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Design and Access Statement

2 April 2024

Background

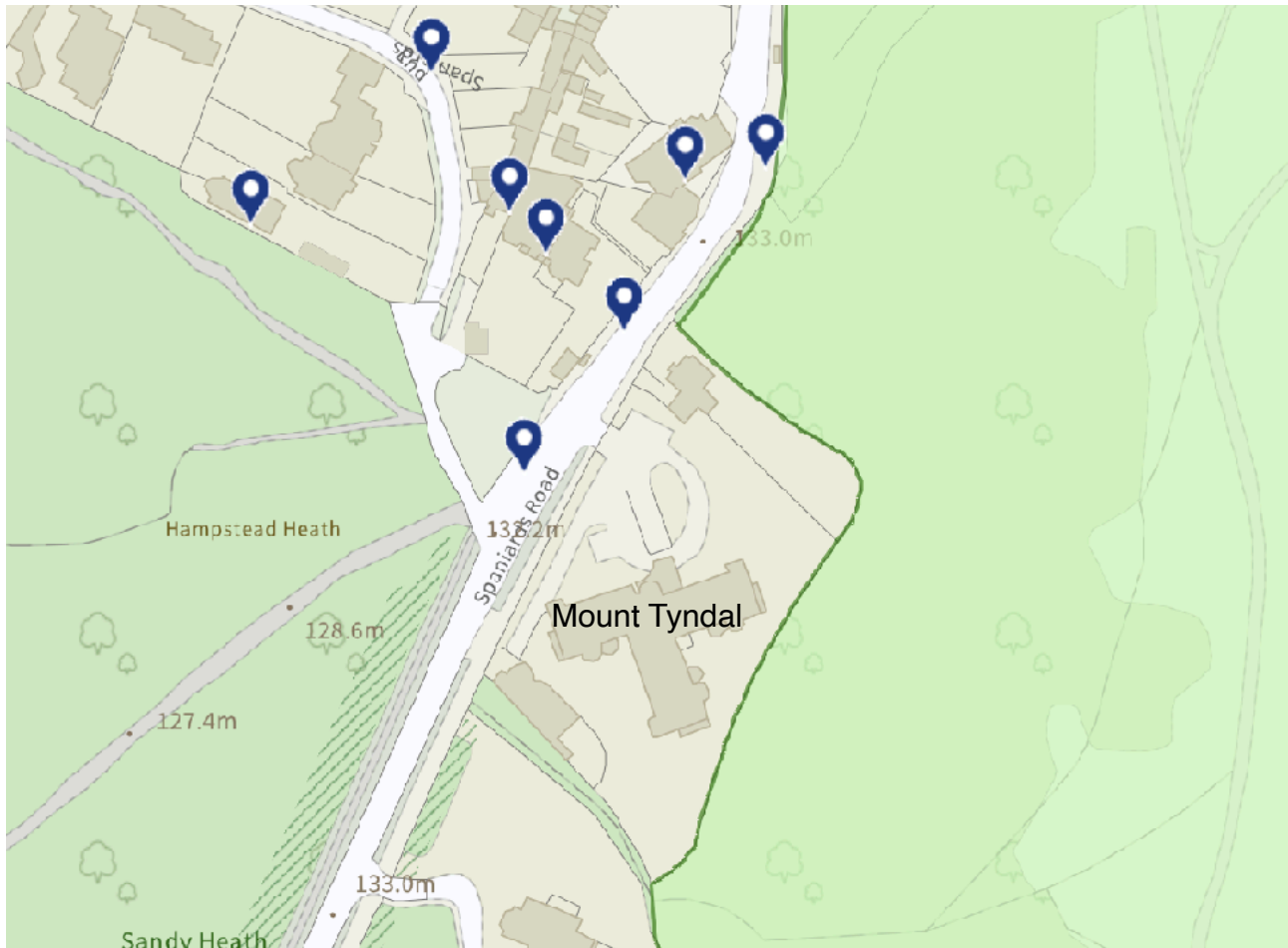


Mount Tyndal viewed from the northeast corner

Mount Tyndal is a purpose built apartment block off Spaniards Road designed by G Rottenburg Associates and constructed in 1971. It is a flat-roofed concrete framed building whose plan shape is developed as three wings arranged around a cylindrical main stair tower. The building exterior is in pale brown brick with bronze coloured aluminium windows.

