Linton House

Penthouse Application

Design and Access Statement

July 2015

Contents

Introduction

This application is for an amended additional set back 5th floor which provides 7 residential units with roof gardens. The scheme does not involve the loss of any employment floor-space.

A previous planning application was granted through appeal (Ref: APP/X5210/A/13/2207697) for a scheme for seven residential units. This application is an increase of only 98m2 of residential floorspace.

The existing ground and basement floors that house business use are unaffected by the proposals. The 1st, 2nd, 3rd and 4th floors of Linton House have recently been granted prior approval for change of use from office to residential use. At the time of this application a decision has not been taken whether all floors will be converted into residential use. If certain lower floors remain in office use our proposals will not undermine the ability of the offices to function.

Context

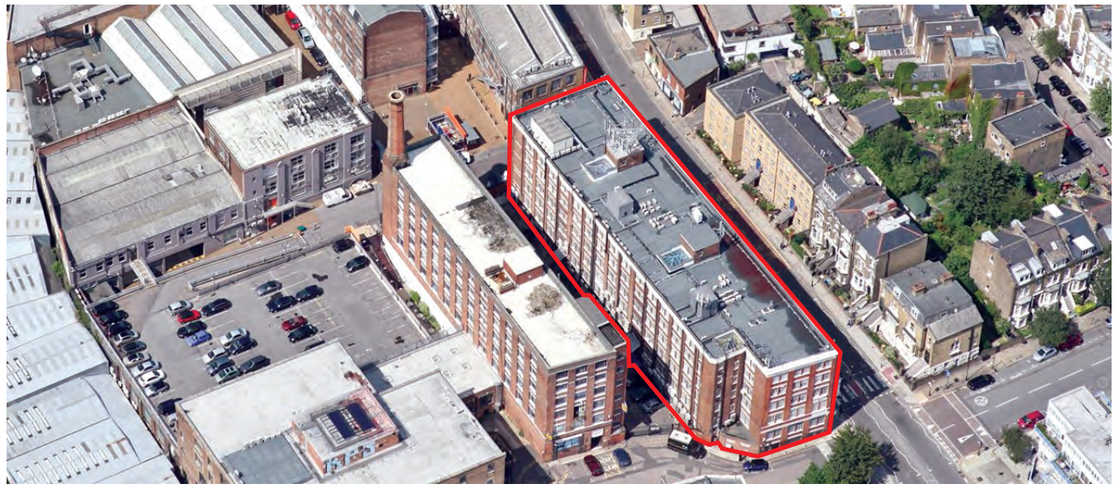
Linton House is a 5 storey red brick Victorian warehouse with a mostly submerged basement floor. Linton House is located just north of Kentish Town on Highgate Road. To the north is Hampstead Heath. The site is outside a conservation area and forms part of a group of clustered Victorian warehouses, some of which have been extended at roof level. The surrounding area is predominantly residential with areas of commercial use. The site varies in gradient by 1.4m over the length of the building, sloping down towards Kentish Town.

Maps from different eras were viewed to determine when the building may have been constructed. The building does not specifically appear in any publications (e.g. Survey of London records) or archived photographs of the area.

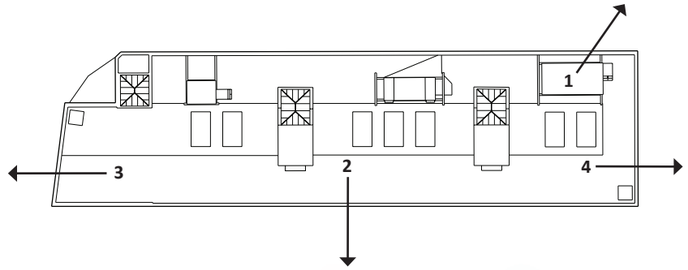
The Stanford Map of 1877 shows the location of Linton House, with the building not yet in existence.

The building first appears on the Ordinance Survey map of 1912, and is named the Maple & Co Depository, and is in the vicinity of a larger bottling store.

