Linton House

Design and Access Statement

April 2013

Contents

Introduction

This application is for an additional set back 6th floor which provides 8 residential units with roof gardens. The proposals also include a new ground floor extension to provide a new entrance solely for the residential units. The existing floors that house business use are unaffected by the proposals.

Context

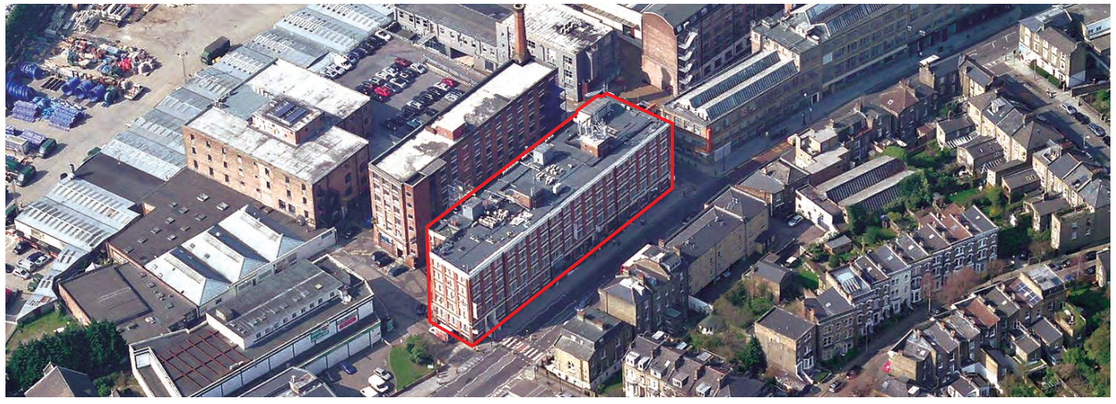
Linton House is located just north of Kentish Town on Highgate Road. To the north is Hampstead Heath. The site is outside a conservation area and forms part of a group of clustered Victorian warehouses. The surrounding area is largely residential with areas of commercial use. The site varies in gradient by 1.4m over the length of the building, sloping down towards Kentish Town.

Maps from different eras were viewed to determine when the building may have been constructed. The building does not specifically appear in any publications (e.g. Survey of London records) or archived photographs of the area.

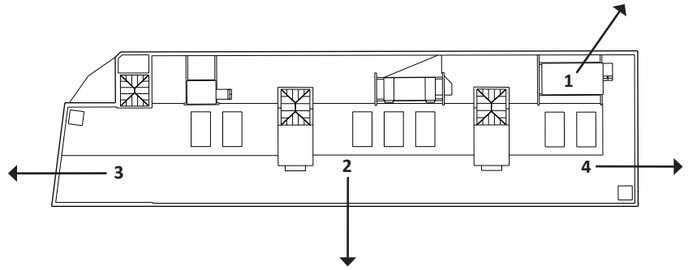
The Stanford Map of 1877 shows the location of Linton House, with the building not yet in existence.

The building first appears on the Ordinance Survey map of 1912, and is named the Maple & Co Depository, and is in the vicinity of a larger bottling store.

The London County Council Bomb Damage Maps, showing a reproduction of the 1912 O.S maps with the extent of damage, categorise the damage as 'Seriously damaged, doubtful if repairable.'



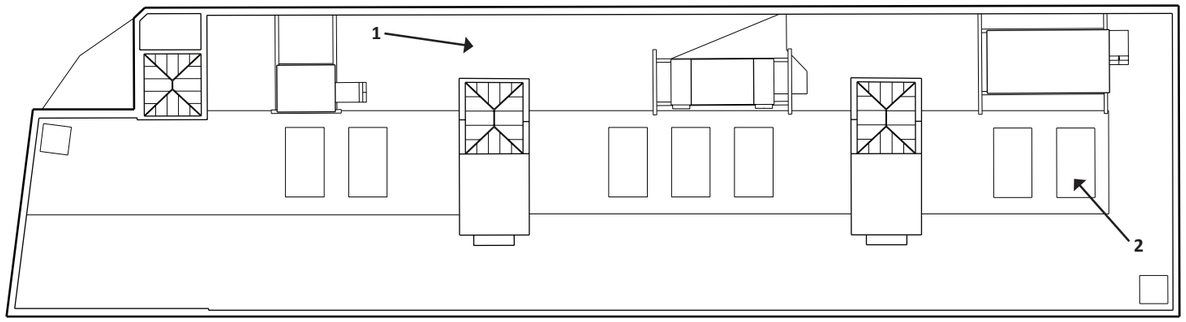
1. View from the roof looking West



2. View from the roof looking East

3. View from the roof looking South

4. View from the roof looking North



1. Telecommunications equipment on the roof

2. Telecommunications equipment on the roof

1.

