

West Hampstead Square

West End Square,
West Hampstead,
Application Ref: 2011/6129/9
Design & Access Statement
Addendum

Revisions:

01 - 29.10.2013 - Appendix B (Schedule of Amendments) included.

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1. Design & Access Statement Addendum – Proposed amendments at Ground Floor Level

This statement outlines the rationale behind the current proposals to amend the planning approved scheme at ground and first floor level. The proposals seek amendments to floorplan layouts and external elevational treatment covering Blocks A, B, C, D, F and G.

The two main drivers behind the proposed amendments stem from:

1. Detailed discussion with the selected RSL and their desire to deliver apartments that meet the needs of their tenants; and
2. Review and reconsideration of the residential access strategy to deliver a more coherent and inclusive living environment.

Blocks A to F

The key changes to Blocks A to F consider:

- Improved access to the residential apartments;
- De – segregating private and affordable accommodation;
- Improving the development’s interface between the built form and the internal street to create a more vibrant street space; and
- Reconciling the ground floor elevational treatment to create a simple, efficient building access strategy.

i) Improving access to the residential apartments

Access to both the private and affordable apartments has now been rationalised, with the principle access to all units now via the main internal access road.

The permitted scheme delivers convoluted, deep, dark, entrance spaces to Blocks B, C and D with access via internal ramps. The entrance spaces as now proposed create a lighter and more legible entrance experience as a result of a revised internal layout and core position.

ii) De – segregating the private and affordable accommodation

The permitted scheme included a separate entrance way to the rear of the site for the sole use of private residents; this segregation of residents essentially runs contrary to good urban design practice and may create a disjointed urban environment. This element of the scheme has therefore been removed to ensure that all residents access / egress the site via the principle access road, thereby helping to create an inclusive ‘tenure blind’ community within the scheme. The revised access arrangements also enable enhanced separation of servicing from pedestrians.

iii) Creating a vibrant streetspace

The revised design proposals seek to enhance the role of the main street, emphasising its role as the spine of the scheme. The new entrance spaces and increased level of glazing at ground floor level create a stronger connection between the built form and the street, improving natural surveillance and creating a stronger sense of activity and vibrancy and greater interest within the street scene.

The extent of Class B1 office units has been extended further into the scheme, providing a greater level of daytime activity within the site and enhancing the overall sustainable nature of this living and working environment. Whilst the overall floor space has not increased, the individual unit sizes and configurations have been revised to create more flexible accommodation and a range of units that more closely align to market requirements.

iv) Enhanced ground floor elevations

The revised scheme proposals seek to remove the existing curved entrance features at the base of Blocks B – F; these features were considered to be alien to the overall rectilinear language of the blocks and a much simpler, cleaner entrance design sits more comfortably at the base of the building.

The elevational revisions at ground floor do not seek to establish a new language, but instead represent refinements to the scheme architecture. Taking the approved Design and Access Statement as the established point of reference, the proposed scheme revisions maintain the following key architectural / building elements:

- Reference to Local character and Mansion Blocks
- Base / Middle / Top
- Added / Subtracted forms
- Vertically stacked elements
- Colouration / materials
- Brick frames
- Scale
- Mass
- Block Arrangement
- Solar Orientation
- Acoustic treatment
- Views
- Balcony arrangement
- Façade treatment (contemporary / contextual juxtaposition)

The scheme as revised retains its quality and strength of continuity in terms of:

- Order and Unity – Maintaining the balance and repetition of the grid, the bay and the structural frame;
- Expression – The building clearly expresses its function as a residential block – more so now to the West;
- Integrity – The honesty (in terms of how the building is constructed) is clear and celebrated;
- Detail – The architectural detail being developed by the technical team is intrinsic to the scheme and not simply decorative;
- Rhythm – The arrangement and size of the constituent elements of the façade flow comfortably;
- Proportion – The relationship between different elements of the building and their relationship to the whole remain successful; and
- Massing – Height, bulk and silhouette remain appropriate and complementary.

2. Proposed amendments at Block G

Floor plates

The revised floor plate within Block G has been developed through close discussion and cooperation with the registered provider A2 Dominion. The approved scheme included a significant number of duplex units that A2 Dominion felt did not provide sufficient flexibility to accommodate a range of housing needs; the revised proposals therefore remove a large number of the duplex units and replace them with single level apartments.

The deck access to the rear of the block has been removed from the scheme, given its close proximity to the adjacent railway and concerns over safety of residents accessing the apartments.

Elevations

Block G has historically been designed to loosely echo the architectural language and materials of the wider scheme in terms of its constituent parts / devices such as, windows, panels, balconies etc.. but has always remained distinct from the main family due to its landscape (as opposed to portrait) orientation and mass.

The floor plate revisions outlined above result in consequential changes to the elevations of Block G. However, the proposed elevational treatment maintains the scheme's historic base principles and the architectural language again relies upon similar constituent parts and the materiality of the wider scheme.

