

19 Holmdale Road, London NW6 1BJ

Planning, Design & Access Statement

For Mr Arnon Katz/ Tribi Holdings Limited

November 2020



Doyle Town Planning + Urban Design

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1 Introduction and context

Introduction

- 1.1 Please find attached materials to support a full planning application for the proposed extension and other alterations to No. 19 Holmdale Road ('the application property').
- 1.2 This statement comprises a combined planning, design and access statement (DAS).
- 1.3 The development comprises:
- Excavation and extension of existing part basement (largely within the footprint of the main building) to form a new basement flat with rear garden patio area. Single-storey conservatory extension to the rear extending the existing rear ground floor flat. Formation of light wells to the rear side return. Enlarged front lightwell, formation of a lower ground floor front bay window to match, associated railings, installation of new binstore and railings at front. Repositioning ground floor window openings to rear side return.

Drawings and Plans

- 1.4 Please find enclosed the following submitted documents, plans and drawings:

Existing plans

Drawing Title	Reference	Scale	Date
Existing & Proposed Site Plans, Location Plan	3019(PLA)001	1:1200/1:1250@A3	September 2020
Existing Lower and Upper Ground Floor Plans	3019(PLA)100	1:100@A3	September 2020
Existing Elevations (front and rear)	3019(PLA)200	1:100@A3	September 2020
Existing Section A-A (including elevation to rear side return)	3019(PLA)300	1:100@A3	September 2020
Section B-B	3019(PLA)301	1:100@A3	September 2020

Proposed plans

Drawing Title	Reference	Scale	Date
Existing & Proposed Site Plans, Location Plan	3019(PLA)001	1:1200/1:1250@A3	September 2020
Proposed Lower and Upper Ground Floor Plans	3019(PLA)110	1:100@A3	September 2020
Proposed Elevations (front and rear)	3019(PLA)210	1:100@A3	September 2020
Proposed Front Elevation – (Street View) and Section B1-B1	3019(PLA)211	1:100@A3	September 2020
Proposed Section A-A	3019(PLA)310	1:100@A3	September 2020
Proposed Section B2-B2 and Flank Elevation	3019(PLA)311	1:100@A3	September 2020
Proposed Detail 1 (Sound proofing)	3019(PLA)312	1:5@A3	September 2020

Supporting Documents and Statements

1.5 The following supporting documents are submitted.

- Application form.
- Ownership form.
- CIL Form.
- Planning, Design and Access Statement. Doyle Town Planning and Urban Design, November 2020 (this document).
- Basement Impact Assessment (BIA). LBH Wembley, November 2020.
- Construction Management Plan (Draft), November 2020
- Basement Impact Assessment Audit: Instruction (part completed), November 2020.
- Factual Site Investigation Report. ST Consult, November 2020.
- Flood Risk Assessment (FRA). LBH Wembley, November 2020.
- Sunlight and Daylight Report. Stinton Jones Consulting Engineers LLP, November 2020.
- Drainage Strategy and Outline Sustainable Drainage Scheme. LBH Wembley, November 2020.
- Housing Quality Assessment. Doyle Town Planning and Urban Design, November 2020.

2 Context

Existing context

Surrounding area

- 2.1 Holmdale Road is a wide, tree-lined street of terraced mid to late Victorian and Edwardian villas. The road gently rises to the north, with the application property situated towards the middle section.
- 2.2 There is an established residential land use pattern across the area.
- 2.3 The playground of the Emmanuel Church of England Primary School is to the rear, at a higher level.

Application property

- 2.4 No. 19 is a three-storey plus basement terraced property built in about 1875-95. The second floor is formed of dormer roof extension to the front and rear.
- 2.5 There is an existing basement extending across half of the building footprint with limited head height and a lower ground front floor front entrance via steps.
- 2.6 The rear garden extends to some 70 sq m with direct access from the two ground floor dwellings.
- 2.7 The Emmanuel School playground to the rear is raised up behind a substantial retaining wall so that any development at ground and basement level will not increase overlooking of the adjacent school playground.
- 2.8 There is a cluster of mature trees within and to the rear of the school playground, sufficiently distant that they do not raise any issue.
- 2.9 There is no vehicular access or parking spaces within the site with resident parking in the street in front. There is a covered on-street cycle store at the junction with Mill Lane.
- 2.10 No. 19 is not located within a conservation area and there are no listed buildings in the vicinity. No Article 4 Direction is in force.

Property planning history

Planning history

- 2.11 Permission was granted in 1970 for the conversion of existing flats into 6 self-contained units and the formation of a dormer window (Ref. 8397). The approved plans show a 1-bed flat and studio at ground and first floor with two studios at second floor level. The record of this decision was misfiled by Camden and still does not appear in standard on-line searches - because the street name is misspelt as 'Holndale Road'.

