

Design and Access Statement for the change of use from residential to dental practice / medical use and extension of the ground floor of 3 Constantine Road, London, NW3, plus the alteration of the shop front to 5 Elm Terrace, London NW3.

August 2011



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1.0 INTRODUCTION

1.1 The purpose and requirements of the document

AWW Architects are pleased to present this Design and Access Statement on behalf of Dr Linda Greenwall of Hampstead Health Care Ltd. This report forms part of the documentation required for a planning application, submitted by aww architects in respect of the proposed change of use from residential to dental practice / medical use and extension of the ground floor of 3 Constantine Road, London, NW3, plus the alteration of the shop front to 5 Elm Terrace, London NW3

The proposal seeks to increase the existing dental practice from 4 surgeries to 6 surgeries, plus the addition of other health care services such as chiropody, physiotherapy, etc. enabling further enhancement of the service provided by Dr Greenwell's Hampstead Health Care practice. The re use of the existing 3 Constantine Road terrace enables this to occur. The practice is to expand into the ground floor with a small extension to the rear and retention of the residential use above on the first and second floors as a 4 bed maisonette

This statement seeks to address the requirements for design and access statements set out in the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006. It also accords with the guidance contained in DCLG Circular 01/2006 and CABE Guidance in June 2006.

The purpose of this document is to summarise the proposal and illustrate how the proposed layout has been arrived at, taking into account the existing site factors, Statutory obligations, Planning Policy Guidance and professional consultant advice.

The extent of the application boundary is indicated on the site boundary diagram below.



1.2 Summary of Design Brief

Our design brief is to provide a additional 2 dental surgeries with ancillary sterilization area, treatments rooms while maintaining residential accommodation above. Connected with this is the desire to alter the existing rather claustrophobic, out of keeping shop front to 5 Elm Terrace into a more visible and open offering, more in keeping with the provision of dental care in the 21st century and the surrounding retail shop fronts.

The existing external areas are also to be upgraded and renovated, with the retention of the historic York paving stone and granite kerb stones.

1.3 Description of Development

Detailed planning application for the proposed change of use from residential to dental practice / medical use and extension of the ground floor of 3 Constantine Road, London, NW3, plus the alteration of the shop front to 5 Elm Terrace, London NW3

2.1 Location and Setting

The application site is located within Mansfield Road conservation area on Constantine Road approximately 6 minutes walk from Hampstead Heath tube station/ railway and Hampstead Heath Park. It is also in close proximity to the Royal Free Hospital on Pond Street and a variety of shops on South End Green (including both national and independent stores) and leisure facilities (including pubs, bars, cafes, schools and swimming pool.)

Dr Linda Greenwall's current practice at No.5 Elm Terrace and No.1 Constantine Road is directly adjacent to several other shops and small businesses that line the street these include a green grocers, news agent, restaurant and cafe.



EXISTING SITE PLAN



- Planning Application Boundary
- Other Land Owned by Applicant

2.2 Conservation area

Site Plan highlighting Conservation Area Boundary

Mansfield Conservation Area falls within Gospel Oak which is located between Hampstead, Maitland Park and Kentish Town on the edge of Hampstead Heath.

The boundary of the conservation area runs along Fleet Road which lies just off Constantine Road.

York stone paving with granite kerbs and granite 3-sett gutter are original features of the area. Substantial areas of paving remain outside no.3 Constantine Road and no.5 Elm Terrace. It is important that this is preserved and retained.



= Area of conservation boundary

2.0 CONTEXT

2.3 Existing properties

No.1 Constantine Road, No. 3 Constantine Road and No.5 Elm Terrace are 3 storey Victorian buildings which form part of a terrace. They are brick built buildings with natural slate roof and painted softwood joinery. No. 5 has an existing shop front and property 1 & 3 are flat fronted with a projecting bay window over two storeys, recessed paired entrance doors, pitched roofs and prominent chimney stacks with small front gardens enclosed behind a timber fence atop a low level brick boundary wall. To the rear of the no.3 an original two storey part width rear extensions exists. Both no.1 and no.5 have had previous alterations to the original two storey extensions.

The present accommodation of no.5 Elm Terrace comprises of existing dental surgery on the ground floor (extending into no.1 Constantine Road) and upper floors to remain as existing medical accommodation.

The present accommodation of no. 3 Constantine Road comprises of 4 bedrooms, 2 kitchens, breakfast room, reception room, utility and 3 WC's, bathroom and shower room divided over 3 floors.

The property is currently vacant but in the past has been used without planning permission as bedsit accommodation.

