

Design & Access Statement

14a Hampstead Hill Gardens, NW3 2PL

October 2021

January 2022

June 2023

Rev A

Rev B



Introduction

This Design and Access Statement has been prepared in support of a full planning application for a new house at 14A Hampstead Hill Gardens, NW3 2PL.

This application follows a previous planning submission for a new detached house at 14a Hampstead Hill Gardens, ref: 2021/1564/P, which was submitted following pre-application consultation where favorable written feedback was received. Whilst positive feedback was provided at pre application stage, concerns were raised following the planning submission, see section 3.

The site was however considered suitable for a new dwelling to replace the existing garages, but elements of the design needed to be addressed.

The application now being submitted is significantly altered to the previous application, and responds to the issues raised by Camden Council. To address the concerns a collaborative approach has been adopted over a considerable time, to develop a proposed design which addresses and overcomes the concerns raised.

A second pre-application was submitted on the 27th October 21 following consultation with the Hampstead Neighbour forum on the 18th October. A follow up meeting was held with Camden Council on 27th October 2021 to discuss massing options, with further alterations and detailed design issued in December 21.

Pre application written feedback was received on the 24th March 22, with the final design being submitted for planning responding to the advice provided.

This Design document aims to communicate the design process that has been undertaken to ensure the highest quality of design has been achieved, responds to issues raised by Camden Council and to illustrate how the proposal integrates with its surroundings and wider conservation area.

