DESIGN AND ACCESS STATEMENT

ADDITION OF 6th FLOOR TO EXISTING 5-STOREY BUILDING

PREPARED FOR
ANTRIM GROVE FLATS MANAGEMENT CO.
2 ANTRIM GROVE
LONDON
NW3 4XR

Jo Townshend
Architect
e jo@jotownshend.com
t 020 8297 5272

JULY 2012

CONTENTS

1.0 INTRODUCTION

BRIEF

Jo Townshend Architect was appointed by Antrim Grove Flats Management Company to submit a planning application for the proposed addition of an sixth floor housing one additional flat to the existing five storey block of flats at no. 2 Antrim Grove, Belsize Park NW3.

The Management Company is mainly comprised of residents of the block who intend to use this development to finance much needed refurbishment of the block generally and to replace the existing lift which has become unreliable and difficult to maintain.

CONSULTATION

An application for pre-planning advice from Camden Planning Department was submitted in July 2011, lodgement ref; 14th July 2011.

Jo Townshend
Architect
e jo@jotownshend.com
t 020 8297 5272

CONSULTATION (cont.)

Two different proposals were put forward for comment. Both proposals maximised the footprint of the flat by using the full width of the existing roof top to provide a 3 bedroom flat. Both proposals also showed an internal floor to ceiling height of 3.1m as this was the requirement of the proposed lift over-run. This would have meant that the proposed roof could have been clear of any plant.

Photograph showing scale model of Option A

Photograph showing scale model of Option B

A formal written response was received from Camden in September 2011 ref. CA\2011\ENQ\03925. The main points are summarised below:

Principle of Development: The principle of a 6th floor roof extension to provide additional accomodation in the form of a penthouse was regarded as acceptable subject to considerations.

Standard of Accomodation: The penthouse will comfortably meet the minimum space standards and the provision of outdoor amenity space in the form of two terraces was welcomed.

A Lifetimes Homes Assessment was requested.

Design: The massing height and bulk of the proposed development was requested to be reduced to ensure that the proposals are subordinate and secondary to the host building. An internal head room of 2.8m was agreed, allowing an increase to 3.1m locally to accommodate the new lift overrun.

- Option 1 was considered to be more favourable than Option 2. *(sic)*
- The increase in the existing brick parapet above the concrete band was not supported.
- The continuation of the staircase in the proposed designs was not supported.
- The need for shading the southwest facing windows was recognised but should be set further in and made of lightweight materials
- The proposed refurbishment of the front entrance and canopy was welcomed and a ‘simplistic’ design recommended.
- The proposed glazing to the stair well should be minimalistic with a limited number of thin glazing bars to repsect the 1970’s design and architectural style of the building.

Residential Amenity: It was considered unlikely that the proposal would have detrimental impact on neighbour amenity in terms of overlooking, noise, loss of outlook or daylight especially if reduced in size as requested.

Section 106: The site has a Public Transport accessibility Level (PTAL) of 6a excellent and is within a Controlled Parking Zone. A 106 agreement would be required to accompany a planning approval in order for the Council to secure car-free housing.

Jo Townshend
Architect
e jo@jotownshend.com
t 020 8297 5272

PREVIOUS APPLICATION AND REFUSAL

An application was submitted in January 2012 and validated on the 3rd of February 2012. Reference 2012/0728/P.

The first application took on board most of the recommendations of the pre-planning advice notably:

- reduce the massing, height and bulk providing an internal head room of 2.8m, allowing an increase to 3.1m locally as required for the lift shaft
- setting in the proposed extension in on **all** sides from the face of the host building (although only asked to set back partially)
- the proposed increase in existing brick parapet was replaced with a glazed balustrade
- minimalistic glazing to the proposed glazing on the stairwell.
- shading set further in from the face of the building and constructed from light weight materials

Notwithstanding this and the fact that there were only two valid letters of objection from the Belsize Conservation Area committee and the Belsize Residents Association, the application was refused under delegated powers. The scheme even received a letter of support from a neighbour.

Despite the refusal, certain elements of the application were considered to be acceptable such as:

- the principle of an extension on the roof to provide additional accomodation.
- proposed glazing to the common stair on the front elevation including the hipped back glazed roof to the extra flight of stairs to access the proposed extension.
- proposed front entrance door and canopy.

The proposals were not considered to impact on the amenity of neigbours either in terms of loss of privacy, potential overshadowing or providing an “overly dominant or visually intrusive impact on neighbouring properties.”