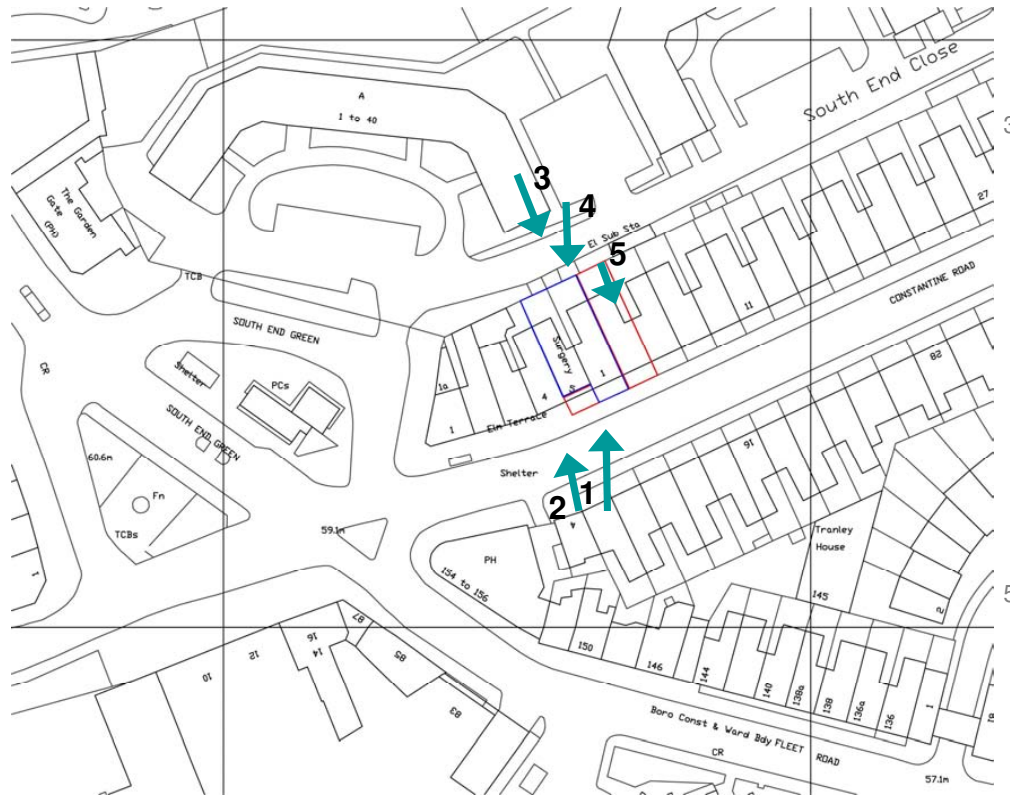
Parking for both properties is on street and restricted.



2.0 CONTEXT

2.4 Photographs

The following diagram identifies existing views of the site and surrounding features.



1



2



4



3.0 SITE ANALYSIS

3.1 Design Generators

All key design generators are collated into the summary described below. These are expanded in further detail from 3.2 onwards.

Studies have been carried out as to the extent of building area available on the site taking into account the shape of the site, the existing buildings, their height, mass, scale, setting and urban grain, and its location in the Mansfield Road conservation area.

The site is immediately bounded by residential accommodation at first floor and above, with retail at ground floor to the West of the site and residential to the east of the existing properties. Existing access is to the front and to the rear of 5 Elm Terrace with the rear entrance primarily used for fire escape/ deliveries and the front entrance for staff and visiting patients. Existing access to no.3 Constantine Road is via the front only.

A key principle was to ensure that any extension was to appear secondary to the existing property in terms of location, form, scale, proportions, dimensions and detailing. Another key consideration was to ensure that the historic pattern of the surrounding area would be preserved including the ratio of built to un-built space and also to respect the neighbouring property (no.5 Constantine Road) with regard to sunlight, pollution, privacy and sense of enclosure. It was also important to allow the retention of a reasonably sized garden/ courtyard and the existing character of it. Any loss of residential accommodation was to be kept to a minimum.

The appearance of shop fronts are an important element in the character of the commercial part of the Mansfield Conservation Area. Therefore it was important to ensure that the existing shop front to 5 Elm Terrace was turned into a more visible and open shop frontage, more in keeping with the existing surrounding retail shop fronts. In particular it was important that we did not suggest anything that would be considered harmful to the Mansfield Conservation Area.

3.2 Topography

The site is generally level due to existing hard standing areas.

3.3 Views

Distant views exist to the rear of the site to the surrounding parkland of Hampstead Heath which should be respected. Views from the front of the site exist Westwards towards St Stephens Church Tower And towards Royal Free Hospital.

3.4 Access and Connectivity

The properties are easily accessible by public transportation with Hampstead Heath Station and Belsize Park tube station on the Northern line within 4 minutes walk. Bus routes no. 24 and 46 also run very close to Constantine Road.

Vehicular access is via Constantine Road and restricted parking is available on the street.

3.0 SITE ANALYSIS

3.5 Historic references and listed buildings

Within the Mansfield conservation area are several listed buildings and structures of architectural interest. The closest building to the site is a late 19th Century red brick public house which is located on the corner of Fleet Road and Constantine Road but views also exist to St Stephens Church tower. None of these views or the historic building are affected by the proposals.



3.6 Orientation

No.3 Constantine Road site is rectangular in shape with frontage to the South. The other boundaries are of back gardens and existing three storey buildings.

3.7 Noise

The extension to the existing surgery should not have a noise impact on surrounding residents.