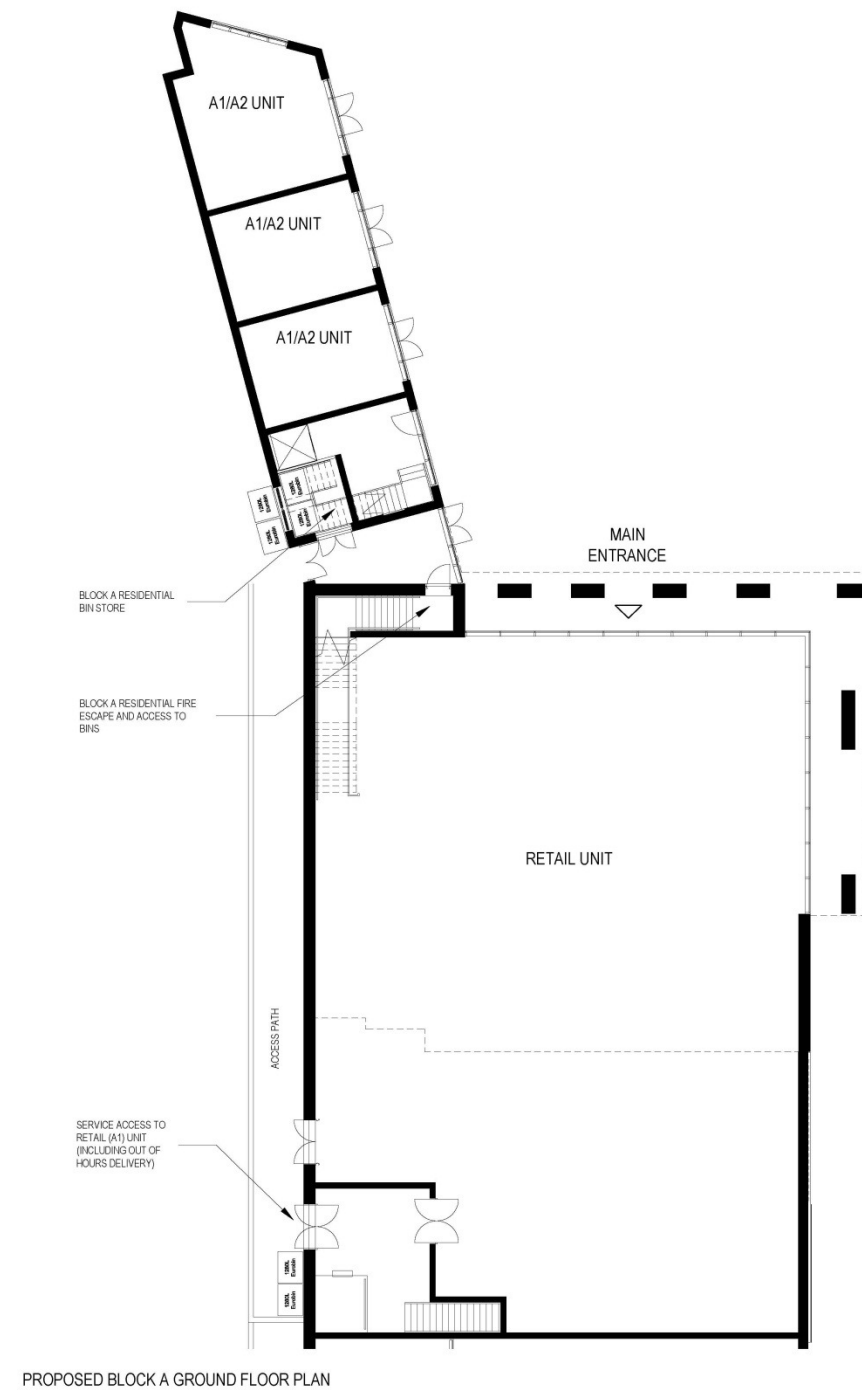
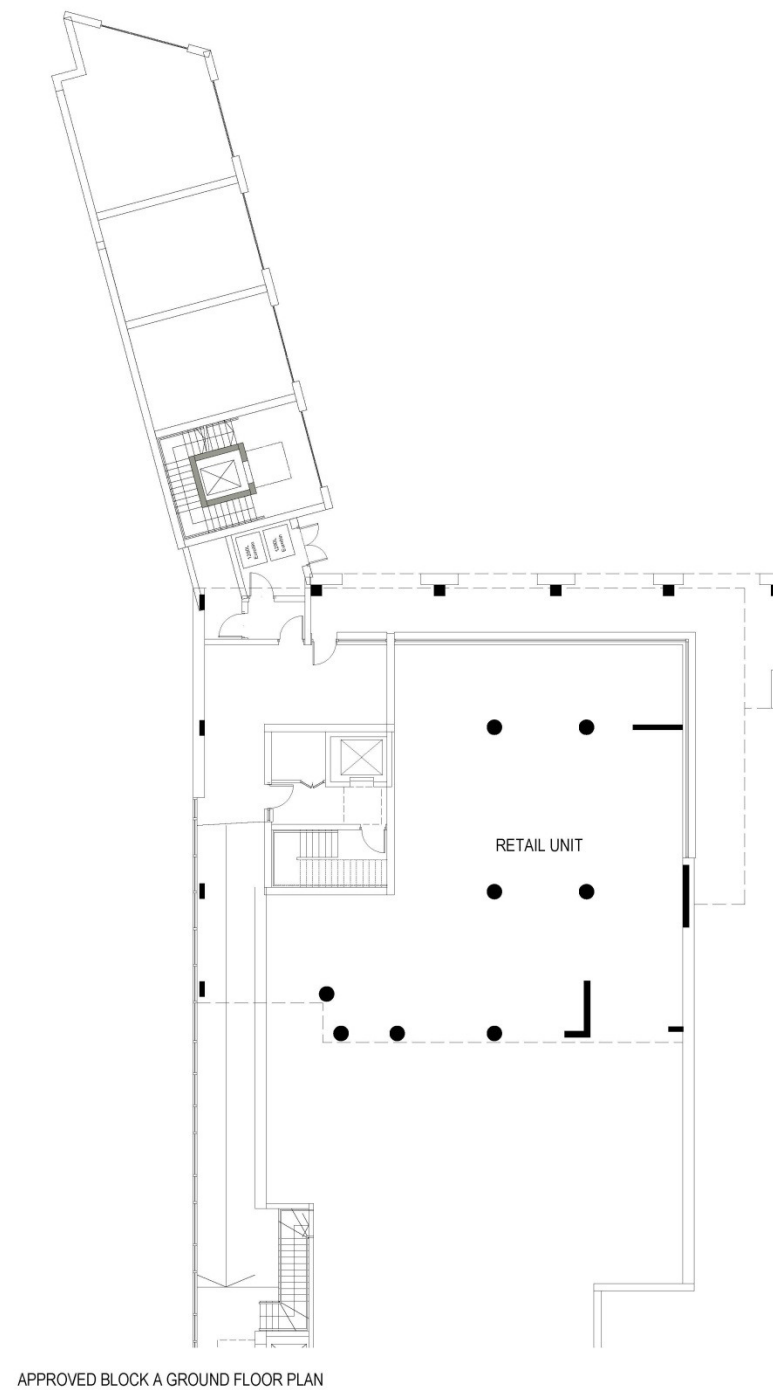
Technical

There have of course also been minor adjustments to the scheme as a result of adding technical detail to planning drawings. These include service riser provision, plant room dimensions, core dimensions, true wall thicknesses, acoustic performance of materials etc... That would be entirely expected in moving from planning to construction status on a scheme of this nature.

3. Appendix A - Comparison Drawings

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Block A Ground Floor Plans



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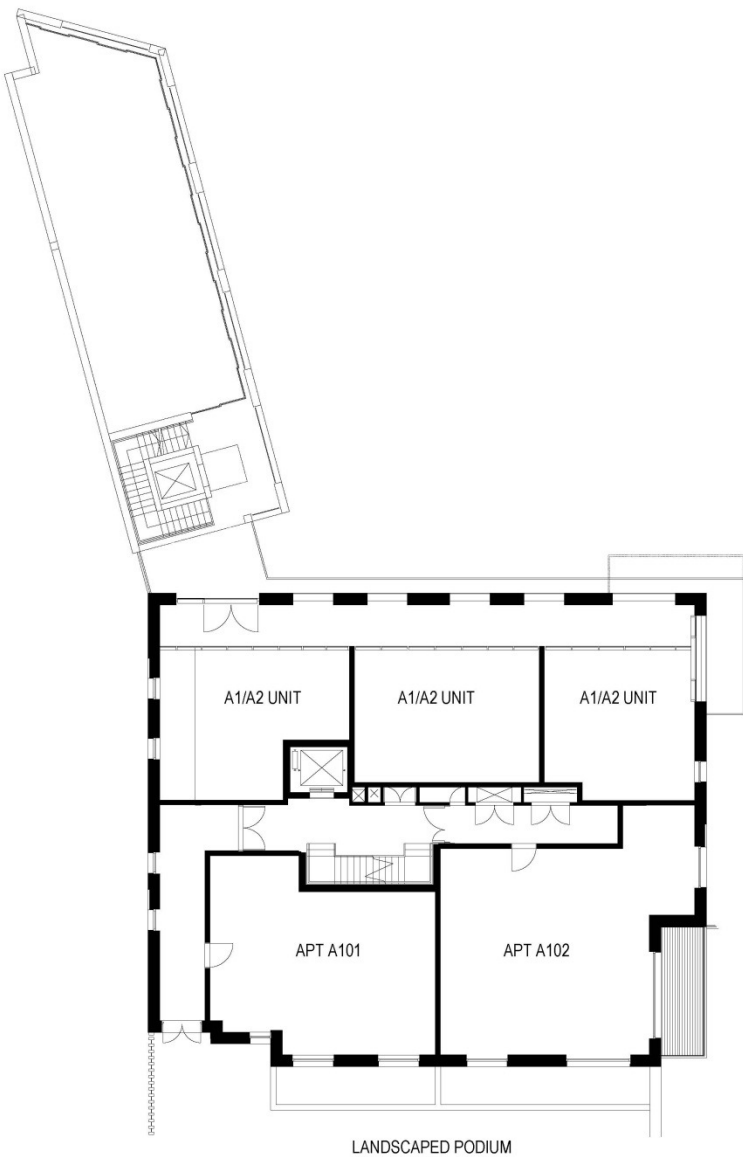
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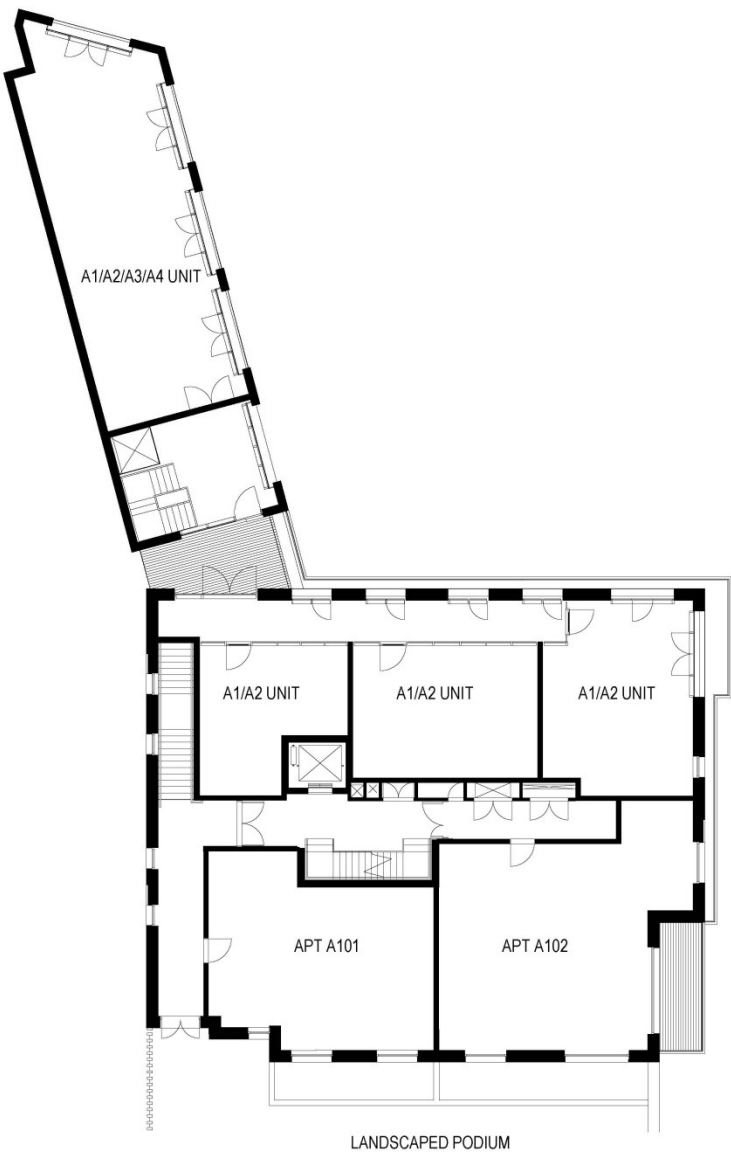
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Block A First Floor Plans