However the issues not considered acceptable were the:

- height and bulk of the proposals
- choice of materials including the large areas of glazing
- creation of additional car parking space in existing car park
- lack of demonstration of cycle parking provision (which was in fact shown on the proposals)

The day before the target deadline we were contacted by the case officer and asked to withdraw the application and resubmit with the following amendments (See email dated 12/04/12):

- Reducing overall bulk and massing by 0.4m in heigh and pulling in the sides from the edge of the existing roof by minimum of 1m on all sides.
- The band around the top of the extension is reduced in height.
- The glass railing should be removed from the scheme and replaced with a bricked parapet wall
- Brick and concrete should be used to break up the large areas of glazing with minimal use of powder coated aluminium.

Without consultation with us, the application was refused before we had time to request that the decision period be extended or that the application be withdrawn.

We believe this revised planning application addresses all the pertinent issues raised.

Jo Townshend
Architect
e jo@jotownshend.com
t 020 8297 5272

2.0 DESIGN

CONTEXT 2 Antrim Grove is a detached five storey red brick & concrete framed building situated on the northwest corner of Haverstock Hill and Antrim Grove. It fronts onto Antrim Grove presenting a side elevation to Haverstock Hill. However, its design and scale have more in common with its neighbours on Haverstock Hill than its neighbours on Antrim Grove. The building is located in the Belsize Park Conservation area and is described as making a negative contribution to the conservation area.

OS Map showing no. 2 Antrim Grove (nts)

View of block from Antrim Grove (looking north)

View of block from Haverstock Hill (looking south east) also showing no. 135 Haverstock Hill.

View of block from Haverstock Hill (looking north west) also showing no.123 Haverstock Hill.

EXISTING The building was built in the mid 1960's and is typical of the dominant architectural style of the period, with heavy brickwork panelling and expressed concrete structure.
The glazing to the front stairwell is aluminium patent glazing system (single glazed) and the entrance and front door have been refurbished in the last 10 years with inappropriate brown upvc glazed door and screen. A scruffy canopy currently acts as a porch.
The existing roof is flat with an unsightly lift overrun brick structure which is clearly visible from street level.

Front Elevation

Glazing to stairwell

Front door and screen with canopy

Brick structure housing lift overrun

Jo Townshend
Architect
e jo@jotownshend.com
t 020 8297 5272

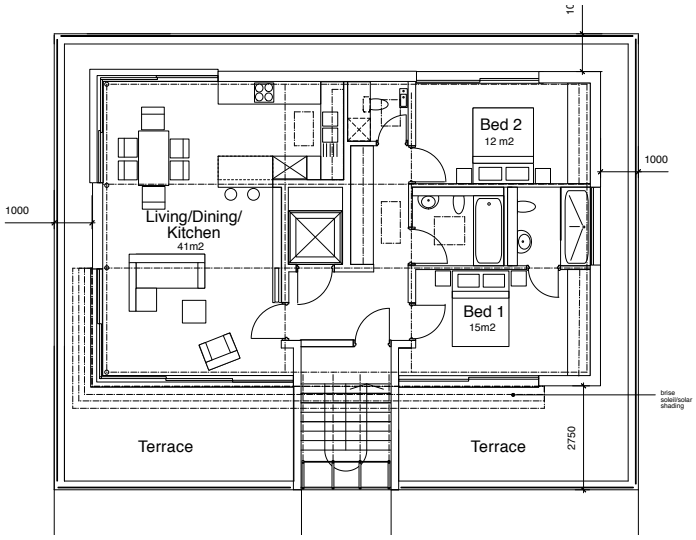
USE & LAYOUT The existing block currently accommodates 10 two-bedroom flats with a shared lift and single staircase servicing the five floors. This application proposes the addition of a single flat on the existing flat roof which will accommodate 2 double bedrooms. Both the lift and the existing staircase will continue up to the new 6th floor. The proposed flat will comply with the CPG 2 guidance for minimum floorspace:

Total gross internal area of **96 m2** (min for 4 persons = 75m2)
Both double bedrooms exceed the minimum floor area of 11m2.

