

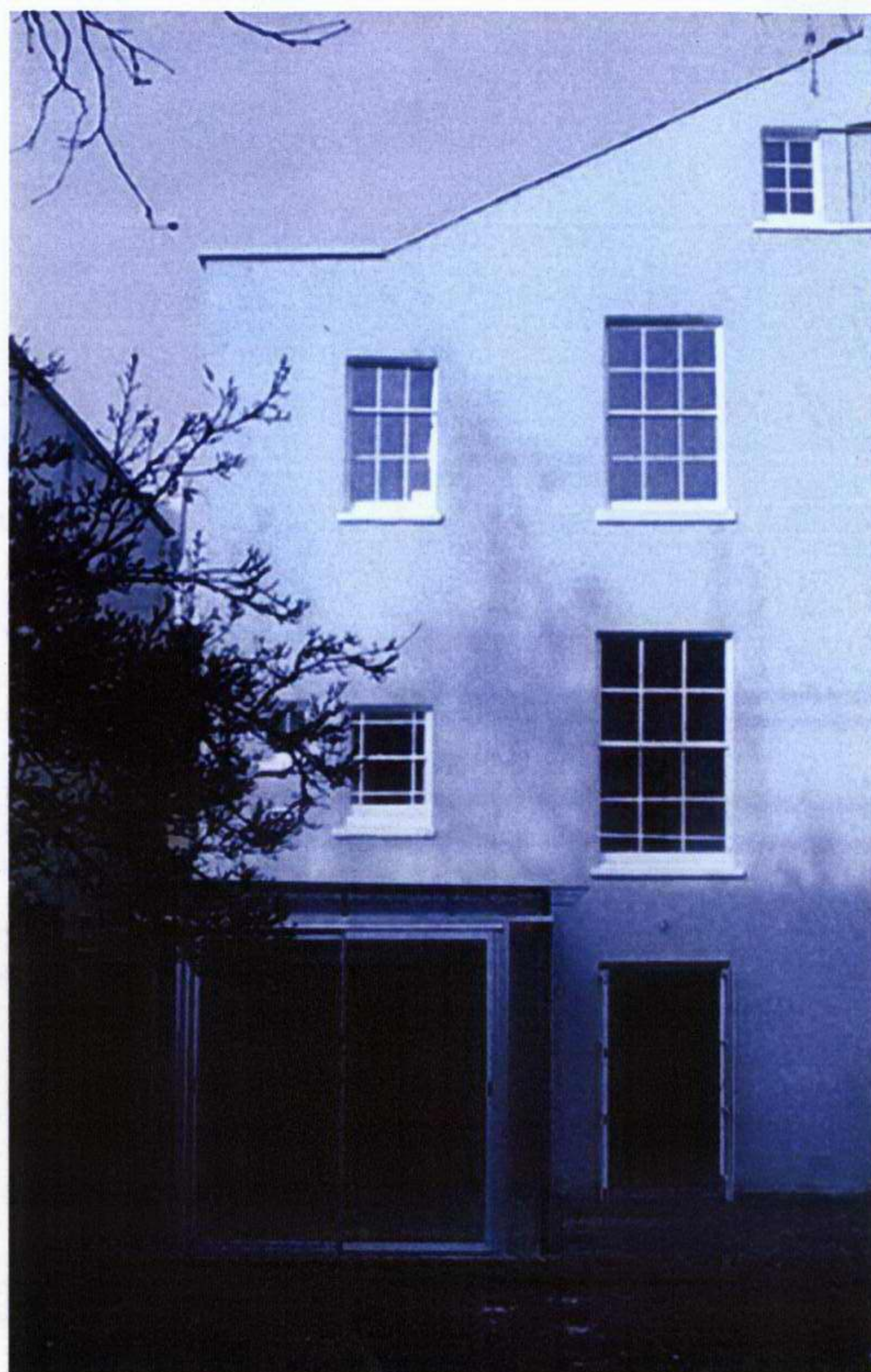
Early 19th century



today

Introduction	.....	3
Practice Description	.....	4
Existing Survey		
Historical Background and Design and Access Statement	.....	5
Site Photographs	.....	7
OS Map	.....	8
Elevation and Section	.....	9
Ground Floor Plan	.....	10
Proposal Drawings		
Elevation and Section	.....	12
Ground Floor Plan	.....	13
Detail	.....	14

This document provides information, plans, design and access statement and photographs as part of the Detailed Planning Application and Listed Building Consent for DDA Access to 28 Hampstead High Street, a terraced, grade 2 listed building of 3 storeys and basement.



