



Design Statement

In support of

The renovation, maintenance and extension to provide
new accessible WC for members of the public

at

Hampstead Cemetery Lodge
Fortune Green Road
London. NW6 1DR

for

London Borough of Camden

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25th March 2022

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Rev	Date	By	Approved

This report is to be read in conjunction with the following documents, which have also been submitted in support of the second pre-application submission to Hastings Borough Council;

- 1563 GA 002 Existing Ground Floor Plan
- 1563 GA 003 Existing Elevations
- 1563 GA 010 Proposed Ground Floor Plan
- 1563 GA 015 Proposed First Floor Plan
- 1563 GA 020 Proposed Elevations

Introduction

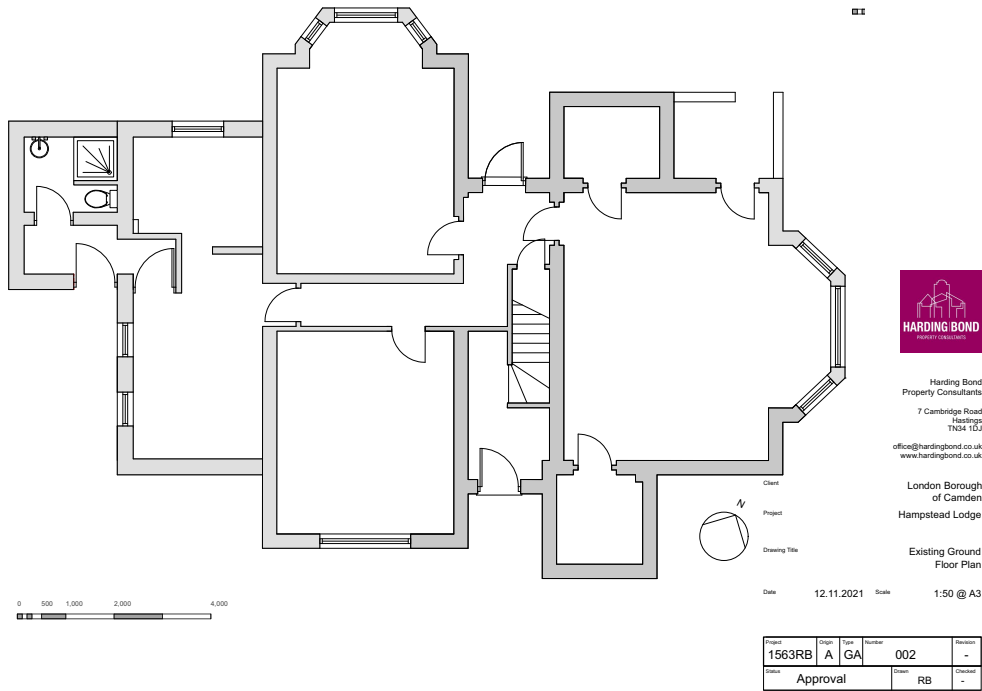
We have received instructions from London Borough of Camden to prepare and submit a planning application to alter and extend Hampstead Cemetery Lodge.

The extension is required to provide members of the public who visit the cemetery with an accessible WC and renovate the Camden's Green Space's team area.

Context

Hampstead Cemetery Lodge is situated within Hampstead Cemetery to the South of Hampstead Conservation Area and West Hampstead. Hampstead Cemetery was opened in 1876 and consecrated by the Bishop of London which covers some 26 acres and estimated 60,000 people are buried there. The cemetery has a pair of Gothic style mortuary chapels, both of which are Grade II Listed with the entry lodge made of Kentish rag and bath stone which was the subject of a lottery fund for restoration works. It is this building that we are proposing to alter and extend as there are currently no public toilets within the Cemetery.

