

Design and Access Statement

Anne Bryans House, Royal Free Hospital, 77 Fleet Road, London, NW3 2QH.

On behalf of

United House Limited

For

The over-cladding of all elevations.

Date: September 2009
Reference: K09/0347/0004/SCN/G4



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Introduction

This design and access statement forms part of the application for planning permission for the addition of new external materials to all elevations of Anne Bryans House, Royal Free Hospital in London.

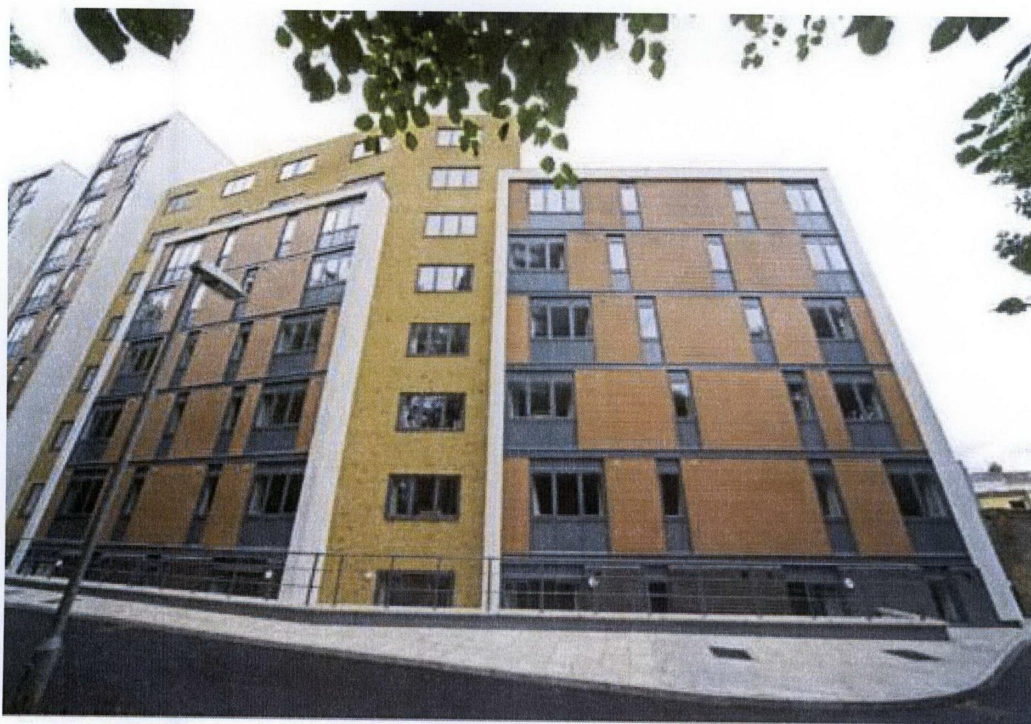
Planning permission (ref: 2007/3449/P) was granted on 22nd November 2007, at Anne Bryans House for:

The external refurbishment and internal reconfiguration of existing accommodation block, including alterations to the main entrance on the west elevation, replacement of all windows, partial infilling of recesses to east and west elevations at all levels and erection of single storey extensions to the north and west elevations in association with internal replacement of plant.

It is proposed that the addition of new external materials to the elevations of Anne Bryans House is undertaken during the construction of the development that has received planning permission.

The proposals are in response to the recent works completed at the nearby William Gunn House, (now Coppetts Wood House) Royal Free Hospital, on Lawn Road. Please see the photograph of Coppetts Wood House below.

Coppetts Wood House



Planning Policy

The development plan for the area comprises the London Plan (incorporating amendments adopted February 2008), and the London Borough of Camden Replacement Unitary Development Plan (UDP) Adopted June 2006 and Saved June 2009. Together, these documents set the framework for the consideration of new development proposals in the District.

The Proposals Map of the UDP identifies the site is located adjacent to areas that fall within the following designations:

- Hampstead Archaeological Priority Area;
- Mansfield Park Conservation Area.

The following policies from the Local Plan are relevant to the proposals:

- **Policy B1** – Refers to the general design principles that will be required of new developments. It states that development should:
 - Respect its site and setting;
 - Seek to improve the attractiveness of an area and not harm its appearance or amenity;
- **Policy B3** – States that the Council will not grant planning permission for alterations or extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area. The Council will consider whether:
 - High quality materials that match or complement existing materials are used;
 - Any unsympathetic alterations are removed or improved;
 - The architectural integrity of the existing building is preserved;
- **Policy B7** – States that the Council will not grant planning permission for development outside of a conservation area that it considers would cause harm to the conservation area's character, appearance or setting;
- **Policy B8** – States that when considering development close to sites of national archaeological importance, the Council will seek the physical preservation of the archaeological features and their settings.

Evaluation

It is evident from the above analysis that there are a number of constraints and opportunities associated with the proposed development, in terms of physical and social characteristics. These can be summarised as follows:

Constraints

- The proximity of the site to a Conservation Area and the need to respect its site and setting;
- The proximity of the site to an area of archaeological importance;
- The need to preserve the architectural integrity of the building.

Opportunities

- The use of good quality materials that improve the character and appearance of the building;

- The provision of a development that enhances the setting of a Conservation area;

Design Principles

In light of the above, the following design principles have been adopted:

- The provision of a development that respects its site and setting and aims to enhance the external appearance of an unattractive building that adjoins a Conservation Area.

The Proposals

As stated above, the addition of new external materials is proposed to all elevations of Anne Bryans House. The majority of the development proposals comprise the over-cladding of all elevations to improve the external appearance of the block. A 'picture frame' feature is proposed to all elevations in Sto brilliant white render stipple finish.

