

The Rotunda, Upper Hampstead Walk, New End, London NW3

The Rotunda Building – New Front Entrance Door & Canopy

DESIGN AND ACCESS STATEMENT



Summary of Application

Replacement of existing door and side panels and the creation of a porch over the doorway.

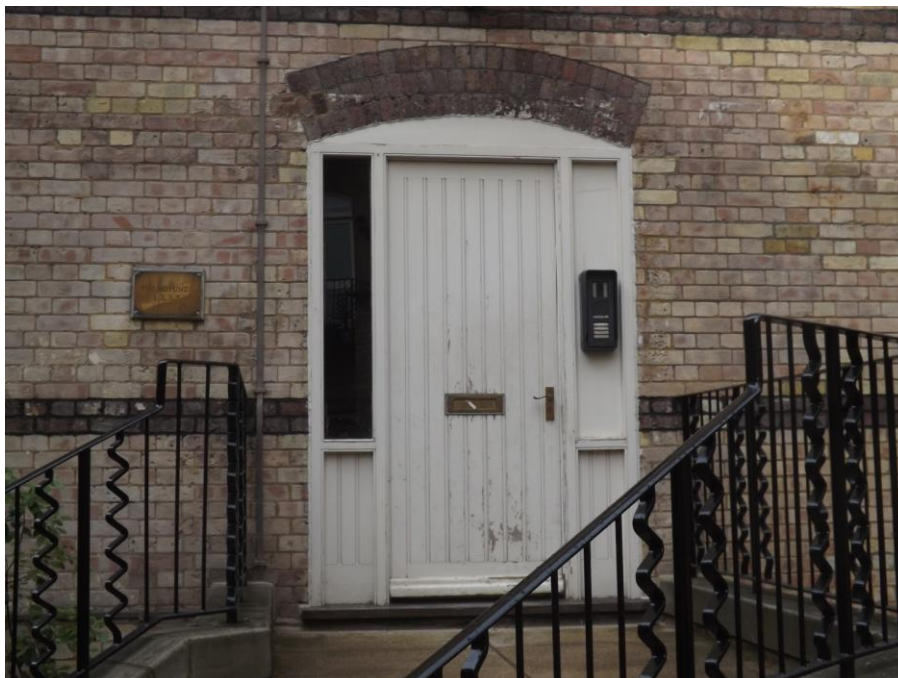


Figure 1

The existing door is a softwood timber painted door, which was not an original feature but was installed when the development was converted into residential units in the early 1990's by Berkeley Homes (Figure 1). The door is now weak and in a poor condition and is not considered secure or robust enough by the residents. There are timber panels either side of

the door with a glazed portion to the upper left hand side and a filled in upper panel to the right hand side with an intercom located into this. Currently there is no canopy above this area.

The proposed replacement door and side screen will fit into the existing opening and will provide the residents of the Rotunda Building with a more secure entrance and add more natural daylight into the entrance hallway. The canopy over will not only assist with making the residents more comfortable on inclement days but help protect the doorway from the weather.

Historical Statement

Hospital ward with attached ablution and water tank tower. 1888. By Charles Bell. Converted into residential use 1996–98, John Thompson Associates, architects. Pale yellow/gray bricks with pink brick bands and dressings. Slated roofs; pyramidal with finial and barge boarded lucarnes to tower and conical to ward with babbled dormers and central octagonal brick chimney/ventilation shaft. Listed Building Ref: 798-1-119426 listed Grade II* on 17/10/86.

PLAN. Circular plan ward tower with rectangular tank tower to south-west and short rectangular wing to north-east containing stairs and former kitchen. Ward tower of 3 storeys, attic storey and semi-basement. Pink brick segmental arches to recessed sashes; paired to attic gables. South side with cast-iron cantilevered “airing galleries” to upper floors gained from segmental-arched doorways with overlights and part-glazed doors.

HISTORICAL NOTE: the ward was the first free-standing example of the circular “ward tower” in the country. The idea for circular wards came from a paper given by John Marshalls FRS, Professor of Surgery at University College and Hospital Professor of Anatomy at the Royal Academy and which was reported by Godwin in the Builder, 1878. The design gave improved air, light and ventilation with the advantage of only needing a small site. The circular ward and water tower form a group of with New England Hospital former Workhouse Block (qv), the Boilerhouse chimney (qv) and the Infirmary Block (qv). They have considered townscape value, and are a local landmark. (The Builder: 2 February 1884; Marshall J: On a Circular System of Hospital Wards with comments by PG Smith:-1878; Medical History: Taylor J: Circular Hospital Wards: 32: -1988: 426-435)

Location

The property is located off New End, Upper Hampstead Walk. This is the main pedestrian entrance for residents of the Rotunda Building which consists of a circular building and attached water tower at the former New End Hospital.

Design

New Front door and canopy over

The proposed new front door is to be a traditional solid two panelled door with mouldings made of oak. There will be two side panels either side of the door with the base panels in

solid oak and the upper panels glaze with acid etched glass and clear bevel glass surrounds to allow more light into the entrance hallway areas. A letterbox will be let into the lower left hand side panel. The intercom unit is proposed to be moved over to be fitted into the brick wall adjacent to the doorway on the right hand side.

The proposed canopy will be a lead curved canopy to compliment the curved brickwork currently above the door head with traditional details. It will be clad in lead and have black ironwork brackets that will be scaled down versions of the original brackets that are attached to the adjacent water tower (Figures 2 & 3).



Figure 2



Figure 3

Access

Access to the properties within the Rotunda Building is via the existing arrangement of the pedestrian main entrance which is external and up some steps onto an elevated platform area. Once inside the entrance hallway entry to the apartments is via a communal staircase or lift. There is also an entrance via the car park entrance beneath the building leading onto the same communal staircase and lift. The existing pedestrian routes will not be altered.

Refuse Disposal

There will be no change to the present refuse and recyclable storage.

Sustainability Appraisal

The proposal will have no negative effect on the building.