bmj architects

12 Elevations and Materials Amendment Response

(12.1)

There are no changes to the building or its arrangement as part of this proposed amendment. The only element removed from the building itself is one external canopy on the North elevation, which is made redundant through the changes in the lift access arrangements (Refer to Section 6: Landscape Masterplan).

The layered approach of the external terraces is retained and it mimics the layered approach to the building's facade.

The reflection of the 'cranked plan' in the arrangement of the external terraces is also retained.
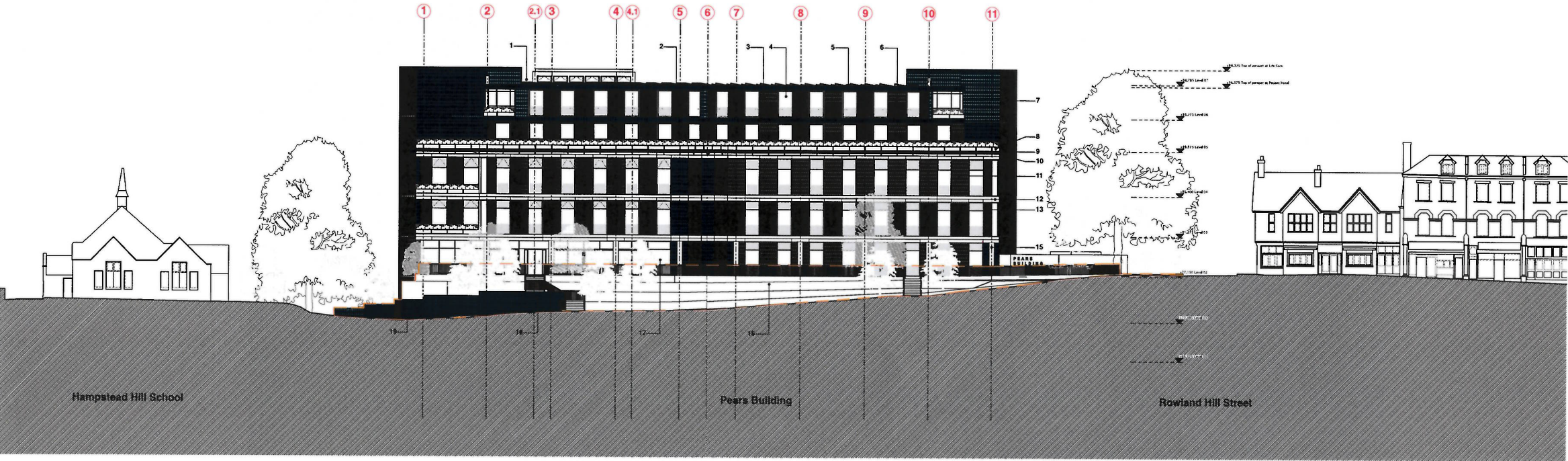

Fig 28 Extract of Section 5.8 of the originally submitted Design and Access Statement - Elevations and Materials

5.9 Elevations and Materials continued

(12.2)

In August 2014, further discussion with the planning department led to further refinements of the massing and landscaping concepts for the building.

Proposals were adopted to mitigate any potentially negative impacts of the proximity of the north-eastern corner of the building to St Stephen's Church.

1. The corner of the building was pulled back in plan away from the Church over three floors of laboratory accommodation. This creates a corner which is more deferential to the dominance of the Church and reduces the sense of a pinch-point whilst still maintaining a foursquare frontage to the Green.

2. The upper levels of Patient Hotel accommodation were also pulled back away from this corner with an increase in the area of upper terrace.

3. Planters were added to the revised corner to increase the sense of a "cascade" of vegetation and soft landscaping in this location from brown roof right down to the pathway.

Amendments were also made to the landscaping adjacent to the Hampstead Green pathway.

1. Landscaping to the terraces fronting Hampstead Green has been reinforced with the planting of taller trees in clusters. These provide a degree of overhanging and shade which serves to provide a slight buffer between the pathway and the building reminiscent of the existing condition.