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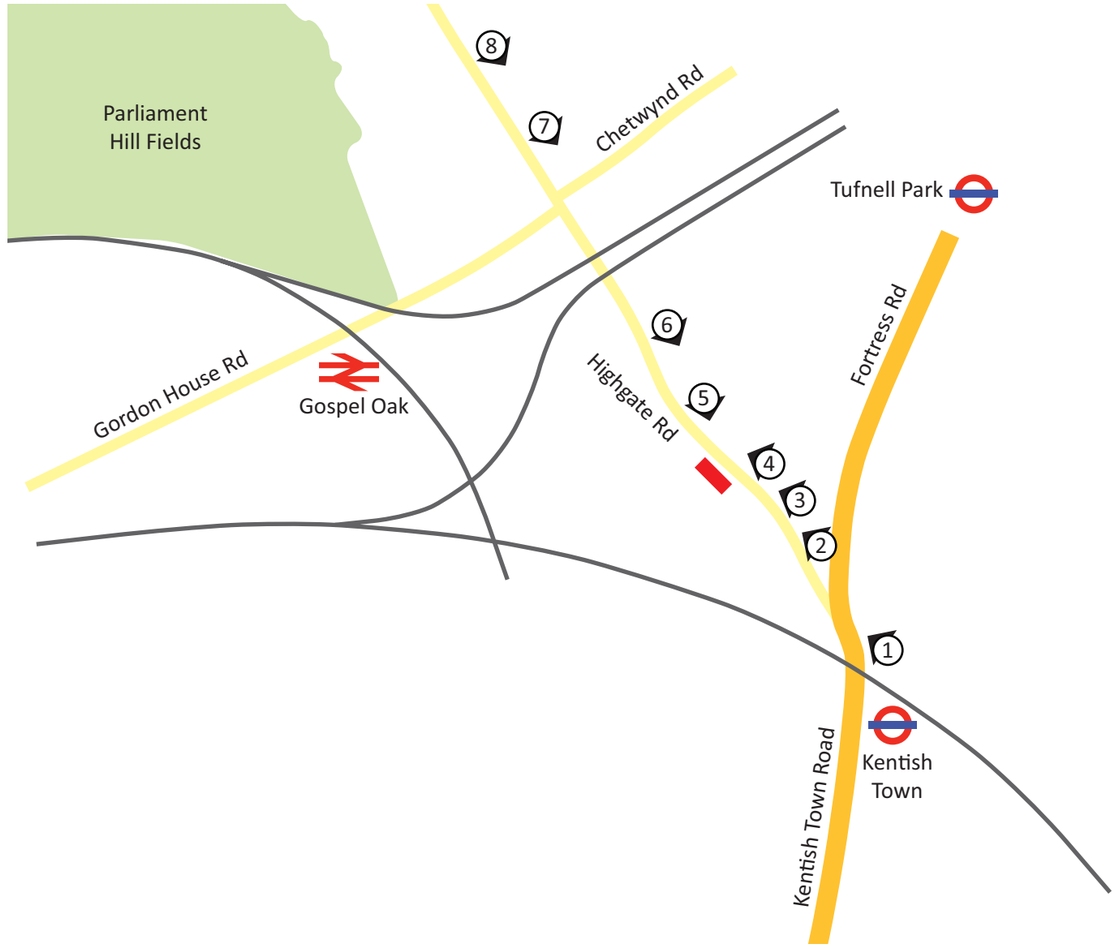
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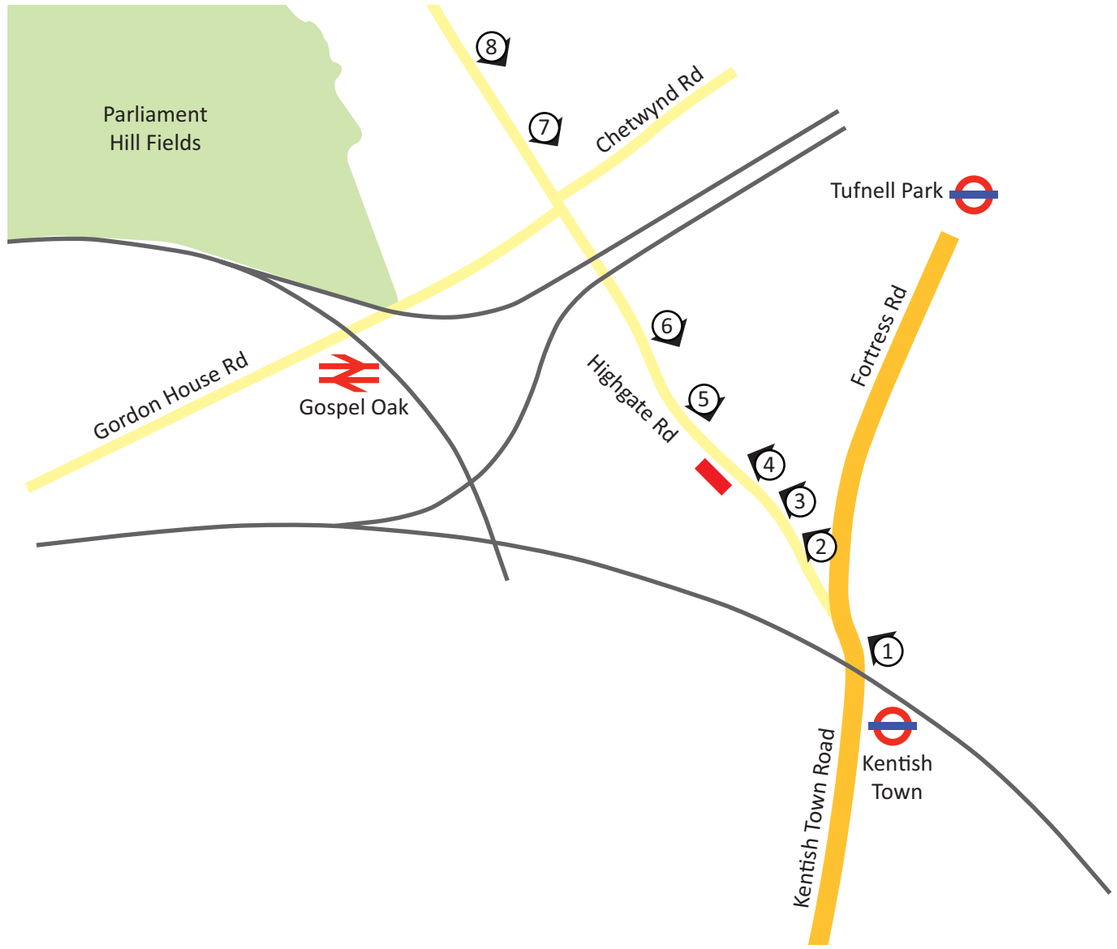
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Fortress Rd
Kentish Town Road
Kentish
Town

Transport

As the site has high public transport accessibility, a PTAL rating of 6A, the development is car-free. Kentish Town Underground and National Rail is 4mins walk away and Gospel Oak Station is 11mins walk away.

