

23 POND STREET

Hampstead
London NW3 2PN

DESIGN AND ACCESS STATEMENT

BY OPEN ARCHITECTURE

ON BEHALF OF GREATSKILL LIMITED

NOVEMBER 2010



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23 POND STREET

HAMPSTEAD, NW3

10069 / NOV 2010 / P1



1 INTRODUCTION

This document is part of a Planning Application for the proposed refurbishment of the existing grade II listed property at no. 23 Pond Street, Hampstead, London NW3. The proposed works aims to create self contained flats off an existing circulation core consisting of a staircase and lift, providing 1 x 3 beds, 4 x 1beds and 1 x 2 beds.

The property at 23 Pond Street currently is used as office accommodation with a self contained flat to the third floor which remains intact but is currently used as office accommodation. Our client owns the complete property and this application relates to works to the property with the address 23 Pond Street only.

2 SITE ANALYSIS

The site is located in the Hampstead Conservation Area and is directly opposite the Royal Free Hospital. Hampstead provides both an over ground and underground station with exits to Belsize Park and Hampstead with direct links to the City and West End. Hampstead is linked to the A1, linking to the M25 and the other motorway networks.



SITE LOCATION PLAN



BIRD'S EYE VIEW



3 EXISTING SITE PHOTOGRAPHS



1



2



3



4



5



6

- 1 Front view of 23 Pond Street
- 2 Rear view of 23 Pond Street
- 3 Rear view of 23 Pond Street
- 4 Rear view of 23 Pond Street
- 5 Rear view looking away from 23 Pond Street
- 6 Rear view looking away from 23 Pond Street





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8



9



10



11



12

- 7 Existing ground floor circulation space
- 8 Existing ground floor office space to rear
- 9 Existing first floor office space
- 10 Existing third floor roof terrace
- 11 Existing basement level office space
- 12 Existing second floor office space



4 THE PROPOSAL

The proposal is to refurbish the property creating eight self contained flats. This is achieved by stripping out the existing non-original office partition walls and providing new internal compartment walls and retaining the lift core and staircase.

At basement level it is intended to provide a self contained three bedroom flat that has access to a small amenity space to the rear.

On the ground, first and second floors it is intended to provide six, one bedroom flats and a two bedroom flat on the third floor which also has an existing external terrace area (photograph 10).

The original circulation space is retained and behind the lift core it is intended to replace the existing wc's with a bike store for each flat.

5 ACCESS

Access is as existing and any reasonable improvements will be made to meet the standards set in Part M of the Building Regulations however amendments will be constrained by the existing internal configurations that we are looking to maintain.

6 VENTILATION

The existing natural ventilation strategy to the building will be maintained. Mechanical extract systems will need to be provided to kitchen and bathroom areas of the flats to comply with Part F of the Building Regulations. These mechanical systems will be resolved at Building Regulation stage however we can confirm that where possible extraction will occur discreetly at roof level and will not be visible from street level.

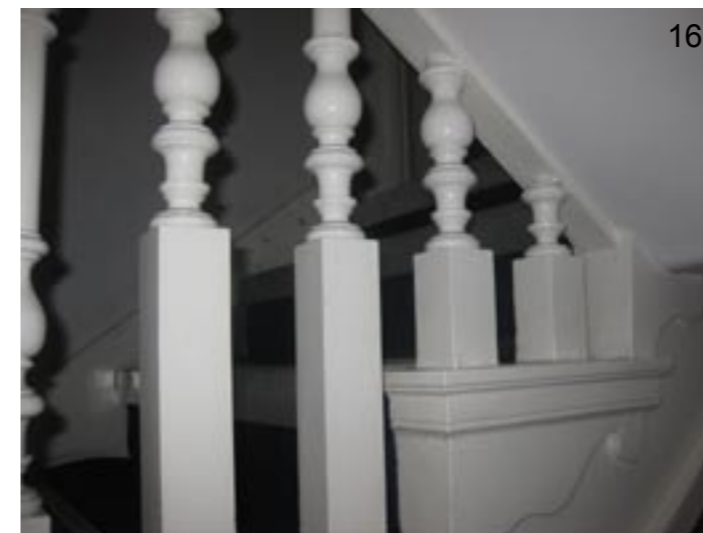
7 CONCLUSION

It is our view that the proposed works to 23 Pond Street provide a good opportunity to strip out much of the non original features that have arrived out of the current usage of office accommodation and return to the original residential usage.

Currently basement, ground, first and second floor levels have been crudely organised into office space using largely glazed partition walls which go against the original character of the property. The third floor layout is as the original flat however it is used as office accommodation.

It is the aim of the proposals to refurbish the property, restore the original residential usage by creating 8 new flats over the 5 levels, while preserving the existing circulation core (see photographs 7, 16 and 17) and retaining the original features such as the original cornice work (see photographs 13 and 14) on each floor the paneled wall details (see photograph 15) at ground level.

The proposals in no way affect the amenity of the neighbours, all proposed works relate to internal alterations, the external appearance will stay the same. The internal works are seen as enhancing the character of the internal building and aim to restore the original residential usage and original character features. The development will also comply with Lifetime Homes and Eco Homes criteria as outlined in the appendices (below).



