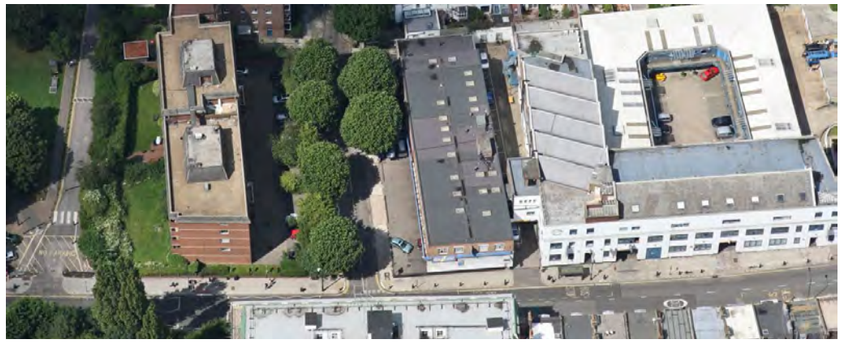
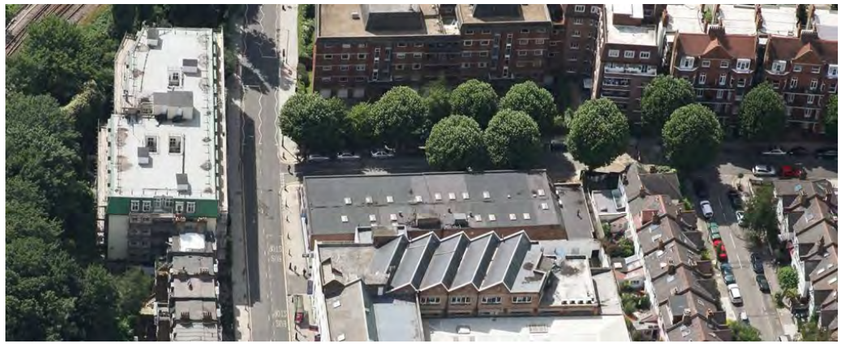
GORDON HOUSE LISSENDEN GARDENS NW5

DESIGN AND ACCESS STATEMENT
June 2015

OOK ARCHITECTS

CONTENTS





INTRODUCTION

This Design and Access Statement is intended to accommpany the planning application for Gordon House, 6 Lissenden Gardens, NW5. The application is submitted for the purpose of obtaining permission for the extension at roof level to a corner plot industrial building, providing additional levels of residential accommodation for four new dwellings. This document is to be read alongside the drawings submitted.

The approach has been to improve the architecture of the existing building by designing a high quality addition that makes a positive contribution to the surrounding roofscape. The proposal has been developed in the context of planning constraints set out by the following:

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS6 – Providing quality homes
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DP1 – Mixed use development
DP2 – Making full use of Camden's capacity for housing
DP16 – Transport implications of development
DP22 – Promoting sustainable design and construction
DP23 – Water
DP24 – Securing high quality design
DP25 – Conserving Camden's heritage
DP26 – Managing the impact of development on occupiers and neighbours
DP31 – Provision of, and improvements to, open space and outdoor sport and recreation facilities
DP32 – Air quality and Camden's Clear Zone

CPG 1 (design) Section 5
Camden Planning Guidance (CPG 2) – Housing (2011)
Camden Planning Guidance (CPG 3) – Sustainability (2011)
Belsize Park Conservation area 2010

Policy 3.4 London Plan - Optimising Housing Potential
Policy 3.5 London Plan - Quality and Design of Housing Developments

View down Gordon House Road

Aerial View

View up Lissenden Gardens at the corner with Gordon House Road

1.1 LOCATION

The site is located on the corner of Lissenden Gardens and Gordon House Road, in the Dartmouth Park Conservation Area.

EXISTING BUILDING

The existing building occupies a corner site inbetween the mansion blocks of Lissenden Gardens and the commercial units of Gordon House Road. It currently houses a large auto repair premises on the ground floor, with commercial office space above.