Many buses are within walking distance and serve the site:

- Fortess Walk - 134
- Highgate Road – 214, C2
- Kentish Town Station - 393
- Tufnal Park Station – 390

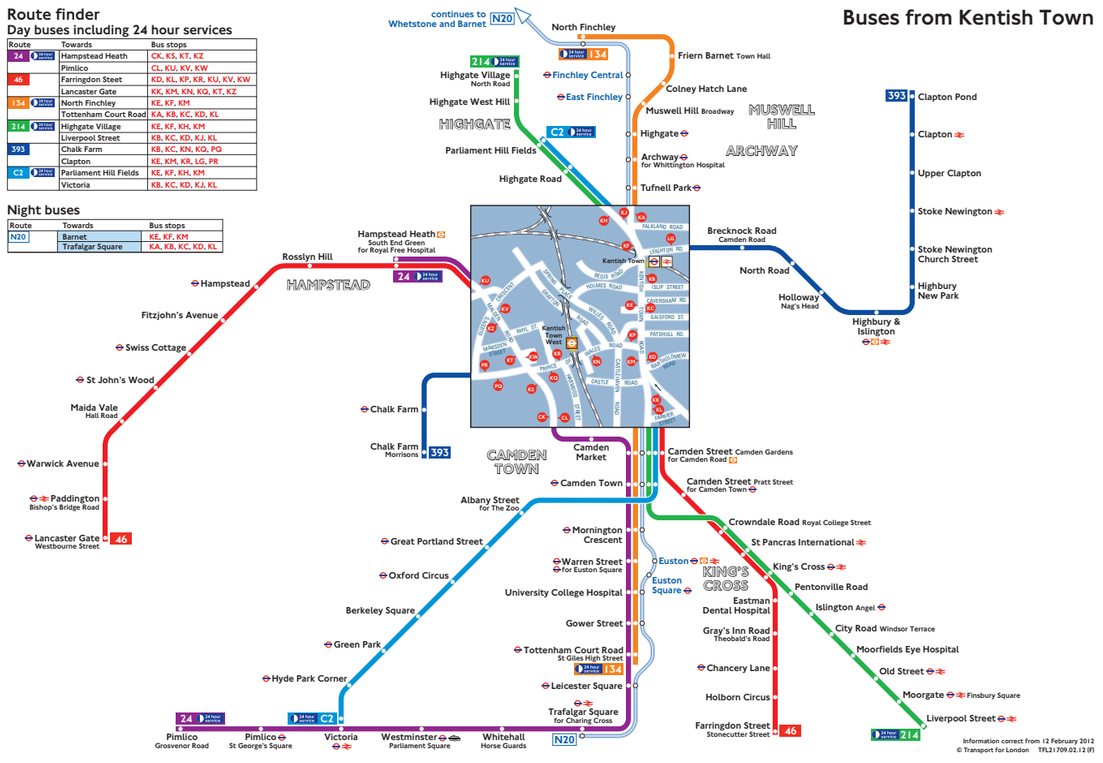
Secure cycle storage will be provided at the ratio of 1 secure cycle space per dwelling, this equates to four Sheffield stands located in the new ground floor entrance.

Route finder
Day buses including 24 hour services

Route	Towards	Bus stops
24 24 hour service	Hampstead Heath	CK, KS, KT, KZ
	Pimlico	CL, KU, KV, KW
46	Farringdon Steet	KD, KL, KP, KR, KU, KV, KW
	Lancaster Gate	KK, KM, KN, KQ, KT, KZ
134 24 hour service	North Finchley	KE, KF, KM
	Tottenham Court Road	KA, KB, KC, KD, KL
214 24 hour service	Highgate Village	KE, KF, KH, KM
	Liverpool Street	KB, KC, KD, KJ, KL
393	Chalk Farm	KB, KC, KN, KQ, PQ
	Clapton	KE, KM, KR, LG, PR
C2 24 hour service	Parliament Hill Fields	KE, KF, KH, KM
	Victoria	KB, KC, KD, KJ, KL

Night buses

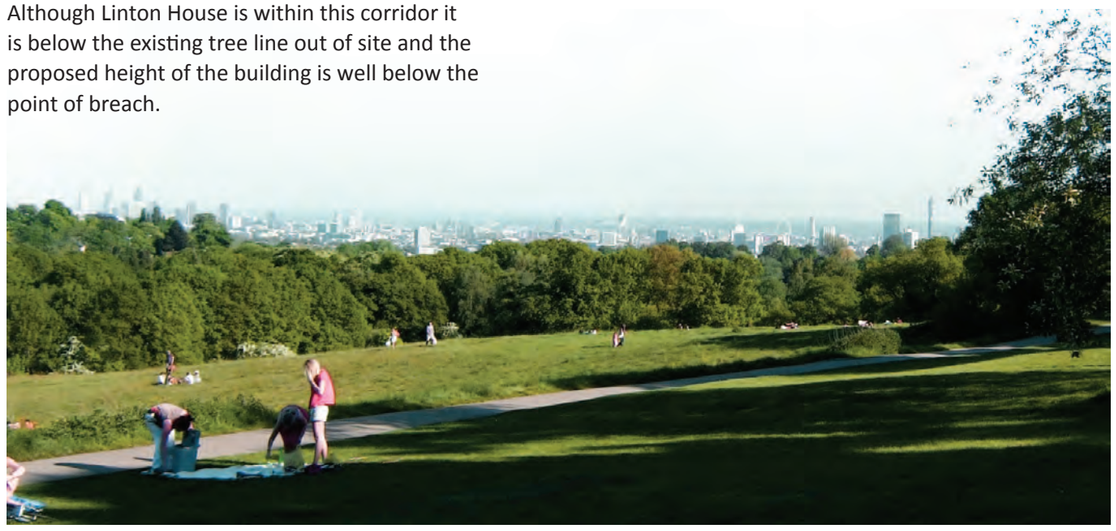
Route	Towards	Bus stops
N20	Barnet	KE, KF, KM
	Trafalgar Square	KA, KB, KC, KD, KL