3.8 Development Height

Buildings adjacent to the site are three residential storeys in height with properties to the North end of Constantine Road (no2. 1-33) containing historic dormers with pediments. Any development should take this into account, ensuring that the existing properties are not over powered.

4.1 Pre-Application Advice and consultation

Discussions with the Camden Planning Services have been held in the development of these proposals and their comments and views have been incorporated into the plans as submitted. Please see Appendix A for letter from Camden Planning Services.

Summary of recommendations from planning services:

- Provide evidence that the loss of residential floor space would not exceed one dwelling (refer to drawing 2877/2110-Proposed Ground floor)
- Demonstrate no alternative non-residential premises are available within the local catchment (see section 4.16)
- New residential development must meet residential development standards, lifetime home standards and sustainability requirements.
At least 10% of the project cost should be spend on making improvements to the existing building. (Refer to lifetime homes statement and section 4.14 Sustainability)
- Rear extensions should be designed to:
 - Be secondary to the building being extended
 - Respect and preserve the historic pattern of the surrounding area including built to un-build space
 - Not cause a loss of amenity to adjacent properties
 - Allow for retention of a reasonable sized garden
 - Retain the open character of the existing natural landscaping and garden amenity
(refer to drawing 2877/2110 Proposed ground floor)
- Shop front should be in line with the existing shop fronts and should incorporate a stallriser. The stallriser should be at least 300mm high and faced in appropriate materials. (Refer to drawing 2877/3010A Proposed South Elevation)

Dr Greenwall has met and discussed the proposals with the owner of the adjoining property 5 Constantine Road, Mrs Susan Grower. Mrs Grower's comments were positive and welcomed the proposals. She would be especially pleased if better signage could be provided to avoid the occasional patient from knocking on her door assuming 5 Constantine Road was the address of Hampstead health Care Ltd, address 5 Elm Terrace. Dr Greenwall assured her that proposals for new signage would be submitted in due course, however the more open shop front would provide better orientation and visibility for the practice.

4.2 Scheme Development

The location, scale and massing of the application proposals has been informed by the issues described above. The external appearance of the scheme has been developed following local architectural studies and the intension to make the development "of its time" and as sustainable in its energy use as possible.

The extent and height of the proposed extension to 3 Constantine Road has been kept to a minimum in order to respect the existing property. It was important not to impact on the existing buildings form, scale, proportions and detailing therefore a flat roof with roof lights has been proposed and replacement of the existing first floor roof extension to a green roof. Providing a green roof will provide a better outlook for neighbouring properties as well as increase bio-diversity within the urban area.

The existing garden and courtyard space has been maintained and therefore does not impact on the neighbouring property in terms of loss of light, privacy or sense of enclosure. The side extension backs onto an existing neighbouring side extension, thus has no right of light issues or impact on the neighbouring property.

The proposed shop front on no. 5 Elm terrace is to be lighter and more open but still maintains the existing property and shop front line.