The building is located in the 'Outlying Areas' of the Hampstead Conservation area. Neighbouring properties are The Roundhouse, to the south of the site, and The Cottage, to the north.

The 2002 Conservation Area Statement notes that the building *detracts from the conservation area and would benefit from enhancement*. Notwithstanding this, the building is a consistently designed example of 1970s architecture and not without merit.



Nearby listed buildings and structures.

Mount Tyndal is adjacent to the Kenwood Estate and to several Grade II listed buildings including the Spaniards Inn and Toll Gate House, Heath End House, Evergreen Hill and the Spaniards Road Cattle Trough all of which are located in the neighbouring London Borough of Barnet. Mount Tyndal is set back from Spaniards Road and largely screened by a 3m high brick wall.

Planning History

The following planning applications have been made for properties at Mount Tyndal since 2000. The applications that directly affected the penthouse flats are highlighted.

PWX0002321	Penthouse Flat: Installation of three air conditioning chiller units at roof level and insertion of window at rear second floor level	Granted	23/10/2000
2004/2796/P	Flat C: The erection of a conservatory on the south elevation, installation of two air-conditioning condensers to external terraces on west elevation, external alterations to external terraces, steps and walls, and the installation of two new windows on the south elevation.	Granted	07/09/2004
2008/0894/P	Flat D: Alterations to means of escape staircase from master bedroom and ancillary works to terrace and windows to top floor flat (Class C3)	Granted	09/04/2008
2009/3274/P	Flat E: Alterations to elevations and terraces of 1st floor flat on south side, including the relocation of doors and windows, removal of spiral staircase and installation of new staircase and balustrading.	Granted	28/09/2009
2016/6749/P	Flat D: Installation of balustrade, brick guard rail and access doors to provide terrace for flat D (Class C3) at first floor level.	Granted	23/03/2017
2017/5686/P	Flat E: Replacement of windows and doors; including alterations to fenestration.	Granted	23/11/2017
2018/6318/P	Penthouse Flat(s): Conversion of 1 x 6 bed flat into 2 x 3 bed self-contained flats	Granted	17/03/2020
2020/1521/P	Amendments involving change in description of development and change in floorspace and bedroom numbers for each flat, as granted by planning permission reference 2018/6318/P dated 17/03/2020 for 'Conversion of 1x 6 bed flat into 2 x 3 bed self-contained flats'	Granted	19/05/2020
2021/2400/P	Penthouse 2: Replacement of existing fenestration	Granted	10/05/2022

Planning Policies and Guidance

The National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

A1 Amenity

D1 Design

D2 Heritage

Camden Planning Guidance (2021)

CPG Design

CPG Home Improvements

CPG Amenity

Hampstead Conservation Area Statement (2001)

Hampstead Neighbourhood Plan (2018-2033)

DH1 Design

DH2 Conservation areas and listed buildings

Brief

Works are proposed to refurbish the penthouse apartment including replacement of the existing windows, refurbishment of the roof coverings, provision of a biodiverse green roof system and installation of solar panels. An extension is sought at roof level to provide a gym/exercise room located away from the apartments below.

Pre-Application Advice and Consultation

Pre-application advice was sought in 2023. Four possible extension options were presented along with proposals for window replacement, solar panels, roof coverings, privacy screens and pergolas.

A copy of the pre-application advice will be submitted with this application.

The current proposals have been developed on the basis of the pre-application advice response and following discussion with Mount Tyndal's building management.

Appraisal

Occupying a loose 'T' shape in plan, Mount Tyndal presents an asymmetric stepped composition of wide cylindrical concrete and glass bays and brick boxes. The northern elevation pivots around the circular main stair with a broad, low canopy over the entrance area. It is bookended by The southern side of the building, which faces woodland on Hampstead Heath, is characterised by a more complex arrangement of stepping terraces and cantilevering circular bays. The lift core projects at roof level as a further lozenge shaped brick element.

