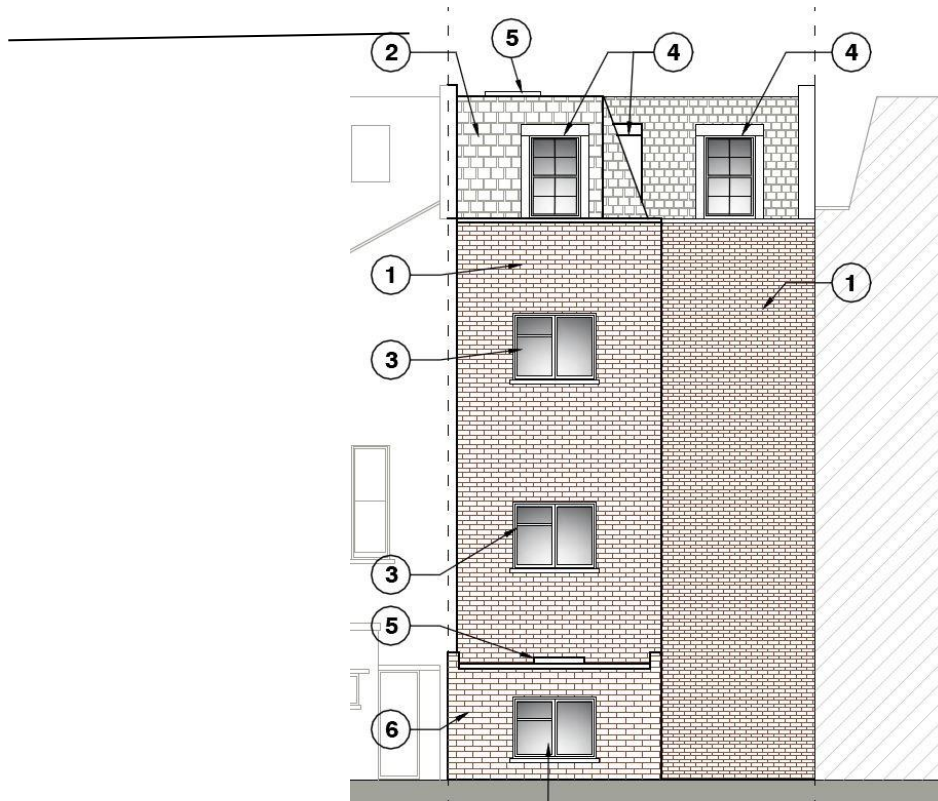
Revised Scheme
Front Elevation



- First floor window to match with the neighbouring property window to continue the heritage feature
- Proposed second and third new windows to match neighbouring property.
- Shopfront will see slight differences.

Comparison of Refused and Revised Layout

**Refuse Scheme
Rear Elevation**



**Revised Scheme
Rear Elevation**



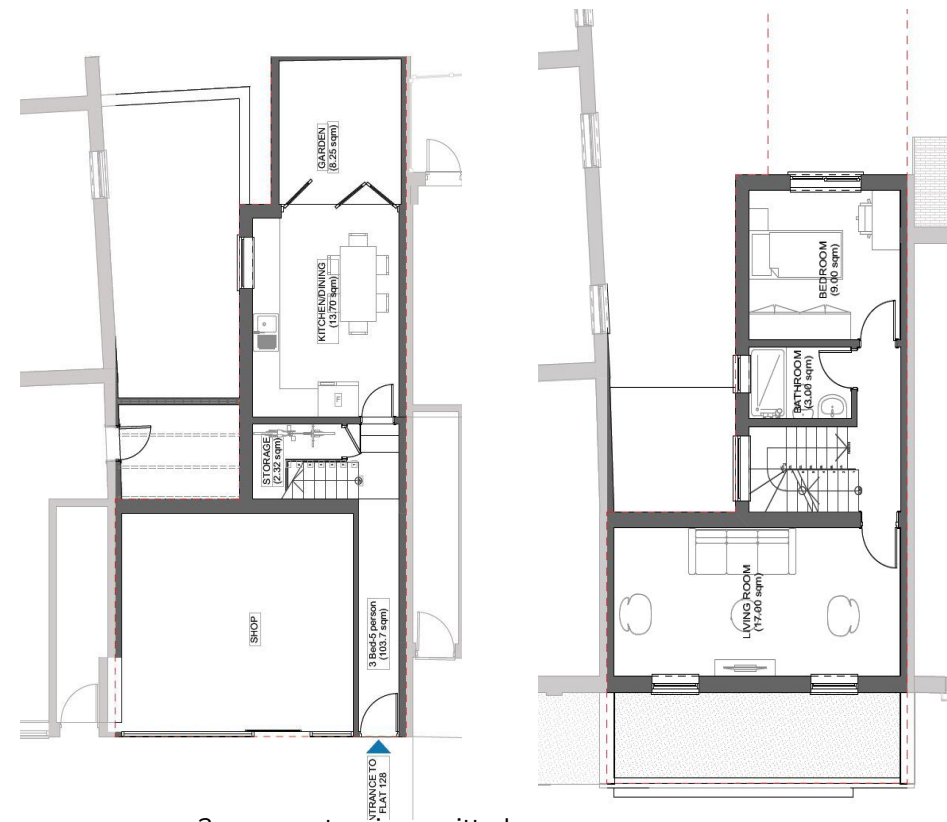
- Ground floor window is omitted.
- Second and third floor will see significant reduction to avoid bulkiness and to the rear.
- Side dormer to the mansard is omitted.
- Rear windows to serve non-habitable areas(stairwell)

