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On behalf of KUT Consulting Engineers

Design & Access Statement

October 2017

EDF Substation

to:-

Hillfield Court
1-114 Belsize Avenue / London
NW3 4BG

Client:-
Kinleigh Folkard & Hayward
Block and Estate Management
Nelson House,
58 Wimbledon Hill Road,
London
SW19 7PA

**Project: -
EDF Substation, to:-
Hillfield Court, 1-114 Belsize Avenue, London NW3 4BG**

Design & Access Statement

Address: Hillfield Court, 1-114 Belsize Avenue, London NW3 4BG

Supporting Documentation:

- 1015-AL-0-001_Hilfield Court OS Plan
- 1015-AL-0-002_Hilfield Court Site Exist
- 1015-AL-0-003_Hilfield Court GA As Exist
- 1015-AL-0-004_Hilfield Court Site Proposed
- 1015-AL-0-005_Hilfield Court GA Proposed
- 1015-AL-0-006_Hilfield Court EDF Details
- This Design and Access Statement
- Copy of Planning Certificate B letter
- Covering Letter

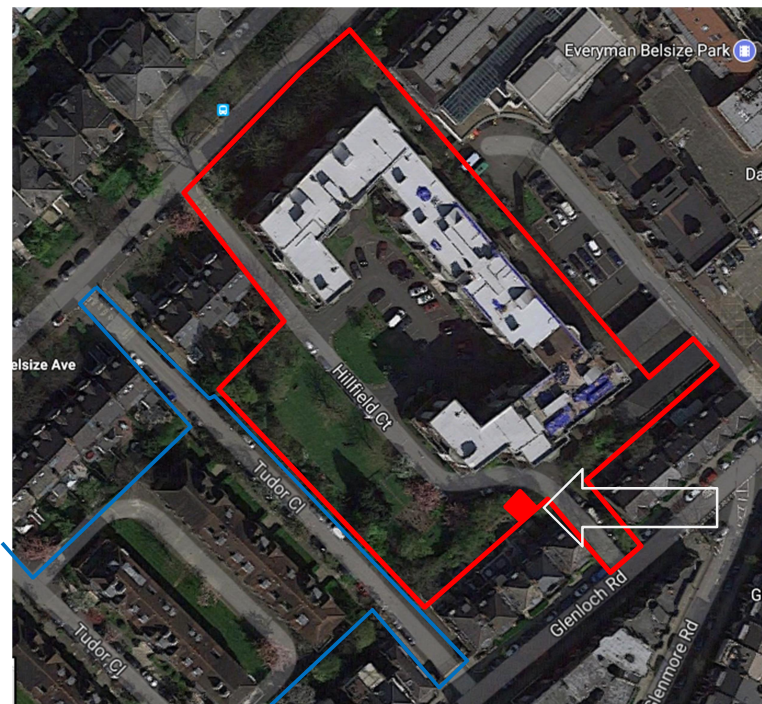
SITE APPRAISAL:

Physical

The proposed work is at the following site:-

The grounds of Hillfield Court, 1-114 Belsize Avenue, London NW3 4BG

The site is currently a 1930's built Leasehold apartments.



Aerial View with site of proposed substation highlighted with arrow.



Existing Photographs of Hillfield Court above. General Views of the estate.

The Proposal

The current proposed development is a single storey UK Power Networks (UKPN) compliant substation. The existing site has been the subject of electrical test and inspection which has identified the need to upgrade communal electrical services to the block, following a fire risk assessment and electrical testing regime. In consultation with UKPN, has have advised that a new electrical substation is required.

Several location were discussed with UKPN however due to the need for 24hour access to the site and to the substation, the proposed position as shown on the location plan was chosen in preference to building adjacent to the existing substation on the boundary of Tudor Close. It should also be noted that there is a mature garden on site and sitings on the garden area would have destroyed the amenity.