13 Typical cornice detail with partition junction

14 Typical cornice detail found on all existing floors

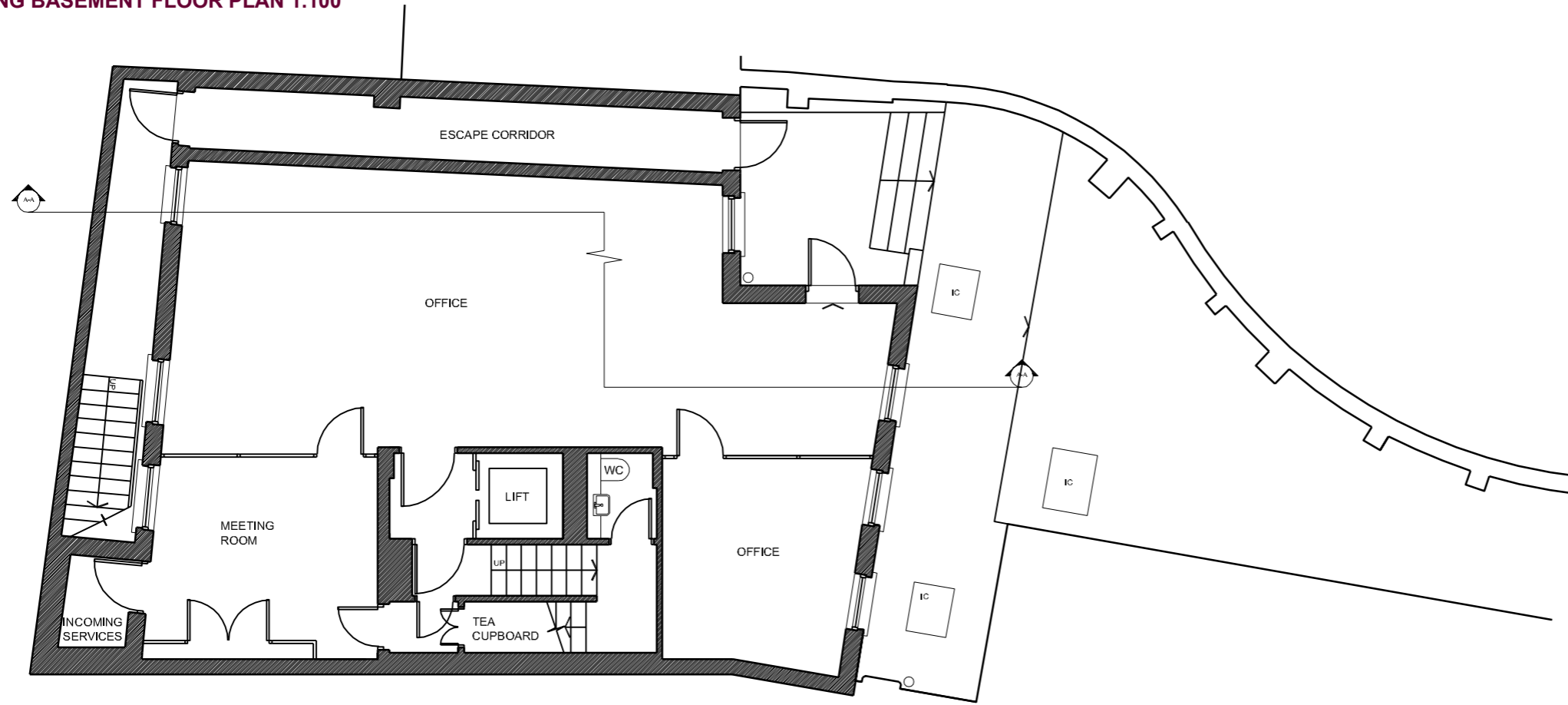
15 Ground floor panel wall detail

16 Existing stair detail