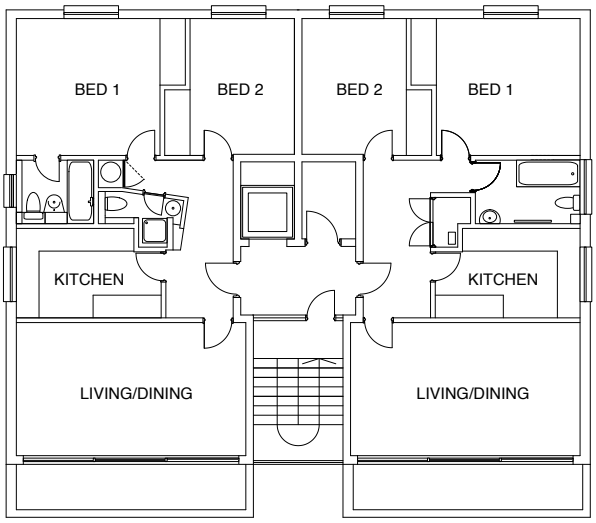
The proposed flat will benefit from 360 degree views, good ventilation with roof terraces on all four sides providing outdoor amenity space.

The floor plan has been designed to maximise the views and sunlight - the living accomodation has therefore been placed on the south west side with the bedroom areas situated on the north east side of the buildings.

As the penthouse straddles two flats on the floor below we are unable to stack rooms vertically with similar usage. There are proposed bedrooms which sit above existing living rooms and proposed dining room/kitchens above existing bedrooms. However, we are proposing to maintain the existing block and beam concrete structural floor and to add on to this another structural timber floor. This will allow for a maximum sound insulation and separation to ensure that sound pollution does not occur.



Proposed 6th floor plan - Total Gross Internal Area = 96m2



Typical existing floor plan - floors 1 - 5 (2 flats per floor)

Jo Townshend
Architect
e jo@jotownshend.com
t 020 8297 5272

SCALE The proposals have been further reduced in both height and footprint:

- The foot print has been set back from the facades of the existing building by a minimum of 1m as requested.

- We have reduced the overall height by a total of 0.3m by reducing the internal floor to ceiling height to 2.65m from 2.8m (and originally 3.1m) and by opting for a face fixed gutter system rather than a parapet gutter detail.

This means that the sixth floor addition, will be less visible from the street and have less impact on the area and on neighbours and, where visible, will be considered as secondary to the existing building.

This reduction in mass of the proposals for the sixth floor bring the design into line with the existing neighbouring sixth floor additions to buildings on Haverstock Hill, such as 135 Haverstock Hill.

APPEARANCE

The appearance of the proposal has been developed to differentiate the new addition from the original host building so that it is considered to be subordinate to it. The proposal also responds to planning guidance and to pre-planning consultation

The host building is a robust design in terms of both its form and materials and the design of the penthouse has been developed to sit comfortably with this typology.

The design of the penthouse itself is also robust, with clear simple forms and with few, unfussy details. The design of the facades expresses and responds to the internal layout of the penthouse with more glazing shown on the southeast and southwest elevations, capturing both sunlight and views.

The construction will need to be lightweight to minimise the structural impact on the host building and we are therefore proposing to clad the timber and steel structure with a powder coated aluminium that will be organised in a horizontal pattern. The large sliding doors to the penthouse will be aluminium framed. The glazed doors and the windows will be set back in the facade to create relief and shadow on the facade.

The use of aluminium has been chosen to respect the palette of materials used in the existing 1960s building. The existing windows and glazed screen are currently framed in aluminium and also to reflect the fact that top floor additions are ususally treated more as roofs in their materiality and typology to emphasise their difference from the host building and to minimise their impact on the host buildings facades.

The removal of the parapet detail and replacement with a aluminium faced fixed gutter will further address the planning departments concerns, that the horizontal band at the top of the proposals will be both smaller and ‘broken down’ visually.

