

Design & Access Statement

5 Elm Terrace

on behalf of

**Dr Linda Greenwall of
Hampstead Health Care Ltd**

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Introduction

The property is located on at 5 Elm Terrace, Constantine Road, Hampstead. Although the building itself is not listed it is located within the Mansfield Conservation Area.

This application relates to the alterations to the ground floor retail frontage onto Constantine Road.

At present no.5 Elm Terrace consists of a dental surgery on the ground floor which extends into no.1 Constantine Road, with the upper floors further medical accommodation.

The context of the building is a busy shopping district to the west with terraces of housing to the east.



Existing Elevation

Design

The design and detailing have been carefully considered taking into account the context of the overall facade, and the wider street scene.

The intention of the proposal is to respect and preserve the original architectural features of the existing facade. The pilasters, corbels and cornice which surround the current modern facade infill will be retained and restored.

To ensure the facade is in keeping with the surrounding shop fronts, in particular no.4 Elm Terrace, a 300mm stall riser will be installed across the entire width.

At present the shop front is inactive and does nothing to improve the feeling of security within the street outside. The windows contain obscured glazing with the front door set back preventing the surgery from engaging with the urban realm.

The proposal seeks to bring activity and security to the surrounding area through the natural surveillance inherent in a glazed facade. The positioning of the reception desk opposite the entrance will create an inviting feeling to the surgery.

As the surgery operates across all floors of the building there is no need to replicate the dual access doors of no.4. In response to this we have chosen to situate a central door to respond to the symmetry of the rest of the building.



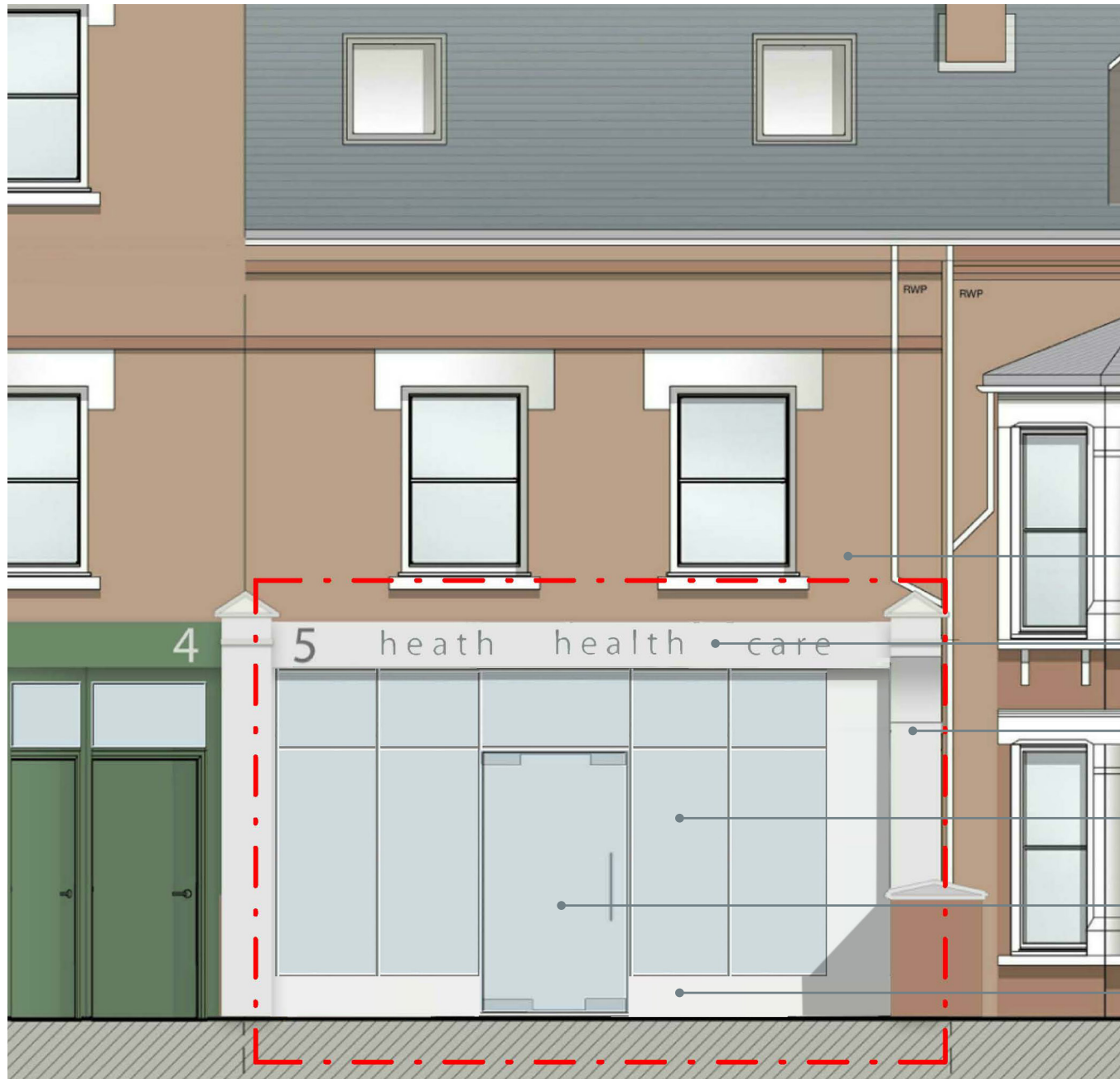
Proposed Elevation

Materials

The existing signage will remain with a new building number placed on the cornice to mirror that of the neighbouring shop. The lettering style is subtle and respects the appearance of the area with its muted appearance.

