

6




AMENITY | DAYLIGHT & SUNLIGHT

## 6.1 AMENITY

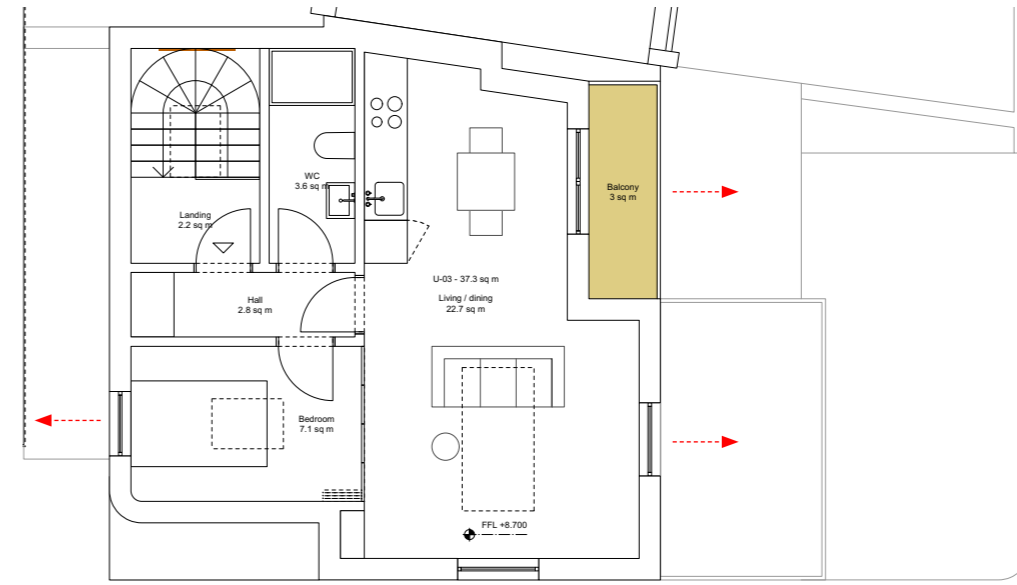
The development aims to provide good quality internal living spaces with private amenity in the form of balconies. Amenity from the units is also enhanced by good levels of light internally and use of skylights. Living rooms/kitchens are positioned to get dual aspects, that will create modern living arrangement. Larger openings will also help to create bright interiors to those rooms.

Almost all rooms are provided with dual aspect and face the street where there are good views across the site, particularly to the East with the new landscaping as part of the Agar Estate.

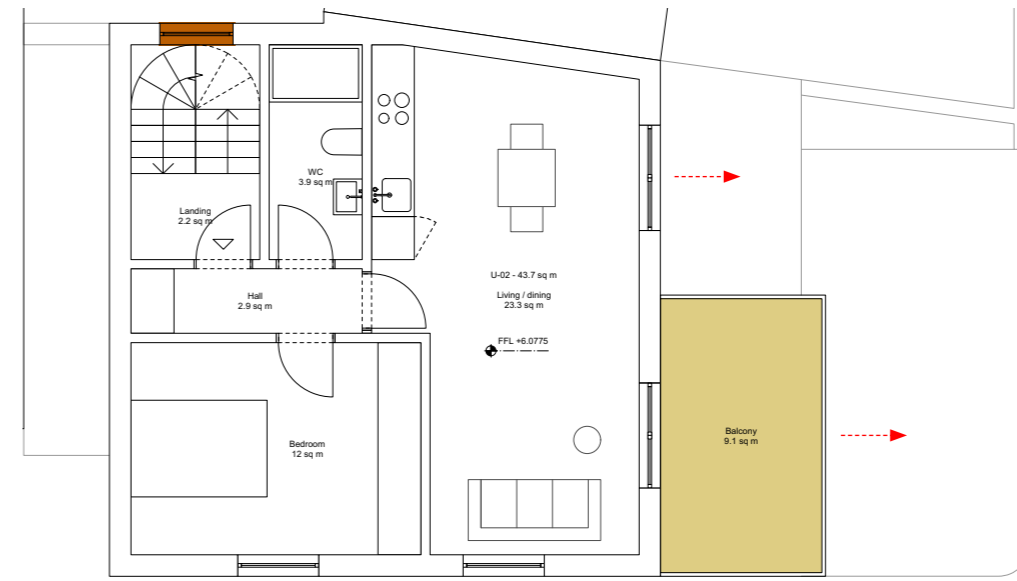
The windows at the rear within the stair core will be opaque so as to protect neighbours' amenity and reduce any potential for overlooking.

- Opaque Windows 
- Private Amenity 
- Views 

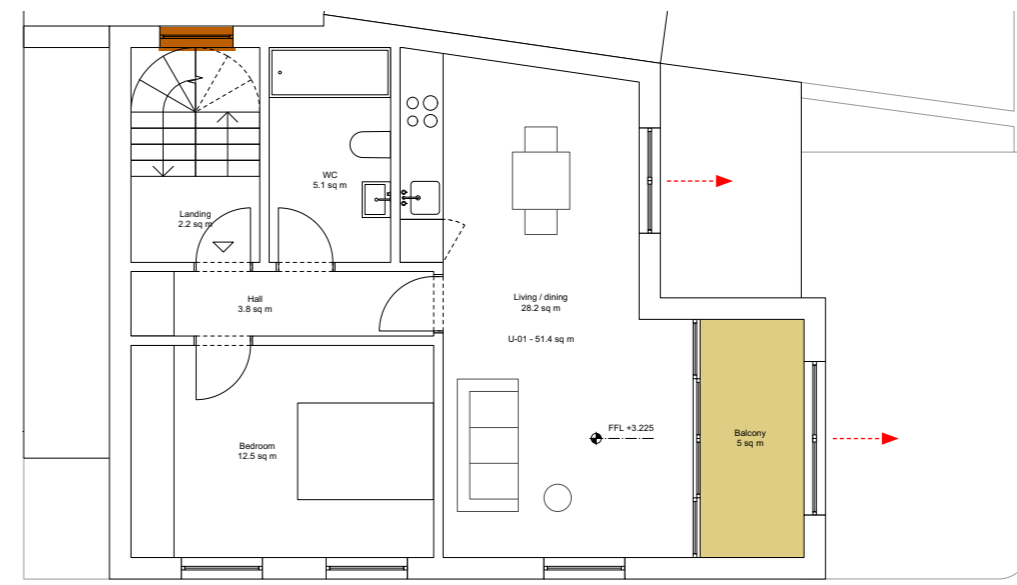
Proposed  
Third Floor



Proposed  
Second Floor



Proposed  
First Floor



## 6.2 NEIGHBOURS AMENITY

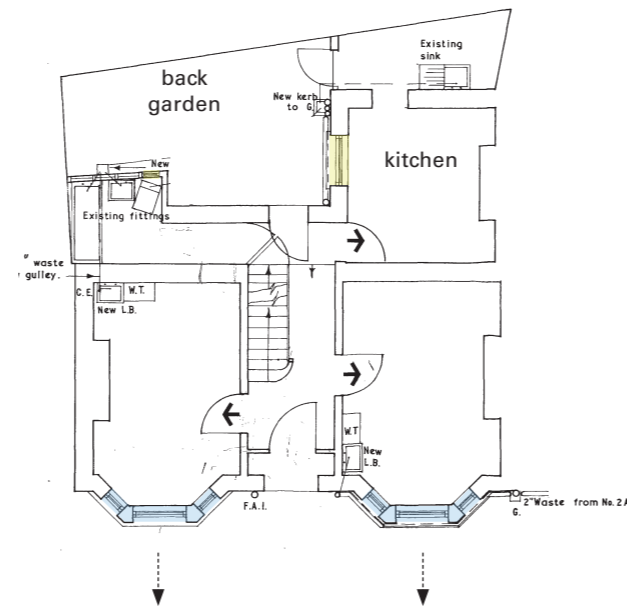
Careful consideration for orientation and windows has been assessed in terms of amenity to neighbouring properties. Only side windows to No.2b Agar Grove (shown as secondary on the plans adjacent) would be required to be respected although they are to kitchens and would not have direct views from main living spaces in the proposed development.

The courtyard of 2b Agar Grove is primarily impacted by the existing outrigger of the terraced house on Agar Place. The following pages show a sun path analysis and help to illustrate that the development would only have impact on direct sunlight between 8-9am daily and the proportion of daylight impacted would be very low.

The position of the windows on the narrow South-West elevation are an appropriate distance away and would not cause any further reduction in privacy or amenity to the terraced houses on Agar Place (3). The red arrow below shows close proximity of existing windows between 2 Agar Grove (2) and 5 Agar Place (3 - adjacent terraced property).