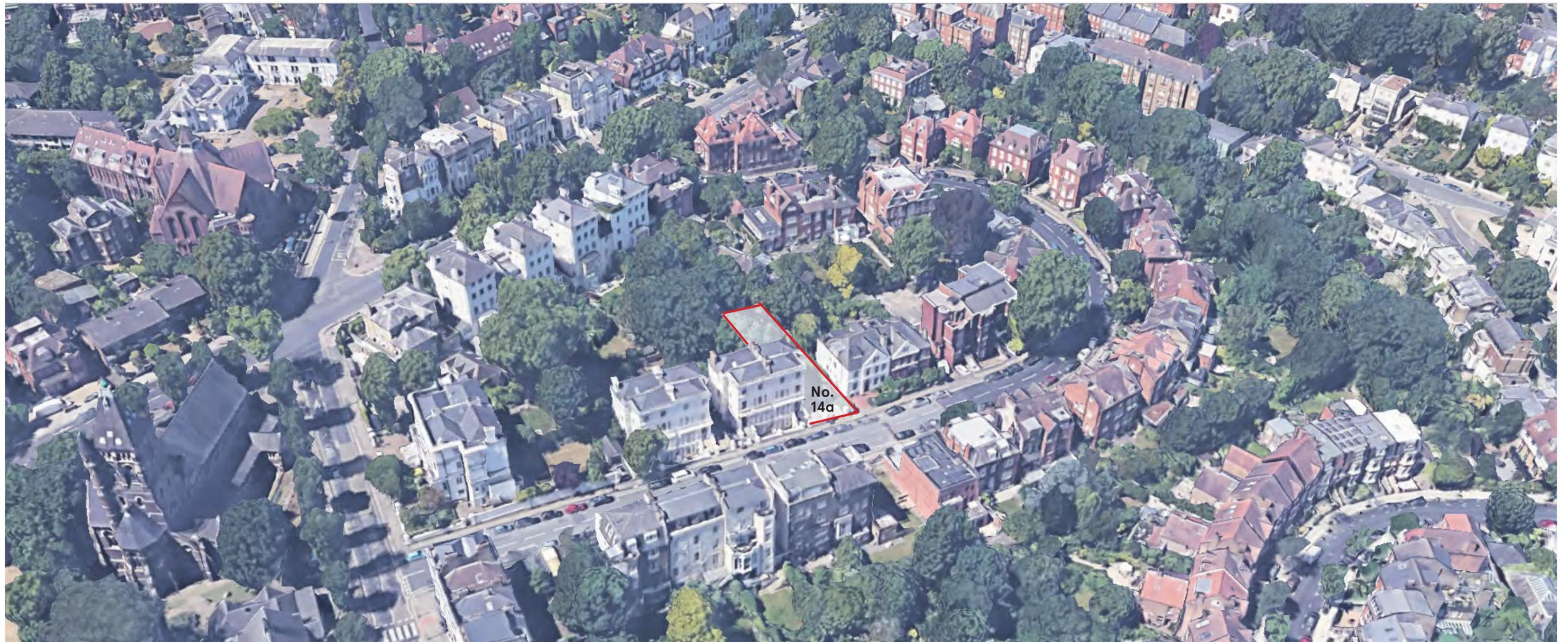
Contents

- 1.0 Site**
 - 1.1 Location
 - 1.2 Site + Photos
 - 1.3 Site Considerations
- 2.0 Neighbourhood Context**
 - 2.1 Conservation Area
 - 2.2 Building Heights
 - 2.3 Contemporary Infills
- 3.0 Council Feedback**
 - 3.1 Feedback on Planning Application
 - 3.2 Second Pre-application Comments
 - 3.3 Formal Feedback
 - 3.4 Response to Formal Feedback
- 4.0 Local Area Study**
 - 4.1 Massing + Roof Forms
 - 4.2 Window Details + Features
 - 4.3 Street Materials + Context
- 5.0 Design Concept**
 - 5.1 Scale, Massing + Impact on Neighbours
 - 5.2 Facade Composition
 - 5.3 Window + Feature Detailing
 - 5.4 Material Palette
 - 5.5 Layouts
 - 5.6 Accessibility
- 6.0 Biodiversity**
- 7.0 Conclusion**
 - 6.1 Street View
- 8.0 Precedent Images**
- 9.0 Echlin**

1.0 Site

1.1 Location

The site is located at 14a Hampstead Hill Gardens within the Hampstead Conservation Area. Hampstead Hill Gardens loops between Rosslyn Hill and Pond Street and has good public transport links.



14a Hampstead Hill Gardens, NW3 2PL

1.2 Site + Photos

The site is roughly 8m wide by 34m long and currently houses two C20th garages.

The garages are in a poor state of repair which are out of keeping with Hampstead Hill Gardens and make a negative impact on the conservation area. Hard landscaping at the front of the site provides vehicular access to the garages via a dropped kerb. The existing front boundary wall has also been removed breaking the street context.

A gate and fence restricts access to the back of the site whilst providing privacy to rear garden, which has a small lawn with overgrown planting to the side and rear boundaries.

The two sides of the site are formed by number 12 and 14 Hampstead Hill Gardens. Number 14 is a three storey building with parapet roof, whilst number 12 is three stories but the second storey is located with the roof space. As a result the ridge level to number 12 is approximately 1600mm lower than the parapet level to number 14.