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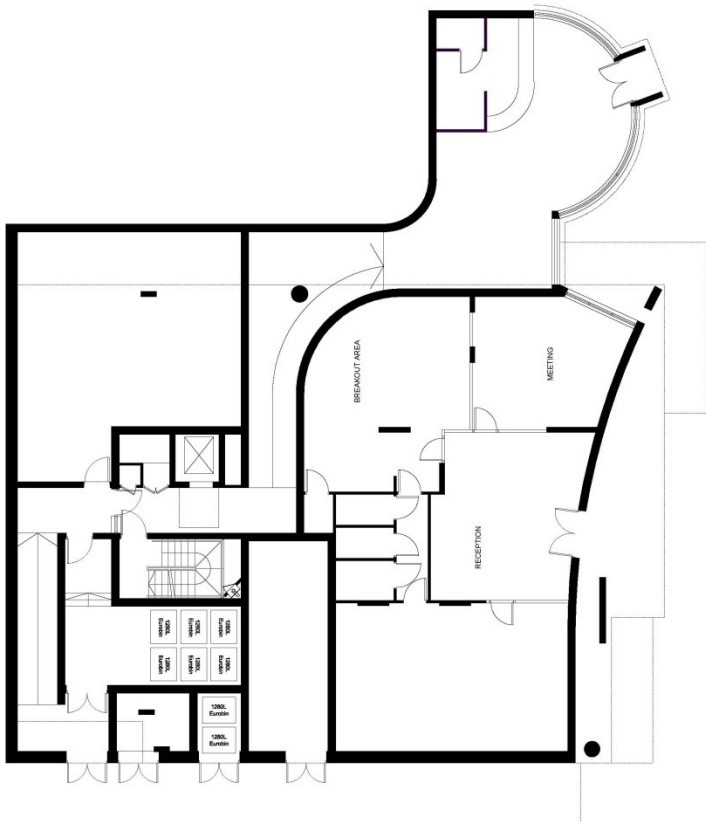
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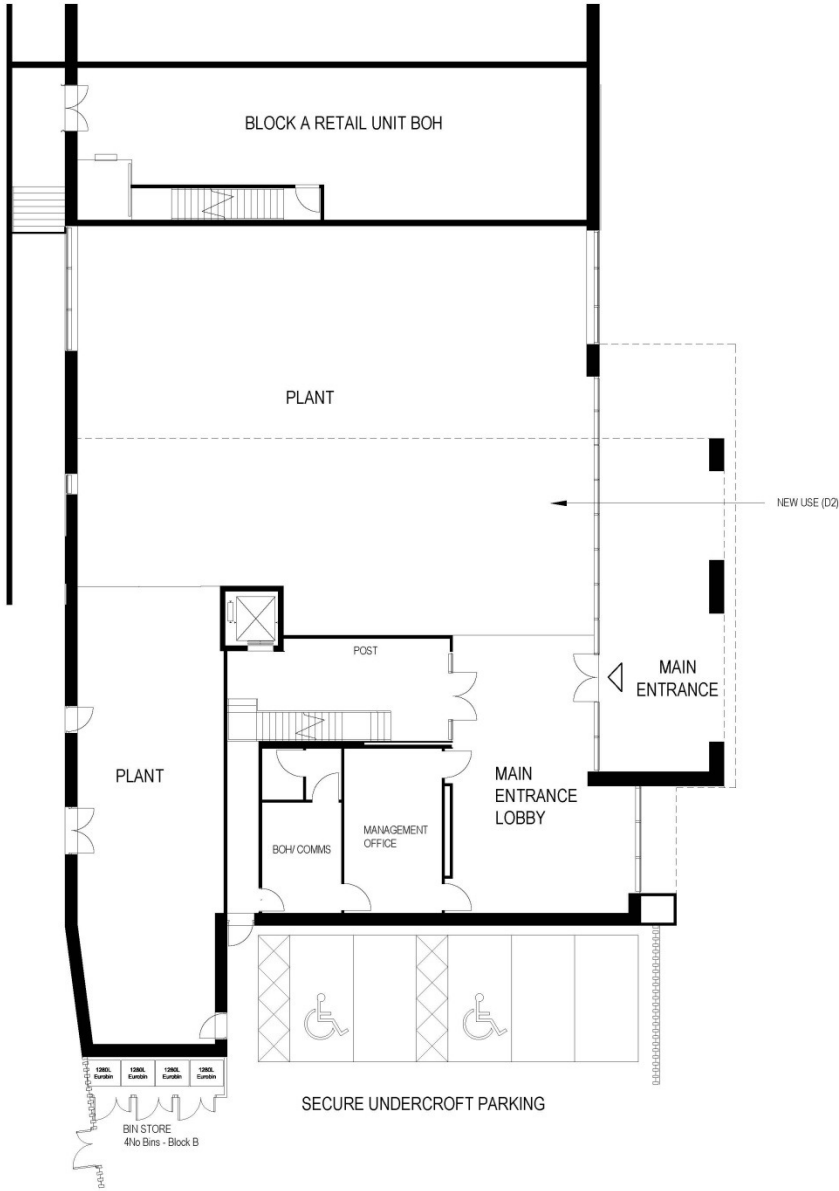
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Block B Ground Floor Plans