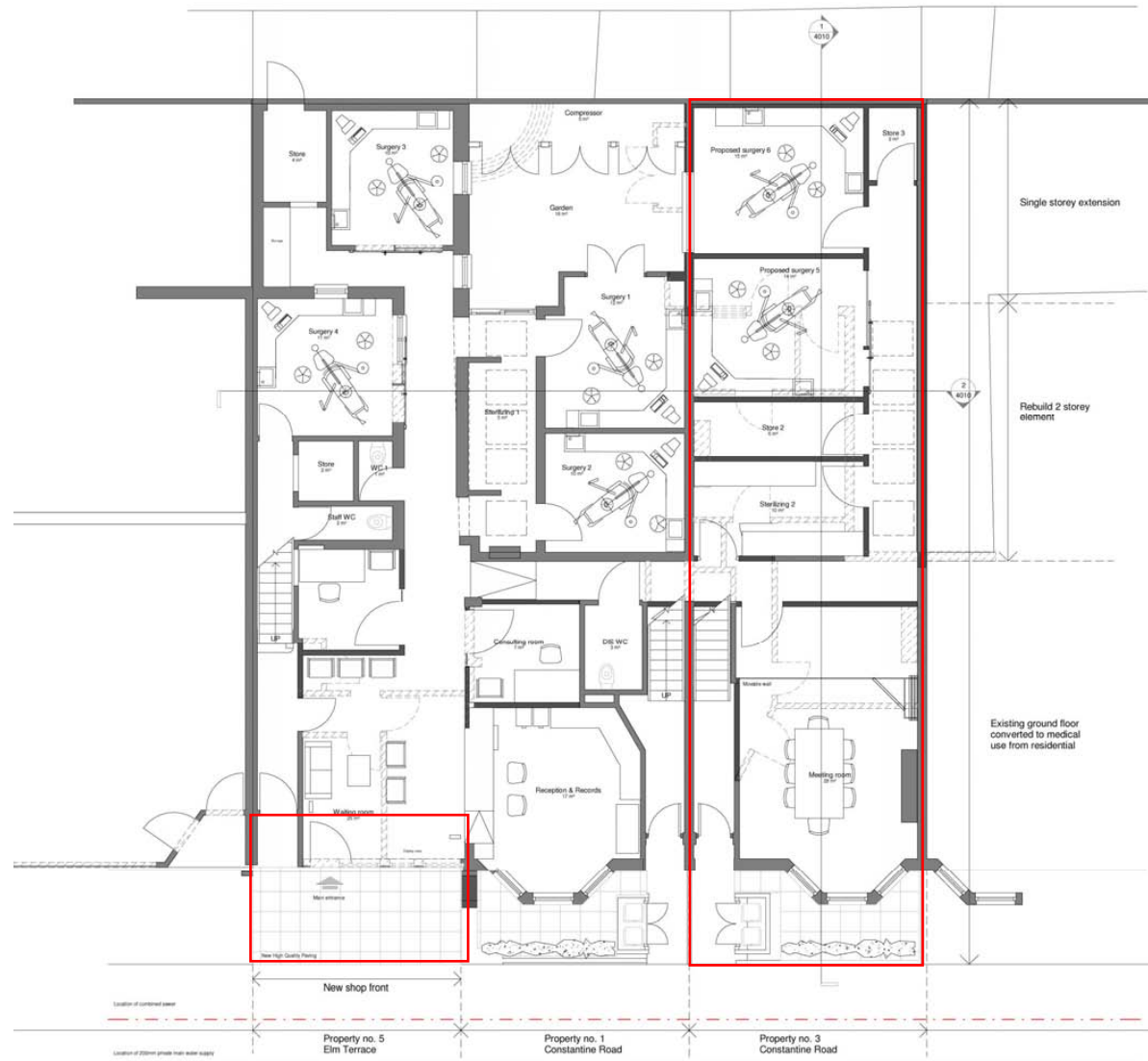
4.0 DESIGN PROPOSALS

Previous Proposals – Ground Floor Plan

Previous proposals show the rear extension extending to the boundary line and covering the whole of the existing un-built area to the rear of No.3 Constantine Road this was to mirror the extension at no. 5 Elm Terrace.

Through consultation with Camden Planning Department It was brought to our attention that the extension at no.5 was granted in 1983 in the Policy context of the time. The current guidelines outlined in 'Camden Planning Guidance 2011' states that extensions should be subordinate to the original building and allow for the retention for a reasonable sized garden.

Future iterations of the design were adapted to incorporate these principals.



4.0 DESIGN PROPOSALS

Previous Proposals – Ground Floor Plan

Previous proposals showed a projecting shop front to the south elevation of no.5 Elm Terrace. It was considered that this would be harmful and not appropriate to the character and appearance of the Mansfield Conservation area.

The scheme was revised to show the shop front in line with existing shop fronts on the street and a 300mm high stallriser.

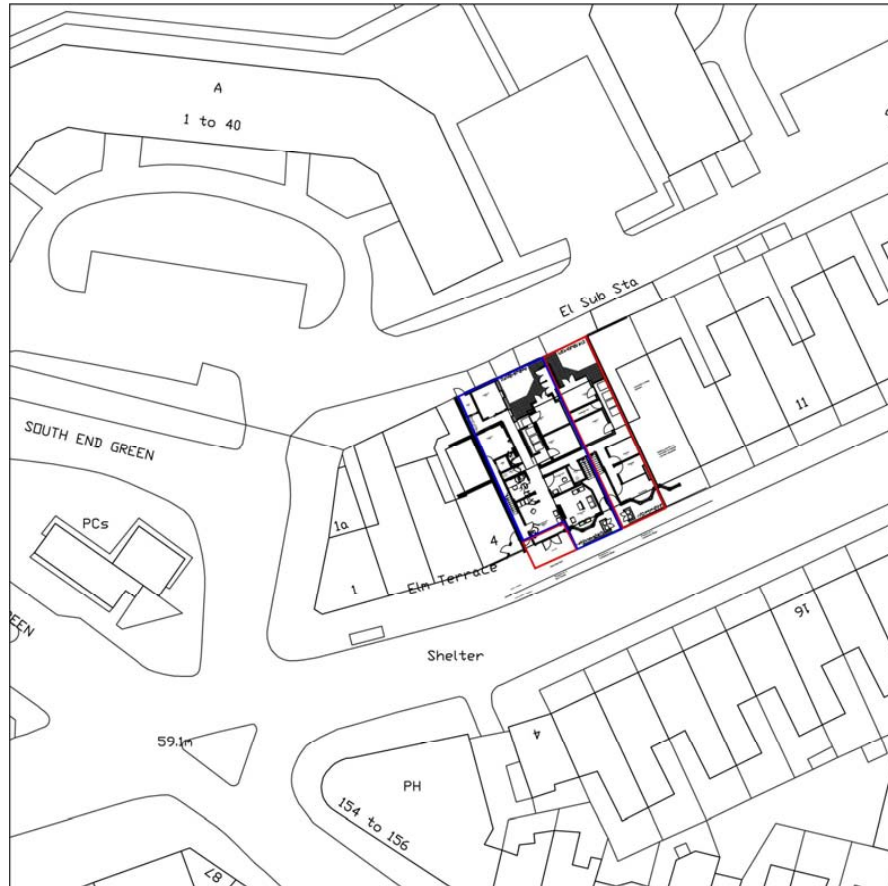


4.0 DESIGN PROPOSALS

4.3 Proposals - Site Plan

The development is for a small extension to the rear of no. 3 Constantine Road to include 2 additional dental surgeries with ancillary sterilization area and treatments rooms. Above on the first and second floors a 4 bed maisonette.