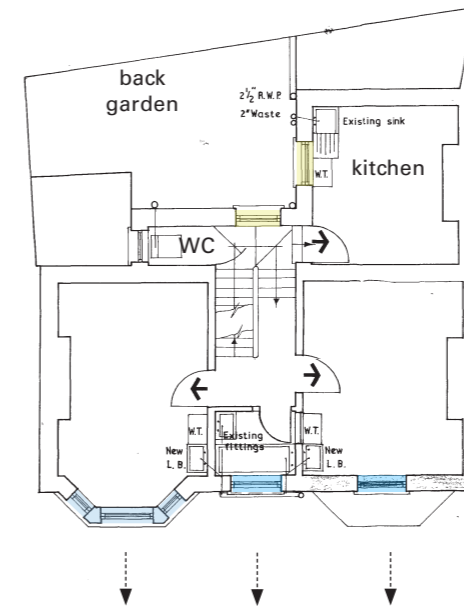
Secondly, proposed windows in the stair core will be opaque so as to reduce loss of any amenity and privacy on the neighbouring properties.

Existing Ground Floor Plan



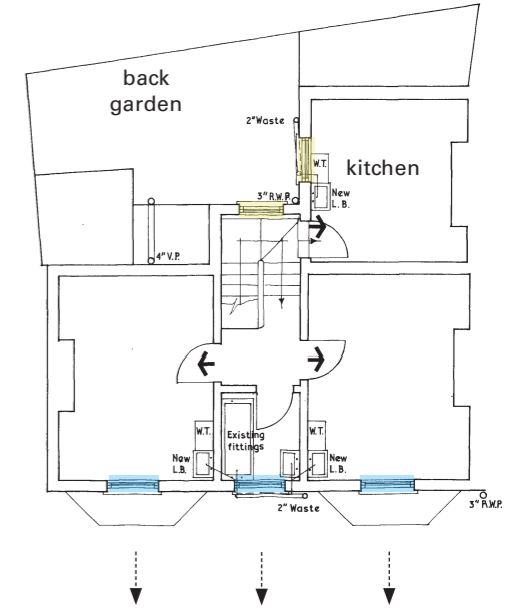
Agar Grove

Existing First Floor Plan

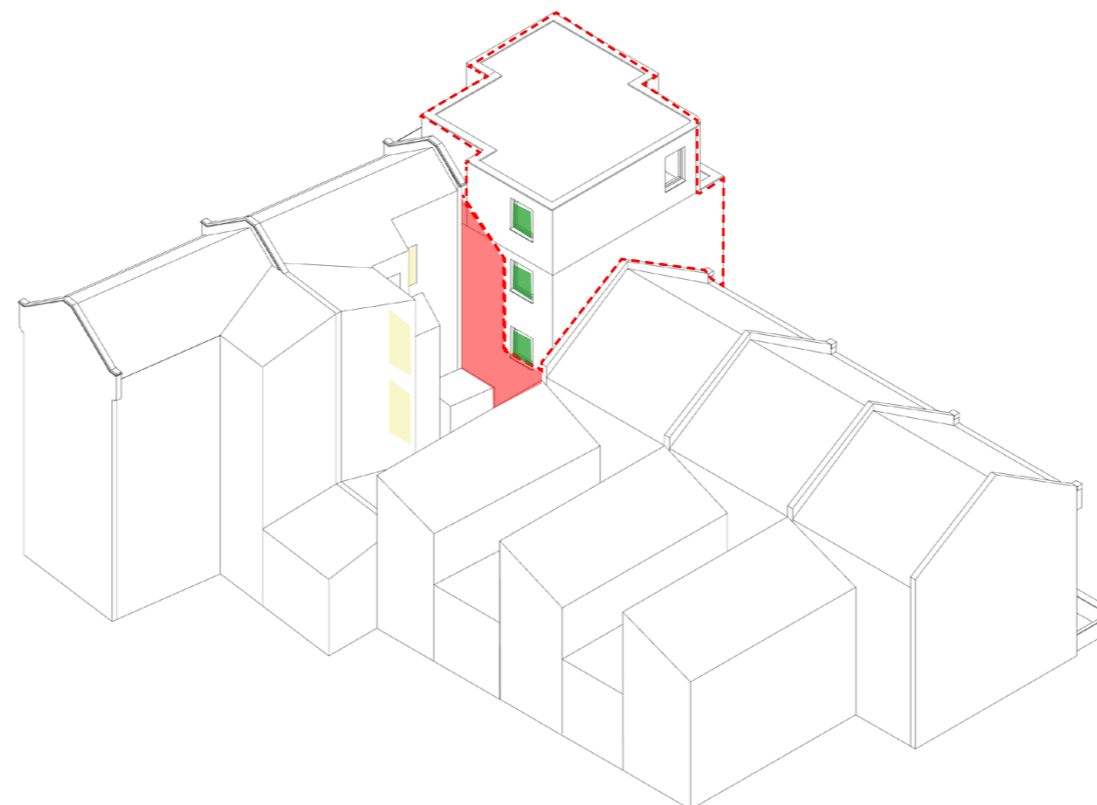


Agar Grove

Existing Third Floor Plan



Agar Grove



ADD 3D DIAGRAM

- Proposed opaque windows
- Existing Rear Elevation
- Secondary windows (2b Agar Grove)
- Primary windows to living spaces with views on 2b Agar Grove



### 6.3 SUNLIGHT ANALYSIS

The following pages illustrate the sunpath analysis of the proposed scheme. Due to the orientation of the site, the overall impact on any neighbouring properties' light is minimal and concludes that the proposal would not have an adverse effect on daylight and sunlight. The adjacent plan indicates the closest windows on Agar Grove and Agar Place that would need to be considered. The overall siting of the proposal is very unlikely to impact the neighbouring properties as a result of the development.

Page XX is a study of the Winter, Sun and Equinox conditions of the previous application, which illustrates the very limited effect on the neighbouring properties. The amendments to the previous scheme has reduced the size of the ground floor massing and therefore would have less impact, particularly to the ground floor living spaces of 2b Agar Grove.

Page XX is a summary to illustrate the impact on the longest day of the year (21 June) when the sun is likely to reach round the corner of the building. This study shows that the effect will be almost negligible. The example shows the comparison of the proposed and existing condition, whereby the terraced houses on Agar Place are likely to be in shadow and direct sunlight/daylight would have limited impact.

Pages XX to XX illustrate the sunpath analysis of the existing and proposed conditions. The outcome of this shows that the orientation of the site and the proposal is such that very limited impact on sun and daylight to 2b Agar Grove and to the courtyard would occur.

Page XX further explains the short timeframe - between 8-9am - when the sunlight and daylight is likely to be impacted. The existing conditions will not be adversely be affected by the proposed development due to the location and layout of the terraced houses on Agar Place.

Proposed Site Plan



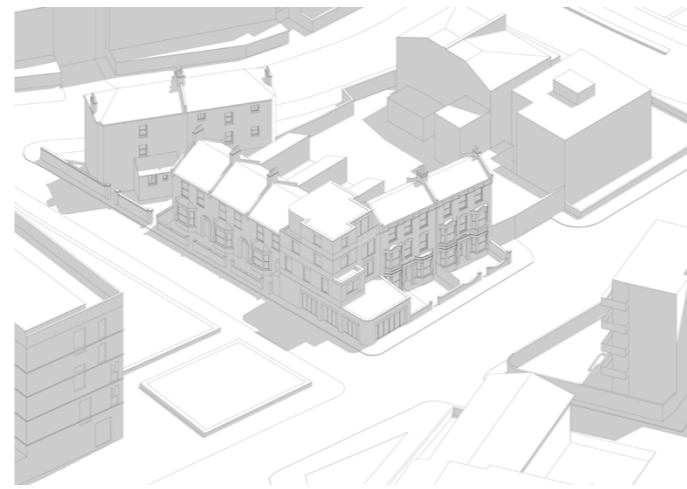
6.3 SUNPATH ANALYSIS

SUNPATH ANALYSIS (from previous proposal)