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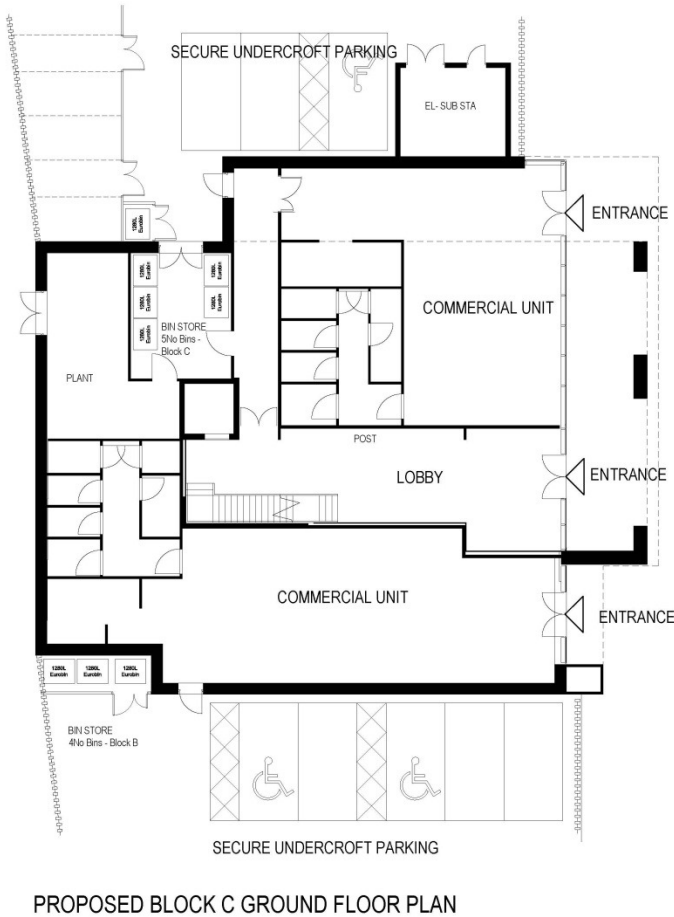
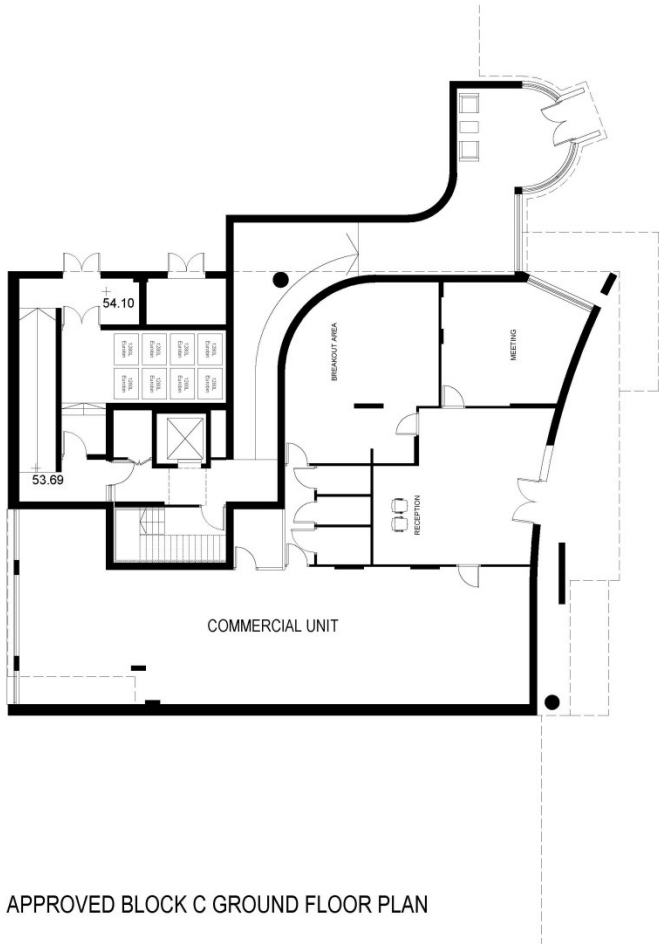
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Block C Ground Floor Plans

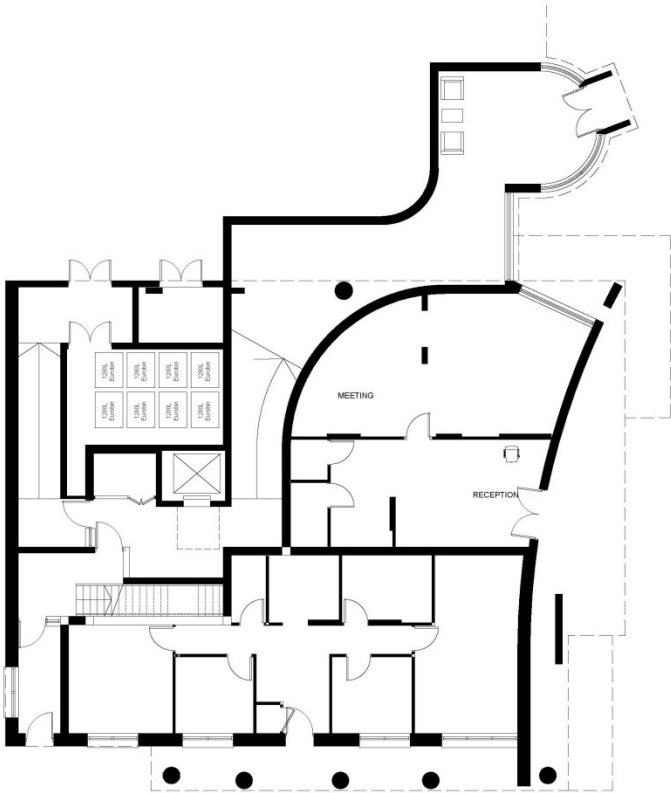


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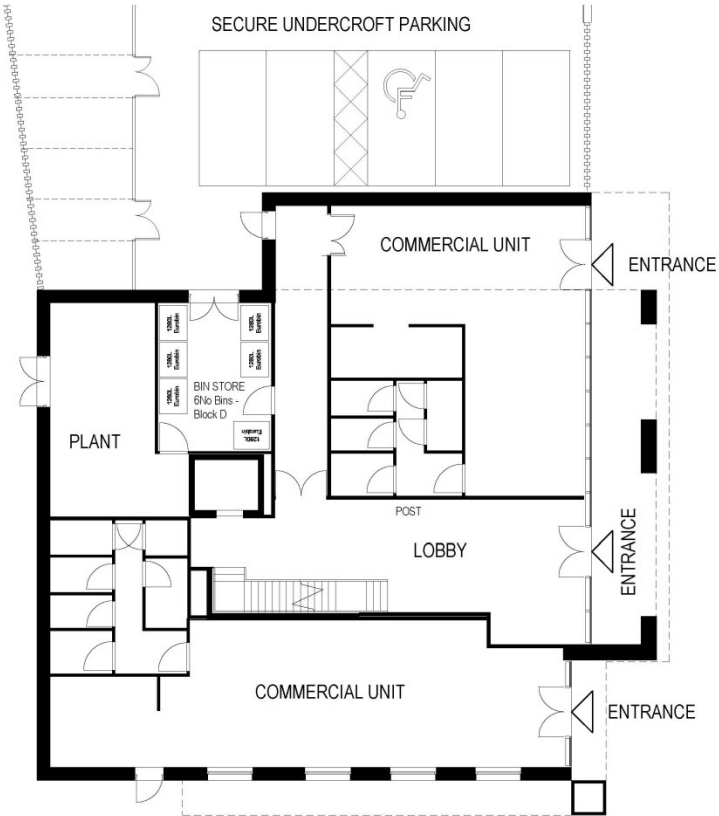
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Block D Ground Floor Plans



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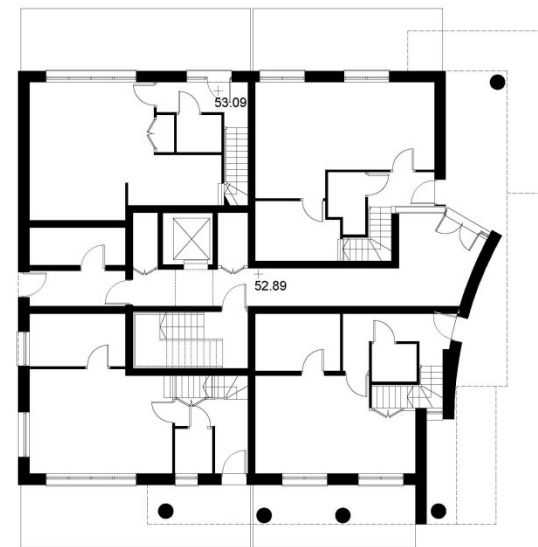
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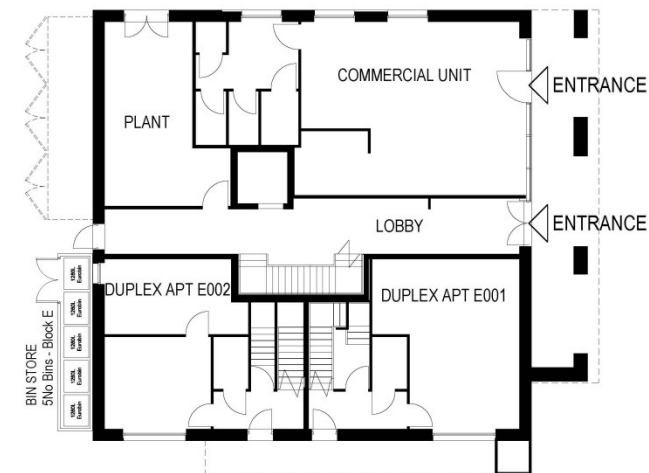
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Block E Ground Floor Plans