In addition the alteration of existing shop front to no.5 Elm Terrace to make it appear more in keeping with the surrounding retail shop fronts as well as more open and visible.



PROPOSED SITE PLAN

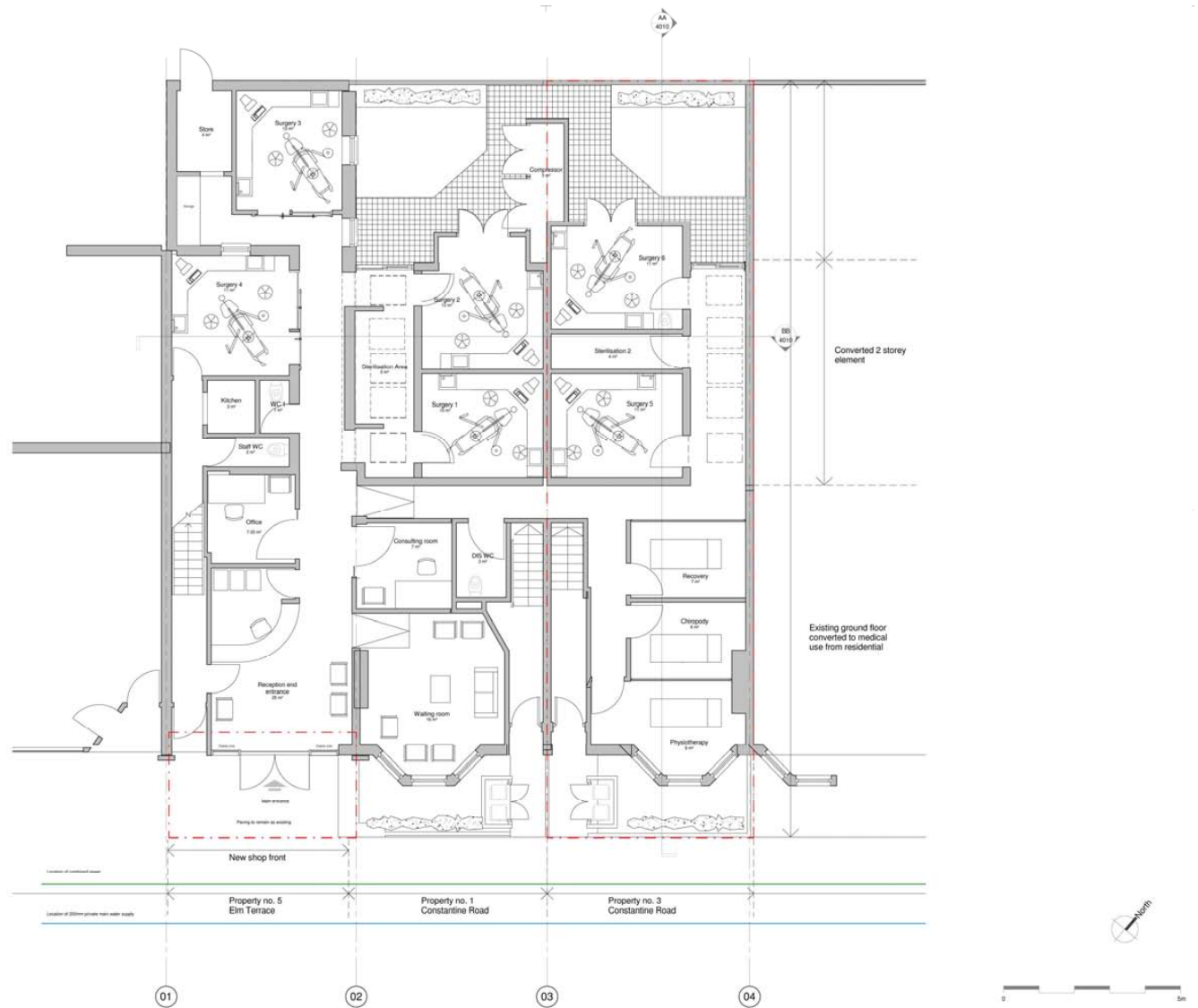
4.0 DESIGN PROPOSALS

4.4 Proposals – Ground Floor Plan

On the ground floor of no. 3 Constantine Road the proposed additional dental surgeries with ancillary sterilization and a Physiotherapy room. The two surgeries have been kept on Constantine Road.

Disabled access within the property is improved by the proposed additional ramp but due to constraints of the existing building compliant however patients will be guided through the proposed route.