1. Looking north over the site towards 12 Hampstead Hill Gardens



2. Existing C20th garages on the site



3. Looking at the site from Hampstead Hill Gardens with number 14 to the left



4. Looking at the site from Hampstead Hill Gardens with number 12 to the right

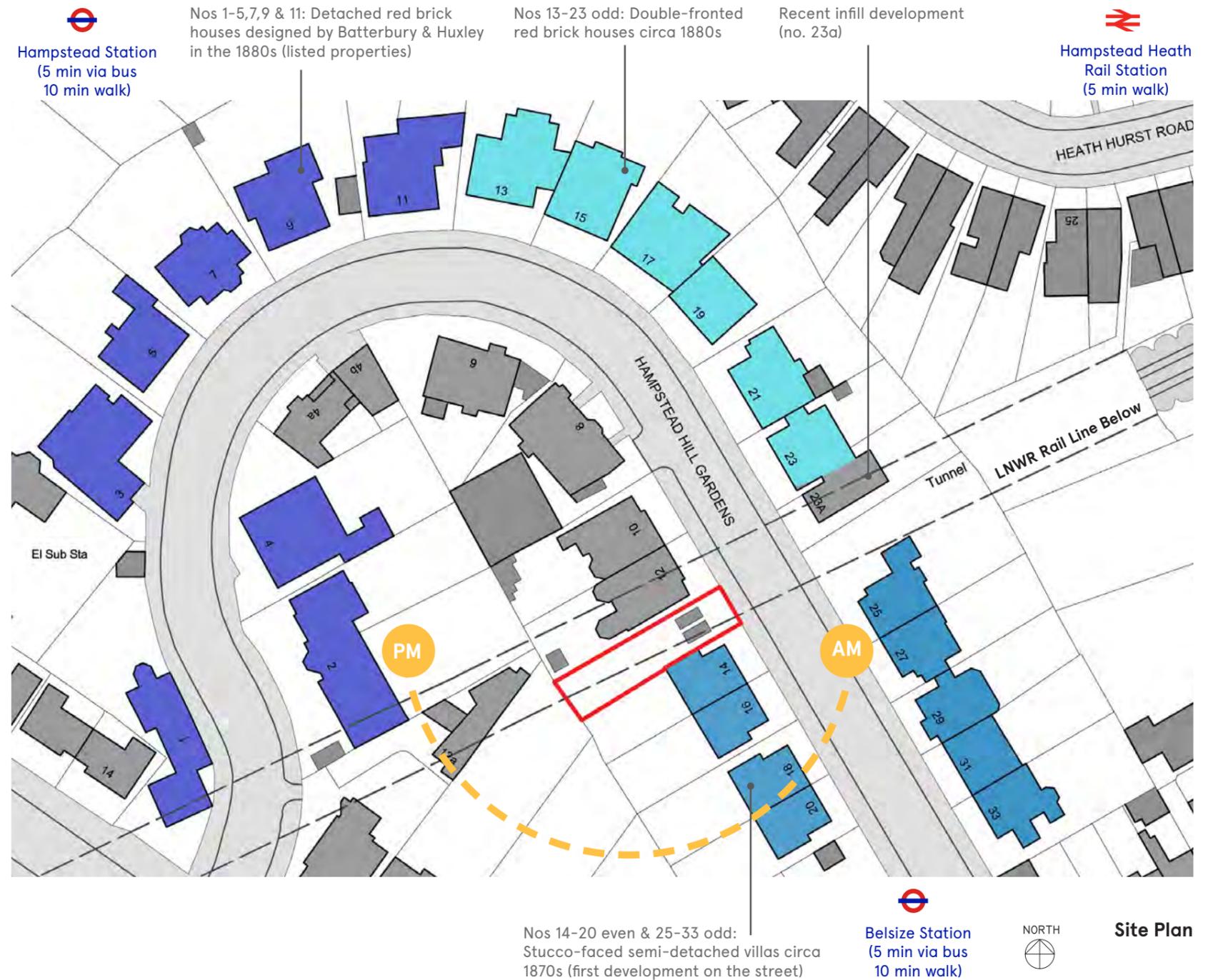
1.3 Site Considerations

Site Constraints

- The LNWR rail line runs under the property at a rough depth of around 17-20m below the site. Early engineering advice has indicated that this is deep enough not to interfere with a single-storey basement proposal
- Windows facing onto the site from neighbouring properties at 12 & 14 Hampstead Hill Gardens will have to be considered. Early investigation suggests that the windows most likely to be impacted are serving non-habitable rooms

Site Opportunities

- The neighbourhood is largely residential with good transport links and easy access to the shops and amenities along Hampstead High Street and Haverstock Hill
- There is sufficient area to create a good sized family dwelling on the site. Both the position of the site and street frontage makes it an obvious infill site for an architecturally interesting, high quality home
- The site is long enough to support a dwelling with a large garden to the rear and sufficient street setback to match the building line of the neighbouring houses
- Development has occurred at different times over the history of the street, resulting in a mixture of architectural periods. Therefore the area is characterised by buildings of a similar scale and street presence but varying styles. A new dwelling on the site would continue the historic pattern of infill development on the street
- The site benefits from good access to natural light. The orientation of the site means that it can get both morning and afternoon light. The rear garden in particular benefits from afternoon sunlight
- The existing garages on the site are detrimental to the street setting as they are of low quality and are not in keeping with the prevailing building pattern (there are no other street-facing garages on the street). The removal of the two garages would improve streetscape.



