

Appleby Architects

Design and Access Statement

Prepared on behalf of the Applicant Fairstreet Ltd

23 Pond Street Hampstead London NW3 2PN

20 September 2012



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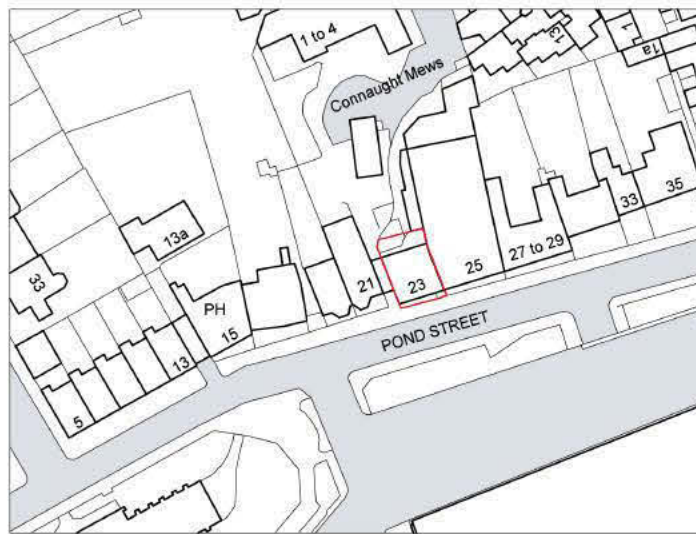
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Proposed Rear Elevation

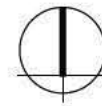
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Proposed Floor Plans



SITE LOCATION PLAN

SCALE
0m 12.5 25 62.5 125



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, planning 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.

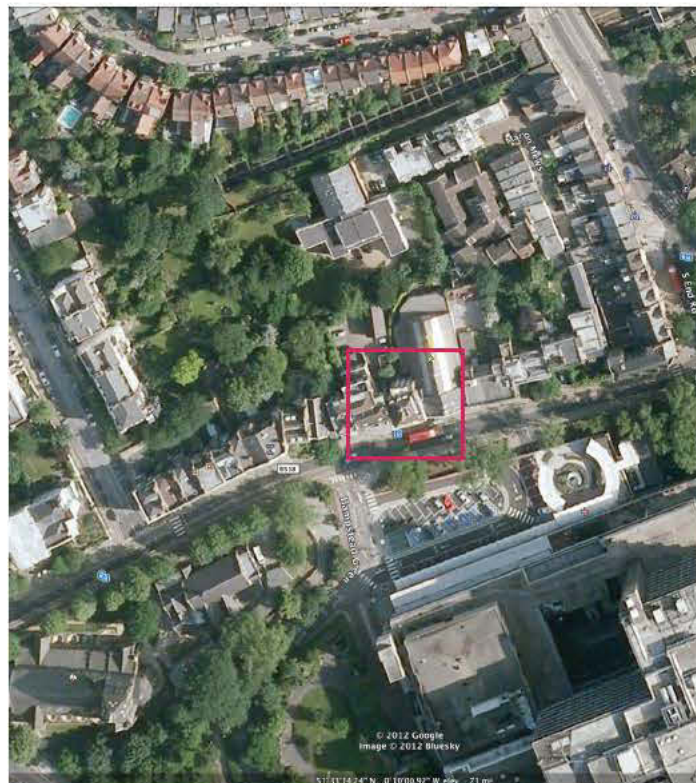
Pre-application advice was received on 3rd August 2012 for a revised proposal which incorporated the following:

- The erection of a four storey extension with associated terraces located at rear basement floor level for the provision of additional residential accommodation.
- The erection of a main roof level extension for the provision of additional residential accommodation.

The works are essentially an amendment of permission granted in 2012 (2010/6151) seeking a rear and main roof level extension in addition to the works sought as part of this application.

The main issues for consideration were identified as follows:

- The impact of the proposal upon the special architectural and historic interest of this listed building.
- The impact of the proposal upon the character or appearance of the building and the surrounding conservation area.
- The impact that the proposal may have upon the amenity of the occupiers of the neighbouring properties.
- The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8th November 2010, the London Plan (2011) and NPPF (2012).
- The proposed extension would be assessed against policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours of Camden's Local Development Framework and Camden's Planning Guidance (CPG) 2011).



Pre Application Assessment

A formal pre-application submission was made to Camden Council on the 20th June 2012 and a meeting held on site on the 12th July 2012. A response was received by email on the 3rd August 2012 and provided the following guidance:

"Following a recent site visit, it is considered that the host building has been considerably rebuilt whereby little of the historic interior remains, in particular the historic floor plan and the rebuilt/alterd rear elevation. The heritage significance now essentially relates to the front elevation and building's contribution to the streetscape.

Therefore, the scope of development proposed may be of limited impact given that little special architectural and historic interest of this listed building remains. However, a detailed historic building study of the site should be undertaken and demonstrate, to what extent, the site has significantly been altered and which elements retain significance associated with its historic and architectural interest to assess its asset value.

If it can be adequately demonstrated the building has been significantly altered and retains little significance associated with its historic and architectural interest, the rear extension may be acceptable in design terms given its location and position the subject of limited views.

With regard to the roof level alteration, the building currently features a traditional form of extension, that of a mansard comprising dormer windows. The proposal would seek to extend upon an existing terrace (roof of the existing full height rear extension), providing additional residential floorspace, with a flat roof extension.

Whist the rear elevation has been significantly altered; it is considered the existing mansard, by virtue of its size and design is appropriate to the character and appearance of the building. It is considered an additional storey above the existing full height rear extension, aligning with the mansard roof, would represent an unsympathetic and uncharacteristic extension, which in principle would be contrary to council policy.

In terms of amenity, it is considered the flank wall windows to No.21 Pond Street may limit the scope of development to the rear. These windows are considered, unless indicated otherwise, to service habitable rooms. The proposed rear extension, by virtue of its proximity to said windows would either result in a significant or complete loss of outlook and increased sense of enclosure to the occupiers of these units which may substantiate a reason for refusal. An assessment in this respect should therefore take place to ensure the proposal would not harm the amenity levels enjoyed by the adjoining occupiers in this respect. This report should also assess the impact of the proposal upon the levels of privacy and daylight/sunlight enjoyed by the occupiers of No.21 Pond Street."

Design Team's Response to the Pre Application Assessment

An Historic Building Statement has been commissioned by Wessex Archaeology and is included within the application documentation. We have also obtained information of the layout of the neighbouring No. 21 Pond Street.

The design proposals have been amended to exclude the proposed roof extension and now propose a remodelled rear extension with side balconies. A fundamental part of our design team response has been to switch the rear new build extension and open terrace in order to safeguard any impact on the amenity of No. 21. The internal arrangements of the units to the rear have subsequently been re-configured, however no additional bed spaces are proposed in comparison to the proposal submitted for pre-application advice.