The London County Council Bomb Damage Maps, showing a reproduction of the 1912 O.S maps with the extent of damage, categorise the damage as ‘Seriously damaged, doubtful if repairable.’



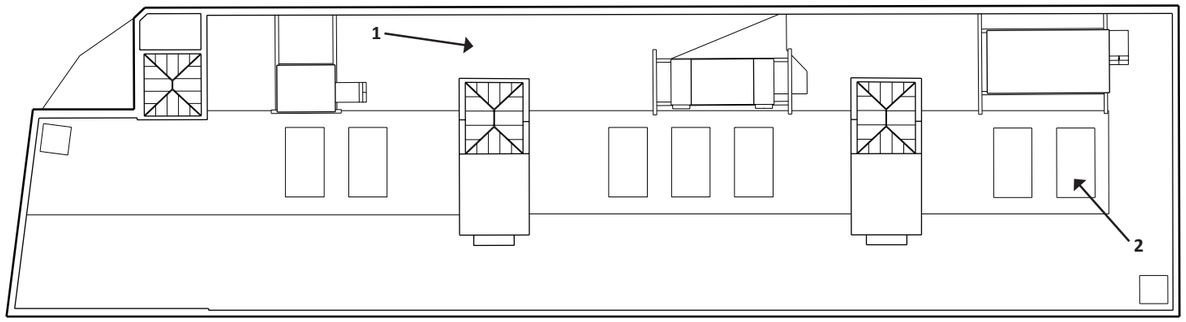
1. View from the roof looking West



2. View from the roof looking East

3. View from the roof looking South

4. View from the roof looking North



1. Telecommunications equipment on the roof

2. Telecommunications equipment on the roof

1.

2.

3.

4.


Parliament
Hill Fields
4
3
Chetwynd Rd
Tufnell Park
Gordon House Rd
Gospel Oak
Highgate Rd
1
2
Fortress Rd
Kentish Town Road
Kentish
Town

5.

6.

7.


BUS
LANE

8.


Parliament
Hill Fields
4
3
Chetwynd Rd
Tufnell Park
Gordon House Rd
Gospel Oak
Highgate Rd
1
2
Fortress Rd
Kentish Town Road
Kentish
Town

Transport

As the site has high public transport accessibility, a PTAL rating of 6A, the development is car-free. Kentish Town Underground and National Rail is 4mins walk away and Gospel Oak Station is 11mins walk away.

Many buses are within walking distance and serve the site:

- Fortess Walk - 134
- Highgate Road – 214, C2
- Kentish Town Station - 393
- Tufnal Park Station – 390