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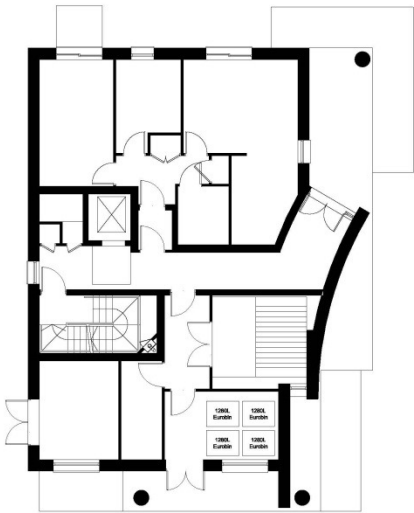
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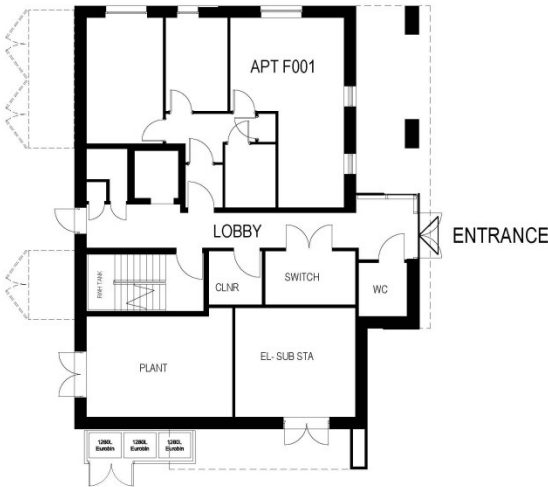
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Block F Ground Floor Plans



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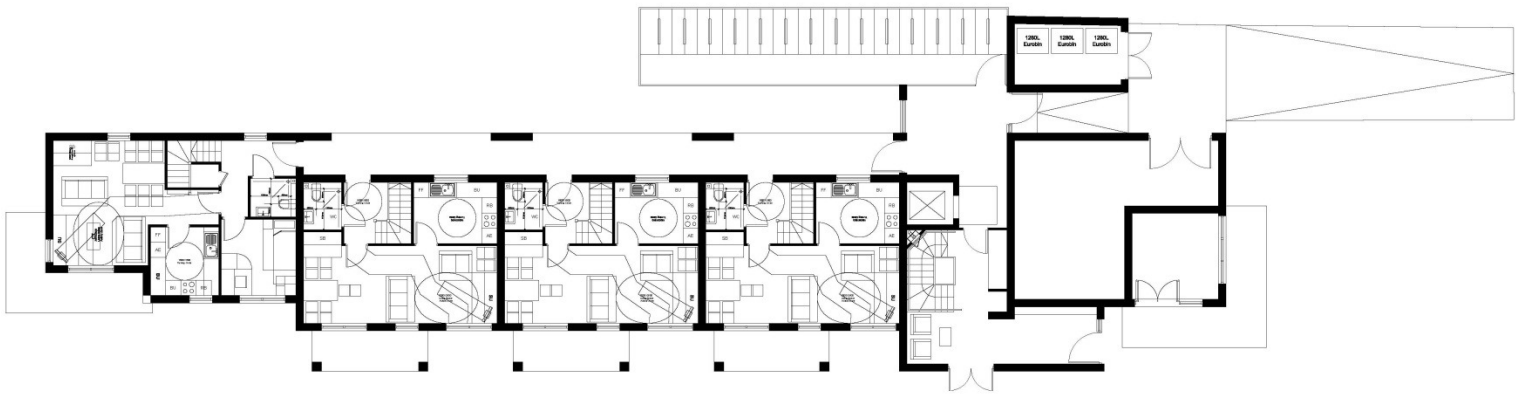
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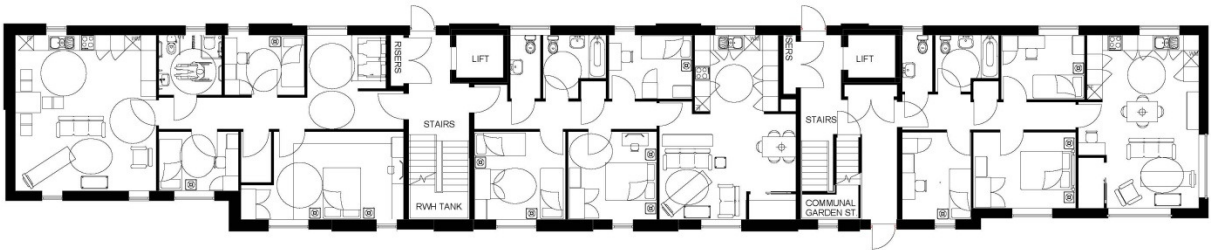
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Block G Ground Floor Plans



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PROPOSED BLOCK G GROUND FLOOR PLAN

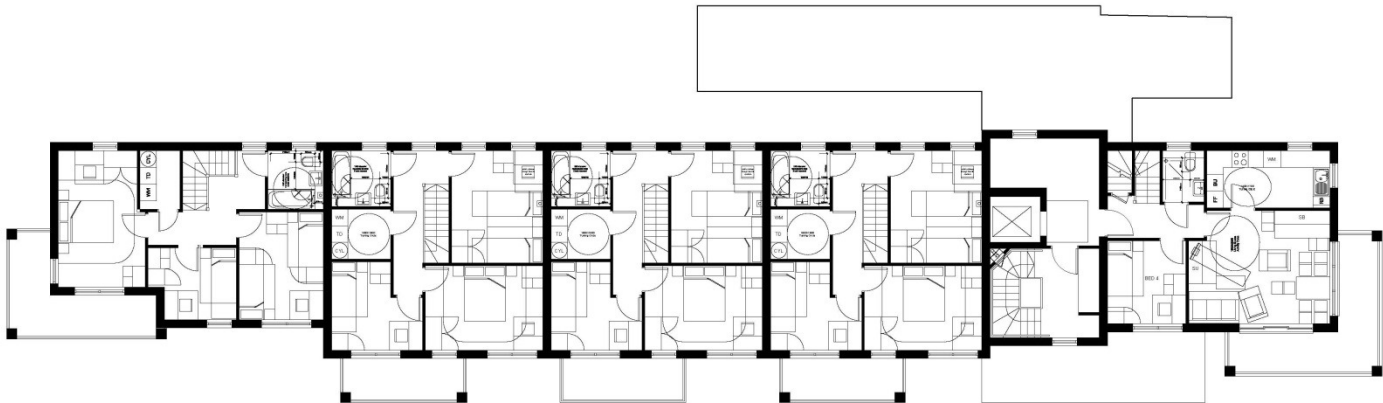
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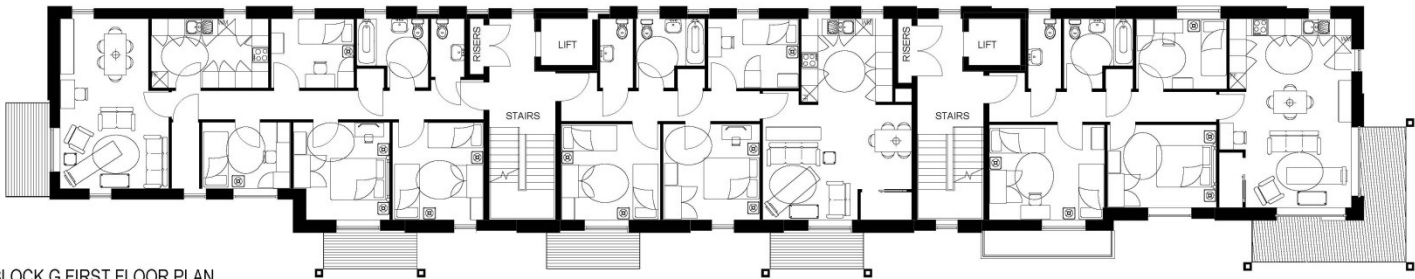
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Block G First Floor Plans