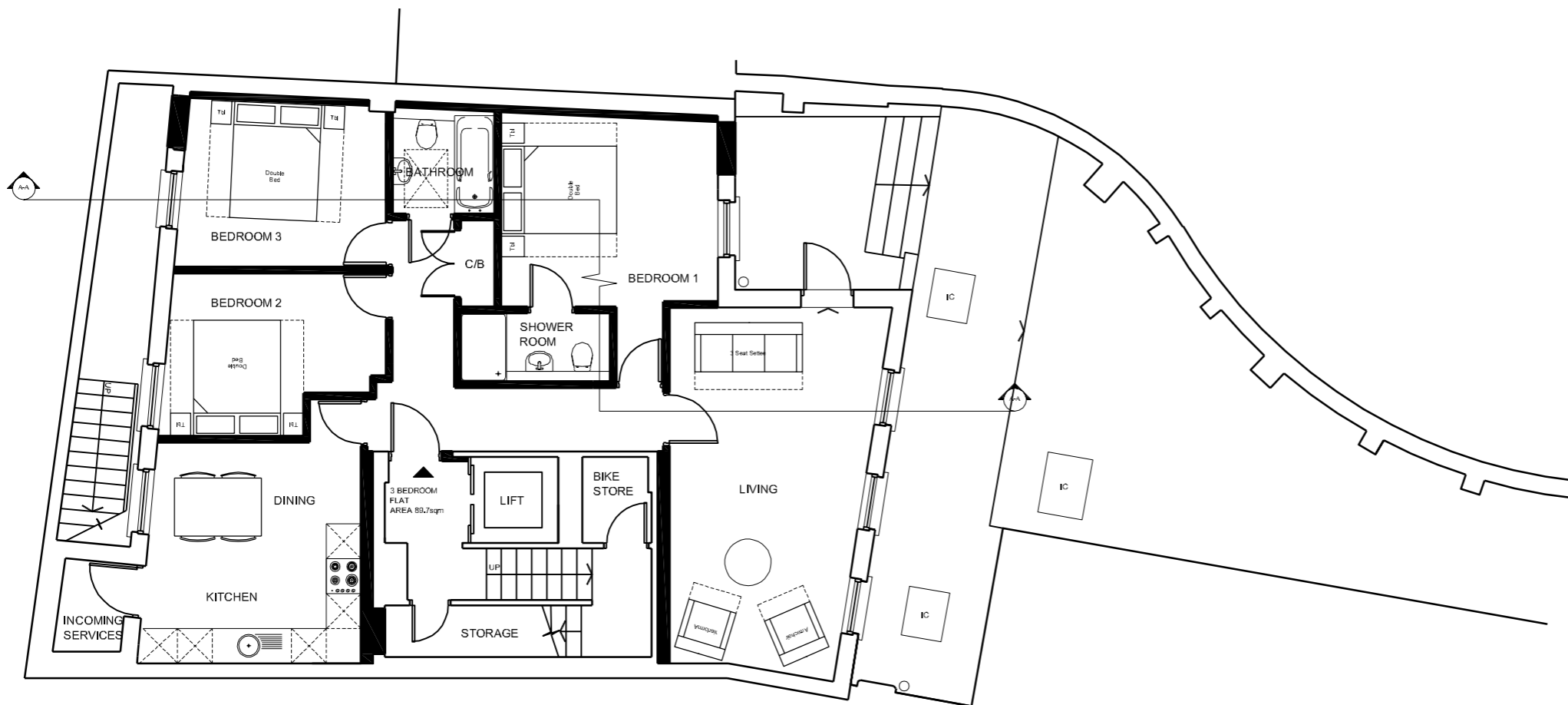
17 Existing stair detail



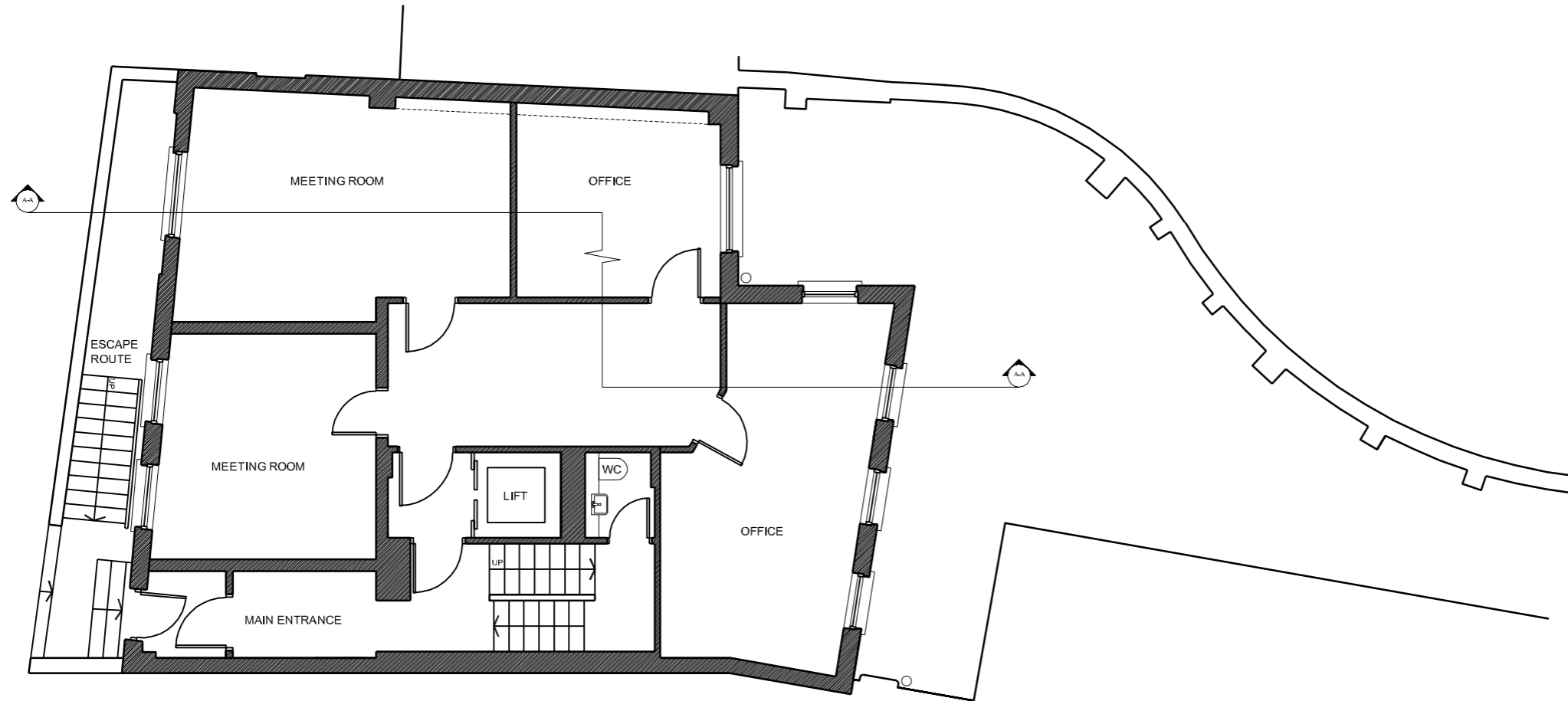
EXISTING BASEMENT FLOOR PLAN 1.100



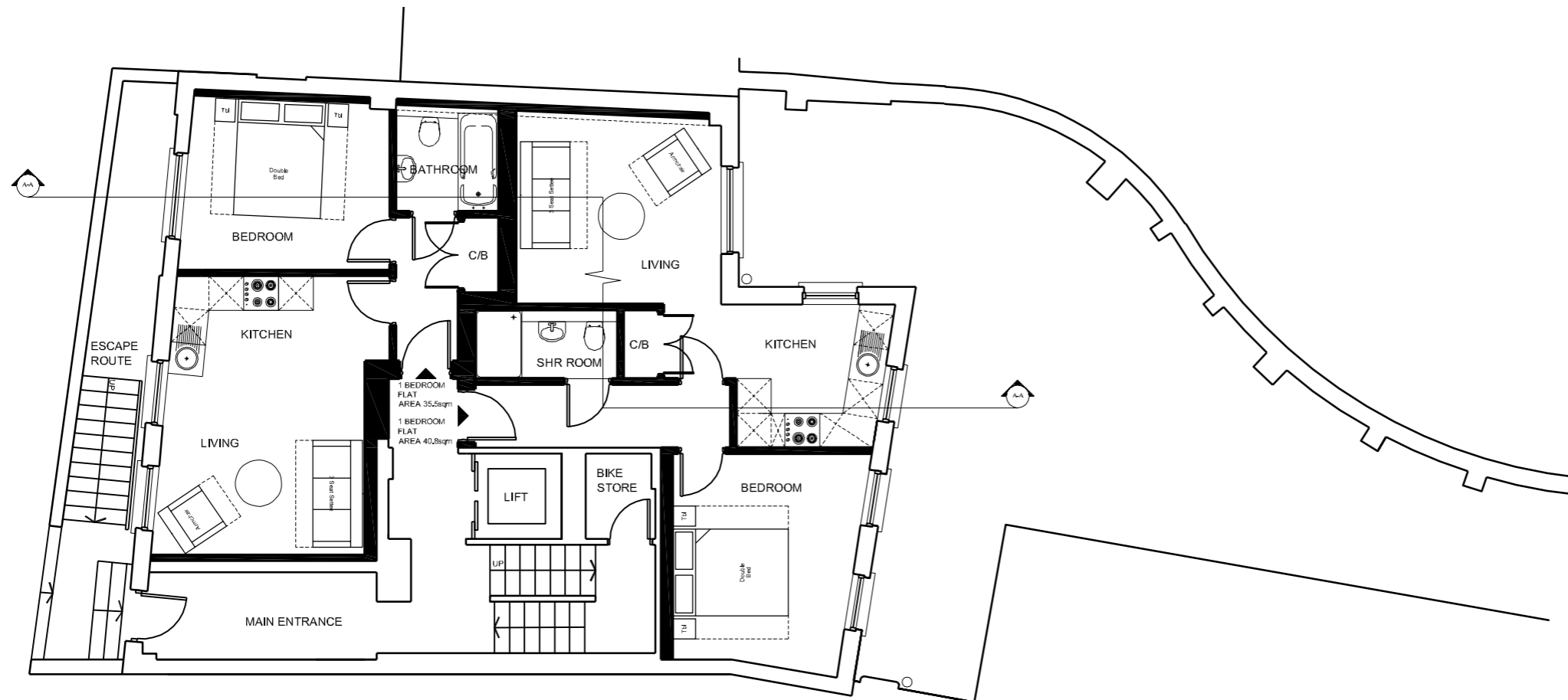
PROPOSED BASEMENT FLOOR PLAN 1.100



