

DESIGN AND ACCESS STATEMENT

For

Planning Application

At

**2 Swains Lane
Highgate
London N6 6QS**

PBA

**63 Grosvenor Street
Mayfair
London W1K 3JG**

November 2019

Amended March 2021

12th November 2019

DESIGN AND ACCESS STATEMENT

RE: 2 Swains Lane, Highgate, London N6 6QS

1.0 THE SITE

- 1.1 The existing premises comprise an existing single storey Retail Unit (class A1) at ground floor level, extending on to a two storey house set back with ground floor at the rear given over to the retail use and upper floor as a two bed flat. The retail unit fronts onto Swains Lane.
- 1.2 The adjoining neighbour at No 4 operates as a pharmacy and has erected a small first floor extension for use as an office which is recess 2m back from the frontage.
- 1.3 The Site is located within the Dartmouth Park Conservation Area, the buildings are not Listed but located within the Dartmouth Park Neighbourhood Plan 2019.

2.0 CAMDEN LOCAL PLAN

- 2.1 The relevant Policies 2017, Supplementary Guidance 2019 and The Draft Dartmouth Park Neighbourhood Plan 2019, have been noted and implemented into the design wherever possible. The proposal complies with SD1 as a sustainable development plus: SD2, H3 - Residential Developments in Primary Residential Locations H4- Houses in multiple occupation & flats, D2 – Design C6 -Accessibility.
- 2.2 The proposal also conforms to Supplementary Planning Documents relating to Flats & Houses in Multiple Occupation - June 2018 & Sustainable travel – June 2018.
- 2.3 The proposal complies with Policy A1 & CPG Amenity, where visual privacy, outlook, sunlight, daylight and overshadowing are accommodated within the design.
- 2.4 The scheme almost complies with Transport Policy T1 in providing 3 cycle spaces (4 is recommended) and sited within the extra width given to the GF entrance to the Flats. Policy T2 Parking as, 'car free' rating.
- 2.5 The proposal is in compliance with, CC1 Sustainability and will be capable of a 19% CO2 reduction, below the Part L 2013 Building Regulations

3.0 EXISTING PREMISES

3.1 The building is comprised of a single storey retail unit at Ground Floor level in the form of an extension to a two storey dwelling, the G F part being given to the retail unit and the upper part a two bed Flat. The House is set back a significant distance from the shop frontage. Planning permission was granted for the development of a Dormer Window to the house at the rear in Oct 2018 along with an overall refurbishment to the premises. The upper part of the house is now rather dilapidated, unmodernized and well below modern living standards of today. The shop is also unmodernized and lacks adequate amenities for staffing & storage.

4.0 THE PROPOSAL

- 4.1 The proposal is to: demolish the existing premises and replace with a new A1 retail unit on the GF and to construct 2x1 Bed Flats and 1x2Bed flat above. These are to be set back 2m from the frontage in line with the neighbours extension at first floor and stepping back from the front on the second floor, to give balcony amenity space to front and rear flats.
- 4.2 First Floor: two x 1Bed apartments on the First Floor and two x 1 Bed apartments on the Second Floor.
- 4.3 We are gratified to note from the details given in the pre- app that, 'the Council would support the retention of the A1 retail unit and the self - contained flats are regarded as a priority Land Use in Camden Council's Local Plan and Policy H1, and subject to compliance with other relevant Local Plan Policies' & 'Supplementary Planning Guidance', to which the following detailed paragraphs refer.

5.0 RESIDENTIAL AMENITY & DESIGN

5.1 Looking around the area generally, it is difficult to define a specific character which could define the architectural style or trend in the local vicinity. In fact, it is a mixture of many styles over a considerable time span, both modern and aging. This ranges from, 'mock Tudor' timber boards fixed externally, to elevations with painted external render, to face brick work and in contrast the newly constructed modern development with storey height glass/face brick work and flat metal cladding on the recently completed retail/flats opposite this site on Swains Lane.

5.2 The site is immediately adjacent to the Carob Tree Restaurant on its rhs , with a considerable residential development rising 3 storey's above the restaurant. It is constructed in a modern style buff coloured brick work and metal cladding to the penthouse level. There is substantial space above the proposed development which presents no loss or conflict of amenity space to the immediate locality and no significant harm to existing or future residential amenity would result.

