

## DESIGN AND ACCESS STATEMENT

35 TEMPLEWOOD AVENUE, NW3 7UY, HAMPSTEAD

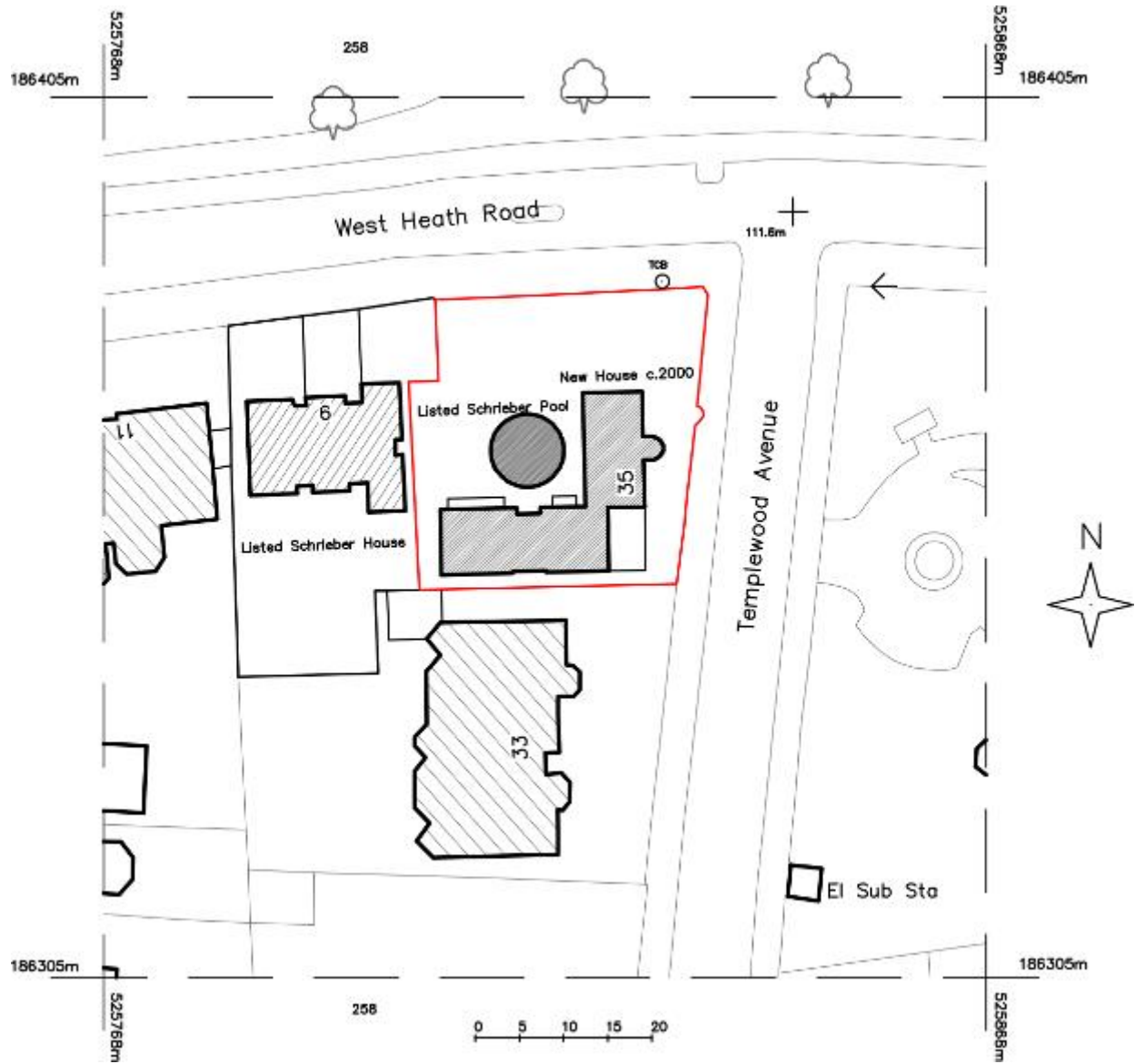


Figure 1. Location Plan



Figure 2. Aerial view

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## Existing situation

The property lies in the corner of Templewood Avenue and West Heath Road, in front of the western part of Hampstead Heath. It falls within the conservation area of Redington and Frognal. The site area is 1,029sq.m. The existing house floor area is 684.03sq.m and the swimming pool area is 85.34sq.m. The house extends in four levels, from ground floor to third floor. The house was built in mid-1990's, around the already existing pool.

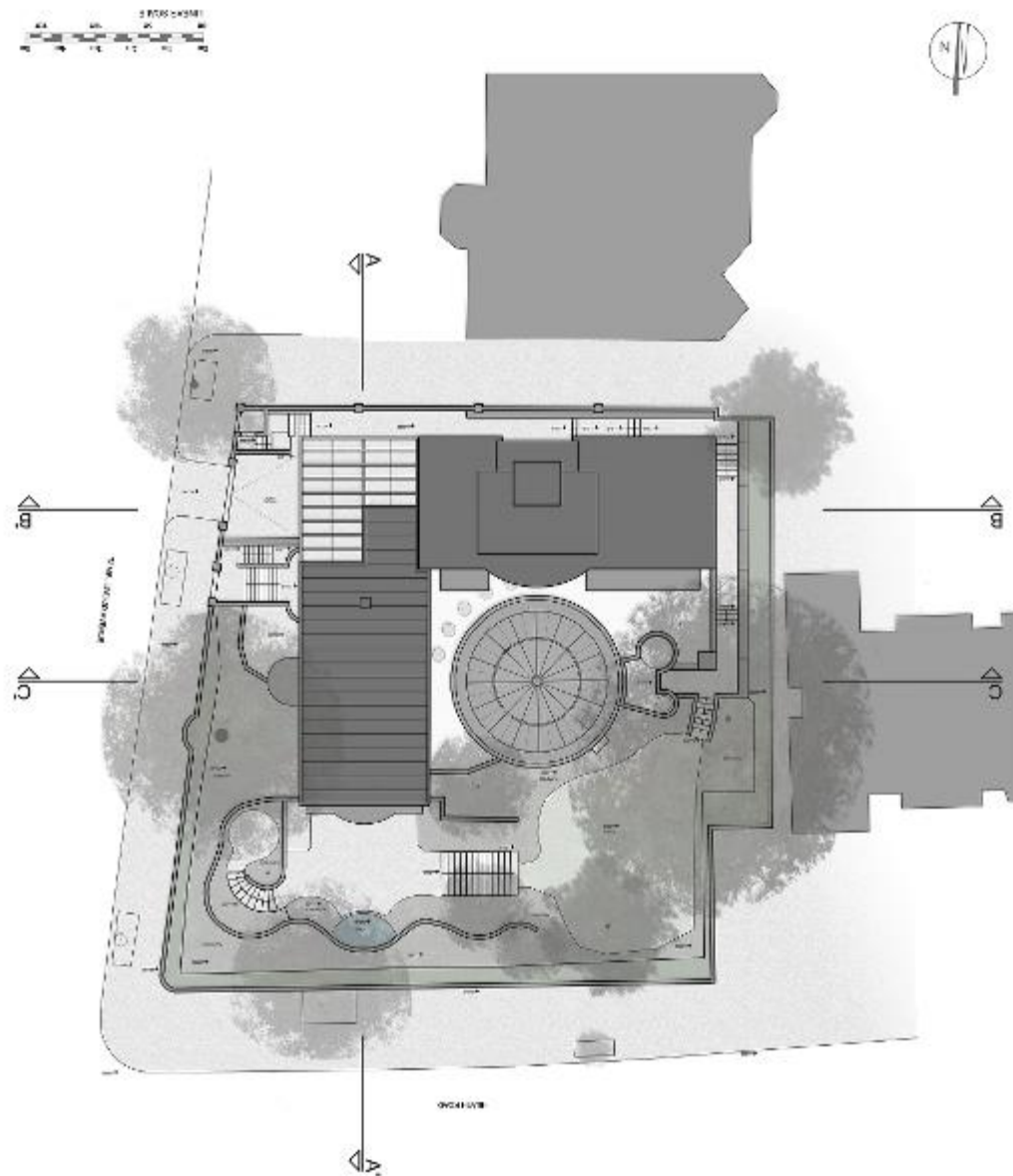


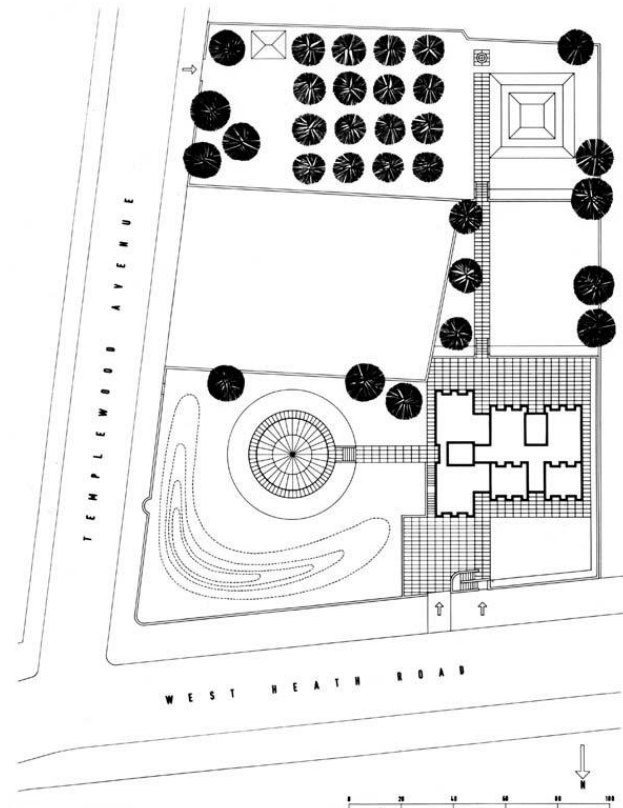
Figure 3. Existing site plan.

## History of Schreiber House and swimming pool <sup>1</sup>

The Schreiber House was designed in early 1960s by architect James Gowan for Mr SC Schreiber, with the addition of the swimming pool to follow a few years later. As a whole, it is considered to be one of most significant and controversial buildings in London's private housing developments of that time.

As the years went by the owners of the property started selling parts of the garden of the house. One of these parts was the one that stands in the corner of West Heath Road and Templewood Avenue and includes the swimming pool.

In 1998, four years after the construction of the new single family house around the swimming pool on the adjacent property, the Schreiber house and swimming pool got Grade II listed (List entry number: 1379179).



