



Design and Access Statement

Project: St. Peter's Vicarage, 53 Belsize Square
Date: 16.04.2016
Client: Diocese of London
Reference:1984-01

**JOHNSON
NAYLOR**

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02	SITE
03	DESIGN APPROACH
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1 | Introduction

Executive Summary 1.1

Johnson Naylor have been appointed by the Diocese of London to design and deliver a residential scheme of exceptional quality for the site of St Peter's Vicarage, 53 Belsize Square, London.

This document has been created to support a full Planning Application and describes the design and development process that was undertaken with careful consideration to site and context.

The proposals within the report include the demolition of an existing 1960's vicarage building which is in poor condition and in need of significant renovation or replacement. The resulting land would be utilised to build three new private houses. One of these houses would form a new improved vicarage, partially funded by the sale of the other two dwellings. The vicarage building also has a self contained one bedroom flat above at second floor.

The design approach outlined in this document has been developed alongside supporting consultants, including a tree specialist, sunlight and daylight surveyor and planning consultant, and recognises the sensitivity and special nature of the building and surrounding area.

The scheme has been developed in the context of national and local planning policies. For more information please refer to the Planning Report by Maven Plan.



Consultation, Objectives and Constraints 1.2

Consultation

The proposals presented within this document are the product of a 12-month design and consultation process. A number of consultants and stakeholders have been engaged to inform the iterative design development.

Pre Application Advice

A site meeting and Pre-Application Submission ref: 2015/4028/PRE received very positive feedback:

- The principle of the demolition of the existing building and replacement of the vicarage as well as the addition of two dwellings was considered to be acceptable.
- The height and scale of the proposed houses were considered modest.
- The design was judged to have taken into account the context and carefully designed to complement its surroundings rather than compete.
- The concept of living space to the rear of the site that is shielded by trees of significance, linked to the main building by a glazed link whilst the glazed link also maintains a separation/gap between each building, was considered as an interesting design feature.
- Several recommendations were made by case officer Zenab Haji-Ismael, including removing off street parking and moving the building line slightly forward. Each comment has been addressed this document explains how the design has developed in response.

Arboriculture

Material tree constraints have been considered from the outset. Camden Tree Officer, Nick Bell was invited to site to discuss the draft proposals on 05/08/15, where it was agreed that the primary impacts of felling the category C internal site trees were acceptable in principle, subject to mitigation.

Trees to the perimeter of the site are to be retained where possible and requisite pruning works were agreed in principle to category B trees, selectively removing stems and (re)pollarding trees to accommodate the proposed buildings. Refer to the tree report for further details.

A full landscaping scheme has been provided with suitable replacement species planted to complement the site. Refer the Landscape Design Report for details.

As agreed with the Tree Officer Nick Bell, the site has potential for development without impacting significantly on the wider tree population or local landscape. Thus, with suitable mitigation and supervision the scheme was considered acceptable at the Pre-app stage.

Diocese of London and the Church

The Church and Diocese of London have given guidance on viability and design of the new vicarage. The Diocese of London has wished to replace the existing Vicarage for a number of years. It was poorly built, has high running costs and requires significant maintenance expenditure. In addition, it does not function satisfactorily as a Vicarage because of difficulties in accessing it, and because of its internal layout.

The key design objectives for the vicarage were to addresses these issues through:

- Level access
- Separation of study from main family area
- Low running costs
- High quality design and construction details.

Neighbour Consultation

The proposals have been presented to both of the immediate neighbours either side of the site- The Church Council (which is independent of the Diocese of London and made up of local residents), and the Synagogue.

The Church Council made a number of comments which were incorporated, particularly the removal of basements (shown in an earlier scheme option) and the incorporation of detailed landscape designs.

The Synagogue is entirely supportive of the scheme.

Belsize Conservation Area Advisory Committee

The Pre-App feedback requested that we discuss the colour and type of materials with the Belsize Conservation Area Advisory Committee. Several letters and emails were sent to the committee requesting a meeting for their input but unfortunately no response was ever received.

Planning Policy

The Planning consultant highlighted the considerations of the Conservation area and sensitivity to the streetscape. Please refer to the stand alone Planning Report that describes the key planning issues in further detail.

2 | Site

Existing Site 2.0

The site is located in the Belsize Conservation Area, central to Belsize Square. To the west is the grade II listed St Peter's Church (1869) and the adjoining Church Hall.

Unlike many London Squares, the central island is not an open area or park but filled with large buildings and their private gardens.

The site forms part of the existing vicarage which was built in the 1960's. The original vicarage was demolished and replaced in 1915 which is currently used as a nursery lying south east of the site alongside the Belsize Square Synagogue.

The building typologies 'inside' the Square vary considerably in style and function. Whereas buildings facing onto the Square from all sides are predominately residential, large mid-19th century Italianate villas.

In terms of accessibility, the site has a PTAL rating of 4 being within 900m of Finchley Road, Swiss Cottage and Belsize Park Underground and Railway Stations and 500m of bus stops on Belsize Square and College Crescent serving routes 268 and 46. It is also within a Controlled Parking Zone (CPZ).



St Peter's Church

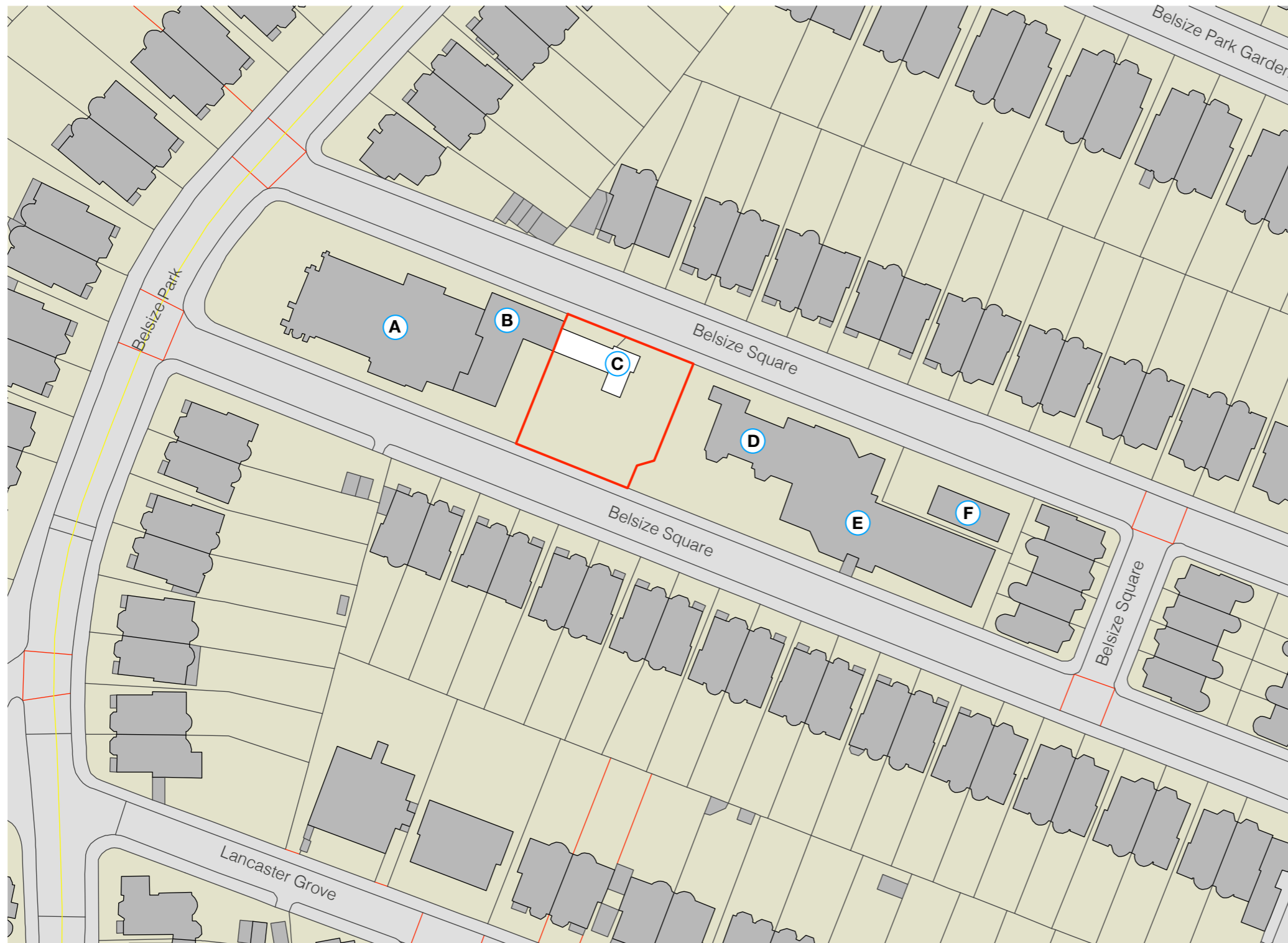


Existing Vicarage



Belsize Square Nursery (former vicarage) and Synagogue

2 | Site
Location Plan 2.1



- A** St Peter's Church
- B** Church Hall Buildings
- C** Existing Vicarage
- D** Nursery (former vicarage site)
- E** Belsize Square Synagogue
- F** Scout Hall

1:1000 @ A3

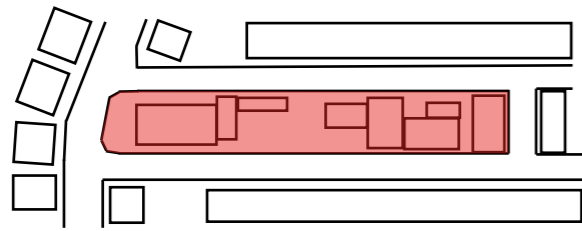


2 | Site

Site Photographs 2.2

Variation of buildings inside the Square

In addition to the church, vicarage and nursery shown on the previous page these site photographs show the other buildings 'inside' the square, highlighting the significant variation in typology, function and quality of building stock in this zone.



