



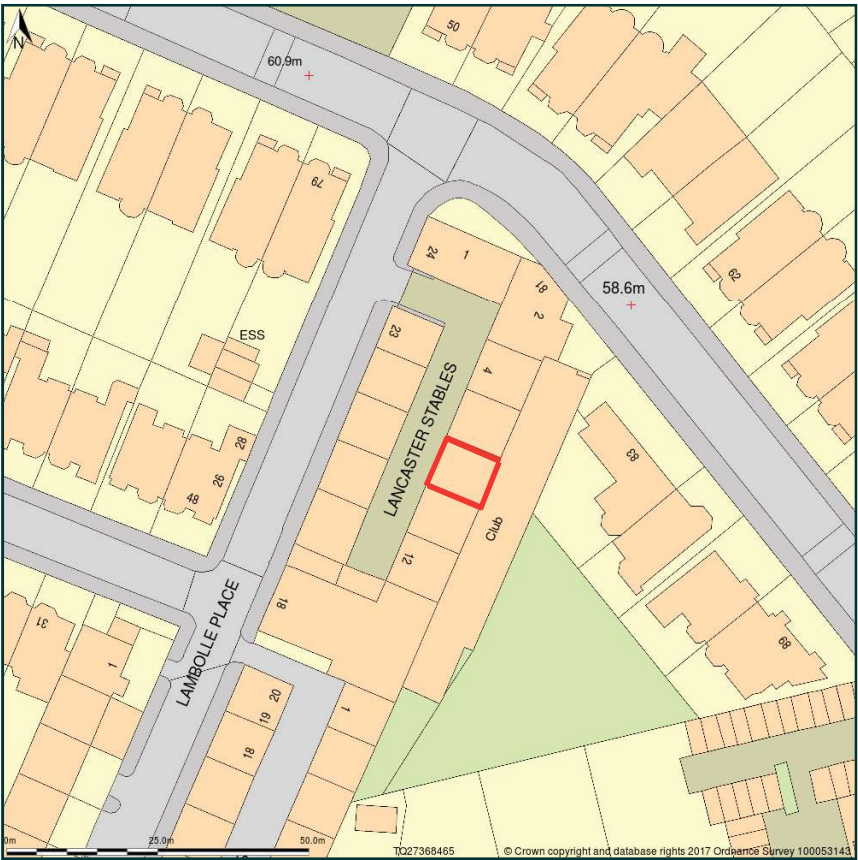
8 Lancaster Stables  
London, NW3 4PH

## Design and Access Statement

Revision A	06/11/2017
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Location Plan 1:1250

Key  
— Site Boundary

Introduction

Jayne Barr and Alistair Barr have agreed to buy the above property for their own occupation now that their children have left home. Alistair Barr is chairman of Barr Gazetas, an architectural practice with expertise in listed buildings, restoration and sustainability, evidenced by the BREAM 'Outstanding' award for the grade II listed Air Street developemnt off Regent Street for The Crown Estate.

Lancaster Stables was built as a stable in 1890. The architect Michael Nathenson converted this property and number 6 next door between 2002 and 2004. The cobbled mews road is privately owned and managed by an informal residents group.

The site is in Belsize Conservation Area and my proposal refers to the Belsize Conservation Area Design Guide and the Conservation Area Statement for Belsize. The site is situated in sub area three, the Eton Avenue Area.

Our primary concern is to preserve and enhance the special qualities of this unique street whilst solving some of the 2004 design technical and practical issues.



