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## DESIGN AND ACCESS STATEMENT

### NEW SUMMER HOUSE TO THE REAR GARDEN AT 33 POND STREET, LONDON NW3 2PN

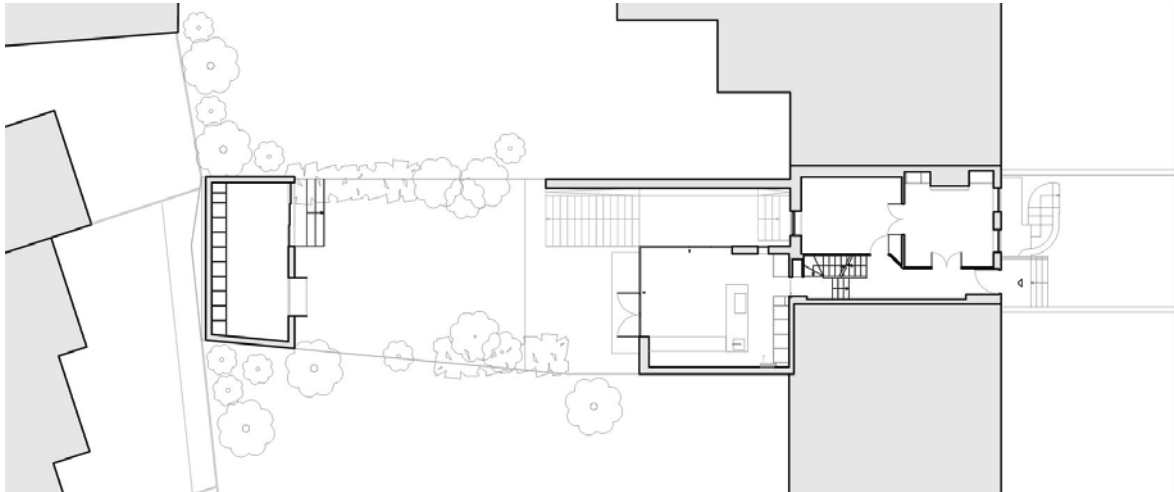


## 1.Introduction and Overview – The Proposed Development

Our Client, Mr. & Mrs. I. Goalen, is the sole owner of No. 33 Pond Street.  
This planning application relates to:

### **Proposed Garden Summer House.**

The property is at present registered as a single-family house.



## 2. Historical Context



“Pond Street is certainly one of the oldest streets in Hampstead and probably the oldest street name. Amongst several early references there is one in 1607 for an application to ‘enclose parcel of waste soil lying between Ponderbrooke and Donningtons at the lower part of Pond Street’. There is also a record of some victims of the Great Plague having leaved in Pond Street. There well have been some inhabitation here even in the time of Ethelred’s character of AD 986, which mentioned Middle Hampstead at a point which fits this area- ‘from Deormod’s house to Middle Hampstead and so forward along the edge of the rushes....’ The early references suggest that the pound after which the street takes its name was connected with the brook, one of the headwaters of the Fleet, but descriptions of the Pond in the early nineteen century show it to have been at least by then, a small, muddy, isolated and fenced pond. There were no objections when it was decided to fill it in in 1835.

Pond Street and the little group of houses at the bottom, which were all referred to as in the street, formed an Hamlet of its own until the early nineteenth century, when Downshire Hill and South End Road began to draw into the town. It was at this time that Pond Street was particularly famous as a residence for high –class doctors-almost an Harley Street. (...) A map of 1803 carefully marks 'Old Spa' in Well Walk and 'New Spa' in the area of Pond Street. However, healthy or not, you still had to watch your person for fear of being beaten and robbed as was 'poor Kirkman', reported in a letter by Keats in 1818. Shelley, a closer friend of Keats, lodged in Pond Street for a few weeks one summer. Also in the early nineteenth century, the Vestry Minutes recorded a decision to rebuild the Poor Law cottages in Pond Street. These were probably in the area now known as South End Green.

Apart from a large house on the north side at the Rosslyn Hill end, The Roebuck was the top building when it was erected in the 1860s. It was a fine sitting buck in three-dimensional relief on the pediment. At first, as the other houses and shops on the side were built, they were called 'Hampstead Hill Gardens', so that Baines could write in 1890: 'Pond Street formerly went from the High Road (Rosslyn Hill) to South End Green; now part is Hampstead Hill Gardens, part Hampstead Green and part Pond Street,'. By this time most of the North Western Fever Hospital buildings were finally in position, though private houses remained where Hampstead General was to be sited. One of these houses belonged to Sir Rowland Hill (q.v.) who, thought a a staunch opponent of the Fever Hospital, Readily acquiesced in the Vestry's design on the green-sward at the side of Pond Street, which they tidied up and fenced. Unfortunately, not only were his view on the hospital overridden, but even this triangle of green was handed over to the hospital (the Royal Free this time) without a fight in 1969.