In addition the existing shop front to no.5 Elm Terrace is more in keeping with the surrounding retail shop fronts as proposed.



PROPOSED GROUND FLOOR PLAN

4.0 DESIGN PROPOSALS

4.5 Proposals –Upper Floor Plans (1st & 2nd Floors)

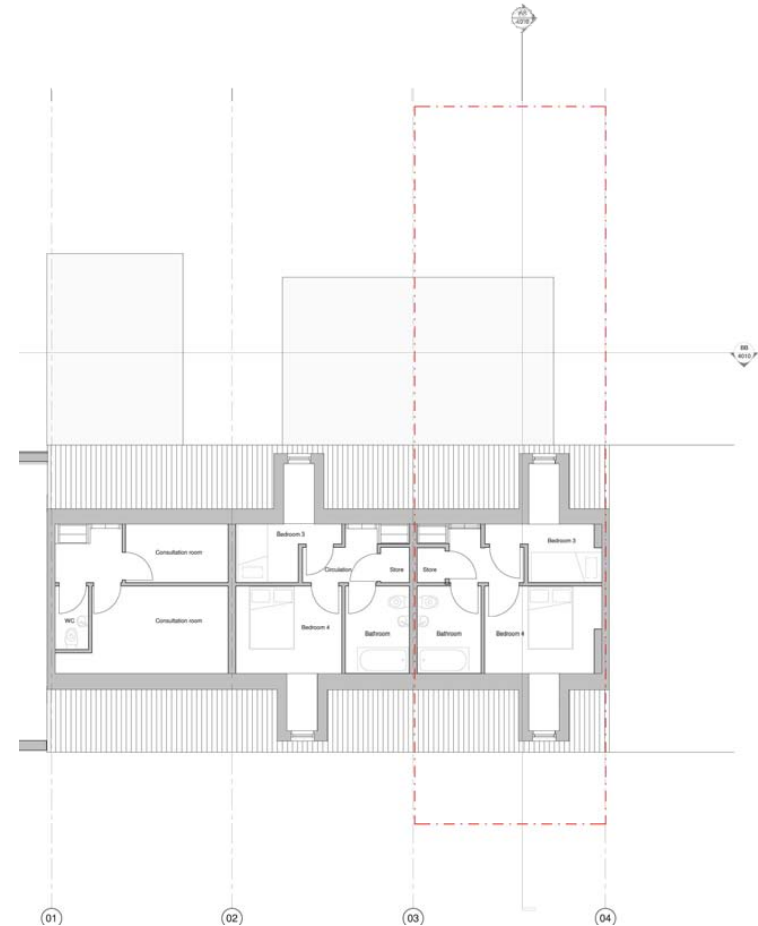
Above on the first and second floors of no.3 Constantine the property is converted into a 4 bed maisonette including x2 bathrooms, WC, Kitchen and living room.

On the first floor the layout remains largely unaltered other than the removal of the kitchen from the rear of the property and the creation of a kitchen/ living area to the front of the property.

On the second floor the previous layout included a kitchen due to its previous use as bedsit accommodation. This kitchen has now been removed and an extra bedroom and en-suite introduced. For more information please refer to Life time homes statement.