Comparison of Refused and Revised Layout

**Refused Scheme
Ground & First Floor
Plans**



**Revised Scheme
Ground & First Floor
Plans Floor Plans**



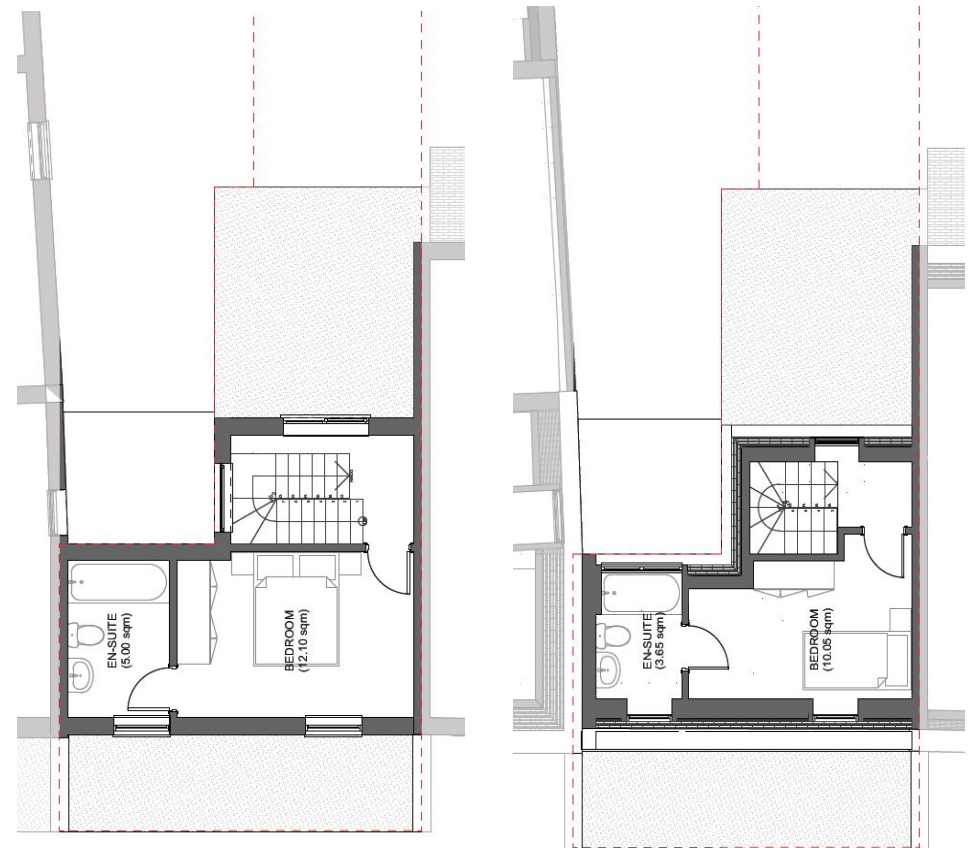
- 3m rear extension omitted.
- Rear amenity to be provided.
- Layout is redesigned to avoid space being wasted by the staircase.
- 1X3-bed family unit proposed.

Comparison of Refused and Revised Layout

**Refuse Scheme
Second and third Floor
Plans**



**Revised Scheme
Second and third Floor
Plans Floor Plans**



- Rear extensions to be reduced to a smaller scale to avoid overshadowing and sense of enclosure to the neighbouring properties
- Side windows in non-habitable areas to avoid overlooking and invasion of privacy

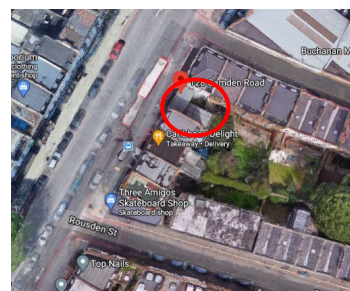
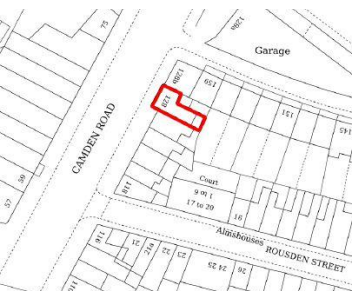


Location & Setting

The site is situated on the east side of Camden Road and is a two-storey retail unit, containing a barber shop on the ground floor and vacant space on the first floor. It is immediately surrounded by four-storey, mixed-use buildings with commercial premises on the ground floor and residential units on upper floors.

The urban type is characterised by high density of an urban centre. All of the buildings are characteristic for a high street developments with little or no setback from boundary line in order to maximise exposure to passing trade.

The site is within Camden Broadway Conservation Area but is not a listed building. The site is not within a flood risk zone. The PTAL is very high – 6a.





Transport

The site has a PTAL of 6a, which is considered high. The closest Overground station is Camden Road which is only two-minute walk away from the property. There are several buses stopping at Camden Road, with nearest bus stop being located in front of No 122 Camden Road, which is less than one minute walk away from the property.

High PTAL of 6a allows a car-free development to be proposed. Bicycle storage for two bicycles will be located internally on the ground floor in the storage next to the staircase. It will be well lit, dry and secure.



Use

The building is in use as a barber's shop at ground floor level, and first floor is currently vacant but was used ancillary residential purpose for the retail.

The site provides the opportunity for the redevelopment of unused and redundant areas of the building at the rear and on the first floor along with an upward two-storey extension in order to provide the London Borough of Camden with a new housing provision. Retail unit on the ground floor will be retained and layout reconfigured to allow separate entrance to the residential unit.

The proposed use will be mixed-use E/C3, which is characteristic for the urban centres.