Proposed Rear Elevation



Existing Rear Elevation

The application proposals include the following key design aspects:

- Reinstatement of the basement fire escape corridor which is necessary for escape purposes serving properties to the rear of the development and previously omitted from the planning approved proposal.
- A reduction in the existing site levels to the external rear basement level to provide increased floor space and private amenity space to the basement apartment.
- The inclusion of external rear balconies at ground, first and second floor levels to provide dedicated amenity space for all residential units.
- Extension of the existing roof terrace at third floor level to provide enhanced amenity and new glazed balustrading at this level. We also propose to reduce the existing parapet level.
- Modifications to the internal space planning of the apartments to improve the quality of the apartments and improve the co-ordination structure and services.
- We propose to decommission the existing chimney flues in the building to provide improved spatial layouts and currently indicate the redundant stacks as retained to preserve the properties appearance on the street scene.
- The amended proposal represents an uplift of 38.4 sqm of residential accommodation compared to the approved scheme and a slightly modified mix of units.
- The retention and enhancement of the existing means of escape corridor at basement level.
- The retention of the previously proposed cycle stores located off the common stairwell.
- We have set off the proposed new build line of the extension off from the boundary with No. 25 to safeguard the existing clerestory arched window in the opposing flank elevation notwithstanding that the use of this building is commercial.
- All units including basement accommodation have dedicated, secure and private amenity space.
- The size of the proposed units and the individual room sizes are compliant with the London Plan.
- The refuse strategy is identical to the previously approved residential conversion whereby residents store household waste within the apartments and taken to the collection point at the appropriate time.
- The cycle stores provided are identical to the previously approved scheme. Each store has the capacity to contain two cycles.
- We propose a car free development in line with the previously approved proposal.

Summary Areas of Approved Scheme

	1B/2P	2B/3P	2B/4P	3B/6P	Ex ernal Yard	Balcony
Basemen				90 0	31 0	
Ground	35 5					
	40 8					
Firs	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

Summary Areas of Proposed Scheme

	B/2P	2B/3P	2B/4P	3B/6P	Ex ernal Yard	Balcony
Basemen			88 4		4 8	
Ground	36 0					
	51 4					9 4
Firs	43 3					
	51 4					9 4
Second	43 3					
	51 4					9 4
Third			67 7			36 4
	276 8	0 0	156 1	0 0	4 8	64 6
				432 9		69 4

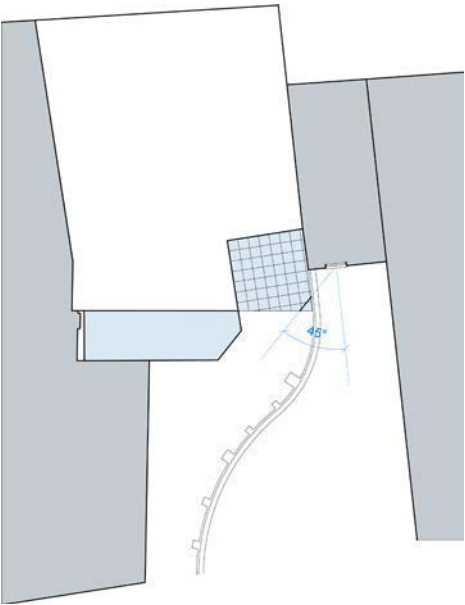
Summary schedule of areas (GIA of apartments in sqm) comparing the proposed scheme with the approved scheme

Materials

We propose the following materials:

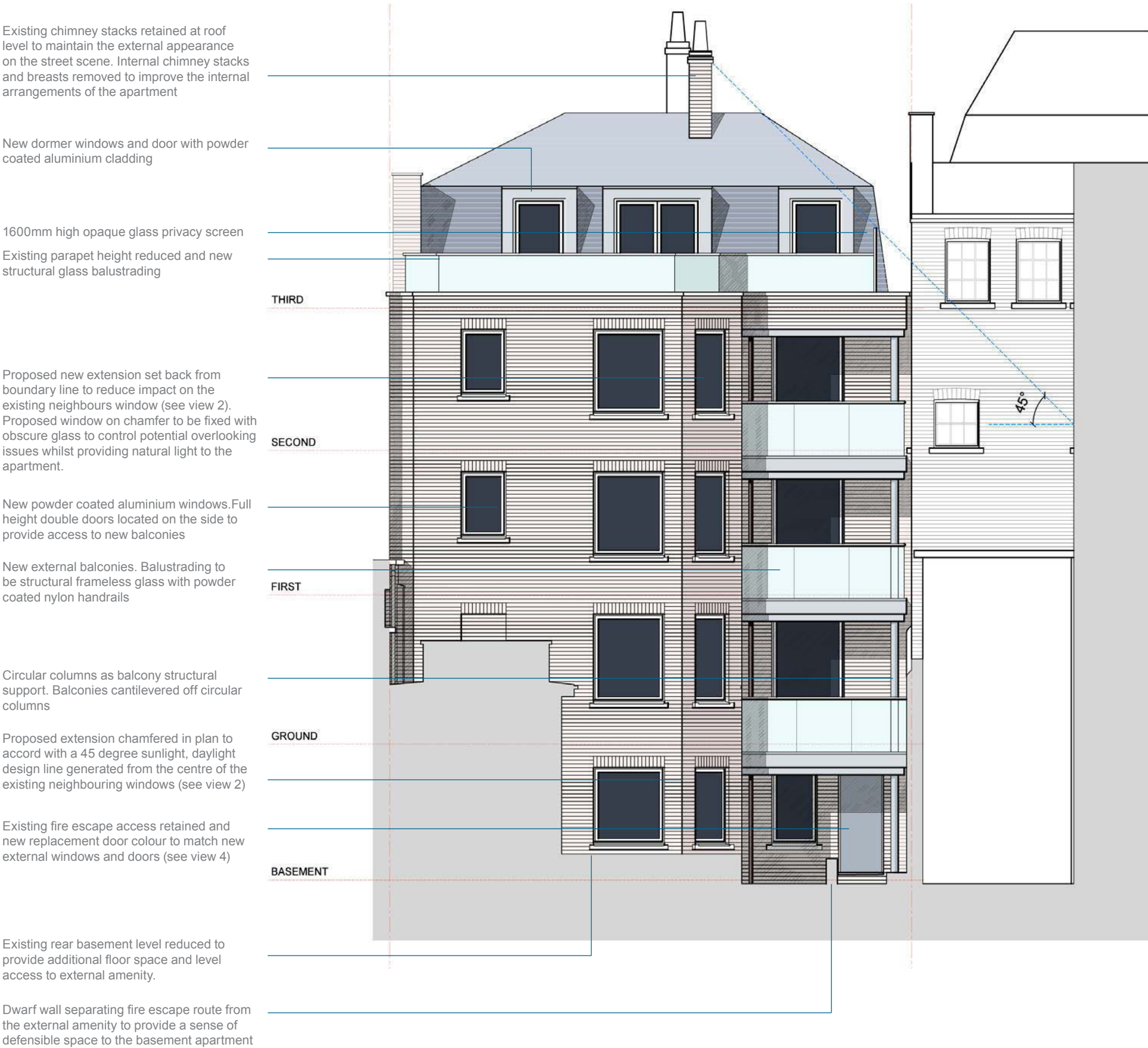
- Facing brickwork to be half lap stretcher bond, type to match existing, joints cut and weathered.
- Brick soldier course detail to all window heads.
- All existing windows and sub cills to be replaced with new.
- Windows and external doors to be double glazed thermally broken composite timber internally / powder coated aluminium externally colour light grey
- Sub cills to be reconstituted Portland stone, weathered and throated.
- Balcony fascias to be a proprietary powder coated aluminium rainscreen cladding colour light grey
- Balcony balustrading to be 1100mm high structural glass with silicon joints. Handrails to be powder coated steel colour light grey to match window and door frames
- Existing rainwater goods to be retained and redecorated, colour black. No new rainwater goods are required.
- Parapet coping stones to the rear to be replaced throughout with new reconstituted stone coping units weathered and throated, profile to match existing.
- Existing mansard slate roof to be retained and locally repaired where required. Lead flashings to be made good where required.

