

Design and Access Statement

For

Flats 41 - 42 Antrim Mansions

Application Type	Householder Application
Proposal	Internal and External Alterations
Planning/Application Ref:	
Pre Application Ref:	To be Confirmed
Local Authority	Camden Council
Application Received	To Be Confirmed
Application Validated	
Full Address	Flats 41 - 42 Antrim Mansions NW3 4XU



The Scope of the Statement

Is limited to relevant sections of the local design and planning policy. We believe that this building proposal will follow council’s guidelines, which states that any new development must be of a high standard of design and have regard for the existing architectural style, scale, proportion, position and materials.

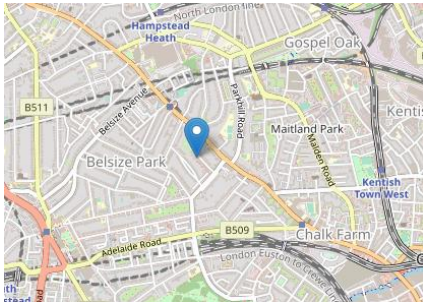
Design and Access Statement Parts:

Proposal	Property Description
Site and Surroundings	Location
The Scope of the Statement	Design and Character
Internal and External Layout	Amenity Space
Daylight and Overshadowing	Sustainability
Environmental Concerns	Safety and Security
Transport and Waste	Vehicular Access
Access	Relevant Planning History
Planning Policy	Planning Precedent

Planning Statement

Crime Prevention/Safer Places Report – Not Included

Site Location



Design and Access Statement

Proposal

The proposal from the owners of the flats is to create an enhanced ground floor living space for Flats 41 and 42 by internal and external alterations.

As part of the refurbishment, they wish to carry out the following works:

- Flat 41 and 42 New Sash window to match existing with lintel front of the building
- Flat 42 New timber stud walled office with door in lounge area
- Flat 42 New timber stud walled bathroom with door in second bedroom area
- Flat 42 To remove the internal wall to make a larger room kitchen dining at the rear
- Flat 41 and Flat 42 To open up the rear chimney stack to allow for storage space
- Flat 42 To reinstate rear small window in existing opening
- Flat 42 To install new door opening in same window opening and steps down to garden matching Flat 41 s access to garden. This will facilitate access to the communal gardens to the rear of the property. There are several examples of other properties in the same road converting the existing windows to entrance and exit doors.

The works will be constructed and designed in keeping with Building Control Regulations and the existing residential properties in the road.

Property and Land Description

Flats 41 and 42 are purposed built two bedroom ground floor garden flats. The property is situated within a mansion block in Antrim Mansions. The block is located within Belzize Park Conservation Area.

The flats benefit's from use of the mature communal gardens at the rear. The existing building was built around the 1920’s and is similar in construction to all the other properties in the area. This is not a listed building

Site and Surroundings



Summary

NW3 4XU is a residential postcode in Camden. It was first introduced in January 1980. The most common council tax band is F.

Residential buildings are primarily terraced (including end-terrace). Domestic properties are primarily flats. They were typically constructed between 1900 and 1929 and before 1900. None of the residential properties sold since 1995 have been new builds or newly converted.

Domestic properties are mostly a mix of owner occupied and privately rented. The most common Energy Performance Certificate (EPC) ratings are D and E.

Location and Details of the site -

NW3 4XU

Coordinates

Latitude: 51.5476 / 51°32'51"N

Longitude: -0.1623 / 0°9'44"W

OS Eastings: 527519

OS Northings: 184786

OS Grid: TQ275847

Location Encoding

Mapcode National: GBR D1.5QZ

Mapcode Global: VHQS.4CJH

Plus Code: 9C3XGRXQ+23

Maidenhead Locator System: IO91wn01

What Three Birds: chough.bufflehead.skylark



Design and Character and Policy's Considered

The following policies have been extracted as relevant to this type of development and adherence to these has been demonstrated throughout all aspects of the scheme:

National Planning Policy Framework (NPPF)	The London Plan
London Housing Design Guide (LHDG)	Opportunity Areas
The London Plan	The Borough Wide DPD

Student Housing

London Plan; Housing SPG; Affordable Housing and Viability SPG
Supplementary Planning Guidance
Strategic planning issues and relevant policies and guidance
The relevant issues and corresponding policies are as follows:

Urban design

London Plan; Shaping Neighbourhoods: Character and Context
SPG; Housing SPG; Shaping Neighbourhoods:
Play and Informal Recreation SPG
Inclusive design
London Plan; Accessible London: achieving an inclusive environment SPG

Transport

London Plan; the Mayor's Transport Strategy

Climate change

London Plan; Sustainable Design and Construction SPG; Mayor's
Climate Change Adaptation Strategy; Mayor's Climate Change
Mitigation and Energy Strategy; Mayor's Water Strategy

Other Policy's Considered

National Planning Policy Framework (MHCLG, February 2019)
Policies 7.1, 7.4 and 7.6 of The London Plan (March 2016)
Policy D4 of the Draft London Plan Intended to Publish (December 2019)
Policy CP3 of the LDF Core Strategy (July 2010)

Policies BP8 and BP11 of the LDF Borough Wide Development Plan Policies
DPD (March 2011)

The Residential Extensions and Alterations Supplementary Planning
Document (February 2012)

Policies SP4, DM11 and DM16 of the Draft Local Plan (Regulation 18
Consultation version, November 2019).