Residential Buildings 'bookend' the East of the square



Synagogue Multi-Purpose Hall



Mixture of buildings aligned with the Synagogue (viewed from north)



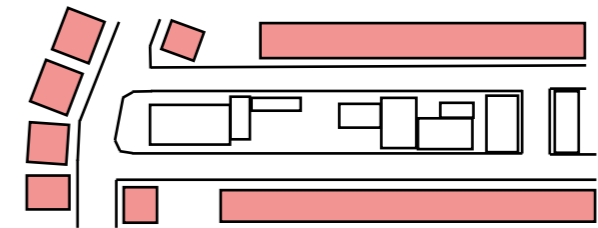
Belsize Square Synagogue

2 | Site Site Photographs



Character of the outer Square

Site photographs showing the predominant mid-19th century Italianate villas on the 'outside' of the Belsize Square that face onto the site.



2 | Site

Site Photo montages 2.3

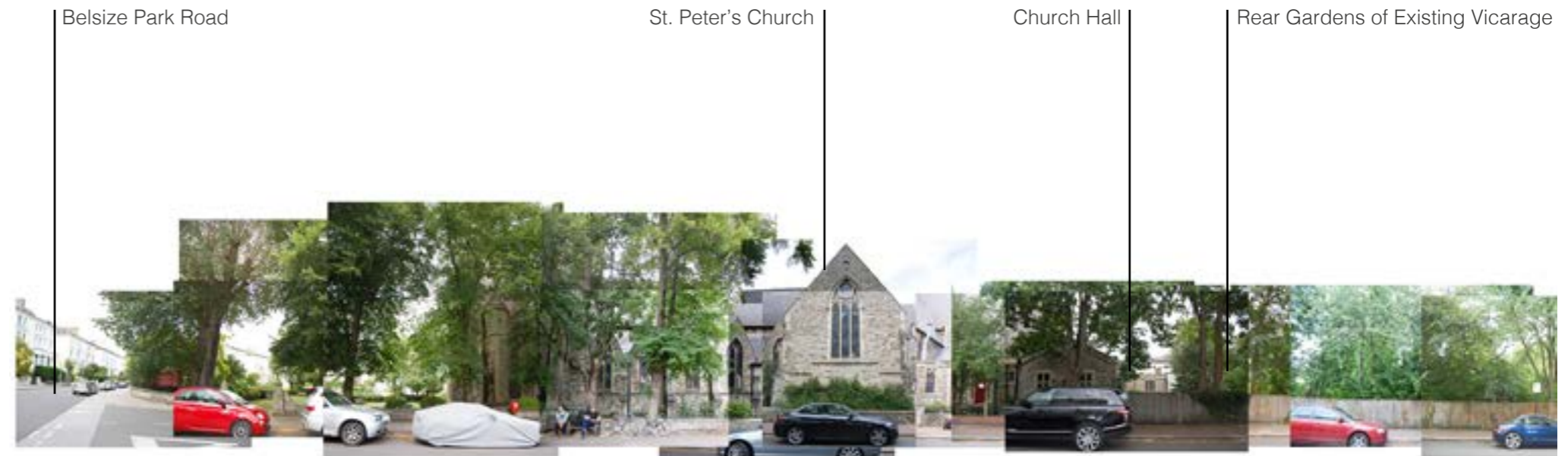
Belsize Square is formed by reasonably wide roads that are populated by a variety of trees. Looking at the site from the north the existing vicarage is set back from the pavement and approximately 1m back from the adjacent church hall. The site sits 1.5m below pavement level and access to the existing vicarage is currently via steps from the street to a shallow 'garden' where a large tree is located. This tree partially obscures the vicarage from the street. The site boundary and the existing vicarage abuts the stone wall and chimney of the neighbouring church hall.



North Elevation (continued across page)

Standing on the South side of the square and looking towards the site the view is obscured by a large row of trees that run the length of the site between St Peter's church and the 3-storey Nursery and Belsize Square Synagogue. A timber fence forms the boundary with the street.

Parking bays are provided to both sides of the street around the square, these are available to the immediate residents via annual permits.



South Elevation (continued across page)

Site Photo montages

Existing Vicarage

Church Hall

St. Peter's Church

Belsize Park Road



The Western end of Belsize Square is dominated by St Peter's Church. The church is set back from the street and surrounded by established trees and gardens that lie between the church and the street. The boundary of the church site is formed by a low level stone wall.

Nursery

Synagogue

Synagogue Hall

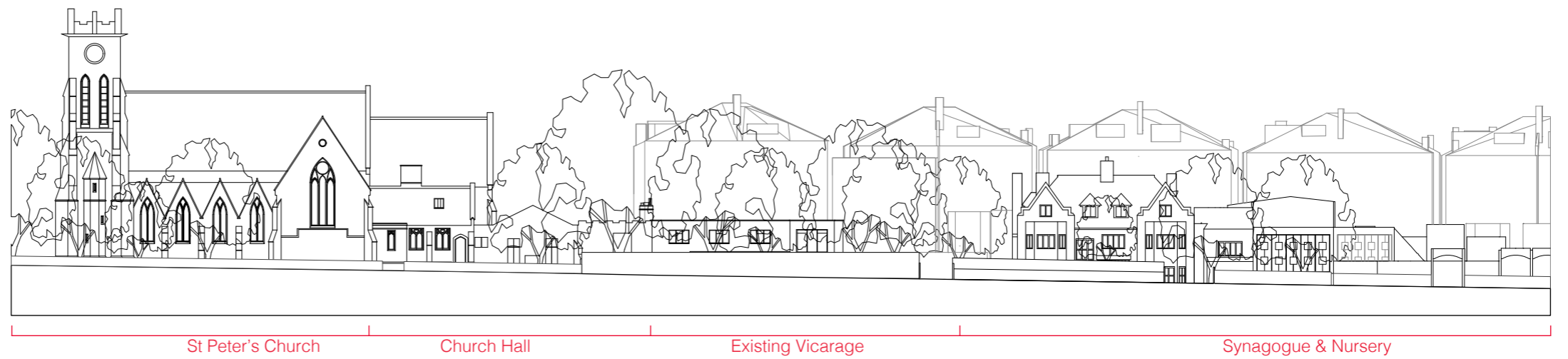
Belsize Square



2 | Site
Existing Streetscape 2.4



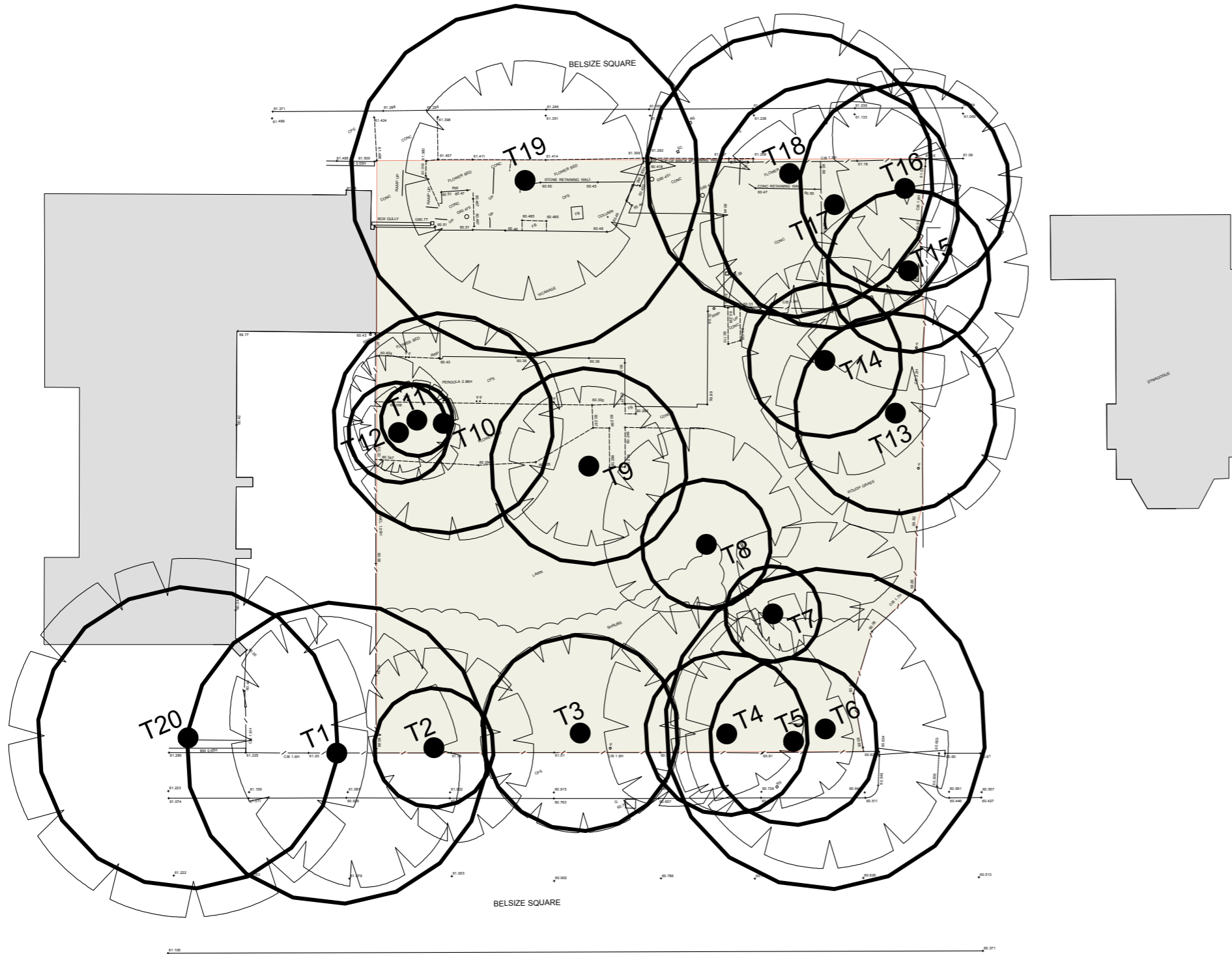
South Elevation @ 1:500



North Elevation @ 1:500

Existing Tree Survey 2.5

The site is densely planted with a number of trees that vary in species and condition. Refer to the separate Tree Survey and Report for full information.



