

**134 Iverson Road, Hampstead**  
**Amended and Revised Drawings for Application for Planning Permission**

Drawings within this document are revised versions of those already submitted and are to be read in conjunction with the previous drawing packages.

By Crawford Partnership on behalf of Mr. Peter Cunningham  
For the Attention of Camden Planning Department  
21st of November 2006

The renderings on the title and design statement pages have been updated to more accurately show the appearance of new cedar cladding.

2006-191-001 OS Plan

2006-191-011 - Tree Location Plan and Protection Zone - Revision A  
2006-191-012 - Tree Protection Zone - Proposed Ground Level Changes

2006-191-100a - Proposed Ground Floor Plan A - Revision B  
2006-191-100b - Proposed Ground Floor Plan B - Revision B  
2006-191-101 - Proposed First Floor Plan - Revision B

2006-191-300 - Proposed Section AA and Street Elevations - Revision B  
2006-191-301 - Proposed Section BB - Revision B

2006-191-403 - Proposed Ground Floor Access Plan - Revision A  
2006-191-404 - Proposed First Floor Access Plan - Revision A

An arboreal, sound and bat survey are pending and will be submitted when complete. The drawings 2006-191-011 and 2006-191-011 are provisional only.

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### Design Strategy

Access to the site will continue to be from Iverson Road via an area of off street parking that can facilitate a 'Smart' car or electric vehicle with charging facilities adjacent at ground floor level. The main entrance on Iverson Road is set in the undercroft that leads through to the rear of the site. Beneath the undercroft walkway we propose a new, secure gated entrance sympathetic in its use of materials and colour to the existing street scene. This undercroft will be converted to an entrance lobby and the long alley as it is now will be transformed into an interior entrance vestibule and hall with a much improved quality of space enhanced by the modern finishes of the new interior and acting as a transition to the main dwelling. The newly created entrance approach will also provide a connection directly to the work area of the new unit, without the need for visitors encroaching on the more private spaces of the living areas.

The new linear entrance space is fully enclosed and is designed featuring a green roof set away from the boundary walls (all of which are to be retained as existing so that impact upon neighbouring boundaries will be minimal). A secondary stair cantilevered and supported on cables from the new roof provides a dedicated entrance to the work space, allowing for complete privacy to the new residential area on occasions where work related meetings take place. The location of the new access stairs to the work area have been positioned in a similar location to the existing exterior stair of the carpentry work shop with the intention again of minimising the impact of the new building upon the neighbouring properties.

The primary living space consists of a spacious open plan ground floor approximately 50m<sup>2</sup> in area, providing kitchen, dining and living space. The rectangular form of the space features an open tread staircase connecting first and second floors flooding the space with diffused light from a roof light above. Storey height, folding, sliding doors on the south façade provide additional light and sunshine, which will be diffused through the vertical cedar louvers acting as a translucent boundary fence to the railway embankment. The doors at ground floor along this wall are set back from the main upper storeys of south façade providing additional solar shading and also creating a striking cantilevered effect which will allow a limited amount of exterior access to the south side of the dwelling. The open interior of the ground floor is intended to act as a counterpoint to the enclosed north façade.

The Live/Work Unit is three floors in total, with access to the three bedrooms of the house, the bathrooms and the work area from the central stair well. The workspace is open to the feature stair to provide the optimum working environment in terms of space and light. This middle floor also houses the second bedroom and a bathroom. The top floor contained the master and third bedrooms. Both of these have folding sliding doors facing south and opening onto a terraced area. The south facing terrace does not overlook any adjacent properties or gardens, assuring the continued privacy of neighbours.

### Massing, Neighbours' Concerns & Privacy

The nature of the site demands that a great deal of thought be given to the design to ensure the interests of the neighbouring properties are considered. The building envelope rises only one metre above the ridge line of the existing pitched roof of the workshop as illustrated in the accompanying sections and elevations. Although, the new unit has one additional story, the flat green roof minimises the impact of the new building, with the perceived size similar to the existing workshop. The visual impact of this additional bulk is further diminished when viewed from the back of the houses on Iverson Road set against the existing backdrop of the wooded and elevated railway embankment, which rises high above the new building.



Front facade from embankment  
(No. 136A boundary fence removed  
in this visual to allow views to ground floor)

## Project Outline

Site Area: 217m<sup>2</sup>

Present land use: derelict, land owned entirely by client

Previously a timber workshop.

### Proposal:

Total demolition of the existing building.

Construction of a new live work dwelling.

3 floors, total area 315m<sup>2</sup> including indoor garden/gallery space at front

3 bedrooms, 1 work space for 2-4 people total area 24.5m<sup>2</sup>

### Sustainability Measures:

Planted sedum roof as insulation and wildlife habitat; photo-voltaic panels providing electricity and hot water; grey water collection for use in toilets and garden/gallery; timber frame construction from British sources, natural fibre insulation; low-emissivity glass, passive natural ventilation

This is the first planning application for this proposal.

All drawings were drawn in August 2006, and submitted to Camden Planning Department in August 2006

Proposal designed and drawn by The Crawford Partnership

## Planning Support Statement

This planning application aims to envision the creation of a new-build Live Work Unit in West Hampstead, to the north side of the Silverlink railway embankment. The scope of works will involve the demolition of the existing structure on-site, a dilapidated 2 storey Carpentry Workshop, which has provided a small business for the owner and an employee for a number of years.

The proposal is to replace this building with a newly constructed Live-Work unit with similar massing providing 3 bedroom accommodation plus an addition work area that can be accessed without encroaching on the main living space. Sustainability of construction, the incorporation of renewable energy systems, and respect for the site context are central themes in the construction and occupation of the dwelling.

### History and Land Use

The site has been occupied in a commercial/industrial capacity for a number of years, as the location for a local Carpentry Workshop. The present building has however deteriorated through lack of any major maintenance of the structure and fabric and has further suffered through the lack of expansion capability on the plot for new tooling and machining facilities on site, with restricted access for delivery and loading of materials and completed items, all of which has contributed to the continued decline of the business in an ever increasing competitive market.

The underlying concept behind the proposals is driven by the clients brief to create a spacious, modern property on the site, utilising sustainable methods of construction and incorporating renewable energy systems, whilst at the same time providing privacy to the potential occupants and providing a much improved amenity for the neighbouring residential occupants.

The proposal for redevelopment aims to regenerate the site with a new building that will provide a much improved amenity to adjacent residential properties through the removal of noise and dust created by the existing carpentry works and a greatly enhanced outlook. The integration of Live / Work space as part of the application is intended to ensure ongoing employment on the site.

Due to its location set back a significant distance from Iverson Road and surrounded by back gardens to the east and west, and the mature foliage and trees to the south adjacent to the inclined and elevated railway embankment, the main views of the proposed new Live Work Unit will be from the rear of the residential properties, comprising chiefly of bedrooms and bathrooms. We believe that the new building will enhance the views presently appreciated by the residents who currently overlook the site.