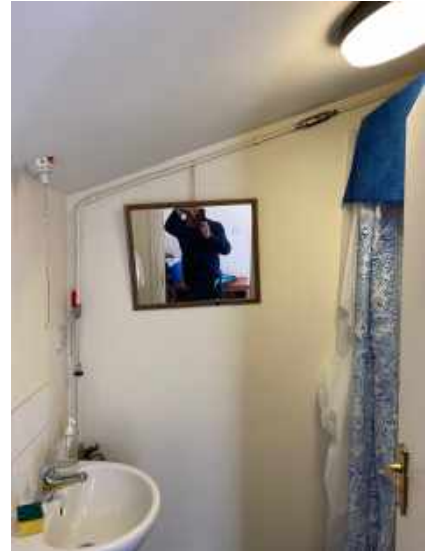




Under the Equality Act 2010 a service provider must provide services such as toilets for those with disabilities.

The Lodge is occupied by three different entities and one of these is London Borough of Camden's Green Space's operatives which provide a kitchen, rest room and shower room.

It is obvious from inspection that the former outdoor WC was extended and converted into a shower room and toilet for Green Space's operatives and this was roofed in with a similar lean-to roof to that over the kitchen and breakout area. However, rather than extend the original rafters this is set further down causing head room problems within.

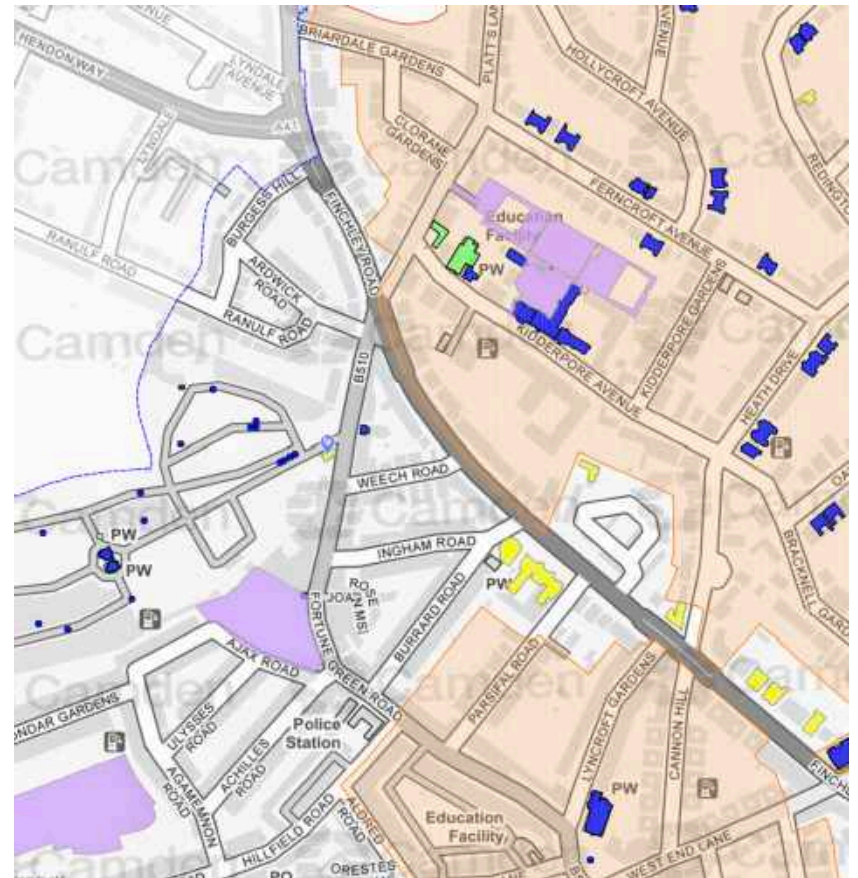


Consultation

We have not consulted with London Borough of Camden Planning Department.