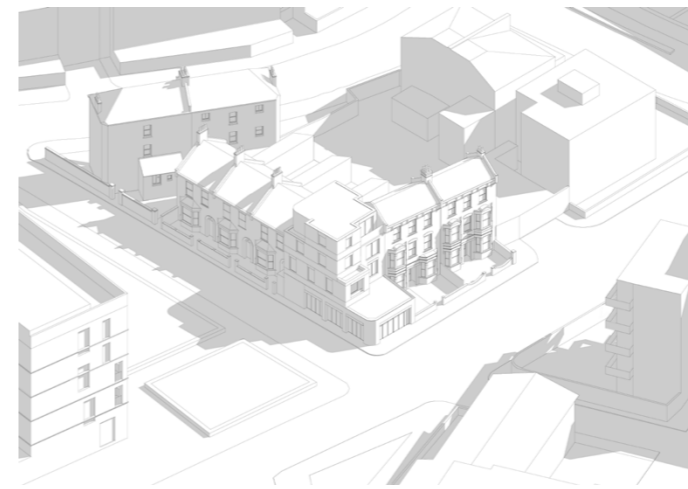


June 21

09:00



13:00



16:00

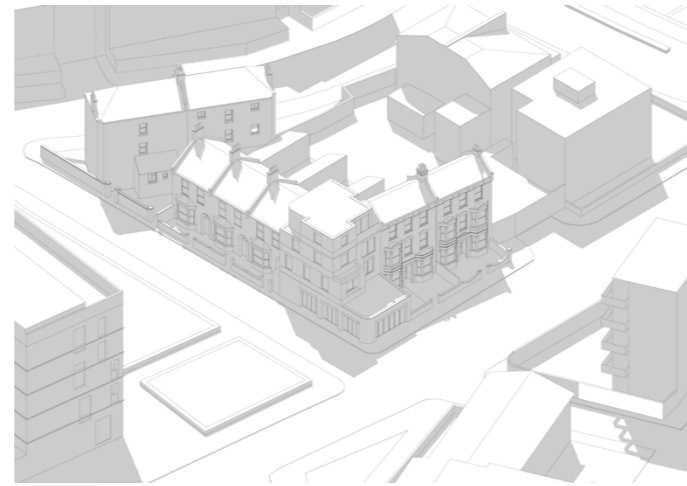


18:00

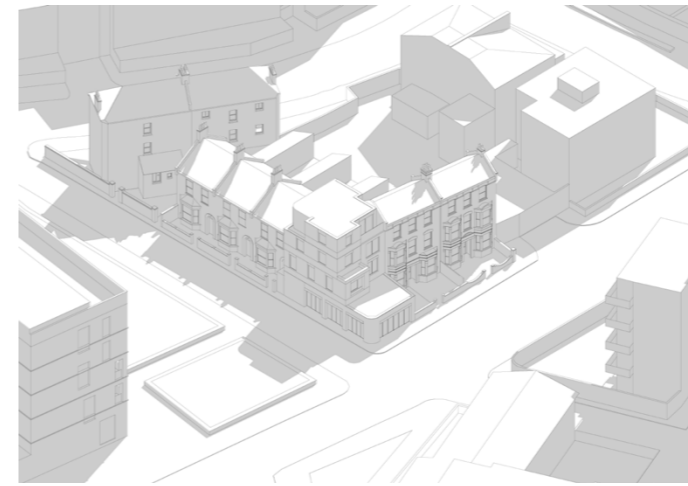


Equinox 21

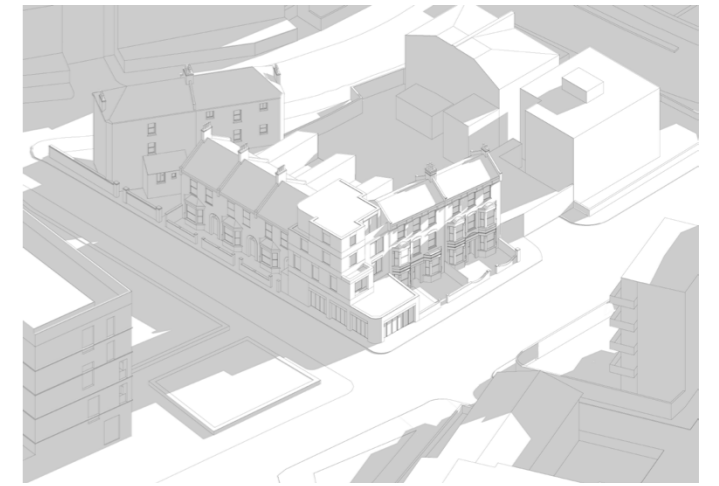
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13:00



16:00

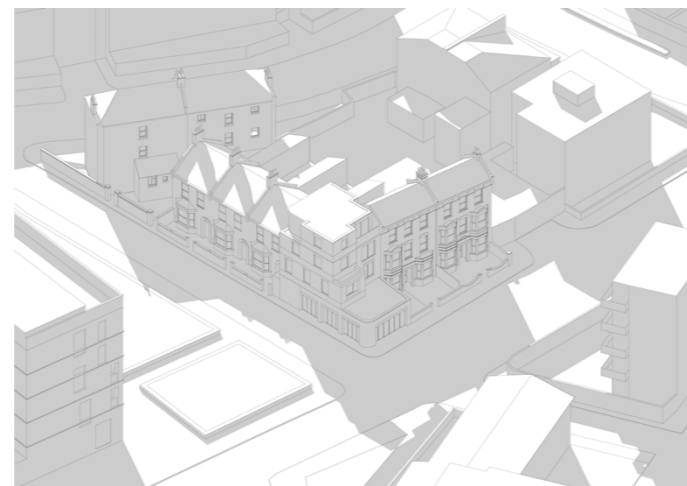


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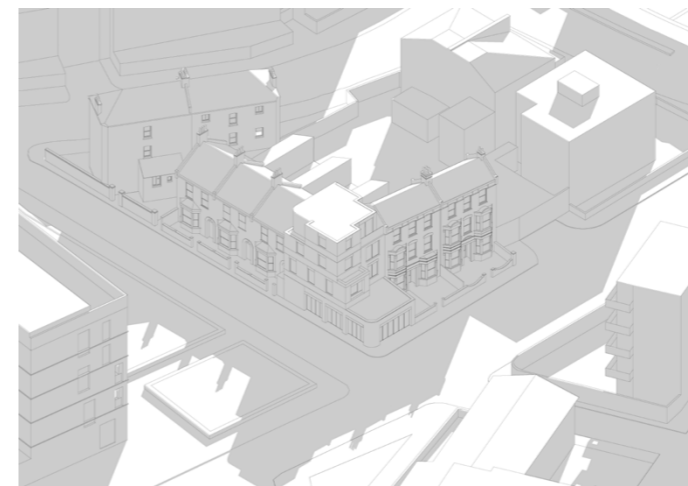


December 21

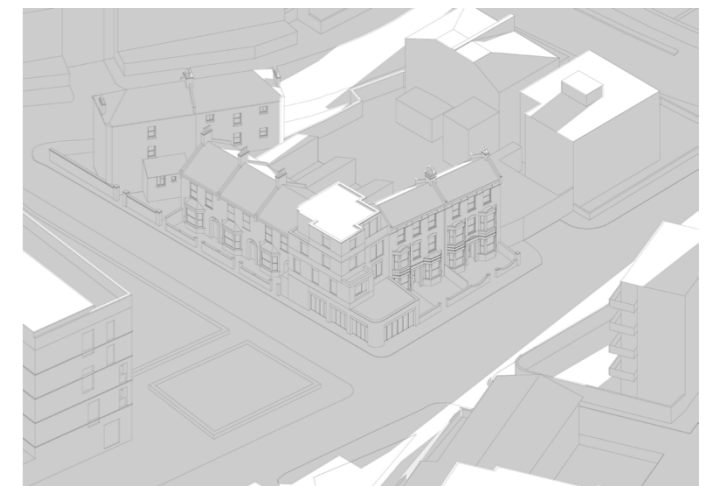
09:00



13:00



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18:00



### 6.3 SUNPATH COMPARISON

June 21

16:00



Proposed



Existing

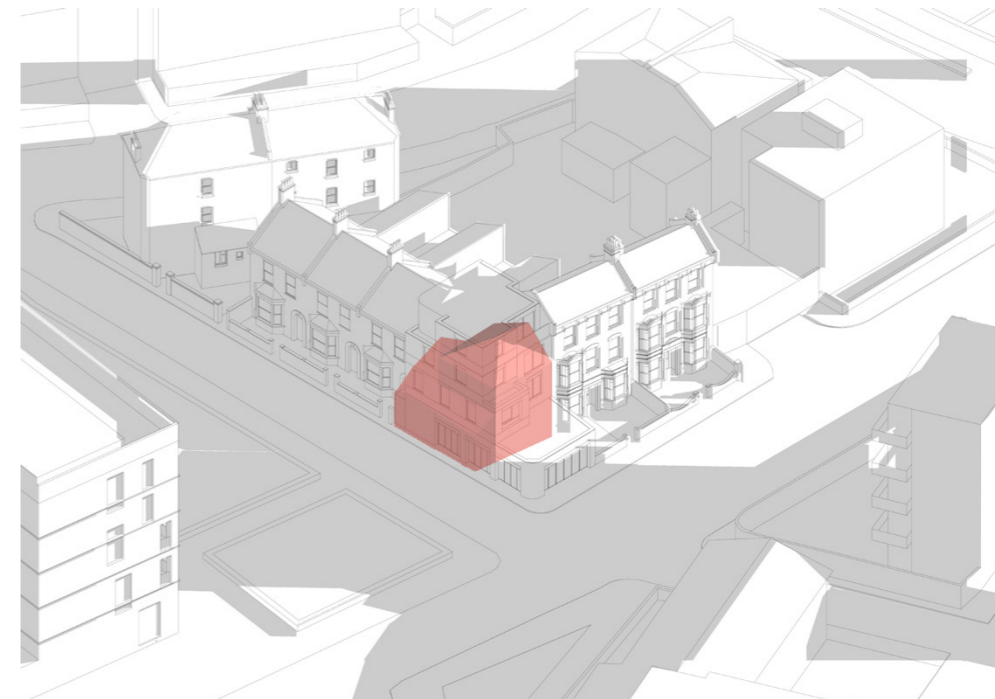
### SUNPATH ANALYSIS OF MOST EXTREME (result shows limited impact on neighbours)