### Copy of the listing

*"Detatched house, and attached swimming pool. 1962-4 by James Gowan for Mr CS Schreiber, furniture manufacturer, and his family; built by CP Roberts & Co. The pool added by Gowan in 1968. Blue rustic Staffordshire engineering bricks with rounded "specials" for all corners; aluminium double glazing. Plan of 2 oblongs to the north with a longer oblong to the south, linked by central core.*

*EXTERIOR: mostly 3 storey and basement with the 3 feet by 1 foot 6 inches planning grid powerfully expressed. Piers of brick separated by continuous vertical strips of glazing define spaces with specific functions. Front facade: 2 bays, each of piers flanking 2 strips of glazing, linked by a recessed slightly lower bay. To left, a half-height bay of 3*

<sup>1</sup> For more information please refer to the Heritage Assessment.

glazed strips flanked by piers behind which rises a wide blind pier with a slightly lower strip of horizontally set windows to the right. Rear, garden facade, repeats the features with slight variations.

*INTERIOR:* arranged in 4 layers: service rooms in the basement, living rooms on ground floor, master bedrooms on 1st, children's rooms and studio on the 2nd. Each floor is an open suite of rooms but concealed doors can be used to divide the space for privacy; the planning module is also expressed internally, including panelling. Because the main view, over the Heath, is to the north and away from the sun, the rooms extend through the full depth north-south: the cross-section is stepped to form a clerestory at roof level. An important part of the interiors is the built-in furniture, largely designed by Gowan, made by Schreiber's factory and installed over a number of years. The standards of workmanship and

finishes inside the house are exceptionally high, in particular for their date; money was spent not on ornament but on high-quality materials. Precast concrete trough ceilings faced with Bath stone; San Stefano marble floors. Further features of interest include: a central vacuuming system and external York paving electrically heated to keep it clear of snow and ice in winter. In 1968 the external landscaping was completed by James Gowan with a 30' diameter sunken and domed swimming pool set in a turf mound with two circular hanging/shower and WC rooms. Marble surround and base to pool; glazed tiles to other surfaces.

*HISTORY:* this was Gowan's first commission after he and Stirling ended their partnership; Schreiber was to remain his most important client and it is probably his most significant work. The lineage from Stirling and Gowan's Ham Common flats is discernable, but there is in Gowan's work from the mid 1960s a greater austerity in his massing and use of brickwork, and he is seen as one of the first architects in the 1960s to incorporate elements of 1920s idioms in his work - here that of early Dutch modernism. The result is one of the most significant town houses of the post-war period."



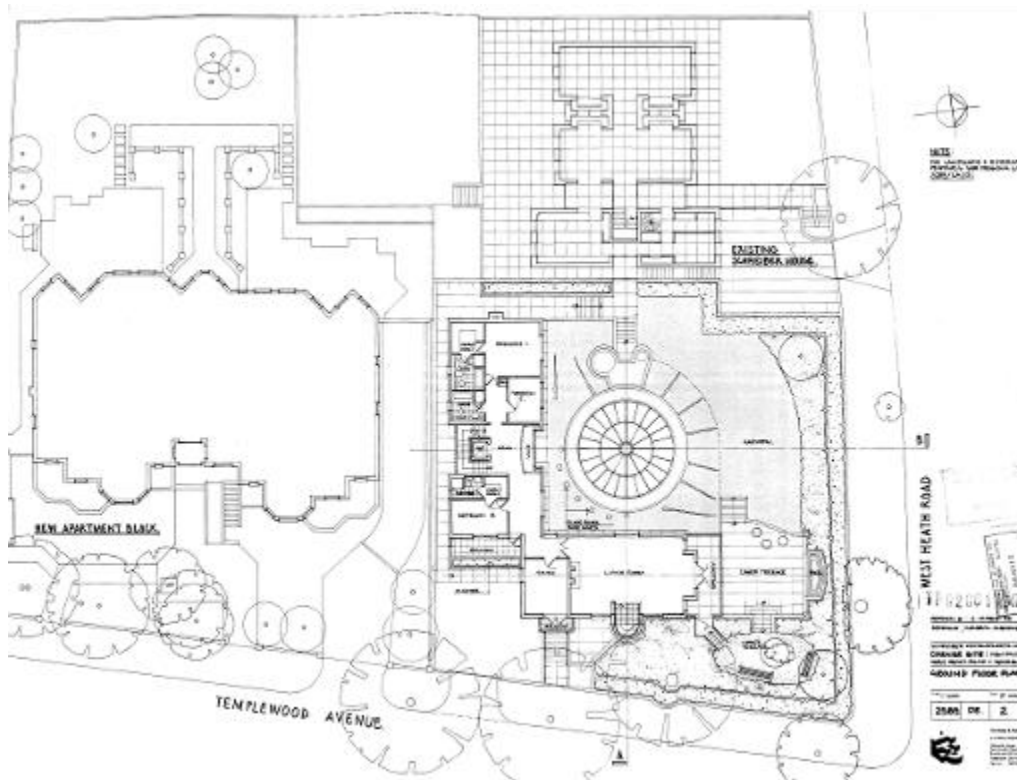
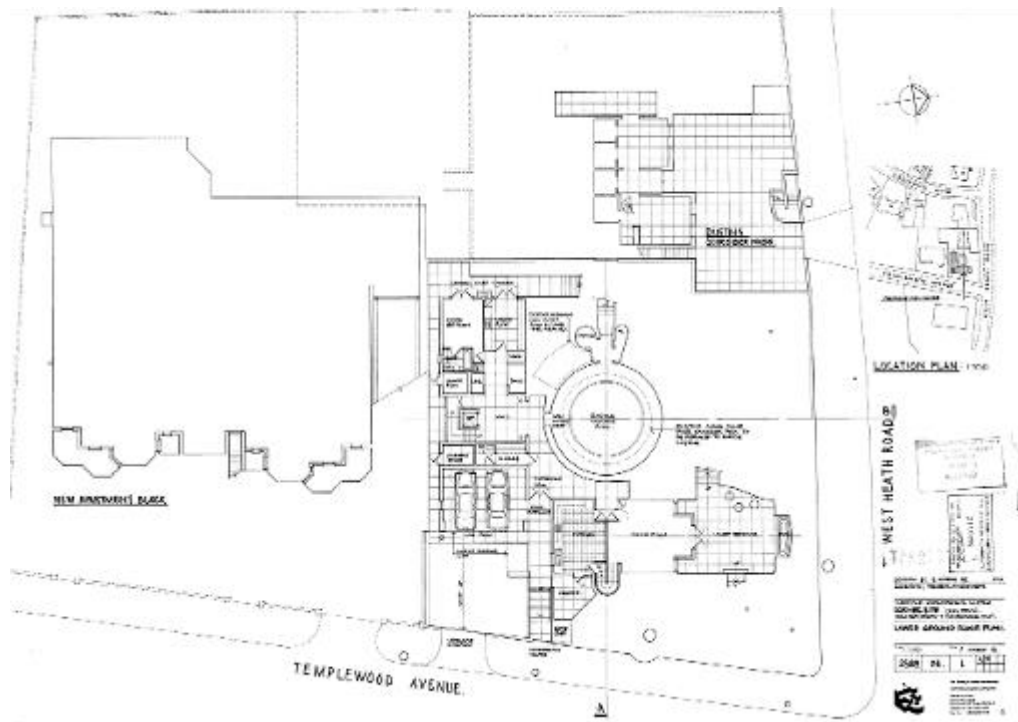
**Figure 4. Schreiber House and attached swimming pool**

## Planning history

35 TEMPLEWOOD AVENUE PLANNING HISTORY			
DATE	REF.NO	TITLE	DECISION
6-Mar-64	1170	Construction of new swimming pool with glass canopy in garden of 9 West Heath Road, Hampstead, NW3	Granted
31-Jan-92	PL/9200115/R1	Erection of a single family dwelling with new means of access to the highway as shown on drawing no etc, revised 3rd March 1992	Granted
30-Jul-92	9210047	Approval of details of elevations and facing materials pursuant to Condition 01 of the planning permission dated 26 May 1992 (PL9200115/R1) for the erection of a single family dwelling and new means of access to the highway as shown on drawing No 2589/DE/11 and sample materials <i>(site on corner of West Heath Road and Templewood Avenue)</i>	Approved
19-Sep-00	PWX0002675	Erection of canopy over first floor entrance door of proposed house, granted planning permission on 26th May 1992	Granted
30-May-00	LWX0002256	Replacement of internal tiles / pool surround	Refused
7-Dec-04	2004/3607/L	Erection of a front extension to the proposed converted garage, infilling of existing vehicular opening and crossover, plus excavation and construction of an underground garage involving the formation of a new vehicular access and crossover on West Heath Road	Granted – not implemented
14-Feb-05	2004/3604/P	Conversion of existing garage into an additional habitable room, erections of a front extension to this habitable room, infilling of existing vehicular opening and crossover, plus excavation and construction of an underground garage involving the formation of a new vehicular access and crossover on West Heath Road.	Granted – not implemented



The approximately 680sq.m house was built around the existing swimming pool with permission to the application No PL/9200115/R1. The swimming pool got listed six years later (1998).