2.0 Neighbourhood Context

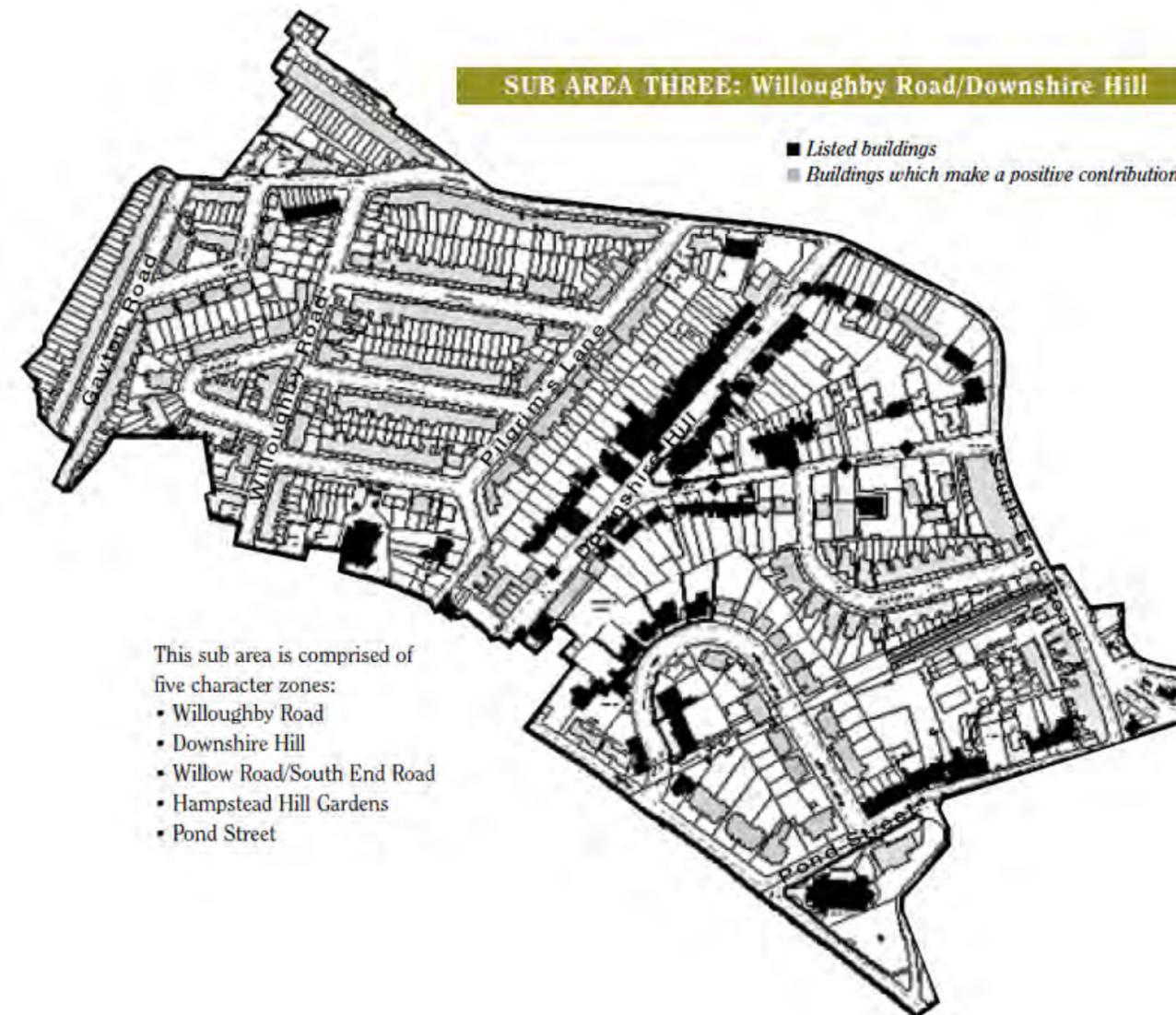
2.1 Conservation Area

The site is located within the Hampstead Conservation Area Sub Area Three: Willoughby Road/Downshire Hill. The area is characterised by large villas and semi-detached houses which follow distinct phases of development.

Initial development of the street began in the 1870s with nos 14-20 & 25-33, which are all three storey stucco-faced semi-detached villas with basements.

In the 1880s the properties towards Rosslyn Hill were developed. Nos 1-5,7,9 & 11 are heritage listed detached red brick houses designed by Batterbury & Huxley (List UID: 1378697 -1378704). The houses along the north-east of Hampstead Hill Gardens (nos 13-23) are two storey double-fronted red brick houses.

The remaining properties in the street (4a - 12) are comprised of modern houses and flats which infill the area between the two periods of C19th development. Although the style of architecture of these properties is diverse, it is considered that they 'do not detract from the character of the area' (Conservation Area Statement - Hampstead, p.32).



2.2 Building Heights

The area is characterised by a mixture of two, three and four-storey houses. Hampstead Hill Gardens is predominantly comprised of three-storey buildings. The site itself sits between two three-storey semi-detached houses.

Key:

-  Two-storey (with basement)
-  Three-storey (with basement)
-  Four-storey (with basement)