June 21

18:00



Proposed



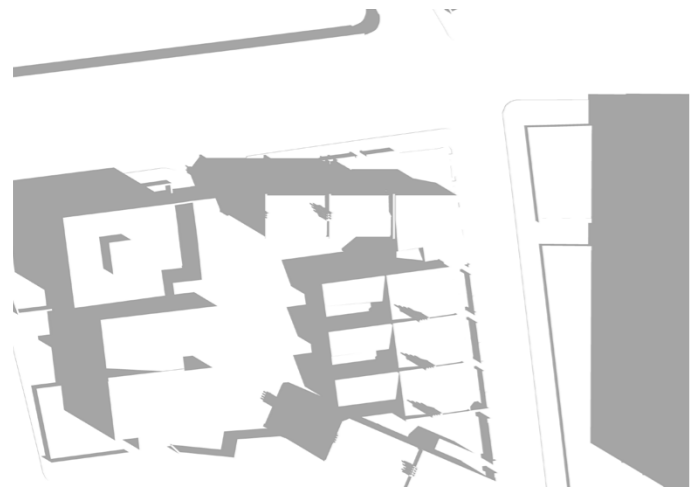
Existing

Sunpath results show shadow and light impact from development likely to be minimal.

### 6.3 SUNPATH ANALYSIS

### COMPARISON JUNE 21

Existing



June 21

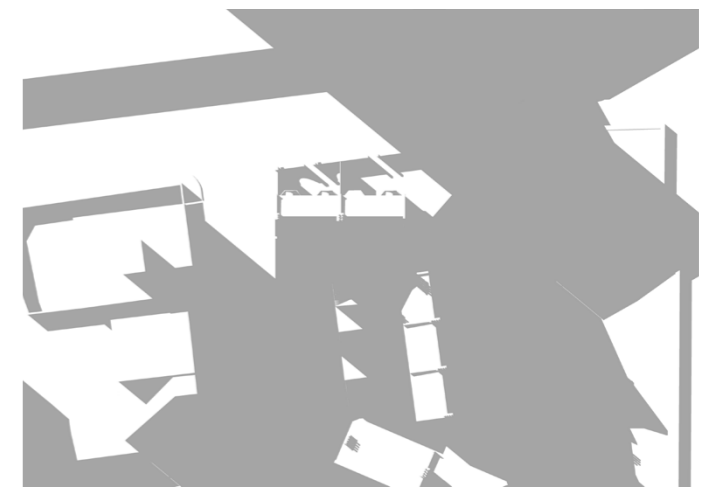
09:00



12:00

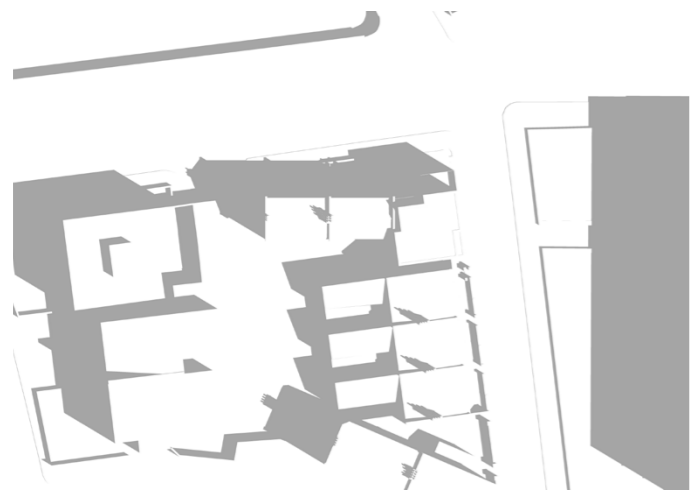


16:00



18:00

Proposed

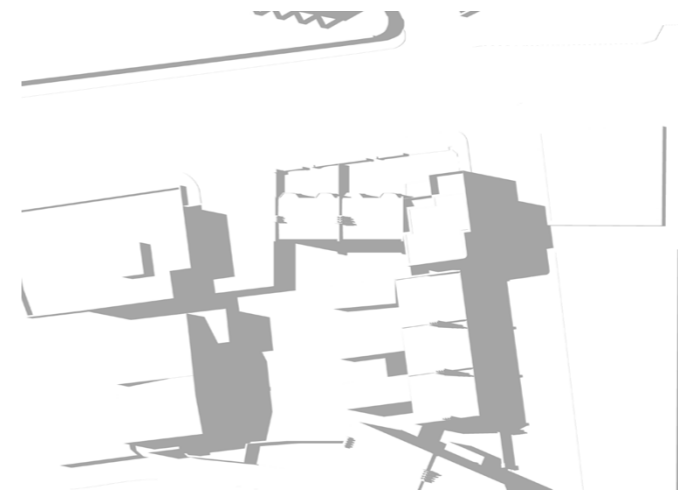


June 21

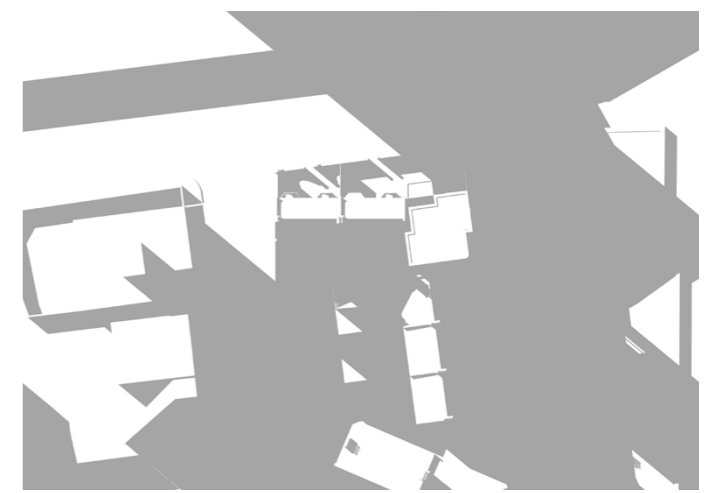
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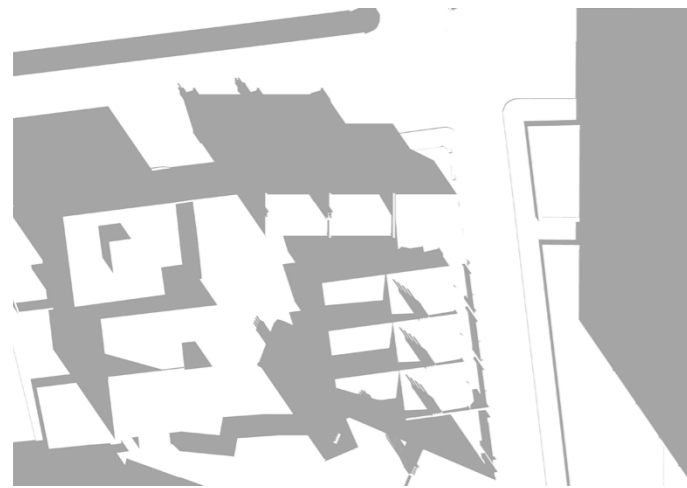
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Due to orientation of the site, any loss of direct sunlight or daylight due to overshadowing and massing is minimal, with likely impact only between hours of 8-9am.