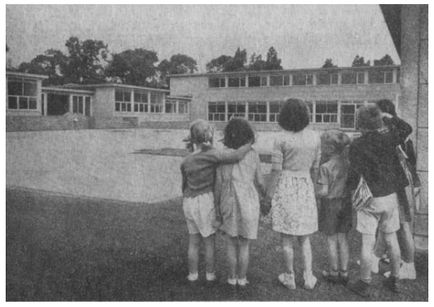
It is characterised by large garages on the ground floor, the large forecourt that sets it back off the street, and the red brick facade of the floor above.

The materials are not of high quality, but are appropriate for the industrial aesthetic.

RELEVANT HISTORY

Planning ref: 2014 / 6984 / P

Permission granted for the erection of an additional storey of residential units.



HOSPITALS

Royal Free Hospital in Belsize Park is within walking distance.

EDUCATIONAL INSTITUTIONS

There is a very high concentration of school in the local area, including Gospel Oak Primary & Nursery School, Parliament Hill School, William Ellis School (founded in 1862 as "Gospel Oak Schools") and Fleet Primary School.

TRANSPORT CONNECTIONS

Located in Zone 2 of the Transport for London networks, the area is served by Kentish Town (0.6 miles), and Tufnell Park (0.5 miles) underground stations.

Additionally there is an Overground service at Gospel Oak station only 0.1 miles away.

Route 24, one of London's oldest bus routes - from Pimlico to Hampstead Heath - runs through Gospel Oak. Other bus routes include the 46, 214, C2 and C11.

CULTURE AND LEISURE

The site is located immediately adjacent to Parliament Hill with the Lido and Athletics track only moments away. Kentish Town City Farm is the other side of the railway tracks. The Forum in nearby Kentish Town is a leading venue close by and the bars restaurants and markets of Camden are a short and easy journey away.

TREES AND GREEN SPACES

The mansion blocks on Lissenden Gardens, across from the Gordon House site, overlook Parliament Hill and Hampstead Heath, while Dartmouth Park and Highgate Cemetery are located to the North East.

ARCHITECTURAL CONTEXT

Lissenden Gardens is a series of mansion blocks developed by the Armstrong family in the 19th century and is recognised as having a positive contribution to the character of the conservation area.

Several notable modern housing developments of architectural merit are sited in the local vicinity. The Haddo House Estate by Robert Bailie is sited on the corner of Highgate Road.

Beyond Gospel Oak station ,the Mansfield Road terrace by Benson & Forsyth is located close to the Ludham and Waxham housing scheme, both on Mansfield Road.

2.0 THE DESIGN APPROACH

The following are the key drivers that informed the development of the design proposals.