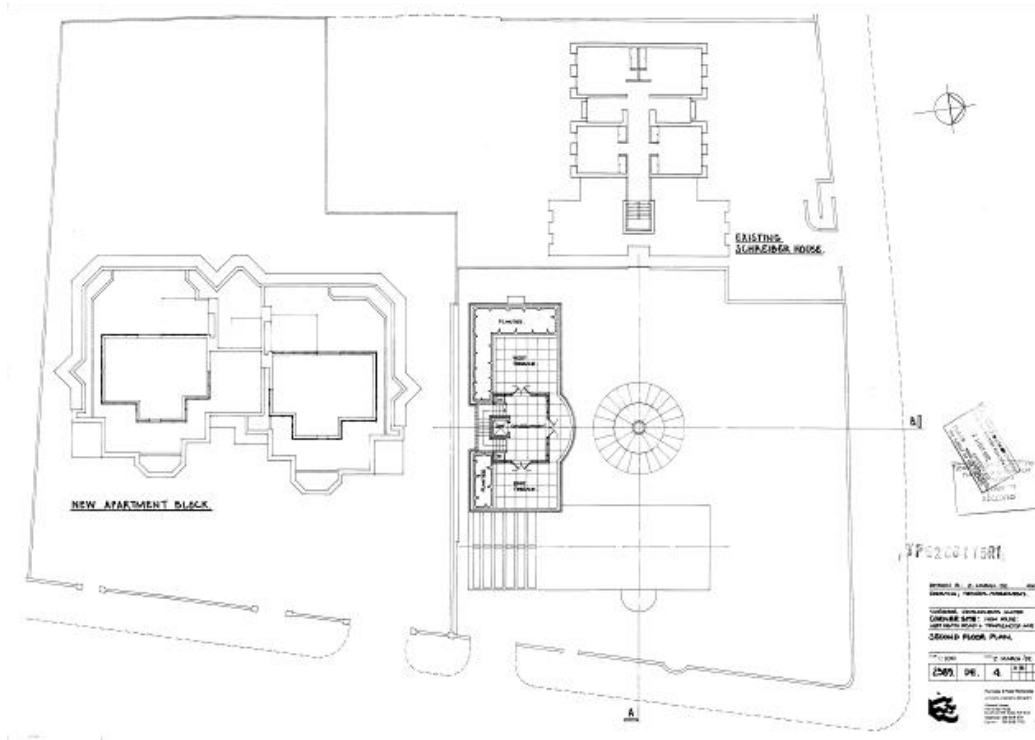
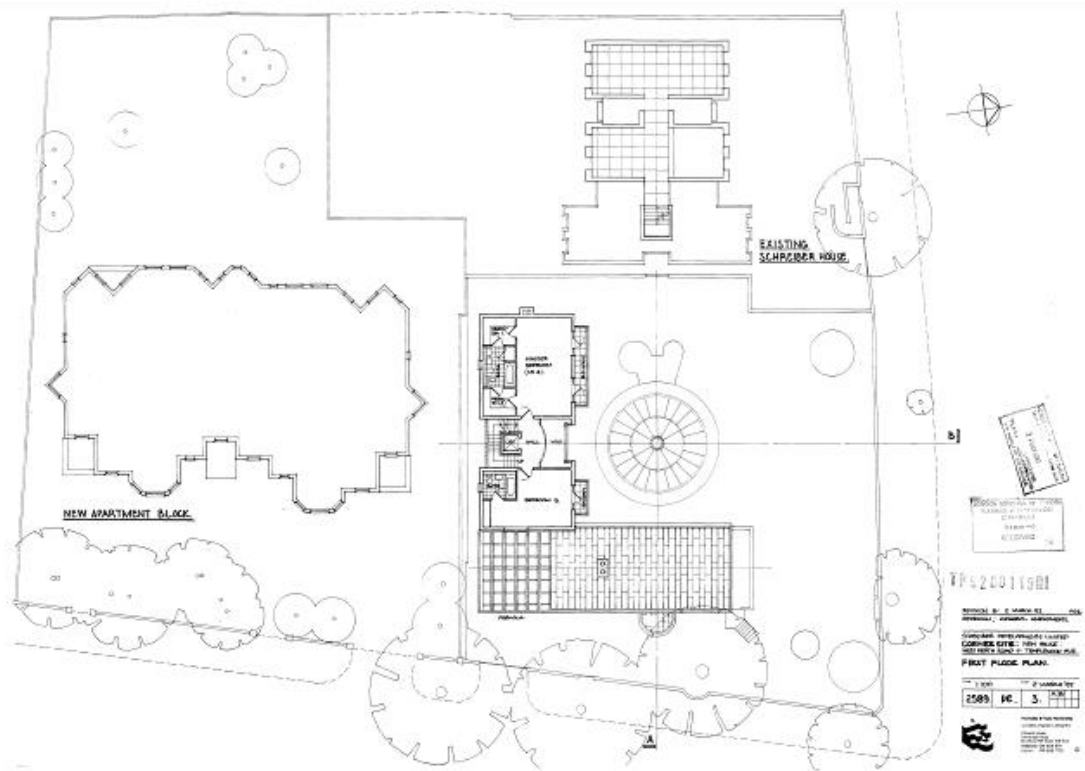


Figure 5. Floor plans of planning application PL/9200115/R1.



The applications with reference numbers 2004/3607/L and 2004/3604/P have not been implemented. These applications involved the extension of the existing garage at ground floor level (~18sq.m) and its conversion into habitable room, with the insertion of an opening glazed roof, as well as the creation of an underground garage adjacent to the north side of the swimming pool.

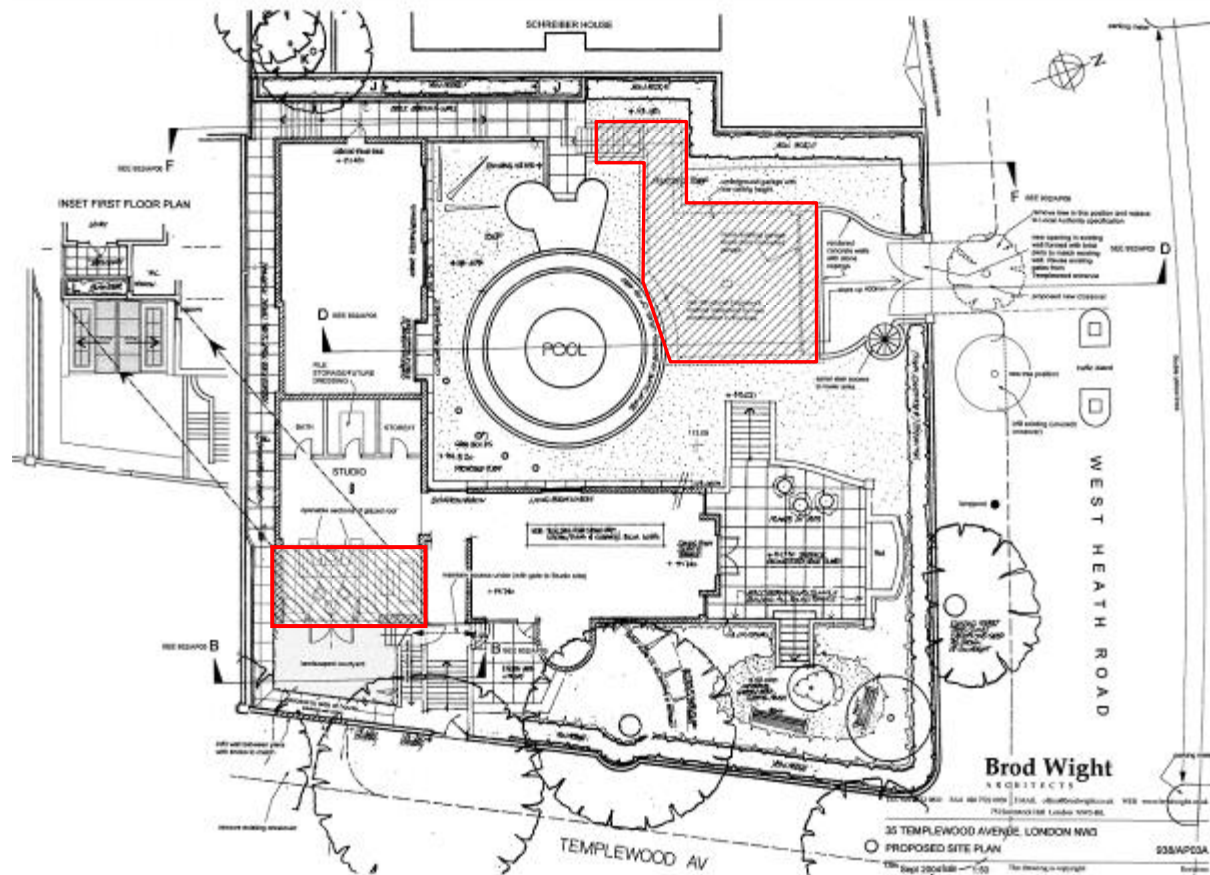


Figure 6. Proposed site plan for applications No 2004/3604/P & 2004/3607/L.

## Existing Context

The existing layout of the house has many defects in terms of functionality, space usage and circulation. The main reception rooms are fragmented in two levels, with the living room being next to the entrance at first floor level and the dining room and kitchen being right below, at ground floor level. The dining room is lying in between the kitchen and the ancillary rooms (garage, utility room) and recreational facilities (gym, sauna, Jacuzzi, access to swimming pool) of the main wing of the ground floor. Most of the main wing's north side in all levels, which has the best views to the pool and the Heath, is dedicated to circulation (central staircase and lift). The main wing of the first floor houses a study and WC and one large bedroom with ensuite bathroom at the west far end. The second floor has two bedrooms with ensuite bathrooms, and the top floor a small sitting room with kitchenette.



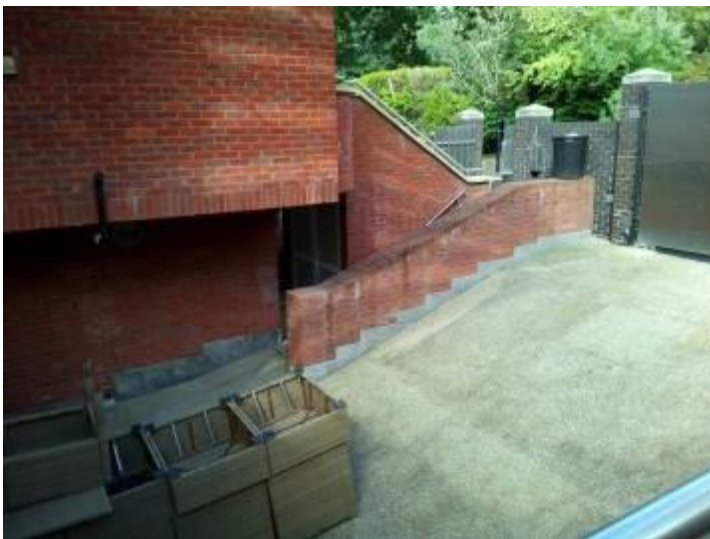
**Figure 7. Circulation space in ground floor and first floor.**

It is obvious that there is too much wasted space, there is no functional connection in the layout and the standards of the modern living, taking into account the size of the house, are not met. Also, the house is completely isolated from its surroundings, the only decent internal-external connection is

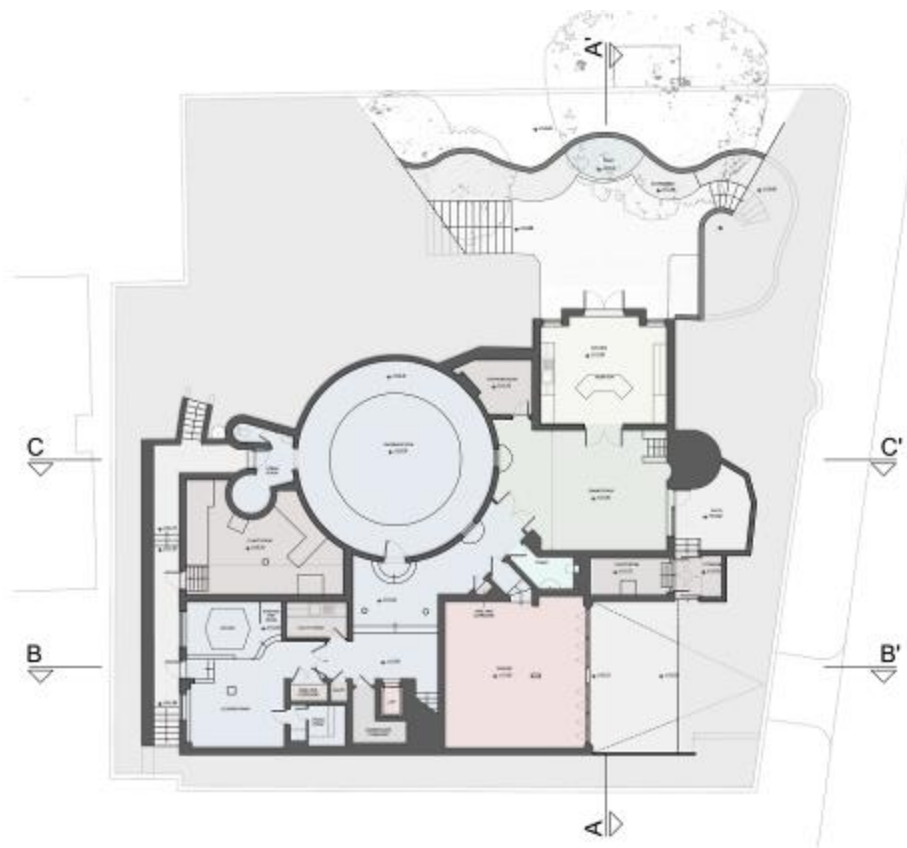
between the kitchen and the front patio. The ramp that leads to the garage is very steep, making it dangerous to use in frosty conditions from both cars and people, and also interrupting the connection between the main street entrance and the rear passage to the garden.