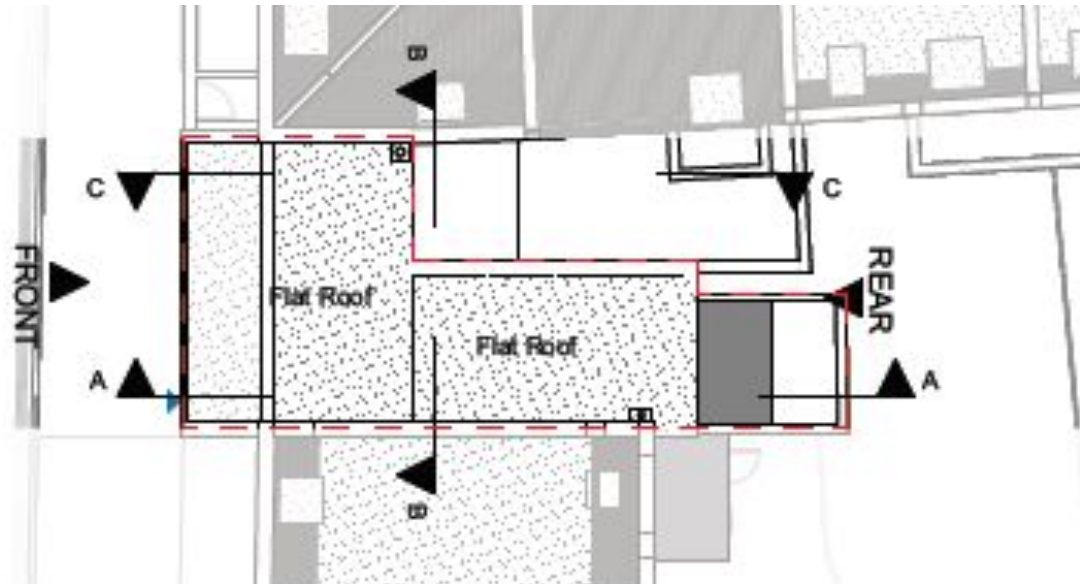
The proposed upward extensions will bring cohesion to the streetscape and will sensitively respond to the adjacent buildings at No 118-126 Camden Road.

Amount & Layout

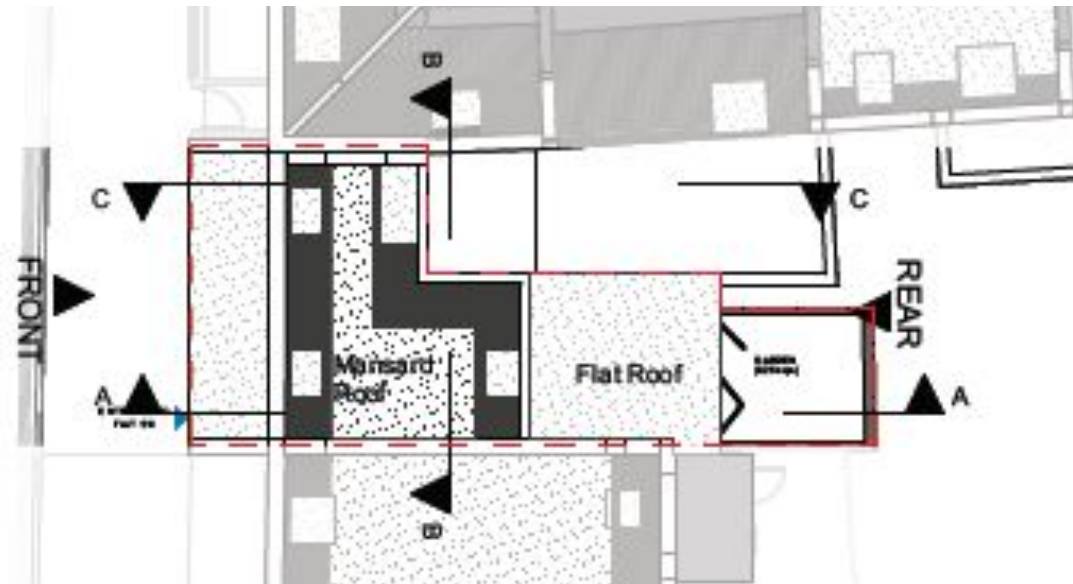
The existing GIA of the property is 94 sqm and the proposed GIA will be 135.52 sqm following the proposed extensions and demolition of the ground floor rear extension. The alterations include internal remodelling including the creation of main entrance to the dwelling, separate from the barber shop. In addition, layout redesign of existing rooms to meet the space standards. The internal layout of the newly created residential unit comprises of kitchen/dining room and storage for bicycles on the ground floor, living room, single bedroom and a shower room on the first floor, double bedroom with en-suite on the second floor and a single bedroom with en-suite on the loft floor. The shop floor area will remain on the ground floor. The new dwelling will also see a direct access to the garden on the ground floor.

External alterations include replacement of the shopfront to accommodate separate entrance doors for the residential unit and a shop and painting the shopfront entrance black to be more coherent with the surrounding. The additional floors will be modest in size and the front elevation will be in line with the existing properties at No 118-126 Camden Road.