Front



Rear

Schematic Plan Indicating extent of proposed rear extension



View 1 existing roof terrace



View 2 rear of 21 Pond Street indicating existing fenestration adjacent the application site



View 3 rear external basement level looking towards the existing adjacent high level arched window



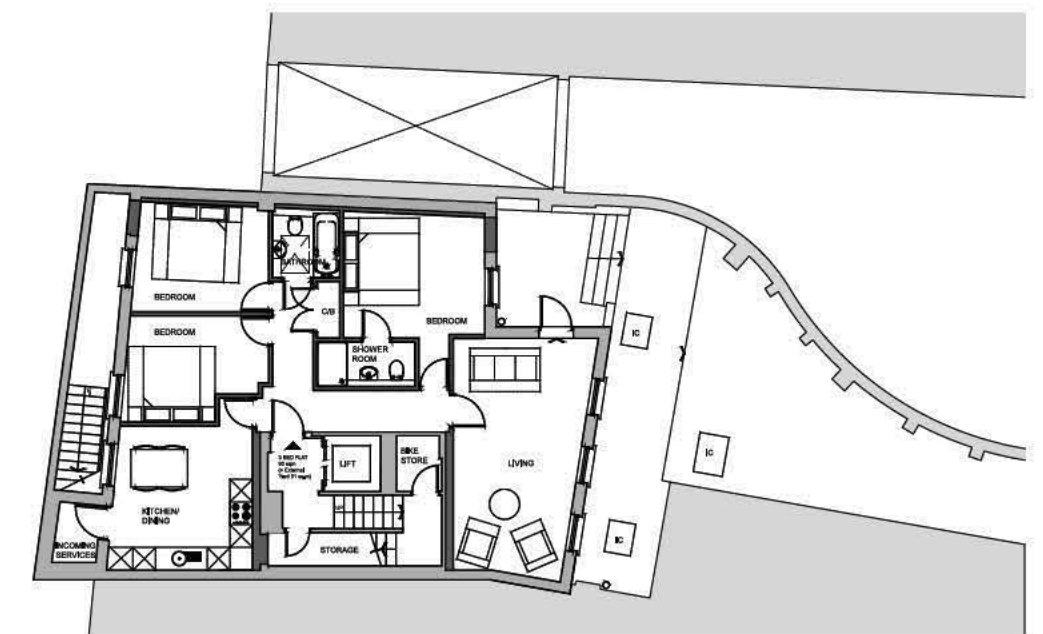
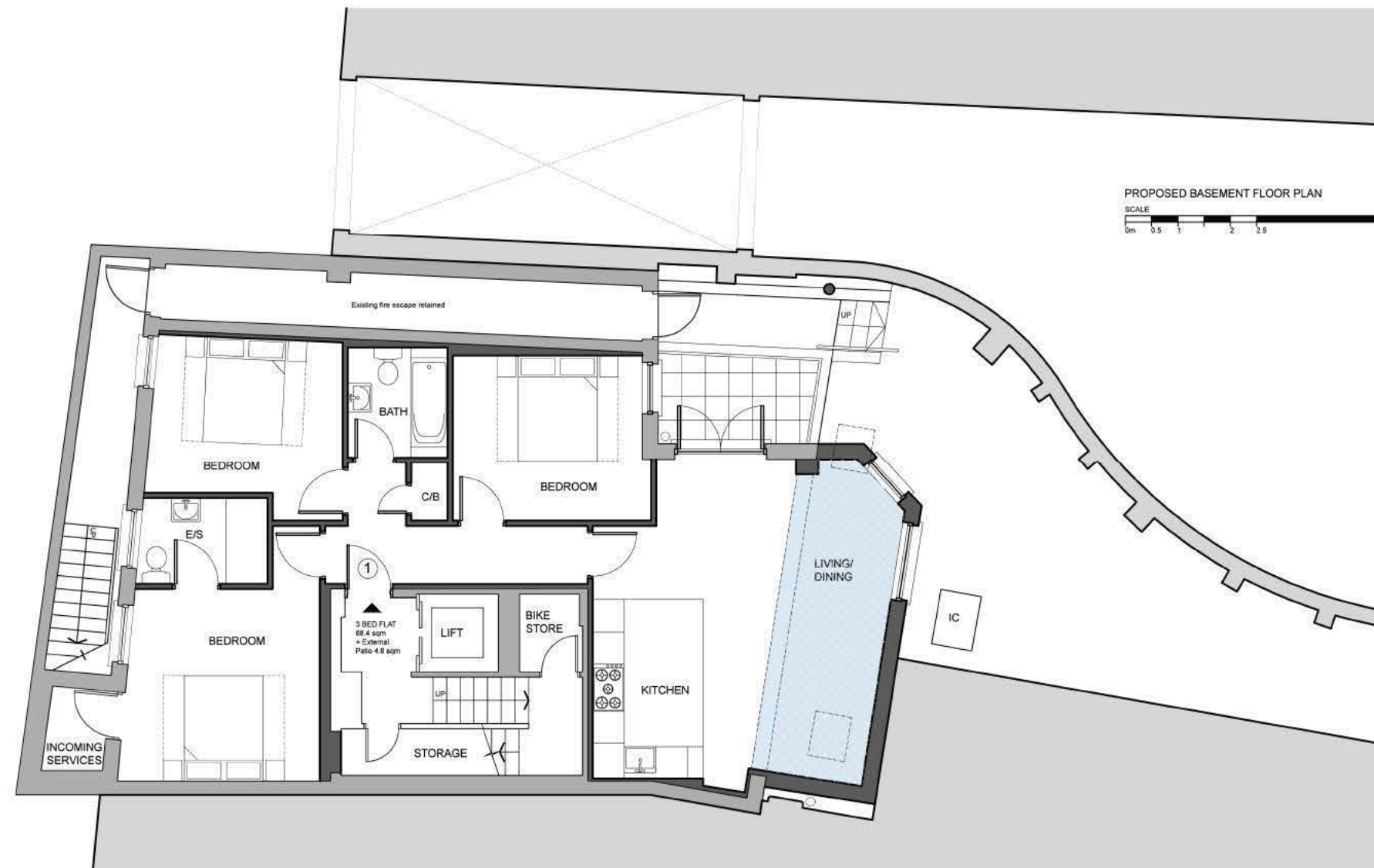
View 4 looking towards existing basement fire escape route