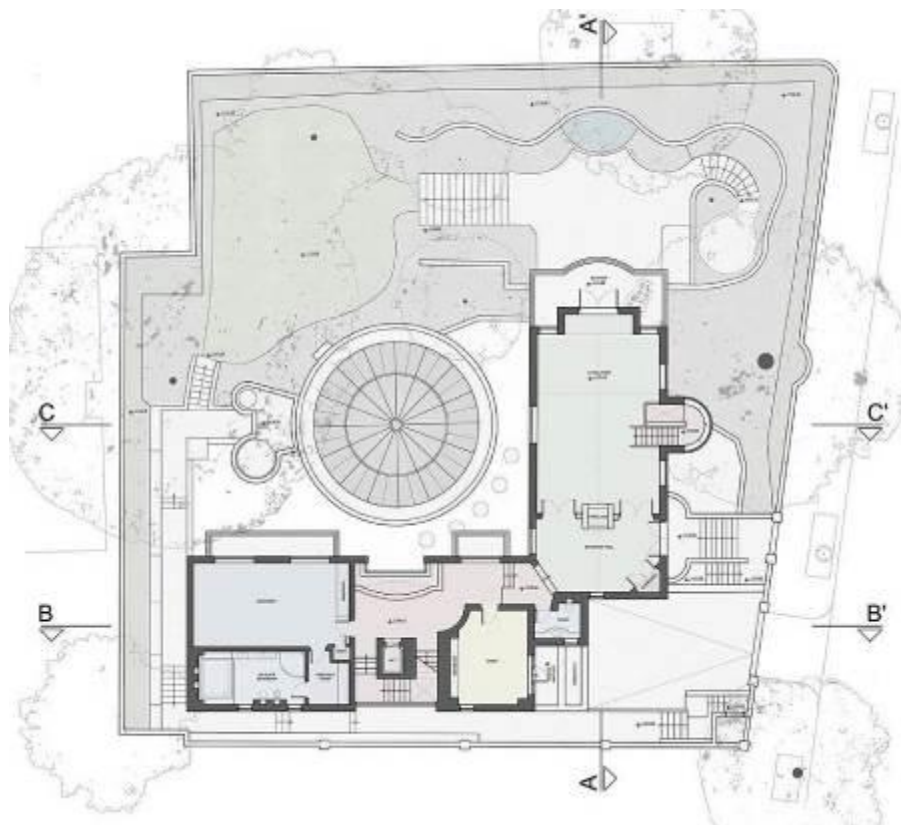
**Figure 8. Dining room and kitchen / View of the pool from the living room.**



**Figure 9. Ramp to garage / Access from kitchen to front patio.**



**Figure 10. Existing Ground Floor Plan**



**Figure 11. Existing First Floor Plan.**



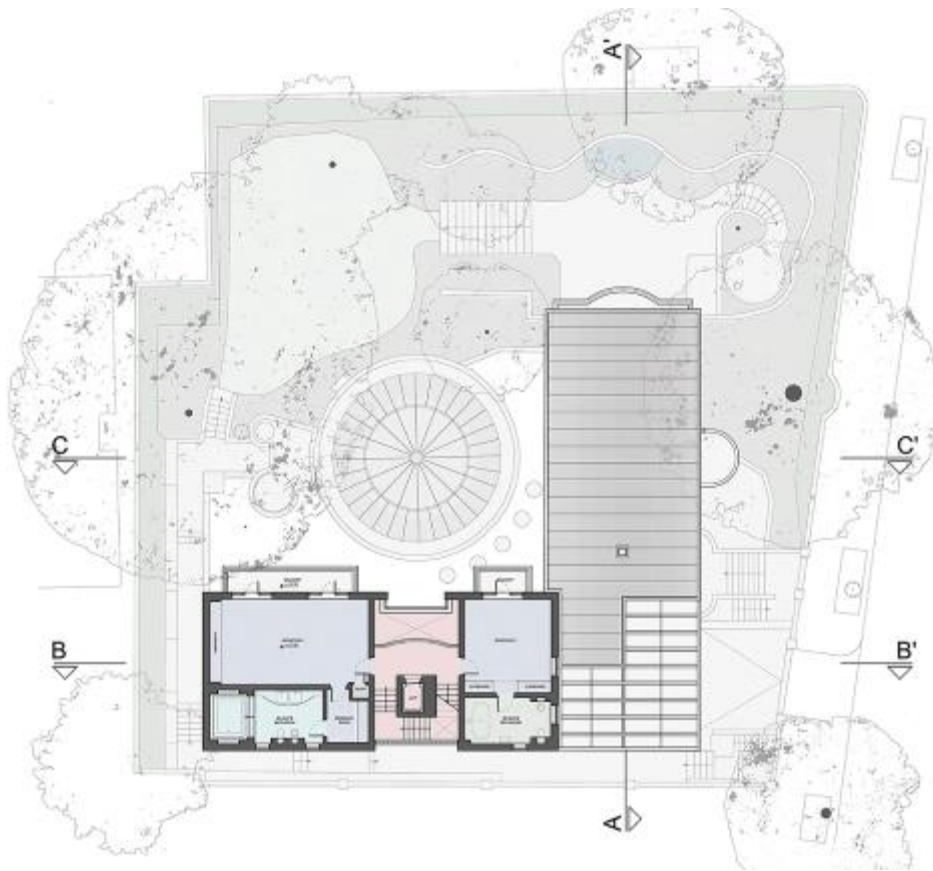


Figure 12. Existing Second Floor Plan.

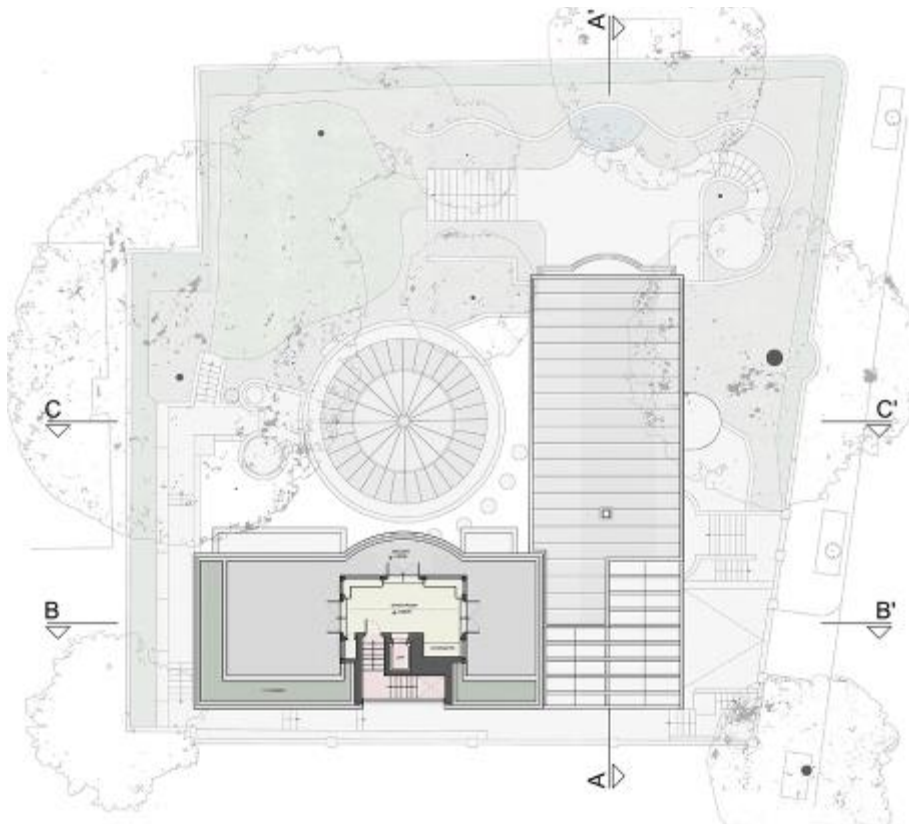


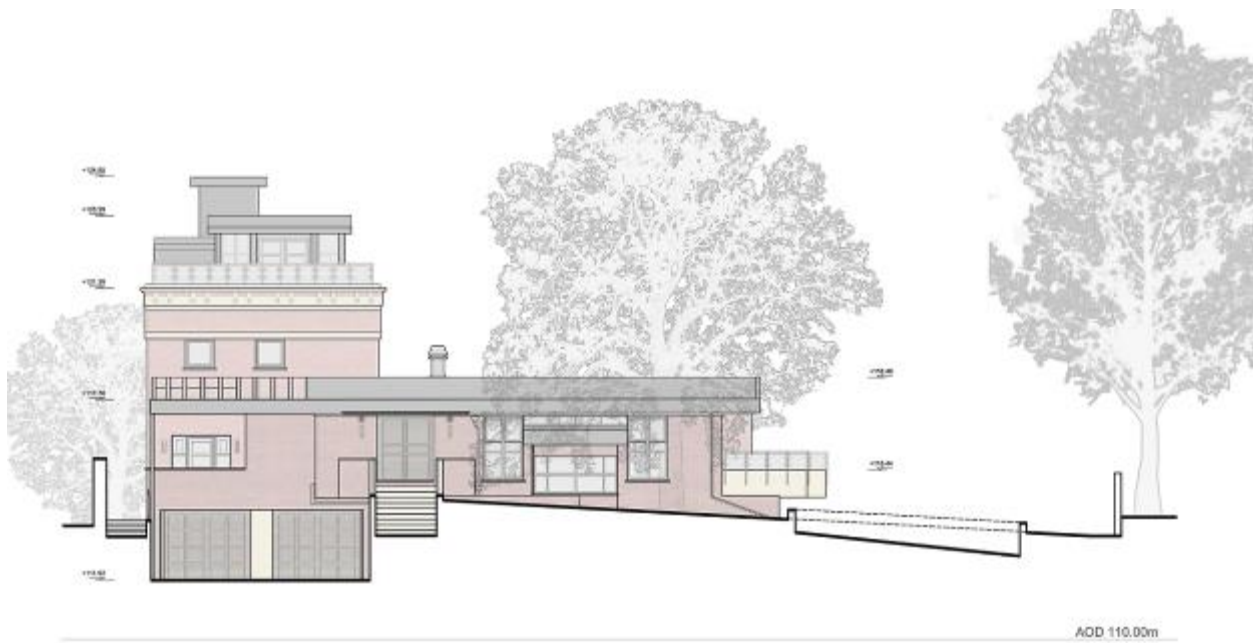
Figure 13. Existing Top Floor Plan.