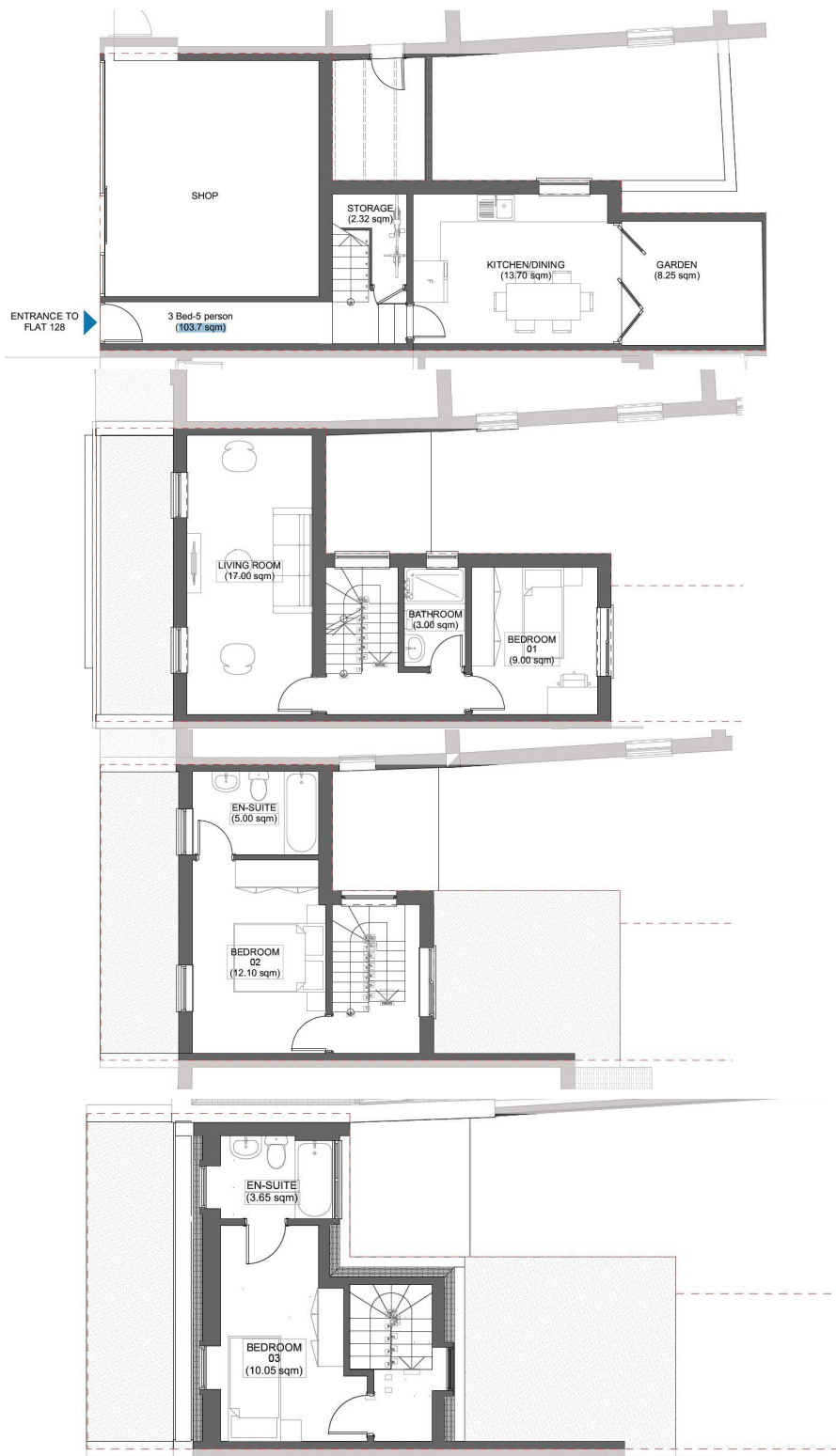
The bedrooms, bathroom and kitchen/living/dining room have attractive proportions to meet the needs of the occupiers.



Existing Roof Plan

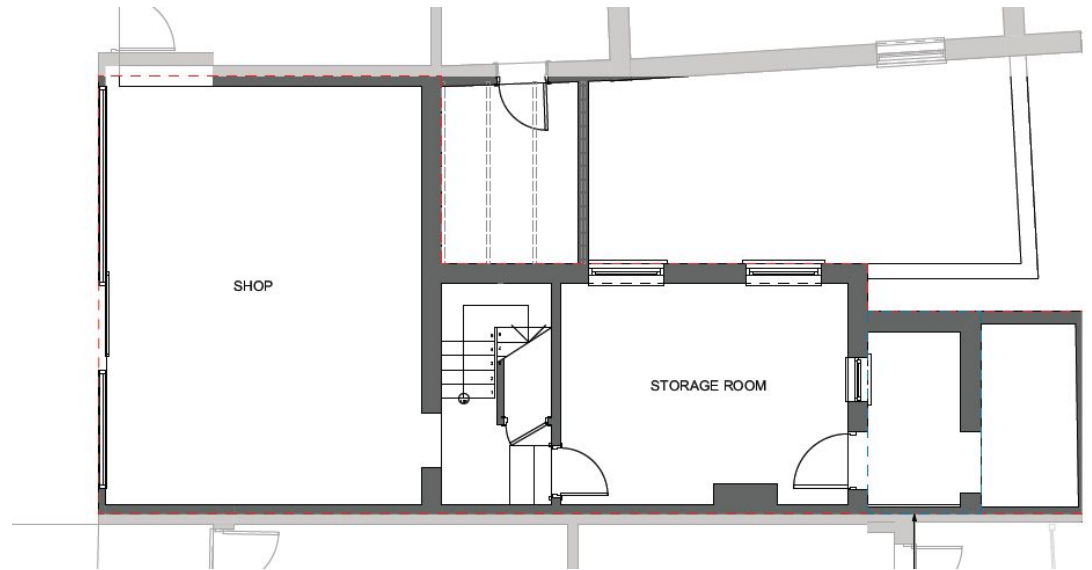


Proposed Roof Plan



Amount

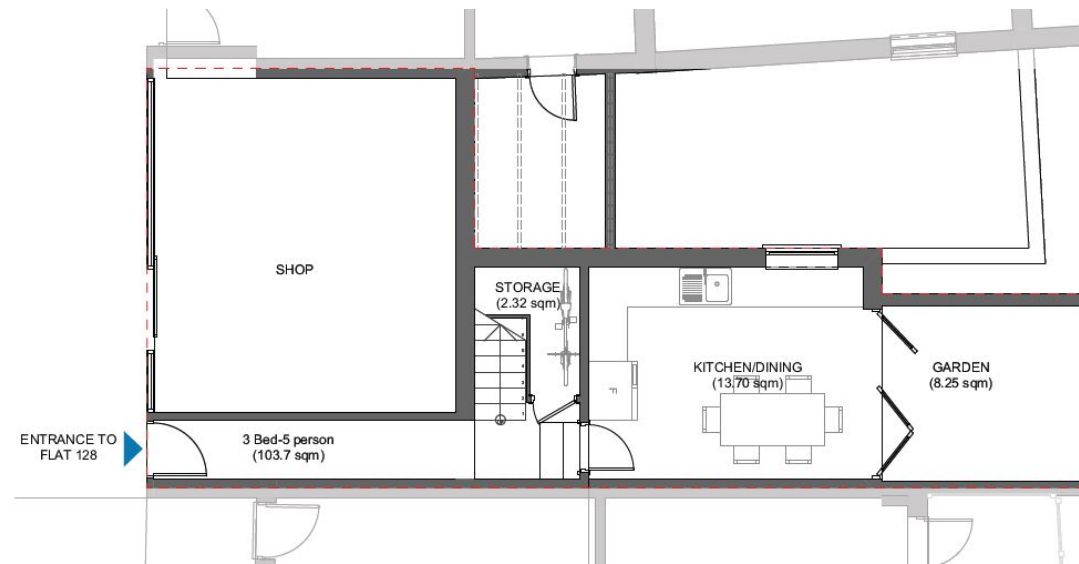
Level 1		GIA(sq.m)	Amenity (sq.m)	London Plan (sq.m)
Ground Floor	Kitchen	13.70	8.2	10
	Storage	2.32		N/A
	Hallway	5.00		
Level 2		GIA(sq.m)		London Plan (sq.m)
First Floor	Bedroom 01	9.00		8
	Living Room	17		N/a
	Bathroom	3		4
Level 3		GIA		London Plan (sq.m)
Second Floor	Bedroom 02	12.10		12
	Ensuite	5.0		
Level 4		GIA		London Plan (sq.m)
Third Floor	Bedroom 03	10.05		8
	Ensuite	3.65		



