



## 192 Haverstock Hill, London NW3

Application for variation of a condition following grant of planning permission

For Camden Council

December 2016

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
-	21/12/16	Issued to Camden	SG	SG

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1.0 Introduction

1.1 Executive Summary

Squire and Partners have been appointed by Sasha Traders Ltd (The Applicant) to prepare a Section 73, Minor Material Amendment (MMA) application in relation to the extant planning consent 2016/1480/P, with relevant MMA 2014/6672/P, both of which were an amendment itself of application 2012/5391/P. The consent has now been implemented by way of a material start on site with substructure works.

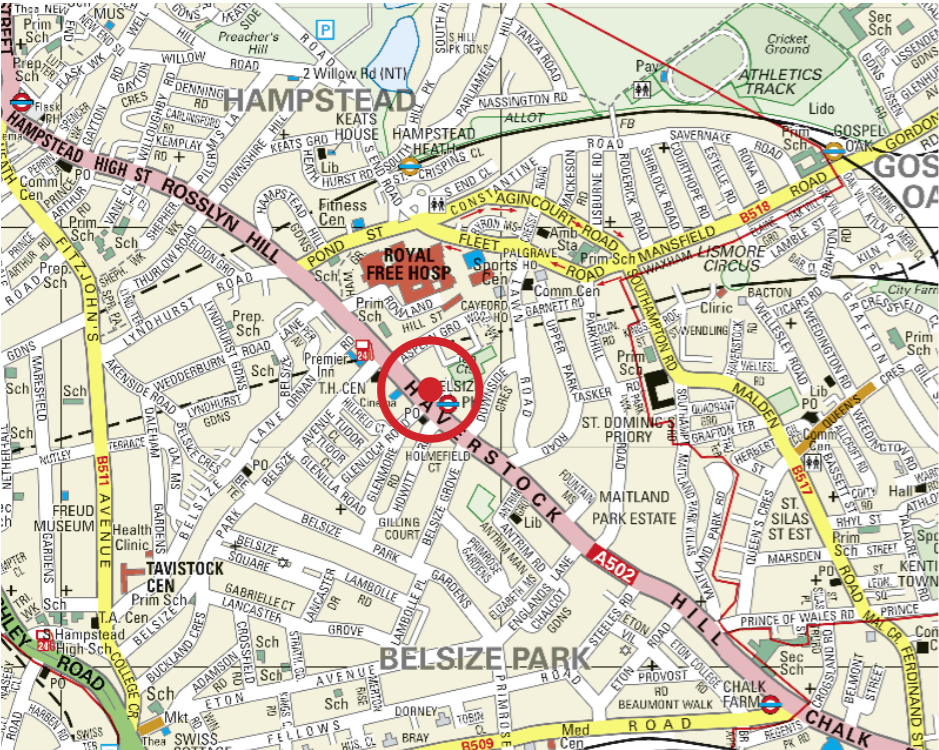
The site is located at 192 Haverstock Hill, in Belsize Park, London Borough of Camden. It is situated adjacent to Belsize Park London Underground station, which is served by the Northern Line.

The area is predominately residential however the site is located in Belsize Park's shopping area which has retail frontages at ground floor with residential apartments above. Therefore a ground floor retail unit with residential above has been deemed an appropriate use for the site under the current approval.

The previous use on the site was a single storey flower shop, with pitched roof, which was destroyed by a fire in June 2014. Since then the building was demolished and the site has sat vacant.

The amendments to the most recent consent are summarised in detail in this document. These include amendments to the facade materials and the location of the apartment balconies. In addition at first floor the double height retail frontage is replaced with an apartment terrace, however this is hidden behind the retail frontage. The height has also increased to achieve the recommended minimum floor to ceiling heights and an acoustic plant enclosure replaces the core overrun to accommodate the cooling plant for the apartments.

This document summarises the amendments and sets out the reasons for doing so. The document should be read in conjunction with the previous applications and other documentation submitted in support of this application.