2 | Site

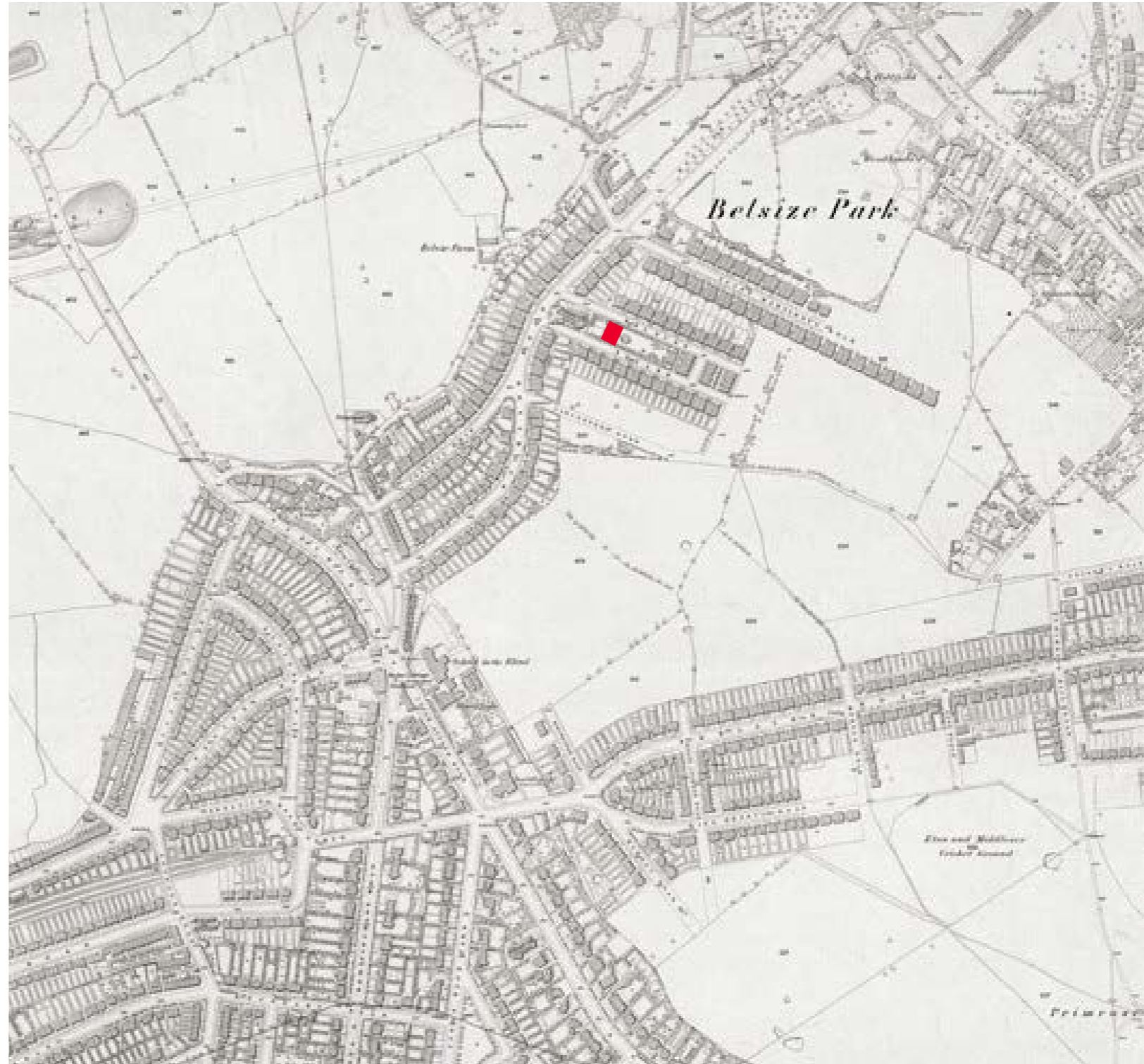
Site History 2.6

Belsize Square was the first phase of development of the west side of Haverstock Hill with works beginning in the early part of the 19th Century. Christopher Palmer, the last owner of Belsize House, demolished the house and developed his land to create an exclusive estate including its own square and church. St Peter's Church which sits at the Western end of the square was consecrated in 1869, with the original vicarage, now demolished completed the following year.

The properties to the eastern end of the square are part of the original layout of the development and the four terraced houses which back onto the original vicarage gardens are repeated on the opposite side of the road and again on Lancaster Drive

It appears that the original Vicarage was demolished in the early 20th Century and replaced with a new vicarage within its own gardens. In 1915 the Church Hall was added to the eastern end of the church. This structure straddles the entire width of the gardens to the square and has direct access from the pavements on the north and south sides of the square.

The second vicarage was then sold in the 1950's and this building is now the main part of the Belsize Square Synagogue. A new Vicarage was built to the north side of the gardens to the south. At the same time, the synagogue was extended to include new entrances, meeting hall and other accommodation to the east side to the newly acquired vicarage building.



Ordnance Survey, Belsize Park 1872

Conservation Area 2.7

The site is within the Belsize conservation area.

The Conservation Area Statement refers to the church being a focal landmark and the mature trees providing a green focus.

The existing Vicarage is of poor design and appearance and therefore it is considered that its removal would improve the setting of the church and the character and appearance of the conservation area in line with the Council's Development Policies.



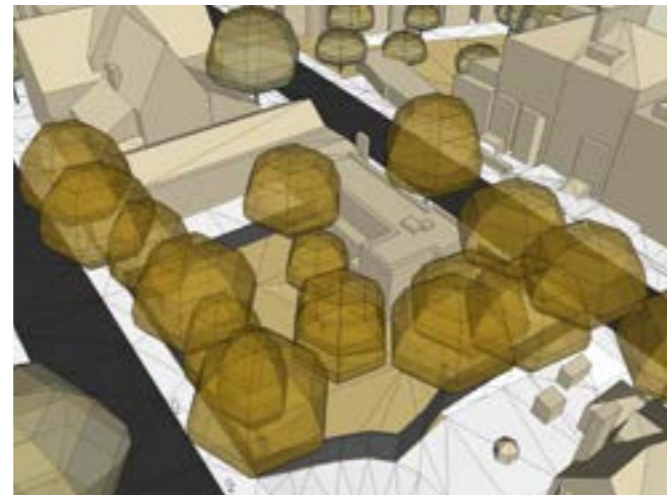
Belsize Conservation Area

3 | Design Approach

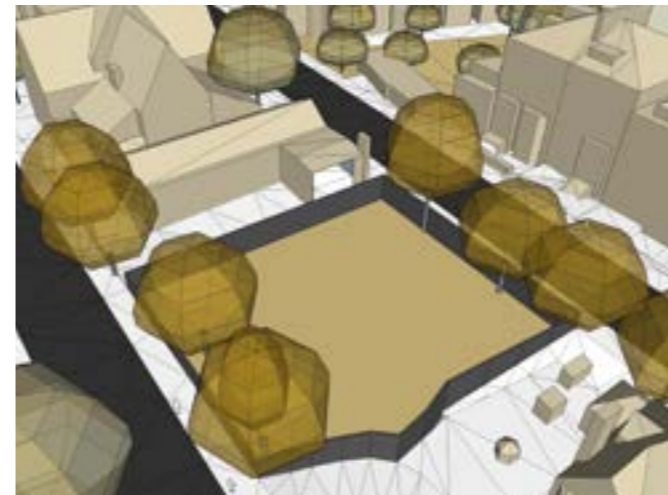
Design Approach 3.0

Numerous massing options were considered for the site which explored varying volumes, orientations and locations.

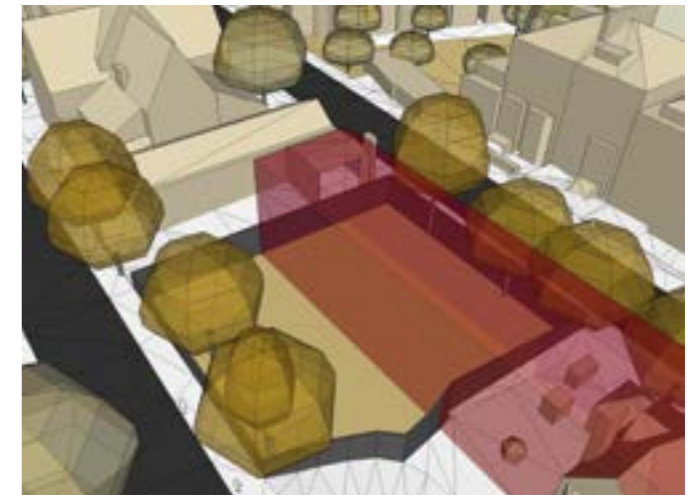
The preferred massing option developed into a proposal for 3 houses and responds to the siting and scale of the original vicarage and synagogue, following the current building lines and heights to the front and rear.