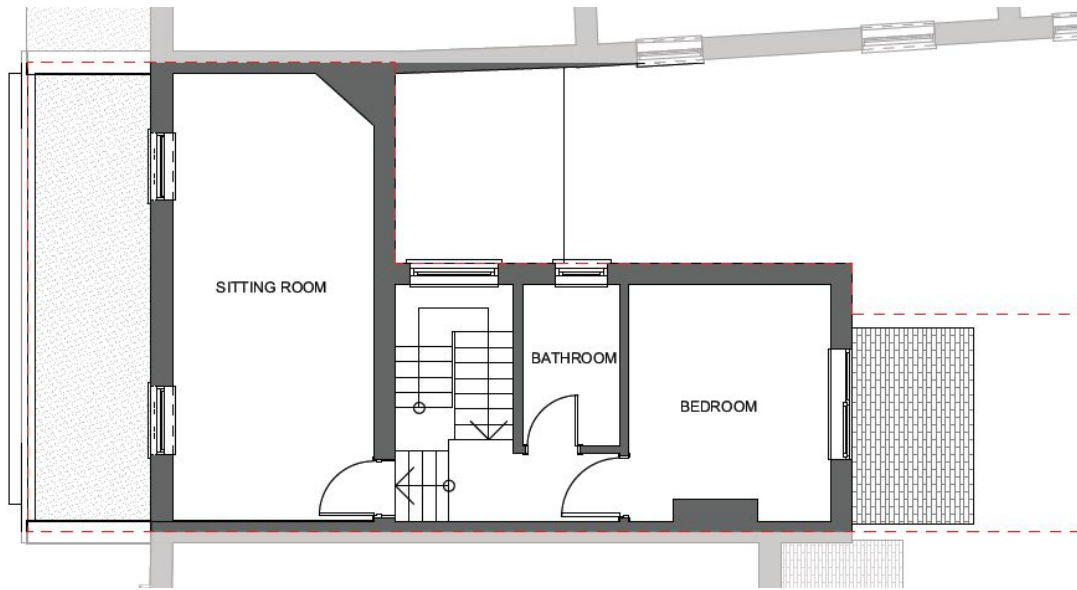
Existing Ground Floor Plan

Existing and Proposed Ground Floor Plan

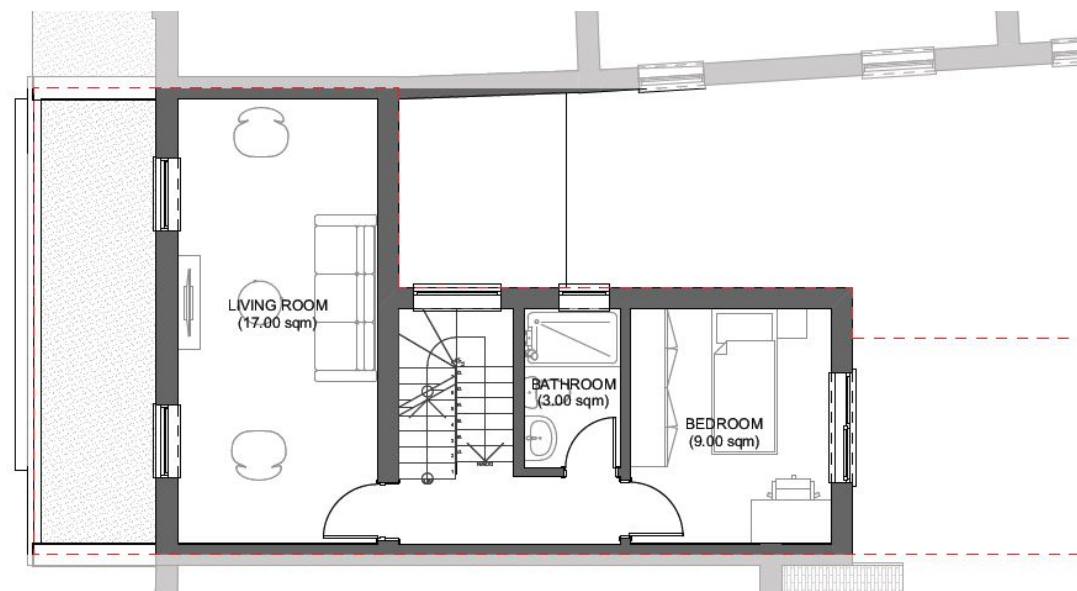
The existing ground floor consists of large shop floor area storage room and a conservatory. The proposed ground floor area consists of shop floor, shop storage, residential unit hallway, bicycle storage and a kitchen/dining room. Ground floor will also see the introduction of the private amenity space for residential unit. The staircase leading to the first floor is located in the hallway.,