Site Plan

2.3 Contemporary Infill Examples

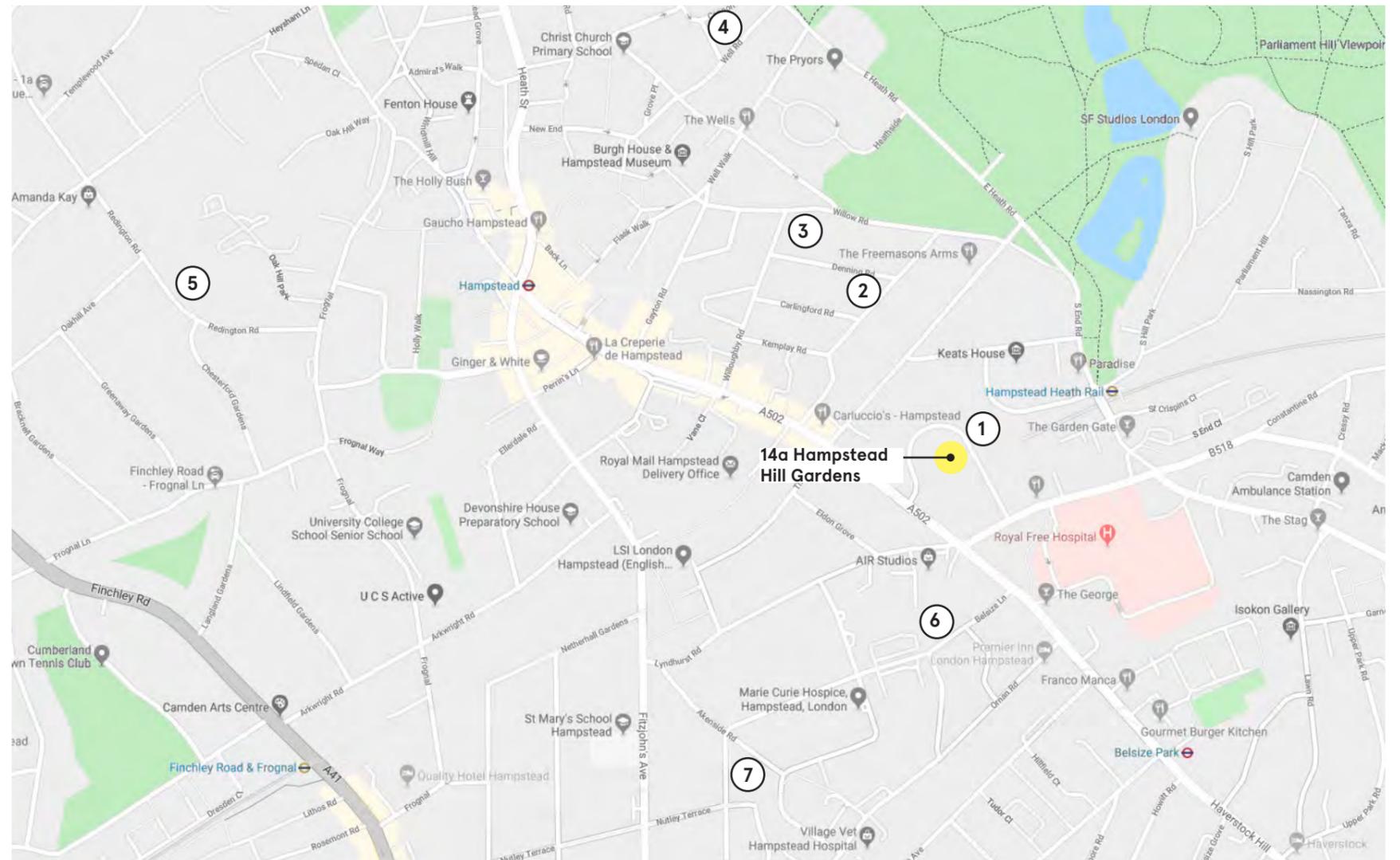
There are a number of examples of infill projects in the local area. From a survey of the neighbourhood we have identified the key design principles that underpin the more successful infill projects.

In preparing the proposed scheme we have taken these ideas into consideration, including:

- Maintaining a consistent window line with the neighbouring properties
- Using sympathetic materials and colours
- Matching the building setbacks with the surrounding buildings
- Ensuring the building massing is complementary and in proportion with neighbouring buildings



1. 23a Hampstead Hill Gardens



Contemporary Infill - Local Plan



2. 31 Pilgrims Lane



3. Willoughby Road (approx. 42 - 44)



4.21 Well Road



5. 14a Reddington Road



6. 28 Belsize lane



7. 32b Daleham Gardens

3.0 Council Feedback

3.1 Planning Application Ref: 2021/1564/P

Before the previous planning application 2021/1564/P was submitted extensive pre application process was undertaken, ref 2019/6399/PRE. This included detailed discussions at Camden's office, followed by a site visit on the 10/03/2020 to review materials on site. Feed back was positive with written response received on 7th May 2020, which in principle supported the height, massing and design. It was also considered a three storey scheme, designed to a high quality, provided an opportunity to add interest to the street, with the massing matching the neighbouring Georgian villa. Proportions matched the Georgian villa, but interpreted in a contemporary design to form a modern infill on Hampstead Hill Gardens.

Following positive feedback considerable time was invested working up the application and undertaking neighbour consultation before the planning application was submitted. The application was registered in May 21, with design feedback provided in June 21 which contradicted the supportive pre -application advice provide in May 2020.

The points below were raised by the planning case officer on the planning application 2021/1564/P are as follows:

- 1 The Building height should relate more to Number 12 than number 14.
- 2 The Building should be a maximum of two storeys, we assume the building would have accommodation in the roof space as per number 10 and 12.
- 3 The building should match the eaves level of number 12.
- 4 The roof form should be pitched and not a flat roof configuration
- 5 It was considered a contemporary/ modern design is the right approach but should try to relate to arts and craft style.
- 6 The windows should not be bronze, anodized aluminium would be acceptable subject to agreeing colour.
- 7 The material palette should be explored.
- 8 Review the treatment of the front entrance.



3.2 Second Pre- application Meeting Comments

The aim of the second pre application submission Ref: 2021/5214/PRE, was to focus on the proposed building massing, form and material palette with options presented and discussed before progressing detailed design. Three different massing forms were proposed which responded to the street context and neighbouring buildings in different ways. In conclusion it was agreed the form and massing of the gable option was preferred.

In general, it was considered that the design options had progressed from the planning submission, and the site could support a new contemporary two-storey house with accommodation within the roof space.