5.3 In view of these varying styles we have chosen face brick work to the large flank area either side, (colour & texture to be agreed), in line with others in the area with contrasting glass balustrading, sliding glass doors and flat metal insulated cladding to the front face, in similar fashion as seen opposite. The use of this concept maintains its own style and character without conflict to the other styles in the area. Conversely, metal handrail/balustrading could be engaged with more conventional fenestration if preferred.

Each flat, has been designed with a balcony and the close proximity to shops, transport and Hampstead Heath as a local amenity shops, is compensatory factor of the highest order.

5.4 We are aware that it is important that residents have access to private outdoor space for use as a communal area. We are also aware that we cannot provide the full amount of space in our constricted site area.

It may, however, be acceptable to note that local amenities are available nearby which can be described as follows:

- The proposal is within easy reach and walking distance to Hampstead Heath, Tennis courts, playing fields, community facilities, shops, restaurants, open space areas, regular bus transportation etc.

5.5 In spatial terms, it can be seen that, the 1 Bed flats exceed the recommended areas as follows:

1st Floor Flat 1 - 43.60m² - 1 Bed

“ “ Flat 2 - 47.97m² - 1 Bed

2nd “ Flat 3 - 42.00m² – amended – Flat 3 – 65m³ (2Bed)

“ “ Flat 4 - 47.97m² Omitted

5.6 The ‘outlook’ in the flats is well served at both front and rear aspects, having balcony access in all cases and a roof light on the Second Floor roof to Flat 4. The flats to the rear look out on to a large open grassed area and the flats at the front have extensive street scape views.

5.7 The scheme is served with 3 cycle parking spaces placed in the wider entrance to the Flats on the Ground Floor. Due the restrictive nature of this site it is unfortunately 1 space short of the recommended number with no other area within the confines of the site.

5.8 The scheme will also incorporate appropriate construction to provide adequate **sound attenuation** through separating walls, stairs and ceilings in accordance with Building Regulations 2010 requirements or better and in accordance with Approved Document E to provide nlt: 45dB air bourn sound & 62dB.

6.0 Refuse

- 6.1 There no space for a separate bin store within this restricted site, so storage for 're-cyclable & non – recyclable' waste is incorporated in the new kitchen design and storage room in the retail area. The specially coloured bags are putout on the pavement on the special collection day in accordance with Camden's Refuse Protocol.

7.0 HIGHWAYS, TRANSPORT, PARKING & DRAINAGE

- 7.1 It is understood that a Highways Contribution will be appropriate for this application in accordance with Local Plan Policy A1.
- 7.2 We note that under T2 the Local Plan requires a, 'car free development and a 106 Agreement will be secured if permission is granted and the site must be viewed as a Car Free Development.
- 7.3 There is a regular bus service nearby to the centre and to other directions.
- 7.4 In broad terms the main outfall drainage for both storm water and foul will remain largely as existing, apart from the new internal layouts which will be determined at the Building Regulation Stage. We are informed that here is no 'Flood Risk' in this location.

8.0 ACCESS FOR ALL

- 8.1 In Accordance with Policy C6 the design is inclusive of the highest standard wherever possible incorporating the following:-
- 1m wide door to main entrance of flats
 - 830mm wide doors throughout the flats
 - Stair lift to all floors
 - Wheelchair turning circle to access to flats (resulting in some loss of space from the retail unit)
 - Ramps to main entrances as appropriate
 - 1m wide access to main entrance of retail unit.

9.0 AFFORDABLE HOUSING

- 10.1 It is understood that a contribution to Affordable Housing is appropriate for this application as noted in Local Plan policy H4. As the areas have been reduced from the Pre- planning stage we would appreciate then Councils input for this calculation.

10.0 ECOLOGY

- 11.1 The property has been inhabited continuously for many, many, years and there has never been any evidence of bats roosting in these premises.

11.0 CONCLUSION

11.1 We regard the points made in the pre-app advice as extremely valuable and we hope you agree that our application shows this advice has been taken on board.

11.2 Under Land Use the Pre-app also states that the Council would support the retention of the Retail Unit at Ground Floor and Self - Contained housing/flats are regarded as a 'priority land use' of the Camden Local Plan Policy H1. It also supports the developing of Housing within Town Centre's and Central London in accordance with Policy TC2 as this application clearly demonstrates.