### 6.3 SUNPATH ANALYSIS

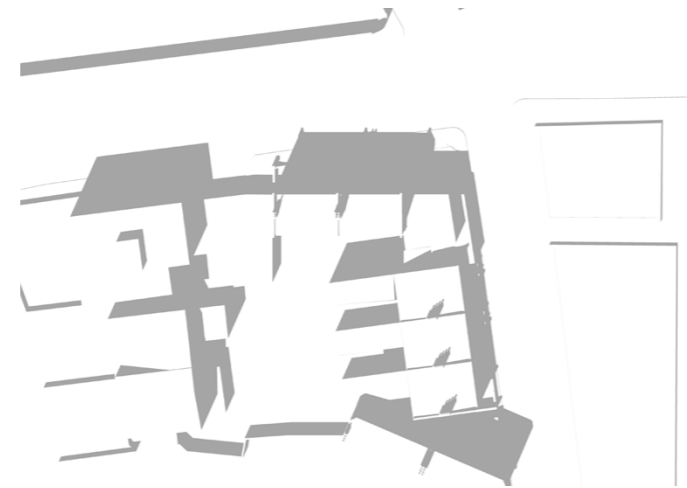
### COMPARISON EQUINOX

Existing

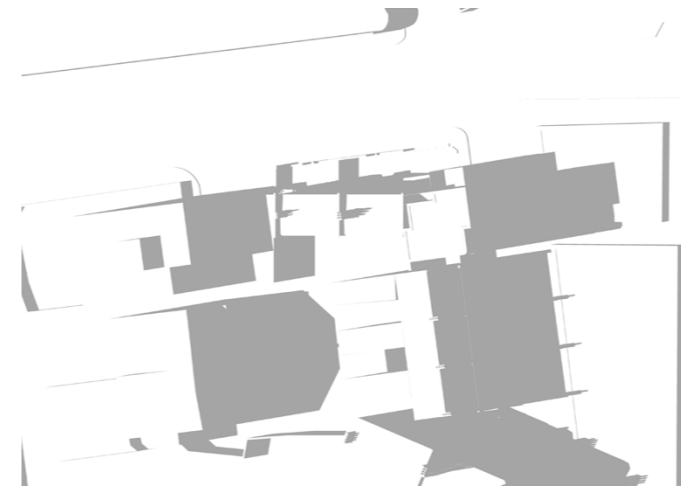


Equinox 21

09:00



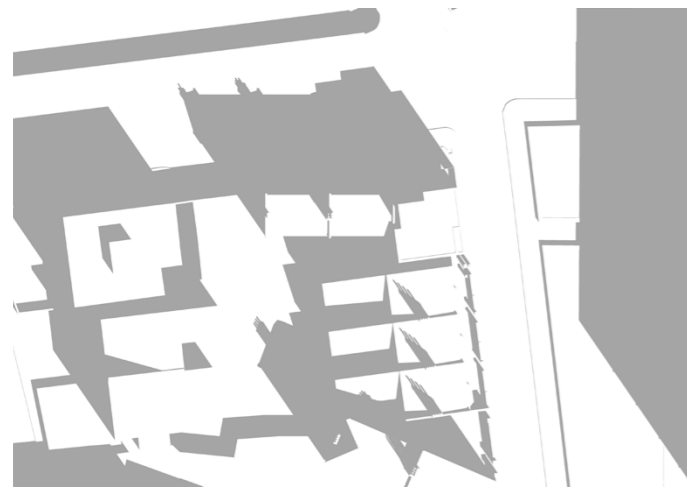
12:00



16:00

18:00

Proposed



Equinox 21

09:00



12:00



16:00

18:00

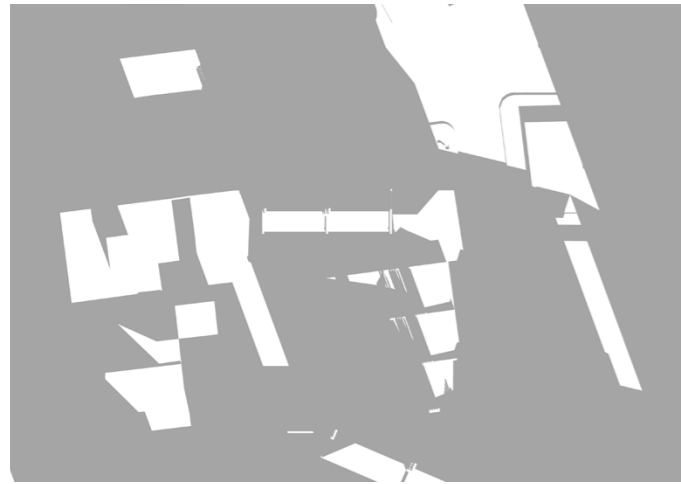
Due to orientation of the site, any loss of direct sunlight or daylight due to overshadowing and massing is minimal, with likely impact only between hours of 8-9am.



### 6.3 SUNPATH ANALYSIS

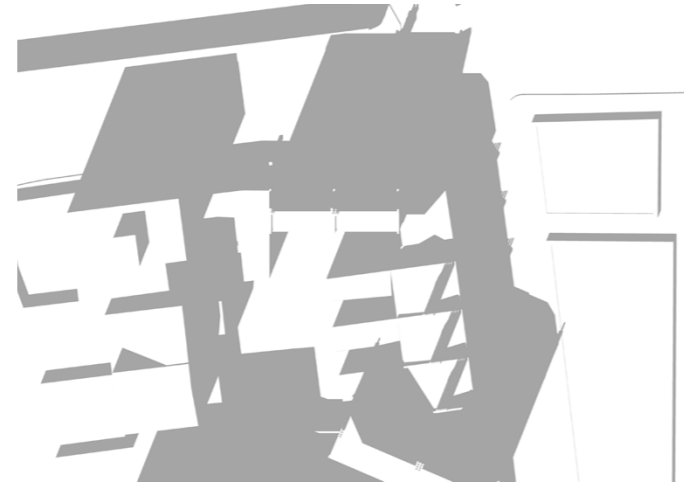
COMPARISON DEC 21

Existing

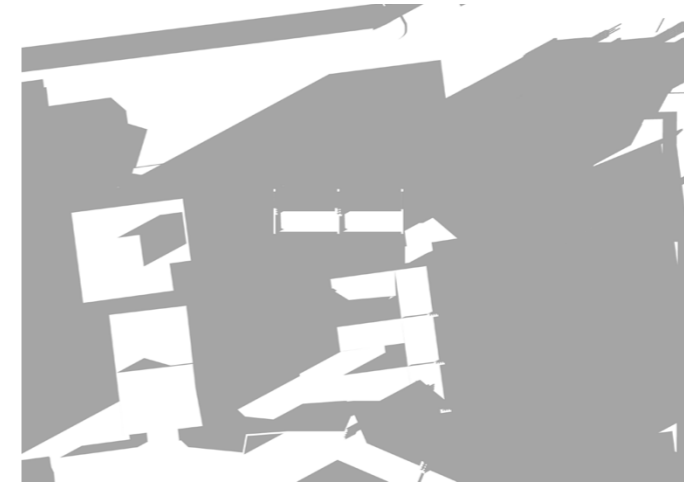


December 21

09:00



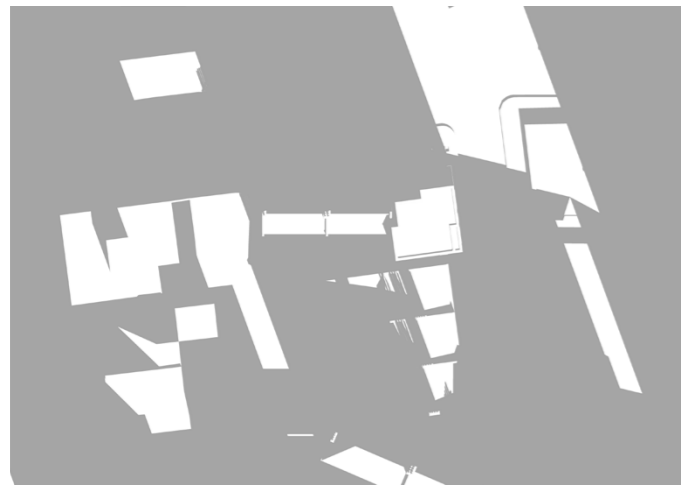
12:00



16:00

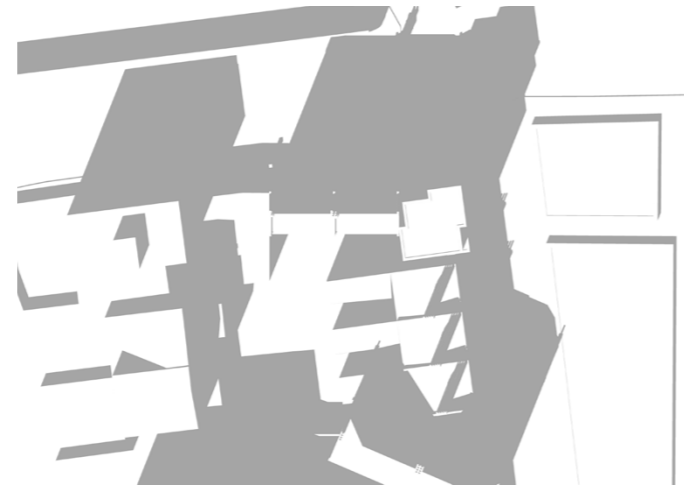
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Proposed