Provost Rd, NW3 - Glass extension to rear and modernisation of Grade II listed semi-detached house.

The Practice

Robert Dye Associates is a London-based practice, with over 16 years experience in the design and management of architecture. Architectural project experience ranges from careful restoration and conversion of existing buildings for residential and commercial use, to new-build international museum and university buildings. Masterplanning and urban design expertise has been gained from involvement in a variety of large projects in the UK and Europe, and serves as a useful adjunct to our core activities.

We have well-established contacts with structural and environmental engineers and quantity surveyors who are sympathetic to the particular approach and requirements appropriate to work with existing historic buildings. We can also advise on suitable specialist building contractors, and form an appropriate team to undertake the works as required.

Our service is interactive, with close attention paid to our client's requirements. Design follows after careful analysis and brief-taking, with client approval being sought at every stage; we do not see design as a linear process, and will often explore multiple options at an early stage for the client's selection. We typically produce visual presentation of our design ideas through rapid hand sketches, detailed drawings, and physical and computer models, to enable the client and team to clearly envisage the proposed finished result.

We manage projects from inception through all stages to completion. We have extensive experience of preparing construction documentation and of administering building contracts on site, from one-off residential to large-scale public works. We are particularly experienced in works to alter, extend and modernise historic residential buildings in London.

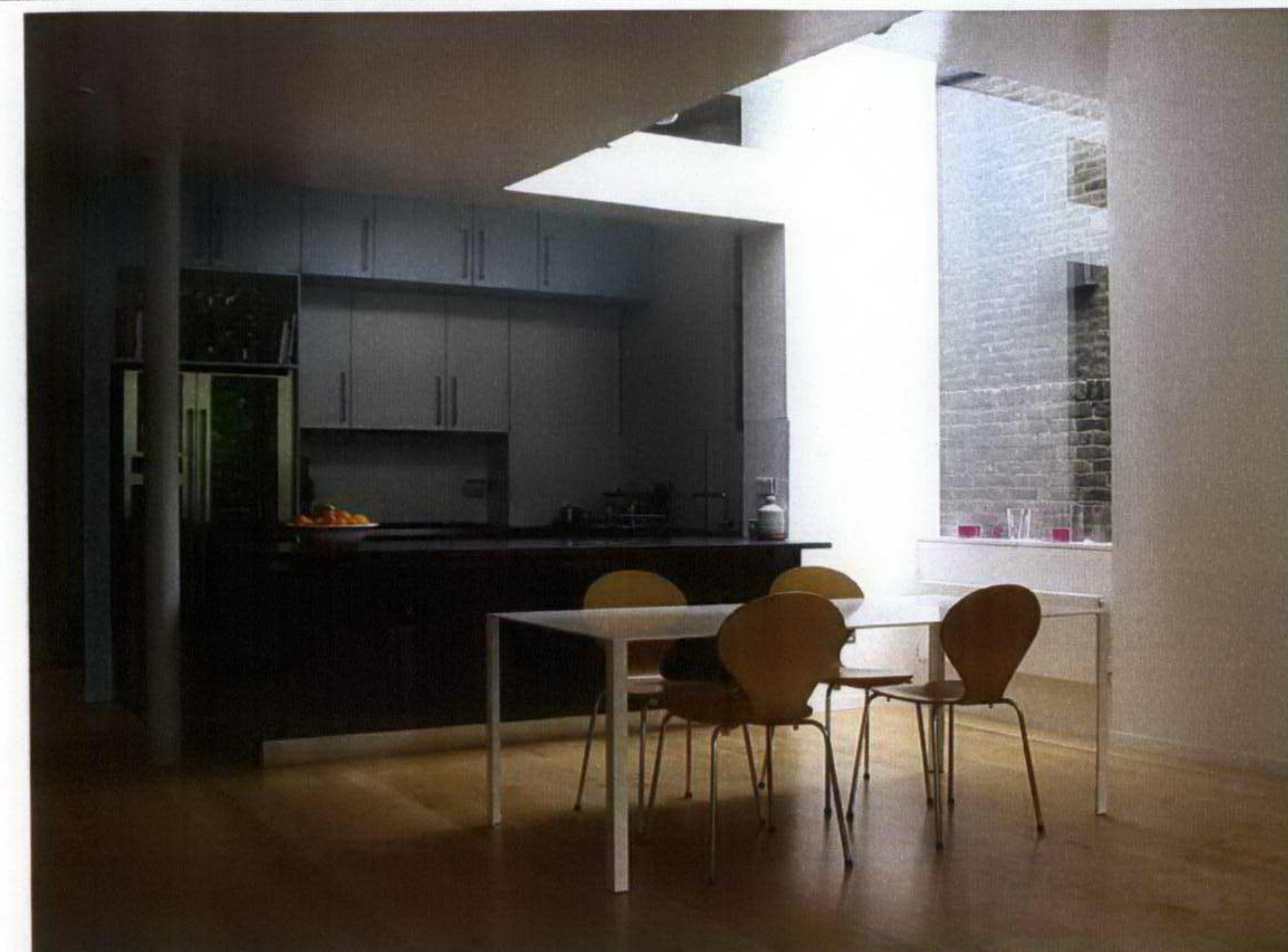
Our approach to existing and historic buildings is to respect the spirit and fabric of the architecture whilst reassessing the layout of the building to suit the needs of contemporary living: new additions and insertions are related to the spirit of the existing, with particular attention to material, detail and quality of workmanship, but our approach is instinctively modern. This approach avoids historical pastiche and allows a calm, non-competitive relationship between historic fabric and new elements.

