

3 Trinity, Willoughby Rd, Hampstead – Design & Access Statement

Design and Access Statement [5]:

This statement has been prepared on behalf of:

Applicant: Mr. S. Bradbury / March 2012

Revised: October 2012 / January 2013 / **November 2013**

Agent: Buildingdoctors.co.uk



Existing



Proposed

Design and Access Statement

Conservation Area & Building Conversion:

The former church of Trinity Close is part of the Willoughby Street / Downshire Hill

Conservation Area [SUB AREA THREE].

The former church faces a shared, cobbled courtyard with a cobbled alley beside Willoughby House called Old Brewery Mews. Today the church and ancillary building are divided into three houses. The original conversion scheme rendered and painted all the buildings. It also squared off all courtyard facing windows, and added incongruously shaped dormers facing Old Brewery Mews. Few original church features survive. The Old Brewery buttresses and the Willoughby Street gable with retained Gothic pointed stone tracery windows. [All Painted White] No original church signage remains.

Design Principles and Concept:

The buildings refurbishment and upgrade proposes to:

1. Replace the 1980's boxy, ill fitting front extension.

The front extension design uses smooth curves, 'former church' white paint, new stone tracery mullions on blue brick base. The front 'extension concept' recycles the Gothic Church elements to create a new front entrance that is in unison with the whole building.

2. Create additional living space in the basement.

The basement living needs daylight, which comes from a numbers of different locations. A/ By lowering the Courtyard Window sills and creating a Box Lights under the ground floor window seats to give high level basement light, without need courtyard pavement lights. New circular glass [Old Brewery Mews] Pavement lights are placed between buttresses. These new P/lights can easily be upgraded original cast iron crypt side lights. A street level / entrance threshold pavement light with a stone ventilation shaft are modestly scaled. The rest of the basement light comes down from the triple height existing church window and from the new double wide street level window. [Which has been slightly opaqued for privacy.]

3. Daylight to loft space with new conservation roof lights.

The existing 1980's dormer is retained. Conservation Lumen LR6/7 roof lights are proposed on the Old Brewery mews side and the Trinity Close Courtyard. All new conservation skylights are flush with the roof tiles and located in accordance with Camden's design guide and mostly concealed behind the ex. raised courtyard parapet. No development is planned above the ridge line.



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Intended use

The use of the development will remain residential.

Design Layout

The new layout formally segregates the house into a central staircase core, light well and windows to the front and living spaces to the rear. A curved staircase is shaped for beauty, as a place to see the Gothic Arched windows and to emphasise the windows shape with triple height space.

Local Shapes & Materials

The refurbishment uses ex. materials where possible. The ex. Slate and lead roof, Decorative Cast Iron Railings, Stone Mullions architectural features, the blue brick base exists from the current extension, and new curved shapes copy the Gothic original church.

Pavement lights to the basement

Unobtrusive pavement lights, flush to the floor are proposed on either side of the building. These will either be clear glass or sand blasted and be located within the boundaries of the site. The proposed Pavement Light is Luxcrete PC170/100. Circular Lights encased in concrete and finished with a texture to match the existing paving.

Parking and Landscaping.

The current parking arrangements will remain unchanged. The addition of pavement lights as discussed above will be inconspicuous as possible to the surrounding paving and landscaping.

An existing conifer tree at the far North West corner of the site will be retained. The development will not effect the tree in anyway, however if required this will be protected and Fenced to BS:5837 2005. The tree will be physically protected from damage by enclosing the area covered by the crown spread with hoarding or mesh panels (eg Herras or similar) supported by a robust post and rail framework, braced to resist impact.

Access:

Current access to the property is changed to face the street. A canopy over doors forms part of the front extension. All designed to be as 'if it were original'

Materials:

The palette of materials specified are in keeping with the existing property it adjoins and with materials predominantly used in surrounding context. A robust stone plinth, stone reveals, Cast Iron Railings and Galvanised Rain Water Pipes are all proposed to enhance on the building. These materials will add character and hint at original church features.

Energy Conservation:

The proposal aims to achieve maximum energy conservation through the use of apposite design approaches and prudent use of materials. New construction is insulated to attain a U value of 0.25.



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Location Plan:

The site is situated in a residential area of Hampstead. The site one part of a former church converted into 3 houses in the 1982.



Side views

History

A Planning Application (2012/1446/P) made on 27/07/2012 was withdrawn due to concern listed below, by the planning officer Angela Ryan (East Area Team). Below are also **A SECOND SET** amendments and revisions proposed that address these concerns and form this application re-submission. **The THIRD application was withdrawn on the basis that there was no Hydrological Report to comment on a single bore hole data. Questions raised about FIRST BIA, have been clarified in the new BIA. Camden accepted ONE bore hole as extremely limited site space prevents further bore holes. Applicant has accepted council condition for Structural Engineer to monitor site conditions. Applicant has successfully drawn up S106 agreement with Council.**

Planning Officer Comments and subsequent **DESIGN** amendments / improvements Officer Ryan:

1) As you may be aware the application site is identified as making a positive contribution to the character and appearance of the Hampstead Conservation Area (See page 55 of the Hampstead Conservation Area Statement 2001). As such the proposed roof terrace to be located on the side elevation (facing Willoughby Road) of the application site is considered to be unacceptable. A terrace located on the street elevation is not a characteristic of the area and is not a precedent that the Council would like to see set. It is also considered that this aspect of the proposal would not serve to preserve and enhance the character and appearance of the conservation area or the building. It would also give rise to an element of sustained overlooking into the properties located opposite the site on Willoughby Road that is not currently afforded at the application site. It is acknowledged that there is an existing door and balcony on the side elevation of t no. 1a Trinity Close, however this property is well set back



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from the street and therefore does not have as much of an impact as the application proposals in terms of its visual and residential amenity.