Existing site

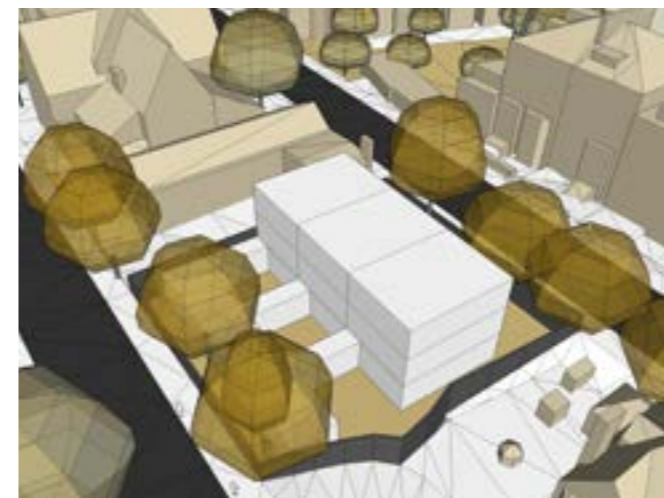
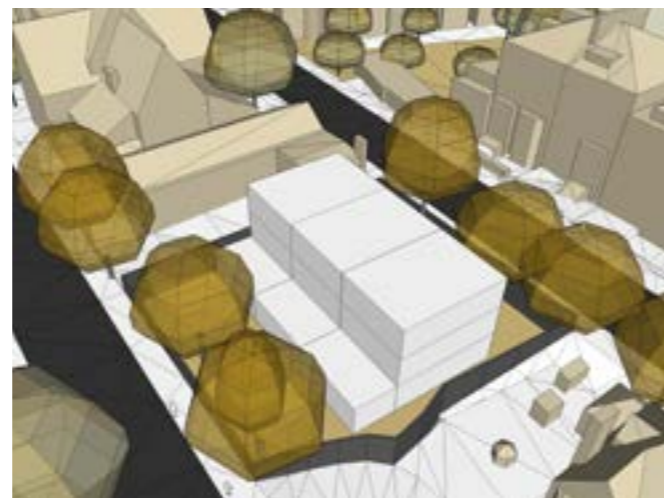
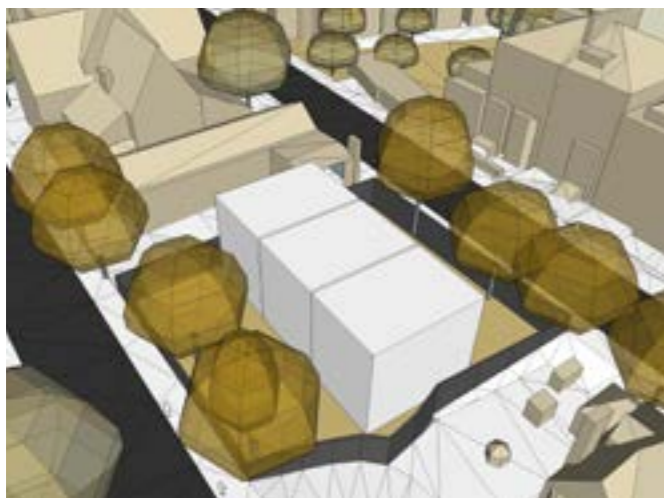
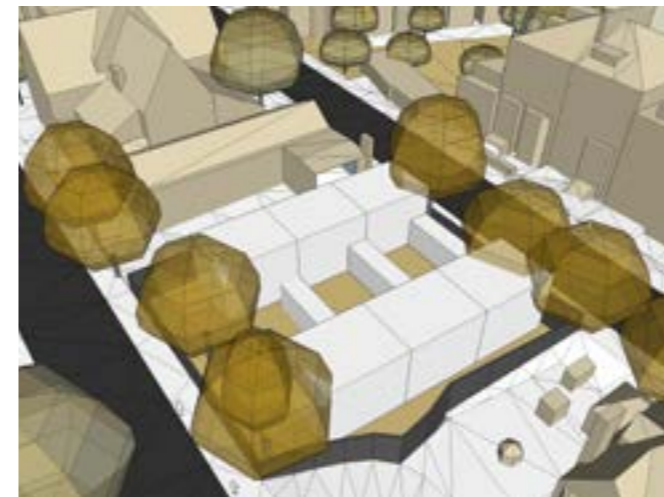
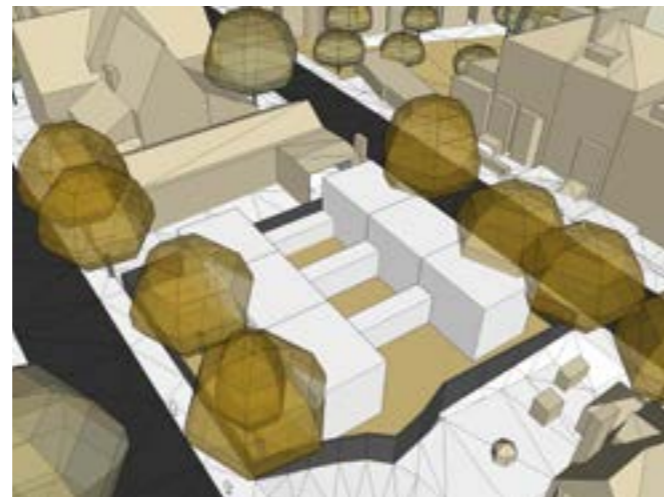
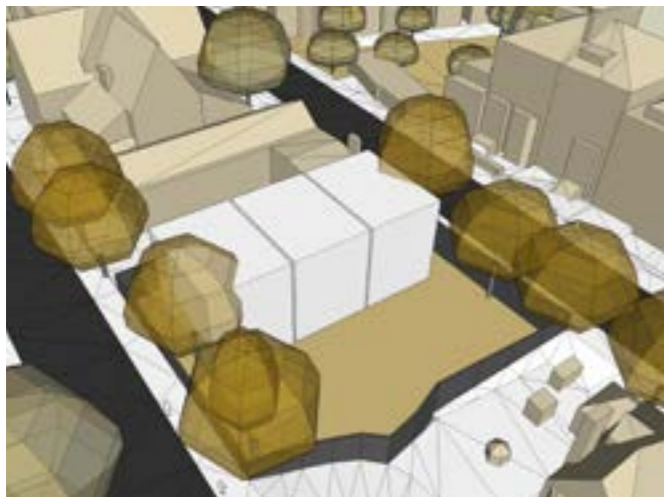
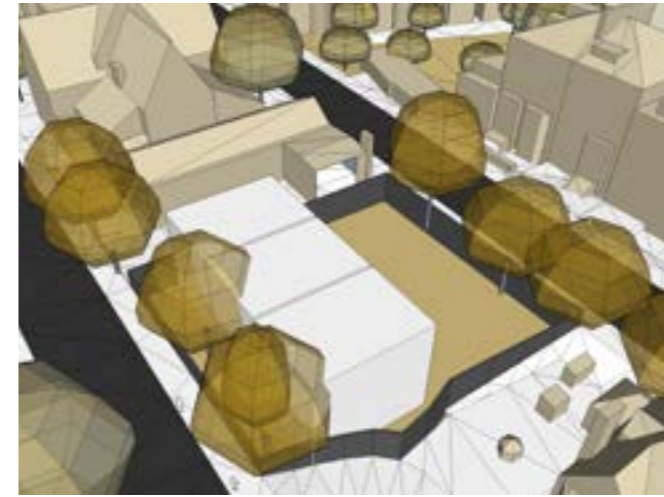
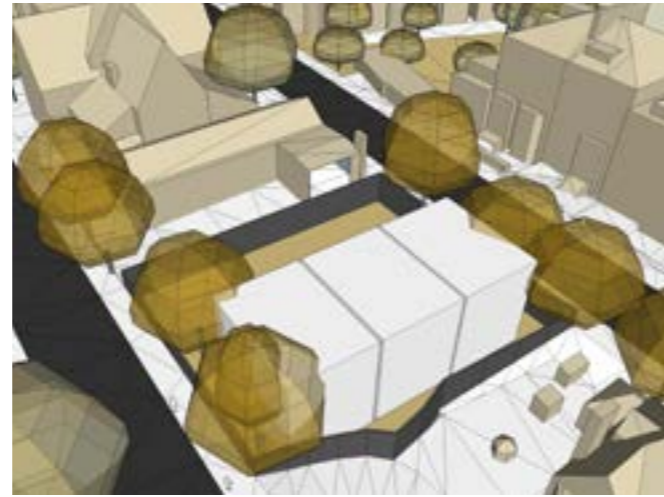
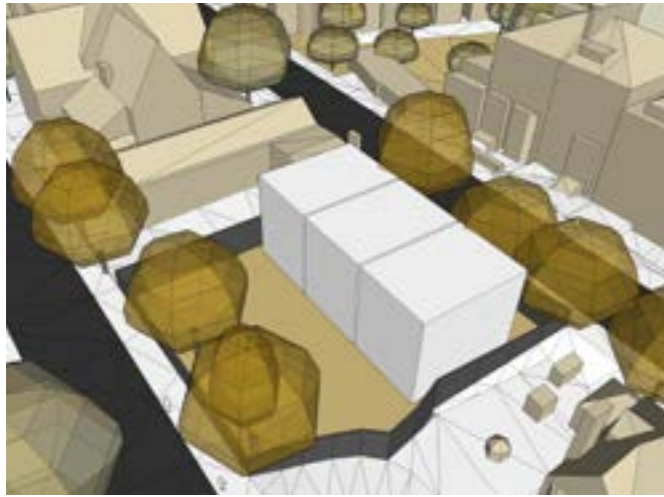


Vicarage and critical trees removed



Alignment with neighbouring buildings

3 | Design Approach
Massing Studies 3.1

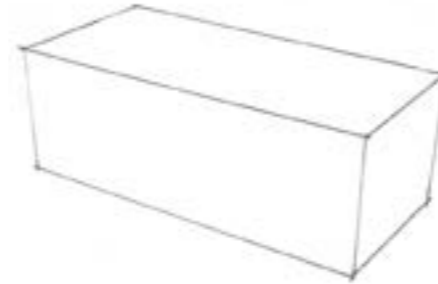


Preferred Massing

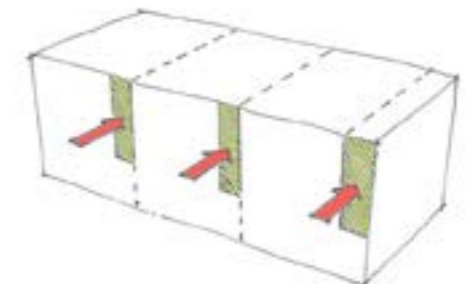
3 | Design Approach

Design Development 3.2

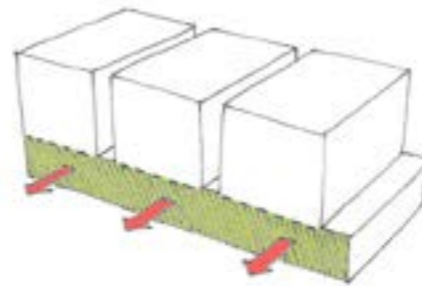
Throughout the design process the form and articulation of the architecture developed to respond to the existing site and context. The diagrams here show some of the key moves undertaken during this process.