2.1 A ROOF AND A COURTYARD

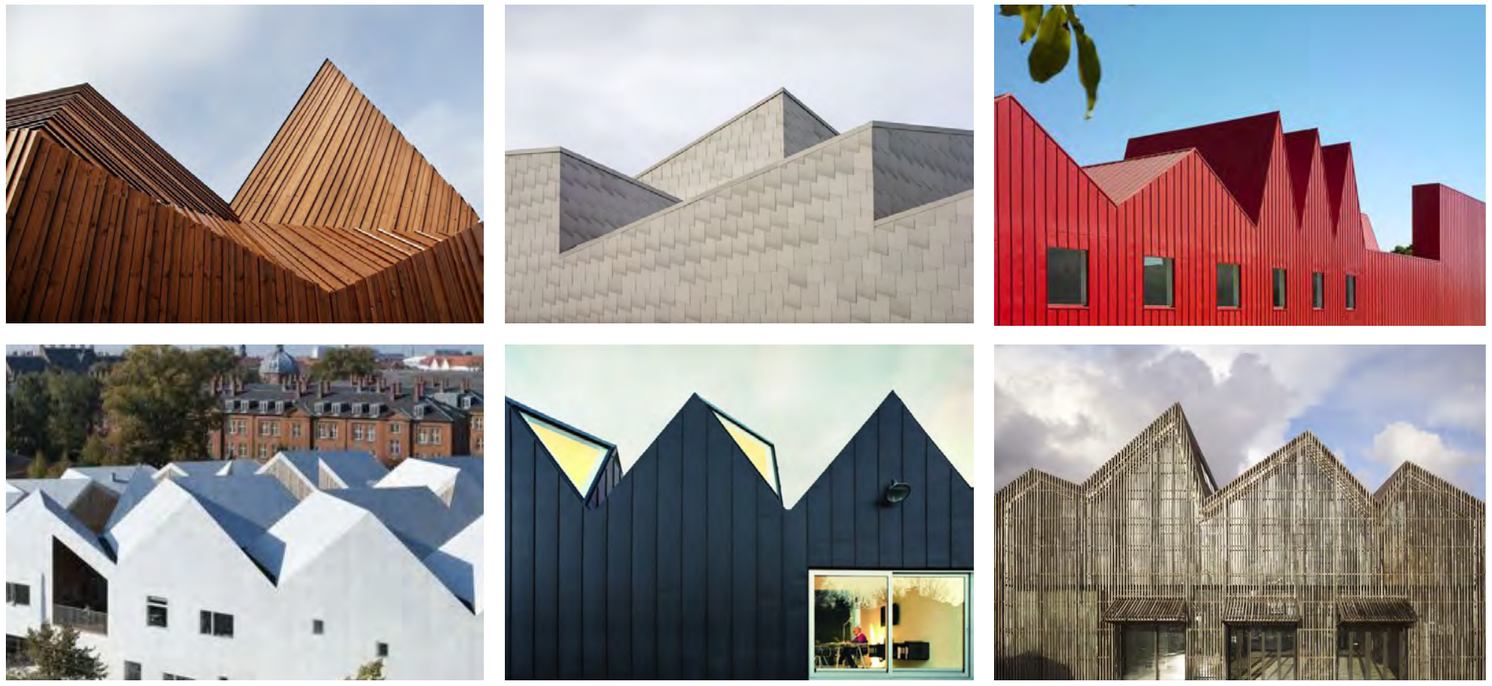
The saw-tooth roof with north lights is a recognisable feature of industrial architecture, and one which is prevalent across the roofscapes of Camden. The proposals seek to reinforce that industrial aesthetic through the form and materiality of the enclosure of a perceived single volume, while the couryard is the mechanism by which daylight is brought deep within the apparently solid form.

Pitched Roof Forms in the Local Area

Saw Tooth Roofs

While in some instances it remains only as evidence of activities past, for Gordon House it is arguably a more appropriate architectural expression than the existing flat roof given the current industrial enterprise at ground level and the presence of the saw-tooth roof to the rear of Spectrum House.

An interpretation of the industrial roof. A softer, reduced pitch results in a more subtle impact on the streetscape, but still creates interesting internal volumes that benefit from an abundance of natural light.



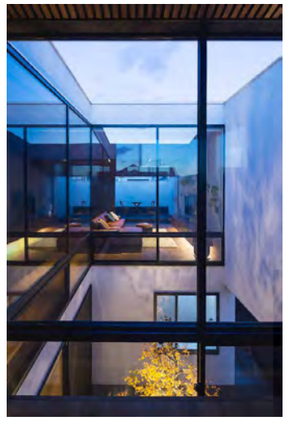
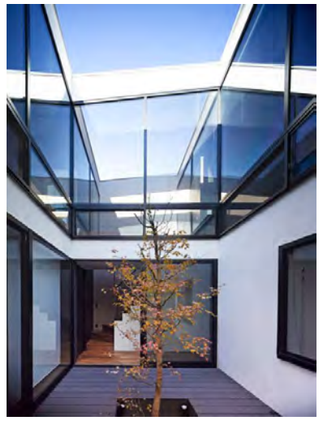
Precedents of interpretations of the industrial roofscape