11.3 The Draft Dartmouth Park Neighbourhood Plan 2019 also expresses support for more residential use.

11.4 We also concur with the planning officers view that, although it may not possible to achieve all the Policy requirements and guidelines, by providing alternatives to the important matters such as amenity, outlook and incorporating access for all, we can provide a viable scheme of retail and residential accommodation.

11.5 The existing premises are now very run down and a new development will prevent further decay and dilapidation provide a much need, if only small increase in accommodation for the area.

11.6 Please let me know if you require further input from us which we shall be pleased to provide.

12.0 We look forward to hearing from you in due course.

Peter Brown ARIBA

Principal
PBA

13.00 Summary of Amended Scheme Design

Back Ground.

13.1 Following some constructive consultation between the Camden Planning Team and ourselves throughout the planning process, the design has finally arrived at much improved and appropriate design solution for this location.

13.2 As a starting point, our preliminary sketches indicated the demolition of the existing run down premises and construction of a new design comprising as before of a new shop unit on the ground floor with 4 apartments above on 2 floors.

13.3 It was agreed that the construction was to be in face bk wk, with traditional brick features, balconies in glass & flat metal panels to the front elevation introduced as a contrasting feature to the face brk wk.

13.4 After some deliberation it was concluded that the density of residential units should be reduced to three, rather than four, thus occupying less space at the upper level and sitting more comfortably in this street scene.

13.5 The residential units were also stepped back, away from the front elevation, further reducing the overall impact of the new building.

13.6 In addition the composition of the balconies, both front and back, should be amended. Further designs were considered with the preferred option being steel railings at the rear with face brick balconies at the front, b.o.e. coping and linear stretcher bond features to add interest to the front elevation. This has produced a very attractive element to the frontage.

13.7 From this point onwards, the scheme has been developed to incorporate some traditional face brick detailing, ranging from the stepped corbels at roof level to the bk soldier & sill courses to the windows, b.o.e. copings to the balconies and the actual matching of London Stock face bricks to match those used on Number 6 Swains Lane many years ago.

13.8 These traditional elements have been combined with some modern characteristics such as, the storey height double leaf patio doors, simple top hung casement windows with frames in a contrasting colour to the tone of the chosen face bk.

13.9 Integrated planters have also been introduced to the inner periphery of the balconies which provides the effect of enhancing and softening the brick façade providing much needed greenery to the street scene.

13.10 Detailing has been consistent at both street level and upper levels where alignments at heads and sills, advertising panels etc; have shown respect to the host property.

13.11 There is clarity between the shop unit and entrance to the flats both having their own character with the flats displaying its own canopy over a wider door opening & gradient in accordance with Access requirements.

13.12 The shop unit is still set in from the back of footpath and retains a glass Display space on either side of a wide door. The apron in front of the entrance to the shop is given a gradual slope, also in accordance with Access requirements.

Post Office

13.13 It can also be noted at this point that during the planning process, the local Area expressed a great deal of interest in providing a Post Office facility within the new shop unit. The Client has pondered this option and concludes that it would provide a valuable service to this closely knit community.

Provision to Accommodate the Post Office Area are as follows:

- The counter will be placed at the far end of the shop, offering good positioning for security and commercial viewing of other merchandise in the shop.
- The space available can accommodate 2 serving counters which will comprise the standard stepped form on the customer side with weighing machine, writing space and rear serving desk for Post Office Clerks. At one end there will be a parcel dock for larger packages.
- At the rear there will be separate collections bags in upright frames for parcels and letters ready for the postal pick-up times.
- There is also storage for P O stationary etc
- Camera and alarm points will be installed in accordance with Government Standards for Post Office services.
- A post box will be provided in a suitable internal position.
- The exact location for all components will be addressed in detail at the time of the internal fit out.

In summary, it can be said that the collaboration between the planning officer, internal consultation team and ourselves, have produced a sensitive and appropriate design solution which fits in very well with the established street scene.

It has been worth spending the time and effort on the detailed part of the design and everyone who has contributed to this can be proud of the result.

Peter Brown ARIBA
PBA
March 2021