- 2.12 The Use of the building as 6 x self-contained flats (3x 1-bed and 3x studio) (Class C3) was established by a Certificate of Lawfulness issued in July 2018 (Ref. 2018/0250/P). The officer report mistakenly states that there was no older planning history available.

Adjacent property planning history

- 2.13 No. 19 is bounded by Nos. 17 and 21 Holmdale Road with No 17 being the handed, matched pair to No.19.
- 2.14 No.17 was granted permission in 1993 (Ref. 9300833) for a new basement level habitable room in connection with the existing basement and ground floor maisonette. There are no on-line plans available, but this was presumably below what would have been the main ground floor dining room.
- 2.15 A further permission was granted in 2018 for excavation to create an external basement level patio and a single storey ground floor side extension (partly infilling the side return).
- 2.16 This application includes as-existing plans that show a basement across the footprint (except for the rear outrigger), which sets a precedent for proposed development to No.19.
- 2.17 No.21 was granted permission in 1984 for the retention of the existing basement in 1984 (Ref. 8400508). Again, there are no on-line plans available, but this nevertheless sets a precedent.
- 2.18 There are basements and front basement level bay windows and light wells to Nos. 15,17 and 21 Holmdale Road.
- 2.19 Permission has been granted along the street for a number of new basements and lowering of basement floor levels.

3

Policy and guidance

- 3.1 This section of the Statement sets out the national, regional and local planning policy against which the proposals fall to be determined.
- 3.2 The Statement assesses the proposals against the 2018 National Planning Policy Framework (NPPF) and statutory Development Plan, which currently comprises the London Plan (2016), Brent Core Strategy (2010) ('The Core Strategy'), Brent Development Management Policies DPD (2016) ('The DMP').
- 3.3 Consideration has also been given to National Planning Practice Guidance (PPS), London Plan, Camden Local Plan, Supplementary Planning Guidance (SPG), the emerging Neighbourhood Plan and other relevant material planning considerations.

National Law

Town and Country Planning Act

- 3.4 Section 70(2) of the Town and Country Planning Act 1990 (as amended) and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise.

National Planning Policy Framework (2018)

- 3.5 The UK Government's Ministry of Housing, Communities and Local Government published a revised NPPF on 19 June 2010.

Achieving sustainable development

- 3.6 The NPPF confirms the primacy of the development plan, subject to material considerations, as well as confirming the purpose of the planning system: "to contribute to the achievement of sustainable development." (NPPF Paragraph 7).
- 3.7 Paragraph 8 sets out the three dimensions of sustainable development:
- An economic role – to help build a strong, responsive and competitive economy
 - A social role – to support strong, vibrant and healthy communities; and
 - An environmental role – to contribute to protecting and enhancing our natural, built and historic environment

- 3.8 Paragraph 10 states that ‘at the heart of the NPPF is a presumption in favour of sustainable development’. For decision-taking this means: ‘approving development proposals that accord with an up-to-date ‘development plan without delay. Paragraph 47 reinforces this point: ‘Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.’

Achieving well-designed places

- 3.9 Section 12 paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 3.10 Paragraph 131 states that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

London Plan

London Plan 2016

- 3.11 The London Plan is the statutory Spatial Development Strategy for Greater London prepared by the Mayor of London (“the Mayor”) in accordance with the Greater London Authority Act 1999 as amended (“the GLA Act”) and associated regulations.
- 3.12 The 2016 London Plan (The London Plan consolidated with alterations since 2011) is the adopted Development Plan.
- 3.13 The following policies are of relevance to this application.
- 3.14 Policy 7.3, Designing Out Crime (part e), states that places, buildings and structures should incorporate appropriately designed security features.
- 3.15 Policy 7.4, Local Character, states that buildings, streets and open spaces should provide a high-quality design response. This response should have regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass (a). It should contribute to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area (b). Building design should be informed by the surrounding historic environment (e) whilst existing buildings and structures that make a positive contribution to the character of a place should be allowed to influence the future character of the area (d).
- 3.16 Policy 7.6, Architecture, states that buildings and structures should be of the highest architectural quality. Buildings should comprise details and materials that complement, not necessarily replicate, the local architectural character and should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.

Draft London Plan

- 3.17 The current 2016 Plan is still the adopted Development Plan, but the Draft London Plan is a material consideration in planning decisions. The significance given to it is a matter for the decision maker, but it gains more weight as it moves through the process to adoption.
- 3.18 The Plan is at an advanced stage. Policies contained in the Intend to Publish (ItP) London Plan published in December 2019 that are not subject to a direction by the Secretary of State carry significant weight.

