



Design and Access Statement - Addendum

Centre Heights

Swiss Cottage

Levitt Bernstein

October 2015



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Section 01

01

Introduction

Introduction

1.1 Report Structure and Objectives

This report is issued as an addendum to the Design and Access Statement that supports the planning application submitted for the site at Centre Heights, 137 Finchley Road, London NW3 6JG. This report is submitted on behalf of Anaspel Ltd in support of the full planning submission and should therefore be read in conjunction with the application drawings, Design and Access Statement and other supporting technical documents which make up the remainder of the submission.

1.2 Consultation Responses

Following consultation feedback and two subsequent meetings with officers, we have considered all comments, reviewed the scheme and adjusted the design proposals in relation to many of these comments.

During this process officers have requested some additional information which has been provided as part of this addendum and is referred to under Section 05 "Other Points"



Section 02

02

Upward Extension

Upward Extension

2.1 Consultation Feedback & Officers Responses

Comments have been received from Officers and from the Conservation Area Advisory Committee relating particularly to consideration of the grid generated by the existing building and the intention of the proposals to create an interlocking structural grid that meshes the new extension with the existing building. Emphasis has also been drawn by Officers and the CAAC to the structural bays of the existing building.

Officers have expressed concern at the potential impact of the lanterns on improving the profile of the building.



Aerial view of Centre Heights showing existing rooftop plant

2.2 Design Solutions

Following discussions with officers, we have revised the proposals to accentuate certain vertical elements, in order to further connect the upward extension with the vertical grid generated by the existing building, as illustrated in the adjacent diagram showing the principles of the interlocking structural grids.

On the front elevation an additional fin has been introduced at the upper level so that each unit is sub-divided into 2 structural bays, responding to the distinctive gridlines generated by the residential component beneath (floors 6-10). The line of glazing at this level still aligns with the glass plane of the former office component beneath (floors 1-5) and aids in tying in the ribbon like nature of the glass plane at this level with the corresponding ribbon like windows of the former office component beneath.

The design of the new parapet has been altered and increased in height slightly to 'cap' the upper storey, providing a strong top to the building, following the language of the existing building and the existing parapet height above the 10th floor. This has enabled the removal of the previously proposed glass balustrade at roof level thus defining more clearly the edge of the building in a manner more akin with the existing building.

The principal of the façade design and massing remains the same, to create a set-back at the lower level in order to articulate a visual separation between the new extension and the existing building. The glass plane at the lower level still aligns with the glass plane of the residential component below (floors 6-10), however the depth of the fins have been increased to further emphasize the primary

grid. The proposed extension to the staircore to provide access to the penthouses was discussed with Officers and it was agreed that this is an appropriate design response; the integrity of the original design has been maintained by replicating the original difference in height between the existing stair and existing main parapet.

The design of the lanterns has been reviewed and tested to ensure these respond better to the vertical grids.