Proposed Ground Floor Plan



Existing First Floor Plan



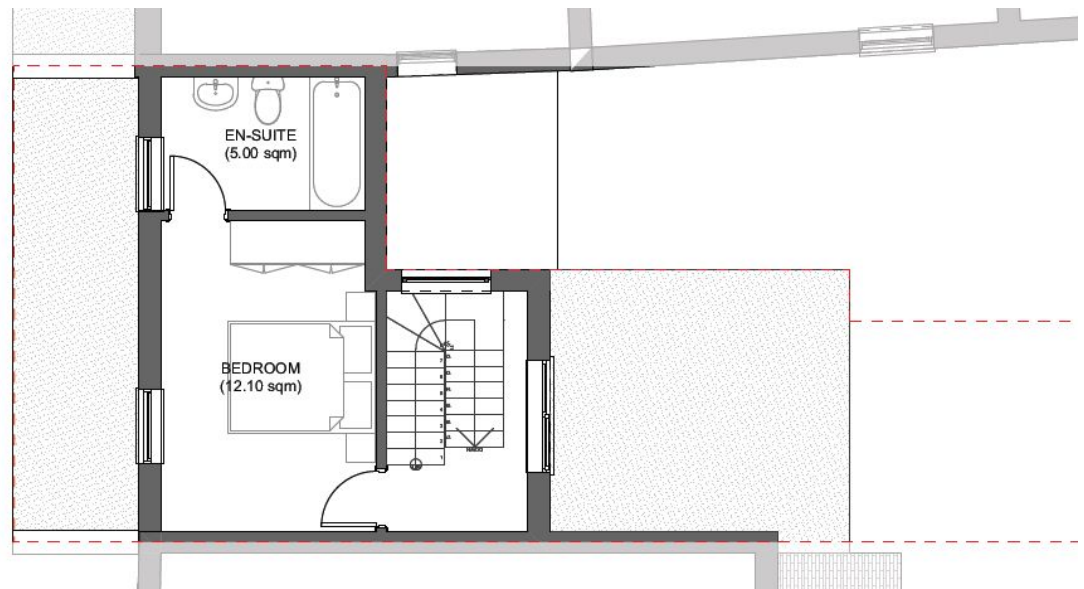
Proposed First Floor Plan

Existing and Proposed First Floor Plan

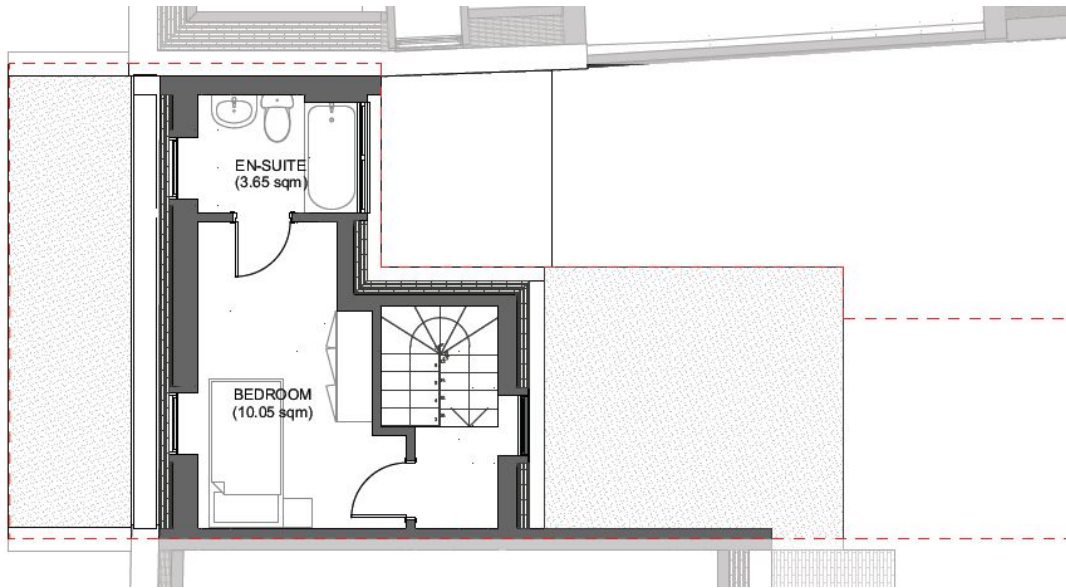
The existing first floor floor consists of a vacant space that used to be a sitting room, bathroom and a bedroom. The proposed first floor consists of living room, single bedroom and a bathroom. The staircase leading to the second floor is located in the hallway.

Proposed Second Floor Plan

The proposed second floor consists of a double bedroom with en-suite bathroom. The staircase leading to the loft floor is located in the hallway.



Proposed Second Floor Plan



Proposed Loft Floor Plan

Proposed Loft Floor Plan

Proposed loft floor consists of a single bedroom with an en-suite bathroom.

Scale

The scale along the street is fairly consistent, featuring three/four-storey terraced dwellings with commercial units located on the ground floor and residential units on the upper floors. Majority of properties in the close vicinity are a three storey dwellings with a mansard roof, which was either the original feature or a later addition. A planning permission for a mansard extension was approved at No 69 Camden Road in 2015 (ref. 2015/2788/P) which is a great example of scale adjustment serving to enhance the proportion of the street scale.

With a design that complements the surrounding neighbourhood, the proposed upward extension would fit perfectly at the site in question. The scheme seeks to make efficient use of scarce urban environment to deliver much sought-after housing stock to the borough.



The proposed extension is, therefore, appropriate given the array of extensions that have been approved and form the context of the street.

The provision, position and orientation of the dwelling and proposed extension is sympathetic in both design and in proportion with the existing properties at No 118-126 Camden Road and both public and private open spaces in the vicinity.

The development when viewed from the rear does not have an overbearing impact, nor does it cause a significant sense of enclosure, or loss of outlook from, or light to, principal windows of habitable rooms of the neighbouring properties.