Proposed Basement Floor Plan

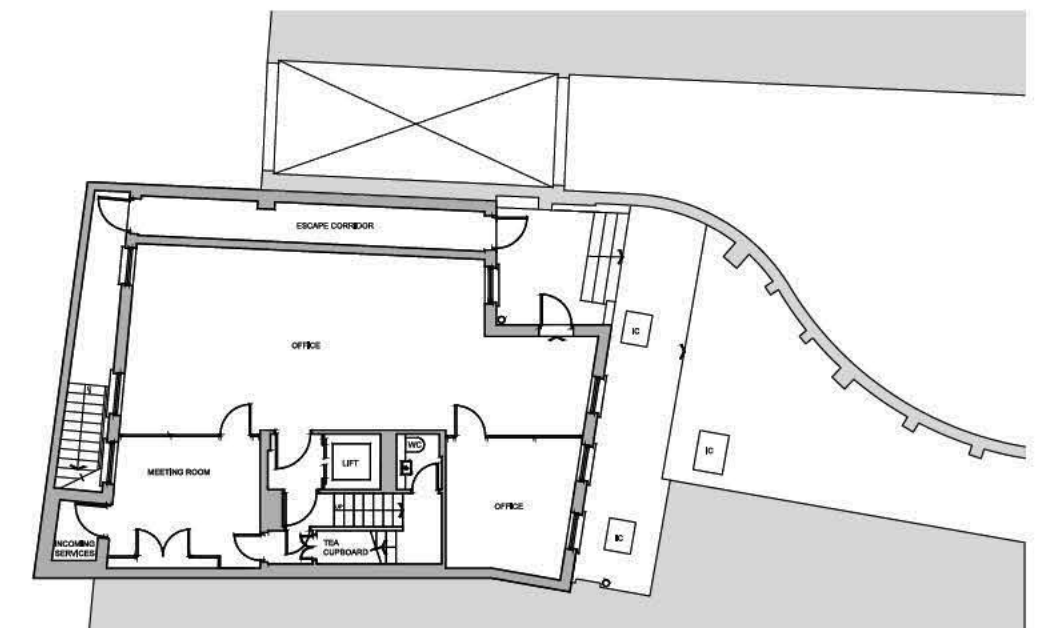
The existing fire escape has been reinstated and the apartment extended at the rear to create an open plan living, kitchen dining room arrangement.

The external ground levels to the rear of the property are to be lowered and the existing drainage re-configured. We propose new full height double glazed doors providing access to an external patio area. The external steps are relocated further away from the building and adjacent the existing garden wall.

A dwarf wall will separate the external amenity from the fire escape route providing distance and a sense of defensible space as the amenity will be considered private to the apartment.



Approved Basement Floor Plan



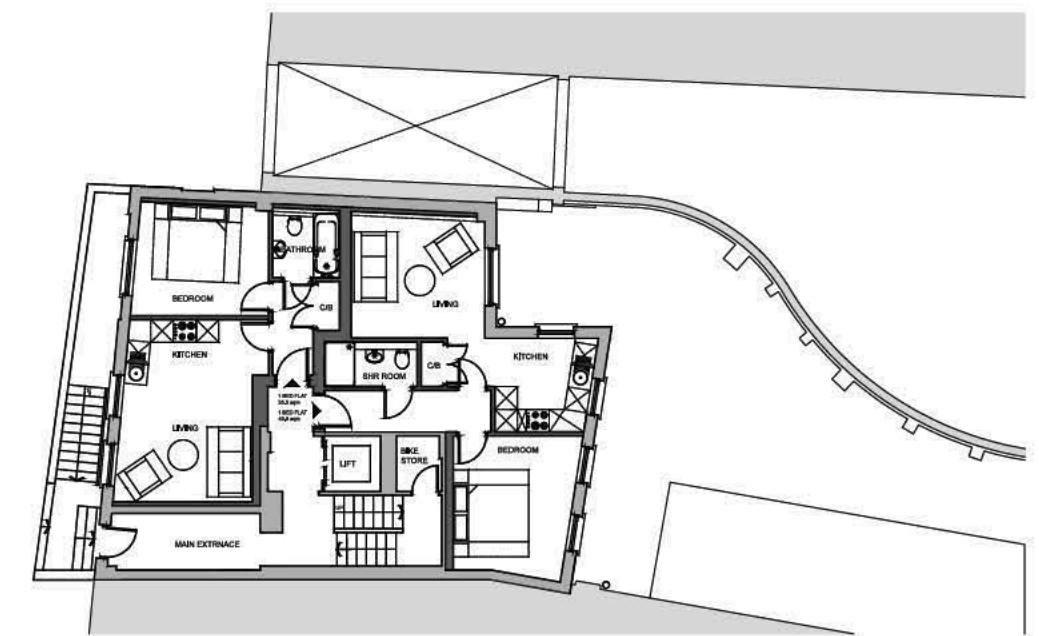
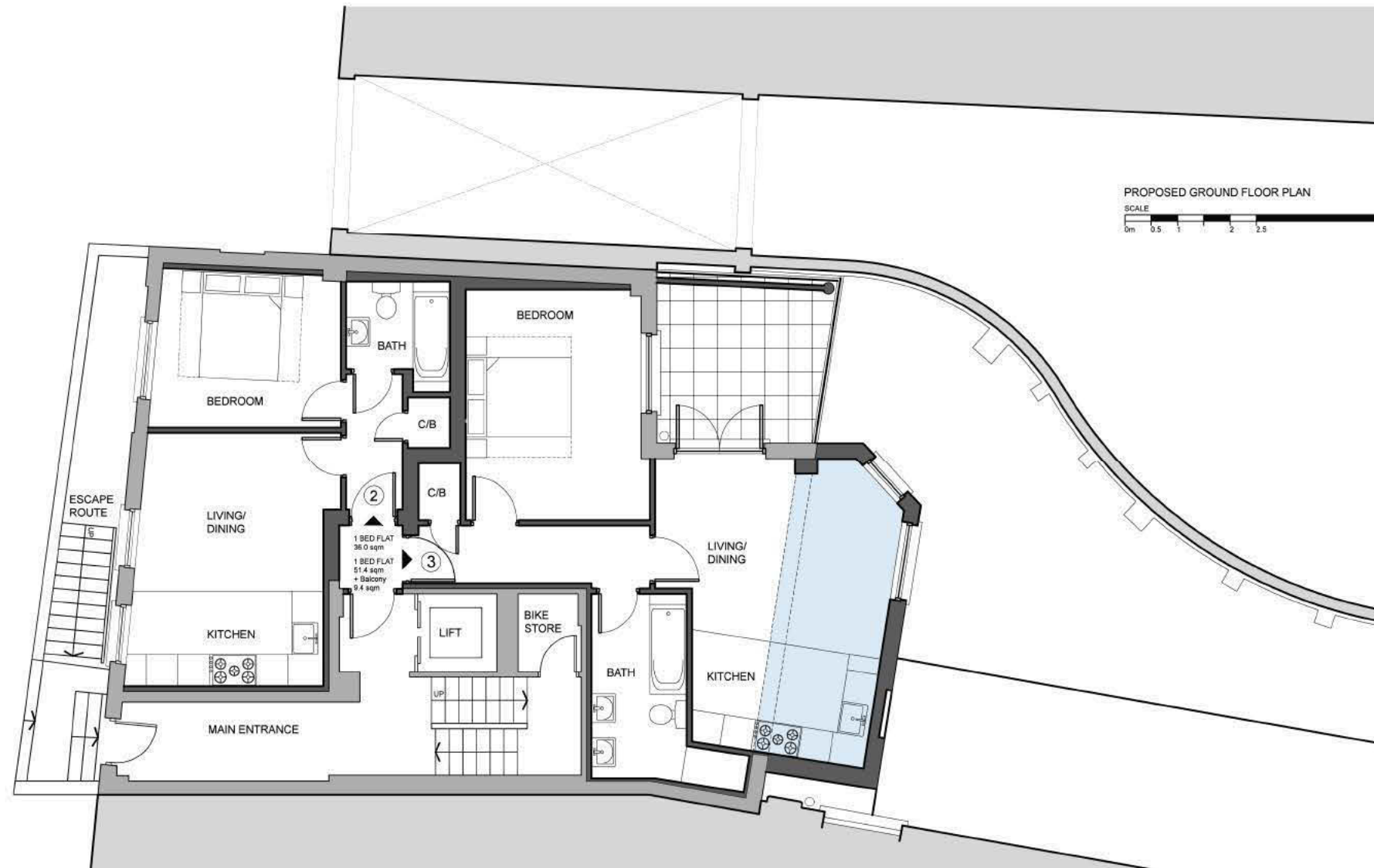
Existing Basement Floor Plan