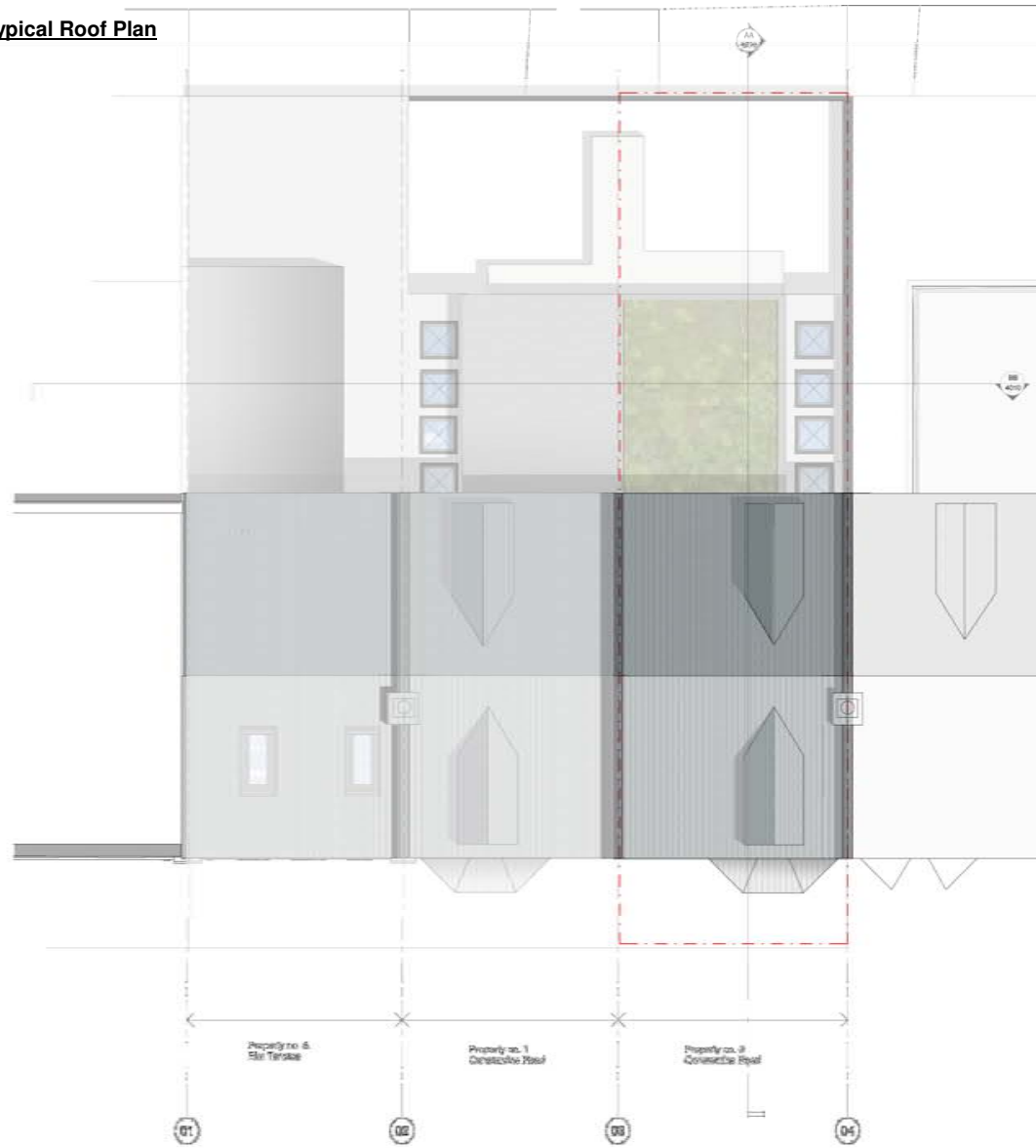


PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

4.6 Proposals – Typical Roof Plan



PROPOSED ROOF PLAN

Proposed green roof to replace existing single storey extension roof.

The roof is enlarged to cover the area over the proposed extension and compressor area.

Proposed roof lights to provide light to the new circulation space.

Existing open garden and courtyard space retained.



4.7 Proposals – Existing South Elevation



EXISTING South Elevation (not to scale)

4.8 Proposals – South Elevation



PROPOSED South Elevation (not to scale)

4.9 Access (refer to GF Plan, for Access Location)

The access to the site is long established and remains unchanged.

4.10 Scale

The extent and height of the proposed extension to 3 Constantine Road has been kept to 1 storey in height and does not project further than the existing extension on no.1 Constantine Road in order to respect the existing property line.

The existing garden and courtyard space has been maintained and therefore does not impact on the neighbouring property in terms of loss of light, privacy or sense of enclosure.

The side extension backs onto an existing neighbouring side extension, thus has no right of light issues or impact on neighbouring properties.

4.11 Landscaping

The existing garden and courtyard area is retained and enlarged to create one large conjoined external space with no.1 Constantine road. Additional planting and soft landscaping will be introduced but the character of the existing garden and landscaping will be retained.

4.12 Refuse Collection

A waste assessment was not considered appropriate for this development as it is to remain unchanged.

4.13 Materials and Appearance

The development sits within a conservation area and the mass and form of the structure has been developed to provide a positive contribution to the townscape by providing a shape that relates to the surroundings. All materials on the proposed extension will be chosen to match existing materials, including stock brickwork to match existing, painted softwood joinery and velux conservation roof lights. The roof to the first floor extension will be replaced with a green roof with the aim of improving the outlook of neighbouring properties as well as providing biodiversity within an urban area.

The proposal seeks to make no major material alterations to the appearance or character of the existing buildings other than the proposed alteration to the existing shop frontage. The glazing within this area will incorporate a stallriser. The stallriser will be 300mm high and faced in materials to match existing. The majority of the work is situated to the rear of the property leaving the front elevations largely unaltered.

4.14 Sustainability

Renewable energy has been incorporated within the scheme; an air source heat pump will be used to extract available heat from the ambient air and provide hot water within the property. The pump will be fitted in the roof space of the existing house.

A green roof is also being proposed to replace the existing roof on the single storey extension to the rear of the property. Sustainably green roofs are recognised as important in the delay of rainwater run-off entering the storm water system, and the general retention of rainwater. Other advantages include:

- Improved conservation and biodiversity.
- Provision of new wildlife habitat.
- Improved thermal insulation of buildings.
- Reduction of airborne particulates.

4.0 DESIGN PROPOSALS

4.15 Proposals – Proposed Context Views



PROPOSED South CGI View (not to scale)



PROPOSED North CGI View (not to scale)

4.16 Proposals – Planning statement

Policy DP2

Camden Development Policy DP2 states that the Council seeks to minimise the loss of housing in the borough by protecting residential uses from development that would involve a net loss of residential floor space. The policy goes on to state that as an exception to the general protection of residential floor space the Council will favourably consider development that necessitates a limited loss of residential floor space in order to provide small-scale healthcare practices meeting local needs, where no alternative site is available.