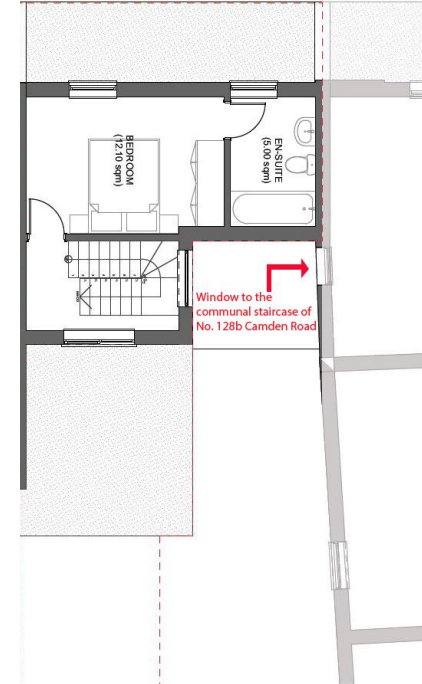
Landscaping

The existing rear extension will be demolished in order to provide private external amenity space for newly created dwelling.

The proposed rear garden area is 8.25 sqm which is in accordance with London Plan.

The rear garden will be grassed with occasional perennial shrubs and hedges.





Appearance

The existing elevation consists of a red and black shopfront and the first floor consists of brickwork. Windows visible from the street are timber sash windows painted green and fixed window bars are present. The rear of the property consists of brickwork and white render. The dwelling is a two-storey property with a flat roof, immediately surrounded by four-storey buildings with mansard roofs.

The proposed two-storey extension will see a bricked addition on the second floor and a mansard roof extension on a third, loft floor. The proposed upward extension will bring cohesion to the streetscape, which is considered appropriate and many precedents can be found in the close vicinity. The shopfront will see an addition of a residential doors and will be painted black. Front facade windows will match the windows of No 126. This will conform with the appearance of neighbouring dwellings.

Although the past pre-application and planning application responses are adamant that the gap has a significant historic meaning, it is clear that the existing development creates an odd and unattractive streetscene and consideration to improving the visual amenity should override the unproven heritage argument. In addition, by extending upwards, the proposal will provide London Borough of Camden with an additional family housing stock.

The proposed upward extension is modest in scale therefore the issues of overbearing and negative impact to the amenity of neighbouring properties has been overcome. The side window of No 128b Camden Road has been confirmed to be allocated to the internal communal staircase, therefore, the proposal is deemed acceptable.

Materials

All the materials used will be appropriate to the context and will serve to improve the visual aspect of the existing dwelling and the streetscape.

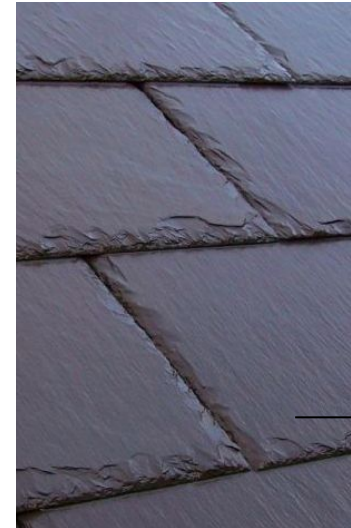
Brick

For facade



Dark grey slate

For roof



White painted timber sash

For windows



Black painted timber - RAL 9005

For shopfront and front doors



Access

Main existing access is through the shopfront, which leads to the rear conservatory and upper floor, directly from the shop floor area.

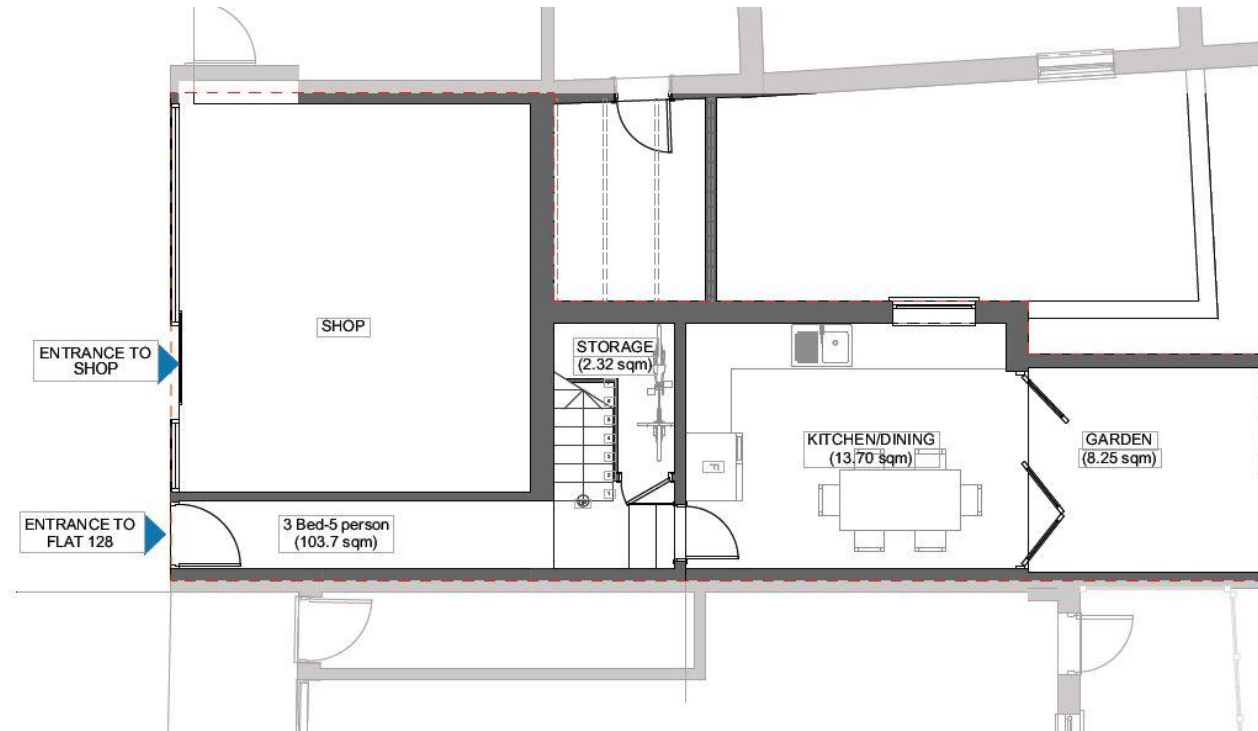
The proposed access to the dwelling located on upper floors will be located at the front and will be separate from the newly created shopfront.