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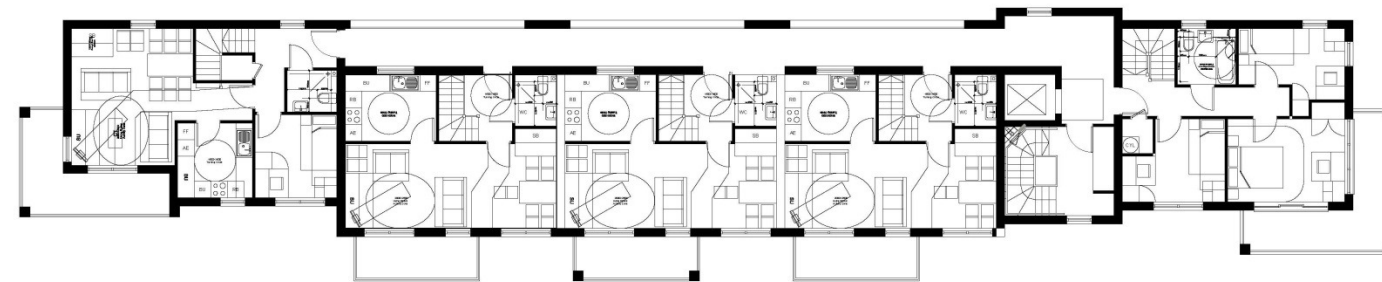


PROPOSED BLOCK G FIRST FLOOR PLAN

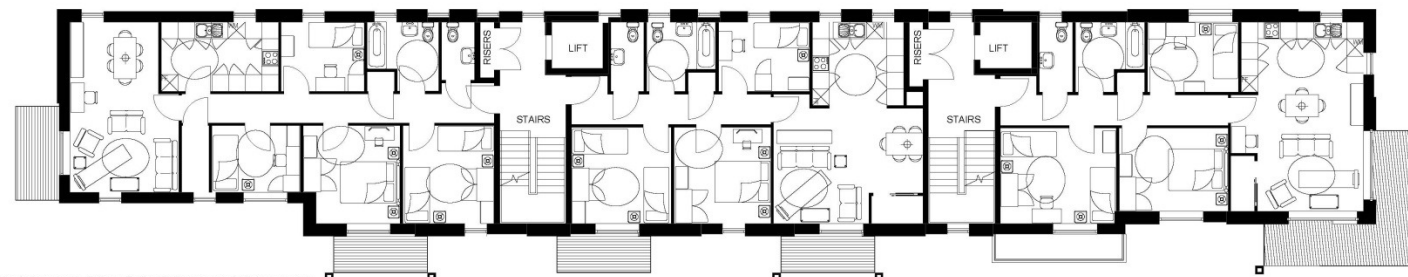
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Block G Second Floor Plan



APPROVED BLOCK G SECOND FLOOR PLAN



PROPOSED BLOCK G SECOND FLOOR PLAN


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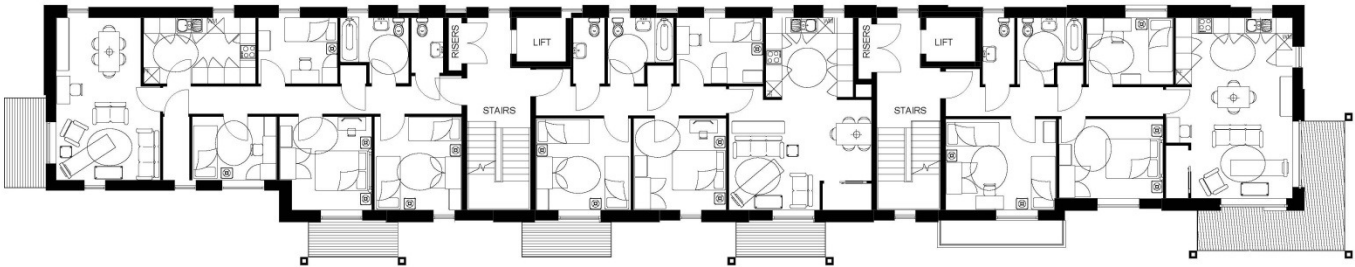
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Name		Insurance		Household	
CLIENT					
BALLYMORE & NETWORK RAIL					
PROJECT					
WEST HAMPSTEAD SQUARE, WEST HAMPSTEAD					
TITLE					
PROPOSED BLOCK G SECOND FLOOR PLANS					
DRAWING STATUS					
PLANNING					
DRAWN		SS	CHECKED	IL	
SCALE		1:100@A1			
DATE		SEPTEMBER 2013			
					
Chesterfield 01246 206261		London 020 3388 0010		Liverpool 08700 553915	
		www.wcec.co.uk			
JOB NO		DRAWING NO		REV	
12-316		PL-34			

Block G Third Floor Plans



APPROVED BLOCK G THIRD FLOOR PLAN



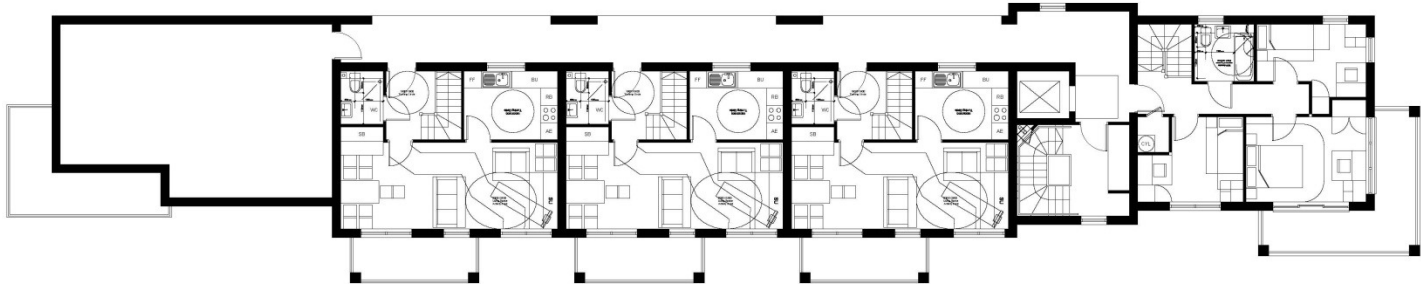
PROPOSED BLOCK G THIRD FLOOR PLAN

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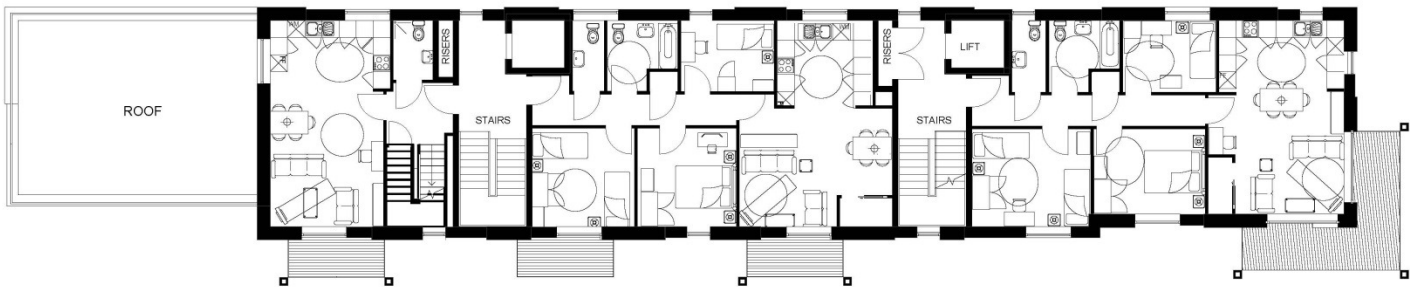
Revision		Drawn/Checked
CLIENT BALLYMORE & NETWORK RAIL		
PROJECT WEST HAMPSTEAD SQUARE, WEST HAMPSTEAD		
TITLE PROPOSED BLOCK G THIRD FLOOR PLANS		
DRAWING STATUS PLANNING		
DRAWN	SS	CHECKED JL
SCALE	1:100@A1	
DATE	SEPTEMBER 2013	
WCEC architects Chesterfield London Livingston 01434 240245 020 8888 8819 0800 355555 email@wcec.co.uk www.wcec.co.uk		
JOB NO.	DRAWING NO.	REV
12-316	PL-35	

Block G Fourth Floor Plans


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APPROVED BLOCK G FOURTH FLOOR PLAN