Site not visible from Lambolle Place

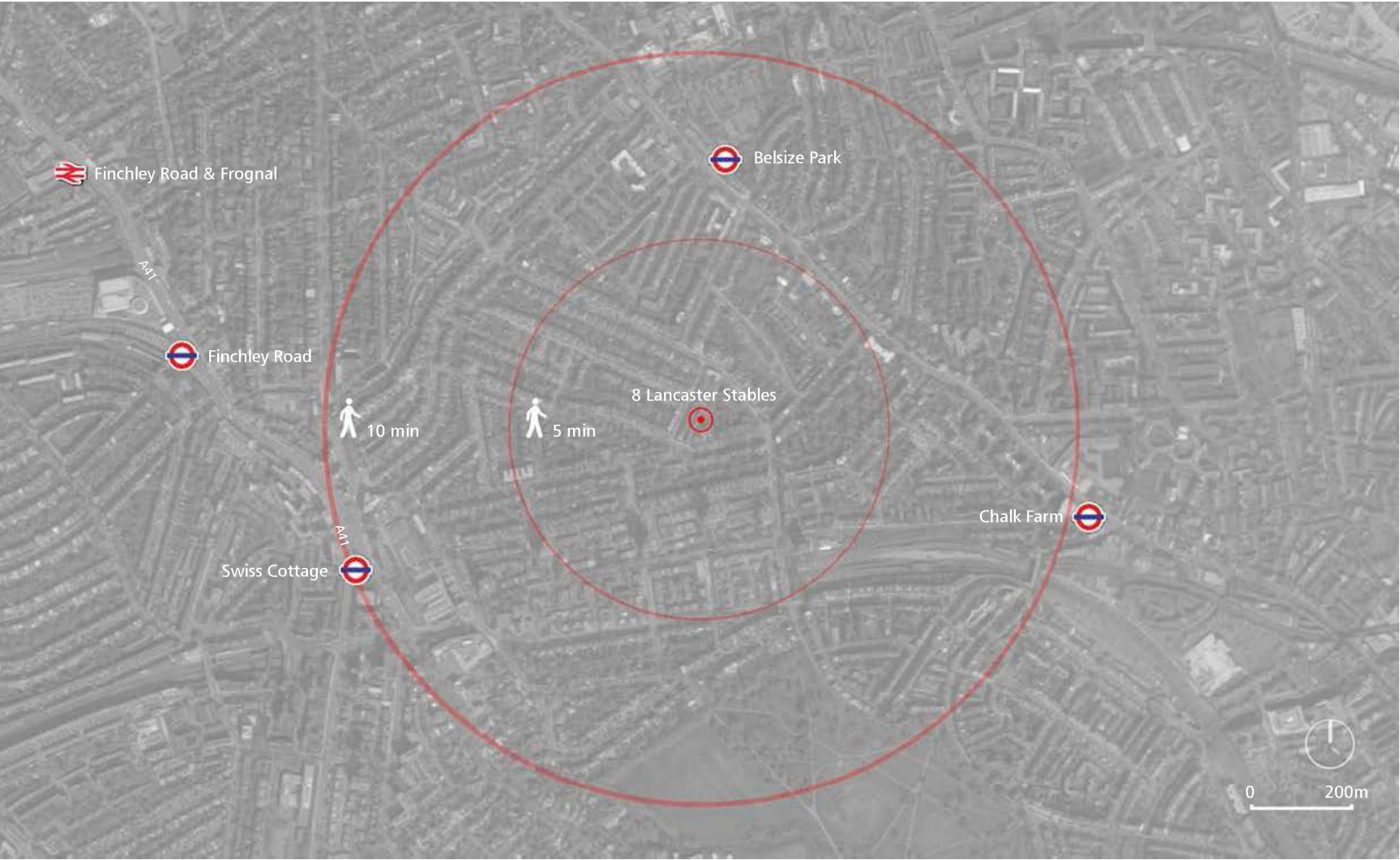


View from Lancaster Stables



View from Lancaster Stables





Access within 10 min walk from Swiss Cottage Underground Station (Jubilee line) and Belsize Park Underground Station (Northern line). Numerous bus stations nearby. Easy access towards Central London or A406 & M1 via A41.



8 Lancaster Stables - As Existing

The 2004 work by Michael Nathenson was thoughtful and innovative. Unfortunately, however there are fundamental issues between the ground floor bedroom and the two basement bedrooms. The “winter garden” links the two levels but this is problematic in terms of **security, acoustic privacy, ventilation** and **sustainability**.

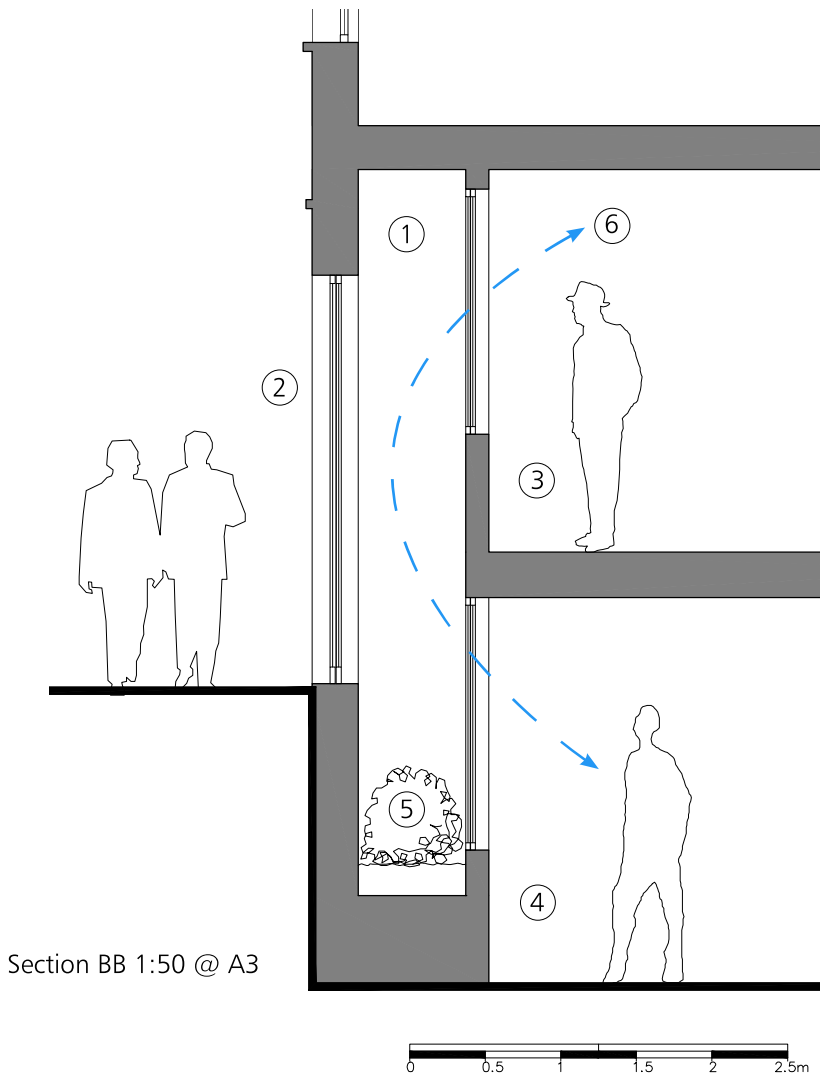
Both bedrooms are linked by a double height space. On all but the coldest days the inner and outer windows must be open for ventilation. The outer window opens directly off the cobbled mews giving security issues. The screen was designed to have a gap at the central mullion. This means in effect that there is no thermal insulation here. The gap rattles in windy weather as the mullions flex.

When the internal windows at ground and basement level are open there is no acoustic insulation between bedrooms.

Our commissioned survey indicates that these bedrooms do not match current building regulations in terms of thermal performance, acoustic performance and ventilation regulations. There are some fresh air vents that do not currently work but even if they did the bedrooms would not comply with the standards.