The practice received the profession's highest award for residential architecture in 2005, the RIBA Manser Medal, for a new sustainable house in a sensitive conservation area context in Southwark.

Principal, Robert Dye BA Hons Dip Arch RIBA

Since graduating with honours in 1977, Robert Dye has practised architecture both in England and abroad. His major projects have included the Clore Gallery extension to the Tate Gallery, London, including refurbishments to the existing listed building, the extension of the Fogg Museum at Harvard University in Cambridge Mass., and the Performing arts Centre at Cornell University in Ithaca New York while with James Stirling, Michael Wilford and Associates. He has been a Director of the Architectural Trading Company and, since establishing his own practice in 1989, has continued the successful pursuit of design quality in more fine grain, predominantly residential work.

Robert has taught architectural design at Columbia and Washington Universities in America, recently taught at an RIBA Design Masterclass, and is currently a lecturer in urban design at the Bartlett School, University College London. He has received several awards, was a co-editor of Checkbook: A Designers Guide to London, contributed to a BBC programme on the future of London's architecture, and was a member of the LDDC Urban Design Advisory Group. The work of Robert Dye Associates has been published and the subject of various exhibitions in London over the past few years.



Shirlock Rd, NW3 - Major extension & modernisation of semi-detached house in Mansfield Conservation Area.



Stealth House, Grove Lane, SE4 - Manser Medal winning semi-detached house, adjoining Conservation Area.



Introduction

This Design and Access Statement has been prepared on behalf of CKFT (Hampstead) LLP in support of applications for planning permission and listed building consent at 28 Hampstead High Street, NW3, in accordance with the requirements set out in PPS1 and DCLG Circular 01/2006. Paragraph 105 of this Circular requires a single statement when both applications are submitted in parallel.

The proposed development is for minor alterations to the building to provide inclusive access in accordance with the Disability Discrimination Act 1995. Since 1974 the building is listed as Grade II on the statutory list of buildings of historic or architectural interest and also lies within the Hampstead Conservation Area designated in 1968.