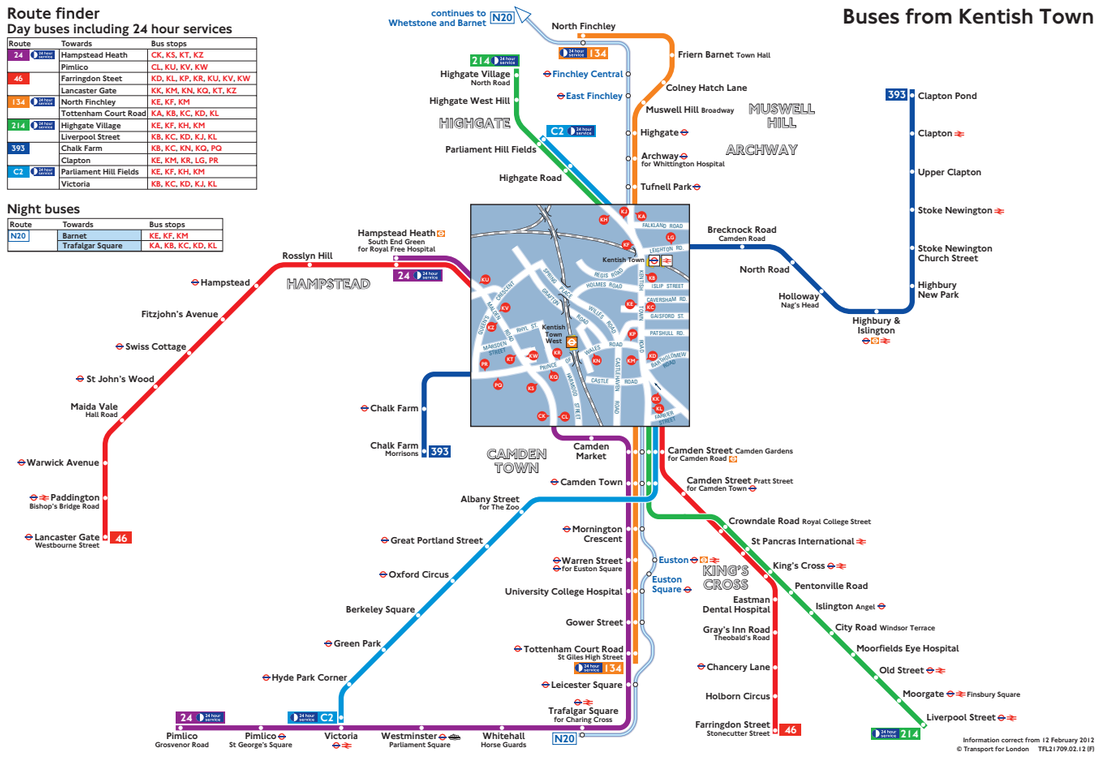
Secure cycle storage will be provided at the ratio of 1 secure cycle space per dwelling, this equates to four Sheffield stands located in the new ground floor entrance.

Route finder
Day buses including 24 hour services

Route	Towards	Bus stops
24 24 hour service	Hampstead Heath	CK, KS, KT, KZ
	Pimlico	CL, KU, KV, KW
46	Farringdon Steet	KD, KL, KP, KR, KU, KV, KW
	Lancaster Gate	KK, KM, KN, KQ, KT, KZ
134 24 hour service	North Finchley	KE, KF, KM
	Tottenham Court Road	KA, KB, KC, KD, KL
214 24 hour service	Highgate Village	KE, KF, KH, KM
	Liverpool Street	KB, KC, KD, KJ, KL
393	Chalk Farm	KB, KC, KN, KQ, PQ
	Clapton	KE, KM, KR, LG, PR
C2 24 hour service	Parliament Hill Fields	KE, KF, KH, KM
	Victoria	KB, KC, KD, KJ, KL

Night buses

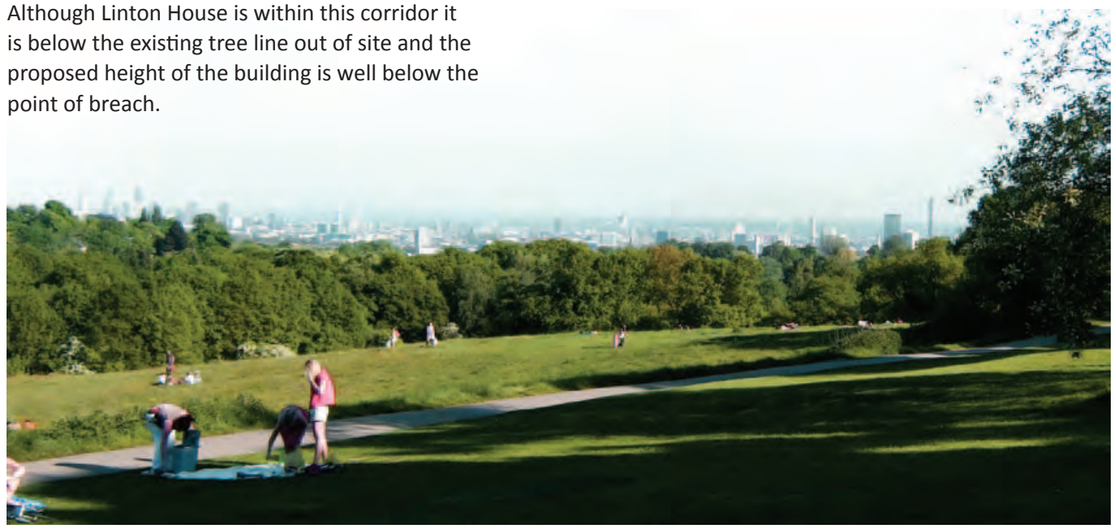
Route	Towards	Bus stops
N20	Barnet	KE, KF, KM
	Trafalgar Square	KA, KB, KC, KD, KL