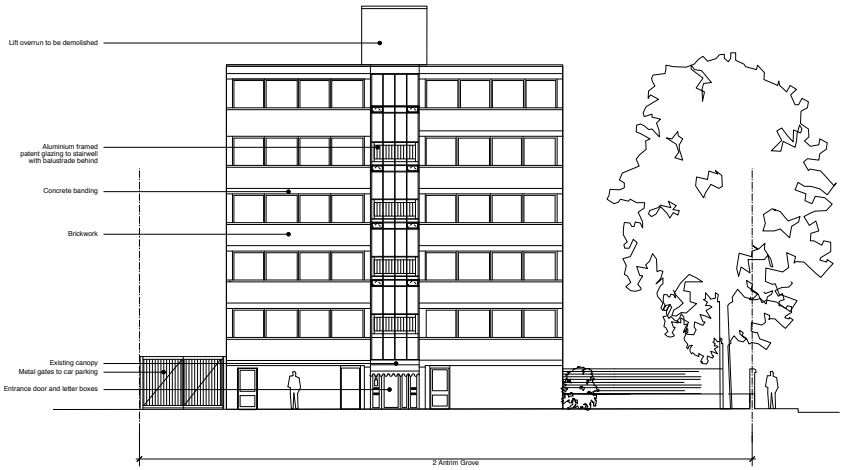
We welcome the planning department’s comments on the re-introduction of the brick parapet to replace a glass balustrade around the roof terraces which will further reduce the impact of the addition on the conservation area and minimise the impact of the glazing both visually and in terms of light spillage in the evening. The brick parapet will shield the view of much of the elevations of the proposed penthouse especiallly as viewed from street level.

We have proposed that the brick parapet be extended to match the height of the brick parapet walls on the current balconies. Crucially, this brick parapet will tie the detailing of the addition in with the rest of the building ensuring that it is in proportion with the building below.

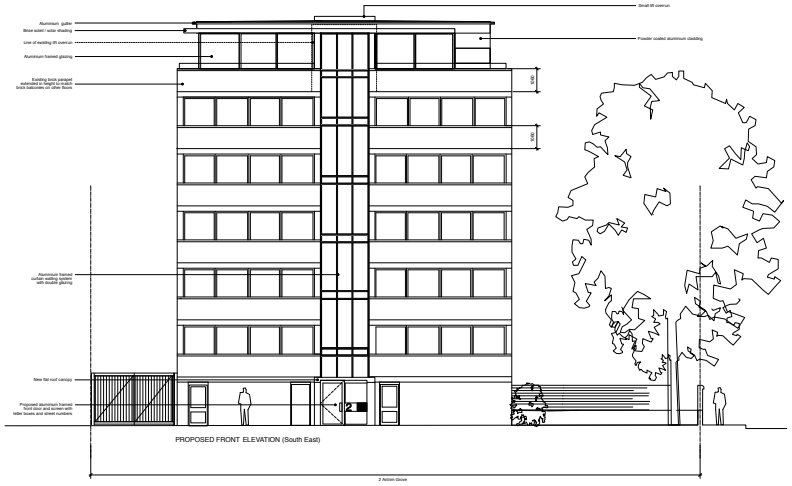
Jo Townshend
Architect
e jo@jotownshend.com
t 020 8297 5272

The proposals still includes the replacement of the entire existing patent glazing system to the stairwell with an aluminium curtain walling system and the upvc front door and screen with an aluminium framed door and glazing and new letter boxes (1 per flat instead of shared letter boxes). The existing brown awning/canopy will be replaced with an elegant flat roofed canopy.

The resulting refurbishment works to the block will improve the general appearance of the block and reduce its negative impact on the Belsize Park conservation area.



Existing Front Elevation



Proposed Front Elevation

Jo Townshend
Architect
e jo@jotownshend.com
t 020 8297 5272

PRECEDENTS Although the building fronts onto Antrim Grove, presenting a side elevation to Haverstock Hill, architecturally it is more in keeping with the other post war purpose built blocks of flats on Haverstock Hill. The two closest on either side are both 6 storey. Many of these blocks already have penthouse additions.

Penthouse addition at no.123 Haverstock Hill

Penthouse addition at no.135 Haverstock Hill

Miscellaneous Penthouse additions on Haverstock Hill

Jo Townshend
Architect
e jo@jotownshend.com
t 020 8297 5272

3.0 ACCESS

VEHICULAR AND TRANSPORT LINKS The existing building is located a few minutes walk from the centre of Belsize Park where there is an Underground Station. Haverstock Hill has many bus routes and there are bus stops within a 100m of the front door. As a consequence the site has a Public Transport Accessibility Level of 6a (excellent). It is understood that a Section 106 agreement will be required that will render the proposed flat car free.

The current proposals also include for converting an existing unused store into a cycle storage for residents (as they also did in the first application).

ACCESSIBLE ENVIRONMENT The proposed flat is sited on the 6th floor of an existing block of flats. A new lift will provide access to the penthouse. This lift will need to be accommodated within the existing lift shaft and will therefore be limited in size.