Proposed Ground Floor Plan

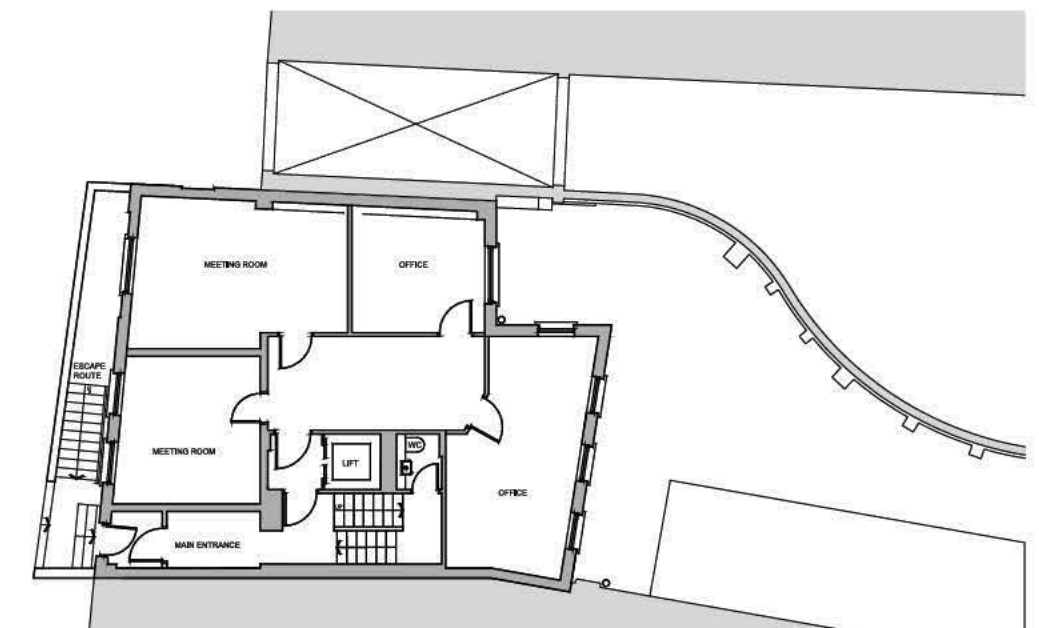
The rear corner of the plan form is developed and the chamfer indicated is generated by a 45 degree sunlight / daylight design line in relation to neighbouring windows at upper levels.

Rear balconies are introduced at this level accessed through new glazed double doors linking directly to a new open plan living, kitchen, dining area.

The apartment located at the front of the property remains relatively unchanged with some minor alterations to improve vertical services alignment.



