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Design Amendments to Planning Application 2012/5147/P and 2012/5174/L [Updated 6th December 2012](#)

Prepared on behalf of the Applicant Fairstreet Ltd

23 Pond Street Hampstead London NW3 2PN

6th December 2012



Comments received on 23rd November 2012

Design

The back of the property has rebuilt and extended in the past and post recently in the 1980's. It retains no historic value and only contributes by way of its traditional design and fenestration pattern which adds to the setting, character and appearance of the historic building as a whole.

It has been demonstrated that the rear has been significantly altered and retains little significance associated with its historic and architectural interest. In this regard the principle of adapting or even enlarging the rear addition could be acceptable. However, the changes proposed, principally the new fenestration pattern, materials and design of the balconies fail to retain any semblance of traditional character expecting for a listed building within an historic CA. This moves the rear façade further away from the historic value and character of the main façade which results in an inharmonious composition which harms the overall setting of the listed building.

In addition the works at roof level (lowering parapet and replacing it with a glass balustrade) - seen in long view south from neighbouring properties - would unduly disfigure the roofscape to the detriment of the character of the appearance of the listed building. Black painted metal railings set behind the parapet would be more appropriate.

Amenity

It is considered the terraces at ground, first and second floor level would allow an unacceptable element of overlooking to the properties of No.21 Pond Street. The potential loss of light at second floor level is also of concern. This element should therefore be removed.

It is also considered the windows within the angle of the rear extension would also result in overlooking, however without a plan identifying all windows on the flank elevation of No.21 Pond Street, this cannot be confirmed but should be assessed.

A window to No.25 shall be built across, this matter should be suitably justified.

The impact of the terrace to the third floor window of No.21 Pond Street should also be suitably assessed.

Cycle Storage

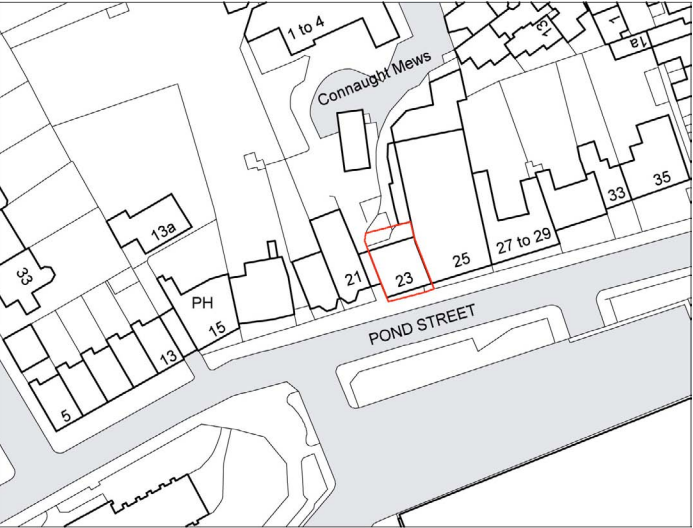
Camden's Parking Standards for cycles states that one storage or parking space is required per residential unit, however for larger residential units (3+ beds), The London Plan requires two cycle parking spaces per unit. This proposal is for 8 residential units; therefore 8 cycle storage/parking spaces are required. Although the plans show that bike stores have been provided on a number of floors they are not step free. In each case cycles would have to be carried up or down a flight of stairs before reaching the lift or ground floor exit. It is also considered that the bike stores look too small to accommodate a number of cycles in accordance with CPG7 guidance. This issue should be suitably assessed

Waste Storage:

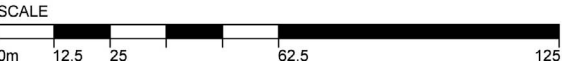
An adequate communal waste storage area should be assessed and provided.

Please note the main concerns raised by objections so far relate to amenity, namely the loss of privacy/light etc and the detrimental impact of the proposal on the listed building.

I would ask that these matters are resolved with revised drawings no later than midday Friday 30/11/2012.



SITE LOCATION PLAN



The property is located at 23 Pond Street, Hampstead, London NW3 2PN is a five storey building, comprising basement, ground, first, second and a third floor (mansard) level, located on the North of Pond Street, opposite the Royal Free Hospital. The property current accommodates 390sqm of office space within Class B1 use and an ancillary residential unit.

The applicant, Fairstreet Ltd, has recently received planning approval for the change of use from Class B1 Offices to Class C3 Dwelling Houses for the property (reference 2010/6151/P), and Listed Building Consent which was obtained on 7 February 2011 (reference 2010/6154/L).