The rear garden for the main dwelling will be accessible from the ground floor kitchen/dining area.

Access to the remaining rooms on the upper floors will lead from internal staircase, which is wide enough to allow easy and unrestricted movement within the property.

The entrance to the bedrooms are designed to be safe, secure, visible, accessible, well-lit and convenient. All rooms have reasonable and suitable access and egress.

The proposal pays attention to the necessary arrangements to ensure that all occupants have adequate access to all common parts of the building.



Summary

This application seeks permission for the two-storey upward erection, demolition of a ground floor rear extension, and internal alteration to provide a mixed-use (E/C3) development at No 128 Camden Road, London, NW1 9EE.

The extensions have been designed following pre-application and planning application comments and wider LPA approach to similar developments within the borough, especially within conservation areas.

The proposal has been developed to maintain integrity to the overall character of the streetscape and directly adjacent buildings at No 118-126 Camden Road and on the basis that it would have no impact upon the visual amenity of the surrounding area and occupiers of the neighbouring property. The design and scale of the extensions respect the existing building and streetscape, as many similar applications have also been submitted within the local area.

The use of similar materials and architectural features and patterns ensures the development is sympathetic to the character of the conservation area and neighbouring properties. The increased space will create high-quality living accommodation for future occupants of the borough thereby increasing the overall sustainability of the site.

The proposal would not materially harm the area's character and appearance. On the contrary it will bring cohesion and coherence along the row of terraces at this part of Camden Road.

In the circumstances, it is respectfully put forward that the proposal is in accordance with local and national policy and that the benefits of the development significantly outweigh any negative impact. We aim to work proactively with the LPA in order to create a high-quality and sustainable environment and believe this proposal enhances not only the existing building but also the local area, and should, therefore, be granted planning permission.

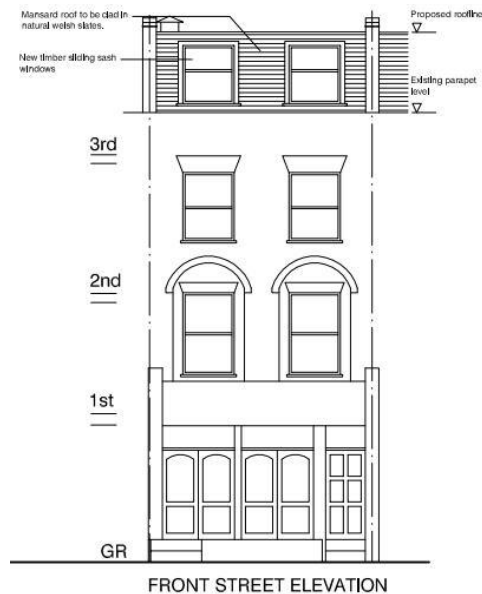
Should the Local Planning Authority be minded to approve the application, the applicant is willing to discuss the details of all required legal agreements prior the decision determination date.

Should there be additional information or clarification required in order to progress this application, please do not hesitate to contact Urbanist Architecture Ltd. We are more than happy to make any amendments to the proposal that the London Borough of Camden may suggest.

Precedents

01

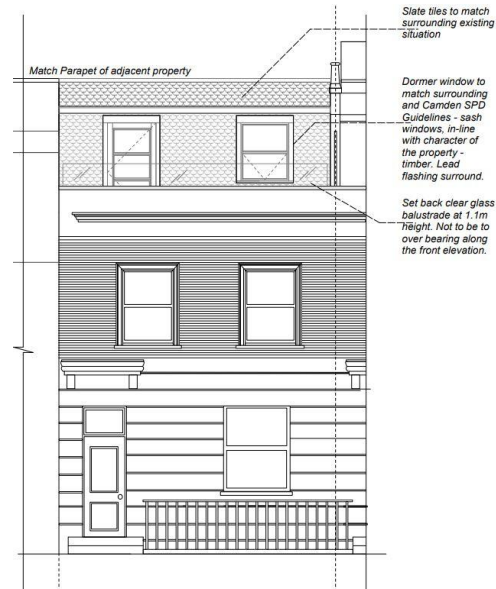
2015/2788/P



Erection of a single storey roof extension and two storey rear extension to provide 2 new flats (1 x 1 bed and 1 x 2 bed).

02

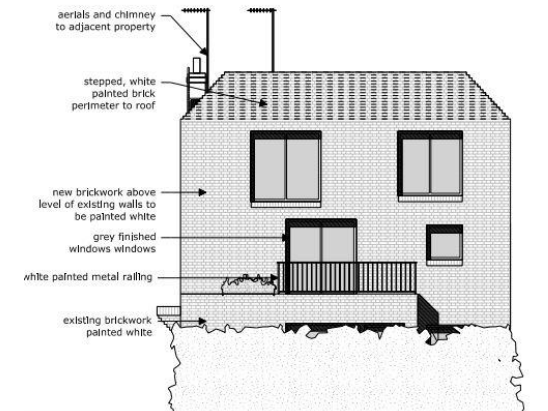
2015/5287/P



Conversion of existing 5-bed house into 3x self-contained flats (1x one-bed and 2x two-bed). Erection of mansard roof extension and side extension at basement level, replacement of rear basement level window with glazed doors.

03

2013/6555/P



Remodelling of existing two storey dwelling to provide additional floor & associated alterations including enlargement of 1st floor roof terrace.



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