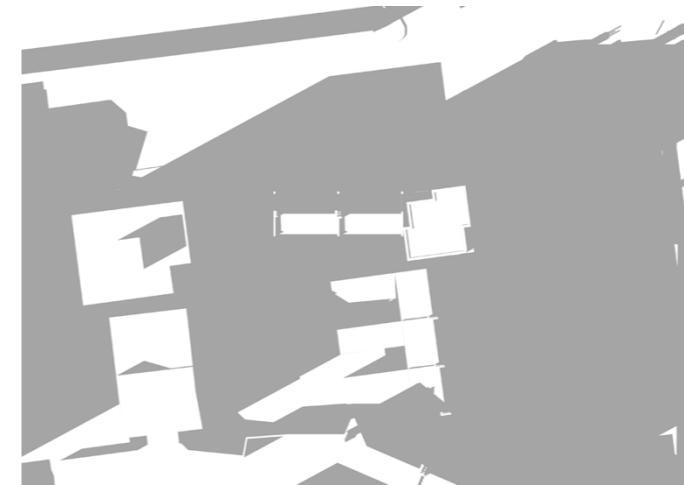


December 21

09:00



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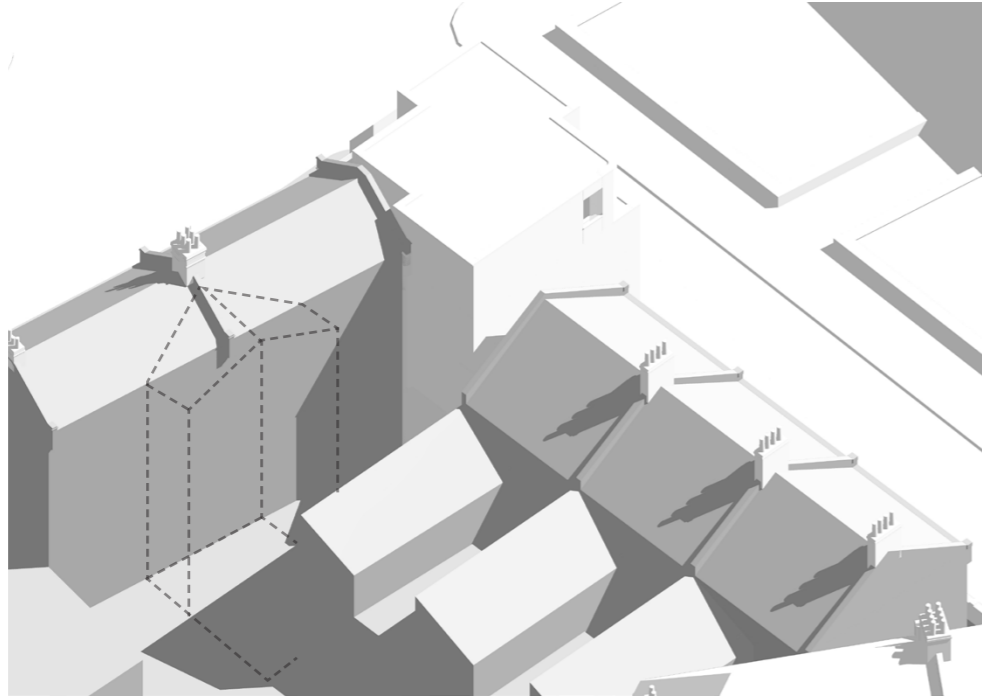
18:00

Due to orientation of the site, any loss of direct sunlight or daylight due to overshadowing and massing is minimal, with winter months always being in shadow.

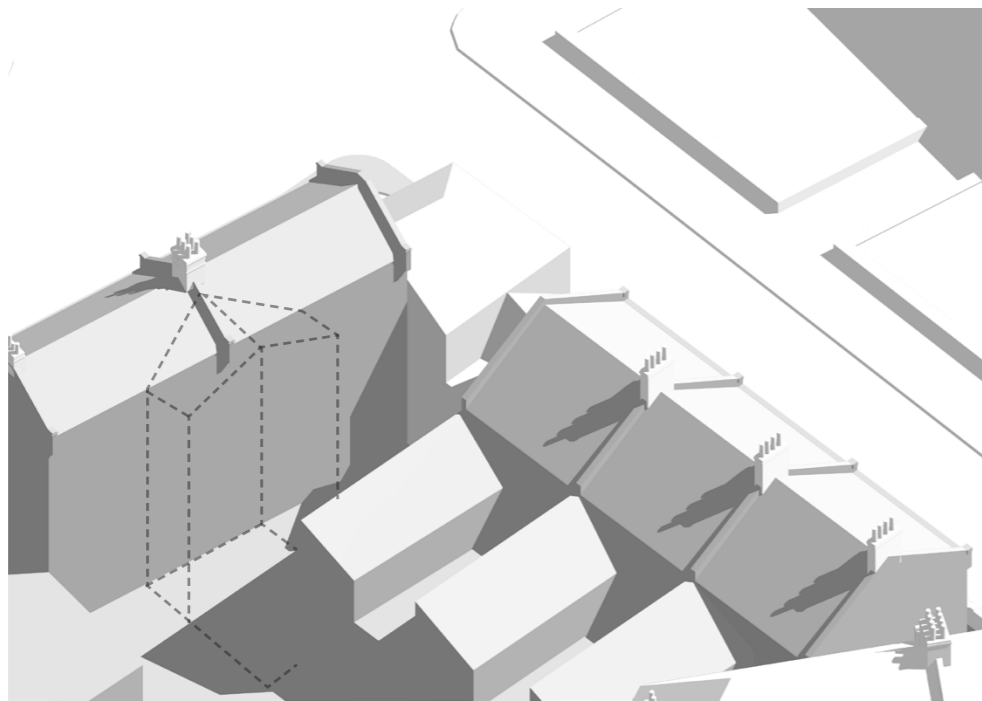
6.3 SUNPATH COMPARISON

June 21

09:00



Proposed



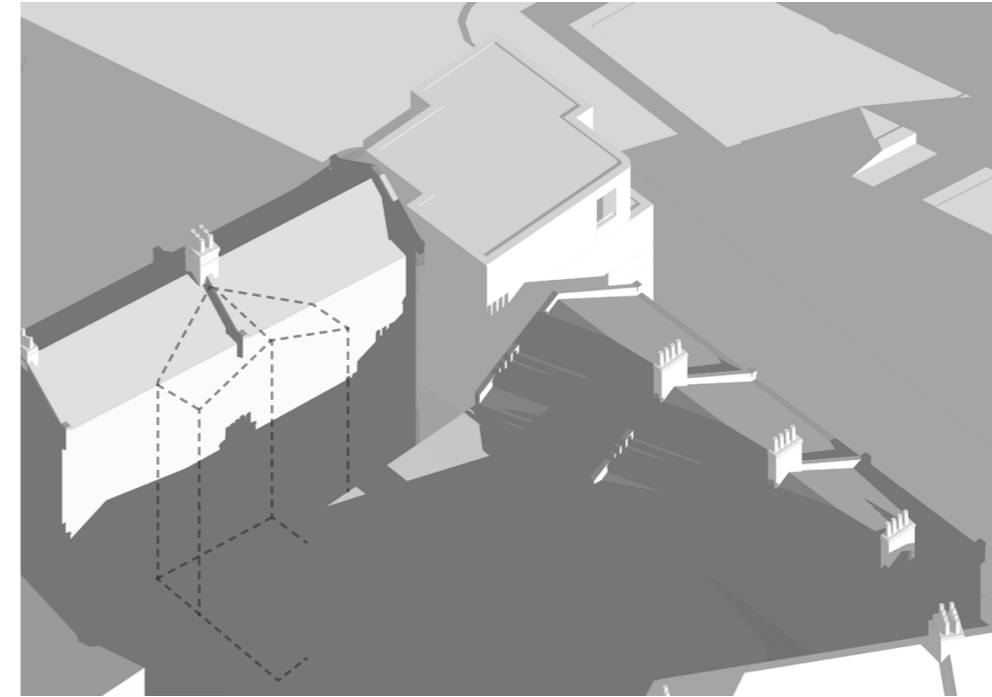
Existing

Due to orientation of the site, any loss of direct sunlight or daylight due to overshadowing and massing is minimal, with likely impact only between hours of 8-9am.