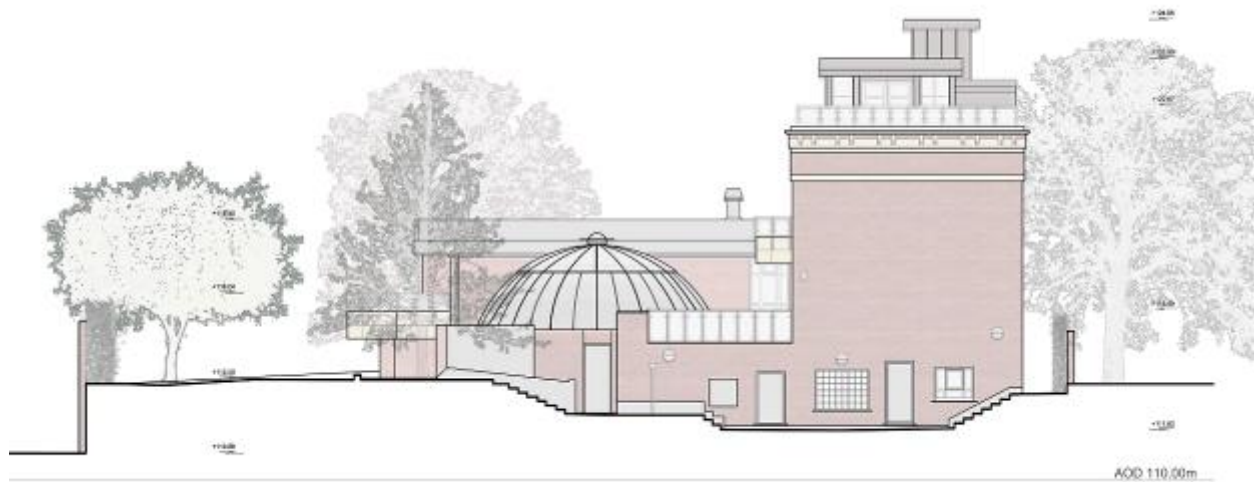




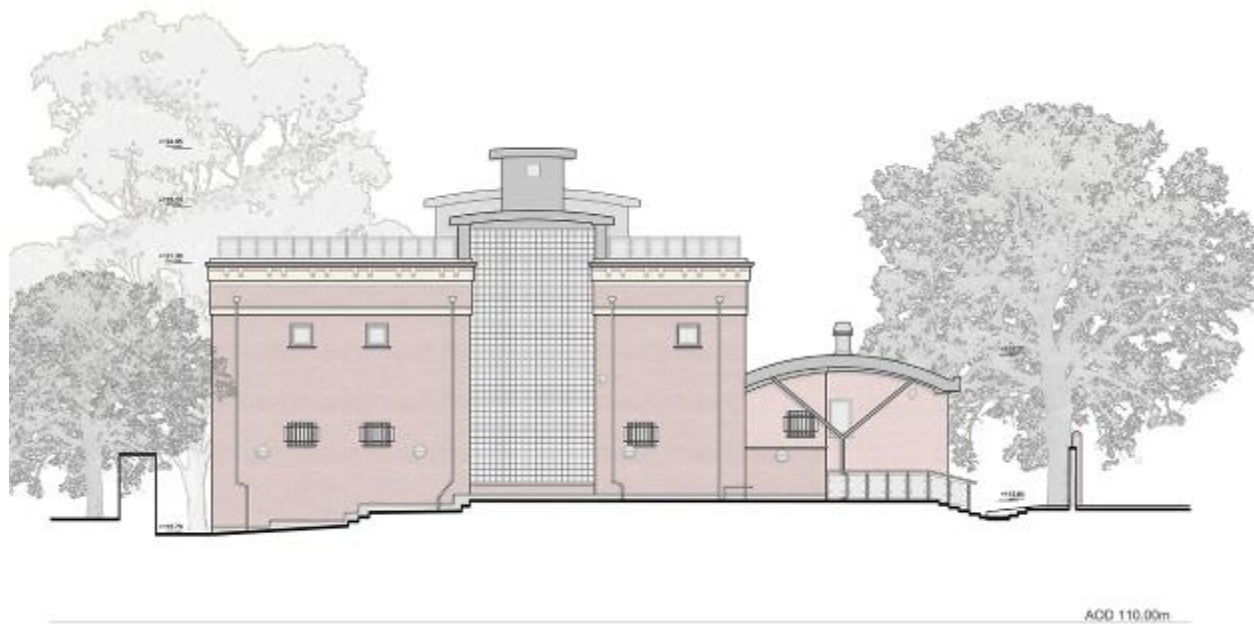
**Figure 17. Existing North Side Elevation.**



**Figure 18. Existing East Side Elevation.**



**Figure 19. Existing West Side Elevation.**



**Figure 20. Existing South Elevation.**

The volume, position and appearance of the house has a great impact to the listed swimming pool, which lies in a distance of just 1.50m from both wings. The connection between the swimming pool and the Schreiber House is completely lost, as the fencing, garden layout and planting does not permit any visual relation or continuity between the two. The only connection one can assume

that once existed between the two buildings is from an aerial view, but this again is difficult to tell as the trees and hedges that have grown tall in the interim garden space hide it.

In addition to the above, the current layout of the house is treating the swimming pool as an obstacle standing in front of it. The central glazed area of the house, which is centered to the swimming pool, hosts the main hallway and lift of the house. The main rooms are situated off-center and only the window in the living room provides some decent views to it.



**Figure 21. Relation between swimming pool and Schreiber House.**





**Figure 22. Internal relation between the swimming pool and the house.**



**Figure 23. Existing views from Templewood Avenue and from West Heath Road.**



**Figure 24. Existing garden view from top floor and house view from the garden.**



**Figure 25. Existing North Elevation.**



**Figure 26. Existing East Side Elevation**





**Figure 27. Existing perspective view from the corner of Templewood Avenue and West Heath Road.**



**Figure 28. Existing view from Templewood Avenue.**



**Figure 29. Existing west side passage.**



## **Pre-planning application advice (2017/0804/PRE)**

Pre-planning application advice was sought before the submission of this planning application. There were two schemes submitted; the first one regarded the enlargement of the existing house, the moving of the listed swimming further to the north and its lowering by one storey; the second one regarded the conversion of the existing building into eight flats, again proposing extensions to the existing building and the moving and lowering of the listed swimming pool.

After the issues raised regarding the moving of the listed swimming pool in the pre-application response, this application now proposes extensions and alterations to the existing building by keeping the swimming pool in its original place, but trying to improve the relationship between the two buildings that currently seem crashed together. A series of tests and investigations is being carried out currently in order to identify the issues and likely causes of the serious leaks through both the structure and below ground drainage that currently exists and if and how the pool building can be repaired as it stands and brought back into use.

According to the pre-application response, the extension of the existing top floor is considered acceptable in principle, subject to its impact on the street scene. This application proposes a smaller extension of the top floor. Its height is now 200mm lower than the existing top part of the curved roof. The existing dominant elevator shaft is removed. The whole top floor is designed as a set-back glass box following its current character, as well as the design of the top floor of the neighbouring property (No 33).

The infill in between the two wings on the south-east corner of the existing building is included in this application, however, following the comments of the report, it is proposed significantly lowered than in both options of the pre-application. Its parapet is just above the existing top part of the curved roof of the side wing in order to create a sensible junction between the two and to have no more impact than the existing heavy steel canopy structure in this

location. At the west side of the infill a small semi-circular extension is created to house a new lift and stair serving all levels, which follows the design of similar features of the building (stair on the side wing, parapet on the north side of the main wing). All the above aim to rationalize the existing layout of the building by simplifying the circulation and therefore freeing up valuable space and creating a better relationship between the house and the swimming pool.

Finally, following positive response regarding the creation of a basement under the existing footprint, a new basement is proposed and supported by a Basement Impact Assessment, following soil and structural investigation works on site.