At the beginning of this century, the girls from the Soldiers' Daughters' home (q.v.) in their grey and red uniform could be seen taking away the laundry they had been doing at the Drill Hall, while the 1<sup>st</sup> City of London Cadet Regiment used the hall for their headquarters; (...). There was already a militia depot there in 1854. The Harben Armory next door is named after Hampstead first Mayor, Sir Henry Harben. Apart for his local good works, Harben was famous as a pioneer of industrial life assurance and became president of the 'Pru' in 1907. Like the Nurses' Home with which it forms a a semi-detached pair, the Armory building is older than it looks – eighteenth century. Nearby the Pond Street Day Nursery was built and opened in 1929 by Princess Mary. Nos. 17, 17A and 31-35 date back to the early eighteen century and in addition to their pleasant frontages have fine old gardens to the rear. No. 13A, a more modern house behind the Roebuck, erodes a little of one of these gardens. Well-known inhabitants of Pond Street include Roger Fry, (...) Middleton Murry (...) and Octavia Hill (...).

### 3. Physical Context: Conservation Area Designation and Character

The property is located within the Hampstead Conservation Area. The area was designated as conservation area in January 1968 for the following reasons: the large number of listed buildings of architectural interest, the historical associations of these buildings in terms of former residents and the village in context of the history of London as a whole.

The character has changed and evolved in the area. The new Royal free Hospital has given a different feel to the street and as a result the street has lost some of its charm. For this same reason, the cluster of the three-listed building becomes more important as they are the reminder of the original appearance of the street.



### 4- Involvement: Consultation with planners and community

An application for the extension to the main house was discussed with the Planning Department as well as the Conservation and Urban Design department at Camden Council (CC) since April 2009.

The summer house however is a more recent development and formal pre-application advice has not been sought.

### 5. Planning History

The following are the Full Planning and Listed Building Applications, which had been submitted to the council in the past few decades.

29/01/2008 - Ref# 2007/6183/P

Alterations in association with the creation of a new rear basement extension to provide additional accommodation for the dwelling house.

WITHDRAWN

29-01-2008 - Ref# 2007/6184/L

Internal and external alterations in association with the creation of a new rear basement extension to provide additional accommodation for the dwelling house.

WITHDRAWN

07-03-1996 - Ref# 9570030R2

Erection of a conservatory at rear of house.

FINAL DECISION Grant L B Consent with Conditions

17-04-1997 - Ref# LW9702317

Installation of Banham collapsible security gates across all windows and doors. (Plans submitted)

FINAL DECISION Withdrawn Application-revision received

09-06-1997 – Ref# LW9702317R1

Installation of collapsible security gates across windows and doors within the basement and ground floor levels. (Revised plans submitted)

FINAL DECISION Withdrawn Application-revision received

18-06-1997 – Ref# LW9702317R2

Installation of security grilles to basement and ground floor level windows and doors in rear elevation, as shown on two unnumbered drawings and safeguard security details.

FINAL DECISION Grant L B Consent with Conditions

13-03-1998 - Ref# LW9802180

Erection of conservatory and extension to existing single storey room and minor internal alterations. (Plans submitted).

FINAL DECISION Withdrawn Application-revision received

03-06-1998 - Ref# LW9802180R1

Erection of basement level conservatory and ground floor extension at rear plus internal alterations, as shown on drawing numbers; PS/01 - 08, /09A and /10A.

FINAL DECISION Grant L B Consent with Conditions

13-03-1998 - Ref# PW9802181

Erection of conservatory and extension to existing single storey room and minor internal alterations. (Plans submitted).

FINAL DECISION Withdrawn Application-revision received

03-06-1998 - Ref# PW9802181R1

Erection of basement level conservatory and ground floor extension at rear, as shown on drawing numbers; PS/01 - 08, /09A and /10A.

FINAL DECISION Grant Full Planning Permission (conds)

16-10-1985 - Ref# 8570307

Alterations to the front wall and gates in connection with the use of the front garden area for parking as shown on one un-numbered drawing. FINAL DECISION Grant List.Build. or Cons.Area Consent

12-02-1986 - Ref# 8692015

Advice on tree in rear garden.

FINAL DECISION Agree to Tree removal without replacmnt

10-02-1987 - Ref# 8770057

Submission of details of proposed new entrance gates pursuant to condition 3 of the Listed Building Consent dated 12 May 1986 for alterations to front wall and gates.\*(Plans submitted).

FINAL DECISION Grant Approval of Details (Listed Bldg)

06-02-1995 - Ref# 9500185

Erecting a conservatory at rear of house. (Revised plans submitted).

FINAL DECISION Withdrawn Application-revision received

07-03-1996 - Ref# 9500185R2

Erection of a conservatory at rear of house. as shown on drawing no(s) 2A, 3B, 4B

FINAL DECISION Grant Full Planning Permission (conds)

06-02-1995 - Ref# 9570030

Erecting a conservatory at rear of house. (Revised plans submitted). FINAL DECISION

Withdrawn Application-revision received

01-12-1975 - Ref# HB1289

The enlargement of an existing rear ground floor window and the installation of new doors at the rear of the single storey rear extension, at 33 Pond Street, NW3.