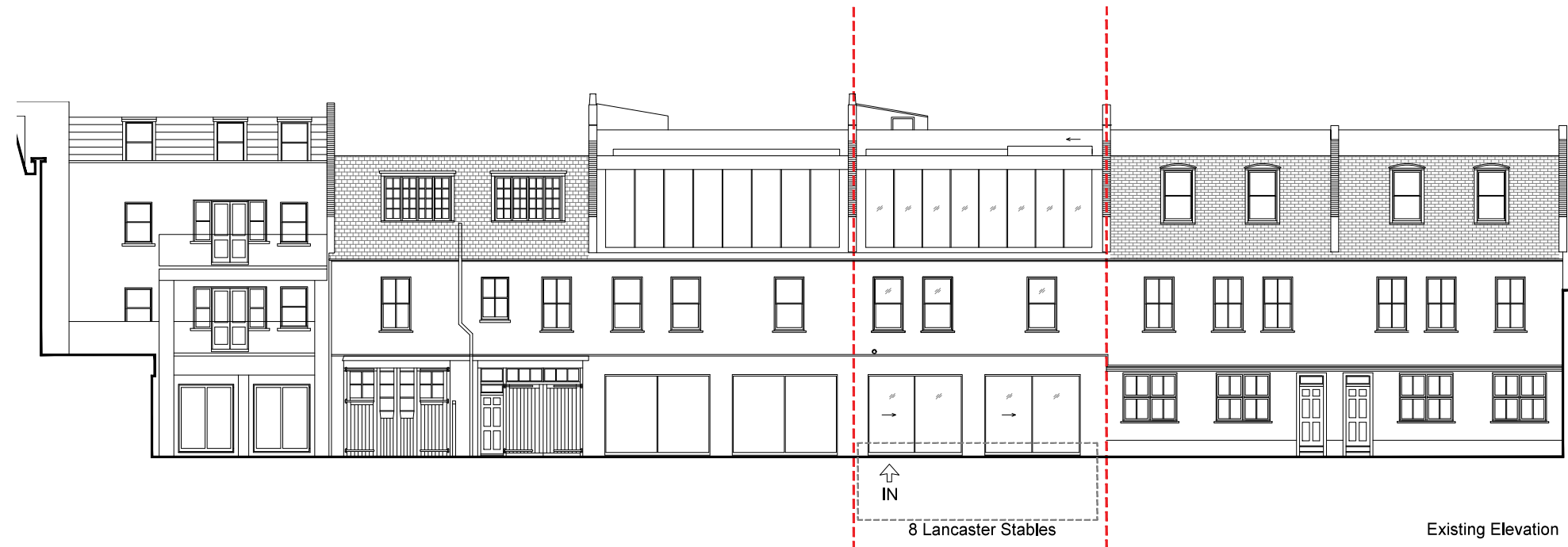
Notes:

1. “Winter garden” as built
2. External glazing large panels with flexing mullions and gaps in the meeting stiles
3. Ground floor bedroom. Single glazed sliding windows
4. Basement bedroom. Single glazed sliding windows
5. Planting
6. Noise path when windows opened for ventilation