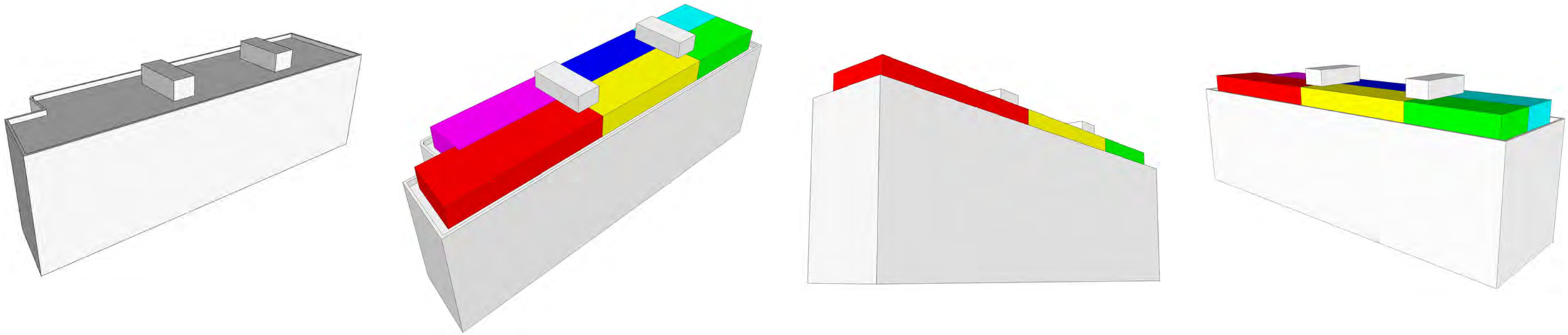
Buses from Kentish Town

Strategic view

The site lies within a protected vista, a geometrically defined corridor between Kenwood and St Pauls. The Viewing Location is from the viewing gazebo at Kenwood House, this is designated view 3A. Although Linton House is within this corridor it is below the existing tree line out of site and the proposed height of the building is well below the point of breach.



Initial massing study



Pre-application

A pre-application meeting was held at Camden Council on 13th July 2012 The meeting was attended by Ben Le Mare (Senior Planning Officer), Charlie Rose (Urban Design and Conservation Officer), Grenville Herrald and Clive Sall from Clive Sall Architectue (CSA).

General support was expressed for the proposals and the development, subject to the satisfying of the relevant development policies, would be considered an appropriate form of development in this location.

Nevertheless, a few areas were identified where it was considered either further evidence was required to support a subsequent application. The following is a list of those areas and our response:

DP24 states that the development should respect and preserve the original design and proportions of the building and CPG 1 requires roof extensions to be secondary to the building being extended in terms of location, form, scale proportions, dimensions and detailing.

To minimise the visual impact from the street the face of the proposed development has been set back from the existing building edge. This allows the new apartments to appear light and remain subordinate to the existing building, allowing the existing parapet to remain the dominant feature. The choice of the materials for the proposed development is intended to contrast with the solidity and mass of the existing brick building.

The new residential accommodation should not prevent the long term use of the host building as commercial premises.

The new apartments have their own designated entrance with stair and lift solely for residential use. The standalone plant provision is located in a dedicated area centrally at roof level. The existing air conditioning units for the offices below that are currently situated on the roof have been maintained and relocated to the new roof. The existing plant room within the basement has sufficient capacity for any future requirement of plant for the commercial use. (Refer to attached Linton House Energy Assessment)

The proposed development would need to meet minimum code level 3 for the Code of Sustainable Homes

(Refer to the attached reports)

The proposals would be required to incorporate a green or brown roof with biodiverse plant species (with a preference for brown roofs)

The roof gardens for the new apartments offer a mix of timber decking and brown roof. A brown roof was selected as it offered a ecological solution with minimal build-up. As a brown roof is not suitable for foot traffic it has been used as a buffer zone to separate the amenity spaces from each other and from the central service spine. Whilst an intensive green roof was considered for the development it was removed on the grounds that it would push up the eaves height of the new apartments beyond which was felt acceptable. This is due to the increased structure and build-up that an intensive green roof requires.

Amount

Linton House has an existing footprint of 1,222m2 (0.1223 Hectare). The front elevation measures 69m and the rear elevation 60m, the building is 18.3m deep. The building is currently 5 storeys with a mainly submerged basement. The height of the existing parapet wall is +38.10 from sea level. Due to the site gradient the parapet varies between 17.6m and 19m above pavement level.

The new extension measures 64m along the front elevation and 59.8m along the rear elevation, it is 15m deep. The new extension is set back from the building edge along the north elevation by 1.5m, the east elevation by 1.6m, the south elevation by 2.7m and the west elevation by 1m. The eaves height of the proposed extension is + 40.95 whilst the balustrade height of the roof garden is +41.90

The height of the proposed additional floor has come about both from the preferred construction method of leaving the existing roof slab in place and from the inclusion of amenity space on the roof.