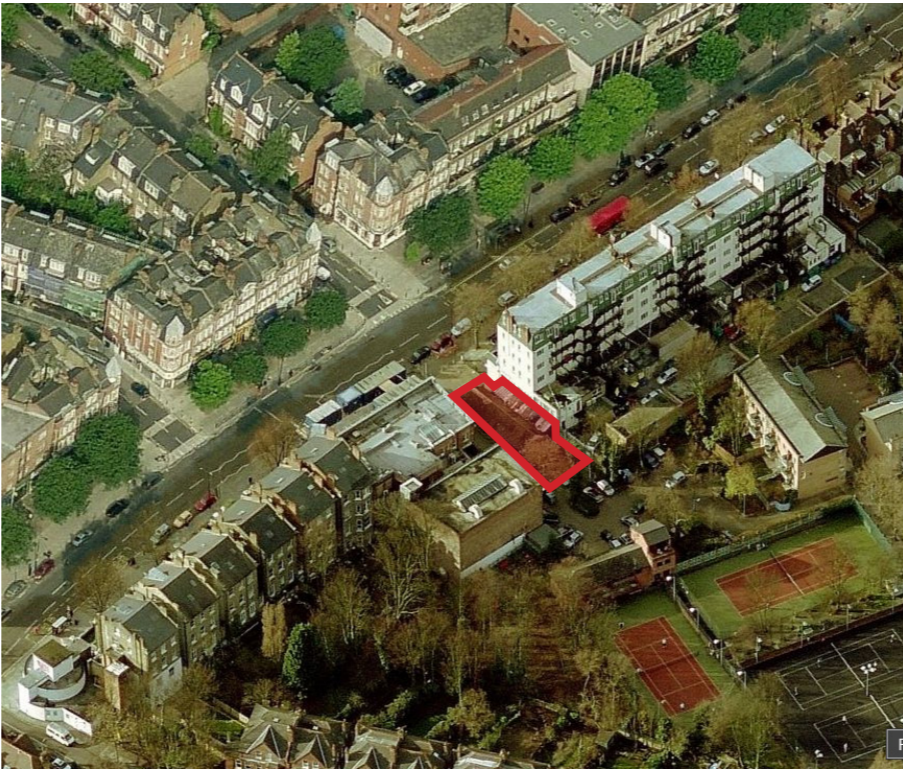
1.1 Location Map



1.2 Aerial Plan



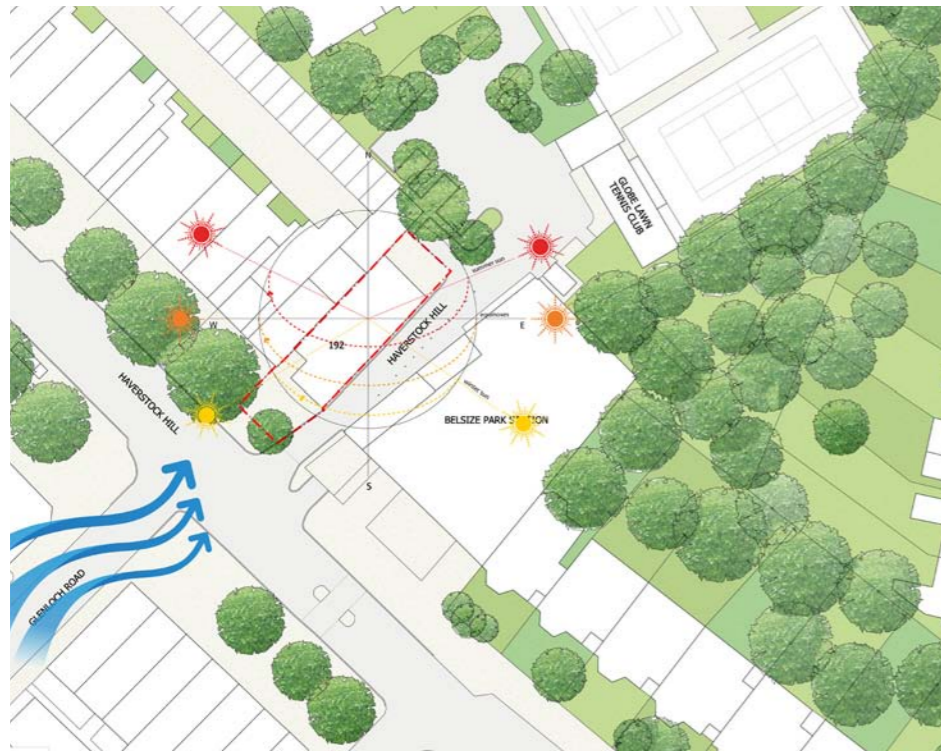
1.3 Birds Eye looking North



1.4 Birds Eye looking West



1.500 Site Plan



2.1 Sun and Wind Path



2.2 Noise



2.3 Access & Refuse



2.4 Transport

## 2.0 Site Analysis

### 2.1 Sun & Wind Path

The Haverstock Hill elevation of the site is orientated south-west. This means sun rise will be on the side, south east elevation and set behind the 194 Haverstock Hill building. Prevailing wind is south west and will be directly onto the front elevation on Haverstock Hill.

### 2.2 Noise

The site fronts directly onto Haverstock Hill which is a main thoroughfare with busy traffic including bus routes, trucks and lorries. The side access road is quiet with no through route and only provides in-frequent access at slow speeds, to the Tennis club and occasionally access for refuse vehicles.

### 2.3 Access

The site is accessed from Haverstock Hill. There is frequent pedestrian access to the Globe Lawn Tennis Club at the rear of the site as well as vehicular access to private off-street parking. Access by foot is directly from Haverstock Hill. There is a Pelican Crossing opposite Belsize Park Station approximately 30m away to access the other side of Haverstock Hill, a busy road.

### 2.4 Refuse

Refuse will be collected for the residential at the rear of the site with direct access into the refuse cupboard via a lock safe key. Refuse trucks will enter the side access road as per the existing arrangement and turn around in the car park and exit in forward gear.

Retail refuse will be collected via Haverstock Hill by a privately managed refuse company at an arranged time and agreed with the council.

### 2.5 Transport

The site is situated directly adjacent to Belsize Park underground station. This station is served by the Northern line, which connects the site to central London in 20 minutes and King's Cross St Pancras in 10 minutes.