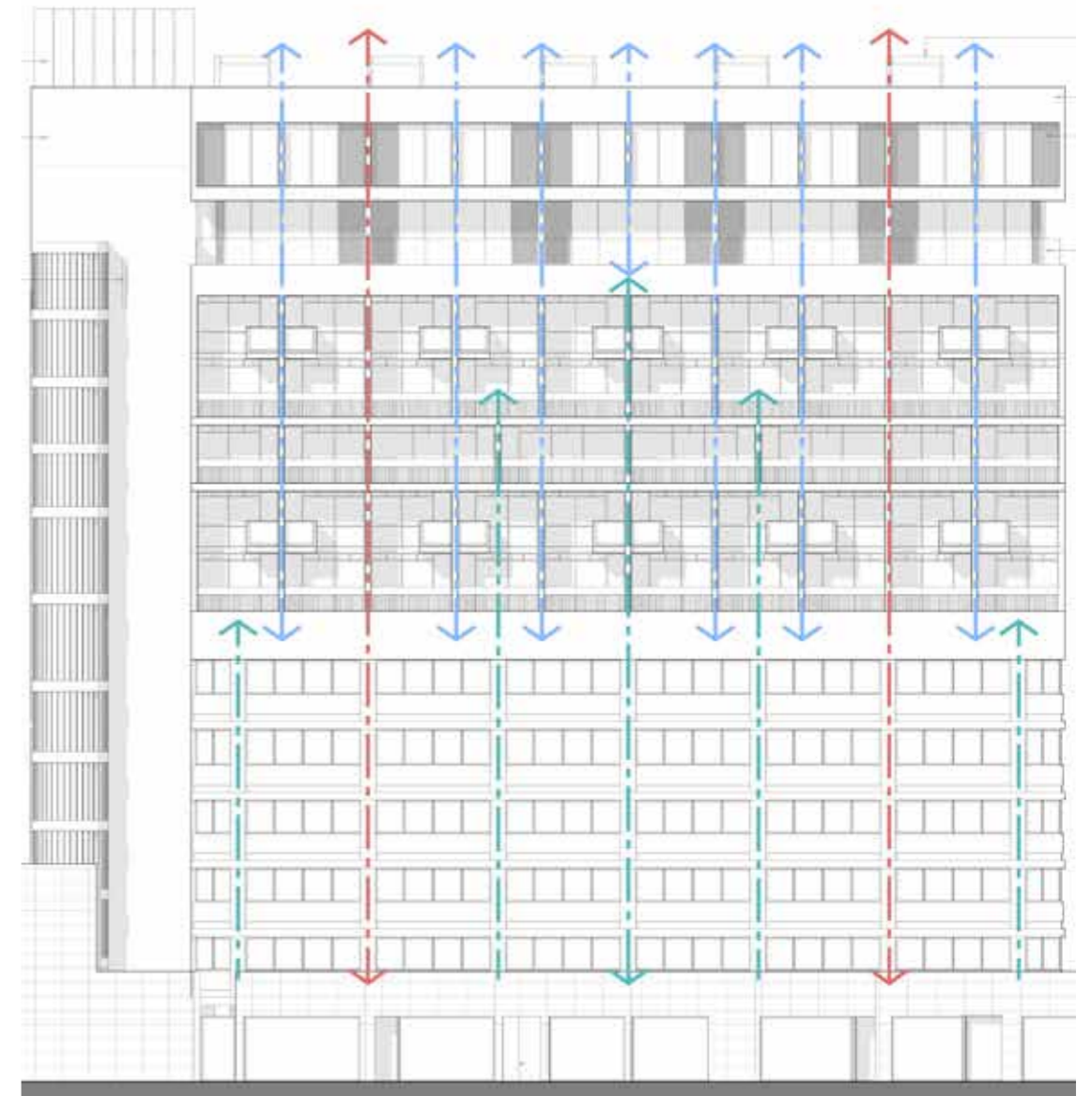
Officers have indicated that in their opinion the previously proposed lanterns did not help improve the profile of the building. This is a subjective view, and in our view the proposals as originally submitted were acceptable. Notwithstanding this, to move the application forward, the design of the lanterns has been reviewed and tested further. The massing of each has been reduced and set back and five single lanterns positioned to align with the structural bays of the residential component beneath; these are required to provide access from each unit to private amenity space at roof level. The massing of each single lantern has been further reduced, set back from both front and rear elevations and now incorporates an angled roof to reduce their impact further still. Large plant enclosures currently exist on the roof which already impact the profile of the building; these can be seen in the aerial photo on page 4. These will be replaced by the upward extension and it is our view that the horizontal profile of the building will be further improved by the increase in height of the new parapet which will enhance the contrast between the horizontality of the penthouses and the verticality of the tower. Instead of punctuating this horizontality with interruption

by existing plant enclosures, this horizontality will instead be punctuated from certain views by the small glass lanterns, positioned to emphasize the vertical grid. It is noted that the Conservation Officer did not object to the submitted proposals, therefore there is no harm to the conservation area arising from the lanterns.