The new 6th floor will be supported from a new structure above the existing roof slab. If the existing roof slab was removed a temporary support structure would be required resulting in disruption to the tenants in the offices below. Also separating the new and existing structures enhances acoustic separation between the office and residential spaces and enables the new structure to be constructed and serviced independently from the offices below.

To provide amenity space the roof of the new residential units will be used as gardens. To keep the weight of the building to a minimum this will be a lightweight timber deck with areas of brown roof. An intensive green roof was considered but the inclusion of one would result in a higher than desired eaves height due to the increased build-up a green roof requires. In addition an intensive green roof (the only green roof type that could be used as amenity space) would require an increased structure to support the additional load, further increasing the height of the new 6th floor.

The new structure will be as lightweight as possible to reduce the impact onto the existing structure.

For this reason the floor and roof plates are to be timber, supported on a primary steel frame. The units will have lightweight partitions throughout. A large proportion of the façade is to be glazed and for acoustic and thermal reasons these could be triple glazed panels.

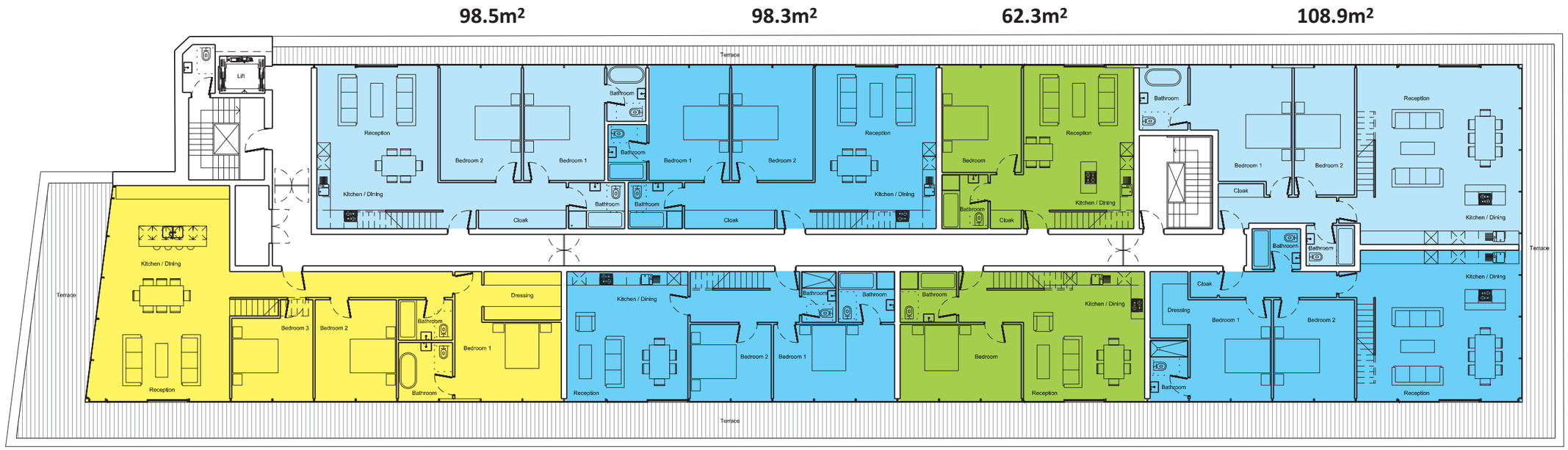
The proposed 6th floor extension will provide 8 units in the following mixes and areas:

- 1 bed – 61.3m2
- 1 bed – 62.3m2
- 2 bed – 81.9m2
- 2 bed – 98.3m2
- 2 bed – 98.5m2
- 2 bed – 103.3m2
- 2 bed – 108.9m2
- 3 bed – 148.9m2

This provides a density level of 65.4 dwellings per hectare

This mix of units achieves the council's requirement under Policy DP5 of the LDF and the new apartments satisfy and exceed the minimum areas for overall floor-space.

All first and double bedrooms exceed the required minimum measurement with the smallest bedroom measuring 14.5m2



1 bed apartment

2 bed apartment

3 bed apartment

Use

Linton House is a 5 storey early 20th century warehouse with a mostly submerged basement floor. All floors of Linton House are employed as B1 office space. The exception to this is the dance studio on the 1st floor.

Our proposals are for a new set back 6th floor providing 8 residential units and a new ground floor extension providing a new secure entrance solely for the flats. The new apartments will not undermine the ability of the existing offices on the lower floors to function. The new apartments will have their own designated entrance and standalone plant provision in a dedicated area centrally at roof level, avoiding unnecessary visual clutter from street level.

It is unlikely that any other form of additional roof plant will be required for the offices. The boiler plant is at ground level and the air conditioning plant already exists in the form of the condenser units being relocated. However, should additional condenser units be required in the future there is sufficient space beneath the PV panels on the South East Corner of the building, which is free of condenser units under the current proposals.

Due to the 6th floor location and secure ground floor entrance lobby the scheme is considered to be highly secure. The route to the main entrance is well defined and is visible from Highgate Road. The entrance to the flats are clearly defined as private and it's clear where public space ends and private space begins. Lighting will be used at the main entrance to ensure good natural surveillance is available during the hours of darkness.

As Linton House is a multi occupancy building access control will be used on each level to restrict movement between the offices on the floors below and the new apartments.

Whilst the physical location and design of the apartments is highly secure the management and maintenance will also ensure the sustainability in the long term.

The general principles of Secured by Design will be followed with laminated glass at all windows that are accessible to pedestrians and high security entrance doors with multi- point locking and good quality locks and door frames.