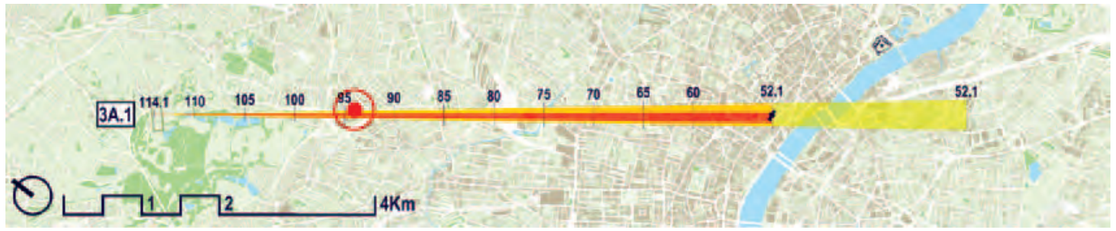


Buses from Kentish Town

Strategic view

The site lies within a protected vista, a geometrically defined corridor between Kenwood and St Pauls. The Viewing Location is from the viewing gazebo at Kenwood House, this is designated view 3A. Although Linton House is within this corridor it is below the existing tree line out of site and the proposed height of the building is well below the point of breach.





Amount

Linton House has an existing footprint of 1,222m2 (0.1223 Hectare). The front elevation measures 69m and the rear elevation 60m, the building is 18.3m deep. The building is currently 5 storeys with a mainly submerged basement. The height of the existing parapet wall is +37.256 from sea level. Due to the site gradient the parapet varies between 19.1m and 20.5m above pavement level.

The new extension measures 61m along the front elevation and 58m along the rear elevation, it is 14.5m deep. The new extension is set back from the building edge along the north elevation by 3.3m, the east elevation by 2m, the south elevation by 4.1m and the west elevation by 1.8m. The eaves height of the proposed extension is + 39.565 whilst the balustrade height of the roof garden is +40.575

The height of the proposed additional floor has come about both from the preferred construction method of leaving the existing roof slab in place and from the inclusion of amenity space on the roof.

The new extension will be supported from a new structure above the existing roof slab. If the existing roof slab was removed a temporary support structure would be required resulting in disruption to the residents in the apartments and offices below. By separating the new and existing structures the acoustic separation between the new extension and occupied spaces below is improved. In addition it enables the new structure to be constructed and serviced independently from the floors below.

To provide amenity space the roof of the new apartments will be used as gardens. To keep the weight of the building to a minimum this will be a lightweight timber deck with areas of non accessible extensive green roof, a sedum blanket with ‘plug’ plants in a 80-150mm substrate. The sedum blanket keeps the roof green the whole year round whilst the ‘plug’ plants provide biodiversity and a native green roof. Although Camden expressed a preference for a green roof the inclusion of one would result in a higher than desired eaves height due to the increased build-up a green roof requires. In addition an intensive green roof (the only green roof type that could be used as amenity space) would require an increased structure to support the additional load, further increasing the height of the new 5th floor.

The new structure will be as lightweight as possible to reduce the impact onto the existing structure. For this reason the floor and roof plates are to be timber, supported on a primary steel frame. The units will have lightweight partitions throughout. A large proportion of the façade is to be glazed and for acoustic and thermal reasons these could be triple glazed panels.