SPG

- 3.19 The Mayor has published a number of relevant supplementary planning guidance (SPG).
- Sustainable Design and Construction SPG 2014.
 - Character and Context SPG.

Camden policy

Local Plan

- 3.20 The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). The local plan was adopted by the Council on 3 July 2017 and forms the basis for planning decisions and future development in the borough.
- 3.21 The following policies are relevant to the proposals outlined in this report.
- 3.22 Policy A1, managing the impact of development, aims to protect the quality of life of occupiers and neighbours by granting permission only for development that does not cause unacceptable harm to amenity. Considerations include (e) visual privacy, outlook and (f) sunlight, daylight and overshadowing;
- 3.23 Policy D1, design, aims to secure high quality design in development. Among a range of factors, the Council will require development that (a) respects local context and character (b) preserves or enhances the historic environment (e) comprises details and materials that are of high quality and complement the local character and (f) integrates well with the surrounding streets and open spaces.
- 3.24 Policy D1 also promotes excellence in architecture and design.

Camden Guidance

- 3.25 The Council recently revised its suite of supplementary guidance.
- Housing CPG.
 - Altering and extending Your Home July 2020.
 - Amenity March 2018.
 - Basements.

Local Plan Policies Map

- 3.26 Camden Local Plan Policies Map Alterations Adoption Version June 2017
- 3.27 CaLo3 160 Mill Lane Community Garden Boundary reduced

Map 69. CaL03 160 Mill Lane Community Garden



4 Assessment

Housing quality

- 4.1 The proposed development comprises three main elements:
- The creation of a new self-contained basement flat (Flat 3). As a new unit (as opposed to an existing dwelling that is being adapted or extended) this unit fully meets all relevant housing policies and guidelines. The new flat will be accessed via the front light well with a sunken patio to the rear.
 - The extension and enlargement of an existing studio flat (Flat 2) to form a one-bedroom flat. The internal quality of this unit is raised with a more generous living space, better sunlight and daylight, and a separate bedroom.
 - Internal alterations to the layout of an existing ground floor one bedroom flat (Flat 1) with amended rear garden access. The layout of this unit will be improved by moving the living room to the front, where it will enjoy both good daylight and sunlight. The bathroom is moved to the middle of the unit so that the rear room, which becomes the bedroom, is better proportioned and better lit.
- 4.2 Please refer to the attached Housing Quality Assessment for more details.
- 4.3 The number of dwellings will increase by one. The residential use (C3(a)) will remain unchanged.

External appearance

- 4.4 No changes are proposed to the external appearance above ground floor level.
- 4.5 The front light well was partly infilled at some point in time. This will be re-excavated to match the neighbours. A canted bay window will be formed to match neighbours and reinstate the unified appearance of Nos. 15-21 Holmdale Road.
- 4.6 The proposed rear conservatory extension is modestly scaled and of a traditional design and appearance.
- 4.7 The proposed rear light wells and sunken and patio will have no material effect on neighbour amenity because they will be largely hidden behind boundary fences.

Outlook, privacy and overlooking

- 4.8 All proposed new or adapted dwellings (Flats 1, 2 and 3) will have a dual aspect.
- 4.9 The flats have been designed with principal aspects to the front and rear, limiting any privacy or overlooking to the side.
- 4.10 Planting and opaque glazing to the rear side passage will ensure privacy.

- 4.11 The layout of the existing ground floor Flat 1 has been amended so that the living space is to the front, facing the street, with the bedroom to the rear.
- 4.12 The reinstatement of the front garden gate and walls will increase both privacy and enhance security.
- 4.13 The proposed single-storey rear conservatory is modestly scaled and therefore unlikely to affect the amenity or outlook of neighbours.
- 4.14 The proposals will not affect the school playground to the rear, which is at a higher level and masked by a tall boundary wall.

Refuse

- 4.15 Bin storage for seven wheeled bins is proposed within the front garden area to allow easy collection from the public highway.
- 4.16 Storage provided will be as follows:
- 2 X 240L Residual Waste Bins
 - 4 x 240L Dry Recycling Bins
- 4.17 The refuse and recycling arrangements are set out in detail in the submitted plans.

Outdoor Amenity

- 4.18 The existing ground floor flats and proposed new basement flat will have direct access to communal outdoor amenity space of 57 sq m including a square lawn of 29 sq m.
- 4.19 In addition to access to the communal garden, the proposed basement Flat 3 will also enjoy access to a private rear patio area and a small area in the front light well.
- 4.20 The BRE Guide recommends that amenity or garden areas should have at least two hours of sunlight over 50% of the area on 21st March. The submitted sunlight and daylight report confirms that rear garden has sunlight to more than 50% of the area from sunrise to 1.30 pm.