Constructed as a concrete frame, the building is faced with a sandy brown engineering brick; pre-cast concrete is used to form mullions in the cylindrical bay elements as well as to define window sills throughout. Windows are in bronze coloured aluminium; in a number of locations including Penthouse 2, and Flat E, these have been updated from the original frames. The material palette of the existing building is, consequently, a restrained mix of earthy tones appropriate to the building's location in woodland at the ridge of Hampstead Heath.

The form of construction, typical of its period, provides very poor thermal insulation and presents a vast area of flat roof all of which is drained directly into the sewer.



Aerial view of Mount Tyndal from the South

Refurbishment of Penthouse 1 presents the opportunity to address these shortcomings and to reduce the amount of clutter at roof level in a way that is sympathetic both to the host building and to its setting in the conservation area.

Energy Strategy

Thermal performance

Tables 4.2 and 4.3 of Approved Document L set out current Building Regulations requirements for new fabric and improved fabric in existing buildings. These proposals meet or exceed the requirements.

	Table 4.2	Table 4.3	Design values
Element	Maximum U-value [W/m ² K] for new elements	Maximum U-value [W/m ² K] for improved elements	
Roof	0.15	0.16	0.15
Walls	0.18	0.3	0.18
Windows	1.4		U _w 0.9 - 1.0
Rooflights	2.2		U _w 1.0 - 1.1

Air tightness

Works to improve the thermal performance will be combined with works to improve the air-tightness of the overall external envelope in line with Approved Document L.

Ventilation

In conjunction with these thermal improvements, mechanical ventilation with heat recovery is proposed for the entire apartment, managed by two units located adjacent to the existing lift shaft and in the corridor near to the proposed bathrooms. These units will require the provision of 250-300mm diameter air intake and exhaust ducts at roof level.

Heating and hot water

Heating and hot water is to be provided by means of an air source heat pump located adjacent to the lift shaft. The condenser unit is to be located to the south of the existing lift motor room within an acoustic enclosure integrated into the proposed roof extension. Heating distribution will be via underfloor heating.

Window Replacement

As part of this programme to improve thermal performance of the building fabric, existing single glazed bronze finish aluminium windows (estimated U-value 5.0-5.7 W/m²K) are proposed for replacement with thermally broken aluminium framed windows in an equivalent/matching finish, preferably to achieve U_w-values of 0.9-1.0 W/m²K. Similar works have been undertaken in Flat E [Application Reference 2017/5686/P] and Penthouse 2 [Application Reference 2021/2400/P].



Cortizo Corvision bronze finish 17L

We are proposing the use of Cortizo sliding doors, turn/tilt windows and fixed glazing units. The proposed models Corvision/Corvision Plus sliding doors; Cor60 TB and Cor60 hidden sash TB all of which can provide triple glazing.

The proposed finish is a bronze coloured anodised aluminium ref.17L.

Material samples will be provided to accompany this planning application.

Roof Coverings

There are 250m² of flat roof over Penthouse 1. These are currently covered by a single ply roofing membrane. Whilst the proposed development has no impact on existing on-site habitats and is exempt from the Biodiversity Net Gain [BNG] legal requirement, we are proposing the installation of a biodiverse Bauder green roof above the penthouse and lift motor room to provide approximately 380m² GEA of new habitats at roof level. A 200mm thick landscaping zone has been provided above the waterproofing to allow for this.

The table below sets out the overall build-up of the green roof.

			thickness [mm]	
1	Native wildflower vegetation*	BauderGREEN flora seed mixes and Plugs		
2	Growing medium	BauderGREEN SUB-BM UK biodiverse substrate	80-150	
3	Filtration layer	FV 125 filter fleece	1	
4	Drainage layer	DSE 40 drainage board	40	
5	Protection layer	FSM 600 protection mat	4	
6	Underlying waterproofing	Bauder's underlying waterproofing system		
			total	125-195

Bauder biodiverse green roofs: <https://www.bauder.co.uk/green-roofs/extensive-green-roofs/biodiverse-or-brown-roofs/ bespoke-biodiverse-green-roofs>

The proposed planting is a mix of sedum and wild flower plug with BauderGREEN Flora 3 Seed Mix which meets the requirements of the RHS Plants for Pollinators initiative, the Flora Locale Code of Practice and is endorsed by BugLife. The system includes a 40mm drainage board, which can hold 13.5 litres/m², slowing and reducing rainwater run-off from the roof.