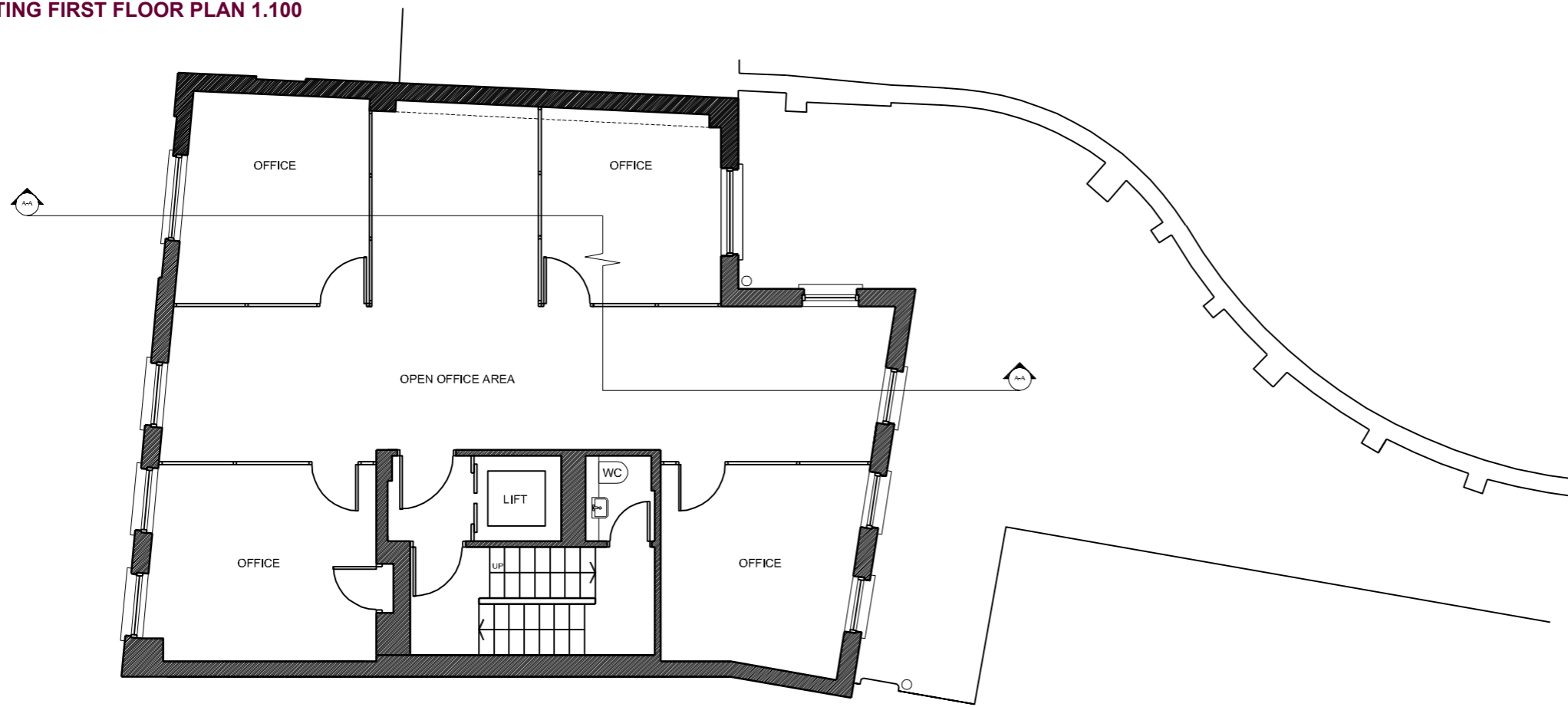
EXISTING GROUND FLOOR PLAN 1.100



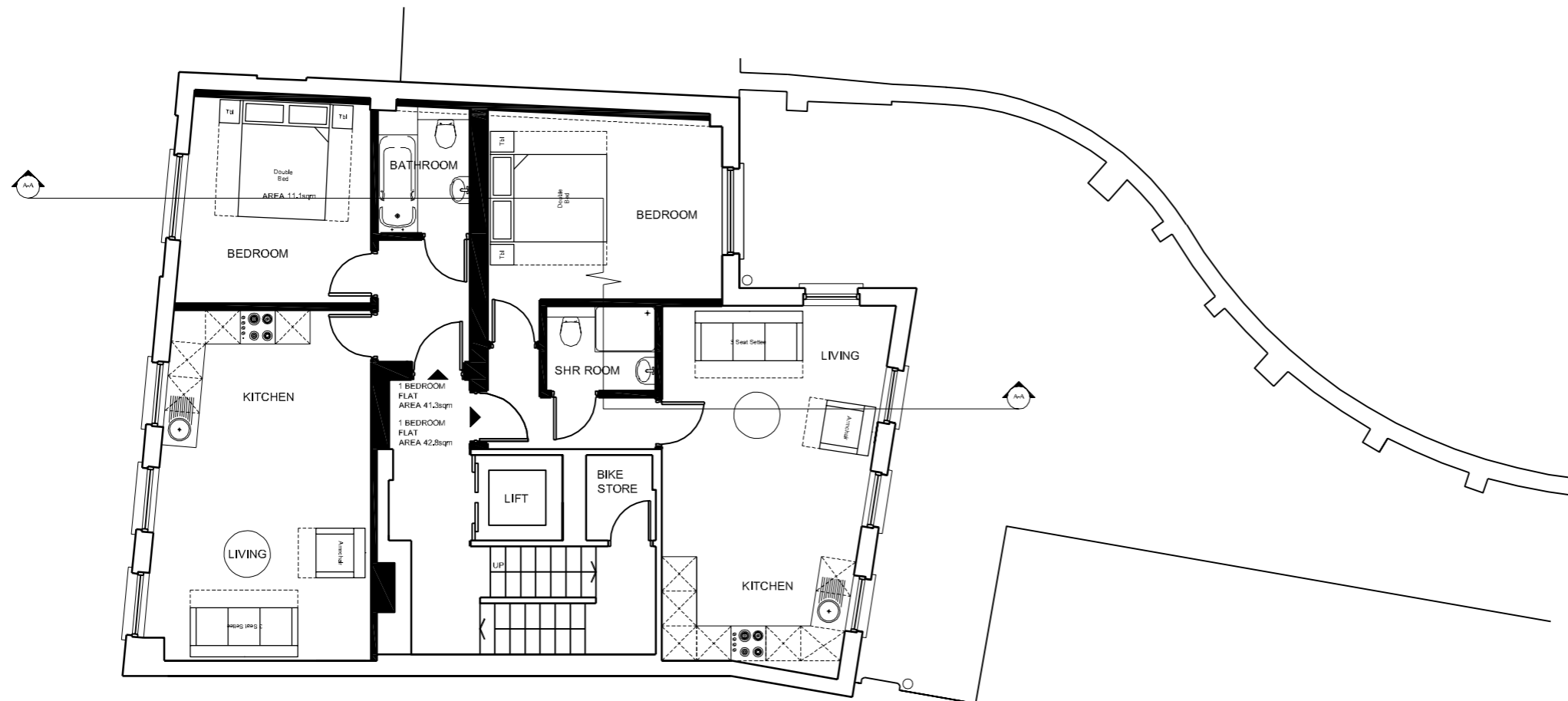
PROPOSED GROUND FLOOR PLAN 1.100



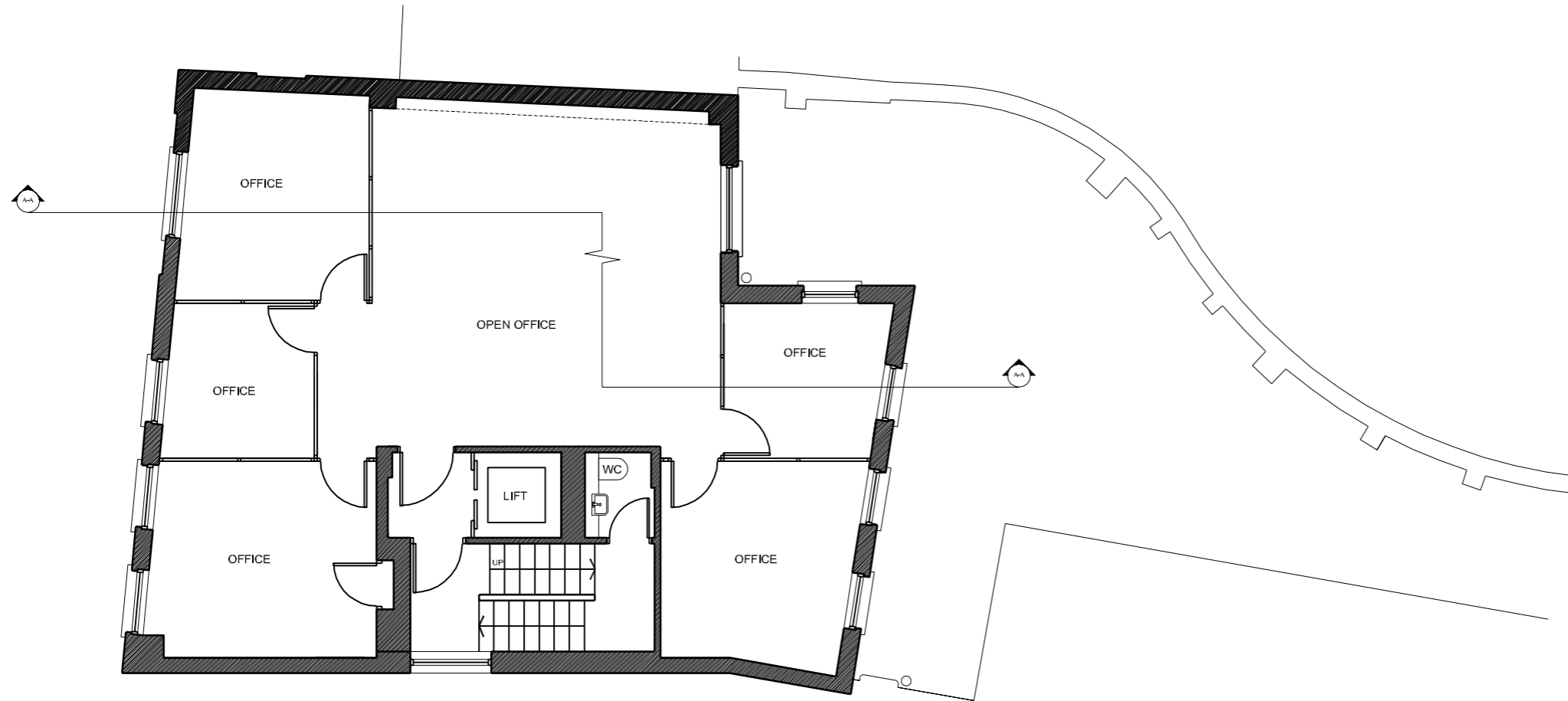