## Existing Context Elevation



1. Aluminium framed glass sloping



2. Timber sash windows to first floor



3. Aluminium framed entrance screen



"Winter garden" external glazing

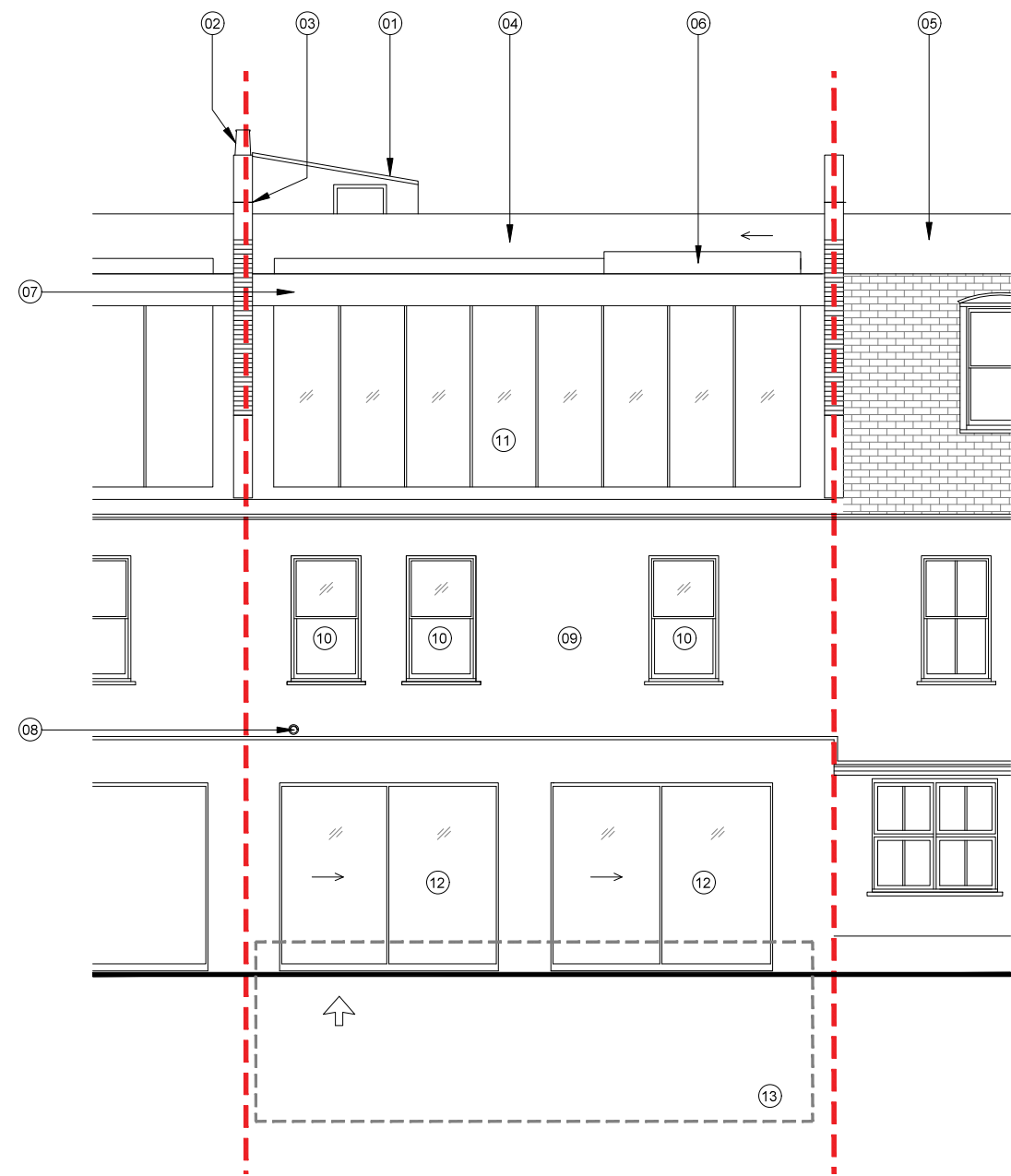
## Proposed Context Elevation

### Proposals in summary

- No increase to the area of the house
- Ground floor windows replaced with Crittall type steel windows with a horizontal transom to receive an acoustic isolating panel rated at 45 dBA
- The windows are divided to give secure ventilation for daytime and night time use
- Sliding front door replaced by hinged door which solves the current security risk
- Adjacent to the door are matching louvers within the metal frame. In the summer they allow fresh air to enter the house without compromising security. These power the 'stack effect' ventilation for the whole house. There is currently no sustained air flow through the house without the front door being open
- In winter an insulated panel behind louvers will block the open flow of cold air
- On the roof terrace we propose two of the existing roof lights are made openable to promote stack effect
- The roof terrace fence is unsafe and is 600mm behind both adjoining neighbours. When rebuilding it we propose to move it forward and replicate the design on either side
- We propose adding five photovoltaic panels at roof terrace level. See drawing LS/08 for details
- Boiler flue relocated



Existing Elevation



- Notes:
- 1. Roof terrace stair enclosure white painted timber and glass
  - 2. Chimney pots, red clay
  - 3. Parapet wall, stock bricks
  - 4. 1100mm terrace parapet to roof terrace  
80mm wide vertical planks with tongue and groove joints. Painted
  - 5. Adjacent neighbors terrace parapet
  - 6. Openable skylight
  - 7. Existing painted soffit
  - 8. Boiler flue
  - 9. Existing painted render
  - 10. Existing timber framed sash windows
  - 11. Existing aluminum framed sloping glazing
  - 12. Existing aluminium framed glazing
  - 13. Lower ground level shown dotted

Key:  
--- Boundary line

Existing Front Elevation  
Scale: 1:100 @ A3




Proposed Elevation



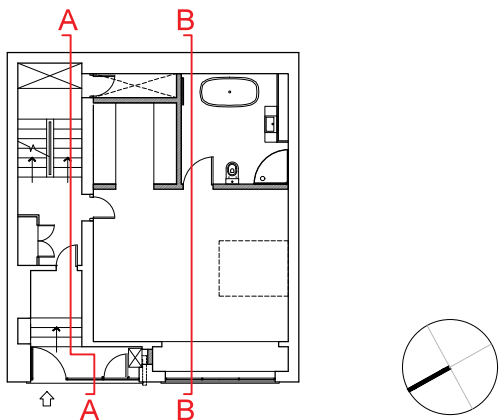
- Notes:
1. Five photovoltaic panels added to staircase enclosure. See drawing LS/08 for details
  2. Terrace parapet to roof terrace replaced and moved forward in line with both adjoining neighbors. 80mm wide vertical planks with tongue and groove joints. Painted
  3. Boiler flue outlet moved
  4. Fixed window with opening panes. Crittall W20 frames. Steel with polyester powder coated finish holding double glazed units. See drawing LS/09 for details
  5. Existing render finish to be painted with Dulux Weathershield. Paint to same colour
  6. Fascia panel painted with Dulux Weathershield. Paint to same colour
  7. Existing timber framed sash windows
  8. Existing aluminium framed sloping glazing
  9. Electric car charging point
  10. Lower ground level shown dotted
  11. Hinged entrance door with Crittall W20 frame. Steel with polyester powder coated finish
  12. Secure summertime cooling behind fixed Crittall metal louvers