The roof will be provided with an irrigation system for night time use when there has been no rainfall for more than 3 weeks. 900L of water storage for irrigation will be provided on the north eastern terrace and southwest terraces to further attenuate rainwater run-off and to provide back-up water supply for irrigation.

A long-term maintenance plan will be developed with the roofing supplier/manufacturer pre-construction.

Urban Greening Factor

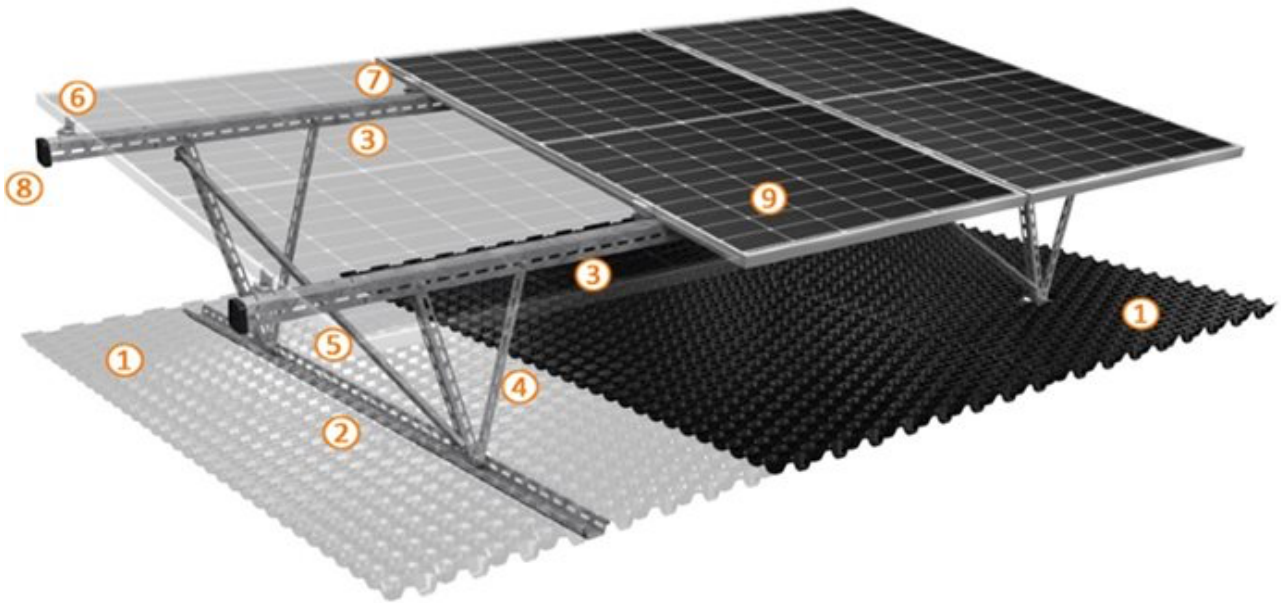


Surface Cover Type	Factor	Existing		Proposed	
		Area	Contribution	Area	Contribution
Semi-natural vegetation	1	1148	1148	1148	1148
Intensive green roof/vegetation	0.8	0	0	380	304
Amenity grassland (species-poor, regularly mown lawn).	0.4	1645	658	1645	658
Sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3			35	10.5
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	2009	0	1594	0
			1806		2120.5
Site Area			4802		4802
UGF			0.38		0.44

Provision of an intensive biodiverse roof over Penthouse 1 will have a significant impact on the urban greening factor of the site increasing it by almost 17%.

