



2012-15

9 West Heath Road, Hampstead

Design & Access Statement

Site Address:

9 West Heath Road, Hampstead, London, NW3 7UX

Contact Details:

Applicant: Mr S Kirsch
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London
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Agent: Vision Mill Architects Limited
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Design Standards Followed:

The Building Regulations 2000 - Approved Documents.

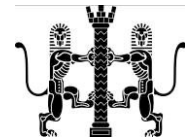
Other Publications Used as Guidance:

Local Development Framework Camden Development Policies 2010-2025
"Design and Access Statements: How to Write, Read and Use Them" (CABE 2006).



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Description of the Development:

Schreiber House is a Grade II listed property located at 9 West Heath Road, Hampstead. James Gowan designed the building in the early 1960's in an unabashed modernist idiom, which was very prevalent at the time. Typically, it incorporates large expanses of flat concrete roof decks, which were un-insulated and waterproofed with mastic asphalt, the best product available at the time.

Unfortunately, this detailing has created a number of problems over the years with the building suffering from water-ingress through the roof and its junctions with the walls and windows, and condensation resulting from cold bridging.

An attempt was made to resolve these problems in the 1990's through the provision of 25mm of polystyrene insulation, the use of a new mastic-asphalt water-proofing layer and the over-cladding of the roof and wall junctions (at the brick copes and window heads) with a fibreglass coping. Whilst, this may have arrested the problem for a while, the water-ingress and condensation problems have subsequently re-surfaced and the house is now in need of a more permanent solution.

It is therefore proposed to provide a tapered insulation, high performance polymeric roofing membrane above the existing roof, to resolve these problems and secure a long term, sustainable solution for the building.

Context:

The three-storey detached house currently occupies a smaller site than when originally built, much of the gardens having been sold off and developed as flats (including the original indoor swimming pool). However, what remains is in a prominent position and is visible from West Heath Road. This aspect has had to be carefully considered during the design stage.

Planning Policy Context:

The proposal takes into account the Local Development Framework and the Camden Development Policies 2010-2025. Schreiber House is not only listed, but the site is also located in a conservation area, the Redington Froggnal Conservation Area. The relevant planning policies that apply are as follows:

DP25: Conserving Camden's Heritage

Conservation areas



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In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Listing Description:

Detached house, and attached swimming pool. 1962-4 by James Gowan for Mr. C S Schreiber, furniture manufacturer, and his family; built by CP Roberts & Co. The pool added by Gowan in 1968. Blue rustic Staffordshire engineering bricks with rounded "specials" for all corners; aluminium double glazing. Plan of 2 oblongs to the north with a longer oblong to the south, linked by central core.

EXTERIOR: mostly 3 storey and basement with the 3 feet by 1 foot 6 inches planning grid powerfully expressed. Piers of brick separated by continuous vertical strips of glazing define spaces with specific functions. Front facade: 2 bays, each of piers flanking 2 strips of glazing, linked by a recessed slightly lower bay. To left, a half-height bay of 3 glazed strips flanked by piers behind which rises a wide blind pier with a slightly lower strip of horizontally set windows to the right. Rear, garden facade, repeats the features with slight variations.



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INTERIOR: arranged in 4 layers: service rooms in the basement, living rooms on ground floor, master bedrooms on 1st, children's rooms and studio on the 2nd. Each floor is an open suite of rooms but concealed doors can be used to divide the space for privacy; the planning module is also expressed internally, including panelling. Because the main view, over the Heath, is to the north and away from the sun, the rooms extend through the full depth north-south: the cross-section is stepped to form a clerestory at roof level. An important part of the interiors is the built-in furniture, largely designed by Gowan, made by Schreiber's factory and installed over a number of years. The standards of workmanship and finishes inside the house are exceptionally high, in particular for their date; money was spent not on ornament but on high-quality materials. Precast concrete trough ceilings faced with Bath stone; San Stefano marble floors. Further features of interest include: a central vacuuming system and external York paving electrically heated to keep it clear of snow and ice in winter. In 1968 the external landscaping was completed by James Gowan with a 30' diameter sunken and domed swimming pool set in a turf mound with two circular changing/shower and WC rooms. Marble surround and base to pool; glazed tiles to other surfaces.

HISTORY: this was Gowan's first commission after he and Stirling ended their partnership; Schreiber was to remain his most important client and it is probably his most significant work. The lineage from Stirling and Gowan's Ham Common flats is discernable, but there is in Gowan's work from the mid 1960's a greater austerity in his massing and use of brickwork, and he is seen as one of the first architects in the 1960s to incorporate elements of 1920s idioms in his work here that of early Dutch modernism. The result is one of the most significant town houses of the post-war period. (Architects' Journal: Vol. 142: 14 July 1965: 103-114; Architectural Review: Vol. 145: August 1969: 172-176).

Design Philosophy:

The approach to resolving the water-ingress and condensation problems was to come up with a solution that would have a minimal visual impact on the building, whilst providing the best available technical solution.

In terms of technical solutions, Kingspan Thermataper TT47 FM/LPC roof insulation is proposed for use under fully adhered, single ply, high performance polymeric roofing membrane, in this case Sarnafil G410 – EL/ELF. This combination should secure the functionality of the building for the next forty years.

However, as the thickness of the tapered roofing insulation would exceed the height of the existing brick parapets and window up-stands, a perimeter gutter (about 300mm wide) has been created around the edge of the flat roof. This sets back the raised profile of the roof beyond the sight lines of a person standing on West Heath Road.



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Drawing Information:

The following drawing information has been provided to support the application:

01) Drawing 2012-15 Roof Plan and Sections. This shows sections through the roof at various stages during its existence, including:

- a) the original, un-insulated roof with a mastic asphalt covering,
- b) the roof when it was re-laid in the 1990's incorporating 25mm of polystyrene insulation and mastic asphalt covering and fibre glass edge details, and
- c) the proposed roof incorporating 180mm tapered, insulated, single ply roofing membrane.

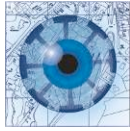
02) Drawing 2012-15 Section C-C. This shows the impact that the proposed new roof covering will have from the street. Although the proposed roof looks quite 'chunky' close up, this section demonstrates that the insulated upper roofs will not be visible from the street because they are set back behind a perimeter gutter (a small section of the insulated lower roof will be visible from the street).

Nevertheless, the insulation and new roofing membrane will provide the listed building with a long term, sustainable solution to the water ingress and condensation problems that it has been suffering over a long period of time.

03) Drawing 1.3.d Cold Roof Water Stop. When the roof was re-laid in the 1990's, a fibre glass edge strip was dressed over the edge of the parapets, to prevent water ingress through the brick copes and window parapets (see photograph showing a typical location). As it would be our intention to leave the existing roof in place and over-clad this with the roofing insulation and polymeric roof, it is proposed that the colour of the new roof will be similar to the original mastic asphalt (which was painted with metallic paint) whilst the colour of the rain water stop would be similar to the existing fibre glass edge detail.

Access Philosophy and Approach:

No changes are being proposed to the existing access arrangements at the house.



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