EXISTING FIRST FLOOR PLAN 1.100



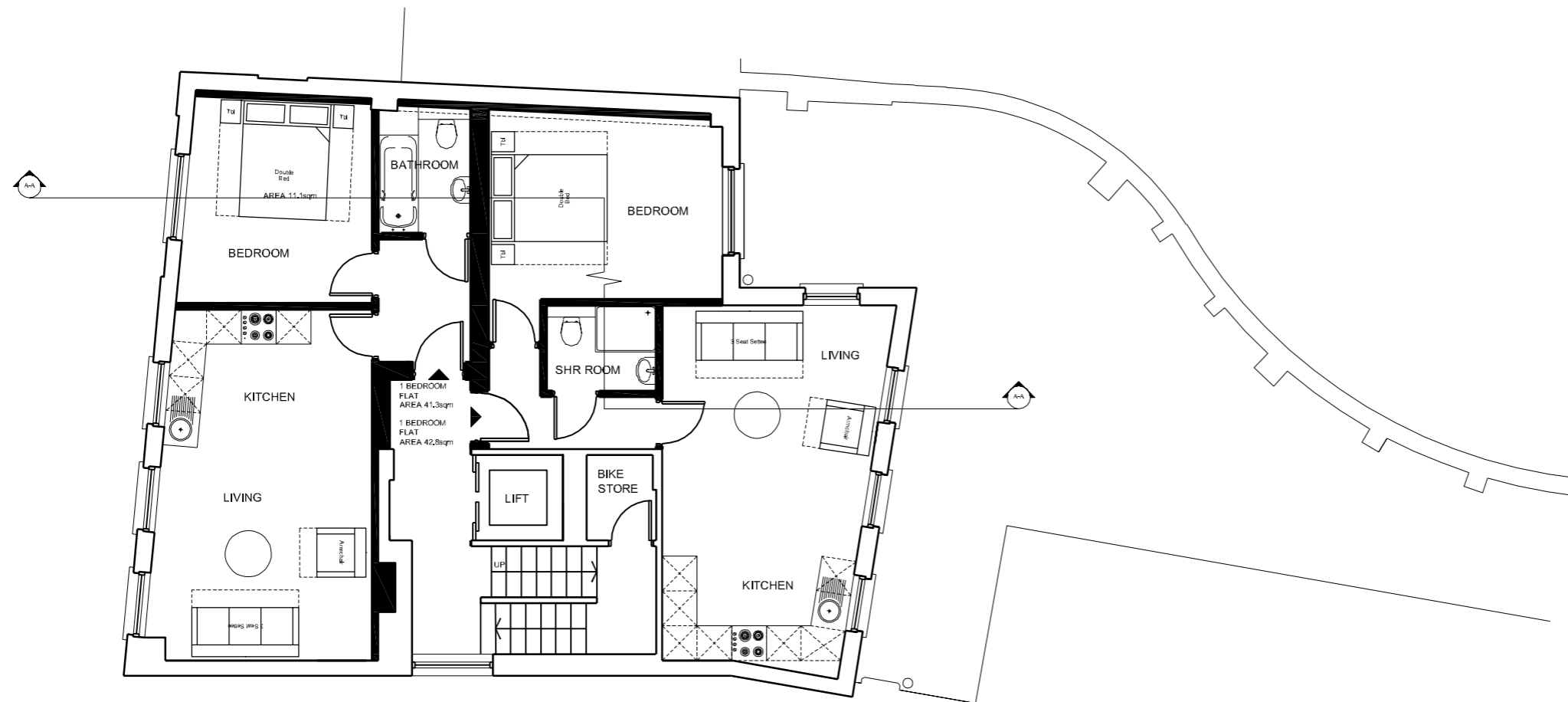
PROPOSED FIRST FLOOR PLAN 1.100



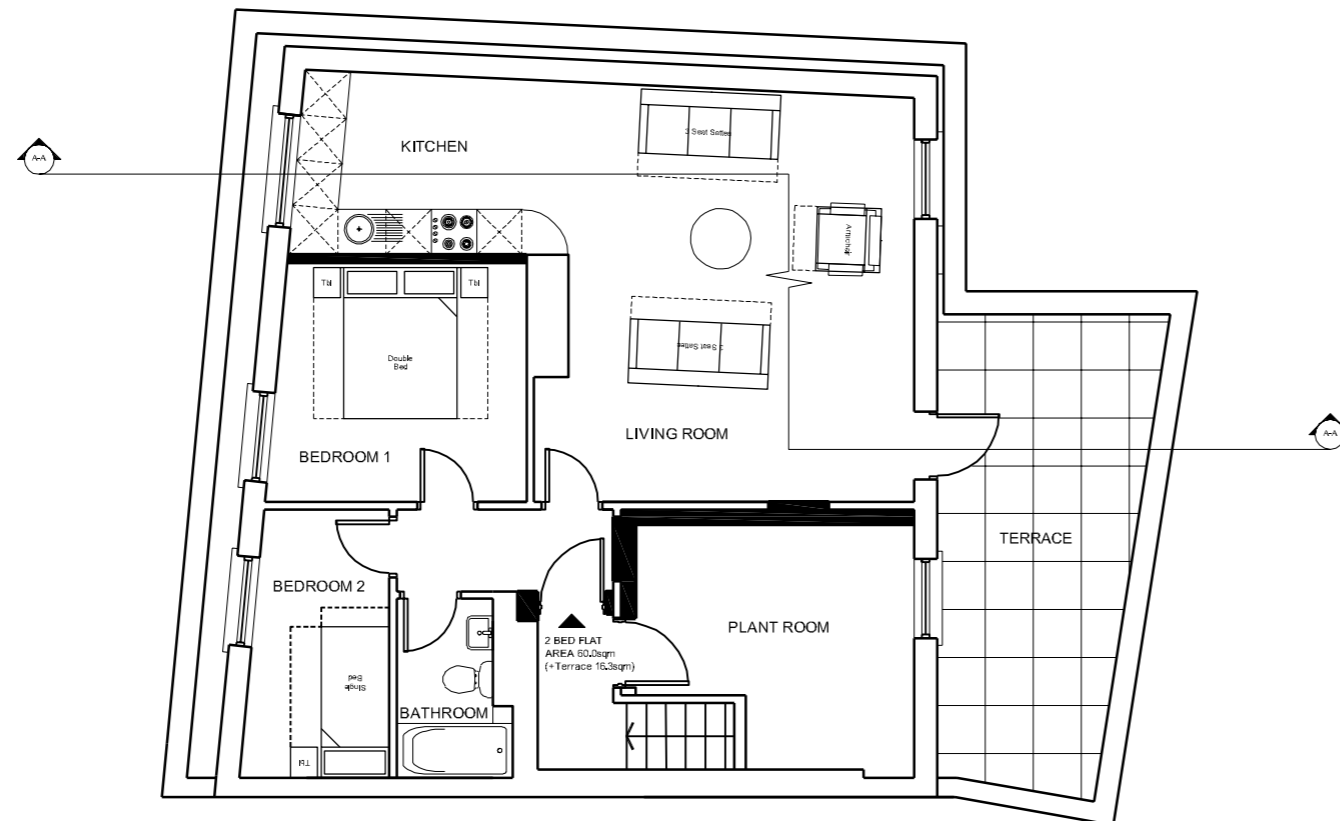
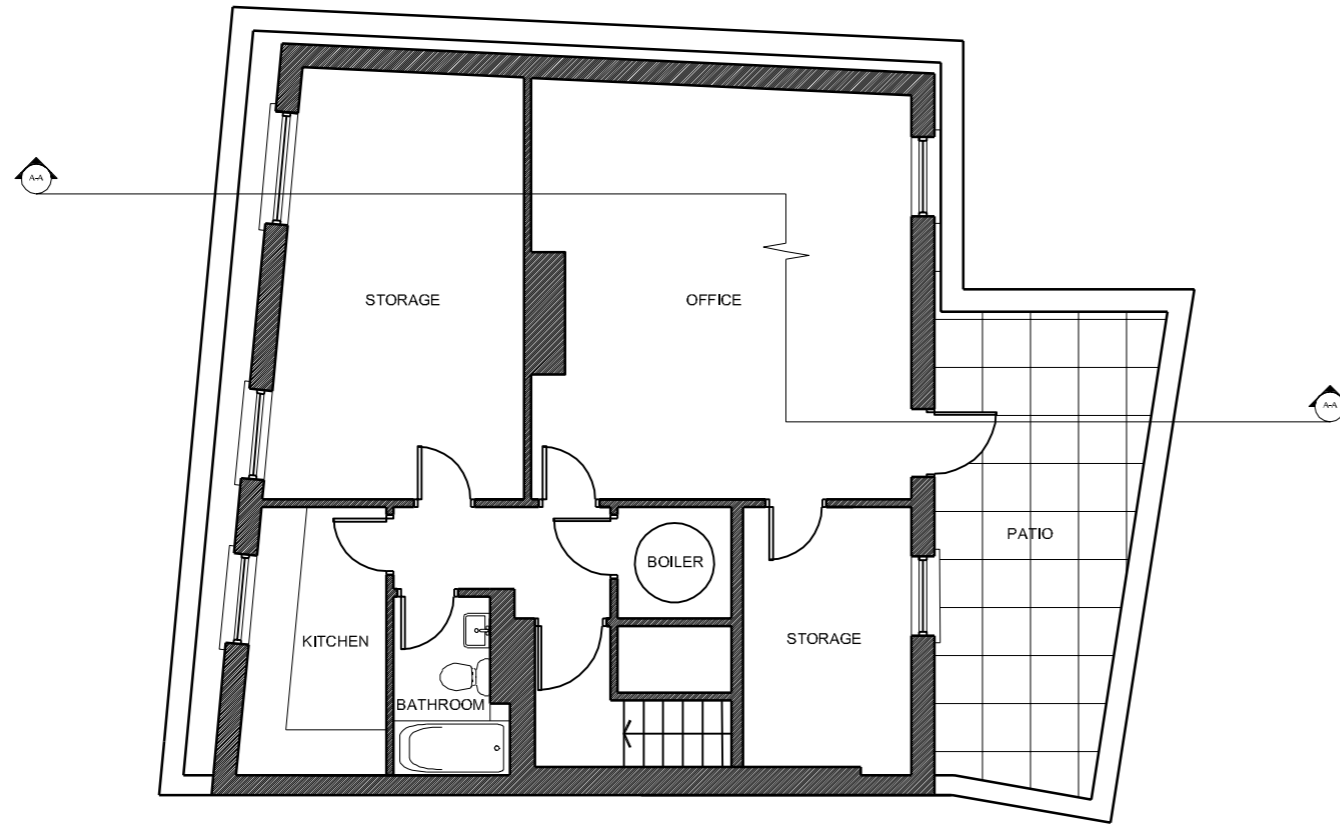
EXISTING SECOND FLOOR PLAN 1.100