However, the council considered that the following points needed further consideration and needed to be addressed within an amended design:

- 1 To integrate the massing within the street scene it was considered the roof should be set back forming a pitched roof form. This would clearly define the roof shape creating a visual break and relief from the vertical ground and first floor walls softening the impact on the street. Second floor accommodation could be located within the roof form, but the floating window should be removed or treated as a dormer. Alternatively natural light into the rooms within the roof space could be provided via a skylight.
- 2 The design should be a standalone piece of architecture with the design forming a high-quality contemporary addition to the street.
- 3 The fenestration requires further consideration with depth added to the front elevation to prevent a flat façade. Window proportions do not need to reflect neighbouring properties but should add depth and interest to complement the design. Window sizes, configuration and detailing should be based on a window study along Hampstead Hill Gardens.
- 4 As the site is located between the original white semi-detached stucco villas and red brick detached houses two material palettes were proposed. It was considered the material palette should reference the red brick houses owing to the proposed massing and scale reflecting the proportions to these properties. Whilst number 12 has been rendered white it was felt this was an anomaly and should be ignored.

A revised design was developed and submitted to address the points raised above and incorporate the design elements agreed within the pre-application meeting held on 27th October 2021.



3.3 Formal Feedback 24/03/2022

Written feedback on the second pre application was received on 24/03/2022, which outlined key design criteria which needed to be incorporated into the proposed design. The main elements from the written response are listed below:

- 1 **Massing:** The building has the appearance of a two storey building and would be appropriate in this location as it matches the eaves of No.12 and should not be taller than the this neighbour. The recessed entrance was welcomed and provides relief while helping link it to the character of the street.
- 2 **Roof:** The set back of the gable end was welcomed, further details are required to demonstrate that the flat section with a continuous roof light would not result in harmful light spill. Further information is required on buildability and how the gutter is integrated into the design rather than attaching guttering.
- 3 **Side Dormer:** Details are required to demonstrate the side dormer does not impact on the privacy or light and does not create a sense of enclosure.
- 4 **Fenestration:** Whilst the revised elevations fenestration was considered an improvement from the original design presented at the second pre application meeting there are still concerns over the use of solid metal panels on the front elevation. The council also encouraged the door to be formed in timber rather than metal.
- 5 **Front landscaping:** Soft landscaping is encouraged to the front of the lightwell to further soften its appearance and improve biodiversity.
- 6 **Material Palette:** It was concluded the revised design submitted after the second pre application meeting would be appropriate with the exception of the metal panels.
- 7 **Footprint:** At ground level is acceptable as it respects to the existing front and rear building line. However the basement should be reduced to maintain soft landscaped garden.
- 8 **Greening:** Green roofs and walls are encouraged were possible to improve bio diversity.
- 9 **Cycle Parking and waste:** Within the feedback and under policy TT4 requires cycle parking spaces within the curtilage of the site. In addition under policy CC5 notes all developments should have a facilities for storage and collection of waste and recycling. Any bin store at the front should be designed at application stage.
- 10 **Design:** The design should take influence from the street scene but not entirely copy it. Detail should be taken from the street with a study of the road undertaken (see Section 3 & 4.2).



3.4 Response to Formal Feedback 24/03/2022

We have carefully considered the councils Council feedback from section 3.3 and addressed points as follows:

- 1 **Massing:** The proposed application maintains the levels submitted in the revised pre application submission with the eaves and ridge level matching number 12. It is therefore considered the massing and form are acceptable based on council feedback.
- 2 **Roof:** A number of roof forms on Hampstead Hill Gardens use a flat section of roof to overcome the issues between the ridge level, pitch and plan depth. By introducing a flat section at the top of the ridge, often capped with a metal flashing, the top level is kept in line with adjoining properties. In a similar manor the top part of the roof apex has been removed in the proposed design allowing a similar roof pitch to number 12 whilst maintaining the ridge level with the neighbouring property. To avoid any harmful lightspill the proposed continuous rooflight to the flat section of the roof has been significantly reduced to form 2 separate smaller rooflights, which are located over the two bedrooms at the front and rear. Whilst the roof form is complex similar designs can be found on page 20 which show relevant concrete roof forms. Within the pitched roof form a continuous gutter will be recessed into the perimeter, see roof plan, with hoppers and outlets integrated into the side elevations to manage rainwater.
- 3 **Side Windows:** Whilst there are windows to the side elevation of number 14, these windows serve a communal stair and bathrooms which have frosted glazing, see drawing 2112/PL/108 for details and site photos. It is therefore deemed the proposed dormer would have no impact on the outlook or light levels from habitable rooms.
- 4 **Bronze Panels:** Bronze panels have been removed and replaced with glazing to address the concerns raised.
- 5 **Soft Landscaping:** Additional planting is proposed in front of the lightwell railings providing a soft screen to the front of the property and concealing the basement from the public footpath.
- 6 **Design:** As demonstrated in the studies below the design has been informed by the surrounding context with features and materials manipulated to form a contemporary addition which sits well within the street scene. The use of metal windows and doors can also be found on new additions, such as number 23A, which is opposite the site, ref: 2020/2165/P.
- 7 **Basement:** The basement has been reduced and complies with the policy A5 see page 18, and the section that extends under the garden has been lowered to ensure 1m of top soil maintaining the garden area, see page 18.
- 8 **Green Roofs:** Due to the roof form a green roof can not be provided, but two greenwalls have been located in the front and rear lightwells. This provides a positive outlook from the basement by introducing external space, planting and natural light.