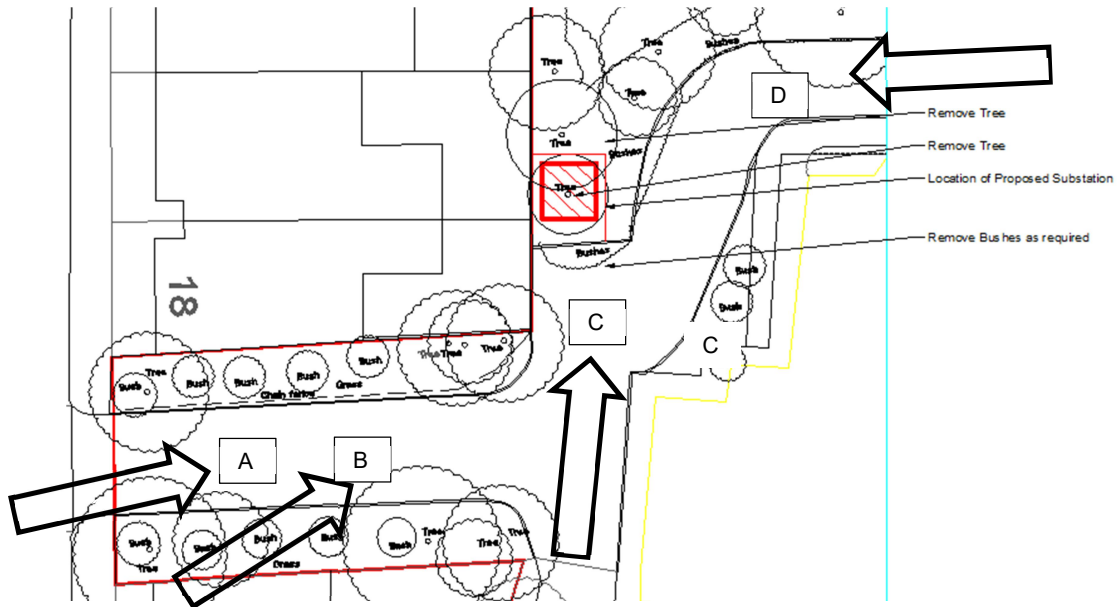
The preferred location is shown on the above aerial view and therefore it will be concealed from the street of Glenloch Road by it's siting outside of the sightline.

DESIGN

Layout

The existing and proposed drawings are supplied with the application, and the proposal is shown within the context of the existing trees and bushes on the site. The position was chosen so not to be seen from Glenloch Road, or Belsize Avenue, with

the building being screened by remaining bushes from view when standing within the central site amenity area.



KEY to Photographs on siting.



View A from Grenloch Road.



View B from Grenloch Road



View C from within site.



View D from within Hillfield Court

Location Highlighted. Some bushes and 2 small trees will need to be removed.

The substation is proposed to be built to the UKPN standard GRP and will expect to be partly screened by landscaping and bushes with some re-growth after works have been completed.

Scale

The scale and proportion of the substation is typical 3mx3mx2.4m high.

Landscaping

No works are proposed other than the removal of local bushes and the removal of two small trees. Upon completion, the grounds maintenance will be asked re-plant screen bushes to the right hand side, to assist with the screening the substation from view within Hillfield Court from the central amenity area.

Historic Statement

Hillfield Court is a prominent art deco residential mansion block in Belsize Park, in the London Borough of Camden, built in 1934. It is located off Belsize Avenue and can also be accessed from Glenloch Road. It is one of the many purpose built mansion blocks on Haverstock Hill between Chalk Farm and Hampstead. It is close to the amenities near Belsize Park tube station, as well as the shops of Belsize Village, South End Green and Hampstead.

Hillfield Court is considered as a very good example of this age of architecture.

Conservation

The site is within the Belsize conservation area, which was adopted in April 2003. The Belsize Conservation Area Design Guide "Advice on alterations and repair following the introduction of an Article 4(1) Direction".

Having reviewed the design guide Hillfield Court is not mentioned, nor is any suggestion to give consider that the proposal would not be satisfactory within this siting

APPEARANCE

The new substation is to be built as UKPN GRP standard.

Access

There is no change to pedestrian access to the site.

Vehicular

There is no change to vehicular access to the site.

Refuse collection will remain as existing – no changes proposed.

There is no new cyclist facilities applicable to this proposal.

Inclusive access

Not applicable.

Energy Assessment & Efficiency

Not applicable to this proposal.

Sustainable design

Not applicable to this proposal.

Ecology

No changes are proposed that affect the local ecology, apart from the loss of 2 small trees and some bushes.

Social

Not applicable to this proposal.

Economic

There is no economic benefit to the proposal.

Planning Policy

The site is within in a conservation area. Discussion with the conservation officer was attempted through the duty planning officer pre-submission, however the advice given was to submit the application and if needed further discussion would be had with the agent within the statutory planning period.

Justification

The proposal is to meet the client's brief to address the need for new and upgraded incoming electricity supplies to the building, whilst enabling the landlord's supplies, communal supplies and individual supplies to each dwelling to be upgraded.

As mentioned the need has arisen following a routine test and inspection on the block, which highlighted risk and the need to renovate the supplies. The Electrical Consultant then conversed with UKPN who advised that a new substation will be needed.

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