The stall riser will be a rendered blockwork construction to tie in with the pilasters and cornice. All render finish will be restored and painted white.

High quality shopfront glazing will be used with mullion and transom placement to reflect the proportions of the neighbouring shopfront.



Existing brickwork

Existing rendered cornice with recessed lettering

Existing rendered pilaster

Glazed curtain wall system

Glazed entrance door

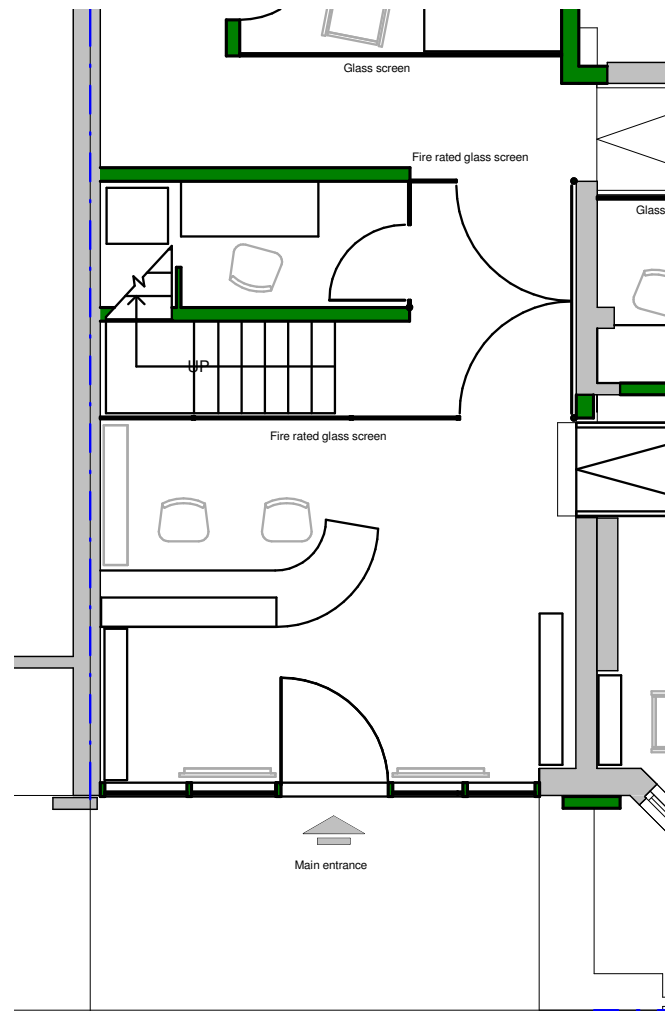
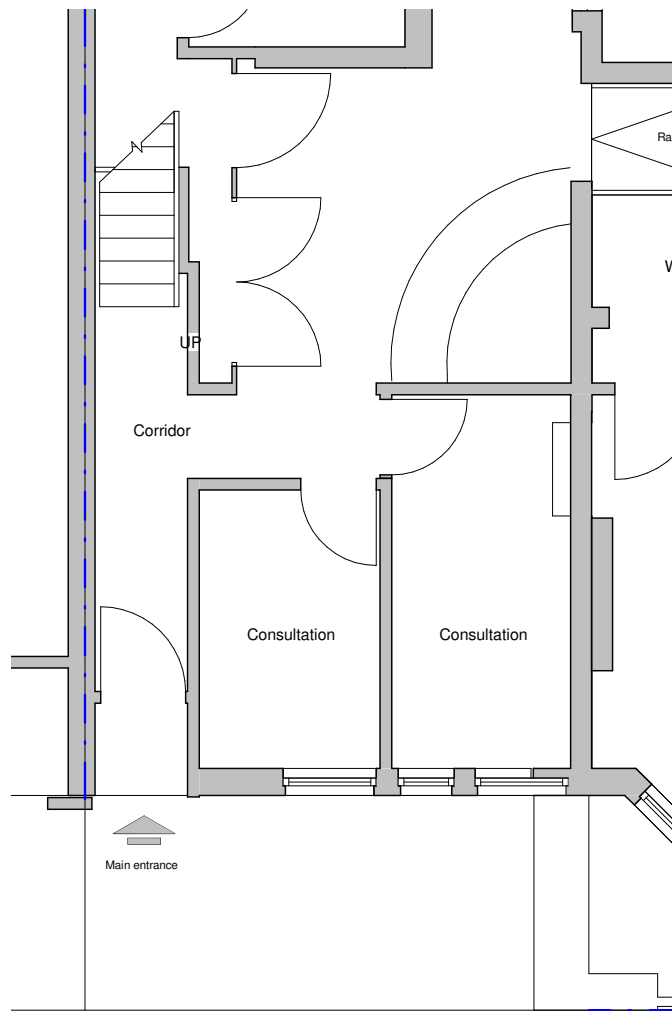
Rendered blockwork stall riser

Access

The new entrance will improve the access into the surgery. The current condition is a small step up to the entrance door which leads to a 900mm wide corridor that meanders to reception.

The proposal will provide level threshold into the surgery with access through a DDA compliant door which will open directly into the new reception area. The areas of york stone paving outside the building highlighted in the conservation area appraisal will be retained.

There will be manifestations applied to the shopfront entrance door at 900mm & 1500mm respectively to comply with regulations.



Existing Ground Floor Plan

Proposed Ground Floor Plan

Policy

In putting together this scheme we have consulted the following policy documents:

National Planning Policy Framework
DP24. Securing High Quality Design
DP25. Conserving Camden's Heritage
DP30. Shopfronts
Camden Planning Guidance: Design: Shopfronts