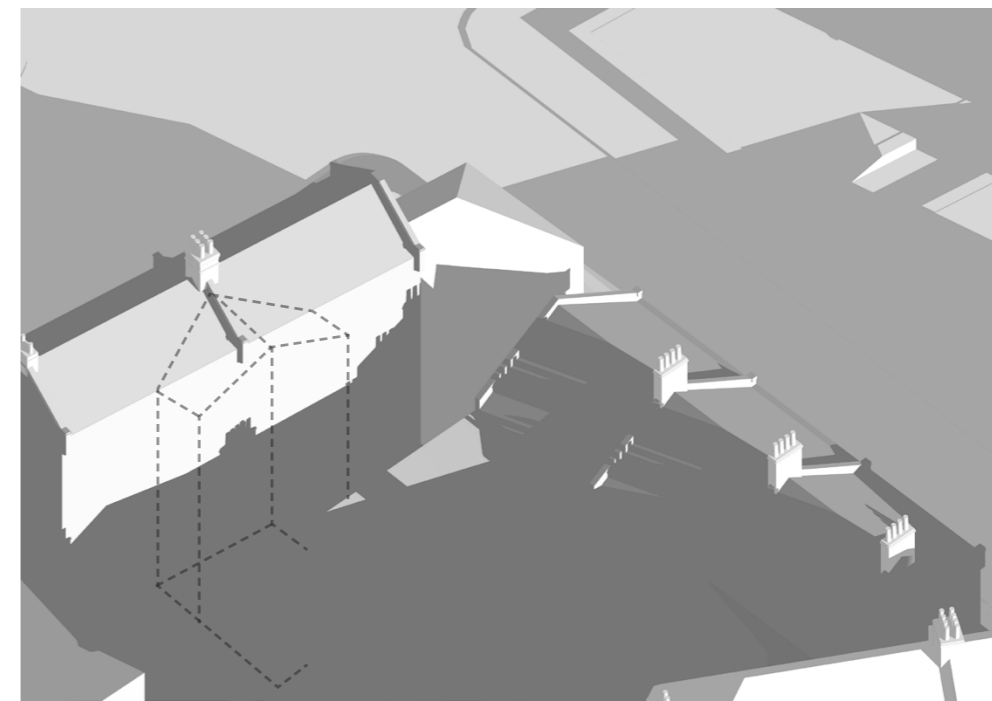
COMPARISON - ADJACENCY TO 2a AGAR GROVE

Dec 21

09:00



Proposed



Existing

7  
EMPLOYMENT & USE

### Existing Use & Research

Taxi repair garages throughout London are becoming obsolete. This is due to the Mayors Ultra Low Emissions Strategy whereby diesel vehicles are being phased out. You can no longer register a diesel vehicle in London due to this. The affect has been over the last 4 years, which was born out from news report on 11/01/21 that 4,000 London diesel taxis have been decommissioned in the last 12 months. The London fleet of taxis has reduced from 25,000 strong fleet only 5 years ago to approximately 14,373 taxis, and that includes 3,931 ZEC. ZEC is Zero Emission Capability Taxis, which leaves 10,442 taxis (diesel). [The source of information TfL website.] Garage's such as the existing one at 5a Agar Place are no longer viable due to the depletion of diesel vehicles from London streets and illustrates the way in which the cab industry has suddenly come to an abrupt end.

Furthermore, there is a natural wasted loss of diesel taxis per years of 2,500 due to the end of life, ie. 15 years age restrictions which is also being reduced to 12 years. As such, the figures show that in 3 years time there will be virtually no diesel taxis left on the streets of London. These figures do not include any losses due to the COVID-19 pandemic, which will only show when the fleets that have gone bust this year do not replat their taxis. This helps to explain the reasons for the obligation to develop the site, as the business is becoming obsolete.

This extends to other businesses such as general repair shops, due to the impetus to reduce car use in London, prompting a shift to electric cars. For example, the new battery powered taxis - LEVC can only be maintained or repaired for any accident damage by the Main Agent. This is due to specialised tools and skills required to carry out future maintenance of these vehicles. Effectively fleet owners and owners of London black taxis, and

by extension private car owners with electric cars, will require alternative forms of maintenance in the future that the current site cannot support. This makes the garage at 5a Agar Place obsolete.

Withstanding that, the local authority (in 1965) Application No CTP/E12/23/1 refused permission for the use of the garage as a vehicle repair shop on the grounds that "the proposed light industrial use is contrary to the zoning of the area in the administrative county of London development plan which is for residential use", and "the proposal would introduce a use out of keeping with the residential character of the neighbourhood".

This is even a more powerful argument today as it was then due to the fact that the whole area is being redeveloped and the Mayors strategy regarding ULEZ and the pollution from not only London taxis but also from all Euro 4 petrol vehicles.

### 2. Existing Site – unfit for purpose

There are issues with the existing building being unfit for purpose due to the lack of flexibility for many businesses, and the location within a residential area. As mentioned above the future use of the building is impacted by the fact the business is becoming obsolete, hence the need for the client to develop the site. Secondly, the new Agar Grove Estate has transformed the area and the building is now very much out of context, identified historically by the fact Planning was refused for a regular repair shop – the most sensible alternative business.

In addition, the location on Agar Place does not lend itself well for the car garage to function, does not relate to nearby land uses and is poorly situated for any future business as it currently stands. The running of the repair garage was previously limited by poor access and caused disruption to local people and traffic on the tight street. This has been elevated by the recent

redevelopment of the area, with many (including the developers of Agar Grove Estate) expressing concerns about the future and functioning of the site as it stands, prompting a big impetus for change.

The building itself and unit size is small in terms of useable area, particularly as the ground floor is windowless if not for the garage doors. The interior space at first floor is in poor condition and lacks adequate facilities for alternative uses such as office work, therefore unfit for new businesses. In order to provide new opportunities for businesses on the site, the building requires a major redevelopment.

### 3. Employment / Sui Generis

The existing business ended its lease on 31/12/20 due to the repair garage no longer required for use, as per the reasons identified above. Designated as 'Sui Generis' the repair garage will no longer function and results in the site being abandoned.

However, the development proposes to provide opportunity to replace the repair shop with a car showroom for classic cars, which in turn will match the employment status with new jobs. This would provide 2 people to be employed to manage and run the showroom which serves as a shop to sell cars.

The alternative business, proposed as a car showroom, would not only be more suitable to the surrounding land use but would also help to add to the character of the local area.

### Summary

The report suggests that a replacement of the existing use and employment status is in line with policy E2, due to there being a replacement business that will provide the same number of jobs for local residents.

8  
SUMMARY



## 8.1 CAMDEN HOUSING TARGETS

Policy H2 of the new London Plan provides specific requirements for London planning authorities in relation to small sites.

Targets:

2018 "Examination in Public" London Plan 10 year housing target.	3,760
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2019 "Intend to Publish" London Plan 10 year housing target.	3,280
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(Table 4.2 in the "Intend to Publish" version of the new London Plan).

Percentage to be delivered on small sites	31.60%
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Over the next ten years London Borough of Camden needs to add a further 10,380 homes to its existing stock of circa 110,305. Of this figure, 31.60% are expected to be delivered on small sites.

Paragraph 4.2.5 of the London Plan states that "incremental intensification of existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites set out in Table 4.2."

5a Agar Place falls within the catchment area. Given the strategic demand for housing in London, there is a general presumption in favour of housing development, as set out in key housing policy.

In addition, B Boroughs should:

1. Recognise in their Development Plans that local

character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites

2. Where appropriate, prepare site-specific briefs, masterplans and housing design codes for small sites
3. Identify and allocate appropriate small sites for residential development
4. List these small sites on their brownfield registers
5. Grant permission in principle on specific sites or prepare local development orders

### PRINCIPLE OF DEVELOPMENT

The London Plan (Draft) requires Camden to provide a sufficient number of new dwelling per annum for the period up to 2030. Important guidance also suggests Council's should appreciate the need for some areas to change over time, given the need to density town centres and residential areas.

Guidance through Camden Planning Guidance Housing CPG (draft July 2020) has been closely followed, particularly in the way the project helps to address the character of the area, replacing what is currently a tired out-of-context industrial site. The overall scale, mass and heights of the proposal have been designed to be consistent with buildings on Agar Grove. While there is more height on the corner, this helps to frame the street, and the impact to adjacent properties is mitigated by set backs and the breaking up of the mass. Furthermore, the treatment to the brickwork intends to express the bandings to give the building a more subtle appearance, while creating a relationship with the different conditions on the site; relating to the townhouses, and also to the new high rise housing on the Agar Estate.