In response to the above, studies have been completed to show that the loss of residential floor space does not exceed one dwelling (see drawing 2877- 2110/2111 & 2112), that no alternative non-residential properties are available in the area and that proposals will meet the needs in the local catchment area.

No.3 Constantine road is a 4 bed residential property currently vacant. Converted to bedsit accommodation without planning permission and in a poor state of decorative repair the property was hard to let and often underused. The scheme seeks to expand Hampstead Healthcare into the ground floor of no.3 Constantine Road and on the upper floors to reinstate the property as a 4 bedroom house by the removal of the kitchen on the second floor and the addition of a combined kitchen/ living room on the first floor.

Alternative

properties

Dr Linda Greenwall has been actively looking for a suitable property within the Camden area for the past eighteen months. The search was to purchase/let a ground floor street/high street premises of approximately 400m² in the area of Hampstead Heath. The premises needed medical use planning permission or to be within planning policy for such use. Despite her efforts and the help of Mr Peter Martin of Martin & Wright Properties they have been unsuccessful in acquiring an alternative premises. Several properties were viewed unsuccessfully and as such it is the opinion of Mr Martin that it is unlikely that the requirement will be filled in the near future. (see appendix B.)

Local requirements

Hampstead Healthcare Ltd is a multi disciplinary dental and healthcare practice based at Elm Terrace, 1 Constantine Road NW3 which falls within the Mansfield Conservation Area. The Practice was set up in 1994 by Dr Linda Greenwall *BDS MGDS RCS MSc MRD RCS FFGDP*. Currently based at the practice are specialists in Aesthetic and Implant Dentistry, Endodontics, Periodontics, Implantology and Oral Surgery. Alongside the specialist dentists are three healthcare practitioners, a Chiropodist, Physiotherapist and Psychologist.

Over the years the practice has served the local and wider community and currently has about 4 thousand patients, with an average of 180 new patients joining each year. Therefore It is our belief that due to the unavailability of suitable larger local premises with medical use we believe extending the existing practice is to the benefit of patients and community over moving to suitable premises outside of the local area.

As part of a continued program of growth and development Dr Greenwall wants to extend the practice to add another 2 surgeries, a recovery room and a training room from where she can teach. A training room would enable her to continue teaching but in a designated classroom within the practice. This can be furnished with state of the art training equipment and facilities which is a prerequisite for the specialised teaching carried out by Dr Greenwall.

To extend the existing practice rather than relocate outside of the local area has many benefits. The practice is long established many of Dr Greenwall's patients have been with her for many years. If she was able to expand and develop services in the existing premises it is possible to avoid the upset and inconvenience of relocating, especially as many of the patients are elderly and use the bus service that stops adjacent to the practice. Also, many of the health practitioner's patients have been attending here for many years and to move away from the local area could have a negative effect both on the patients and the practitioners, again the excellent transport links that exist to the practice may not be so easy elsewhere which would impact negatively on less mobile users.

On the positive side, moving the physiotherapist and chiropodist practices from the first floor, where they currently practice, to the ground floor would make the treatment rooms far more accessible for elderly, less mobile users or injured patients. The psychotherapist would remain on the second floor of the practice, where his patients can continue to benefit from the privacy of been located away from the coming and going of patients to the ground floor surgeries. Whilst extending the practice on the ground floor we would refurbish the upper floors into a four bedroom maisonette so there will be no loss of residential use as the existing house has 4 bedrooms.

4.17 Foul and Surface Water Drainage

Foul Drainage

Foul drainage will connect via new pipes across the site to a spur in the existing public foul sewer that currently exists in Constantine Road.

Storm Drainage

Storm drainage as existing.

4.18 Conclusion

In conclusion the small extension to the rear of the no.3 Constantine Road is designed in appearance, layout and scale to compliment and enhance the surrounding context and is not detrimental to the conservation area within which the development is sited. The development also improves the front of no.5 Elm Terrace making it more "in keeping" with the character of the existing shop frontages in the street.

The Practice falls within the Mansfield Conservation Area and the plans have been drawn up with great sensitivity, appreciation and of adherence of Planning Policy.

The new glass shopfront can only improve, what is currently quite a shabby, neglected terrace of commercial properties. Whilst the bay frontage of number 3 Constantine Road and brickwork will be refurbished using the correct repointing and render materials. The original York stone paving outside the practice will be preserved.

In summary, by granting Change of Use we sincerely believe there would be no inconvenience or loss to the local community. The additional ground floor space would enable extra dentistry and hygiene services which is a demand we currently cannot meet due to lack of suitable space. With two of our medical practitioners moving from the first floor down to the proposed extended ground floor area elderly, injured and wheelchair users can have access to these vital services. Whilst the refurbishment of the upper floors to a four bed maisonette means there will be no loss of residential space. Added to this the external works will greatly improve the aesthetic qualities of that stretch of commercial properties without any loss of the Victorian characteristics to no 3 Constantine Road.

Appendix A

Appendix B