Approved Ground Floor Plan



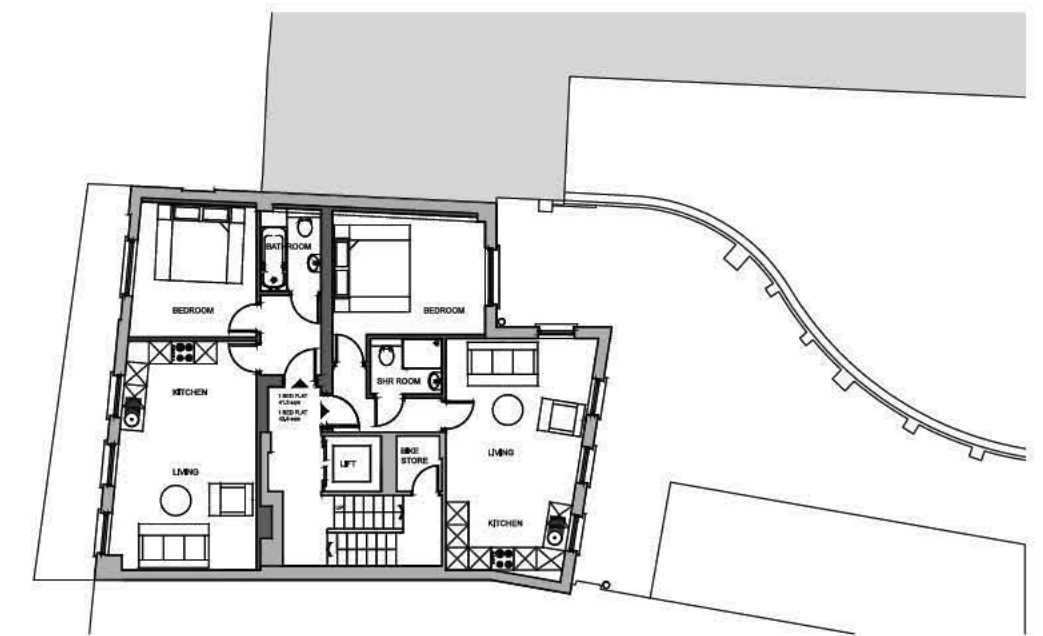
Existing Ground Floor Plan

Proposed First Floor Plan

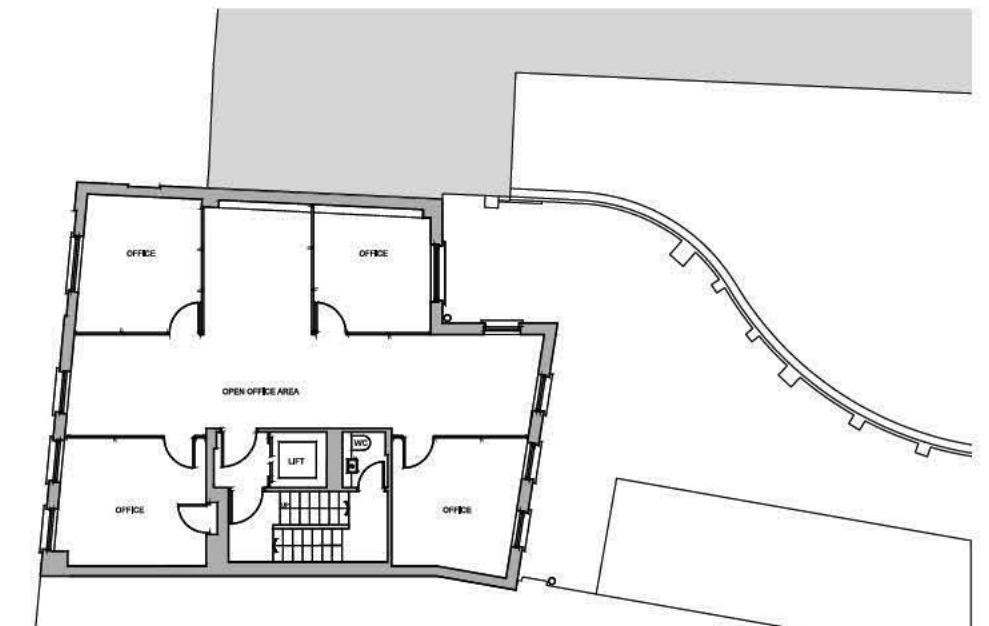
Identical to the ground floor plan the rear corner of the plan form is developed and the chamfer is generated by a 45 degree sunlight / daylight design line in relation to neighbouring windows at upper levels.

Rear balconies are introduced at this level accessed through new glazed double doors linking directly to a new open plan living, kitchen, dining area.

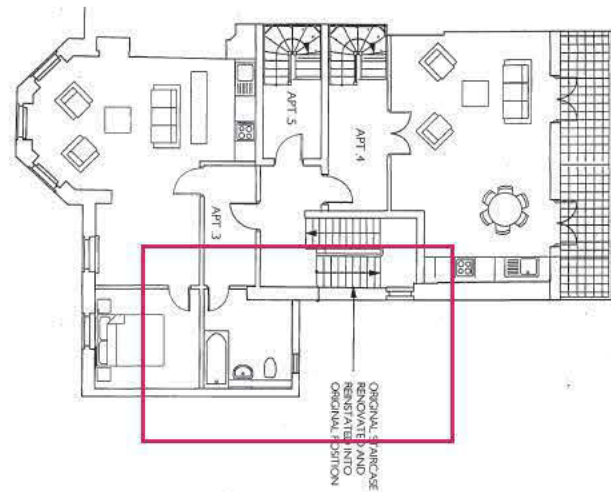
The apartment located at the front of the property remains relatively unchanged with some minor alterations to improve vertical services alignment.



Approved First Floor Plan



Existing First Floor Plan



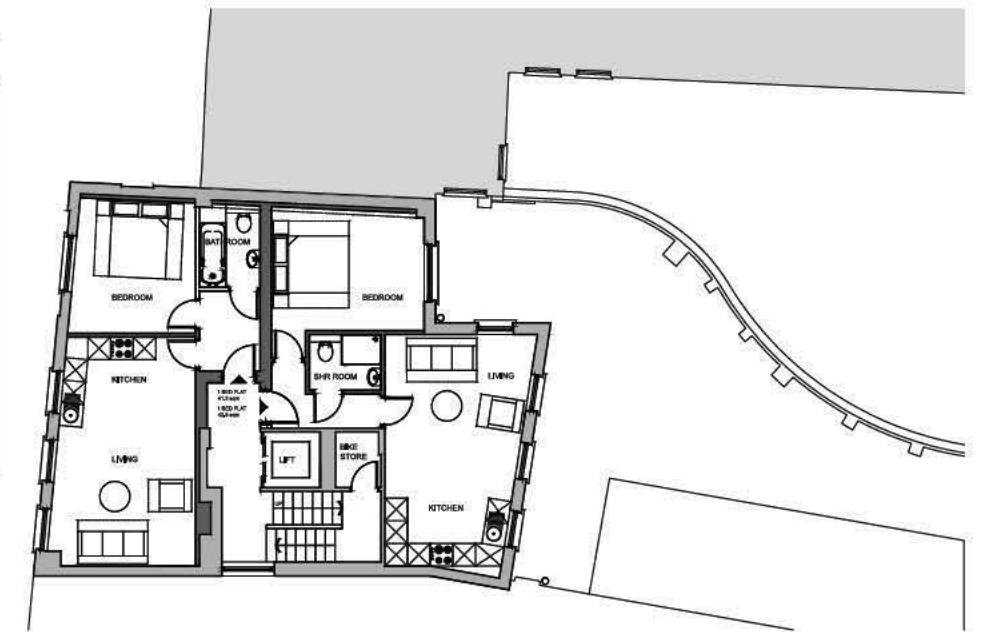
Approved drawing indicating the First floor plan level of 25 Pond Street