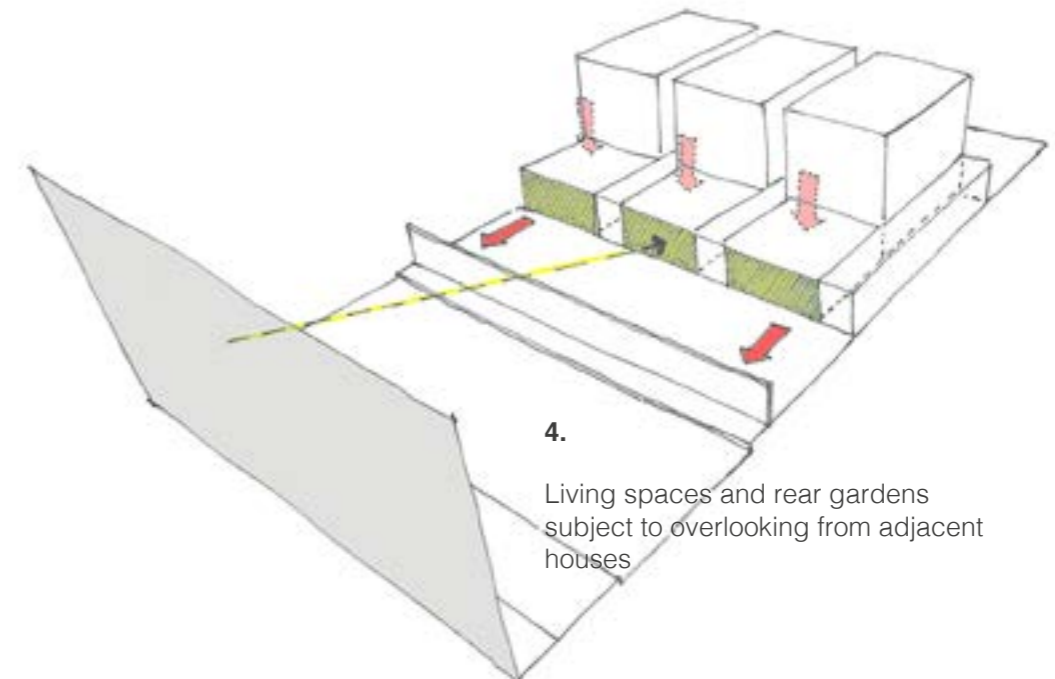
1.
Preferred Massing



2.
Subtracting circulation volumes to articulate mass as 3 individual forms



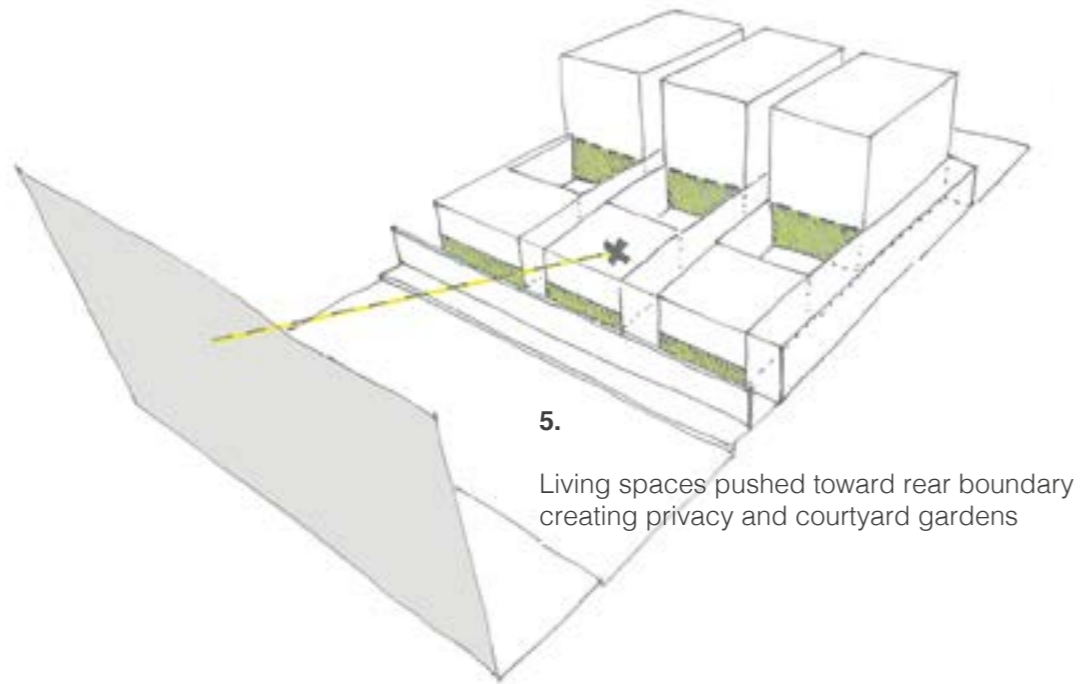
3.
Extending ground floor into rear gardens



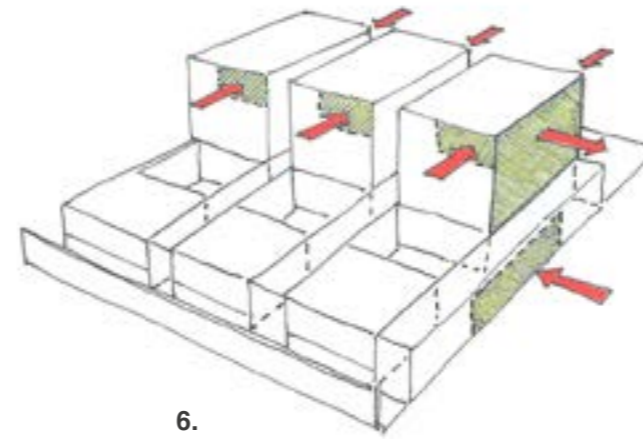
4.
Living spaces and rear gardens subject to overlooking from adjacent houses

3 | Design Approach

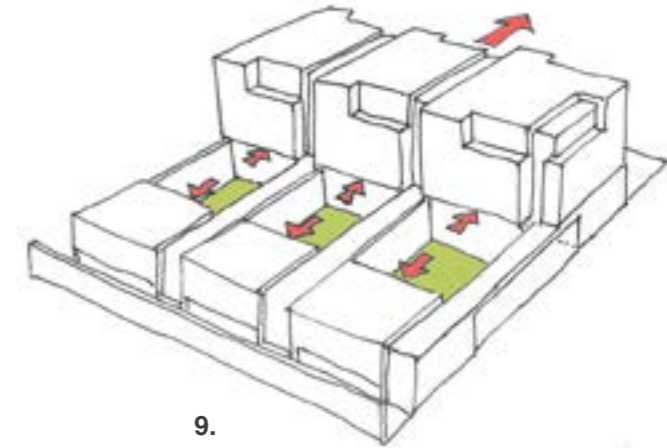
Design Development



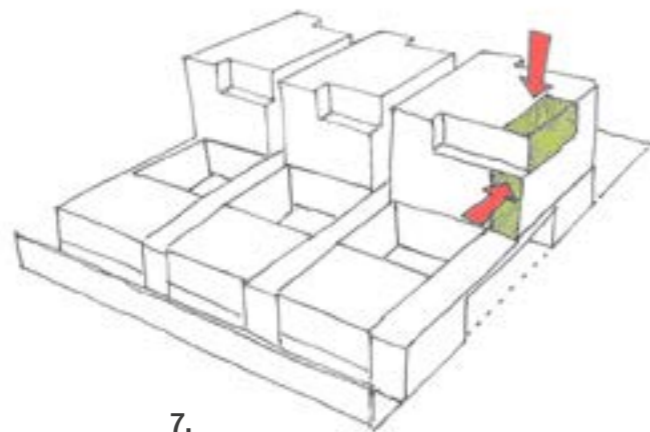
5.
Living spaces pushed toward rear boundary creating privacy and courtyard gardens



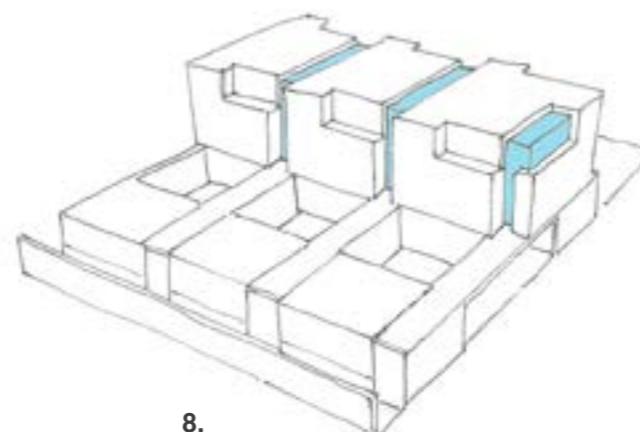
6.
Sculpting the mass at high level to respond to setting back of adjacent roof scape and create balconies to top floor. End unit extends above circulation space.



9.
Following Pre-Application advice the driveways to the front of the buildings are removed and the primary structure pushes further toward the road. This increases the courtyard amenity spaces and the feeling of 'openness'.