PROPOSED SECOND FLOOR PLAN 1.100



EXISTING THIRD FLOOR PLAN 1.100



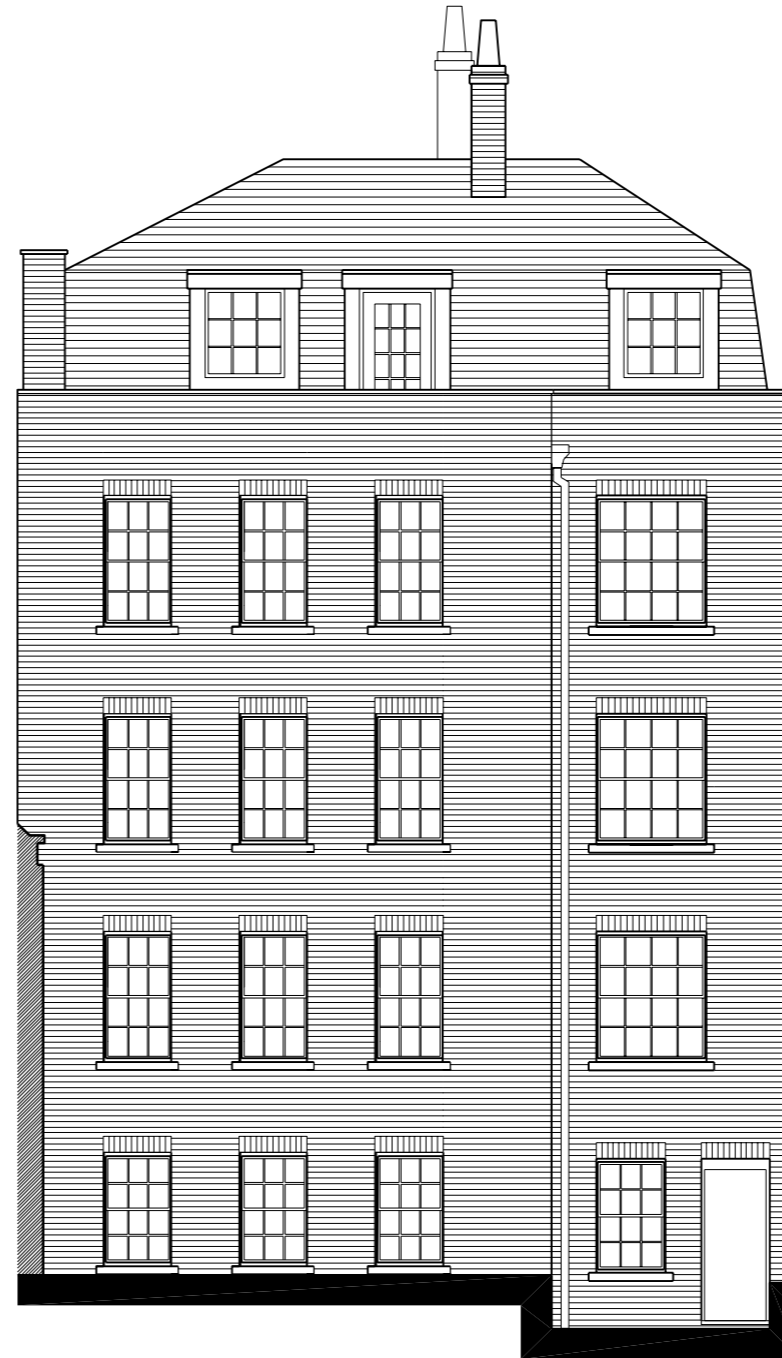
PROPOSED THIRD FLOOR PLAN 1.100



EXISTING/PROPOSED ELEVATIONS 1.100 (NOTE NO CHANGES TO EXISTING ELEVATIONS)