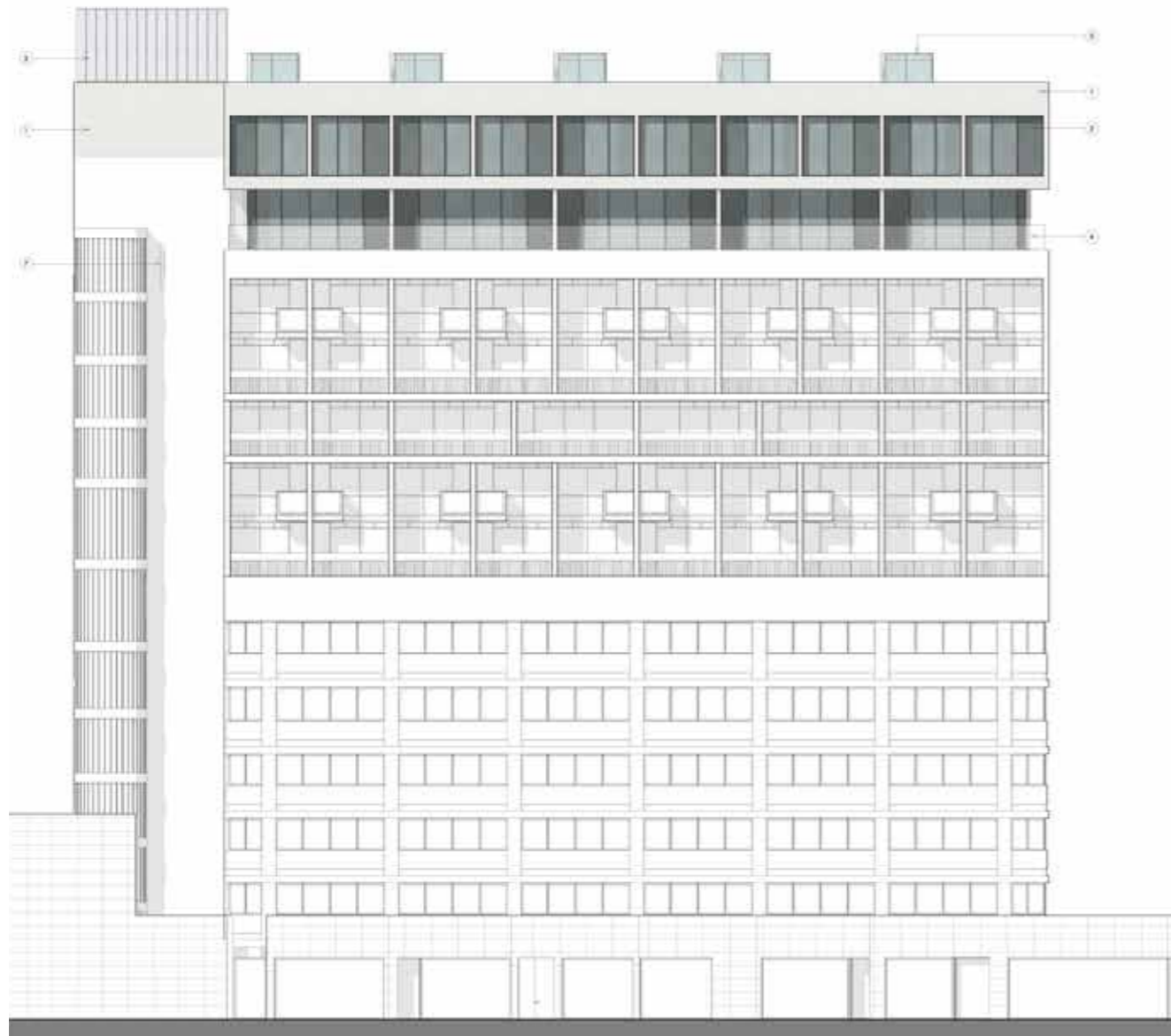
A similar approach has been taken in reviewing the design of the rear elevation of the upward extension. Each intermediate fin on the lower level has been removed. The proportion of glazing on the upper level has been reduced and set out to align with the primary grid of the residential component beneath. The treatment of the parapet and the lanterns has been adjusted to reflect the amendments carried out to the front elevation.

The cladding treatment has also been reviewed and instead of using a cementitious sheet cladding, a rendered finish is now proposed, coloured to match the concrete painting of the refurbished building facade. This will complement the existing building and provide further connectivity between the new element and the existing building. The 'lid' of the stair core will be clad in Reglit glass panels to complement the existing glazing of the stair core beneath. The cladding to the retail extension has also been amended and a lightweight cementitious sheet cladding will be used, complementing the concrete refurbishment of the main building.

A townscape note has been submitted as part of this addendum to provide further commentary on the existing building and the design rationale of the upward extension. It also responds to comments made during the statutory consultation period.