7.
Further sculpting of end unit to break down increased mass.



8.
Glazing treatment to circulation spaces to form enclosure but retain articulation of 3 individual units.

3 | Design Approach

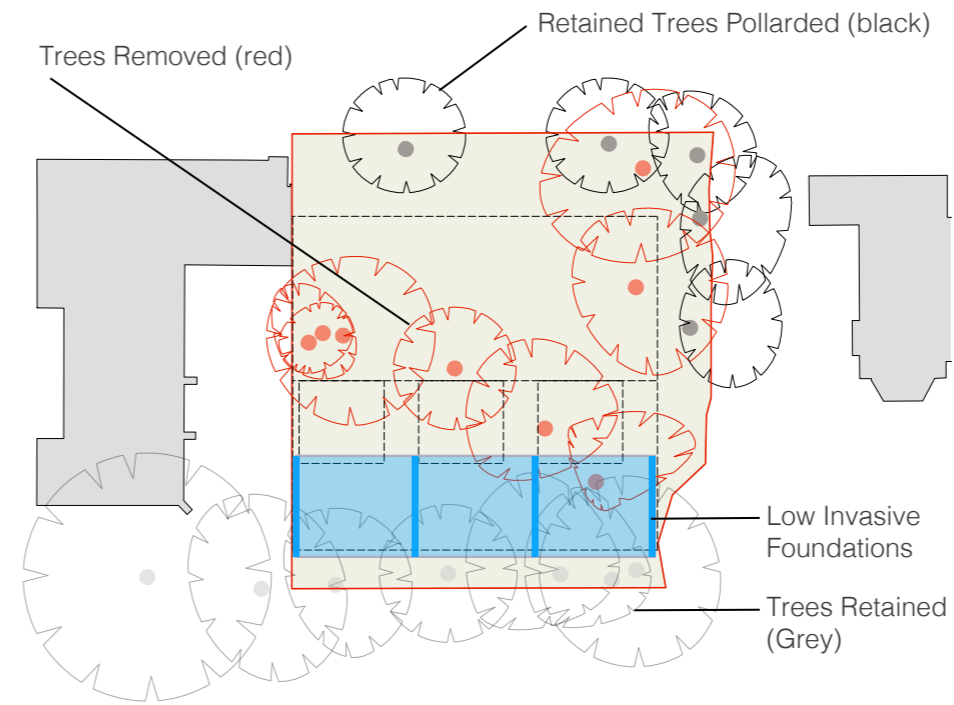
Tree Strategy 3.3

Following advice from the Arboricultural consultant and Camden Tree Officer Nick Bell the decision was taken to remove only low quality internal site trees unlocking the space for construction. Trees are retained to the north and south borders as to mitigate impact on the streetscape.

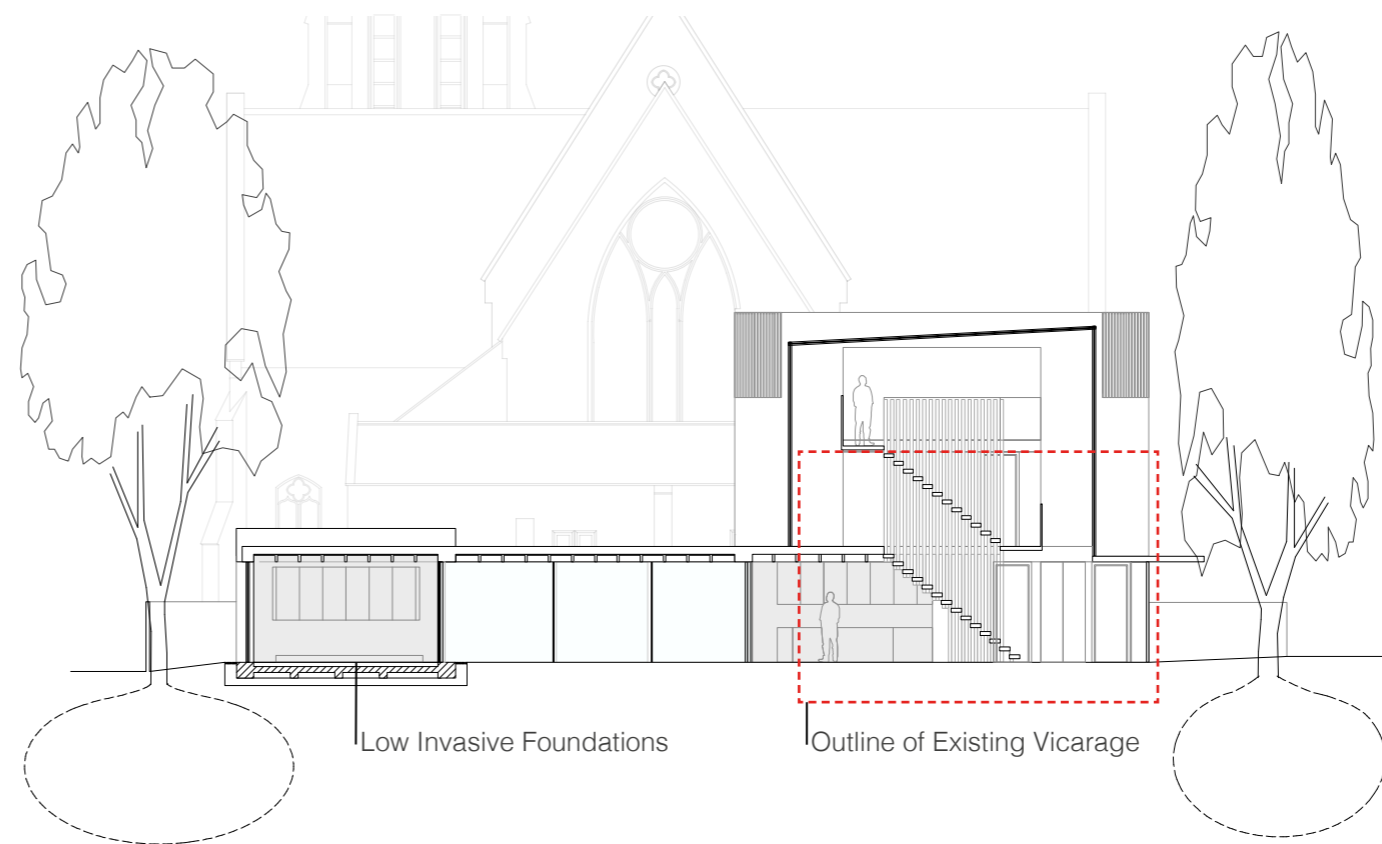
To the southern end of the site low invasive foundations are proposed to the single storey wings. Piles will be strategically located on the party wall lines with beams spanning between and a ventilated void between the ground and underside of the slab.

The proposal requires pollarding of the northern boundary trees to ensure they sit comfortably alongside the new building. A management strategy would be implemented to ensure regular and consistent pollarding was undertaken following the completion of the buildings.

Sensitive construction methods are proposed to protect the existing trees during and post construction. For further information please refer to the Tree Report.



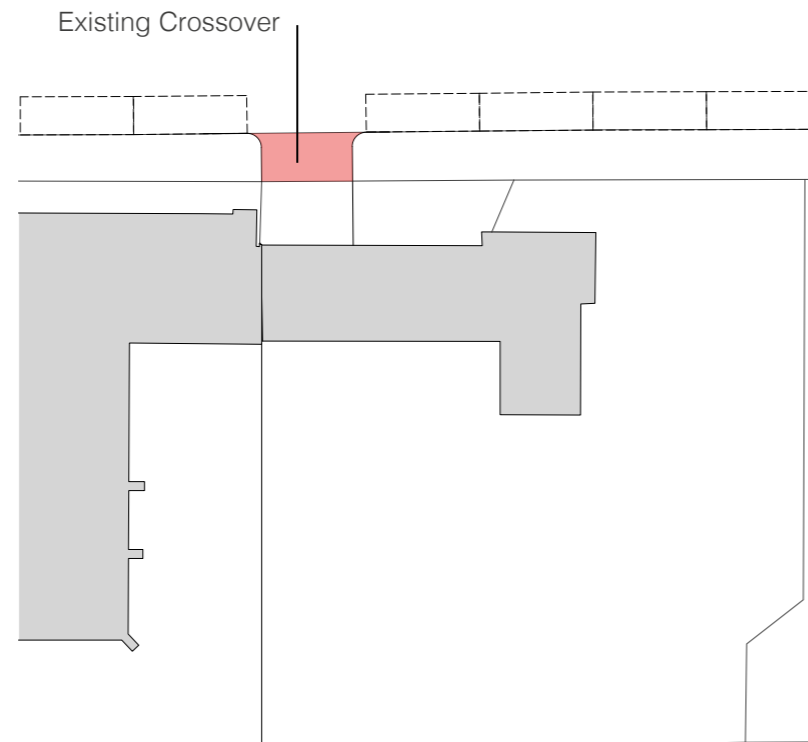
Tree Plan Diagram



Tree Section Diagram

3 | Design Approach

Parking Strategy 3.4



Existing Parking Diagram



Proposed Parking Diagram

The current vicarage has one existing crossover to the site, serving a private driveway and integrated garage. The property also has two resident's permits to park on the street.

In response to the Pre-Application feedback driveways and off street parking to the front of the houses have been removed. This allowed the building to push further toward the road, increasing the size of the courtyard gardens.