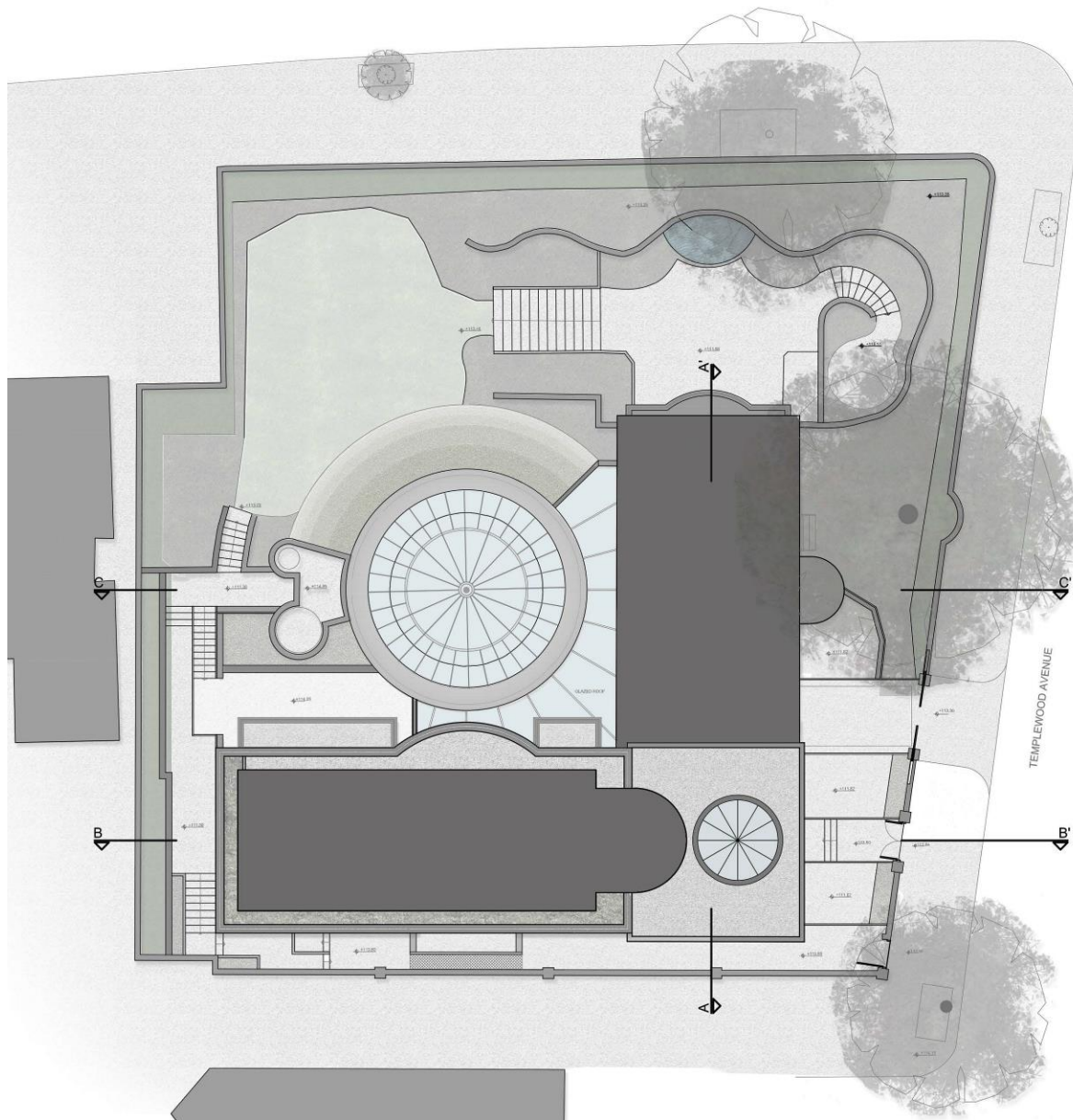
## Proposal description

To sum up, this application proposes the addition of a 2-storey extension in between the two existing wings; the extension of the top floor; the creation of a new basement; internal alterations; refurbishment of the listed swimming pool structure and partial reinstatement of its original grassy mound setting.



Figure 30. Existing and proposed aerial view.

## Design – Context



**Figure 31. Proposed site Plan.**

The 2-storey infill in between the two wings is based on the already approved footprint of planning applications 2004/3607/L and 2004/3604/P, and goes only one storey higher to match the height of the side wing, following the volume of the existing canopy. This new area forms the new main entrance to the house and takes all vertical circulation from the new basement to the

extended top floor through an emerging semicircular feature that reflects the design of the existing curved features of the house.

The side wing now houses the formal living and dining room. Its ground floor opens up to the pool by demolishing the west wall and converted the existing roof to a glass roof in between the pool and the house, making the rather dark room more spacious and bright, introducing a new relationship between the two buildings by visually separating them.

The main wing's ground floor has four bedrooms, a study and ancillary spaces, as well as laundry and linen room. Direct access to the side passage and the garden is provided from the west side. The existing steep slope in front of the existing garage is turned into a lightwell to provide light and ventilation to the bedrooms on the east side. The main access to the swimming pool remains in this level in the existing position, below the new glass roof.

The first floor of the main wing is converted into the main living area of the house, with the kitchen / family room on the west, in front of the unused wider part of the existing flat roof, and the everyday living space in the centre, taking the best views of the pool. The remaining flat roof is converted into a proper terrace with direct access to the garden through a new stair on the west side.

The second floor's layout is altered to house three bedrooms with ensuite bathrooms.

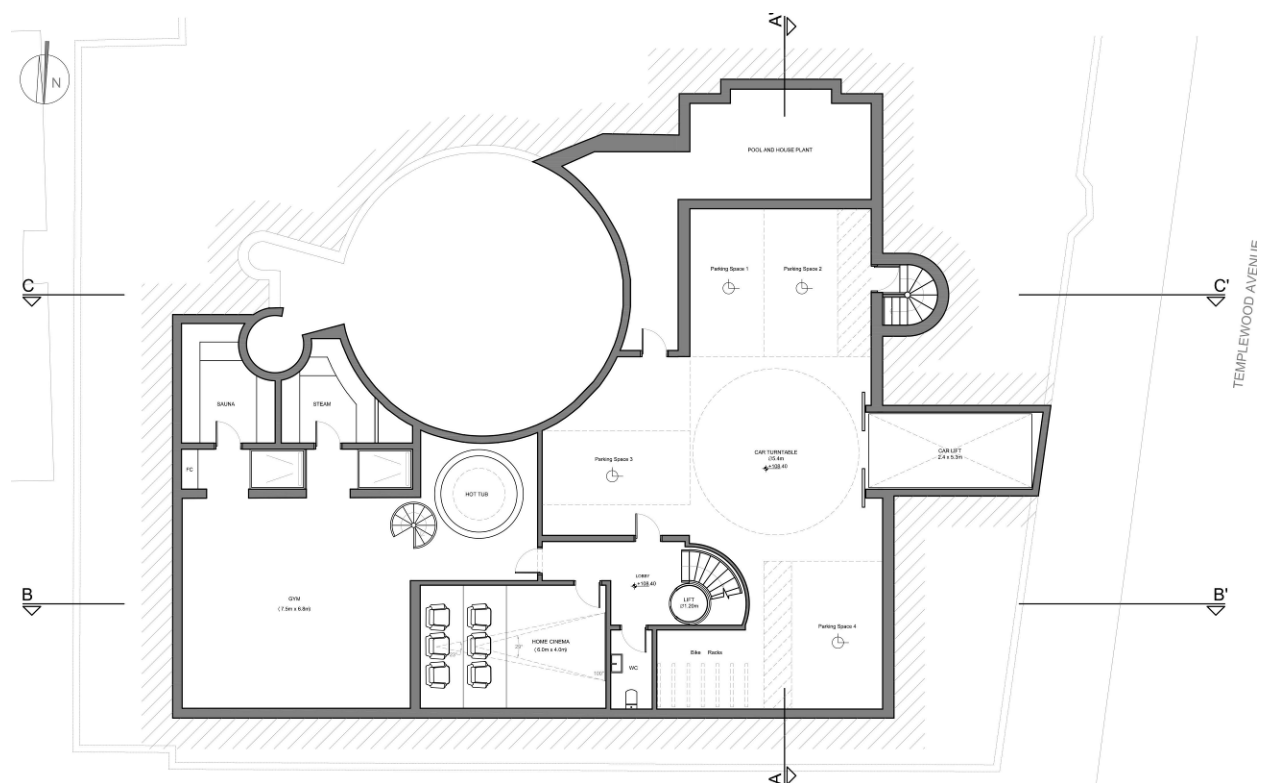
The extended top floor is a set-back glass box, set lower than the existing top part of the curved roof and skipping the awkward dominant elevator shaft on top, housing the master suite. The glass is blocked on the south (except for two small windows with obscure glass) and the west elevation to protect the privacy of the neighbours, and opens up to the front to take the best views of the Heath.

The proposed basement follows the footprint of the house and includes an underground parking of three cars and seven bicycle racks below the side wing and the new infill, as well as the plant room of the house, a home cinema room, a gym and associated rooms below the main wing.

The side outdoor space is slightly altered, with the lightwell below the entrance bridge and a car lift further north that gives access to the underground car parking. The proposal includes three underground parking spaces plus one in the car lift, to match the existing total number of four spaces (two in the garage and two in the slope). The existing unused upper garden area is now accessed directly through the main living room with the addition of a few steps. The oak tree is preserved and the walls that are inside its root radius are not altered.

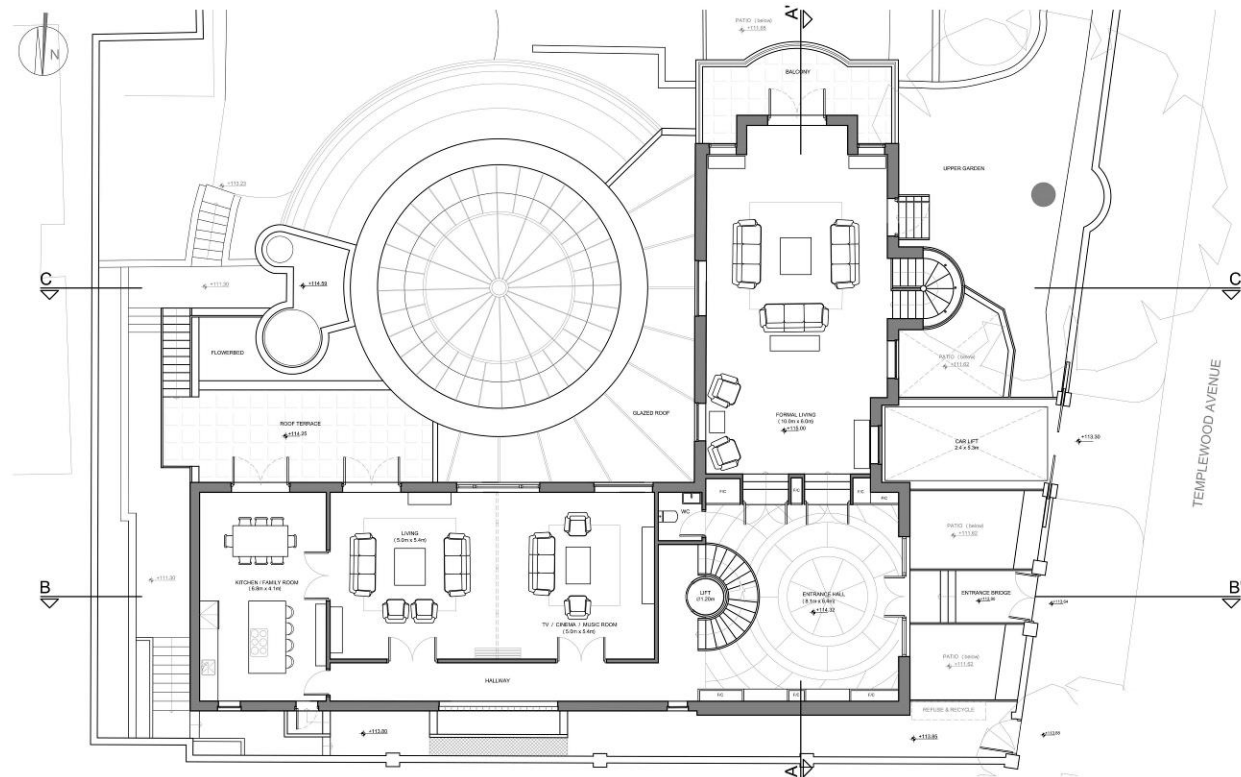
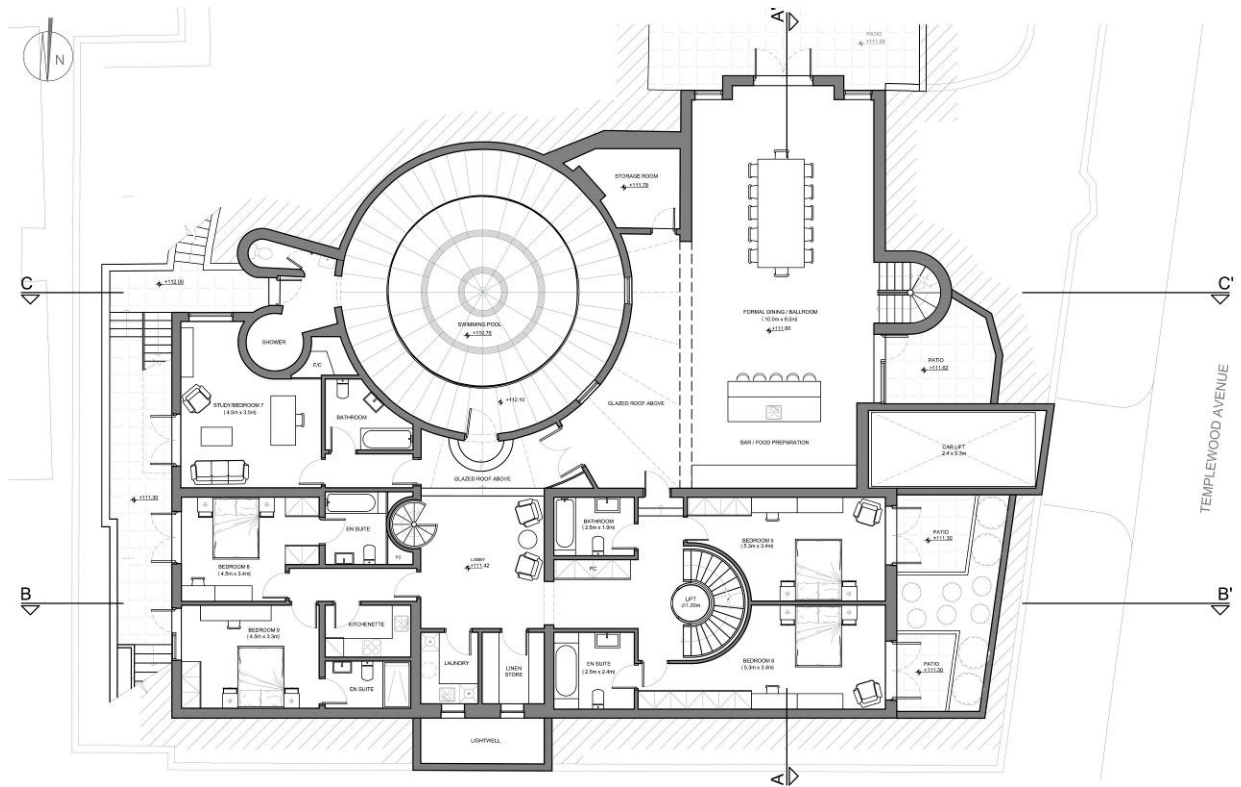
Regarding the rest of the garden, the grass mound is proposed to be reinstated on the north part of the pool, following its original design form. The existing trees are proposed to be removed to open up the space. The boundary hedges and the layout of the garden are preserved as existing.