The proposals will provide 7 units in the following mixes and areas:

- 3 Bed / 148m2
- 3 Bed / 127m2
- 3 Bed / 112m2
- 2 Bed / 92m2
- 2 Bed / 88m2
- 2 Bed / 83m2
- 1 Bed / 56m2

3 Bed Unit
127m^2

2 Bed Unit
83m^2

1 Bed Unit
56m^2

2 Bed Unit
89m^2

3 Bed Unit
148m^2

3 Bed Unit
112m^2

2 Bed Unit
92m^2

Use

Linton House is a 5 storey early 20th century warehouse with a mostly submerged basement floor. All floors of Linton House are currently employed as B1 office space. Our proposals are for a new set back penthouse floor providing 7 residential units.

A dedicated residential foyer has been approved under application 2014/6628/P. This will provide concierge facilities for all new residential units.

The 1st, 2nd, 3rd and 4th floors of Linton House have recently been granted prior approval for change of use from office to residential use. At the time of this application a decision has not been taken whether all floors will be converted into residential use. If certain lower floors remain in office use our proposals will not undermine the ability of the offices to function. Building access control will be used on each level to restrict vertical movement between the offices and the penthouse. In addition the new apartments will have their standalone plant provision in a dedicated area centrally at roof level. It is unlikely that any other form of roof plant will be required for any retained offices, the boiler plant is at ground level and the air conditioning plant already exists in the form of the condenser units being relocated. However, should additional condenser units be required in the future there is sufficient space beneath the PV panels on the South East Corner of the building, which is free of condenser units under the current proposals.

Due to the rooftop location and secure ground floor entrance lobby the scheme is considered to be highly secure. Access to the apartments is from the main entrance on Highgate Road. A new foyer will feature dedicated concierge to ensure security. Lighting will be used at the main entrance to ensure good natural surveillance is available during the hours of darkness.

Whilst the physical location and design of the apartments is highly secure the management and maintenance will also ensure the sustainability in the long term.

Layout and access

The front elevation of Linton House faces north east and is parallel to Highgate Road. The new extension is orientated with the existing building to minimise its presence to the street-scene.

The entrance to the new apartments will be from the main entrance accessed from Highgate Road. A new prestige entrance will be created with dedicated concierge (application ref: 2014/6628/P).

The refuse store area is in a secure area to the rear of the building. There is space for one 1100 euro bin and three 360 litre recycling bins

The communal internal hallway meets the minimum requirement for 900mm clear width and is a minimum of 1100mm wide. This enables straight on approach to all internal doors, all which meet the requirement of a minimum 750mm clear opening. The positioning of all entrance doors allow for a 300mm nib on the leading edge of the pull side.

All new apartments are on one level and the generous floor area and open plan design allow for easy wheelchair movement. The new apartments are served by two means of escape via two existing staircases that are raised to penthouse level.

Due to the height dominance of the existing building overlooking from and into adjacent buildings is not an issue. The layout of the apartments on the site prevent any overlooking into neighbouring apartments.