Proposed Second Floor Plan

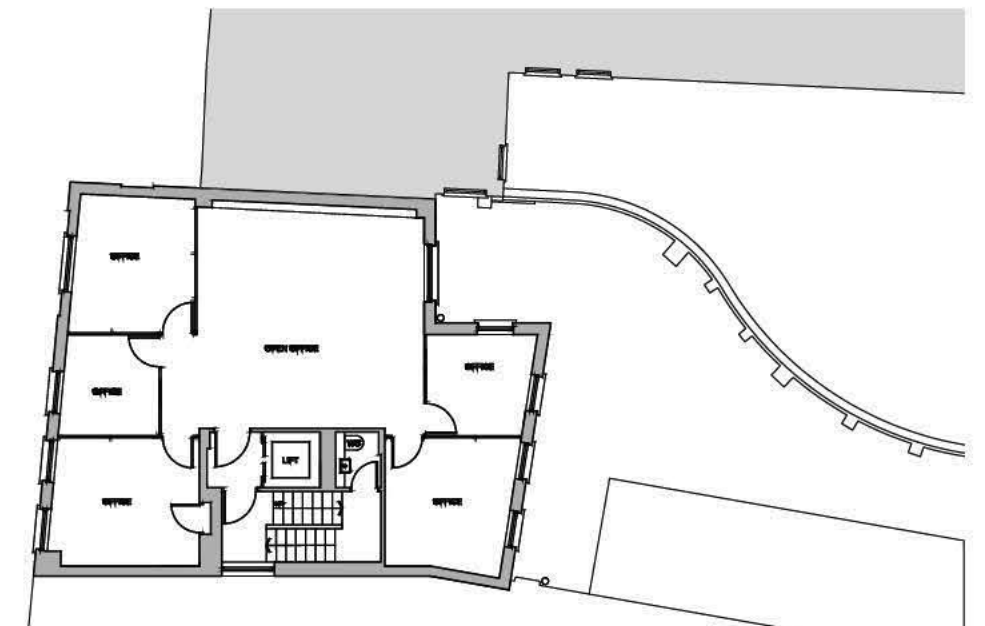
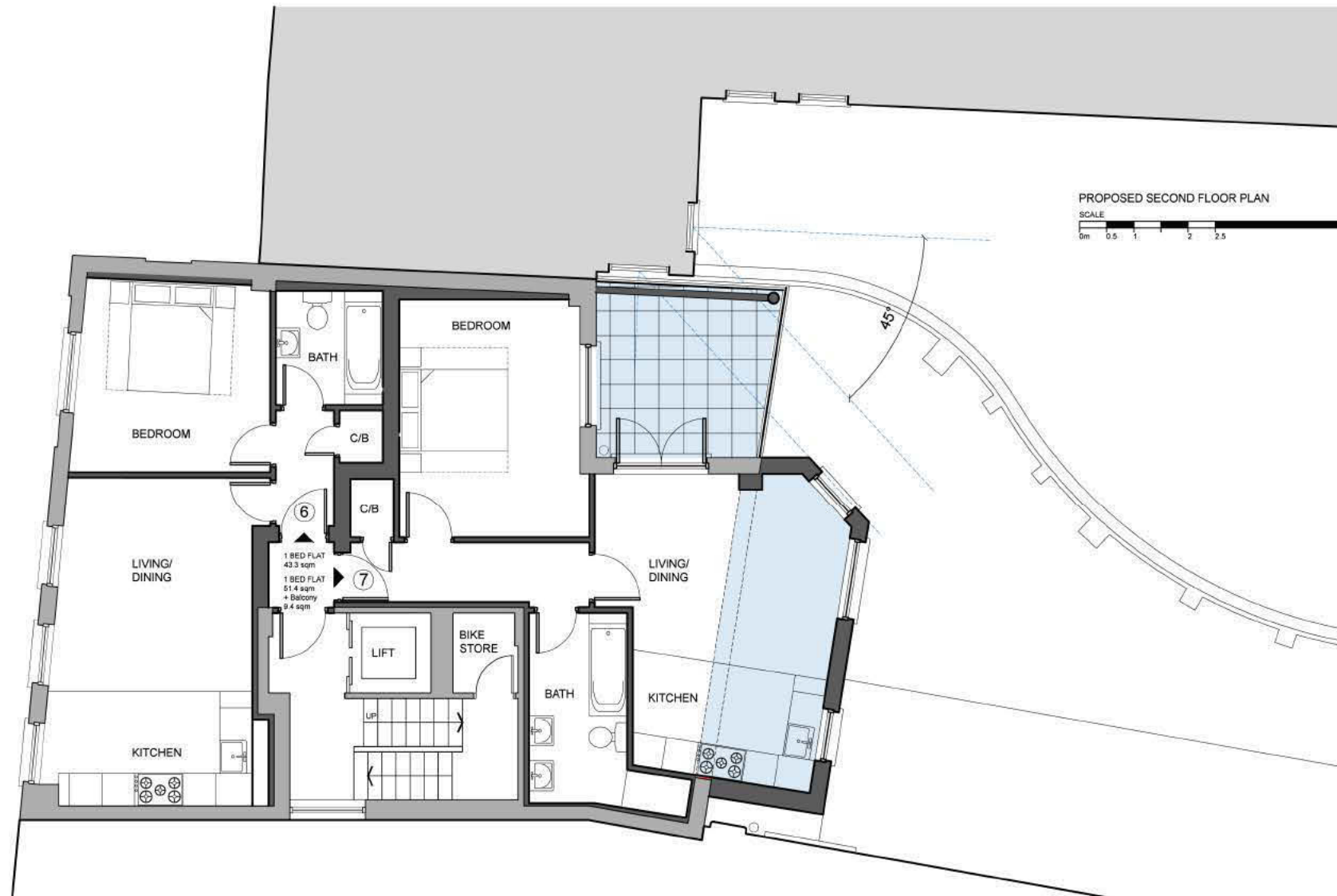
The layout of the second floor matches the layout of the first floor.

With reference to the internal layout of No 21 at this level, our research of the Council's online planning register seems to confirm that the window immediately adjacent to No. 23 serves a bathroom and that this window in the west facing elevation (and directly onto the application site) does not feature on the approved plans (see extract drawing to the left). We proposed a glazed opaque privacy screen to prevent any impact from a visual perspective whilst still allowing daylight to the window.

The windows further back on the flanking western elevation of No. 25 relate to a stairwell and will not be affected in terms of sunlight and daylight by our proposed extension as indicated by the 45 degree sunlight daylight design line indicate on the proposed rear elevation (see diagram to the right).