Belzie Park Conservation Area

Belsize CA sits on the on the rising land between Chalk Farm at the bottom
of Haverstock Hill and Hampstead at the top, and extends westwards to
Swiss Cottage. It forms a triangle of land bordered by Haverstock Hill,
Adelaide Road and Fitzjohn's Avenue. The Conservation Area has been
extended on a number of occasions. • 1984 - boundary extended to include
part of Belsize Grove. 1991 - extension incorporating Antrim Grove, Antrim
Road, Adamson Road, Crossfield Road, Elizabeth Mews, Lancaster Grove,
Primrose Gardens and Elizabeth Mews.

ANTRIM ROAD/ANTRIM GROVE

These roads, originally named Antrim Street, were constructed in the late
19th/early 20th century. The southern end of Antrim Road is predominantly
three-storey whereas its north end and Antrim Grove is a smaller scale at
two storeys. The streets have a general consistency in the use of red brick,
render, white painted timber sash windows, slate roofs, gables and bay
windows. Antrim Gardens at the northern end of Antrim Road is a small
public open space, which terminates the vista along the street. The area of
allotments to the rear of the garden provides views to the rear of Belsize
Grove with mature trees and reflects the character of the former market
garden. These areas are designated as Public or Private Open Space (refer to
UDP Policy EN48). Antrim Mansions, dating to 1897 at the southern end of
Antrim Road, is a consistent group of 3 storey brick mansion flat blocks of
two differing designs located on both sides of the street. Although there is
slight variation in the design, they are consistent in terms of their heights,
repeated bays with gables above and central doorways with first floor
decorative iron balconies. These properties have consistent front boundary
walls and hedgerows that define the street.

Layout of the Proposed Extension-

The new front sash windows will increase light within the living accommodation and allow the occupiers to have a much needed front internal office space.



Other Properties with Similar Sash Windows



There are numerous other ground floor flats in the same road, which have had similar front windows installed. The proposal for Flats 41 and 42 will be in keeping.

Amenity Space

The front or the side of the building is a convenient space for access and is currently used for waste. The client's garden space will not adversely affect this space.

Daylight and Overshadowing

There is no change to both the neighbouring buildings by this new development. A basic desktop survey assessment indicates, "the proposal will not cause an adverse change in light level to existing neighbouring habitable rooms. The proposed development is of similar scale to neighbouring alterations, which also do not appear to create adverse overshadowing.

Sustainability

Due to the nature of this application, it is not a general requirement to provide a pre-assessment or meet BREEAM guidance however, the sustainability of the proposal has been considered from the outset. The scheme will aim to meet Level 3 to 4 Code for Sustainable Homes as well as achieve the necessary SUDs which will be set out as a planning condition.

Environmental Concerns

A flood risk assessment of the site has not been carried out

Safety and Security

It is not considered that the proposal will jeopardise the safety or security of the future occupants. Accessed through a secure and private front entrance. The entrance door to the property will be secure. Adequate security systems for lighting will be incorporated at detailed design stage if needed.

Proposed Side View



Transport and Waste

A site assessment has been carried out and dispose of waste can be either at the front or the side of the premises in designated areas.

Vehicular Access

There will be no change to the existing parking arrangements for the house. There is still parking areas in the road and surrounding areas.

Relevant Planning History

Application site – There has not been any complex changes in the building and site since the building had been constructed apart from what has already been addressed.

Planning Precedent

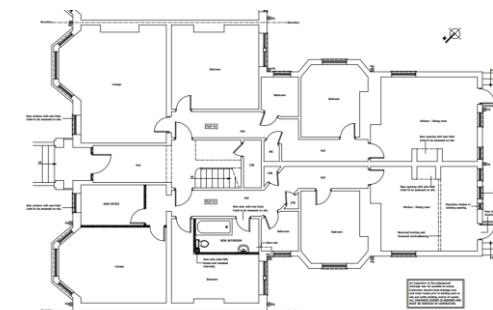
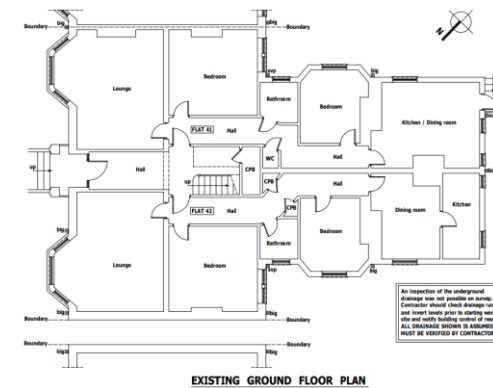
There are a number of properties in the surrounding area who have also have similar windows and access to gardens installed.