NW3 4PH  
LS/04/B 11/08/17  
Proposed Front Elevation  
Scale: 1:100 @ A3

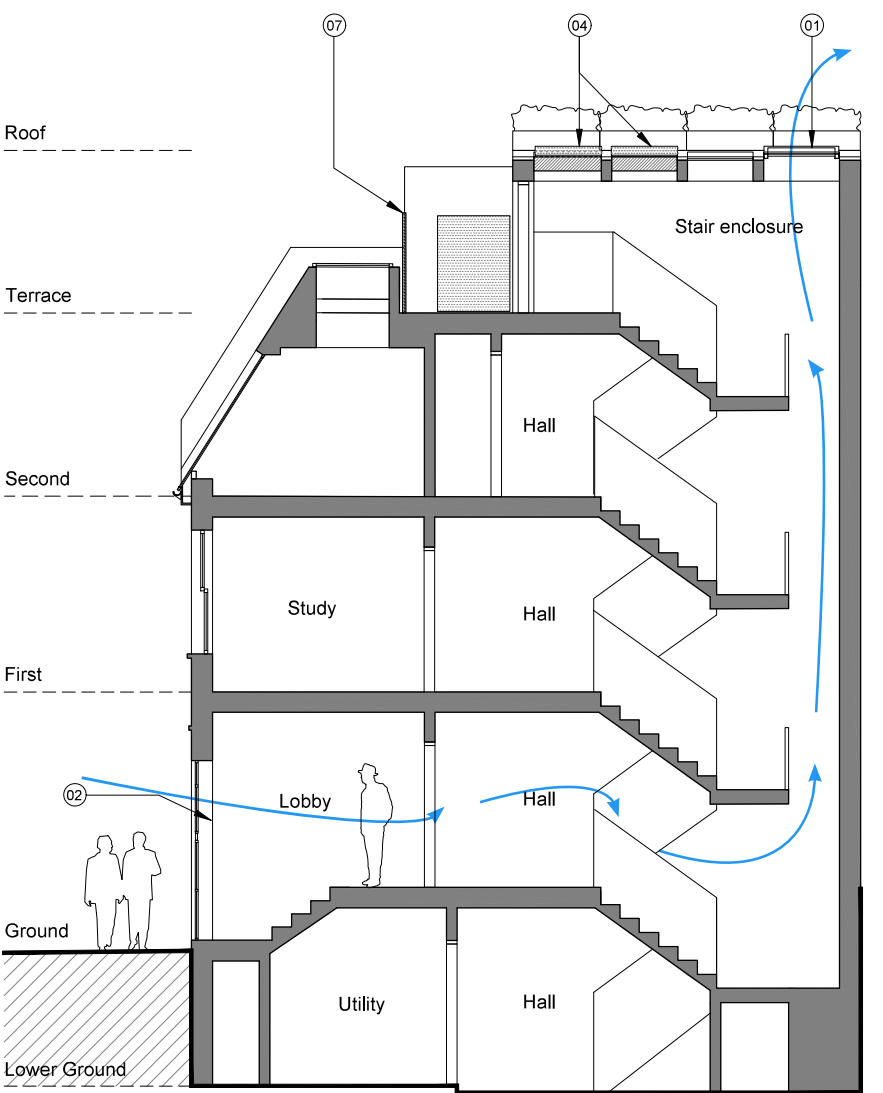




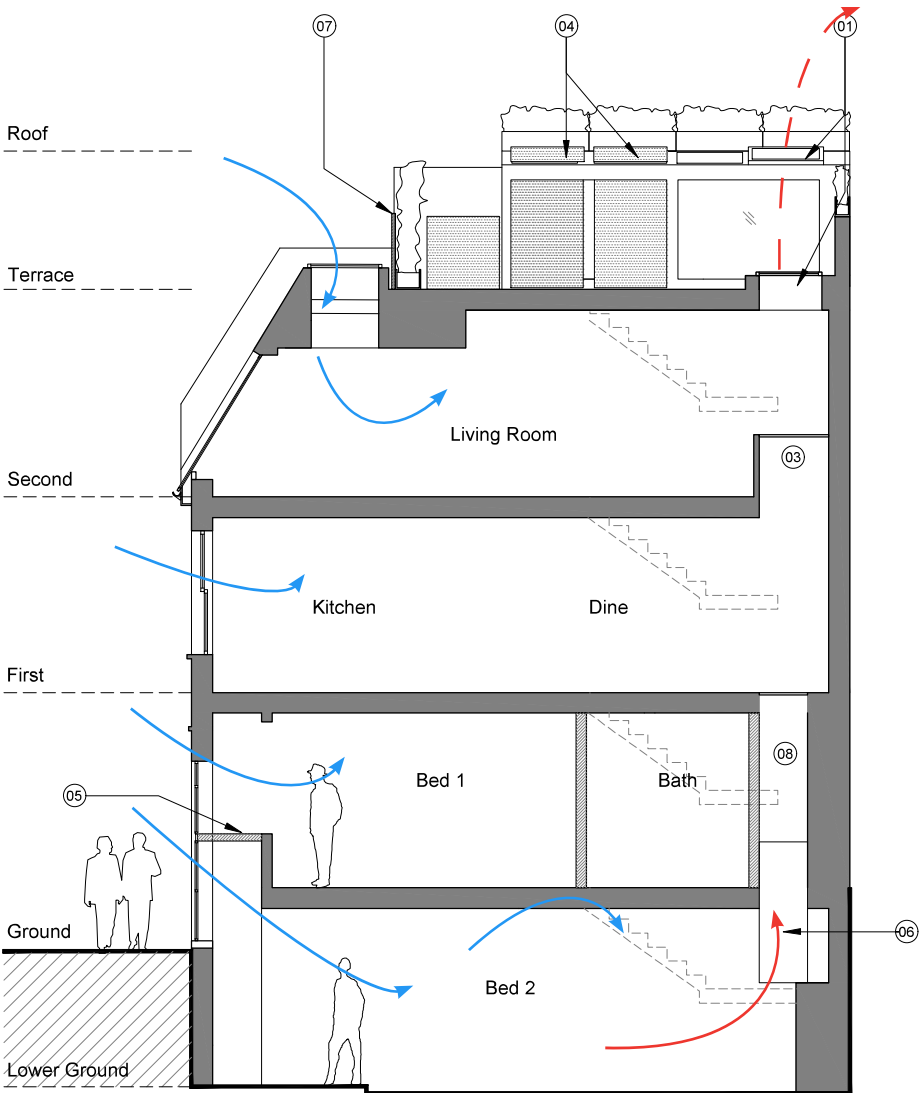
Environmental Strategy



Proposed Ground Floor 1:200 @ A3



Existing basement is 1950mm below FGL  
Proposed Section AA 1:100 @ A3

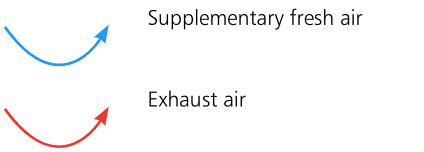


Existing basement is 1950mm below FGL  
Proposed Section BB 1:100 @ A3

Notes:

- 1. Existing roof light panel replaced with Velux conservation type openable
- 2. New window and door by Crittall, steel, polyester powder coated with Crittall louver to allow stack effect. See drawing LS/09 for details
- 3. Glass acoustic barrier refixed here
- 4. Photovoltaic panels fixed to existing stair enclosure. See drawing LS/08 for details
- 5. New acoustic divider 45 dBA insulation between bedrooms
- 6. Lower ground rear bedroom to create stack ventilation and light shaft
- 7. Terrace parapet to roof terrace replaced and moved forward in line with both adjoining neighbors. 80mm wide vertical planks with tongue and groove joints. Painted
- 8. Light shaft formed with glazed top at first floor. Ventilation opening direct to stair area allow stack effect ventilation here