Solar Panels

34no. 250W photovoltaic panels are proposed. These have a capacity of 8.5MW and should provide approximately 6,400 kWh of electrical power per annum. They are proposed for installation at an angle of 12° to the horizontal. Support for the panels is to be provided by a BauderSOLAR G LIGHT photovoltaic mounting system which forms part of the overall green roof system.

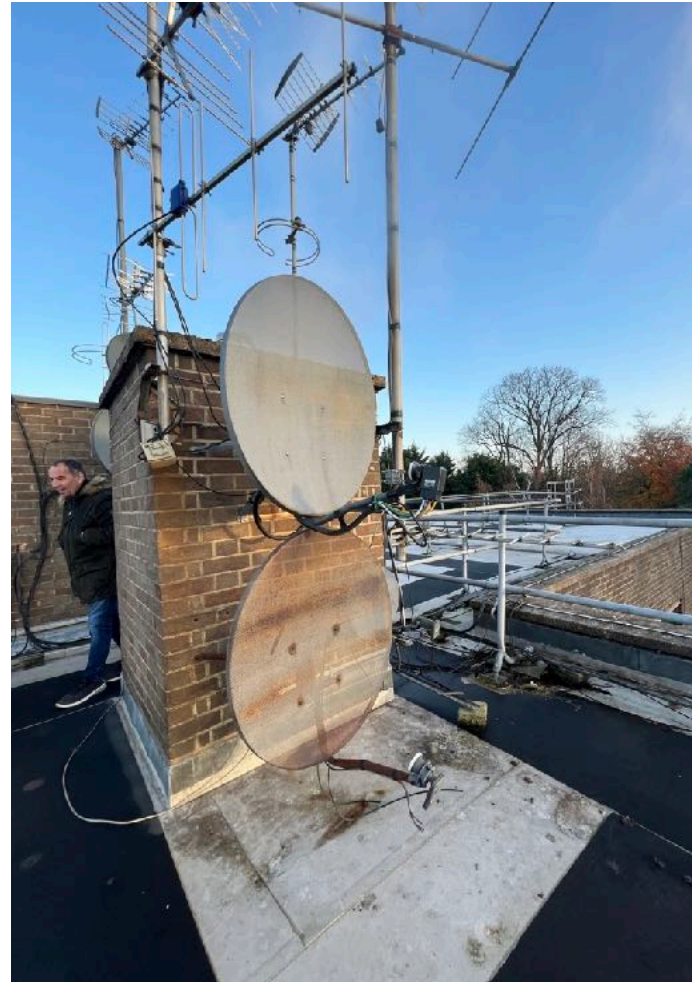


<https://www.bauder.co.uk/green-roofs/bauder-biosolar>



Access

At present the roof has a safety balustrade system which provides maintenance access to a ventilation flue, to the lift motor room and to a variety of satellite dishes and TV/FM antennae for the building. The existing handrails and antennae are all visible from Spaniards Road and much of the equipment is redundant.



Existing safety balustrades

A paved pathway will be provided through the central area of the green roof and a fall arrest system will be installed as a less visible means of providing safe maintenance access to the roof.