Front Elevation showing principles of interlocking structural grid



Front (East) Elevation showing amendments to upward extension



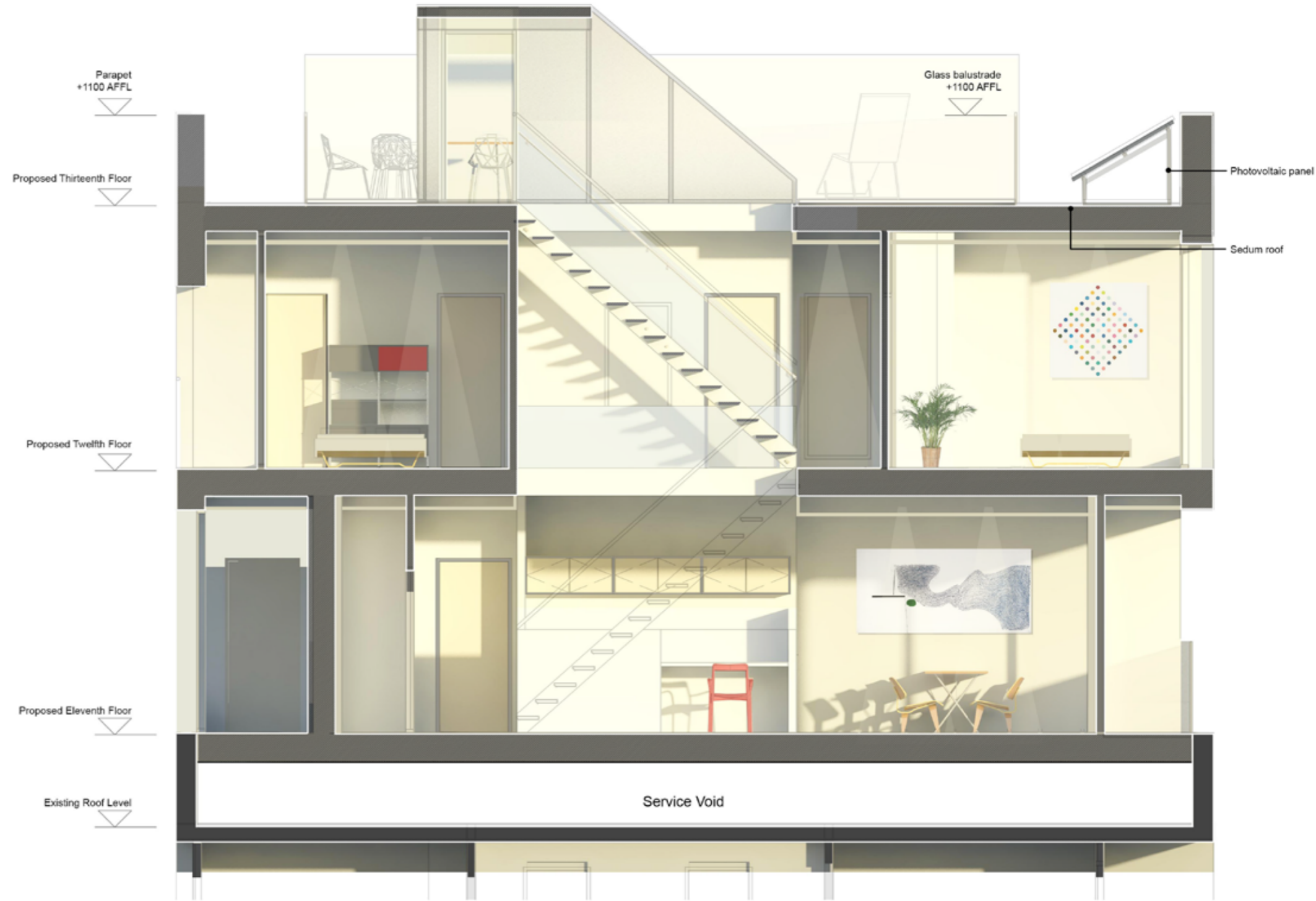
Rear (West) Elevation showing amendments to upward extension

- Key.
1. Rendered Finish. Colour to match new decoration of Centre Heights
 2. Glazing / Spandrel Panels
 3. Regrit Glass Panels
 4. Glass Balustrade
 5. Glazed 'Lanterns'
 6. Extension to Escape Stair
 7. Telecoms Equipment



Centre Heights with refurbished facade and upward extension showing revised proposals

The adjacent updated section helps explain the measures that have been taken to respond to Officer concerns, notwithstanding the applicant team's view that the proposals as originally submitted were acceptable. It also shows the replacement of the previously proposed glass balustrades with an extension of the parapet height, clearly defining the edge of the building.



Section through upward extension, floors 11, 12, 13

Section 03

03

Mews

Mews

3.1 Consultation Feedback & Officers Responses

Officers have expressed concern that the five storey block is a storey too high and is insufficiently subsidiary to the surrounding buildings. They have also expressed concern that the 4th floor extension across the rear of the retail units blurs the distinction between the two developments. Officers have requested that both are removed. Whilst the applicant team does not concur with these views, the massing of the mews has been adjusted and the units referred to above have now been omitted to enable the application to progress.

Officers have also expressed a preference that they consider brick to be a more appropriate material than the combination of brick and standing seam cladding proposed. The cladding treatment has been reviewed and the standing seam cladding omitted in place of brick.

Officers raised further detailed design related matters which are addressed in the following section.

3.2 Design Solutions

Following discussions with Officers the 5th storey (unit 10) and the 4th floor unit located within the ancillary space above the retail unit (unit 11) have been omitted. Please refer to the revised plans (3073_L_1102, 3073_L_1103) submitted as part of the addendum.

The standing seam cladding has been omitted too and the cladding of the mews development will now be entirely brick, incorporating some brickwork detailing to provide texture and visual interest in the elevations; some precedents can be found in the next section.

The adjacent elevations have been adjusted to reflect the points above and below.