To the north and south elevations of the block, it is proposed that all existing anodised aluminium panels are to be over-clad with new aluminium finished Basalt Grey (RAL 7012) to provide shadow lines down the building. New aluminium cills are proposed in the same Basalt Grey finish. New undercill panels are to be Sto brilliant white render to match the 'picture frame' feature.

To the east and west elevations, Rockpanel 'Lines' cladding panels are proposed in a natural finish within white render 'picture frames'. Grey aluminium RAL 7012 feature bands between the cladding panels are also proposed.

Windows

Planning permission 2007/3449/P granted approval for the replacement of all windows to Anne Bryans House. The replacement of the windows continues to be proposed, however the windows have altered in proportions to accommodate a centre opening panel to aid cleaning. To the east and west elevations, the window units are to have aluminium honeycombe sandwich panels, Basalt Grey in colour. Please find a sample of this appended to this document (Appendix 1).

As stated above, the development proposals are in response to recent works at a nearby Royal Free Hospital premises, Coppetts Wood House. The external materials proposed are intended to achieve an external appearance to Anne Bryans House that is similar to, and complements, Coppetts Wood House.

Summary

The development proposals will enhance the appearance of Anne Bryans House, which will in turn, enhance the appearance of the surrounding area including that of the adjacent Conservation Area.

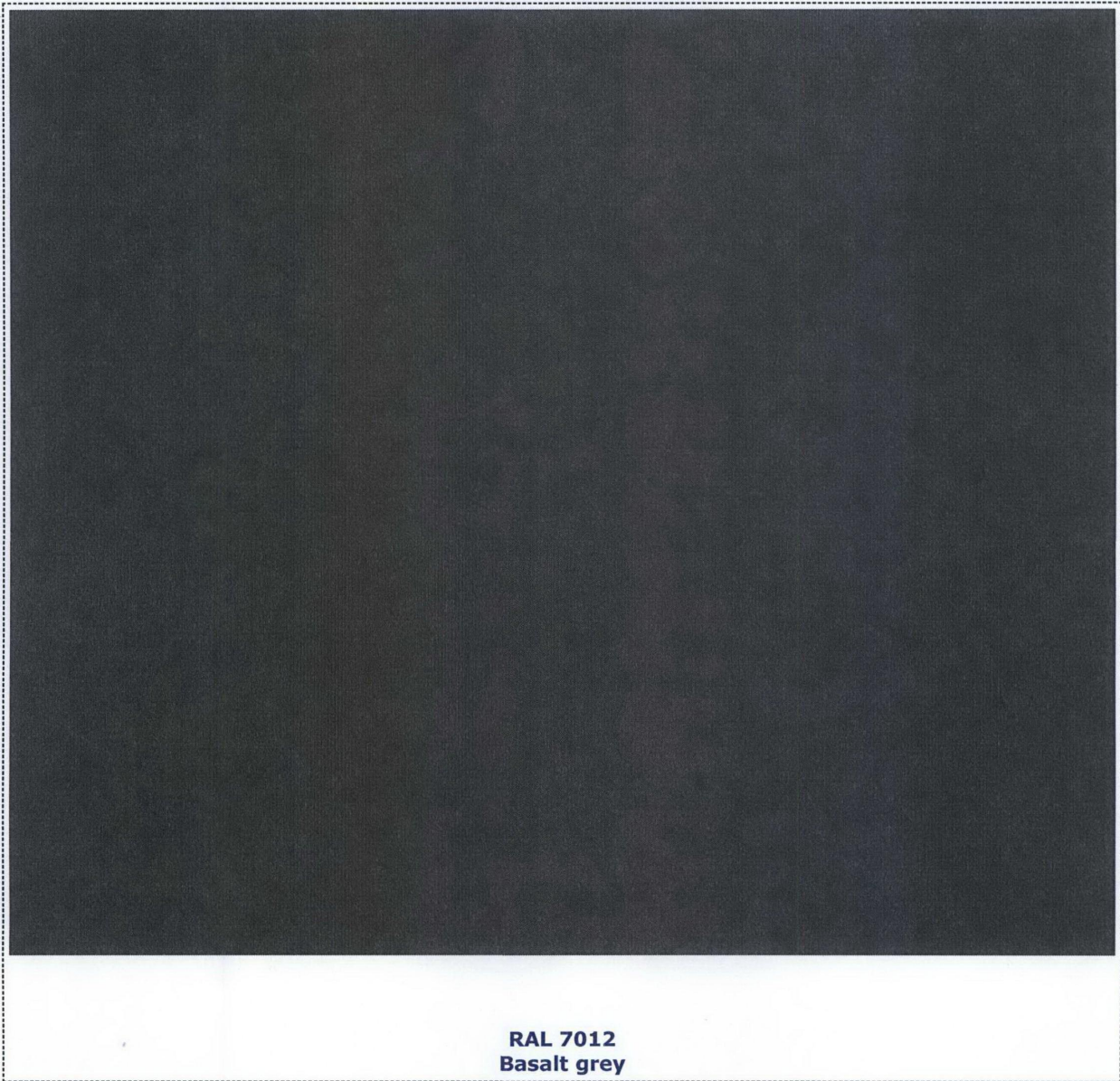
The development proposals have been designed to complement and match those of Coppetts Wood House in Lawn Road.

No alterations are proposed to the access of the site.

In light of these comments, we respectfully request that planning permission be granted.

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Appendix 1
Basalt Grey - RAL 7012



This colour-swatch is meant as a guide only.

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