The Courtyard

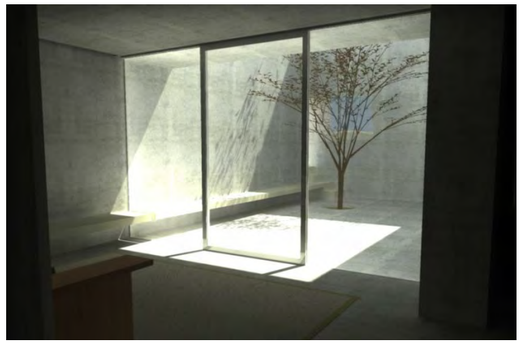
In this proposal, the courtyards allow residential occupation of the roof form. They are carefully located for the ingress of natural light into the plan, to avoid overlooking or direct views into the surrounding properties and provide amenity space for the new apartments.

The courtyards mean that external facing opening windows are almost entirely unecessary on the facades, maintaining the enclosure representative of a roof volume.

The vertical industrial glazing that walls the courtyards creates curated views through and across spaces within the units. This increases the spaciousness while maintaining intimacy and privacy for the occupants and their neighbours.





Examples of similar internal courtyards

3.0 THE DESIGN PROPOSALS

3.1 AMOUNT

The proposals seek to provide four new residential duplex units arranged over two levels.

Unit 1 GIA = 141.4 sqm
Unit 2 GIA = 181.6 sqm
Unit 3 GIA = 184.3 sqm
Unit 4 GIA = 334.8 sqm

3.2 SCALE AND SIZE

While the brick clad first floor provides some articulation and form, the industrial garages at ground level dominates the site, but do not make a positive contribution to the character of the streetscape. The proposed extension would give the site an appropriate industrial scale while finding a balance between the neighbouring buildings - the residential mansion blocks to the south-west, and the commercial Spectrum House to the north-east.

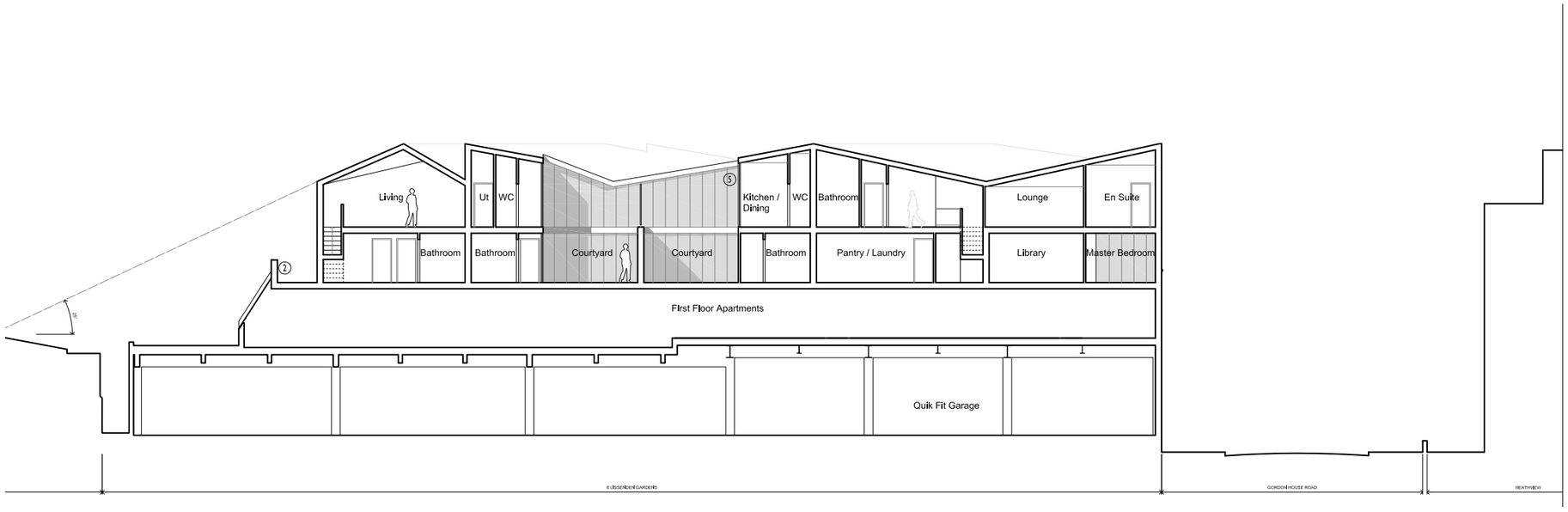
The reduced pitches of the roof refer to both the neighbouring northlights and the residential streets close by, but the resulting form strengthens and articulates the street corner, to frame the entrance to Lissenden Gardens with its avenue of London plane trees beyond.