There are also two bus stops a short walk from the site served by three bus lines: 168, C11 and N5. The lines connect Edgware to Whitehall via Trafalgar Square.

### 3.0. Relevant Planning History

#### 3.1 Original Application (2012/5391/P) - Consented Nov 2013

The application for a five storey building plus basement, with retail at ground and basement and residential at first to fourth floors was granted subject to a Section 106 agreement in November 2013. The scheme was designed by Ne/AR Architects and this scheme involved an oversail over the side access road from second floor to fourth floor. Although this was consented by LB Camden the oversail was outside of the ownership boundary.

#### 3.2 MMA01 (2014/6672/P)- Consented Jan 2015

A Section 73 was approved by LB Camden in Jan 2015 to remove the oversail over the side access road. The amendment was undertaken by the original Architects Ne/AR. The mix and the overall height was kept the same.

#### 3.3 MMA02 (2016/1480/P) - Consented Aug 2016

After the site was sold the new owner appointed Squire and Partners as lead Architect. The following amendments were made as part of this application:

- The ground floor layout was amended to suit a particular retail tenant as well as making a safer more legible residential entrance directly off Haverstock Hill.
- The retail unit was widened at the expense of the now redundant pathway which had previously led to the residential entrance at ground floor.
- The residential cycle store was relocated to the basement.
- The residential mix was altered changing the 3 bed, 4 person at 4th floor to a 2 bed, 3 person.
- The ground and first floor podium height increased by 1.095m.
- The top of the parapet was increased by 0.1m
- The overall height of the building to the parapet increased by 1.2m.