4.0 Local Area Study

4.1 Massing + Roof Forms

Following the second pre-application meeting a site study was undertaken to review the massing, detailing and materials along Hampstead Hill Gardens. Particular attention was given to the red brick properties as these have a stronger relationship with the proposed design direction agreed with Camden Council rather than the 1870's stucco villas.

In general red brick buildings are two storey properties above ground level with a visible lower storey located to the side of a stepped entrance.

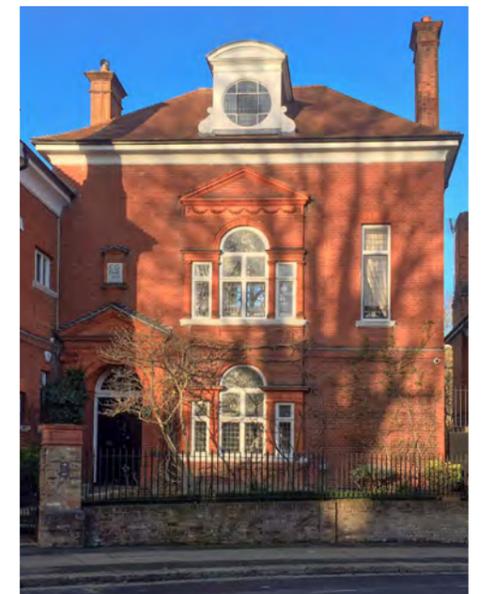
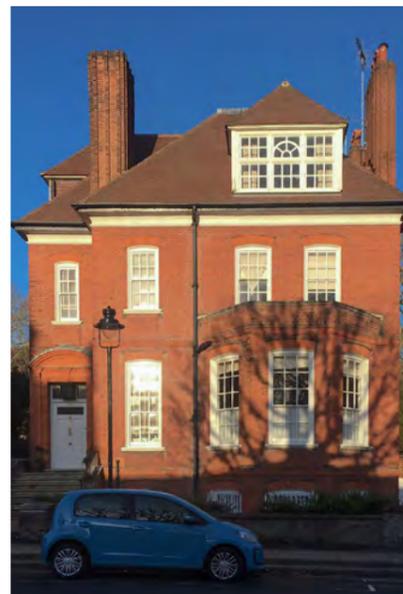
Roof forms are pitched creating a separation from the brick elevation with a tile finish providing a subtle change in texture and colour. Accommodation is located within the roof spaces with numerous dormer windows providing light into habitable spaces. To maximise head height, and keep ridge lines low, a number of properties have lead capped flat roof section, see photo examples. These properties are pitched on 4 sides with a clear lead termination at the ridge level.

The number of dormer windows along with their proportions, position and detailing varies between properties with no set architectural style along the road.

Eaves and ridge levels to numbers 5 -23 are consistent and gradually raise owing to the streets topography creating a strong relationship and style on Hampstead Hill Gardens. On the opposite side the massing and architectural styles to infill properties between numbers 4 to 14 varies considerably with no architectural connection in terms of massing, scale or architectural style.



1. Aerial view showing roof forms on Hampstead Hill Gardens



4.2 Window Details + Features

Architectural detailing along with window proportions and levels provide a positive contribution to the character of the street.

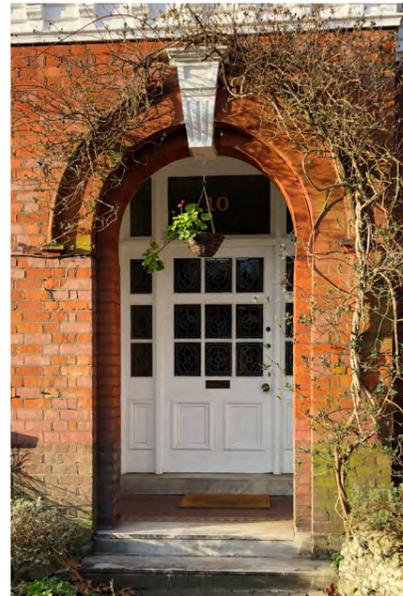
Properties have large sash windows which reflect the hierarchy of the spaces and use within. Ground floor windows are typically larger than the upper floors with openings reducing in scale on the first floor and again at roof level. To further enhance the ground windows, features such as bays or decorative projecting brickwork have been introduced providing architectural interest and adding depth to the facade. Brick soldier courses and stone sills add further decoration to the window openings with a subtle contrast to the brickwork tone emphasizing the fine detailing surrounding the windows.