2. The pathway changes in character as it runs north and then east around the building. At the turn it changes from a pathway which is relatively open running alongside the Green to a much more enclosed and alley-like route, characteristic of much of Hampstead Village. In an acknowledgement of the change of character, a brick wall has been introduced at the turn to help mark this transition and reflect the materiality of the wall on the other side of the pathway which bounds the Church and School.
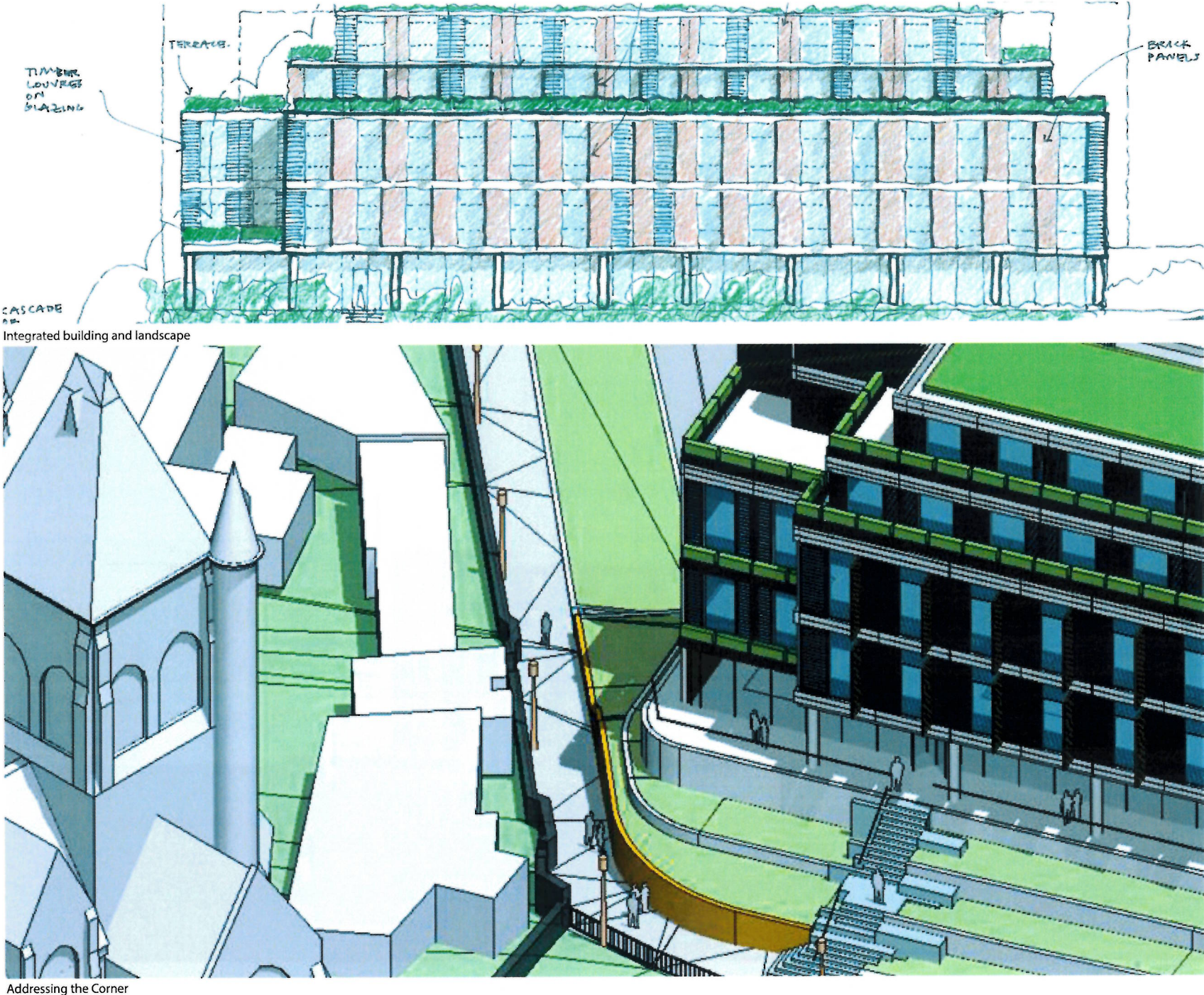

Integrated building and landscape

Addressing the Corner

Fig 30 Extract of Section 5.8 of the originally submitted Design and Access Statement - Elevations and Materials

bmj architects

12 Elevations and Materials: Amendment Response

(12.2)

There are no changes to the building or its arrangement as part of this proposed amendment.