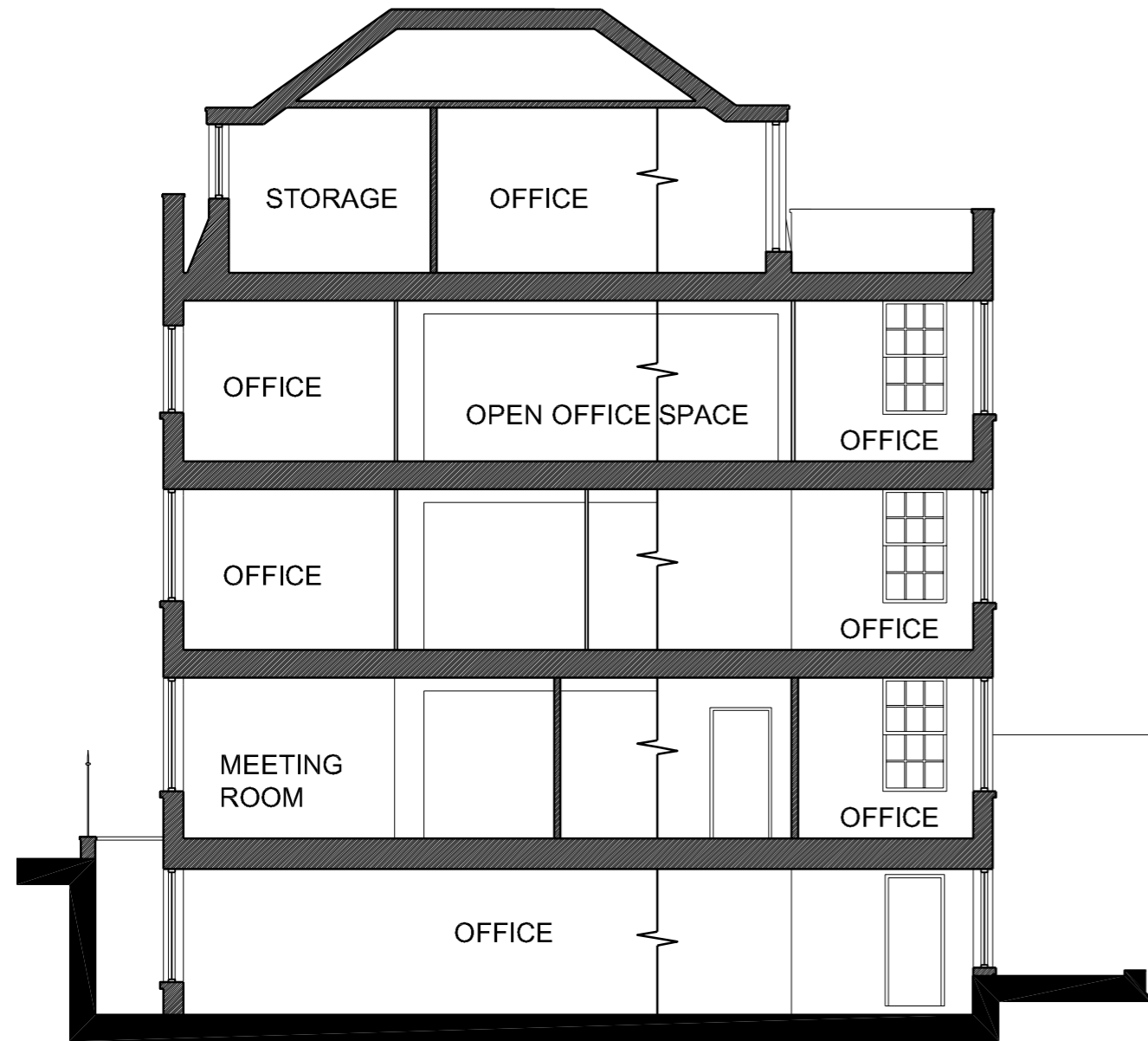
FRONT ELEVATION 1.100



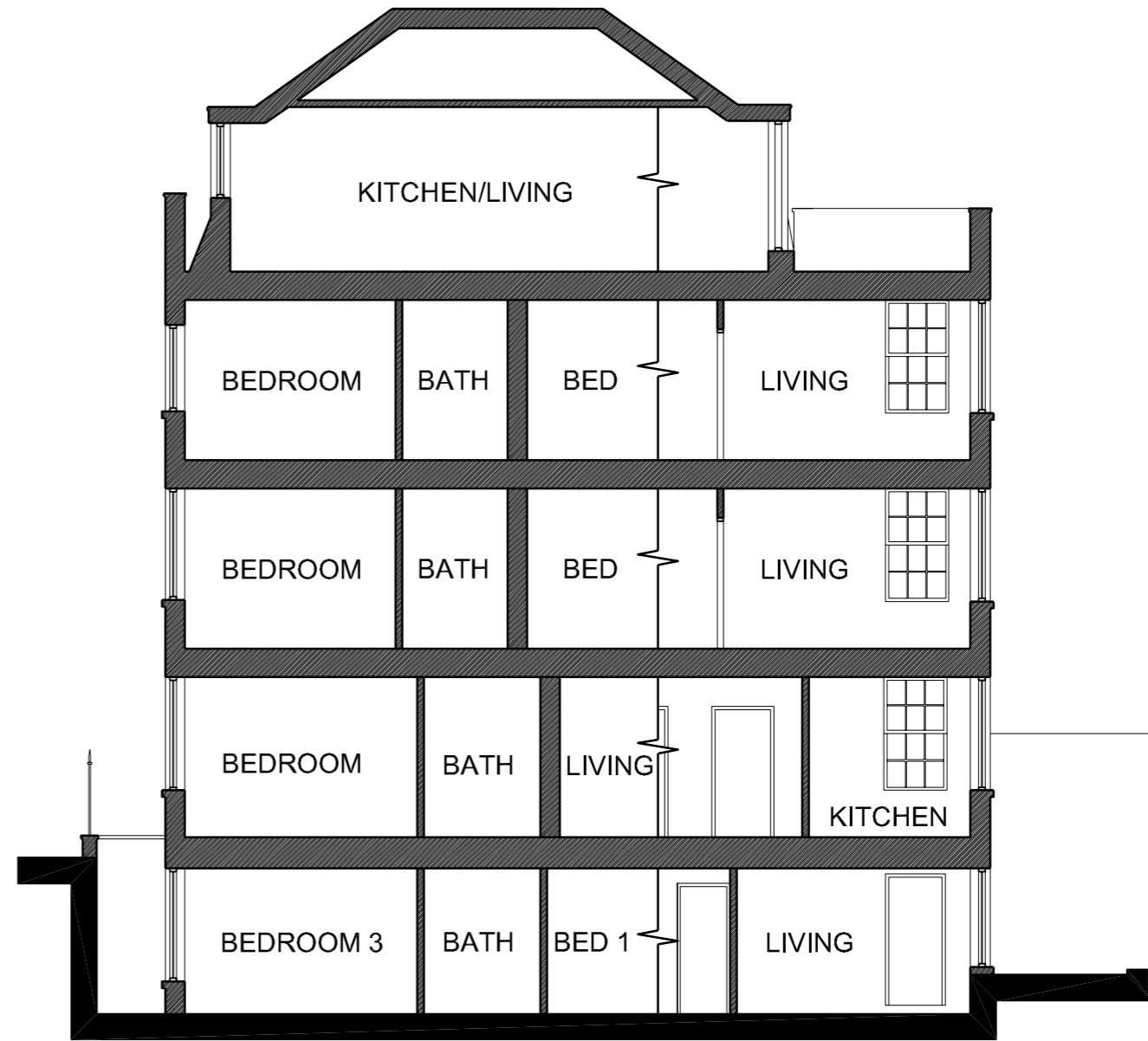
REAR ELEVATION 1.100



EXISTING/PROPOSED ELEVATIONS 1.100 (NOTE NO CHANGES TO EXISTING ELEVATIONS)



EXISTING SECTION A-A 1.100



PROPOSED SECTION A-A 1.100



8 APPENDICES

LIFETIME HOMES CRITERIA COMPLIANCE CHECK LIST

The following illustrates the manner in which the Lifetime Homes criteria will be met for the proposed scheme.