FINAL DECISION Conditional

10-08-1974 - Ref# HB875

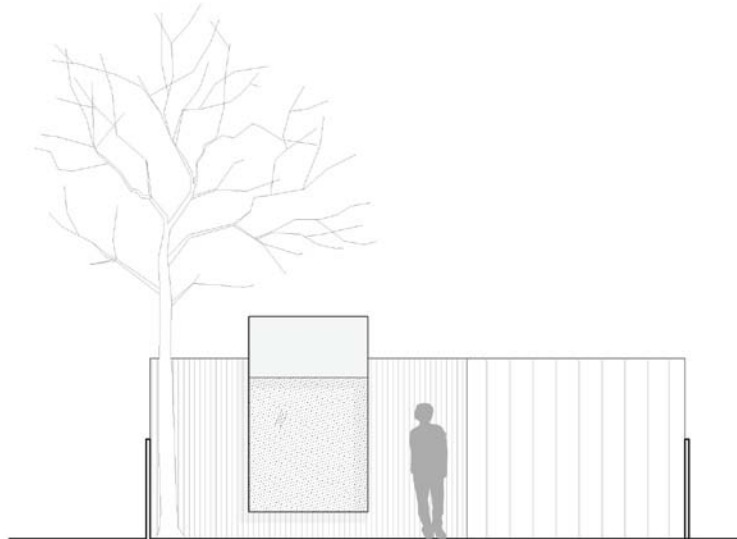
Alterations to the front wall and gates in connection with the use of the front garden area for parking.

FINAL DECISION Conditional

## **7- Physical characteristics of the Design**

### **FRONT:**

The design aims to create a better relationship with the garden and the main building. It was felt that the red tone of the copper (similar to the red brick colour and the red tone of the mesh) and the timber, would respect the filling and the aesthetic of the main building and the garden.



REAR:

This has been adjusted to abut the line of boundary fence and precaution has been taken with respect to its height so as to respect the neighbouring garden and prevent overlooking.

## **8- Layout: Orientation of the building**

The orientation and position of the room away from the buildings seems an appropriate location for a summer house, allowing the maximum use of sun in the summer in the garden.

## **9- Amount: Scale and volume**

The scale of the single-storey summer house remains subordinate to the larger scale of the main house. It is taken the full width of the garden (3.6m), with a maximum height of 2.3m. Its footprint is 24 sqm.

As it can be seen from the drawings, the proposed design is a relatively small and it does not compete with any of the surrounding buildings.

## **10- Understanding of the context**

The location is a sensitive one as it is part of a conservation area. Some of the buildings on Pond Street are of historical importance to the local community as well to the city of London as a whole. The proximity of Hampstead Heath, one of the largest green and attractive open spaces in London, makes the area critically important.

The study of the site was instrumental to the development of the idea of the design. It was decided that the heights and the volume should remain relate but remain subordinate to the house.

## **11- Appearance**



In arriving at the design for the design full consideration has been given to the above points as well as the stated objective of the “Planning Policy Statement 1: Delivering Sustainable Development”:

*“Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making place better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted”.*

The adoption of timber slats and copper will allow forming all the elements in accordance with the existing colour pallet of the surrounding area.

## **12- Landscaping**

The rear garden is in a poor condition at present. The proposal is to have an open garden with soft low-key landscaping, where the family can enjoy and spend their time. The small section of the brick wall at the end of the garden will be demolished and replaced with the summer house that will be integrated in the garden. The perimeter fence to the wall to be replaced with good quality timber fence improving the aspect to the rear of the property and increasing the privacy.



## **13- Access**

The access from the rear garden to the summer house is stepped.

## **14- Sustainability issues**

Draft Planning Policy Statement 1: Planning and Climate Change: Supplement to PPS1 (December 2006), states in paragraph 30 that planning authorities should be concerned with the environmental performance of new development, and because of this, with the impact of individual buildings on, and their resilience to, climate change. Planning authorities should therefore engage constructively and imaginatively with developers to encourage the delivery of sustainable buildings. They should be supportive of innovation.

Paragraph 35 sets out that in the consideration of the environmental performance of proposed development LPAs should take account of a number of elements, including:

- Landform, layout, orientation of buildings and landscaping to minimise energy consumption, natural ventilation, maximizing cooling and avoiding solar gain in summer;



- Expect to gain a significant proportion of energy supply on site and renewably;
- Securing sustainable urban drainage systems;
- Require sustainable waste management.

**Glazing:**

Solar reflecting double-glazed units will be installed to the summer house. The U-Value of the glazing will comply with the current requirements of Building Regulation. The high specification of the glazing would reduce the heat gain. The large expanse of glass would allow natural light and passive solar gain into the building and thus reduce need for electricity during the daytime. Inner leaf will be a "Type K" to retain the internal heat during winter, the outer leaf be "Low E" offering benefits in both summer and winter due to its combined low solar heat gain and low emissivity energy-efficient properties.

**Insulation:**

Cavity insulation will be installed in the proposed walls to comply with current regulations.

**15- Lifetime Home Standards**

- As a garden room it would not be possible to implement the Lifetime Home standard policies in this case.

END.