Scale

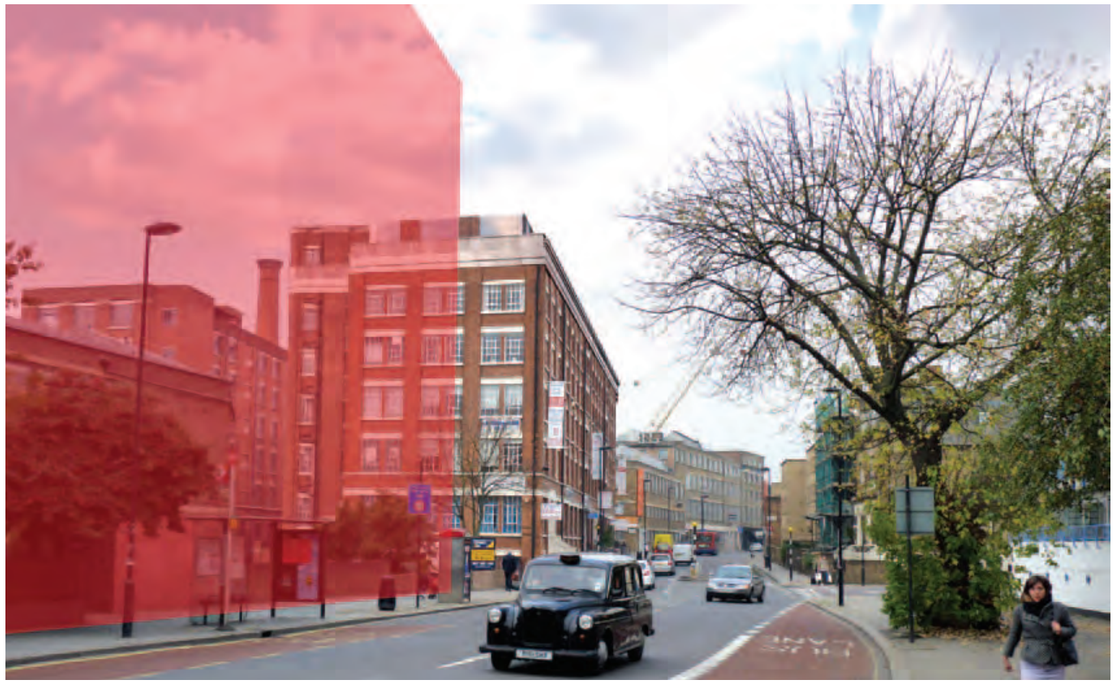
Given the scale and robustness of the existing building the new single setback floor is an appropriate form of development.

The face of the extension has been set back from the existing building edge to minimise visual impact from the street. We do not consider that it would be a dominant feature in the street scene or have a harmful effect on the neighbouring views. Given the array of telecommunications equipment currently visible on top of the building the extra setback floor is an improvement. Although the extra floor would be visible from certain perspectives it would appear a subordinate addition.

The subordination of the extension comes not only from the setback from the main building façades, but from the carefully considered detailing and visible materiality which complement the architecture of the existing building rather than compete with it.

The roof extension balances the considerable mass of the host building below and establishes a strong relationship between the existing brick piers and the proposed fenestration. The strong lines of the brick piers are essential to the architectural character of the existing building and set up a clear architectural dialogue between the two elements. When viewed alongside the approved proposals for the adjacent site (application ref: 2013/5947/P our proposals are visibly in balance and proportion with the simplicity of the existing building.

3D Visualisation (red area shows proposed scheme for neighbouring site)



3D Visualisations showing the proposed adjacent building

Approved Scheme

Both the approved (Ref: APP/X5210/A/13/2207697) and proposed schemes are primarily concerned with introducing a new and legible element to an existing period building.

Both proposals are subservient to the considerable massing of the existing building and use the language of minimalism, light and carefully detailed architectural elements. The simple shape of the proposals, with clean lines and minimal separate elements, is designed to be in balance and proportion with the simplicity of the existing building.

In general the environs of Linton house are characterised by robust industrial units of a scale which easily play host to the proposed scheme. The extension, barely visible from street level below, has minimal impact on the character of the host building or the immediate street scene. (3D visual on page 16)

Where visible the proposed scheme compliments the existing brick piers and the horizontal emphasis of the parapet and when viewed from a distance is in proportion to the massing of the surrounding buildings and of beneficial appearance to the surrounding community.

The approved scheme has the same design approach as the proposed scheme, balancing the need to be subordinate to the existing building whilst complimenting the existing façades and the massing of the substantial property below. It is simply reduced in size, resulting in larger setbacks from the main building façades and an increase in ‘unowned’ space. Although the approved scheme is of high quality it loses some of the additional benefits that our proposed scheme achieves due to its modified form.