Similar applications have been submitted to Camden in the past, but a recent change in the ownership of the building has led to a re-evaluation of the proposals. For close to a century the whole building has been in the ownership of Barclays Bank: the ground floor was used for services to the public whilst the first floor consisted of offices for the Bank. A local firm of solicitors has bought the freehold of the building and intend to occupy the upper floors (subject to separate applications) granting Barclays Bank a lease that allows them to continue operating on the ground floor and basement. Access to the upper floors is via a secondary entrance leading to the main stairs.

History of the building / Planning history

The planning history of this site is rather recent compared to the age of the building, which, according to English Heritage started as a parsonage in the early part of the 19th century. A century later the London and Southwestern Bank occupied the building and completely changed the front elevation.

The earliest entries since the Town and Country Planning Act came into effect date back to the early 1960s, when the building had been operating as a bank for some decades. These early planning permissions relate to additions at the rear of the property, including a roof terrace and the plans from this period already show the ground floor front and back rooms interconnected. The rear extension as it is now possibly dates from the 1980s; during this decade planning permission and listed building consent were granted on appeal for a change of use of the first floor to offices and the augmentation of the previously approved two-storey rear extension, occupying basement and ground floors. The list description confirms that the banking hall was entirely refitted in the late 20 Century. Other permissions relate to minor changes, such as the installation of cash dispensers and a fire escape at the rear.

More recently a proposal for alterations to the front elevation to provide a ramp for disabled access using the secondary entrance was initially refused on grounds of design and for endangering pedestrian safety and obstructing the highway. An amended application was approved in 2005 (2005/3408P & 3417L) in which the ramp is half on the outside of the building and half within the internal lobby, thus not projecting beyond the property's forecourt. This permission/ listed building consent has been supplemented by another application, currently under consideration by Camden. In order to comply with BS8300:2001 this proposal

also requires alterations to the entrance door and internal doors and is the subject of the latest applications registered on 12 April 2007 (2007/0147P & 0149L).

Further research into the history of the building has been carried out revealing that the description of the listing may have underestimated the age of the building. Stairs are often the most considerable piece of design within a building and can be important dating evidence (PPG15, Annex C, C62). Corroborating evidence from other sources drew a blank beyond 1960 when planning records begin. The files for the drainage plans held in Camden's Environment Department also were investigated, but in these archives the earliest entry is from 1961. The Local History Library has been able to locate drainage plans from as far back as 1889, but these do not show the internal staircase.

Visual evidence dates the stairs to the early 18 Century; this is at odds with the description on the register of historic buildings, which dates the original building to the early 19 Century. The likely explanation is that when English Heritage listed the building in 1974 they concentrated on the 20 Century façade, without carrying out an internal inspection (with the exception of a mention of the banking hall). An English Heritage officer admitted that the listing description should not be used as reliable dating evidence. The Georgian Group was consulted and is also of the opinion that the stairs are nearly 300 years old.

Policy framework

In order to discharge their duties under Part III of the Disability Discrimination Act, Barclays Bank has to provide inclusive access for the users of their services. Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act there is also a need to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

These considerations are reflected in Camden's UDP policies: SD1.C on 'access for all' and B6(b) on 'listed buildings'. Listed building consent will only be granted where alterations would not cause harm to the special interest of the building. Where listed buildings are being altered for the provision of access for people with disabilities, the Council will balance their needs with the interests of conservation and preservation. Where possible, access for all to listed buildings should be created.

PPG15 Paragraph 3.13 refers to changes that have, cumulatively, been destructive to a building's special interest. Paragraph 3.15 underpins the need to act flexibly and with imagination when approaching alterations to a listed building.

DCLG Circular 1/2006 in Paragraph 110 requires that the duties imposed under both the above Acts are balanced in the design solution proposed.

The revised approach

During the 20 Century, large parts of the building have been altered to adapt to its new use as a bank. These changes, cumulatively damaging to its historic and architectural interest can be summarized as follows:

1. The ground floor plan, with the exception of the stairwell, has had its walls removed to create an open plan layout (banking hall)
2. A full width 2-storey extension occupying the rear garden, has been created at basement and ground floor levels
3. The building was re-fronted in the Baroque style.