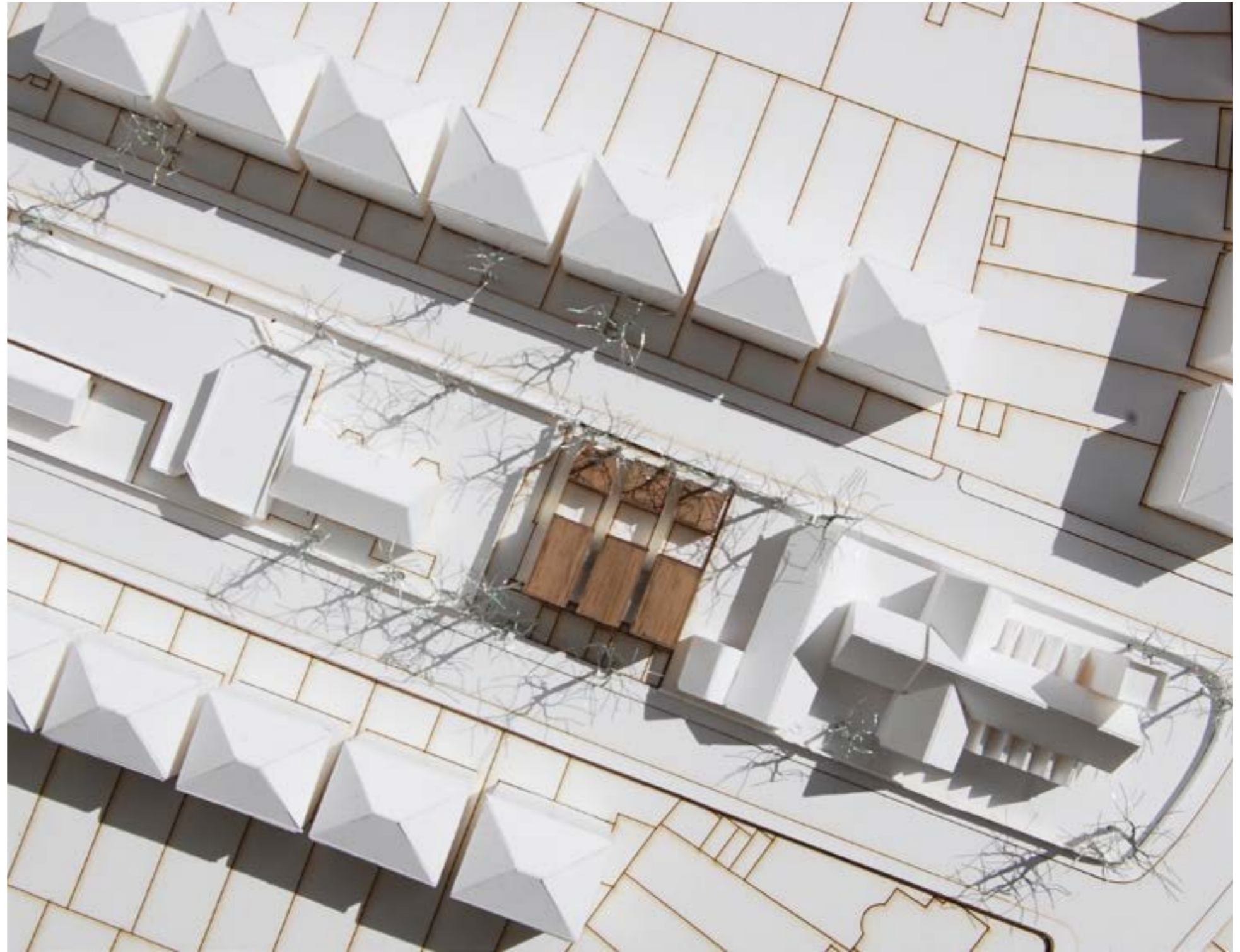
The existing crossover is also removed, freeing up space for 1 additional on-street parking bay. The vicarage would retain a single permit for road parking, and it is requested that the other two houses are granted a new residents parking permit each.

The 1 bed flat above the vicarage would be precluded from obtaining parking permits in the CPZ. This would ensure there was no net increase in on-street parking demand.



Existing crossover and parking provision

3 | Design Approach
Site Model 3.5



Site Model showing modest mass and form relative to context



3 | Design Approach
Sectional Model 3.6



Early sectional model when courtyard was sunken. This is now level access



4 | Design Proposals

Summary of Design 4.0

The mass of the terrace has been broken down, articulated by the stair circulation spaces, into three distinct blocks that separate and define each house. The upper levels are carved and sculpted in response to the scale of the pitched roof of the neighbouring nursery building attached to the synagogue.

As the site has frontages onto both sides of the square the proposal separates the ground floor into two volumes to create an inner courtyard garden. This relationship between the three-storey and single-storey elements provides a more intimate space for the occupants, protected from the street.

The existing site levels have been addressed to provide level access to the entrance space and increased floor to ceiling height in the living spaces.

The character of the design is in line with the modern aesthetic of the current vicarage, with a tonal quality that responds more sensitively to St Peter's Church.

Area Schedule and Key Statistics

Total Site Area: 790 sqm (0.079 ha)
 No of dwellings: 4
 No. habitable rooms: 7 per house*, 6 in Vicarage, 2 in self contained flat (22 per total site)

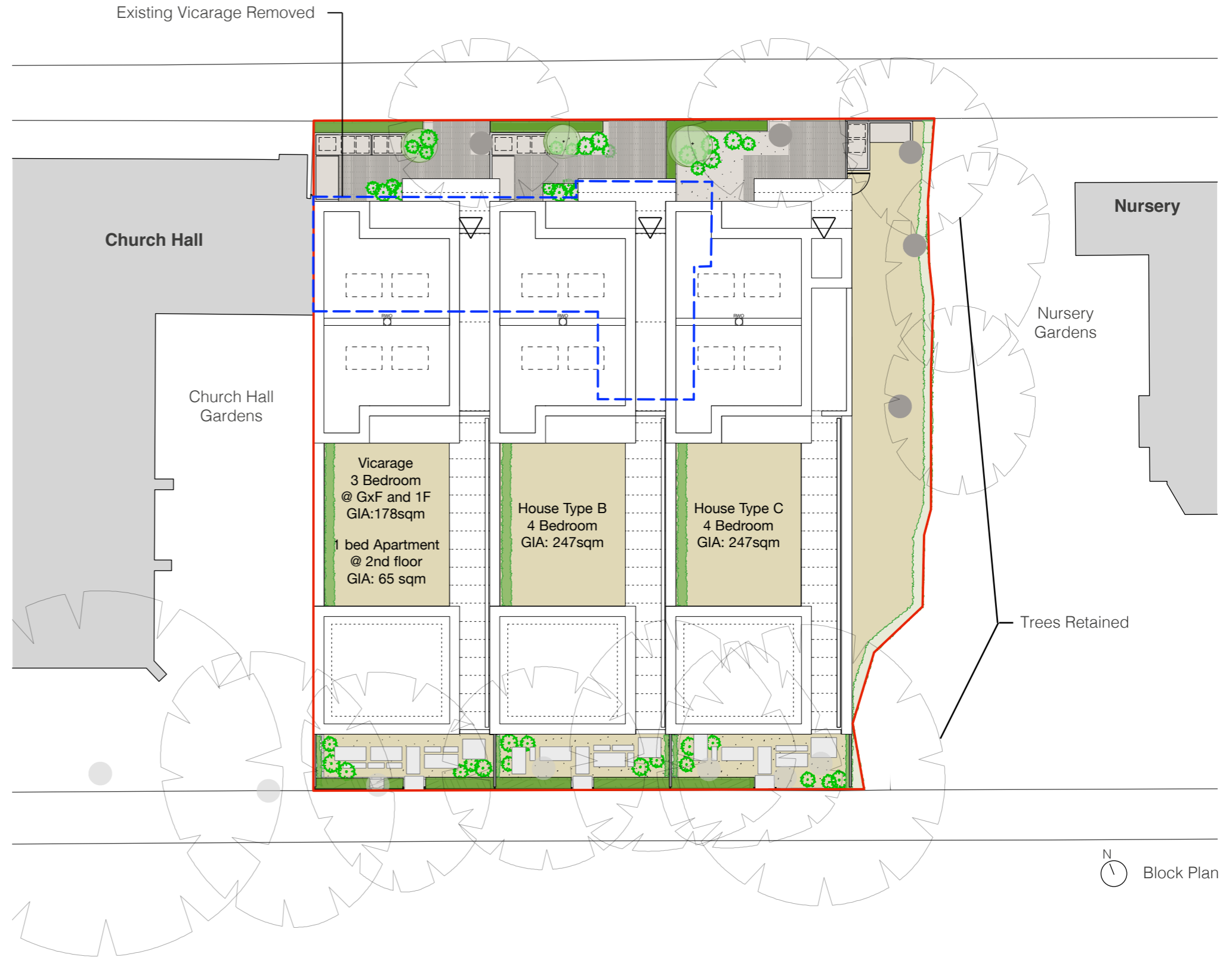
Dwelling GIA:
 Each house = 247 sqm,
 Vicarage= 178 sqm,
 Self contained flat = 65 sqm.

Density
 50.6 dwellings per ha
 278 habitable rooms per ha

Amenity
 Vicarage = 87.2 sqm
 Flat = 5.2 sqm
 House B = 92.4 sqm
 House C = 174sqm

PTAL rating: 4

* Separate living rooms and kitchens (over 13m²) are considered habitable rooms. 4 bedrooms plus an additional study room at GF.



4 | Design Proposals
Streetscape 4.1



Synagogue & Nursery

New Build Proposal

Church Hall

St Peter's Church

North Elevation

4 | Design Proposals
Streetscape



St Peter's Church

Church Hall

New Build Proposal

Synagogue & Nursery

South Elevation

4| Design Proposals

Landscape Design 4.2

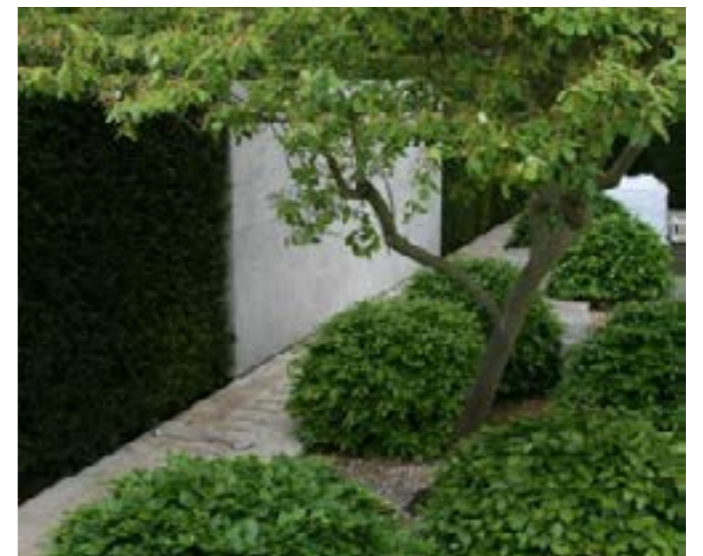
The proposal recognises the importance of the landscaping to the site and its immediate context by proposing a detailed landscape design.

The planting provides a softness to the scheme. In response to pre-application advice the proposal uses hedges and foliage as a means of separation at the boundary with synagogue instead of a solid fence.