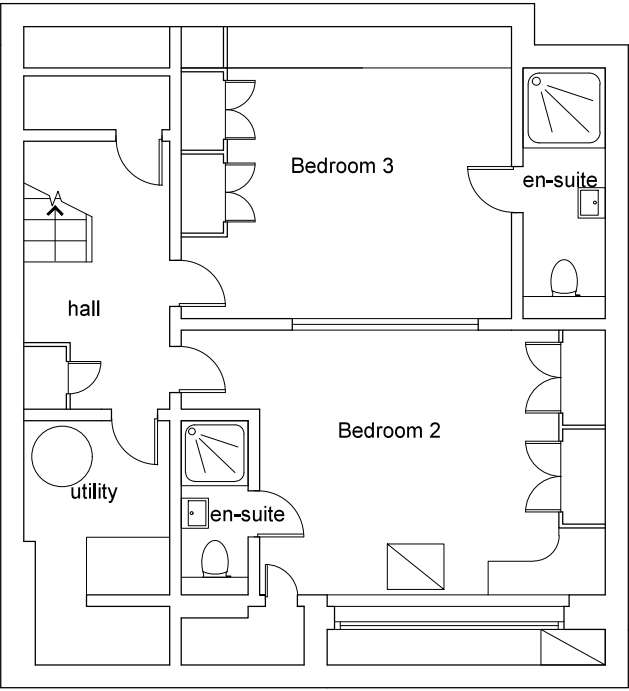
Key



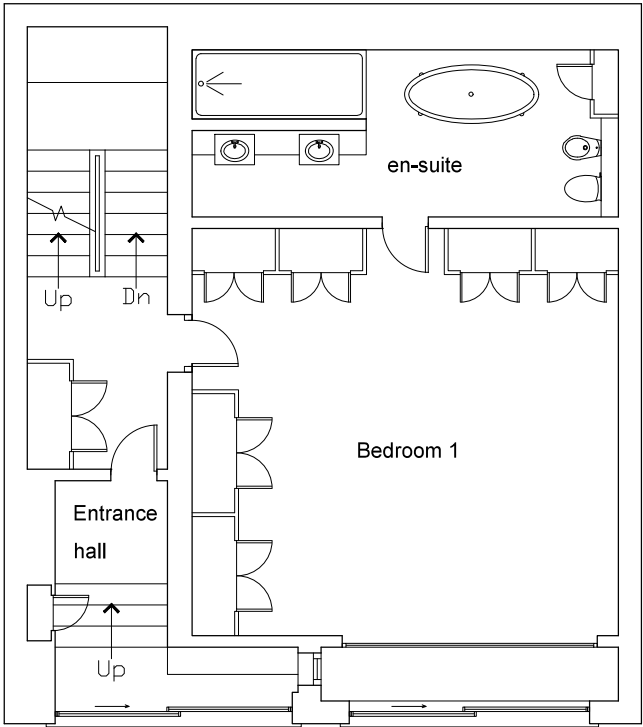
Proposed Sections

Scale 1:100 @ A3

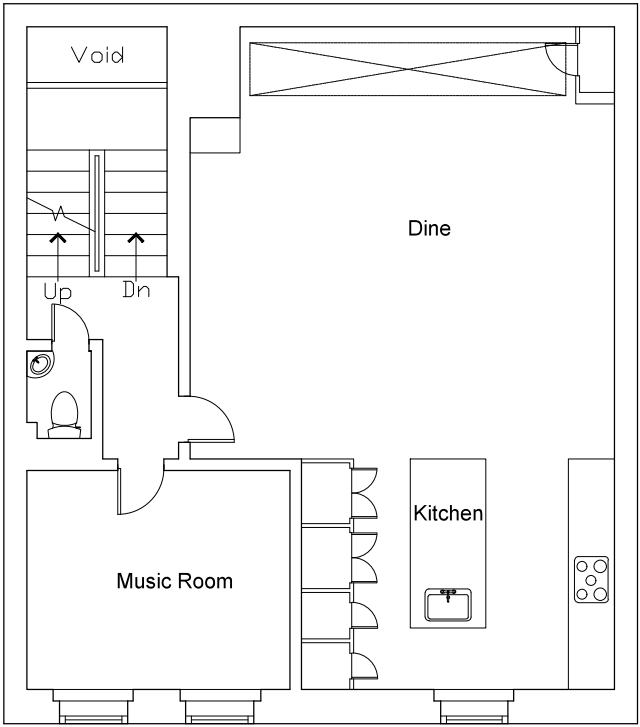




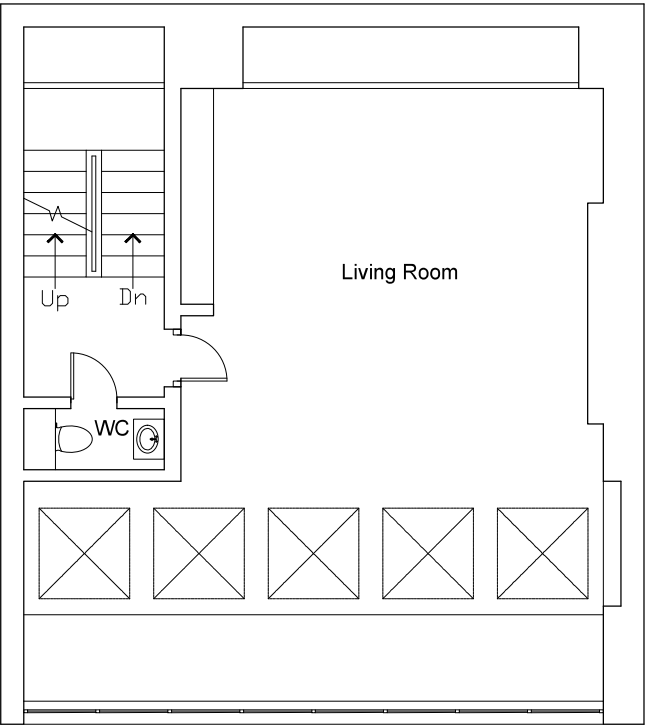
Lower Ground Floor Plan



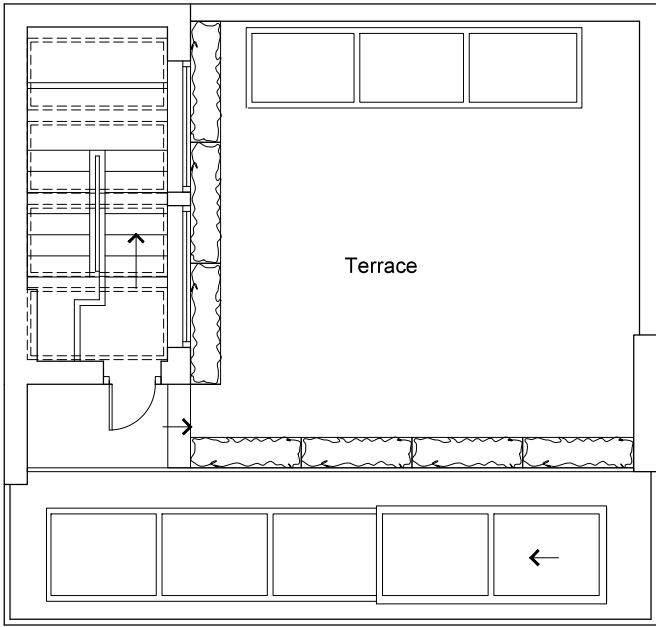
Ground Floor Plan



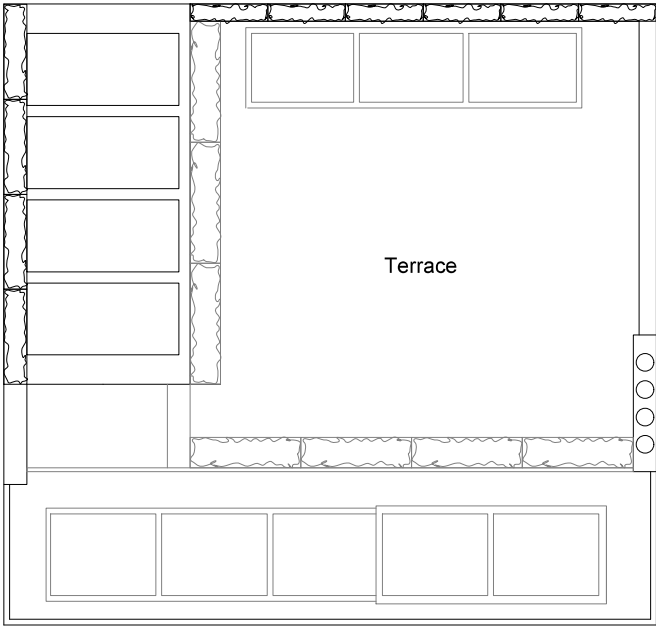
First Floor Plan



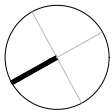
Second Floor Plan



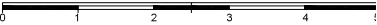
Terrace Plan



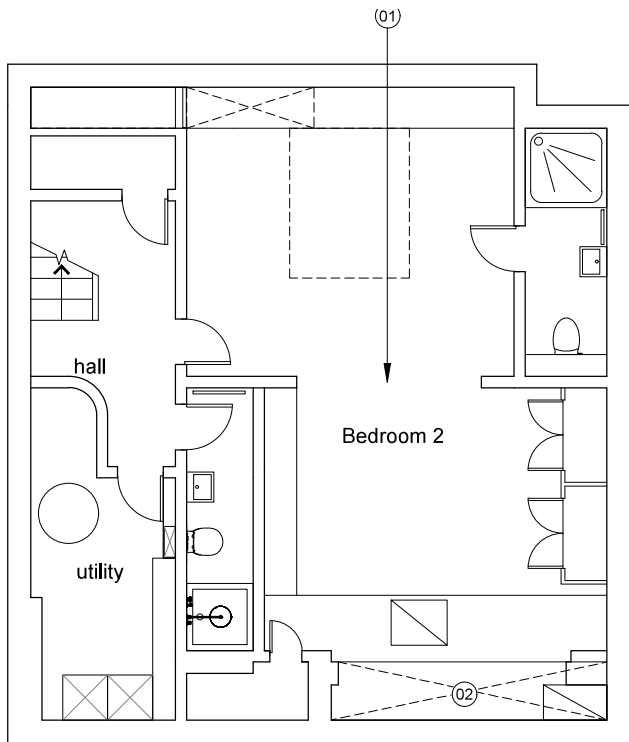
Roof Plan