As a result, it is in the upper floors (first and second) that the original house best survives, including the rear elevations and the stairs leading to these floors.

A photograph of the building prior to its conversion to a bank clearly indicates that what is now the secondary entrance used to be a window and the access to it was an excavated light well surrounded by railings that gave light to the accommodation in the basement. This means that there used to be a single, centrally placed entrance to the house. Access to the upper floors was through an arch, now blocked off, which led to the stairs.

The approach in these applications to the design of the disabled access has taken into account the particular circumstances of this listed building, its origins and evolution. It tries to reinforce the importance of the central entrance and to avoid interventions in those parts of the building, which retain most of the original features. This results in a revised proposal that limits the provision of the ramp to the radically altered parts of the interior (banking hall) and will only have a marginal effect on the external appearance of the listed building.

The proposal

The reasons behind the alternative proposal which forms the basis of these applications, is to provide disabled access which, in comparison with the applications currently under consideration, would satisfy the following criteria:

1. It would be less discriminatory, by providing access for people with mobility problems through the same (principal) entrance used by able-bodied people and
2. It would be much more sympathetic to the listed building.

The proposals submitted by Stride Treglown Limited on behalf of Barclays PLC rely on a partially external ramp with handrails and require the replacement of the door to the secondary entrance with one that incorporates vision panels. Internally, the ramp and handrails continue and the entrance lobby (shared between Barclays Bank and CKFT Solicitors) will require two more doors, fire-rated and with vision panels, one leading into the bank, the other to the stairs and the upper floors.

In these revised proposals the ramp would be provided within the main entrance. Works consist of:

- The removal of the step and the leveling of the entrance with the pavement
- The provision of a ramp and railings beyond the glass doors within the banking hall
- The elongation of the existing main entrance doors (equivalent to the removed step) to be covered in a brass plate.

This has many advantages over the Stride Treglown scheme:

1. As the street drops down from Hampstead underground station and with internal floor levels the same throughout the building, the step at this entrance is less high from the street level than the step at the secondary entrance. The ramp can therefore be shorter.
2. The ramp can be accommodated entirely within the building. The banking hall has been refurbished to an extent that no internal features or original layout remain so that no damage to the listed building will ensue.
3. The external doors, which are an important element in the 20 Century façade, will be retained. As they will remain open (folded back) during the bank's business hours, there is no need for vision panels or for them to be automated.

In addition to these advantages, the revised proposals will enhance the setting of the 18 Century stairs that form the centerpiece of the original house. As the ramp would be entirely within Barclay's domain, there will be no need to share the secondary entrance, which can then be used exclusively by the new occupiers of the upper floors.

The secondary entrance would remain as it is with the existing door retained. There would be no need to introduce new doors within the entrance lobby as there would be no access to the bank premises and a single user would not require additional security. This entrance would be restored to the original arrangement: the arched opening, now blocked, would be reused and will provide a dignified, uncluttered approach to the stairs and the upper floors of the listed building.

Legal agreement

The secondary entrance will be for the exclusive use of the upper floors. No disabled access is proposed for this part of the building. There is no intention of implementing the 2005 planning permission and listed building consent for a disabled ramp (which relies on the Council approving the Stride Treglown proposal for a new external door) if the current applications receive approval. The applicant is prepared to enter a legal agreement to that effect.

Conclusion

Compared to the applications 2007/0147P and 0149L for a disabled access at the secondary entrance to the listed building, the present submission, which provides the disabled access directly from the street into the banking hall would require only minor alterations to its external appearance. Internally, the provision of the ramp inside the main entrance would only affect an area of the listed building that has already lost its architectural interest when it was refitted in the 20th Century. The part of the listed building that retains much of its original layout and fabric (entrance lobby, stairs and upper floors) and is being sensitively refurbished for the new occupier will thus be preserved and improved.

The approach presented in this revised proposal satisfies the requirements of the Disability Discrimination Act and the associated guidance whilst at the same time preserving the features of special historic and architectural interest of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act. Inclusive access can be provided without the need to compromise on heritage issues.