The proposals also include changing the communal front door. This door will have flush thresholds and will comply with Part M for partially sited and for ambulant disabled users.

LIFETIME HOMES ASSESSMENT Below is an assessment of how the proposal complies with Lifetime Homes Assessment:

1. Parking
There is no allocated parking space for this flat.

2. Approach to dwelling from parking
The approach to the dwelling from the street or any possible drop off position is existing. The surfaces of these paths are already firm, reasonably smooth, level with non-slip surfaces.

3. Approach to all entrances
The approach to the dwelling is existing but is short and reasonably level and wider than 1200mm.

4. Entrances
The proposed new communal entrance will be illuminated. The threshold for both the new entrance door and the communal door will be flush and there will be an effective clear opening width of 800mm. The communal entrance door will be provided with a 600mm deep porch providing weather protection and the existing level landing will be maintained.

5. Communal Stairs and lifts
The stairs to the existing 5th floor are existing and will be retained. The new staircase between the 5th floor and 6th floor will comply with the criteria:

- Uniform rise not exceeding 170mm
- Uniform going not less than 250mm
- Handrails that extend 300mm beyond the top and bottom
- Handrails height 900mm from each nosing
- Step nosing distinguishable through contrasting brightness
- Risers which are not open.

Although a new lift is proposed for the new development, the lift shaft will be retained and will therefore limit the size of the proposed lift car. We will not be able to comply with the minimum required dimensions of 1100 x 1400mm. We will however be able to comply with the other requirements:

- Have clear landings adjacent to the lift entrance of 1500mm x 1500mm
- Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall.

Jo Townshend
Architect
e jo@jotownshend.com
t 020 8297 5272

LIFETIME HOMES ASSESSMENT (cont.)

6. Internal doorways and hallways
All corridors in the proposed dwelling are at least 900mm wide. The clear effective opening widths (ceo) are min. 750mm when approached straight on and 900mm when approached from right angles with a corridor of less than 1050mm (bedroom 2 and main bathroom).

Communal doors will have a clear opening width of min. 800mm as they are approached straight on.

All communal doors will have a min. 300mm nib clear of any obstruction on the leading edge of the door.

7. Circulation Space
The living room and the dining room areas are capable of having a clear turning circle of 1500mm diameter.

The Kitchen has minimum clearance of 1200mm between kitchen unit fronts and any obstruction opposite.

The main bedroom is capable of having a clear space of 750mm wide to both side and to the foot of a standard sized double bed and the other bedrooms should have a clear space of 750mm to one side of the bed. Where it is necessary to pass the end of the bed to reach a window a clear space of 750mm is achievable.

8. Entrance level living space
The proposal is a flat with all accommodation on the entrance level.

9. Potential for entrance level bed-space
All three bedrooms are situated on the entrance level.

10. Entrance level WC and shower drainage
An accessible bathroom in accordance with criterion 14 is provided on the enrance level.

11. WC and bathroom walls
The walls in all bathrooms will be lined with ply to ensure that they are capable of firm fixing and support for adaptions such as grab rails.

12. Stairs and potential through-floor lift in dwelling
This is not applicable as the proposal is not a two storey dwelling.

13. Potential for fitting of hoists and bedroom/bathroom
The ceiling of the main bedroom and the accessible bathroom will be capable of supporting the future installation of single point hoists above the bed, bath and WC.