Sunlight and daylight

- 4.21 The existing ground floor flats have been assessed against the BRE criteria and found to be suboptimal in several respects, which creates a strong impetus to consider alternative layouts that can provide better lit accommodation
- 4.22 The Sunlight and Daylight report confirms that all standards will to be met for all main habitable rooms (living rooms and bedrooms). Section 8.4 of the sunlight and daylight report confirms that the recommendations of the BRE Guide on sunlight to amenity areas for the flats are satisfied.
- 4.23 All habitable rooms achieve recommended daylight targets, and all living rooms will receive direct sunlight.

Access

- 4.24 The proposed development does not comprise new-build housing. The proposed basement flat (Flat 3) is the only new dwelling created. This will have a level entrance threshold and entrance level toilet. There will be a level threshold between the rear living room and the back patio. The proposed bathroom will meet 'lifetime homes' standard'.
- 4.25 The proposed enlarged flat (Flat 2) at ground floor level will have level flat entrance threshold and bathroom at entrance level. There will be a level threshold between the rear living room and the rear communal garden.

Parking

Cars

- 4.26 The property is currently divided into six flats with no off-street parking provision and no capacity to provide this on site.
- 4.27 The application site is located within an area of high public transport accessibility (PTAL 5), where off-street parking is not encouraged. There are resident parking bays in front of the property.
- 4.28 The addition of one new 1-bed unit is expected to provide only a very marginal uplift in demand for on-street parking spaces.

Motorcycles

- 4.29 There is a solo motorcycle on-street parking bay opposite.

Cycles

- 4.30 London Plan Housing Design Guide (3.4.1) states that all developments should provide dedicated storage space for cycles at the following levels:
- 1 per 1- or 2-bedroom dwelling; or
 - 2 per 3 or more-bedroom dwelling.
- 4.31 The proposals include provision for three cycle parking spaces: Two to the rear communal garden space and one in the front lightwell.
- 4.32 There is insufficient space to provide cycle parking to the front garden. However, there are on-street covered parking spaces available in Holmdale Road near the junction with Mill Lane.

Basement Impacts

- 4.33 A site investigation has been undertaken and full Basement Impact Assessment (BIA) submitted.

Construction

- 4.34 An outline Construction Management Plan (CMP) is submitted using the Council's latest CMP Proforma.

Flooding and drainage

- 4.35 The BIA places the site within an area at a high risk of surface water flooding. A Flood Risk Assessment (FRA) is therefore submitted with the application.
- 4.36 A Surface Water Drainage Strategy and Outline Sustainable Drainage Strategy has been prepared to mitigate any risk of flooding as a result of rainwater falling on the site. This assessment demonstrates the overall level of flood risk has been reduced through the appropriate application of sustainable drainage systems. The report outlines various SuDS features that will restrain runoff in accordance with Camden Local Plan Policy CC3.
- 4.37 The proposed soft planted area to the rear garden will increase support for biodiversity. The development will not affect the adjacent nature garden and will therefore protect biodiversity and green infrastructure.

Trees

- 4.38 There are no trees on the property or in adjacent gardens that might affect the development.
- 4.39 As noted above, the group of trees in the school playground to the rear are some distance away. A separate tree report is therefore not required.

Sustainability

- 4.40 Camden Guidance states that a sustainability statement should be sent with applications for:
- All new build residential houses and flats
 - Multi-occupation residential buildings with 10 or more rooms/units or occupiers
 - Residential refurbishments, conversions and change of user for:
 - 5 or more dwellings, or
 - 500sqm or more of floorspace
 - Non-residential development of 500sqm or more of floor space (including offices, retail and industrial)
- 4.41 The proposed development falls below or outside all of the criteria.

5

Summary and conclusions

- 5.1 The front light well and bay window will match neighbouring properties and reinstate the unified appearance of the terrace.
- 5.2 The impacts of the proposed basement have been carefully assessed by reputable engineers.
- 5.3 The quality of the two existing ground floor flats will be materially improved.
- 5.4 All flats will enjoy access to a generous landscaped communal garden.
- 5.5 The proposed accommodation will meet sunlight and daylight standards.
- 5.6 The scheme will not result in or exacerbate flooding and includes sustainable urban drainage measures.
- 5.7 The proposed single storey rear conservatory extension is modestly scaled. It will complement and will not harm the character and appearance of the host building.
- 5.8 High quality materials to match existing are proposed.
- 5.9 The proposals will not affect the school playground to the rear.
- 5.10 There will be no impact on trees.
- 5.11 There will be no harmful impact on neighbouring residential amenity.