Policies D1 & D2 of Camden Planning Guidance (CPG) set out principles for maintaining the appearance of the local area which informed the overall architectural proposition. The buildings' composition, material expression and form is a direct reference to the houses on the street and the scale of the new development on Agar Grove Estate, acting as a mediator while helping to book-end the site.

The delivery of 2 new homes of high architectural merit, and a window into a private showroom would make good use of a well situated site with little impact on neighbours amenity while helping to meet the council's housing target needs.

### QUALITY & HOUSING MIX

The development is designed to conform to National policy, the London Plan (Policies 3.5, 3.8 and 3.14, supported by the Mayor's Housing SPG 2016), including good mix of dwellings, creating 2b and 1b units.

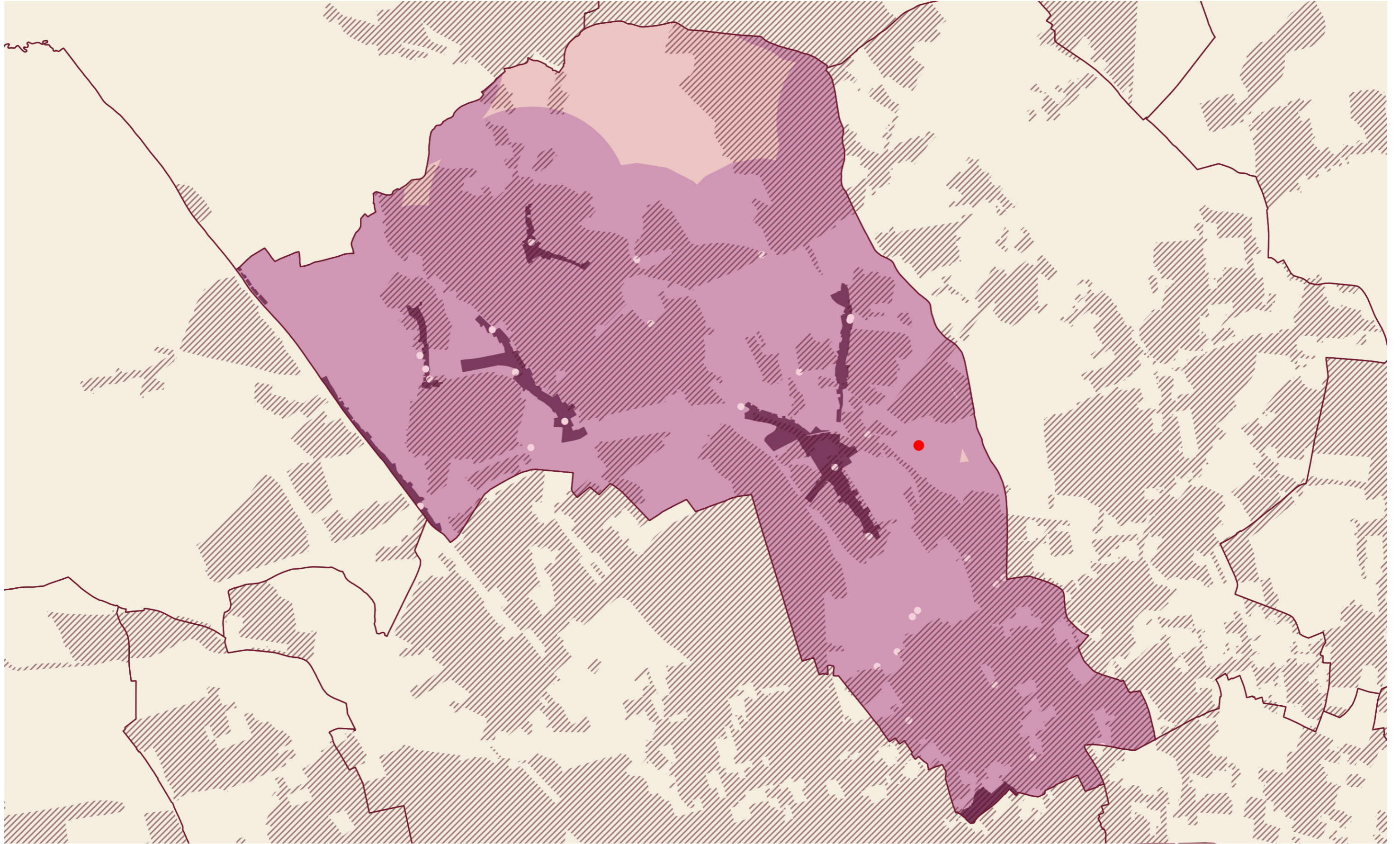
In accordance with this guidance, this report confirms that:

- the development meets all requirements in terms of space standards for the different sizes;
- in some cases the standards are exceeded to create well proportioned living accommodation;
- design standards in relation to layout, orientation and access are met;
- all units in terms of housing size meet the space standards set out in the policies identified above;
- all units are dual/triple aspect;
- all units pass BRE standards for new developments and perform well in both daylight and sunlight.

The proposed development provides an acceptable arrangement of private amenity space.



## 8.2 SMALL SITES



Map showing sites falling within catchment area of Paragraph 4.2.5 of the London Plan (Credit Map: rcka smallsites.rcka.co website)

■ Area with PTAL 3+, or within 800m of town centre/station   ■ Town Centre Boundaries   ■ Green belt   ■ Conservation area   ● Proposed site



### 8.3 DESIGN SUMMARY

Through the NPPF, the Government places heavy weight on its commitment to design excellence. High quality and inclusive design is seen as more than just aesthetic considerations, with plan making and decision making required to “address connections between people and places and the integration of new development into the natural, built and historic environment”

In determining development applications the NPPF gives weight to achieving outstanding or innovative designs, which help raise the general standard of design. Paragraph 65 states that LPAs should not refuse planning permission for buildings or infrastructure, which “promotes high levels of sustainability because of concerns about incompatibility with an existing townscape, if these concerns are mitigated by good design”

In terms of what constitutes ‘good design’, the CABE publication *By Design (2000)* sets out seven key objectives of urban design that development proposals should aspire to and reinforce in terms of their layout, landscape, density and mix, height, massing, and detailed appearance; as follows:

- Character: places with their own identity;
- Continuity/Enclosure - places where public and private spaces are clearly distinguishable;
- Quality of the public realm - places with attractive and successful outdoor areas;
- Ease of movement - places that are easy to use/move through;
- Legibility - places that have a clear image and are easily understood;
- Adaptability - places that can change easily;
- Diversity - places with variety and choice.

A key objective of both the London Plan and Camden’s (CPG) policies is to promote high quality, sustainable design and projects of architectural merit. This relates to the aesthetic appearance of the environment and also creating places that can improve the quality of life and economic growth for an area.

The London Plan requires all residential developments to enhance the quality of local places, while D1 & D2 of the CPG provides a set of criteria that all new development will be expected to meet. The criteria encourages all new developments to respond positively to the streets, open spaces and the pattern of a place; take a holistic approach to landscape and public realm; complementing local distinctiveness and vernacular to create a positive sense of place; optimising the distinctive character of the existing buildings, landscape and topography; providing adequate sunlight, daylight and open aspects to all parts of the development and adjacent buildings and land, using high quality, durable and sustainable materials; providing a safe and inclusive environment.

In response to the policy aims and objectives identified, the Design and Access Statement provides a in-depth explanation of the proposed development and the factors that have influenced the final design both in terms of the overall scale & mass, plan arrangement, layouts and expression. These points can be summarised and can confirm the proposal strives to the following:

- The development of the existing industrial site provides 3 new homes of a high quality buildings that will respond positively to their surroundings;
- The form and mass takes influence from the scale of the adjacent townhouses, cutting back to provide space with the smaller row of terraces;

- Ensures adequate set backs and positive relationships with the street;
- Produces an architecture and facade composition that is coherent with the area and the dominant forms of bays on the adjacent houses;
- Delivers a sympathetic massing which is appropriate to its surroundings, particularly as viewed from the approach down the primary streets;
- Ensures the arrangement of the development prevents overlooking and any adverse impacts on the amenity of existing houses surrounding the site;
- The development complies with the various space and design standards of the London Housing SPG in relation to private amenity space, unit sizes, dual aspect, noise insulation, ceiling heights, glazing proportions, air quality and overheating;
- The development complies with BRE guidance for daylight and sunlight on both internal and external requirements;
- All habitable rooms have been designed to provide adequate levels of privacy in relation to neighbouring properties, the street and other public spaces.
- Shared and private amenity provide a high quality environment for future occupants.

The result of this summary supports the intention for the project and outlines the procedures that have proposed an overall design strategy that addresses all appropriate requirements in relation to guidance and policy. It is believed that by accounting for all the above points the project achieves a high quality design that will help to deliver the housing targets for Small Sites.

EBBA ARCHITECTS

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