MMA02 - consented Aug 2016

4.0      **Scheme Amendments**

4.1      **Summary of Amendments**

This Minor Material Amendment aims to capture the following changes:

4.1.1    **Design Amendments**

- The double height void within the ground floor retail unit is replaced by a terrace serving the first floor apartment. This is enclosed behind the front elevation to retain a full height shop front. As a result of this the side balcony at first floor is omitted.
- The balconies on the second to fourth floors have been relocated from the side (SE) elevation to the front (SW) elevation.
- The Facade materials on the second to fourth floors have been changed from precast stone with bronzed panels to natural stone spandrels with natural stone infill panels.
- The Facade materials on the ground and first floors have been changed from a sandstone to a handset natural limestone modules for higher quality and reference to station stone pillars.

4.1.2    **Amendments to Height and Massing**

- The core overrun has been replaced by a plant enclosure, this is still invisible from street level and this is demonstrated further in this report. The height of the plant screen is **1.85m** from roof finished floor level, this is an increase of **400m** from the approved scheme overrun, which is 1.45m tall.
- The ground floor and first floor podium height has reduced by **130mm** (to reduce the roof profile at first floor). The base of the second floor spandrel has moved up and therefore shifted the upper floors up by **85mm**.
- The second to fourth floors have increased in height by **200mm** each. This achieves an internal floor to ceiling of 2.6m in the habitable rooms.
- The overall height of the building has increased by **490mm** from MMA02 (2016/1480/P).

4.2 Materials

4.2.1 Ground and first floor podium

In the original consent it was proposed to use board formed concrete as the finished material for the lower part of the building. We felt that this was an inappropriate and brutal material for the area, given that there are no precedents for this material finish. In the last MMA (2016/1480/P) this was altered to a natural stone but it was fairly vague as to what type of stone would be used. The current MMA has provided an opportunity to define the materials and propose a higher quality pallet by using a natural limestone, referencing the pillars of the neighbouring station. We have looked to use hand set stone modules, approx. 100mm X 600mm, in a running bond arrangement with a light mortar. A mix of two shades of stone will be used to provide some subtle variation between the muted colours.

Anodised aluminium will also be used for the perforated rain screen panels, these are located in front of openable glazing to provide ventilation, and on the signage fascia panel on the front elevation.

4.2.2 Upper floors

The fenestration on the upper floors (second to fifth floors) has been amended and the position of the balconies has also changed from the side elevation to the front. We have emphasised the horizontal spandrels between floors with a natural limestone that is fairly clean of shell content. In contrast the infill panels between the spandrels will be a limestone that has a higher shell content with a more grey/blue tone. There are also horizontal false joints at approx. 100mm to express the horizontally.

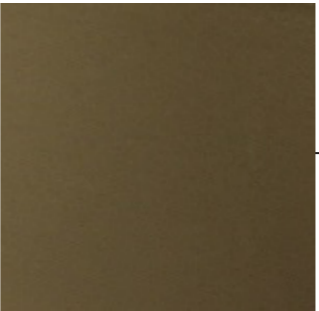
The balconies will have stone within the side walls and soffits and the balustrade will be glazed with a metal frame.