PROPOSED BLOCK G FOURTH FLOOR PLAN

CLIENT		01244 205261	
BALLYMORE & NETWORK RAIL			
PROJECT			
WEST HAMPSTEAD SQUARE, WEST HAMPSTEAD			
TITLE			
PROPOSED BLOCK G FOURTH FLOOR PLANS			
DRAWING STATUS			
PLANNING			
DRAWN	SS	CHECKED	JL
SCALE	1:100@A1		
DATE	SEPTEMBER 2013		
			
Chester Field		London	15/10/2013
01244 205261		020 3388 0019	08700 555915
wcec@wcec.co.uk		www.wcec.co.uk	
DCB NO.	DRAWING NO.	REV	
12-316	PL-36		

West Hampstead Square : Design & Access Statement Addendum

Block G Fifth Floor Plan

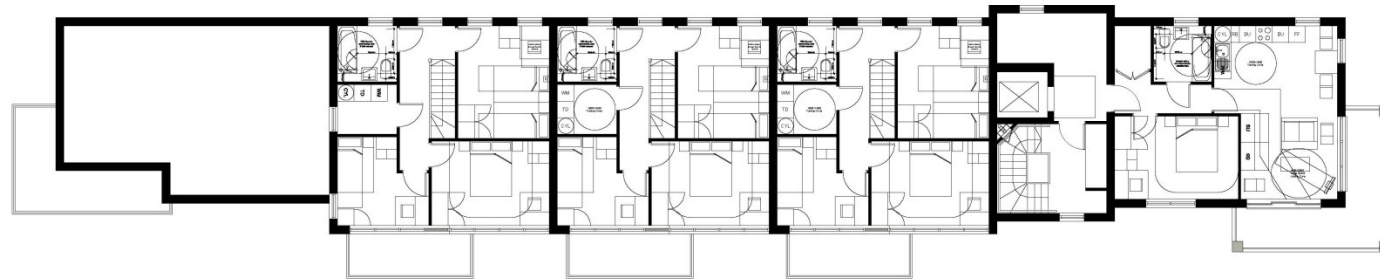
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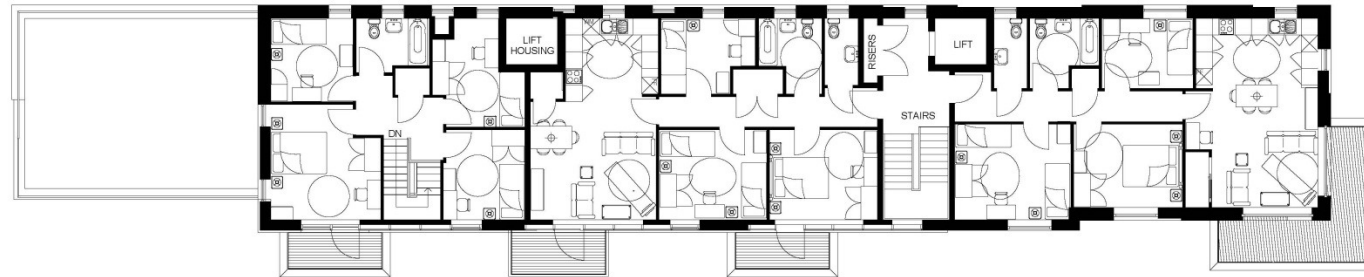
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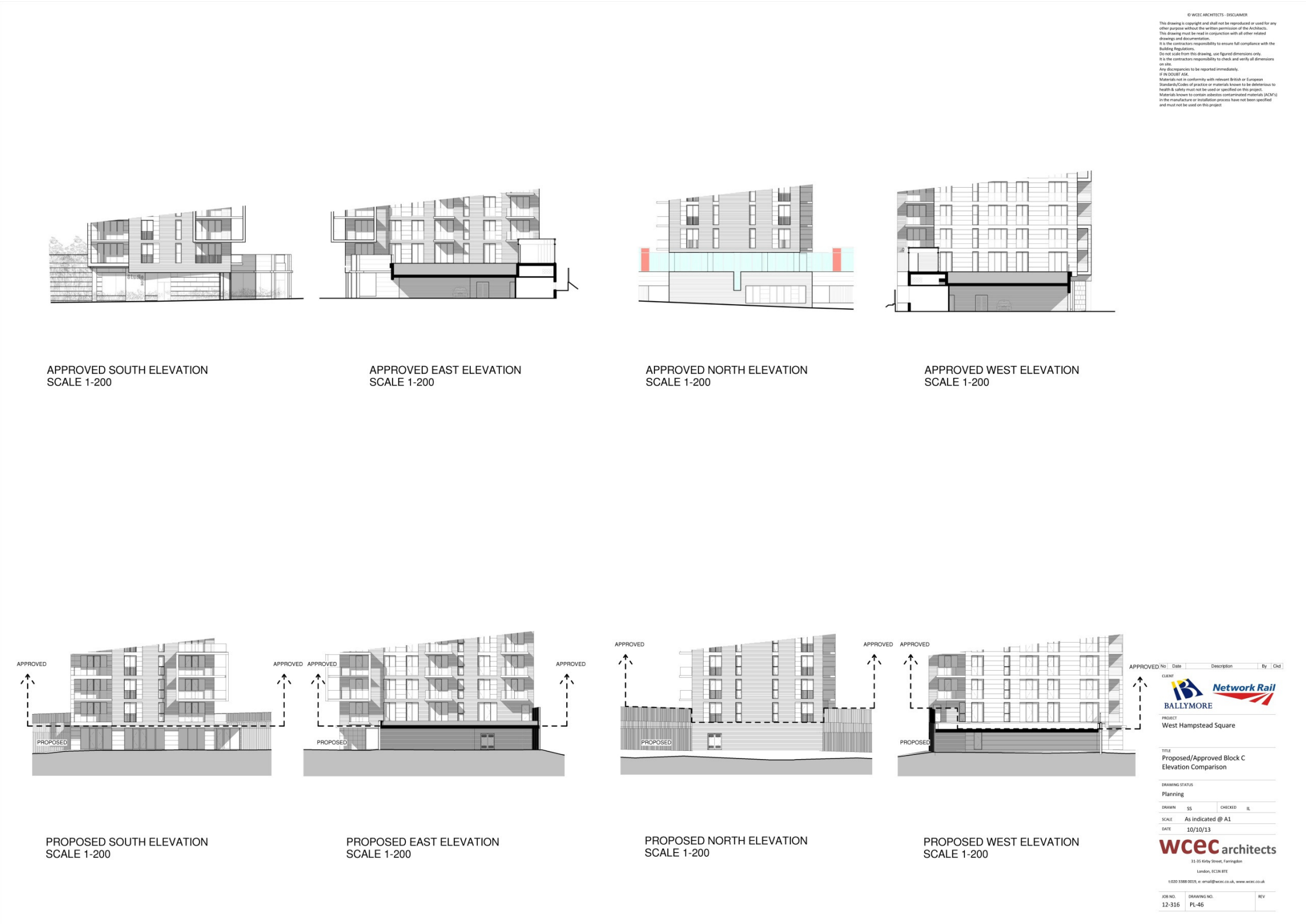
APPROVED BLOCK G FIFTH FLOOR PLAN



PROPOSED BLOCK G FIFTH FLOOR PLAN

NAME	Ballymore & Network Rail		STREET	Ballymore	
CLIENT	Ballymore & Network Rail				
PROJECT					
West Hampstead Square, West Hampstead					
TITLE					
Proposed Block G Fifth Floor Plans					
DRAWING STATUS					
PLANNING					
DATE	SS	CHECKED	IL		
SCALE	1:100 @A1				
DATE	SEPTEMBER 2013				
wce architects					
Crestle Field 01446 204051		London 020 5888 0010		Luton 01582 510911	
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NO. IN	DRAWING NO.		REV.		
12-316	PL-37				

Block C Comparison Elevations



1. Appendix B – Schedule of Amendments (Including Approved and Proposed drawing Numbers)

Block A – Schedule of Amendments

Block A Plans (GF & FF)

Dwg. No. 12-316 PL 47 GF Plan Approved

Dwg. No. 12-316 PL 48 FF Plan Approved

Dwg. No. 12-316 PL 25 GF Plan Proposed

Dwg. No. 12-316 PL 26 FF Plan Proposed

- Block A Retail Annex Staircase/Lift Rationalised.
- Colonnade to main entrance of large retail unit amended to align better with residential elevations above. Structure now works in a rational way.
- Escape Stair added to provide escape and access to bin store for residents of Block A only.
- Area of retail unit increased.
- Entrance to Block A apartments relocated to Block B.