The property is a Grade II listed building and is located within the Hampstead Conservation Area. The approved scheme is for the re-configuration of the internal layouts to convert the property into private residential flats whilst maintaining the existing common parts for access, fire escape, cycle storage and plant. The approved scheme did not propose any additional built development to the property.

Following a pre-application assessment made to Camden Council on the 20th June 2012 a subsequent Planning Application (reference 2012/5174/P) and Listed Building Application (reference 2012/5174/L) was submitted by Property and Development Associates acting as agent and planning consultant for the following:

- The erection of an additional four storey extension with external terraces located at rear of the property for the provision of additional residential accommodation and private external amenity.

Comments were received via email from the case officer, Gideon Whittingham, on 23rd November 2012 (see right) which provided an assessment of the representations received from the public consultation and concerns raised by the planning department.

A revised set of application drawings (revision P2) were prepared incorporating design amendments in response to all concerns raised and as requested were issued by email midday on Friday 30th November 2012.

Following further comments received on 6th December the lower basement level has been revised to remove the suggested communal cycle and refuse store and the apartment reverted back to a 3 bed unit as originally proposed and as requested by the Local Planning Department.



Design

In response to issues relating to design we propose the following amendments:

- We have revised the fenestration treatment of the rear extension which now includes traditional Grade A painted hardwood double hung and balanced sash windows with double glazed units. The heads of the new windows to the rear extension are lined through with the existing windows to the rear whilst the cill levels are lowered to maximise sunlight and daylight penetration into the proposed living spaces.
- We propose to replace the existing sash windows to the rear to match with the same specification as the proposed new windows to enhance the thermal performance.
- We propose to replace the painted concrete sub cills to the rear windows with new re-constituted portland stone sub cills.
- We propose brickwork header courses over the new windows to match the existing.
- We have omitted the proposed glazed balustrading to the roof terrace and do not propose to reduce the existing parapet level.
- New painted mild steel handrails are proposed at the roof terrace level, colour black, to provide a guarding height of 1100mm above the paving level in accordance with Building Regulation requirements. The guarding will be fixed to the rear of and behind the existing parapet.
- We propose to replace the existing coping stones with new throated and weathered pre cast reconstituted portland stone coping units to match the proposed window sub cills.

Amenity

In response to the issues relating to amenity we propose the following:

- In response to the concerns relating to the rear external balconies providing an unacceptable element of overlooking to the properties of No. 21 Pond Street and potential loss of light at second floor level we have removed these balconies.
- The windows located within the angle of the rear extension have also been removed in response to concerns of overlooking towards No 21 Pond Street.
- The window at No 25 Pond Street will be partially built across. We have however set the proposed build line 600mm off the boundary to form a light well thus retaining natural daylight to this window. The window is a high level clerestory window. The proposal does not therefore cause any harm with regards to outlooking.
- We have removed the proposed extension to the roof terrace which previously extended across and over the proposed balconies. We therefore do not now propose to extend the roof terrace.

Cycle Storage

In response to the issues relating to cycle storage we propose the following:

- The stores previously identified as cycle stores located at mid landing levels have been converted to private storage units for the apartments at the rear of the development with level access off the private internal corridors. We have also introduced additional stores to the apartments at the front of the development. The additional storage space in the apartments would permit the storage of cycles within each apartment or provide additional refuse storage space.

Waste Storage

In response to the issues relating to waste storage we propose the following:

- The scheme now incorporates additional storage cupboards in each apartment for refuse storage.

Approved Scheme

	1B/2P	2B/3P	2B/4P	3B/6P	External Yard	Balcony
Basement				90.0	31.0	
Ground	35.5					
	40.8					
First	41.3					
	42.8					
Second	41.3					
	42.8					
Third		60.0				16.0
	244.5	60.0	0.0	90.0	31.0	16.0
				394.5		47.0

Unit Mix		Bed Spaces
1B/2P	6	12
2B/3P	1	3
2B/4P	0	0
3B/6P	1	6
Total	8	21

Proposed Scheme

	1B/2P	2B/3P	2B/4P	3B/6P	External Yard	Balcony
Basement				90.0	5.0	
Ground	37.0					
	52.0					
First	44.0					
	52.0					
Second	44.0					
	54.0					
Third			72.0			26.0
	283.0	0.0	72.0	90.0	5.0	26.0
				445.0		31.0

Unit Mix		Bed Spaces
1B/2P	6	12
2B/3P	0	0
2B/4P	1	4
3B/6P	1	6
Total	8	22

Revised summary schedule of areas (GIA of apartments in sqm) comparing the amended scheme with the previously approved scheme



Proposed rear elevation indicating revised timber sash windows, removal of external terraces and modified treatment to the roof terrace

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