Officers requested that the balustrade treatments were reviewed, with an aspiration to omit glass balustrades and screens. The glass balustrade on the south courtyard elevation has been omitted and the brick parapet extended in height to create a balustrade, incorporating brickwork detailing at the head; this is now in keeping with the rest of the mews. Glass screens had been provided over parapet balustrades along the boundary to assist with privacy and design out the potential for overlooking. These have now been omitted and replaced with planters which will sit inside the parapet balustrades at high level and act as a visual amenity whilst omitting the potential for overlooking and assisting further by bringing users of the roof terraces in from the edge of the building, improving privacy of both neighbours and residents alike.

Officers raised concern of privacy looking into Unit 3 on the north west corner; this bedroom window will be provided with obscured glazing

to protect its privacy from persons using the path at Campden House. Low level planting will be introduced within the site boundary to provide additional privacy and defensible space along this elevation. For further clarity on the locations of obscured glazing to windows please refer to the elevation drawings (3073_L_1211) submitted as part of the addendum.

At courtyard level Officers requested that the secure boundary to the mews courtyard be removed. This has now been omitted and additional planting introduced in its place to help define the courtyard whilst acting as a buffer between the courtyard and the shared access route. Private amenity space for units 3 and 4 has been clearly defined and further consideration given to the provision of play space within the courtyard. Please refer to the revised plans (3073_L_010, 011, 012) submitted as part of the addendum and to Section 04 for further information on play.

- Key:
1. Rendered Finish, Colour to match new decoration of Centre Heights
 2. Glazing / Screened Panels
 3. Rigid Glass Panels
 4. Glass Balustrade
 5. Glass Lunitone
 6. Extension to Escape Stair
 7. Telecons Equipment
 8. Brick
 9. Brickwork Solder Counting
 10. Textured Brick Patterning
 11. Planting Inset From Parapet
 12. Planting as fence space
 13. Translucent Glass Privacy Screen
 14. Metal Balustrade
 15. Brick Stone Enclosure
 16. Corneilhouse Sheet Cladding



Sectional Courtyard Elevation: East



Sectional Courtyard Elevation: South



Sectional Courtyard Elevation: West



Mews: External Elevation East
1:100



External Elevation: South



External Elevation: North

The adjacent images show precedents of the type of brickwork detailing that is proposed and has been successfully delivered in similar schemes; please note the brick type proposed for the mews is shown beneath.

The opposite view of the mews has been updated to reflect the changes identified in this section.



Proposed Brick: James Lightill Lodge, UCL



Scherpenzeel Multi Function Complex



Vaudeville Court, London, Levitt Bernstein



JW3 London



Turnmill, London



Mews development and courtyard showing addendum amendments

Section 03

04

Play Space

Play Space

4.1 GLA Playspace Calculator

The mews courtyard has been designed to support communal, flexible use by residents.

A child yield assessment has been undertaken using the GLA's playspace calculator which identifies that three children will result from the development - two children between the ages of 0-5yrs and one child between the ages of 5 to 11yrs.

The low level of children arising from the mews development would require a total of 32.2m. sq of play which could be reasonably offset in some units by the generous roof terraces provided to several of the new homes. It can also be accommodated within the shared amenity space.

4.2 Design Solutions

The design of the hard and soft landscaping of the mews courtyard is indicative at this stage, but the adjacent plan identifies an area of 32.2 sqm within the shared amenity space of the mews courtyard within which informal play can be easily accommodated - where it will be easily accessible, well overlooked by residents and integrated into design of development.

The adjacent precedents show how the play space could be envisaged within the hard and soft landscaping proposed for the mews courtyard, in conjunction with the Mayor of London's guidance on Shaping Neighbourhoods. Whilst the design intent for the hard and soft landscaping includes natural features, informal seating and the provision of a range of physical and sensory experiences for all age ranges, it will also be developed with play in mind. For instance boundaries and barriers could be created using landscaping features and informal planting which could also act as seating or climbing platforms and soft landscaping could create patterns for play.



Mews Courtyard identifying informal play area of 32.2 sqm



Sketch plan of Mews Courtyard - as per Design and Access Statement



Informal eating to encourage interaction



Informal play within hard and soft landscaping



Edge details can be used for climbing



Section 05

05

Other Points

Other Points

5.1 Consultation Feedback & Officers Responses

In addition to the matters referred to in the previous sections, this section addresses a number of other points raised by Officers and other parties during the consultation process.

5.2 Security Measures

A summary of the key security measures that have been considered within the design proposals was requested during the consultation period, with particular reference to the focus points of Secured by Design.

A separate design note was subsequently submitted to demonstrate how the key guidance points of Secured by Design have been considered during the design process and incorporated within the proposed scheme.

Officers have subsequently confirmed that the proposals are acceptable in this respect.

5.3 Lifetime Homes

A summary of the approach to Lifetime Homes and how this has been adopted within the design proposals was requested during the consultation period.