Period properties have white timber sash units with the majority having one over one creating large glazed windows maximizing light into internal spaces. Other configurations include 6 over 1 with the top sash divided which gives a top heavy appearance to numbers 4, 6, 23, Numbers 7 -11 sash units are equally divided into a 6 over 6 configuration.

In contrast to the period properties windows to 23A are dark brown aluminium which help define the property as an addition to the street. This property is on the opposite side of the road to the site.

Typical of town houses of this period entrance doors are recessed to protect against the weather. Decorative projecting detailing around an arched porch highlights the door position and used to convey the occupants wealth and social status. Large panel doors, with top fan lights above allow extra light into the entrance halls and contribute to the entrance grandeur.

Corbeling at first and roof levels adds further decorative detailing whilst indicating the floor levels. This helps define the properties as two storey and whilst breaking up the brick facade. The corbel banding is defined by either projecting brick detailing or a lighter shade orange brickwork providing a visual contrast to the elevation.



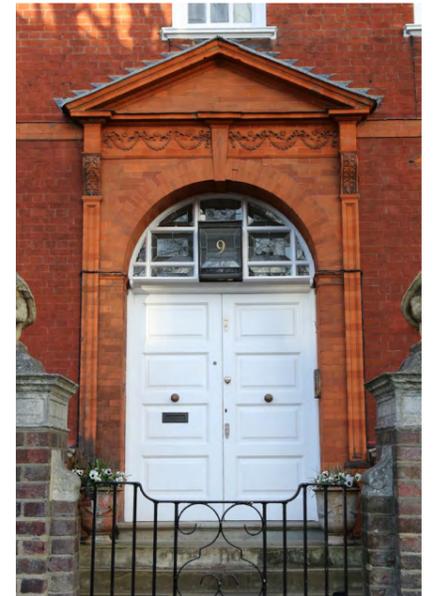
1. Recessed porch entrance and fan light to No. 10



2. Typical entrance door with fan light and decorative brick surround



3. Paler brick surround with recessed door and stepped access



4. Paler brick surround with pale brick banding separating floors



5. Brown aluminium windows to number 23A and large lightwell with full height unit



6. Double window broken with slim decorative brickwork and red headers and



7. Double window broken with slim decorative stone mullion, headers and sill



8. Twin windows with decorative brick piers with smaller units above and corbelling

4.3 Street Materials + Context

Two distinctive architectural styles and material palettes are found on Hampstead Hill Gardens which reflect the phased development during the 1870's and 1880's.

Paired stucco villas built in the 1870's are located at the southern end of the street between Pond Street and the railway tunnel and form the first stage of development (14 - 20 and 25 - 33). These villas are 3 storey with basements with dentil cornices and shallow pitched roofs concealed behind a parapet. The elevation treatment is layered with bays, gables and pediments and steps projecting forward from the entrance door.

These were followed in the 1880's by grand detached red brick houses in a Queens Anne revival style. These houses are fairly closely spaced and set back behind modest front garden areas providing a strong sense of enclosure to the road. Houses are constructed in a deep red brick incorporating red rubbed brick to window reveals, cornices and detailing. Roofs are steeply pitched with clay tiles with dormers and prominent chimney stacks. Low brick walls with hedges and railings characterise the boundary treatment of this part of the street.

Between numbers 4 and 14 infill buildings of varying heights and styles have been added over the years and constructed in red brick. Numbers 10 - 12 are Edwardian semi detached properties with a similar language to the 1880's dwellings. This pair are more modest in scale, compared to the detached red brick houses, but still follows the architectural rhythm set by the 1880's dwellings. Number 12 has been rendered white to match the stucco villas.



1. White Stucco with projecting bay at lower and ground level



2. Asymmetrical red brick house with tiled pitched roof



3. Red brick with paler brick features to windows and corbel



4. Red brickwork with matching flush mortar to joints



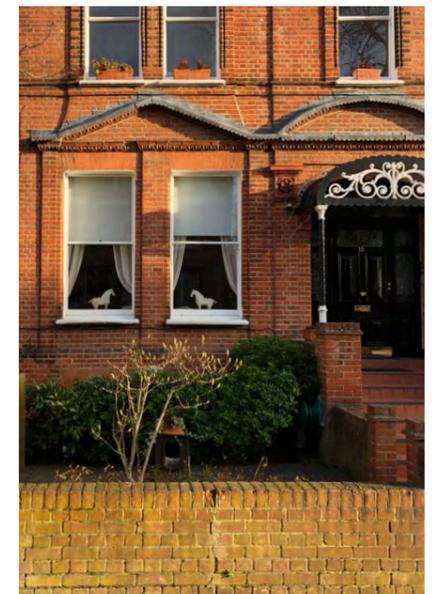
5. Subtle change of colour between brickwork and tiles



6. Railings to front wall set into stone coping providing a sense of enclosure



7. Tiled path leading to stepped entrance with soft landscaping either side



8. Front gardens with soft landscaping make a valuable contribution to the street.