3D Visualisation

Layout and access

The front elevation of Linton House faces north east and is parallel to Highgate Road. The new extension is orientated with the existing building to minimise it's presence to the street-scene.

The entrance to the new apartments is via Greenwood Place on the south side of the building. The internal ground floor level of the new lobby has been raised to enable level access for the residents and visitors. A new internal lift solely serves the new apartments and enables all visitors to access all residential units without the need for stairs or ramps.

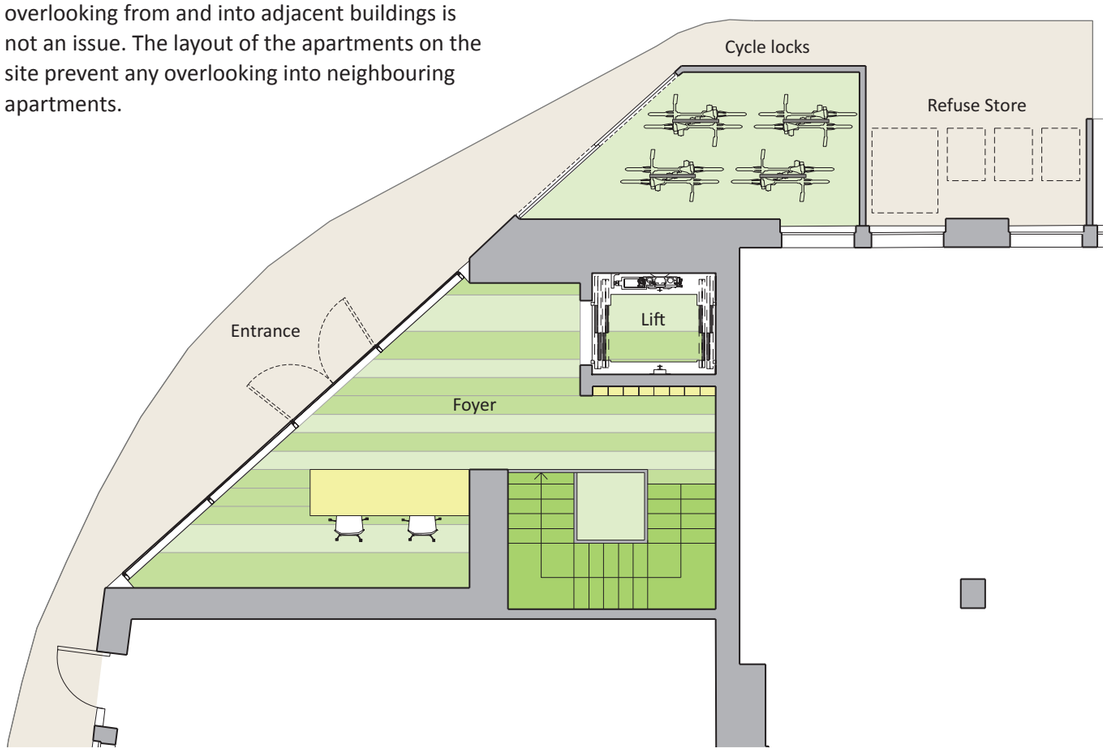
The refuse store area is in a secure area adjacent to the new ground floor entrance. There is space for one 1100 euro bin and three 360 litre recycling bins

The communal internal hallway meets the minimum requirement for 900mm clear width and is 1200mm wide. This enables straight on approach to all internal doors, all which meet the requirement of 750mm clear opening. The positioning of all entrance doors allow for a 300mm nib on the leading edge of the pull side.

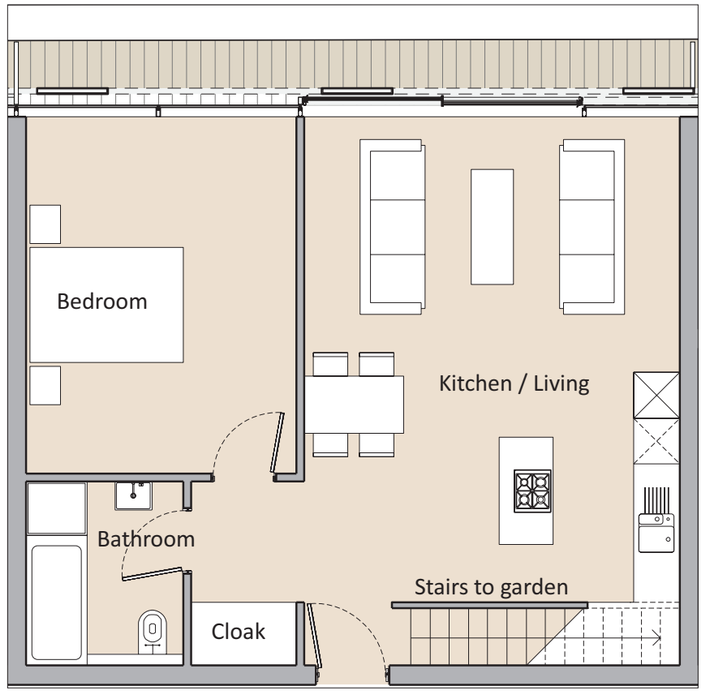
All proposed apartments are on one level and the generous floor area and open plan design allow for easy wheelchair movement.

On the 6th floor the apartments are served by two means of escape via the existing north stairs raised to 6th floor level and the new corner stairs solely serving the apartments.