ACCESS

Inclusive Access

Consideration has been given towards both The Equality Act 2010 (to ensure compliance with statutory legislation) and Approved Document Part M (to ensure compliance with the Building Regulation Standards), with relation to internal and external access. It is considered the proposal meets policy guidance and the layout is an easy to navigate layout. Compliance with the principle of Lifetime Homes ensures increased accessibility with easily adaptable spaces at entrance level.

Existing/Proposed Rear



Previous Applications and the New Design

There doesn't appear to have been any other applications relating to this property in the past from when it was built. The materials used in construction will be similar to the existing properties in the area and will be in keeping to the surroundings. The proposal will not cause any "lack of openness", or over shadowing, nor will it affect the street scene. We believe this proposal is a more improved design.

Other Relevant Planning Applications in Road:

2004/3060/P The replacement of existing windows and door with two patio windows/doors at the rear of the top floor flat. Granted
2014/0401/P Conversion of rear window to door of flat. Granted
2005/3345/P Retention of PVCu framed door and two PVCu framed windows in rear elevation of ground floor flat. Granted

Added Information: **Camden Relevant Policy**

Camden has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also introduces a general control over the demolition of unlisted buildings. The Council's policies and guidance for conservation areas are contained in the Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG). This statement is part of SPG and gives additional detailed guidance in support of UDP policies.

Conditions and reasons

To comply with: Section 91 of the Town and Country Planning Act 1990 (As amended) All new external works will be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the application.

This will be in line with the safeguarding appearance policies outlined in EN1, EN13, EN31 of the London Borough of Camden Unitary Plan 2000. Including Policies RE2, EN14, EN19, EN21

Conclusion

With This Proposal:

There is no loss of any features, which would be a detriment to the locality.

The development would not interrupt any important views.

The purpose of this statement is to demonstrate that the proposal does not conflict with relevant planning policies, and will not have a negative impact on the neighbouring properties and those in the surrounding area, or on the character of any Conservation Area.

The land has not been allocated for other uses and therefore is not essential for the local community.

The development is in keeping with adjoining developments in the area. The proposals are in easy reach of the local services and the Primary Road Network.

The scale and massing of the proposals are considered satisfactory.

Approved materials will be used. It is proposed that the development complies with these Policies.

Conclusion

The proposal has been well thought out based on design, security and accessibility. Installing new sash windows to the front of the building and an access door at the rear are in keeping with other properties in the road and can only improve the accommodation and security for the client and any future householder.

The street scene is unaffected. Private outside amenity space is minimally affected as the rear, side and front garden areas all afford privacy behind the existing boundary treatments.

Planning Statement

This is short written description and explanation of the proposal, other relevant details can be found in the first part of the document under Design and Access:

Proposal

The proposal is to create a new front sash windows and a rear access point to communal gardens. The relevant Planning Policies with regard to this proposal are considered to be:

Planning Policy Noted above and Include:

PLANNING POLICY AND CONSIDERATIONS In developing the proposed scheme the following policies have been considered:

London Plan 2015: •7.4 (Local Character) •7.6 (Architecture) Core Strategy 2010: •24 (Design) Development Management Local Plan 2015: •DM1 (High Quality Design)•DM2 (Development and Amenity) National Planning Policy Framework 2012: •7 (Requiring Good Design) SPD/SPG: Local Authority SPD Residential Extensions and Alterations (2009)

The Article 4(1) Direction applies only to the fronts of houses, and the sides of houses which face the street, and includes single family dwelling houses and houses converted to flats. It seeks to prevent harmful works taking place and to ensure that Belsize Conservation Area keeps its historic character and appearance and remains an attractive and desirable place to live into the future.

Crime Prevention/Safer Places Report

Crime Prevention/Safer Places Report required *Proposals involving uses of buildings (including change of use and extensions) as betting shops, bail hostels, HMOs, Faith Centre, Medical Centres, Hotels or other uses that could give rise to anti-social activity or fear of crime.*

Seven attributes of sustainable communities that are particularly relevant to crime prevention are set out below.

Access and movement:

Surveillance: Presently the unused space at the rear of the building allows passers-by to through refuse and possible places to hide.

Physical protection: All main doors will have good quality security features and locks enabling all users of the building to feel secure and safe.

Conclusion

The proposal has been well thought out on the basis of security and accessibility. Installing front sash windows in an existing redundant space can only discourage any possibilities of Crime and anti-social behaviour in the immediate area. There will be Clearer views and more activity enhancing the potential for natural surveillance. There will be no adverse effect to any criminal activities caused by the development of this project.