Natural limestone type 1



Natural limestone type 1



Anodised aluminium



Black granite



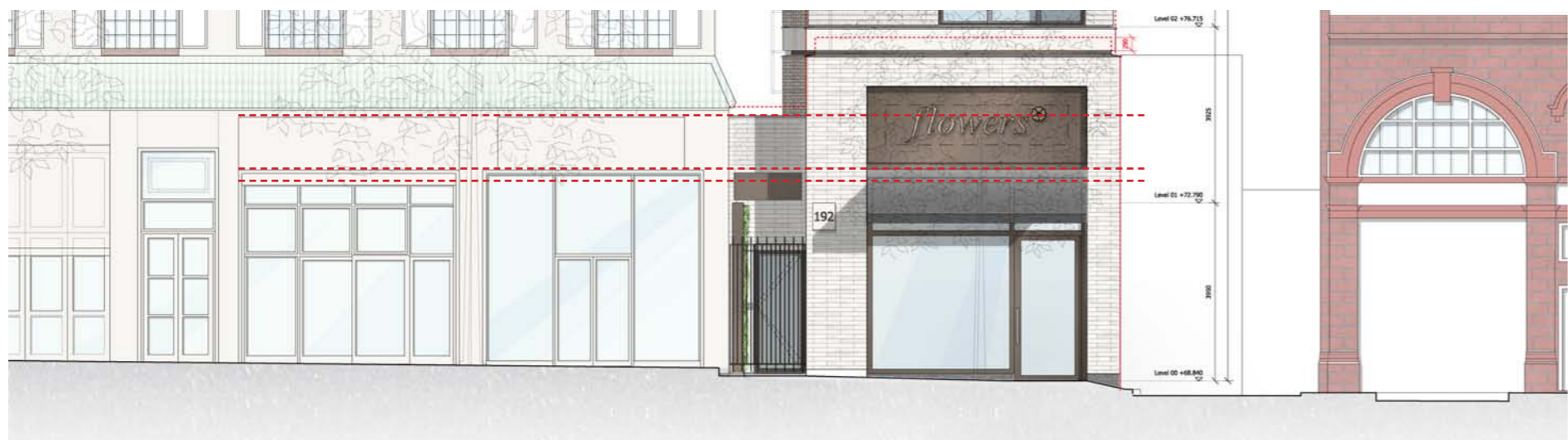
Podium natural stone modules



All corners mitred to avoid unwanted exposed joints



Shop front elevation and section (NTS)



Relationship of shop front fascia and neighbouring retail units (NTS).

#### 4.3 Shop front

##### 4.3.1 Signage

The retail unit's signage zone is located above the entrance to the retail unit. The proportions of the fascia are similar to the signage on the adjacent retail units along Haverstock Hill. The top of the awning aligns with the top of the awnings on the adjacent restaurants to the north on Haverstock Hill and therefore the bottom of the signage panel is also aligned. The top of the panel is slightly higher on our proposal than the adjacent shops, this is because it aligns with the window heads on the side elevation of our building, which we felt was a stronger, closer relationship, due to the stone above being the same depth, when viewed from the south.

Within the tenancy agreement between our client and the prospective tenant there will be a clause to ensure control over how the prospective tenants place their signage. Tenants will have the option to either have raised letters affixed to the aluminium panel, as shown in our current images, or put their own panel sign. The signage will have to be located within a raised areas which is offset 300mm from the edge, which will maintain a bronze border.

##### 4.3.2 Awning

An awning will be required to be provided by the tenant and this requirement will be contained within the tenancy agreement. An awning is part of the character of the restaurants along the north eastern side of Haverstock Hill and maintains a strong synergy between the ground floor element of our proposed building and the existing retail offer along Haverstock Hill to the north. The awning will be fixed into a panel between the signage fascia and the shop front frame, the rolling mechanism will be recessed in.