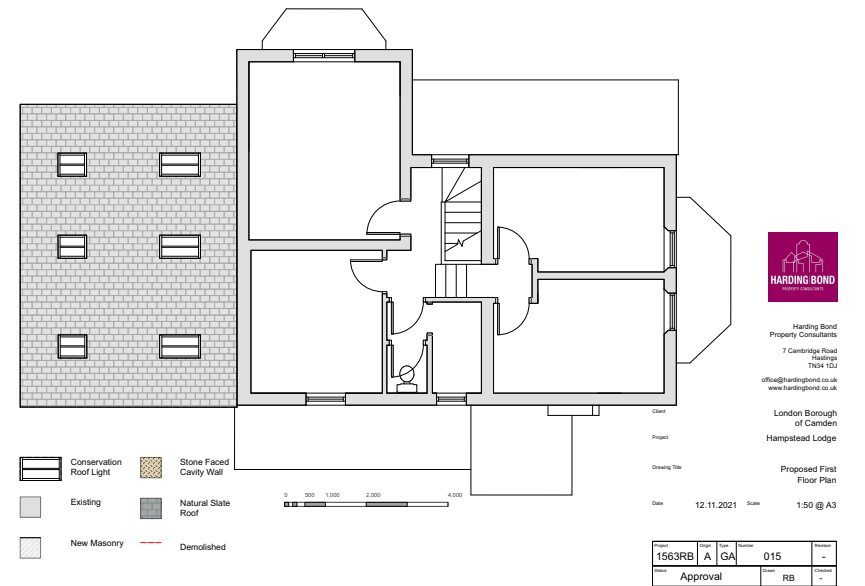
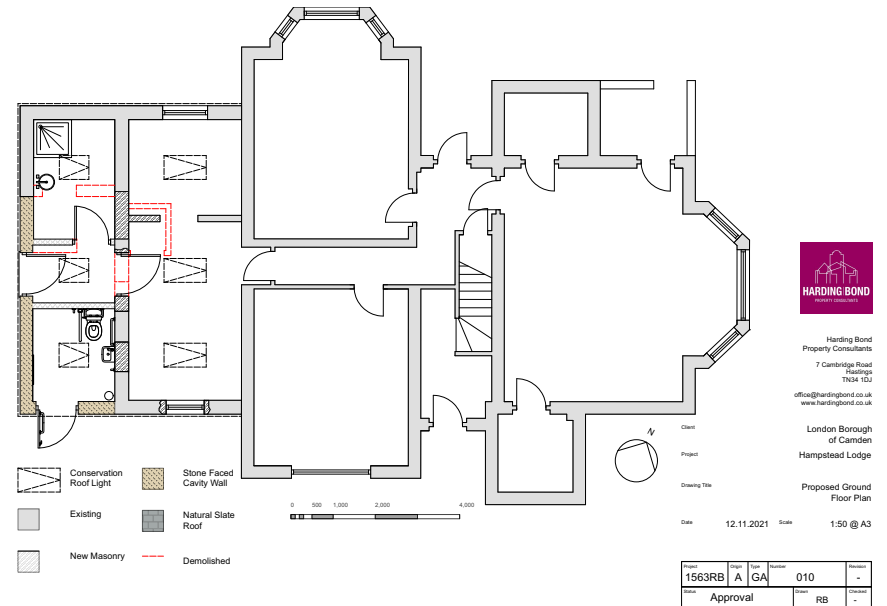
Planning Policy

It is noted that the Lodge is not Listed or within a Conservation Area however on the boundaries.



Use

We have already touched upon this and the upper and main ground floor will be occupied by the current occupiers. The Green Space's area will be maintained but the existing roof over the shower room will be lifted to line through with the main breakout roof and the shower room refurbished with the accessible WC extended toward the South and East.



Amount

The ground floor is increasing the footprint by just under 30% of the gross external area. The first floor will not change at all.

Layout

The new WC will square off the side elevation and new entrance provided to Green Space's area and a new entrance for the members of the public to access the WC on the East elevation.

Where we have squared off the South elevation, we effectively lose 2 windows but by incorporating Conservation Area roof lights within the roof we are replacing the lost daylight. In addition, a further window is proposed to the East elevation.

Scope

By squaring off the South elevation and replacing the roofs over Green Space's area we effectively make sense of this elevation both in terms of aesthetics and usability.

The materials proposed are to match the existing building with bath quoins and ragstone infill. The rendered section of wall, which is believed to be a newer addition, is removed and replaced with Kentish flagstone.

Access

The access will not be altered, as we will make use of the resin bonded aggregate ramp, which is of a shallow gradient, allowing access to the accessible toilet

Landscape

This will not change.

Conclusion

We believe by creating this accessible WC for London Borough of Camden we are allowing them to discharge their duties under the Equality Act and by using the materials that exist we will enhance the premises.