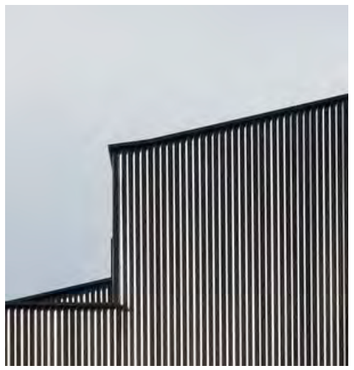
3.3 LAYOUT

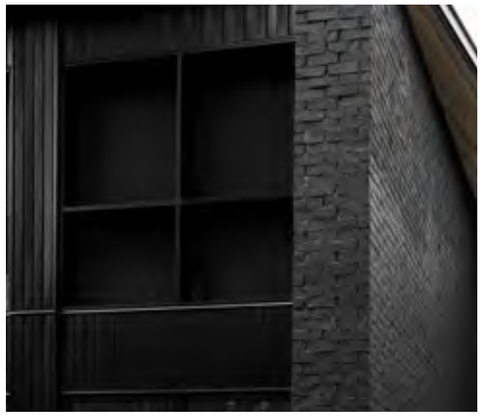
The layout of the proposal is determined by the existing circulation and the orientation of the site.

Access is split between each stair core, two units from each.

Within each duplex, for the most part the more private spaces are located at entrance level, with reception spaces above.
While sanitary and service spaces are concentrated at the centre of the plan, living and outdoor spaces are placed on the south-western facade, to capture direct sunlight.



Precedent use of proposed materials in similar projects

3.4 APPEARANCE

Composition

It is proposed to raise the height of the existing brick parapet, creating an improved setting for the existing first floor fenestration, while reducing the mass of the new roof. This altered datum is subtly expressed through the contrasting materials, but the matching colour balances and strengthens the overall composition.

The angled roofscape of the corner site adds a moment of interest to the streetscape, while reducing the apparent mass of the new extension from the pedestrian experience.

Materiality

Black corrugated sheet metal cladding is proposed for the primary facades of the new extension, as appropriate for a roof form.
Where required, daylight levels would be achieved by the strategic use of transparency within an apparently solid facade. Glazing behind perforated shutters in the corrugated cladding panels would allow natural light to penetrate the interior, but maintain privacy and restrict views out. The folding shutters are proposed to be flush with the surrounding facade when closed, and facilitate natural ventilation when open.

Additional traditional and/or ornamental fenestration has been deliberately ommitted, in order to strengthen the appearance of the extension as a roof form. Industrial glazing is proposed for the courtyard walls. This mimics the northlights of industrial roofs and ensures high levels of daylight are achieved within the new spaces.

The existing brick is not high quality, but references both the residential mansion blocks and the other industrial buildings in the immediate vicinity. It is proposed to paint the existing and new brickwork a matt black, to match the proposed corrugated cladding. This would maintain the texture, which contributes to the character of the building, but improve the aesthetic by unifying the facade.

Amenity

The scale and proportions of the extension have been carefully considered to ensure that there is no loss of daylight to surrounding properties, and the proposed courtyards provide ample amenity space for each unit.