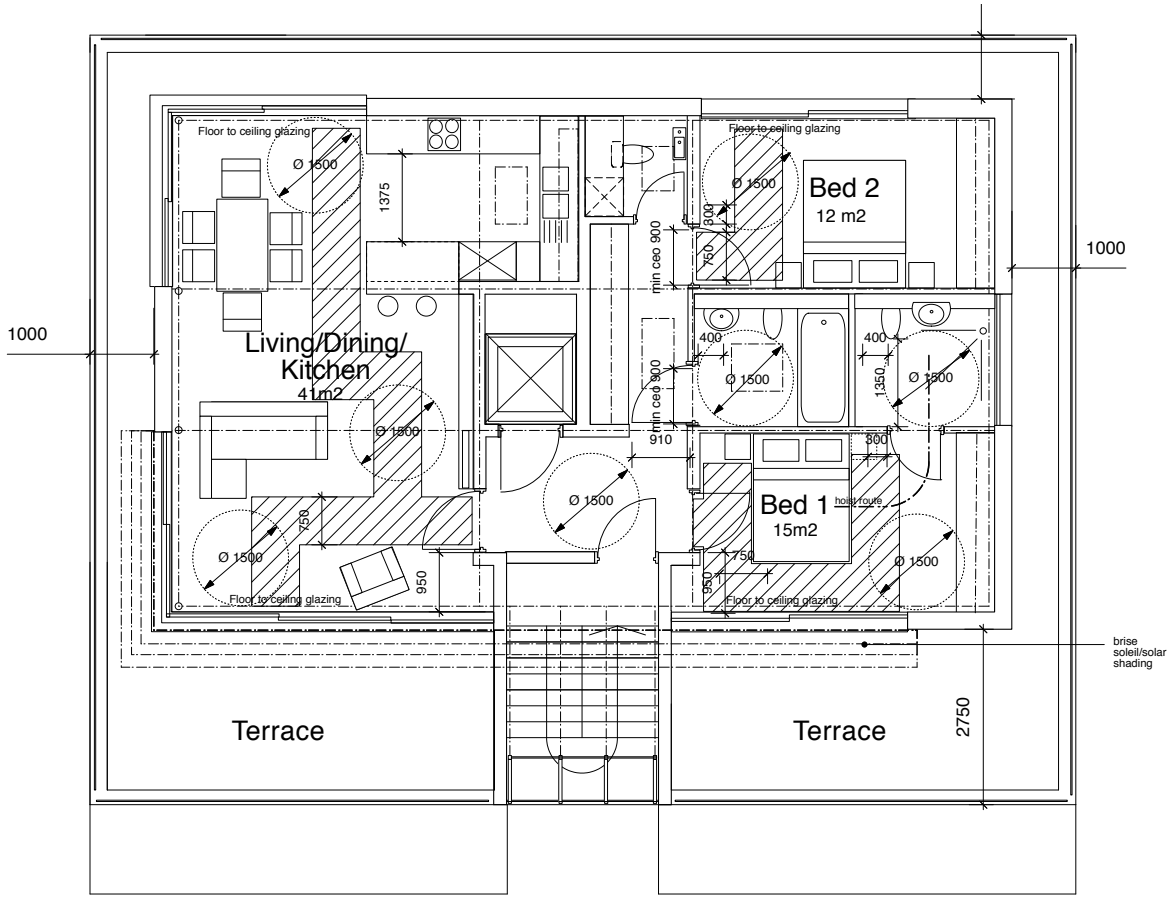
The route between the two does not pass through a habitable room.

14. Bathroom
Both bathrooms will be capable of adaption into fully accessible bathrooms or showerrooms. This is demonstrated in the drawing 103/P/204 and below.

15. Glazing and window handle heights
All the windows in the principle living space will be floor to ceiling. Each habitable room will have at least one window which has a potential approach route of 750mm wide to enable a wheelchair user to approach the window. This window will have controls no higher than 1200mm from the floor.

16. Location of service controls
All service controls needed to be oprated or read on a frequent basis or in an emergency will be included within a height band of 450-1200mm from the floor and at least 300mm away from any internal

Jo Townshend
Architect
e jo@jotownshend.com
t 020 8297 5272



Proposed 6th Floor Plan - supporting Lifetime Homes Assessment

4.0 CONCLUSION

The proposed penthouse addition will provide high quality accommodation in an area of London with excellent transport links and public amenities.

The proposal as a whole is in keeping with the requirements of the Conservation Area, Camden Development Policies such as:

CS6 Providing quality Homes
CS11 Promoting Sustainable and efficient travel
CS14 Promoting high Quality Places and Conserving Our Heritage
DP2 Making full use of Camden's capacity for housing
DP6 Lifetimes Homes and Wheelchair Housing
DP17 Walking, Cycling and public transport
DP18 Parking Standards and limiting the availability of car parking
DP19 Managing the impact of parking
DP 22 Promoting Sustainable Design and Construction
DP24 Securing High Quality Design
DP25 Conserving Camden's Heritage

and represents a marked improvement on the current visual impression of the building.

During the history of this application we have worked closely with Camden Planning Department taking on advice and concerns from both pre-application and the earlier submission. We sincerely hope that Camden Council can now consider this application favourably and in due course grants planning approval which would allow the residents of 2 Antrim Grove to refurbish and improve their block of flats reducing its current negative impact on the conservation area and thereby enhancing the appearance of the area.

Jo Townshend
Architect
e jo@jotownshend.com
t 020 8297 5272