A separate design note was subsequently submitted to demonstrate how the 16 design criteria have been incorporated within the proposed scheme. Officers raised concern that an accessible bathroom had not been provided to mews units 1 and 2 at the upper level, and instead an en-suite bathroom provided instead to each bedroom. The layouts for these have been reviewed and amended to include an accessible bathroom in each, with the potential for simple adaptation to provide for different needs in the future should this be required. Please refer to the 1st floor plan of the mews, drawing 3073_L_1101 submitted as part of this addendum.

It is important to note that there is no longer a policy requirement to deliver housing to Lifetime Homes standards; as the space requirements are now set out in Building Regulations.

5.4 Cycle Parking

Further information on the provision of cycle parking was requested during the consultation period.

An additional drawing (3073_L_400) was prepared and submitted to show the proposed cycle parking provision, clarifying each location of the amenity, the type of cycle stand and where internal, the ceiling height.

It is noted that with fewer homes proposed, fewer cycle spaces will be needed to be provided.

5.5 Nature Conservation & Biodiversity

The consultation response for nature conservation and biodiversity, included further consideration of the sedum roof on top of the upward extension and a view that this should become a bio-diverse roof. The roof construction of the upwards extension needs to be kept as light-weight as possible, so for this reason as well as visual amenity from the adjoining roof terraces this area of roof will remain as sedum.

However, following further consideration it is now proposed that in addition to the sedum roof above, the new roof to the retail extension will comprise an area of bio-diverse roof. Due to the anticipated structural integrity of the roof construction (being cantilevered over the shared courtyard beneath) it is unlikely that the structure will take a bio-diverse roof over the full area of the roof, so the maximum extent will need to be reviewed during the detailed design of the structure. The design of the bin store will also be considered for the ability to support green roof. A detailed assessment of the feasibility for bio-diverse roof provision can be secured through a planning condition.

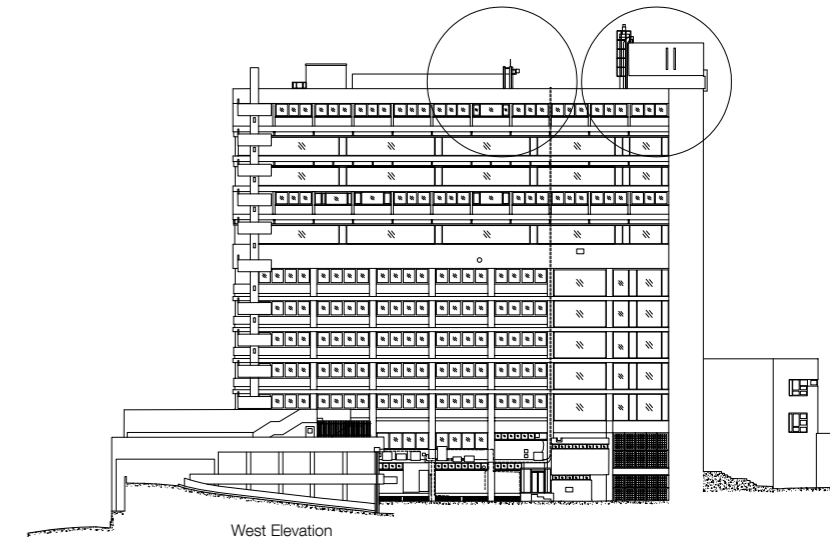
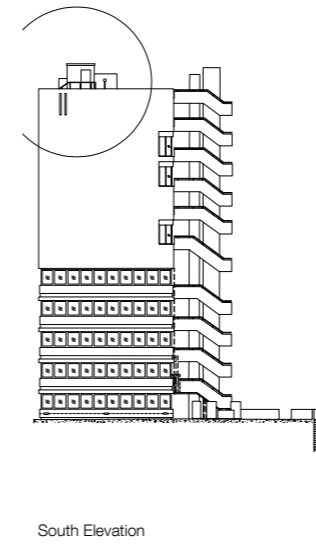
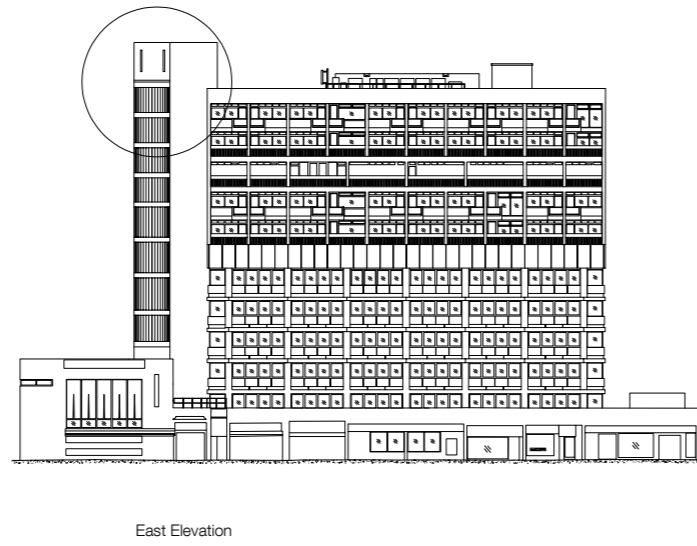
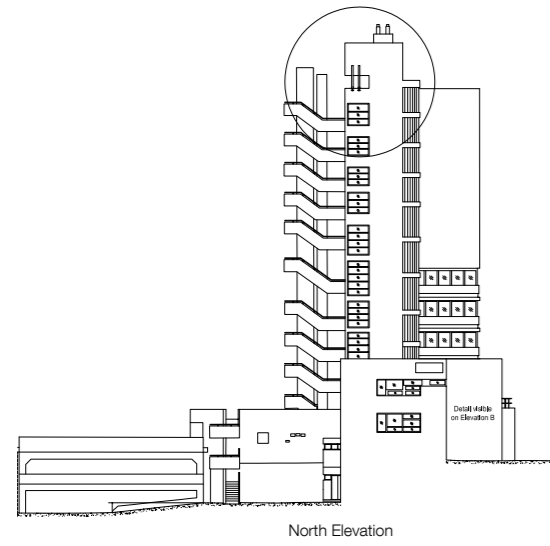
Please refer to drawing 3073_L_010 for indicative locations of sedum and bio-diverse roofs.