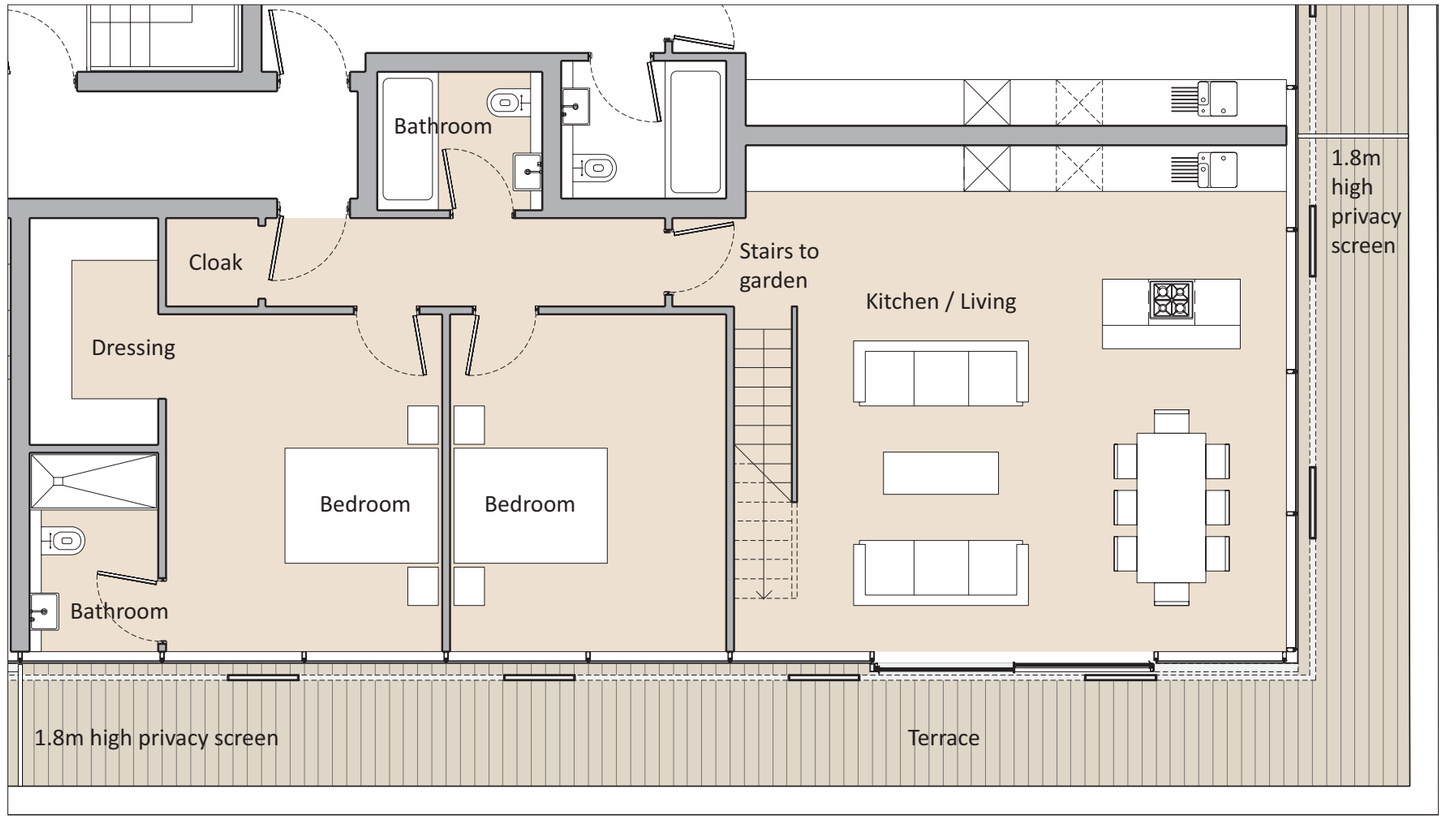
Due to the height dominance of the existing building overlooking from and into adjacent buildings is not an issue. The layout of the apartments on the site prevent any overlooking into neighbouring apartments.



Ground Floor Entrance Foyer



1 Bed flat



2 Bed flat

Scale

Given the scale and robustness of the existing building the new single storey apartments are an appropriate form of development.

The face of the new units have been set back from the existing building edge to minimise visual impact from the street. This allows the new apartments to appear light and remain subordinate to the existing building, allowing the existing parapet to remain the dominant feature.

3D Visualisation

Landscaping

Each apartment has access to private amenity space in the form of entrance level terraces and roof gardens that offer views across the city and Hampstead Heath. All roof gardens are generous in area with the smallest being 48m2.

The roof gardens are a mix of timber decking interspersed with areas of non accessible brown roof. There is 435m2 of timber decking and 210m2 of green roof. This reflects a 67% / 33% mix.

The brown roof acts as a buffer zone, separating the private amenity spaces from each other and the central service spine. The overriding aim of the brown roof is to encourage biodiversity. The brown roof will utilise locally sourced soil to provide the substrate for the roof. Although the roof will be brown initially over time plant species will grow over the substrate and the end result will be a green-coloured roof - albeit one that is natural to the local environment.Other benefits are:

- Enhanced roof insulation properties
- Reduced rainwater runoff
- Reduction in urban heat island effect
- Enhances roof lifespan by protecting underlying waterproofing system
- Provide green space in urban areas

It is proposed that all external lighting to the new ground floor entrance, roof garden and terrace will be designed to light only the surface and areas of planting and not the surrounding environment. In addition, all external lights will face downwards so that the source of the light, the bulb and the glass surrounding it is visible only to someone standing in the area that the light is designed to illuminate.

Currently there are a number of existing air handling units that serve the offices below, these will be relocated to a central roof area. In addition on these areas of the roof not accessible to the residents will be PV cells and Air Source Heat Pumps.

All noise from any new and existing equipment on the roof will be below the existing noise levels of the site and will not, in themselves, cause any issues for the use of the external space. An acoustic enclosure will be used to screen the equipment from the roof gardens.