The planting concept of the landscaped terraces remains unchanged.

The proposal to use brick on the retaining wall to the North- West corner remains unchanged in this amendment. The only changes constitutes in adding a few "steps" to the already staggered arrangement of this wall.

The proposed landscape redesign aims to return the public footpath to its existing footprint as closely as possible, maintaining the minimum existing width in all locations.
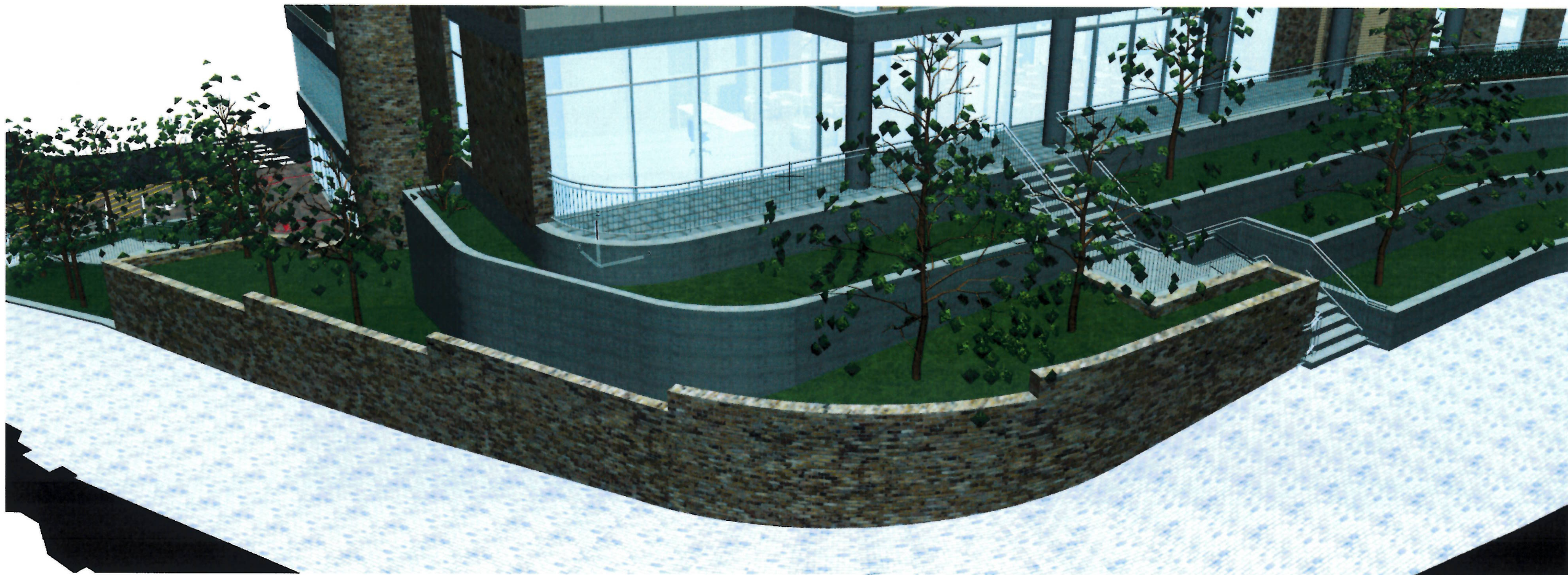

Fig 31 Proposed Amendment - Elevations and Materials

60

Hopkins Architects   A_RFMR_9253_C - Planning, Design and Access Statement   Pears Building   (12.3)

5.9 Elevations and Materials continued

Revised Proposals Shown to LBC Officers (10 September)

NB - The patient hotel design subsequently revised to reflect
reduction in planting at upper levels and adoption of increased brick
work in cladding.

Fig 32 Extract of Section 5.8 of the originally submitted Design and Access Statement - Elevations and Materials