BLOCK A ELEVATIONS

Dwg. No. PL 10 A Approved

Dwg. No. PL 10 B Proposed

East Elevation

- GF & FF Fenestration rationalised.

South Elevation

- GF Fenestration reduced and rationalised to promote closer architectural relationship to rectilinear elevations above.
- Podium link between Blocks A&B amended.

West Elevation

- Glazed link removed to create inclusive access strategy and stronger public realm spine through the development..

North Elevation

- Glazed link removed due to above mentioned revised access arrangements.
- Feature timber screen to North Elevation added to screen podium garden.

Roof / All elevations

- Plant screening to roof amended following technical development of M&E.

Block B – Schedule of Amendments

BLOCK B PLANS (GF)

Dwg. No. 12-316 PL 49 Approved

Dwg. No. 12-316 PL 27 Proposed

- Entrance to Block B rationalised in relation to revised public realm and access strategy. Please see earlier sections of this addendum to Design and Access Statement for rationale and justification.
- Entrance to Block A now incorporated in entrance to Block B.
- Block A Retail Unit (lower level 'Back of House') indicated on Block B GF plan 12.316 PL 27.
- Main entrance and apartment access stair amended to create clearer legibility with street.
- Additional Plant Area incorporated.
- B1 Office relocated to GF of Block E (Note office areas re distributed throughout Blocks C, D & E).
- Bin Stores relocated to the undercroft.

BLOCK B ELEVATIONS

Dwg. No. 12-316 PL 11 Rev A Approved

Dwg. No. 12-316 PL 11 Rev B Proposed

South Elevation

- Podium link between Blocks amended as per revised access strategy.
- Entrance feature amended to create better interface with Street.

West Elevation

- Glazed link removed to create inclusive access strategy and stronger public realm spine through the development.

East Elevation

- Glazed link removed to create inclusive access strategy and stronger public realm spine through the development.

North Elevation

- Glazed link removed to create inclusive access strategy and stronger public realm spine through the development.

Block C – Schedule of Amendments

BLOCK C PLANS (GF)

Dwg. No. 12-316 PL50 Approved

Dwg. No. 12-316 PL28 Proposed

- Entrance to Block C rationalised in relation to revised access strategy. Please see earlier sections of this addendum to Design and Access Statement for rationale and justification.
- Bin stores – Commercial bins separated from residential bins. Commercial bins moved to under croft area.
- Plant areas introduced following technical design development
- Commercial Unit split into two to accommodate revised access arrangements.

BLOCK C ELEVATIONS

Dwg. No. 12-316 PL 12 A Approved

Dwg. No. 12-316 PL 12 B Proposed

South Elevation

- Podium link between Blocks amended as per revised access strategy.
- Entrance feature amended to create better interface with Street.

West Elevation

- Glazed link removed to create inclusive access strategy and stronger public realm spine through the development.

East Elevation

- Glazed link removed to create inclusive access strategy and stronger public realm spine through the development..

North Elevation

- Glazed link removed to create inclusive access strategy and stronger public realm spine through the development.

Block D – Schedule of Amendments

BLOCK D PLANS (GF)

Dwg. No. 12-316 PL 51 Approved

Dwg. No. 12-316 PL 29 Proposed

- Entrance to Block D rationalised in relation to revised access strategy. Please see earlier sections of this addendum to Design and Access Statement for rationale and justification.
- Bin stores – Commercial bins separated from residential bins. Commercial bins moved to under croft area.
- Commercial Unit split into two to accommodate revised access arrangements.
- Wheelchair accessible social rented unit relocated to Block G Ground Floor.

Block D ELEVATIONS

Dwg. No. 12-316 PL 13 A Approved

Dwg. No. 12-316 PL 13 B Proposed

General Note - Ground to First Floor height reduced in technical design development to follow topography – this can be seen most clearly when comparing Blocks D and E West elevations (approved and proposed).

South Elevation

- Podium link between Blocks amended as per revised access strategy.
- Entrance feature amended to create better interface with Street.

North Elevation

- Glazed link removed.

East Elevation

- Glazed link removed to create inclusive access strategy and stronger public realm spine through the development.

West Elevation

- Ground floor columns removed.

Block E – Schedule of Amendments

BLOCK E PLANS (GF)

Dwg. No. 12-316 PL 52 Approved

Dwg. No. 12-316 PL 30 Proposed

- Entrance to Block E rationalised in relation to revised access strategy. Please see earlier sections of this addendum to Design and Access Statement for rationale and justification.
- Commercial Unit added from Block B.
- 2 No. Duplex apartments removed.
- Plant room added.

BLOCK E ELEVATIONS

Dwg. 12-316 PL 14 A Approved

Dwg. 12-316 PL 14 B Proposed

General Note - Ground to First Floor height reduced in technical design development to follow topography – this can be seen most clearly when comparing Blocks D and E West elevations (approved and proposed)

South Elevation

- Brick element previously terminating at 2nd floor level now terminates at 1st floor level
- Entrance feature amended to create better interface with Street.

West elevation

- Panel element previously terminating at 2nd floor level now terminates at 1st floor level

East Elevation

- Balcony added to first floor.

Block F – Schedule of Amendments

BLOCK F PLANS (GF)

12-316 PL 53 Approved

12-316 PL 31 Proposed

- Entrance to Block F rationalised in relation to revised public realm and access strategy. Please see earlier sections of this addendum to Design and Access Statement for rationale and justification.
- Plant & electrical sub-station introduced.
- Bins & Bike store relocated externally.

BLOCK F ELEVATIONS

12-316 PL 15 Approved

12-316 PL 15 A Proposed

General Note - Ground to First Floor height reduced in technical design development to follow topography

South Elevation

- Entrance feature amended to create better interface with Street.
- Window apertures amended.

East Elevation

- Window apertures amended.

North Elevation

- Window apertures amended.

West Elevation

- Window apertures amended.
- Balconies to North side of West Elevation removed to reflect plan changes

Block G – Schedule of Amendments

BLOCK G – Ground Floor Plan

12-316 PL - 54 Approved

12-316 PL - 32 Proposed

General Note – amendments to Block G have been driven by preferred requirements of A2 Dominion (selected RSL for the project)

- Entrance relocated in-line with revised entrance strategy and negotiations with A2 Dominion - Please see earlier sections of this addendum to Design and Access Statement for rationale and justification.
- Footprint amended and follows to floors above.
- Additional stair core and lift included.
- Apartment/Duplex Unit layout amended.
- Plant area removed (now in Block F).
- Communal garden store located under stairs.
- Wheelchair accessible social rented unit included

BLOCK G – First Floor Plan

12-316 PL - 55 Approved

12-316 PL - 33 Proposed

- Apartment layouts amended.
- Corner balcony to West Unit changed to end balcony due to proximity of ownership boundary.

BLOCK G – Second Floor Plan

12-316 PL - 56 Approved

12-316 PL - 34 Proposed

- Apartment layouts amended.
- Corner balcony to West Unit changed to end balcony due to proximity of ownership boundary.

BLOCK G – Third Floor Plan

12-316 PL - 57 Approved

12-316 PL - 35 Proposed

- Apartment layouts amended.
- Corner balcony to West Unit changed to end balcony due to proximity of ownership boundary.

BLOCK G – Fourth Floor Plan

12-316 PL - 58 Approved

12-316 PL - 36 Proposed

- Duplex Unit / apartment layouts amended.

BLOCK G – Fifth Floor Plan

12-316 PL - 59 Approved

12-316 PL - 37 Proposed

- Duplex Unit / apartment layouts amended.

BLOCK G – Elevations

ELE_07 B Approved

12-316 PL – 16 A Proposed

South Elevation

- Entrance relocated in-line with revised entrance strategy – please see addendum to Design and Access Statement
- Window aperture sizes & positions largely as approved scheme but now to tie in with revised layouts.

East Elevation

- Window aperture sizes & positions revised to tie in with revised layouts.

North Elevation

- Window aperture sizes & positions revised to tie in with revised layouts.
- Duplex apartment entrance doors to floors – G, 1st, 2nd and 4th removed due to revised floor plates.

West Elevation

- Window aperture sizes & positions revised to tie in with revised layouts.