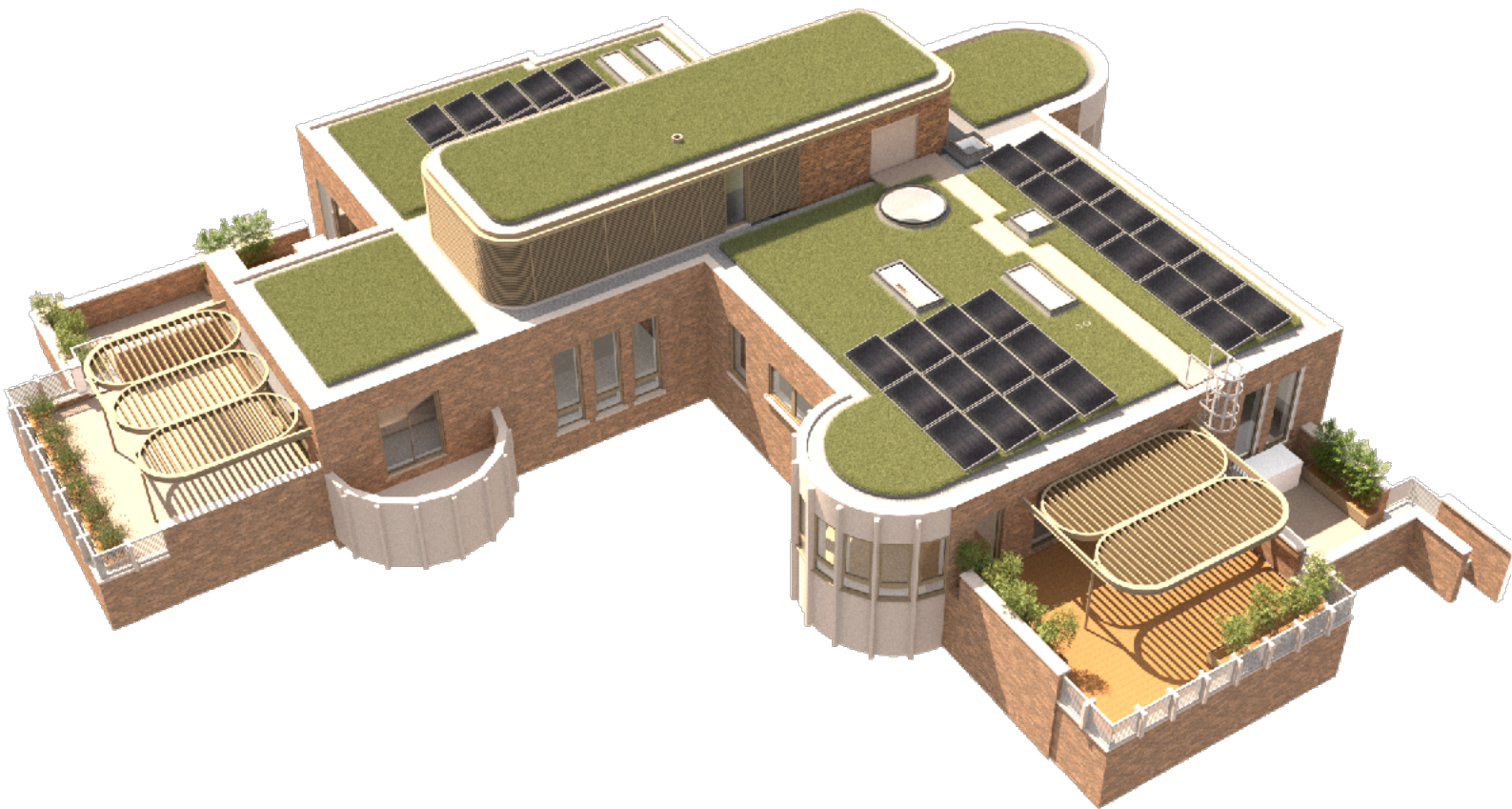
The positioning of antennae and dishes will be rationalised and redundant equipment removed.

Roof Extension

We have investigated different approaches to extending Penthouse 1. Pre-planning advice indicated that extension onto the east or south terraces would not be acceptable. The preferred approach is to extend to the south side of the existing lift motor room. This location has very limited visual impact from the public realm.

Design development since the pre-planning advice has slightly reduce its overall height and to coordinated its extent with the existing primary structure of the building.

The plan shape of the extension echoes the shaping and width of the existing lift motor room. It is proposed with an external covering of horizontal battens in bronze anodised aluminium to match the window system.