A porous boundary treatment is proposed to the south in the form of an open metal railings with hedge behind. This solution would provide a level of security and privacy required by occupiers but without creating a hostile solid wall. For further details please refer to the Landscape Designers report.



Landscape and planting plan



4 | Design Proposals
Visualisations 4.4



4| Design Proposals
Visualisations



4 | Design Proposals

Accessibility 4.5

We have referred to the new Part M4(2) guidelines (which superseded Lifetime Homes) to design the dwellings and their layouts. Careful consideration has been given to how the house can adapt to the changing circumstances of the inhabitants as well as the functional use of the vicarage by parishioners.

The existing stepped site will be raised by approx. 1m to provide level access at entrance and throughout the ground floor. The entrance porch will contain lights to illuminate the entrance threshold.

Each house has a study room at ground floor with level access to the adjacent WC. These are designed to be adaptable to a bedroom and shower room in the future.

All hallways, corridors, doors and WC's are sized to comply with mobility standards set out in Part M. Each staircase allows for a future fitting of a stair lift.

Bedrooms, living rooms and kitchens have all been sized to allow sufficient circulation and turning circles.

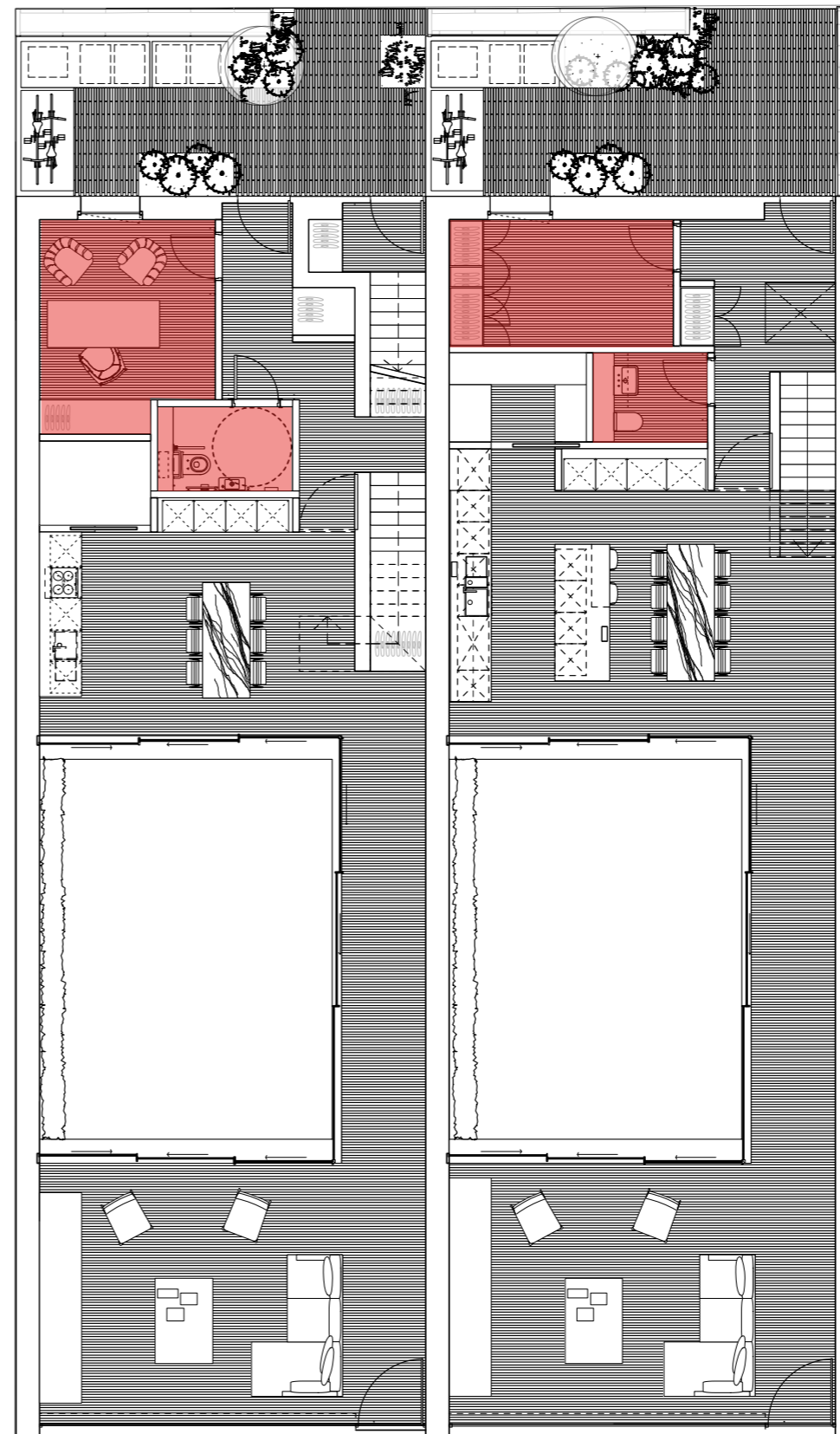
Wall reinforcement in kitchens and bathrooms will meet the life time home standards. The walls will be capable of taking adaptations such as handrails.

The Vicarage has a Part M disabled WC and office at ground level for parishioner use. There is a space of 1580 mm in front of the WC and 900 mm to one side allowing a side transfer from a wheel chair to one side of the WC. There will be a drainage provision for future installation of a shower.

Windows and glazed sliding doors will be specified to be high specification and easy to open.

Sockets in all rooms including the kitchen will comply with life time home standards and be at a height between 450mm and 1200mm.

Full layouts are provided at scale within the accompanying drawing pack.



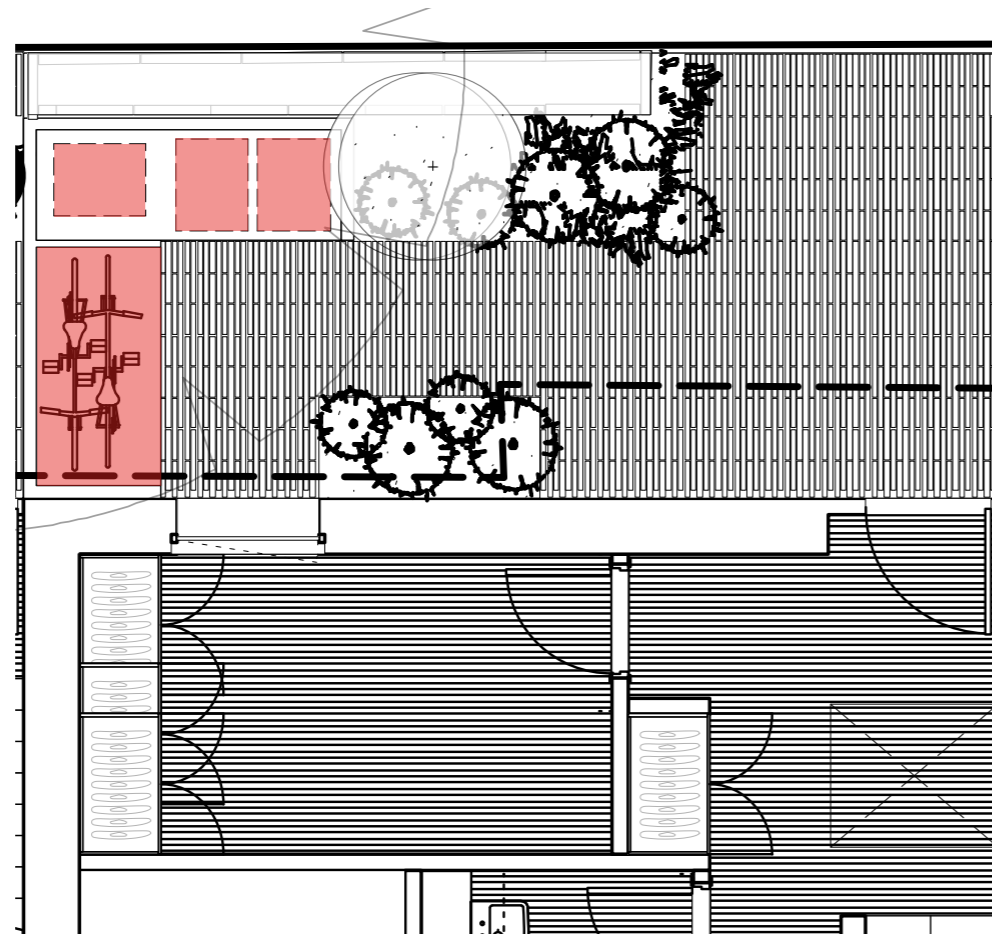
Vicarage

House

Refuse and Cycle Storage 4.6

Each house includes a bespoke external storage element integrated into the overall design of the scheme and landscape proposals. The store provides discreet storage for 2 large 240L wheelie bins and a 240L space for green waste per dwelling. Each dwelling also has a lockable cycle store that can accommodate 3 bikes.

The cycle store will be a bespoke design and construction which will be detailed out at a later stage. However the proprietary systems below demonstrate a similar scale and function.



Refuse and cycle store



5 | Materials

Material Palette 5.0

The design proposes three main materials; brick, timber and glass. We have chosen a limited palette of materials for the proposal to respond to its context.

Glazing encases the circulation volumes that divide the houses, providing relief from the brick facade and breaking down the overall mass of the terrace development into 3 smaller volumes.

The brick type was selected to sit comfortably between the heavy stonework of the Church and the masonry of the nursery and Synagogue whilst providing a contemporary and considered aesthetic to the new development.

It is proposed that bronze metalwork will be used for selected special elements, highlighting the main entrances and creating a brise soleil to the balconies and roof to the glazed corridor that will compliment the existing trees that populate the perimeter of the site.

It is our intention that the detailing of the building will be off the highest standard in order to create a high quality building that enhances the local area.



1.

2.



3.



4.



1. Kolumba K91 Brickwork
2. St Peter's Church Stonework
3. Patinated Bronze Metalwork
4. Hardwood Timber Fencing

5 | Materials
Material References 5.1



Kolumba museum within church ruin

Bronze front door



Minimal frame glazed internal courtyard



Glazed circulation spaces