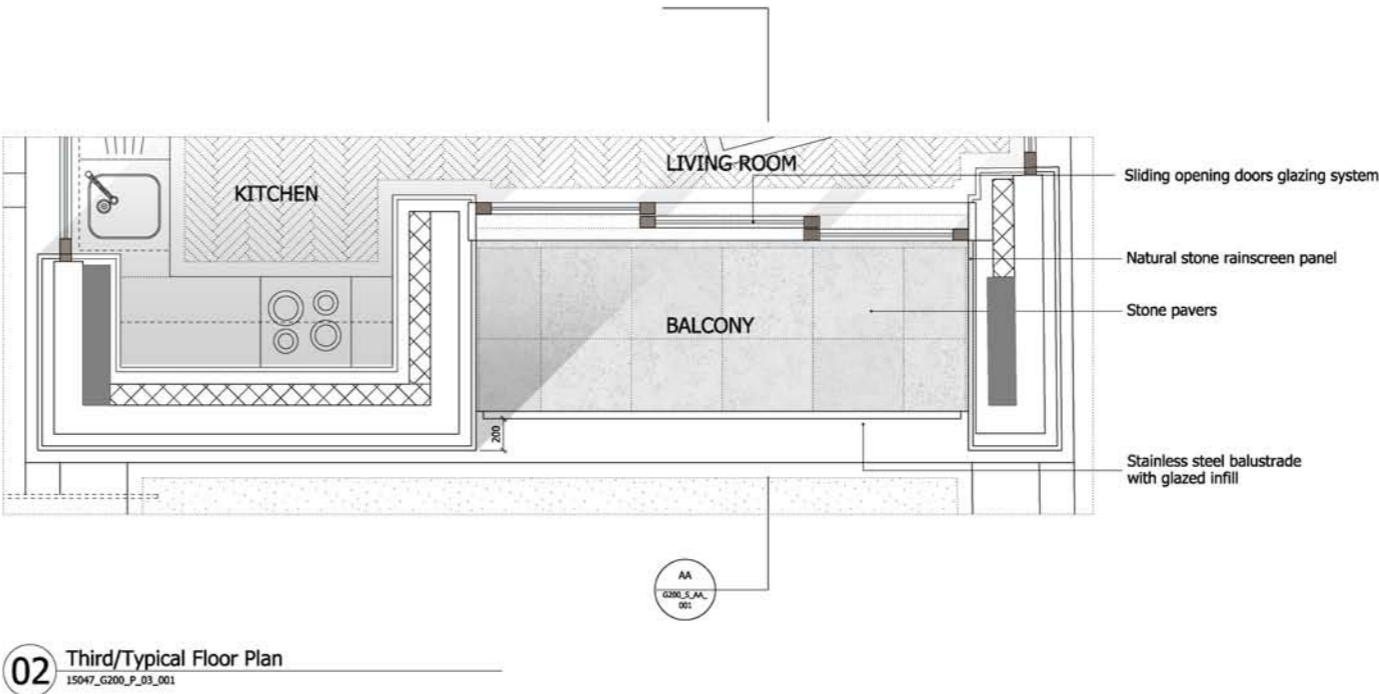
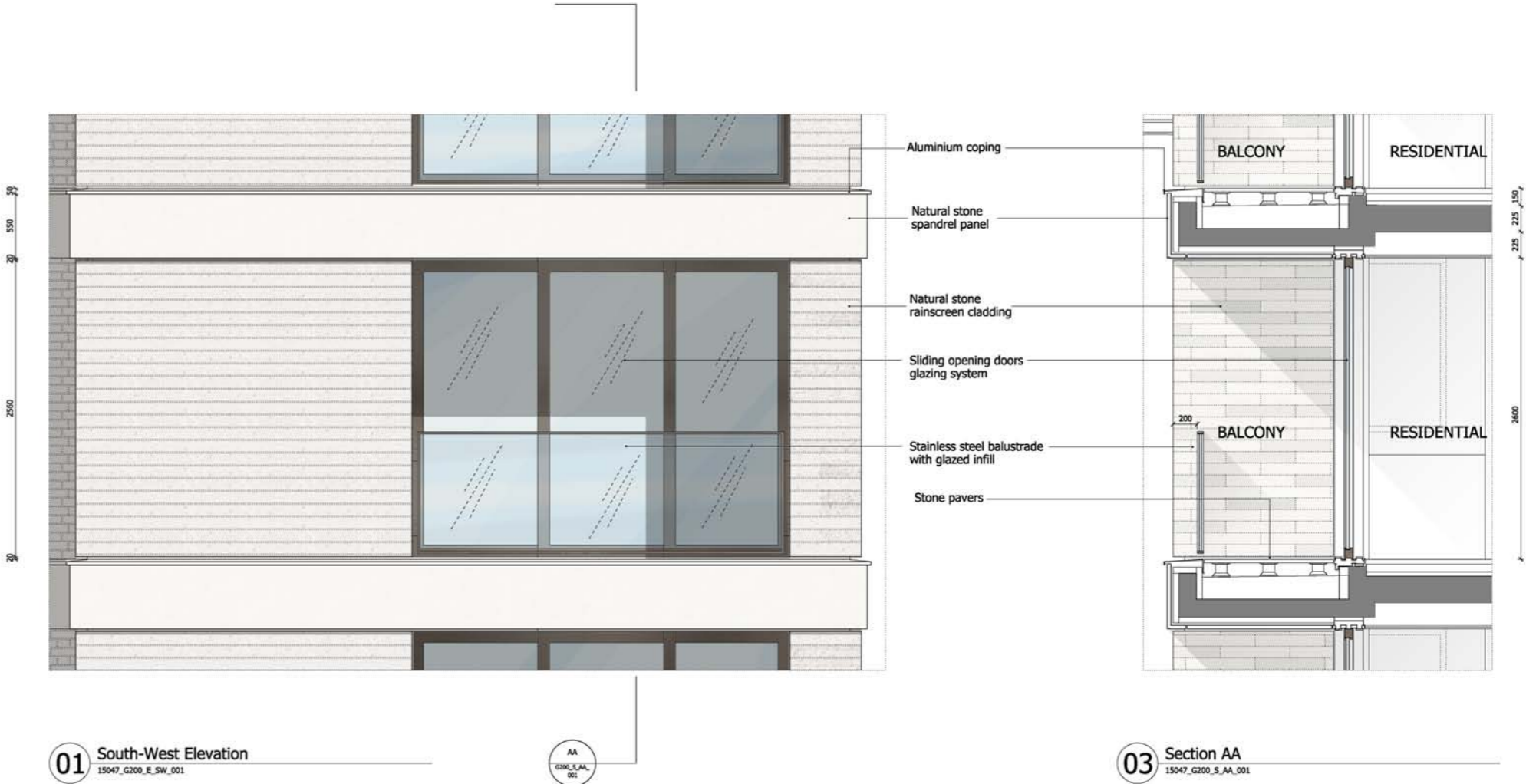
4.4 Upper balconies