The proposed scheme has several advantages from a design and amenity point of view:

- The roof extension balances the considerable mass of the host building below and establishes a strong relationship between the existing brick piers and the proposed fenestration.
- The strong lines of the brick piers are essential to the architectural character of the existing building and set up a clear architectural dialogue between the two elements.
- The greater scale of the original proposal leaves less ‘unowned’ space on the rooftop and improves the solid - void ratios which benefits both the streetscape and the amenity of the occupants.
- When viewed alongside the proposals for the adjacent site (application ref: 2013/5947/P) the proposed scheme is visibly in balance and proportion with the simplicity of the existing building.

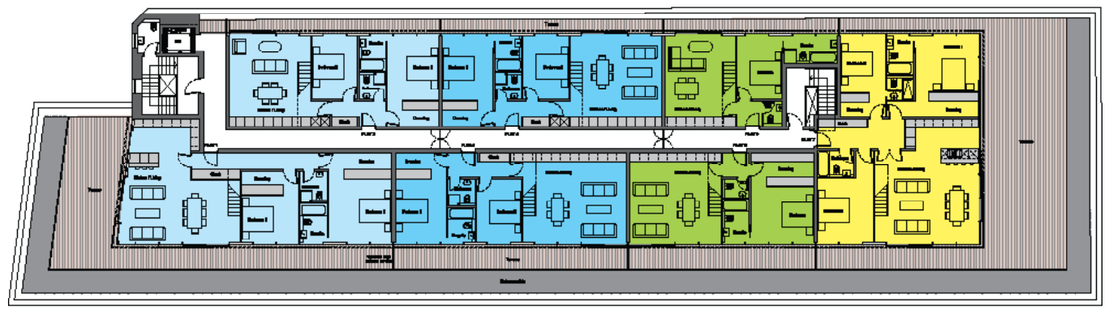
Our proposed scheme is a high quality contemporary addition to Linton House, avoiding the pitfalls of pastiche or mimetic architecture, it will sit clearly and comfortably on top of the existing building and would result in a vibrant, high quality addition to the streetscape while carefully maintaining the existing character of the existing building and surrounding area.

3D visual showing Approved scheme with neighbouring site

3D visual showing Proposed scheme with neighbouring site

3D visual showing Approved scheme

3D visual showing Proposed scheme with neighbouring site



Approved scheme

Proposed scheme

Approved scheme with neighbouring site

Proposed scheme with neighbouring site

Landscaping

Each apartment has access to private amenity space in the form of entrance level terraces and roof gardens that offer views across the city and Hampstead Heath. All roof gardens are generous in area with the smallest being 30m2.

The entrance level terraces provide level access from the apartments and due to the approved raised parapet (application ref: 2014/6628/P) no additional balustrade is required to the outermost edge of the roof. The upper roof gardens have a combination of glass and timber balustrade depending on the orientation, providing both privacy and view.

The roof gardens are a mix of timber decking interspersed with areas of non accessible sedum roof. There is 280m2 of timber decking and 206m2 of green roof.

The non accessible roof will be a sedum blanket spread with plug-plants. The sedum achieves the target of keeping the roof green all over the year (the sedum will blossom as well in spring time) whilst the plug plants fulfil the Council's requirements for biodiversity and a more native green-roof. The substrate for the roof will be typically 80mm increasing up to 150 mm where the plug-plants will be located.

It is proposed that all external lighting to the new ground floor entrance, roof garden and terrace will be designed to light only the surface and areas of planting and not the surrounding environment. In addition, all external lights will face downwards so that the source of the light, the bulb and the glass surrounding it is visible only to someone standing in the area that the light is designed to illuminate.

There are a number of air handling units that serve the residential apartments on the lower floors these will be relocated to a central roof area where they will be housed behind an acoustic screen. In addition on these areas of the roof not accessible to the residents will be PV cells and Air Source Heat Pumps.