5.6 Relocation of Telecommunications

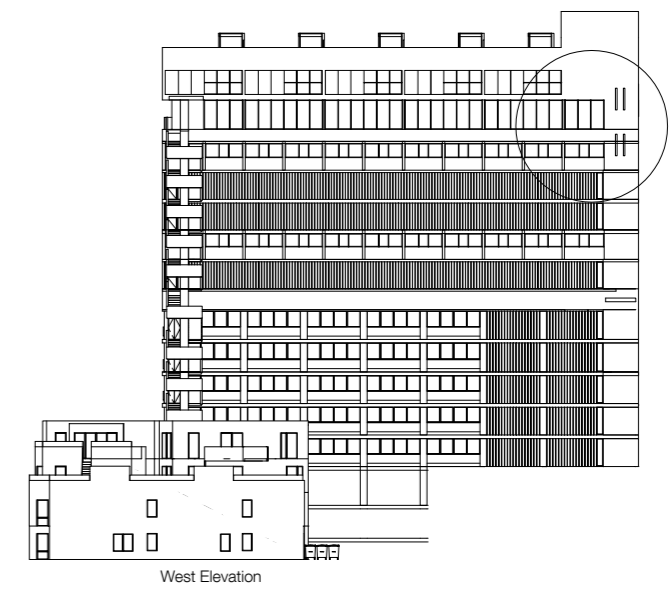
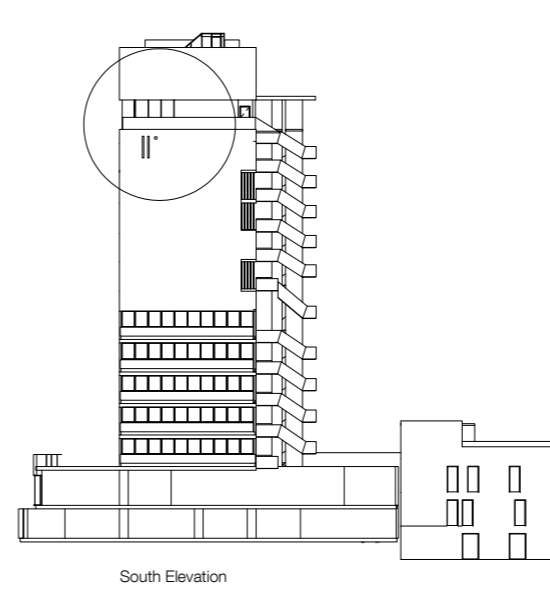
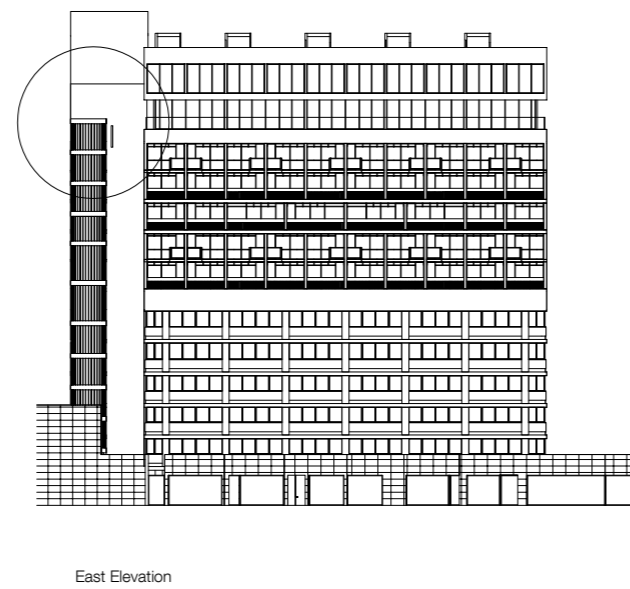
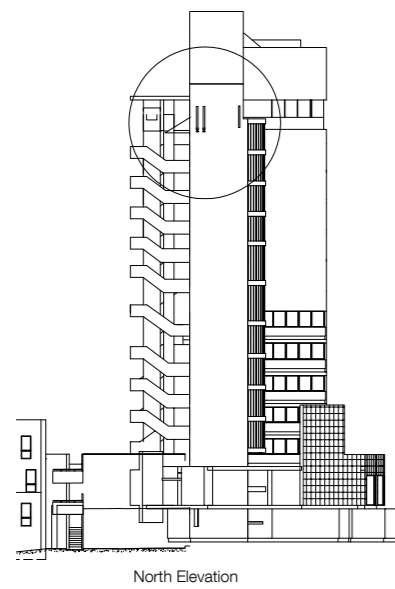
The current telecommunications masts situated at parapet and roof level will be re-positioned on the building at the current roof level adjacent to the services void between 10th and the new 11th floor. These will be discreet modern fittings, painted to match the concrete walls.