1B/2P Flats, 2B/3P Flats and 3B/4P Flats

Criterion 1 – Car parking provision

The development is car-free.

Criterion 2 – Access to residences

Entrances to the 1B/2P flats are via entrance steps due to Listed status that cannot be adapted.

Criterion 3 – Route from pavements to flat entrances

Entrances to the flats are via staircase and lift due to Listed status that cannot be adapted.

Criterion 4 – Entrances

Entrances will be appropriately illuminated. The entrance will have a level threshold.

Criterion 5 – Homes reached by lifts

This criterion is satisfactory for units to the second floor.

Criterion 6 – Door and corridor widths

Door and corridor widths have been designed to meet the Lifetime Home requirements. A minimum of 300mm has been provided between corners and the leading edge of all doors.

Criterion 7 – Wheelchair turning space

A 1500mm turning circle has been indicated in living rooms. The distance between kitchen units is 1300mm.

Criterion 8 – Living Space

Living space is at flat entrance level.

Criterion 9 – Ground floor bed space

This criterion is not applicable.

Criterion 10 – Entrance level toilet

This criterion is not applicable.

Criterion 11 – Adaptations in bathrooms and toilets

Bathrooms will have wall construction that allows the installation of handrails. All Bathrooms will have an 18mm plywood layer behind the top layer of plasterboard to facilitate the installation of grab rails to the full height of the walls on every side of the bathroom.

Criterion 12 – Future wheelchair access between floors

This criterion is not applicable as there are no maisonettes.

Criterion 13 – Hoist route from main bedroom to bathroom

This criterion is not applicable as there are no maisonettes.

Criterion 14 – Access to bathroom

The bathroom has an outward opening door and 1100mm space in front of the WC pan.

Criterion 15 – Living room windows

The living room windows are all compliant.

Criterion 16 – Switches, sockets and services

These are to be located at a height useable by all and in accordance with Figure 11 of Lifetime homes criterion 16 with the following heights:

Switches and socket outlets will be located between 450mm to the bottom of outlets and 1200mm to the top of outlets.

The controls of mains water, gas and electricity will be located in a manner and a position allowing independent access by a wheelchair user.



ECO HOMES 2006 CRITERIA COMPLIANCE CHECK LIST

The following illustrates the manner in which the Eco Homes criteria will be met for the proposed scheme.

1B/2P Flats, 2B/3P Flats and 3B/4P Flats

Ene 1 – Dwelling Emission Rate

To minimise emissions of carbon dioxide (co2) to the atmosphere arising from the operation of the flat and its services.

- SAP calculations will be provided.

Ene 2 – Building fabric

To future proof the efficiency of dwellings over the whole life and to encourage refurbished dwellings to improve their insulation standards through good fabric performance.

- The scheme will provide the following U values

Floors 0.25

Walls 0.35

Roof 0.11

Ene 3 – Drying space

To minimise the amount of energy used to dry cloths.

- Rotary dryers will be provided to 3 flats with access to an external space and the remaining flats will be provided with a secure environment for drying cloths

Ene 4 – Ecolabelled goods

To encourage the purchase of energy efficient white goods thus reducing co2 omissions.

- If provided white goods will have an A+ rating.

Ene 5 – Internal lighting

To encourage the provision of energy efficient lighting.

- 100% of light fitting will be energy efficient

Ene 6 – External lighting

To encourage the provision of energy efficient lighting.

- Security lighting will be energy efficient and on PIR

Tra 1 – Public transport

To encourage a choice of transport modes.

- Over 80% of the proposed development is within 1000m of bus tube and rail travel

Tra 2 – Cycle storage

To encourage the use of bicycles.

- 100% of the dwellings have bicycle storage on the site

Tra 3 - Local amenities

To encourage developments close to local amenities.

- 100% of the development is within walking distance of local amenities

Tra 4 - Home office

To provide home working facilities.

- Each flat has provision for a space that allows the occupant to set up a home office in a quiet space

Pol 1 - Insulant GWP

To reduce the amount of ozone depleting substances released to the atmosphere.



- The specification for the works will avoid GWP substances for insulation to roof walls and floors and boilers and pipework.

Pol 2 - NOx Emissions

To reduce the NOx omissions to the atmosphere.

- Boilers will have a low NOx omission

Pol 3 - Reduction of surface runoff

Reduce the risk of flooding.

- The surface runoff remains unaltered.

Pol 4 - Renewal and low emission energy

To reduce atmospheric pollution

- Renewable and low emission energy will be designed into the scheme where possible

Pol 5 – Flood risk

To design out floor risk

- Not applicable

Mat – Environmental Impact of Materials

To encourage the use of materials that have less impact on the environment

- Roof and floors remain intact, walls will be dry lined and windows to have secondary glazing

Mat – 2 Responsible sourcing of materials

To encourage specifying from responsible forest sources and for secondary building and finishing elements

- Key building elements will be specified to be responsibly sourced

Mat 3 – Responsible sourcing of materials

To encourage specifying from responsible forest sources and for secondary building and finishing elements

- Key building elements will be specified to be responsibly sourced

Mat 4 – Recycling facilities

To encourage recycling facilities

- Internal bins will be provided as part of the kitchen design

Wat – 1 Internal portable water use

To reduce the consumption of water

- Each property will have dual flush cisterns, basin taps will be aerated and shower flow will be less than 6 ltrs/min. Standard use of washing machine and dishwasher assumed

Wat 2 – External Potable use

To encourage recycling of rainwater

- Not applicable

Eco 1 – Ecological value of site

To discourage developments of ecologically sites

- Not applicable

Eco 2 - Ecological enhancement

To enhance the ecological value of the site

- Not applicable

Eco 3 - Protection of Ecological Features



To protect ecological features

- Not applicable

Eco 4 – Change of ecological value of the site

To minimise reductions in ecological value

- Not applicable

Eco 5 – Building foot print

To promote the most efficient use of the building foot print

- Not applicable

Hea 1 – Day lighting

To improve quality through good day lighting

- Kitchens and living rooms comply with slightly reduced daylight to the basement.

Hea 2 – Sound insulation

To ensure sound insulation is provided to reduce noise complaints

- Sound insulation to compartment walls and floors will be to current building regulations

Hea 3 – Private space

To improve quality of live by providing outside space

- Outside space can only be provided to three flats

Man 1 – Home user guide

To provide user guides

- Home user packs will be provided on completion

Man 2 – Considerate contractors

To encourage sites to be environmentally and socially considerate

- Appointed contractor will be required to provide best practice

Man 3 – Construction site impacts

To encourage sites to be well managed for energy consumption, waste management and pollution

- Appointed contractor will be required to demonstrate compliance

Man 4 – Security

To design to make people feel safe

- Secured by design will be followed



SCHEDULE OF PROPOSED AREAS

Basement Floor	Gross Internal Area
3 - Bed Flat	89.7sqm (+External yard 31.1sqm)
Ground Floor	Gross Internal Area
1 - Bed Flat	40.8sqm
1 - Bed Flat	35.5sqm
First Floor	Gross Internal Area
1 - Bed Flat	42.8sqm
1 - Bed Flat	41.3sqm
Second Floor	Gross Internal Area
1 - Bed Flat	42.8sqm
1 - Bed Flat	41.3sqm
Third Floor	Gross Internal Area
2 - Bed Flat	60.0sqm (+Terrace 16.3sqm)

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