All noise from any new and existing equipment on the roof will be below the existing noise levels of the site and will not, in themselves, cause any issues for the use of the external space. An acoustic enclosure will be used to screen the equipment from the roof gardens.

Maintenance access for the external areas is by a roof hatch in the existing stairwell. General maintenance of the equipment and common areas will be managed within the tenancy or leasehold agreements.

Appearance

Linton House is a large robust brick building. The building is constructed from both concrete and timber floors, supported on steel/iron beams and columns with load-bearing external brick piers.

Currently the existing roof is burdened with extensive telecommunications equipment which is considered detracting to the street-scene. As part of this application this unsightly equipment will be removed from the property.

The external façade will be predominantly glass with areas of perforated dark metal panels. The extensive use of glass at this level is intended to contrast with the solidity and mass of the existing brick building as well as offering expansive views across London and high levels of natural light into the apartments. The metal panels will relate to the colour, rhythm and robustness of the dominant building. These panels will be patterned with perforations, providing contrast to the glass, this will be developed at the next stage in conversation with the client and planning department. The materials chosen have been selected considering the effects of time on the appearance of the scheme. These elements are replicated in the design of the new ground floor entrance.

In general the environs of Linton house are characterized by robust industrial units of a scale which easily play host to the larger scheme. The extension, not visible from street level below, has minimal impact on the character of the host building or the immediate street scene. Where visible the extension compliments the existing brick piers and the horizontal emphasis of the existing parapet and when viewed from a distance the original proposals are in proportion to the massing of the surrounding buildings and are of beneficial appearance to the surrounding community.

Rendered detailed elevation

Lifetime homes

(1) Parking (width or widening capability)

Due to the good proximity of public transport the proposed development is car free

(2) Approach to dwelling from parking

N/A (See item 1)

(3) Approach to all entrances

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

(4) Entrances

All communal entrance door will have at least 800mm minimum effective clear width and a 300mm nib to the leading edge of the pull side.

(5) Communal stairs and lifts

The proposed new dwellings are accessed from communal stairs with a rise not exceeding 170mm and going not less than 250mm. All handrails will extend 300mm beyond the top and bottom and have a height of 900mm from each nosing. A new internal lift solely serves the new apartments and enables all visitors to access all residential units without the need for stairs Although the lift will be specified at a later stage it will have the minimum internal dimensions of 1100mm x 1400mm and has a clear landing adjacent to the entrance in excess of 1500mm x 1500mm.

(6) Internal doorways and hallways

The internal hallway meets the minimum requirement for 900mm clear width and is 1200mm wide. This enables straight on approach to all internal doors, all which meet the requirement of 800mm clear opening. The positioning of all doors allow for a 300mm nib on the leading edge of the pull side.

(7) Circulation Space

All proposed apartments are on one level and the generous floor area and open plan design allow for easy wheelchair movement. All bedrooms have a minimum 750mm to both sides and to the foot of a standard bed

(8) Entrance level living space

All proposed apartments are on one level.

(9) Potential for entrance level bed-space

All proposed apartments are on one level.

(10) Entrance level WC and shower drainage

All proposed apartments are on one level.

(11) WC and bathroom walls

All bathroom walls will be sufficiently robust to allow for fixings and support for future adaptations

(12) Stairs and potential through-floor lift in dwelling

All proposed apartments are on one level.

(13)Potential for fitting of hoists and bedroom / bathroom

The structure above the ceiling finishes will be capable enough of supporting the future installation of a single point hoist. The layout of flat ensures that all routes between bedroom and bathroom do not pass through a habitable room.

(14) Bathrooms

Many of the apartments have bathrooms that have a direct connection to a main bedroom. In addition the bathrooms have been designed to provide ease of access with clear approach zones.

(15) Glazing and window handle heights

All apartments have generous areas of floor to ceiling glazing allowing people to see out when seated.

(16) Location of service controls

Where possible location of service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm from any room corner.