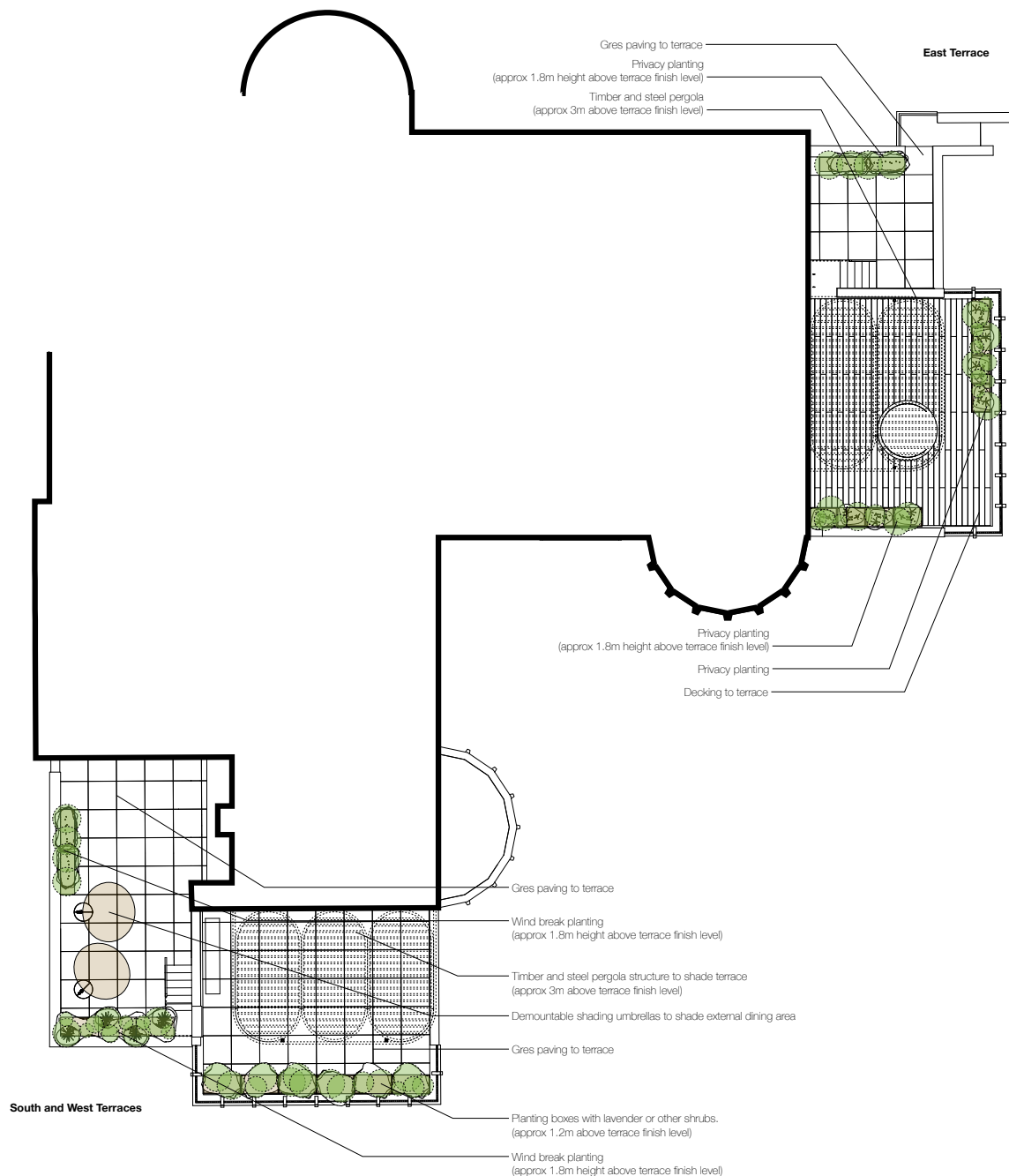


summary overview

Landscaping and Shading

The penthouse flat has extensive terrace areas to the east, south and southwest. These are currently fully paved with no planting. The south facing sliding doors to the south and southwest terraces lack shading and are a source of significant solar gain in the summer months. In addition to this, the south and western sides are exposed to prevailing winds. All of the terraces are fully exposed to sunlight. We are proposing pergola frames to provide shading to the south and eastern terraces.

A landscaping plan has been prepared for the terraces. This features freestanding (not built-in) planters with planting to provide wind breaks from the south and west and to provide privacy screening on the east terrace.



Visual Impact

The proposed roof coverings reduce the visual impact of the building from the air.