Approved Second Floor Plan

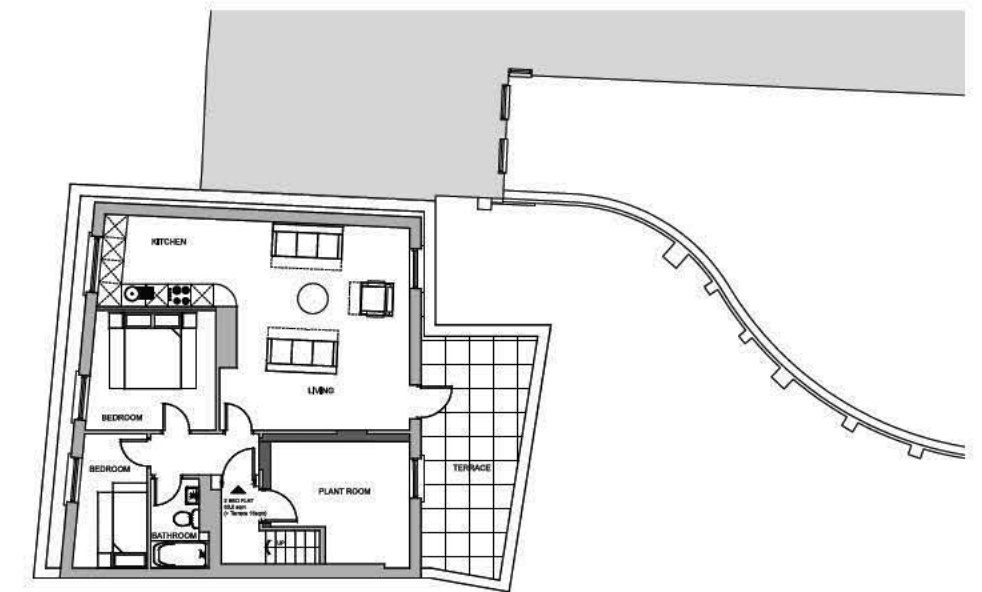
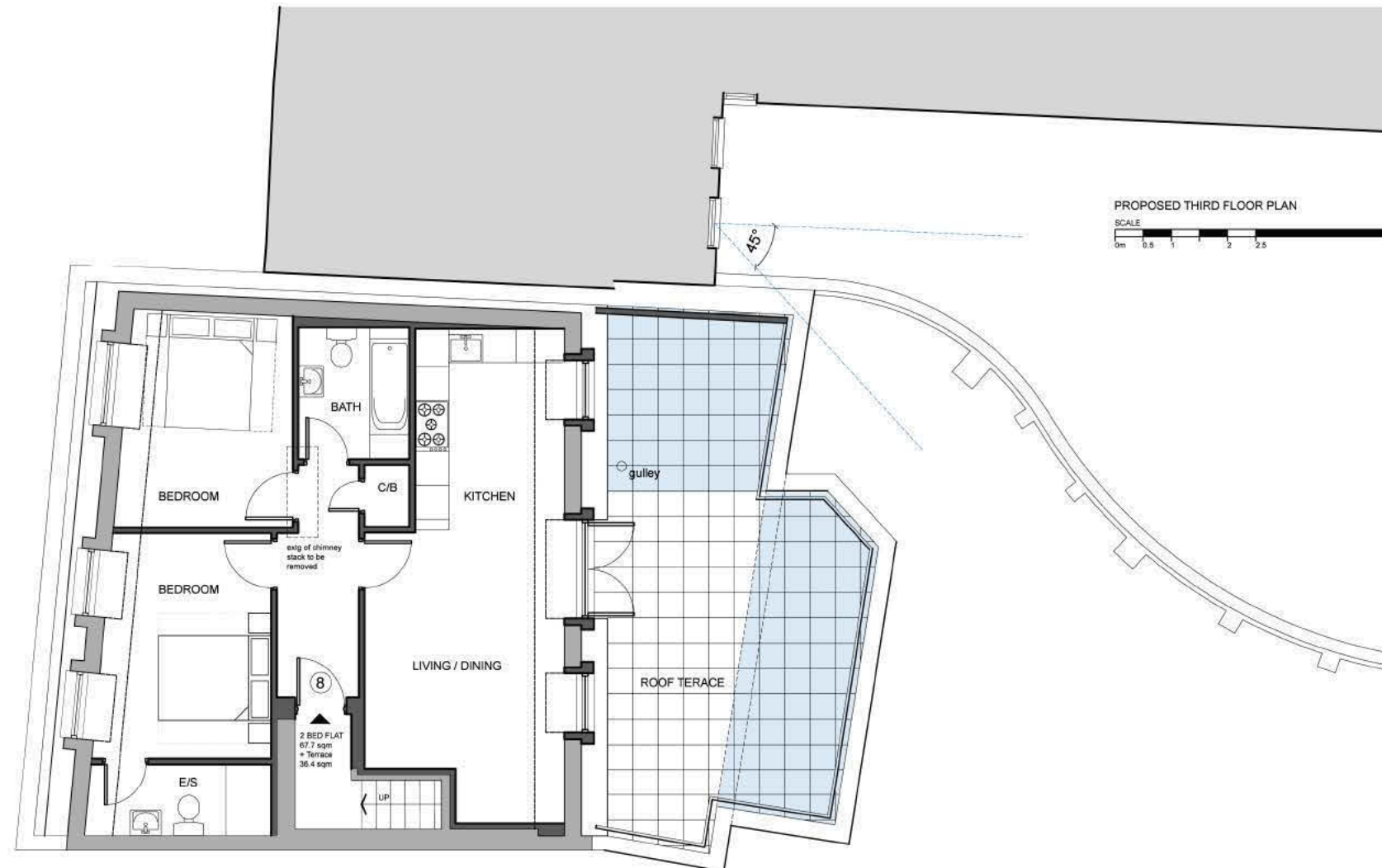


Existing Second Floor Plan

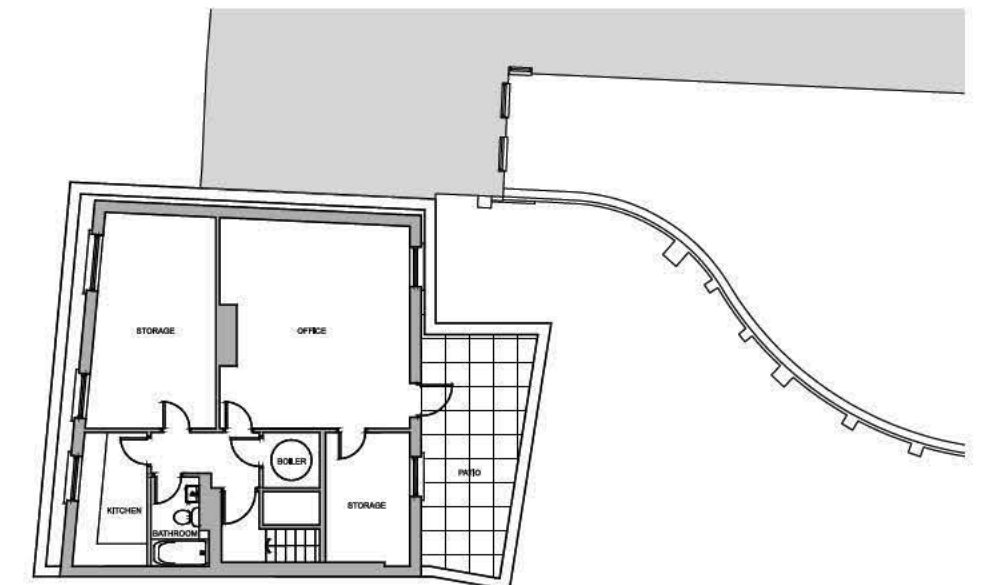
Proposed Third Floor Plan

We propose new dormer windows and a central larger dormer to accommodate new glazed double doors providing access to the existing roof terrace. We propose to extend the roof terrace over the proposed balconies. The wish to lower the existing parapet and install new structural glass balustrading to match the balconies.

The existing chimney breasts are removed at this level with structural support above to support the decommissioned chimneys in order to provide a spatial layout which relates to the lower levels for services alignments and to maximise floor space.



Approved Third Floor Plan



Existing Third Floor Plan

Appleby Architects

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