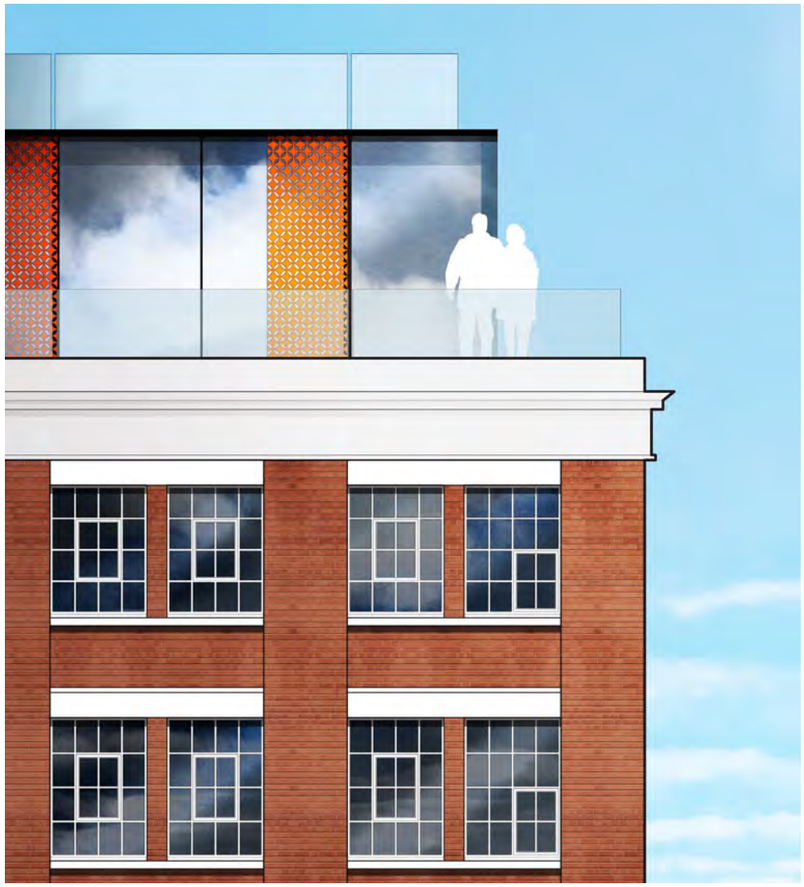
Maintenance access for the external areas is by a roof hatch in the communal hallway. General maintenance of the equipment and common areas will be managed within the tenancy or leasehold agreements.

Appearance

Linton House is a large robust brick building. The building is constructed from both concrete and timber floors, supported on steel/iron beams and columns with load-bearing external brick piers.

Currently the existing roof is burdened with extensive telecommunications equipment which is considered detracting to the street-scene. As part of this application this unsightly equipment will be removed from the property.

The external façade will be predominantly glass with areas of perforated metal panels. The extensive use of glass at this level is intended to contrast with the solidity and mass of the existing brick building as well as offering expansive views across London and high levels of natural light into the apartments. The external glazing is continued over the eaves of the new roof, providing a cleaner and more elegant structure. The metal panels will relate to the colour, rhythm and robustness of the dominant building. These panels will be patterned with perforations, providing contrast to the glass, this will be developed at the next stage in conversation with the client and planning department. The materials chosen have been selected considering the effects of time on the appearance of the scheme. These elements are replicated in the design of the new ground floor entrance.



Rendered detailed elevation

Lifetime homes

(1) Parking (width or widening capability)

Due to the good proximity of public transport the proposed development is car free

(2) Approach to dwelling from parking

N/A (See item 1)

(3) Approach to all entrances

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

(4) Entrances

All communal entrance door will have at least 800mm minimum effective clear width and a 300mm nib to the leading edge of the pull side.

(5) Communal stairs and lifts

The proposed new dwellings are accessed from communal stairs with a rise not exceeding 170mm and going not less than 250mm. All handrails will extend 300mm beyond the top and bottom and have a height of 900mm from each nosing. A new internal lift solely serves the new apartments and enables all visitors to access all residential units without the need for stairs Although the lift will be specified at a later stage it will have the minimum internal dimensions of 1100mm x 1400mm and has a clear landing adjacent to the entrance in excess of 1500mm x 1500mm.

(6) Internal doorways and hallways

The internal hallway meets the minimum requirement for 900mm clear width and is 1200mm wide. This enables straight on approach to all internal doors, all which meet the requirement of 800mm clear opening. The positioning of all doors allow for a 300mm nib on the leading edge of the pull side.

(7) Circulation Space

All proposed apartments are on one level and the generous floor area and open plan design allow for easy wheelchair movement. All bedrooms have a minimum 750mm to both sides and to the foot of a standard bed

(8) Entrance level living space

All proposed apartments are on one level.

(9) Potential for entrance level bed-space

All proposed apartments are on one level.

(10) Entrance level WC and shower drainage

All proposed apartments are on one level.

(11) WC and bathroom walls

All bathroom walls will be sufficiently robust to allow for fixings and support for future adaptations

(12) Stairs and potential through-floor lift in dwelling

All proposed apartments are on one level.

(13)Potential for fitting of hoists and bedroom / bathroom

The structure above the ceiling finishes will be capable enough of supporting the future installation of a single point hoist. The layout of flat ensures that all routes between bedroom and bathroom do not pass through a habitable room.

(14) Bathrooms

Many of the apartments have bathrooms that have a direct connection to a main bedroom. In addition the bathrooms have been designed to provide ease of access with clear approach zones.

(15) Glazing and window handle heights

All apartments have generous areas of floor to ceiling glazing allowing people to see out when seated.

(16) Location of service controls

Where possible location of service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm from any room corner.