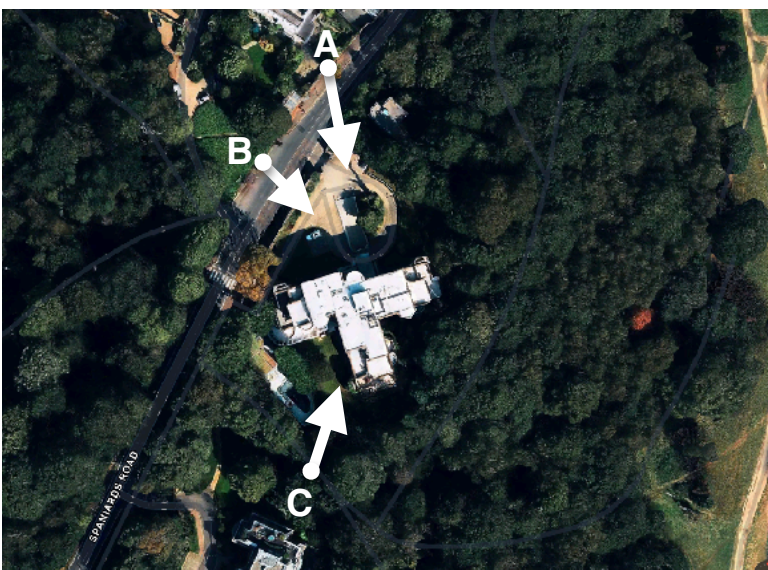


Aerial view from the south with proposed solar panels, green roof coverings and access.



Aerial view from the north-west with proposed solar panels, green roof coverings and access.

We have prepared photomontages that accurately assess the visual impact of our proposals from three key locations:



- A** from the pavement to the northeast of the Spaniards Inn TFL bus stop,
- B** from the pavement just southwest of the listed cattle trough, and
- C** from the pathway southeast of the Elm gate to the Kenwood estate.

View A



existing view



proposed photomontage

View B



existing view



proposed photomontage

View C



existing view



proposed photomontage

The only location from which the proposals are effectively visible is location C, a private footpath on the Kenwood estate that is only publicly accessible during its opening hours. From this pathway, the southern corner of the proposed roof extension is fractionally visible looking northwards over the top of the boundary fence and the wall to The Roundhouse. Similarly a small portion of the pergola on the south terrace is visible.

From location A, there is slight visibility of the northern side of the proposed extension albeit at a distance of more than 80m.

The trim to the edge of the green roof over the lift motor room is visible from the pavement to the north of Spaniards Road between locations A and B.

Amount

	GEA	GIA
Existing	354 m ²	328 m ²
Extension	47 m ²	42 m ²
Total	401 m ²	370 m ²

Access

Penthouse 1 has been laid out to be compliant with requirements M4(1): Category 1 - Visitable dwellings and M4(2): Category 2 - Accessible and adaptable dwellings.

The communal entrance door of the building already complies with the provisions of paragraph 1.9 of Approved Document M4(1). Penthouses 1 and 2 are on the second floor and are accessible by passenger lift which complies with the provisions of paragraph 1.11.

The principal private entrance to the dwelling has a clear opening of 1200mm and is on the level with the lift lobby.

Internal circulation areas have a minimum internal width of 900mm; principal circulation areas have a width of 1200mm. Internal access doors have clear opening widths in excess of 775mm.

The existing penthouse layout features several internal stairs between the main living spaces and a sunken living area. An internal bridge link is proposed between the main body of the apartment and a family living area. This removes the need for two of the staircases and increases the accessible area of the apartment.

Consequently all of the principal living spaces, kitchen bedrooms and all bathrooms are on one level. 1200mm clear space is provided in front of and between all kitchen units and appliances. All bedrooms have clear access routes in excess of 750mm.

Sanitary facilities (bathrooms and WCs) are laid out to meet the requirements of Diagram 2.5 of the Approved Document.

Services and controls will comply with the requirements of paragraph 2.30.

With the exception of the lower living/dining area and the new gym extension the whole of the apartment is suitable for access and use by wheelchair users in accordance with optional requirement M4(3).