4.2 LIFETIME HOMES ASSESSMENT

The following is a Lifetime Homes Assessment of the proposed redevelopment of Gordon House based on the 16 point checklist of Camden Council.

1. PARKING

There is no change proposed to existing parking provision of three spaces.

2. APPROACH TO DWELLINGS

The approach to the dwellings is as per existing. No alterations are proposed.

3. APPROACH TO ALL ENTRANCES

All apartments are accessed from the communal stairwells.

4. ENTRANCES

a)Illuminated – All entrances are well lit.
b) Level access - It is proposed that the communal entrance and the entrances to all dwellings have level thresholds.
c) Clear openings - It is proposed that each dwelling would have a new compliant entrance door of at least 800mm clear opening.
d) Adequate weather protection - as per existing.
e) Level external landing- As per existing. No alterations proposed.

5. COMMUNAL STAIRS & LIFTS

Alterations to the existing stairwells are proposed in order to improve the ease of access for each dwelling, and to comply with Building Regulations. There is not the capacity to propose any new lifts within the development. Future applications may be needed to introduce lift facilities into the development if required.

6. INTERNAL DOORWAYS AND HALLWAYS

All proposed new doorways are compliant doors of at least 800mm clear opening. All proposed hallways are a minimum of 1000mm width.

7. CIRCULATION SPACE

Circulation spaces have been maximised. All Living/ Dining areas accommodate a 1500mm turning circle.

8. ENTRANCE LEVEL LIVING SPACE

Unit 4 has been designed to provide living space at entrance level, and all other dwellings have been designed to provide potential living space at entrance level.

9. ENTRANCE LEVEL BED-SPACE
Each dwelling is compliant by providing a bedroom at entry level for each dwelling.

10. ENTRANCE LEVEL WC AND SHOWER DRAINAGE

Each dwelling has a bathroom at entrance level to ensure that there are adequate facilities for ambulant disabled occupants.

11. WC AND BATHROOM WALLS

All new walls would be capable of firm fixing and support adaptations for ambulant disabled people suitable for future retrofitting of the dwellings if required.

12. STAIRS AND POTENTIAL THROUGH-FLOOR LIFT

Although alterations to the existing staircase are proposed, there is not the capacity to propose any new lifts within each dwelling for any substantial benefit. All efforts have been made to ensure that there is living, bathroom and bedtoom facilities at entrance level which reduces the need for through-floor lifts within each house. Future applications may be needed to introduce lift facilities into each dwelling if required.

13. POTENTIAL FOR FITTING OF HOIST

Wherever possible ample layout between the master bedroom and bathroom/ shower room has been provided with a view to install hoists to assist disable occupants.

14. ACCESSIBLE BATHROOM

Every effort has been made to follow the dimensional guidance in lifetime homes with respect to bathroom layouts.

15. GLAZING & WINDOW HANDLE HEIGHTS

Almost all the glazing is full height, apart from windows on the Western facade, where every effort has been made to ensure that the glazing starts no higher than 800mm above foorlevel.

16. LOCATION OF SERVICE CONTROLS

All service controls would be located 900mm above floorlevel and 300mm away from any internal corner.

4.0 ACCESS

4.1 ACCESS STATEMENT

This access statement should be read in conjunction with the planning submission drawings.

VEHICLE ACCESS

No alteration to the existing vehicle access provisions are proposed.

PEDESTRIAN MOVEMENT - EXTERNALLY

No alterations to existing external pedestrian access is proposed.

PEDESTRIAN MOVEMENT - INTERNALLY

Provisions for a lift was seriously considered in order to give access to the upper floor for impaired and disabled users, but the size constraints of the circulation cores do not allow for such an intervention at present. A new flight is proposed to access the upper level of each unit, which would comply with current Building Regulations.

5.0 CONCLUSION

It is respectfully requeted that the Council grant planning permission. However, should there be any concerns regarding any aspect of the application the applicant would be willing to address them prior to a decision being made, and would accept necessary and reasonable conditions on any planning permission if appropriate.