4.4.1 Balustrade

The balconies on the second to fourth floors were relocated to the front of the building to address Haverstock Hill as this provided a much better, well proportioned living space than when the balcony was on the side elevation.

During a pre-application meeting with the Case Officer and Design Officer on 16.11.16, they raised concern about possible overlooking into the side windows of Allingham Court (194 Haverstock Hill). One of the earlier versions of the scheme had introduced a fin to prevent any overlooking from the living space. We agreed that for the majority of time the resident would be within their living room, which is now set back 1.4m from the solid stone corner, providing further privacy for both the residents of Allingham Court and the residents of the proposed scheme than the previous scheme which had an almost flush glazed window.

The concern was also that if a resident was on their balcony that they could lean over the balustrade and look into the windows at the side. In order to overcome this scenario we have set back the balustrades by 200mm from the solid stone corner.





Consented (top) and Proposed (bottom) Perspective



Consented SE (side) Elevation - front coping runs into base of second floor



Proposed SE (side) Elevation - front coping reduced and top section raised so that a shadow gaps is created consistently along the building.

#### 4.5 Increase in height

The following provide an explanation for the increase in height which has increased overall by 490mm from the consented scheme (2016/1480/P).

- The front section of the ground floor and first floor podium height has reduced by **290mm**, to reduce the roof profile at first floor. This does not however impact on the overall height of the building.
- The base of the second floor spandrel has increased by **85mm** so that the first floor roof coping profile and increased shadow gap between first and second floors align.
- The second to fourth floors have increased in height by **200mm** on each floor to achieve an internal floor to ceiling of 2.6m. The GLA London housing design guide states that 'a minimum floor to ceiling height of 2.6m in habitable rooms is considered desirable'.
- The visible coping at the top of the building has reduced by **165mm**.
- Overall the net increase of the height of the building is **490mm**.
- In addition the core overrun has been replaced by a plant enclosure to roof. The height of the plant screen is **1.85m** from roof level and is the optimum height required to mitigate noise outbreak to the windows of Allingham Court. This is an increase of **400mm** from the approved core overrun from roof FFL.

On the following pages are four new certified views which show the proposed building massing in context. The red lines show the extent of the building which cannot be seen behind the buildings in the foreground. This demonstrates that the plant screen is not visible from most locations around the site. The additional height therefore provides no additional harm to the townscape and the building sits comfortably in its context.

A daylight and sunlight analysis of the scheme accompanies this application and concludes that the impact to the neighbouring residential windows is acceptable.



View looking north along Haverstock Hill



View looking north along Haverstock Hill



View looking south along Haverstock Hill



View looking south along Haverstock Hill