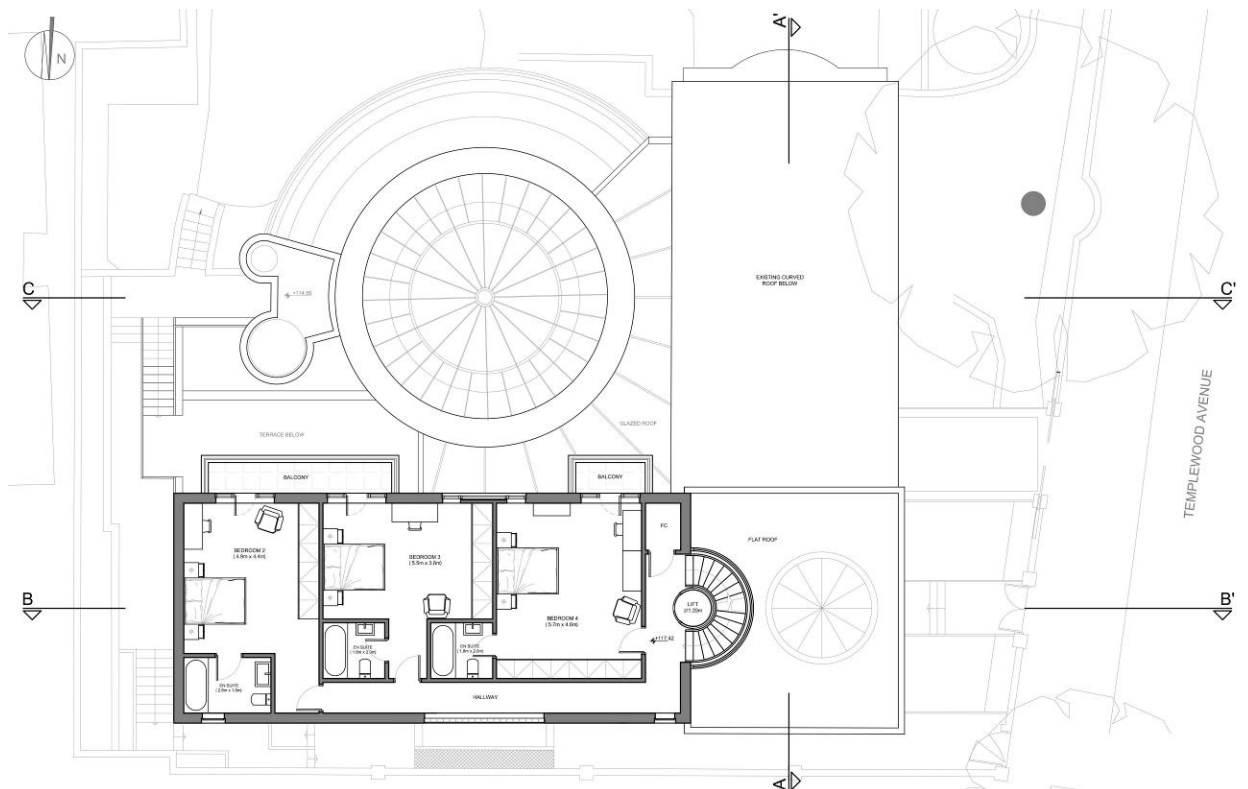
All the proposals that affect the external appearance of the house follow the existing style of the building.



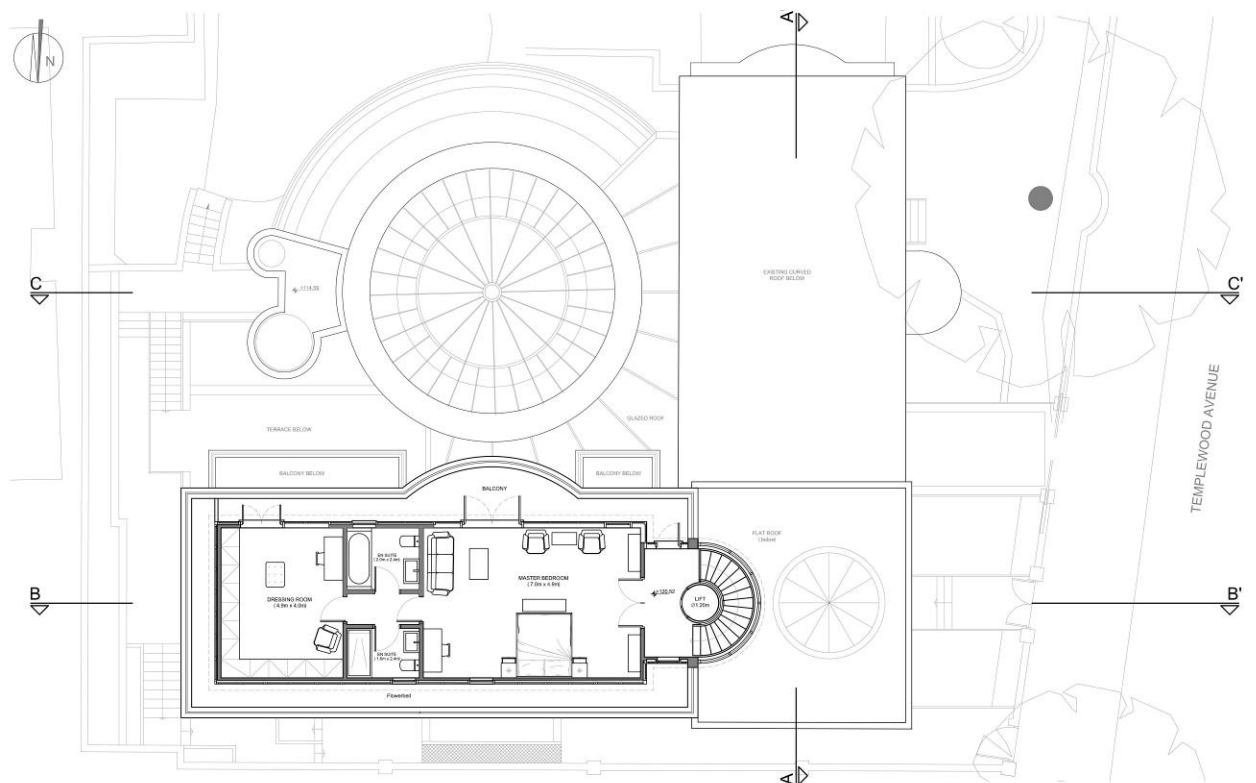
**Figure 32. Proposed New Basement Plan.**