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The existing roof terrace faces Willoughby Road exists. This submission makes the balcony smaller, and maintains the existing parapet. The original application design included a trellis to obscure views shown in a section through the balcony / street. The new application only makes the balcony smaller, with no trellis. A 3D model has been included for clarity. Officer Ryan raised concerns about how this scheme could 'start undesirable precedents' and alter the nature of the conservation area. This statement cannot be applied to this scheme as the alterations improve and existing balcony.

2) The pavement lights proposed on the front elevation (Trinity Close) are considered to be unacceptable as is considered that this aspect would not serve to preserve and enhance the character and appearance of the conservation area. It is considered that this attractive cobbled surface area should be retained as is.

Building Doctors

The majority of proposed Trinity Close pavement lights have been removed, one has been placed at the edge of the front door and within the curtilage of the property.

3) In terms of the pavement lights proposed on the rear elevation, the Council is not convinced that they would provide sufficient light down into the proposed kitchen area at basement level. As such a light assessment will be required to be submitted in order to verify that sufficient light will be provided. To this end I would refer you to the "site layout for planning for daylight and sunlight, second edition, 2011" that outlines the required standards of light for different rooms.

The pavement lights on the rear elevation, on their own may lack the capacity to provide adequate daylight, but these along with the pavement lights beside the front door and glazed fenestrations located at upper levels, including the lowering of existing ground floor windows will provide sufficient light into the proposed kitchen at basement level. In addition reflective surfaces where possible will also be used.

4) The large matching dormer window proposed at roof level is considered to be unacceptable as it does not comply with the Council's design guidance for dormers in terms of its design. Given the bulky appearance and the fact that it is located on the corner of the building it is considered that it would be highly visible from Willoughby Road and is considered would harm the character and appearance of the building and conservation area. Particularly in light of the fact that the two existing bulky dormers located at roof level or nos. 1 & 2 Trinity Close are clearly visible from the street. I would refer you to Camden's Planning Guidance CPG1-Design: Chapter 5. Moreover figure 4 provides a useful guide for an acceptable design.

Through various discussions with Officer Ryan we have now removed the previously proposed dormers and at the suggestion of OFFICER RYAN replaced them with Lumen LR6/7 Conservation skylights at both the Old Brewery side and the Trinity courtyard side, where they mostly sit behind the existing raised parapet. **The Building DESIGN IS EXACTLY as per application 4.**

5) The proposed blocking up of windows on the rear and side elevations together with the proposed alterations to the existing openings on the rear and side elevations are considered to be unacceptable in design terms. The buildings (nos.1 & 2 Trinity Close) are fairly uniform and broadly symmetrical in appearance and it is considered that this element of the proposal would serve to unbalance the façades which is considered to be detrimental to the character



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and appearance of the building and the conservation area.

The rear window situated between the buttresses [Old Brewery Mews] breaks the eaves line, This is incongruous to the former church and we've removed. All other windows are retained as current, at the suggestion of Officer Ryan.

Additional information

For clarity 3D views of the proposed scheme incorporating all the aspects discussed above accompanies this application.

The Building DESIGN IS EXACTLY as per application 4.

Construction Management Plan & Method Statements

CMP has been provided by Kamala Foster, together with parking and hoarding diagrams. These have been amended to suit various local observation and comments.

In letter date 23 July 2013, Camden PO Angela Ryan suggested:

- 1. a full rewrite of the BIA. This is attached and written by ESI and Soil Consultants Ltd.**
- 2. that our 'Windows sampling' single bore is not suitable. \Soil Consultants Ltd have happily used the data to produce the BIA. Window sampling is standard method used.**
- 3. an 1879 'well' could affect the works. See the new BIA.**
- 4. 7 degree slope affects the works. See the new BIA**
- 5. there are existing drainage problems. This is not specific enough to comment on.**
- 6. the local existing basements have not been mentioned. See new BIA**
- 7. Non Existent Foundations between 2/3 Trinity. We provide section showing both foundation and reinforced concrete slabs, all of which can be underpinned.**
- 8. the assumed Boundaries should be removed. Noted, and completed. The basement retaining wall [facing Brewery Mews] is built at the edge and within the building foundations. Certificate B clarifies the Freeholder of the Private Road.
[William Pears Group]**

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Street View

Light Basement Curved ground floor extension with soft lines to emulate Gothic Arches

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Courtyard View

Ground floor extension with soft lines