Officers requested the revised positions of the telecommunications masts be shown on the proposed elevations; the elevations on the adjacent page identifies the existing locations as previously and proposed, on updated elevations. These are also shown on the application drawings.

Existing locations of existing telecommunications masts



Proposed new locations of existing telecommunications masts



Section 06

06

Appendices

Appendices

Accommodation Schedule

The accommodation schedule has been updated to include the removal of mews units 10 and 11, which has been requested by Officers.

3073 - Centre Heights - Area Accommodation Schedule: New Dwellings

Centre Heights: Main Building												
Unit Number	Floor	Unit Size (GIA)	Unit Type	Unit Occupancy	Tenure	WAU	No. Habitable Rooms	Amenity Space (Private)	Amenity Space (Communal)	Refuse Capacity (m3)	Cycle Parking Provision	Unit Size (GEA) incl. communal space
1	11-13	144.2	Duplex	3B6P	Private	N	4	38.9		0.25	2 spaces	201.4
2	11-13	153.8	Duplex	3B6P	Private	N	4	39.6		0.25	2 spaces	206.8
3	11-13	153.8	Duplex	3B6P	Private	N	4	39.6		0.25	2 spaces	206.8
4	11-13	153.8	Duplex	3B6P	Private	N	4	39.3		0.25	2 spaces	206.8
5	11-13	145.6	Duplex	3B6P	Private	N	4	38.8		0.25	2 spaces	201.8
Sub-total		751.2						196.2				1023.6
Mews Development												
Unit Number	Floor	Unit Size (GIA)	Unit Type	Unit Occupancy	Tenure	WAU	No. Habitable Rooms	Amenity Space	Amenity Space (Communal)	Refuse Capacity (m3)	Cycle Parking Provision	Unit Size (GEA) incl. communal space
1	G-1	96.3	Maisonette	2B4P	Private	N	3	34.1	116.0	0.20	2 spaces	140.2
2	G-1	114.9	Maisonette	2B4P	Private	N	3	34.4		0.20	2 spaces	154.6
3	G	106.2	Flat	3B5P	Private	Y	4	9.4		0.25	2 spaces	141.0
4	G	71.8	Flat	2B4P	Private	N	3	9.4		0.20	2 spaces	106.4
5	1	104.5	Flat	3B5P	Private	N	4	9.3		0.25	2 spaces	149.4
6	1	76.1	Flat	2B4P	Private	N	3	8.2		0.20	2 spaces	109.5
7	2	101.1	Flat	3B5P	Private	N	4	107.3		0.25	2 spaces	133.7
8	2	76.1	Flat	2B4P	Private	N	3	8.2		0.20	2 spaces	109.5
9	3	76.1	Flat	2B4P	Private	N	3	8.2		0.20	2 spaces	108.2
Sub-total		823.1						228.5	116.0			1152.5
Total		1574.3						424.7	116.0			2176.1

* In addition to cycle parking provision for new dwellings 1 additional visitor space has been provided along with 2 spaces for the existing retail units (including 1 visitor space)

Status

Planning

Revision

-

Job number

3073

File location

Graphics/Layouts

File name

D&A

Location

London

Client

-