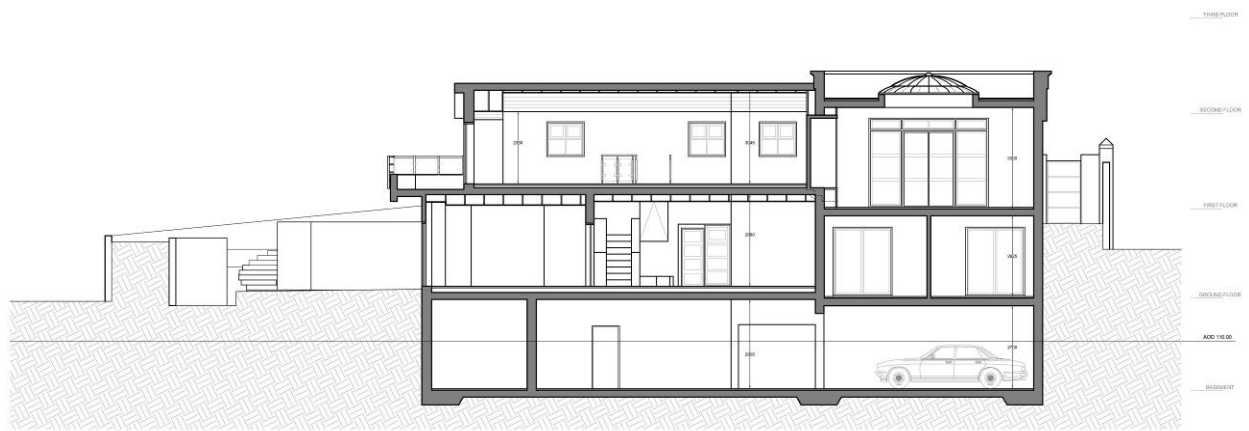




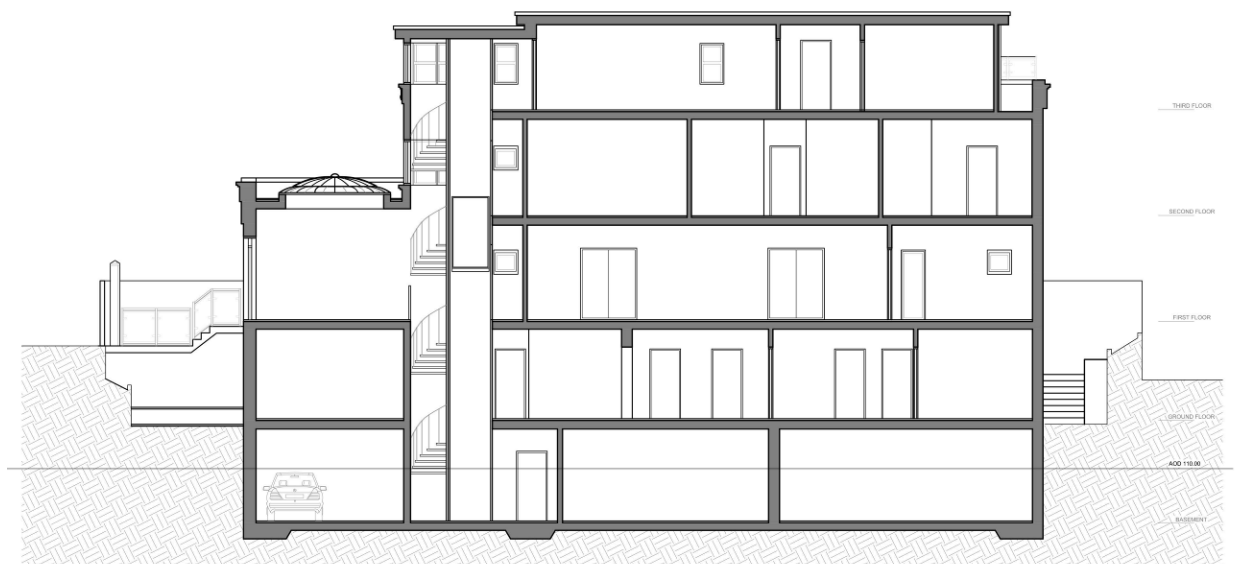
**Figure 35. Proposed Second Floor Plan**



**Figure 36. Proposed Top Floor Plan.**



**Figure 37. Proposed Section A-A.**



**Figure 38. Proposed Section B-B.**



**Figure 46. Proposed North Elevation.**



**Figure 397. Proposed East Elevation.**

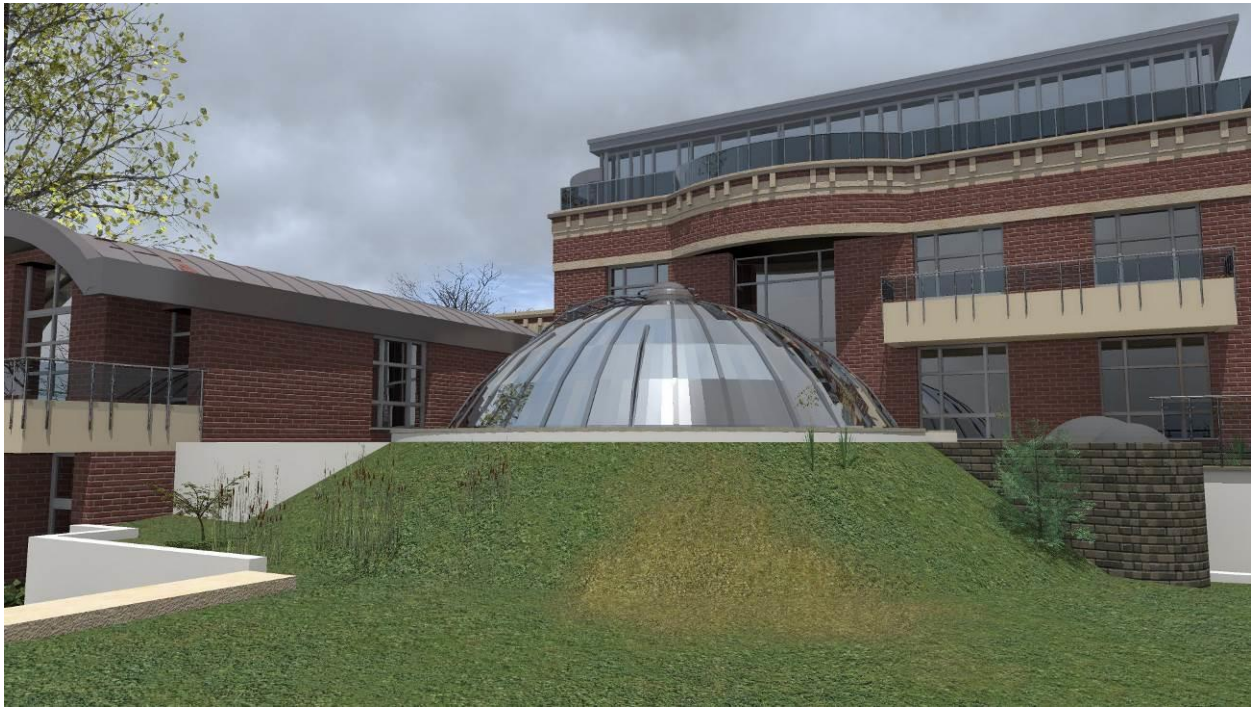




**Figure 408. Proposed South Elevation.**



**Figure 419. Proposed West Elevation.**



**Figure 5042. View from northwest corner of the garden.**



**Figure 5143. View from Templewood Avenue.**



## Sizes

The area schedule with the proposed additions and subtractions is as follows:

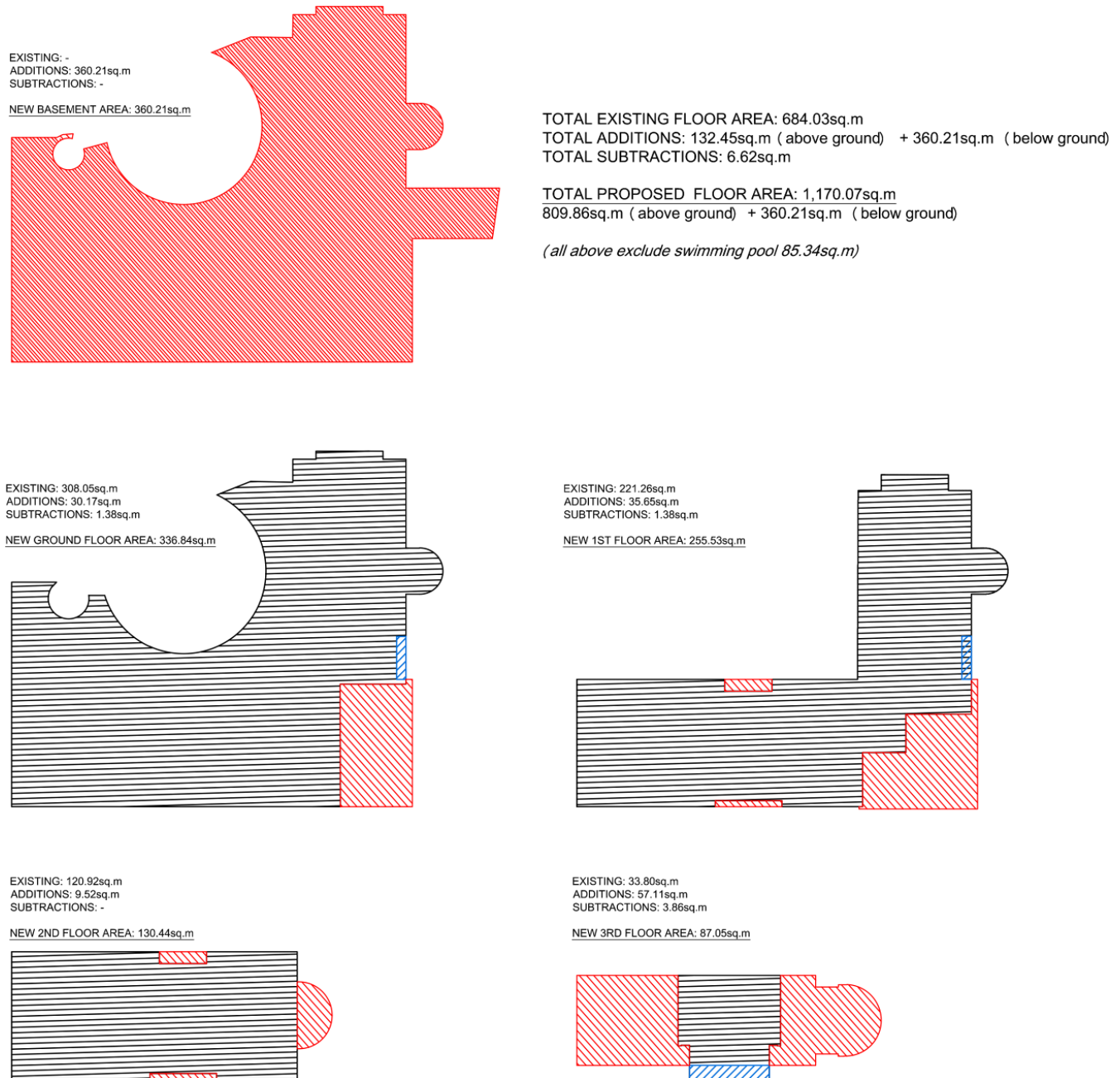


Figure 44. Existing and proposed area schedule

## Policy

- National Planning Policy Framework 2012
- The London Plan March 2016
- Camden Local Plan
  - Policy G1 (Delivery and location of growth)
  - Policy H3 (Protecting existing homes)
  - Policy H6 (Housing choice and mix)
  - Policy A1 (Managing the impact of development)
  - Policy A5 (Basements)
  - Policy D1 (Design)
  - Policy D2 (Heritage)
  - Policy T1 (Prioritising walking, cycling and public transport)
  - Policy T2 (Car-free development and limiting the availability of parking)
  - Policy T4 (Promoting the sustainable movement of goods and material)
- Camden Planning Guidance
  - CPG1 (Design) 2015
  - CPG2 (Housing) 2016
  - CPG4 (Basements and Lightwells) 2015
  - CPG6 (Amenity) 2011
  - CPG7 (Transport) 2011
- Redington and Frognal Conservation Area Statement

## **APPENDIX**

### **Heritage Assessment**

Please see submitted report.

### **Structural Assessment**

Please see submitted report.

### **Tree assessment**

Please see submitted report.