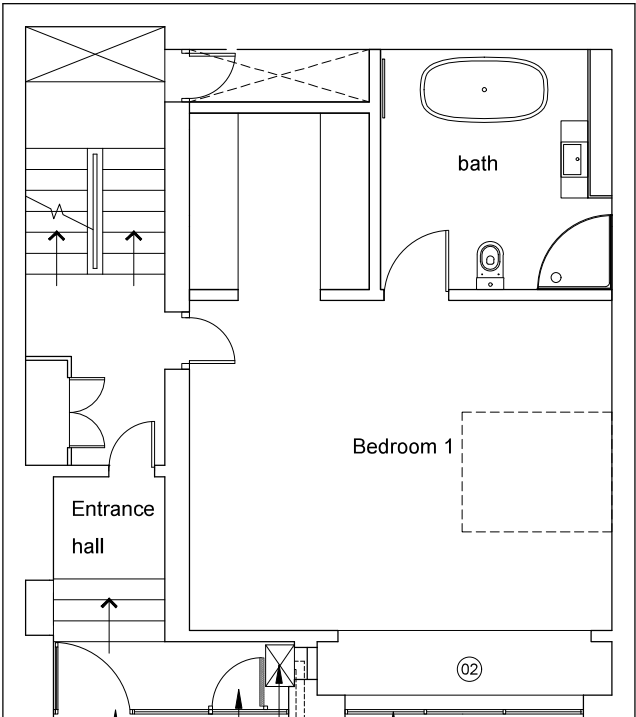
Existing Plans  
Scale: 1:100



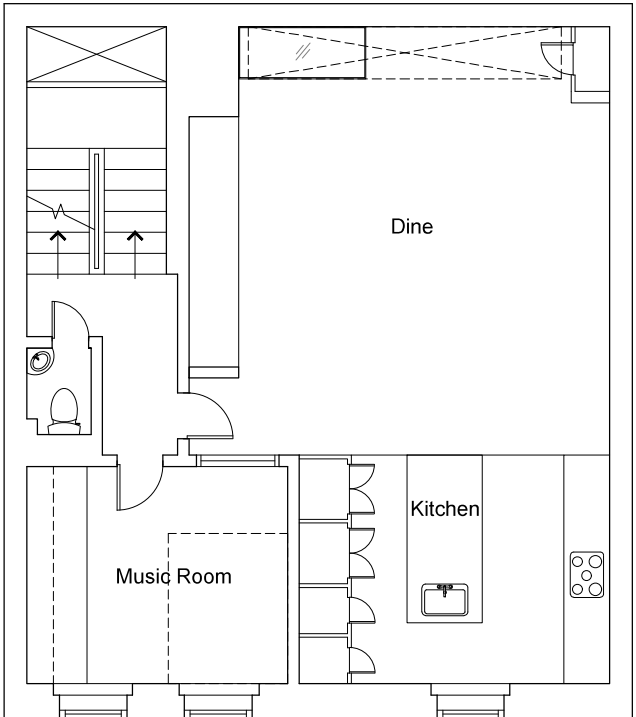
Proposed Plans



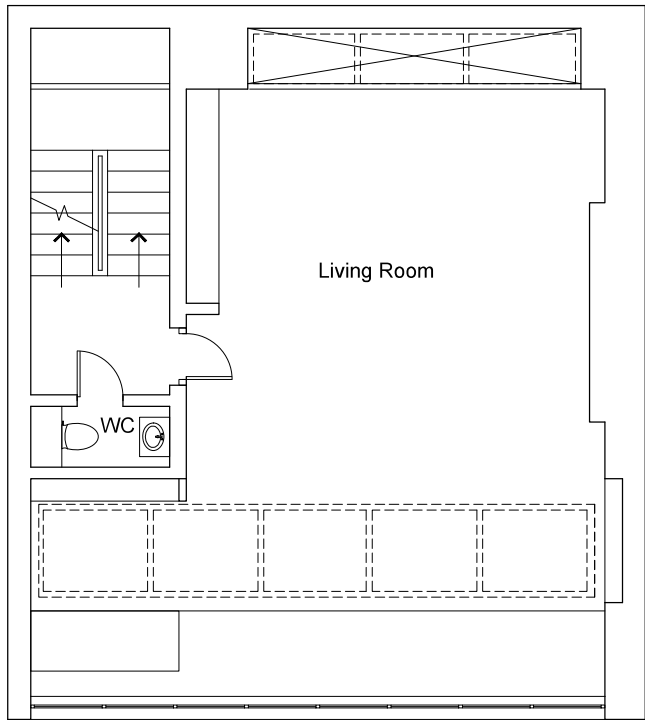
Lower Ground Floor Plan



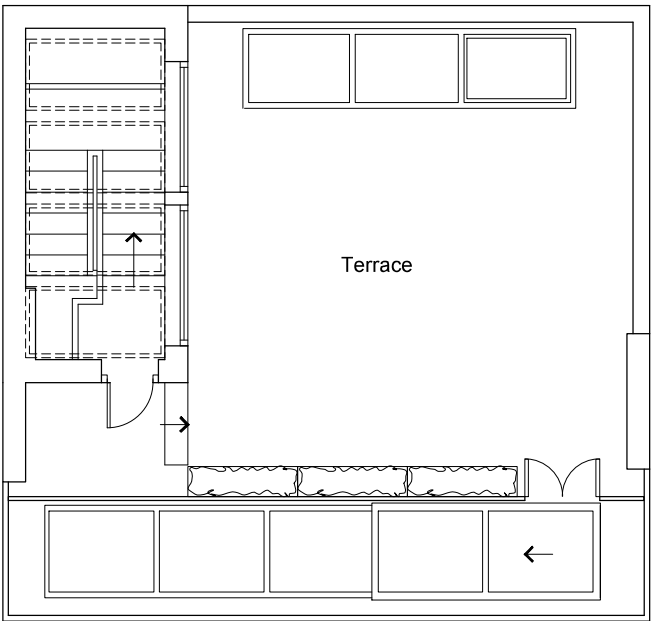
Ground Floor Plan



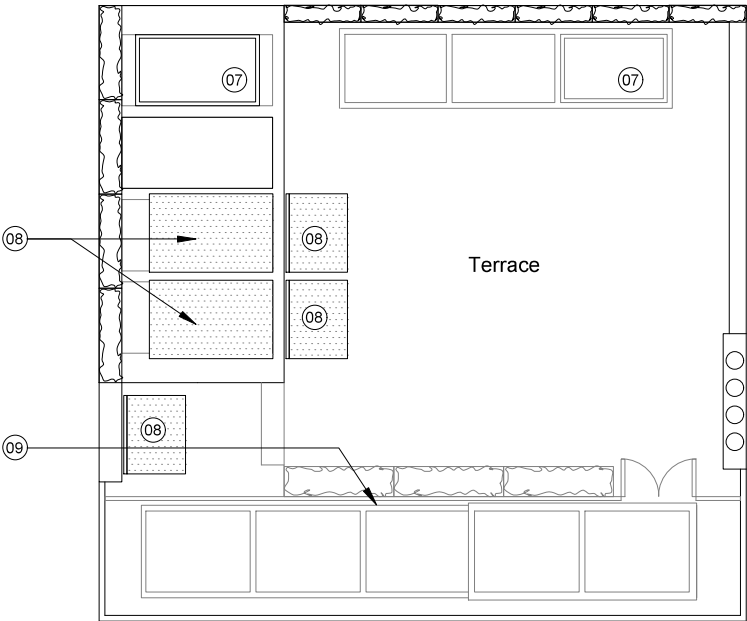
First Floor Plan



Second Floor Plan



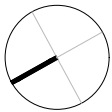
Terrace Plan



Roof Plan

Notes:

1. Bedrooms linked
2. 'Winter garden' removed and replaced with acoustic isolation and secure separation
3. Hinged entrance door with Crittall W20 frame. Steel with polyester powder coated finish
4. Hinged insulated panel allows secure summertime cooling behind Crittall metal louvers
5. Boiler moved to high level
6. Not used
7. Existing roof lights made openable. Velux type
8. Photovoltaic panels. See drawing LS/08 for details
9. Terrace parapet to roof terrace replaced and moved forward in line with both adjoining neighbors. 80mm wide vertical planks with tongue and groove joints. Painted
10. Fixed window with opening panes. Crittall W20 profile



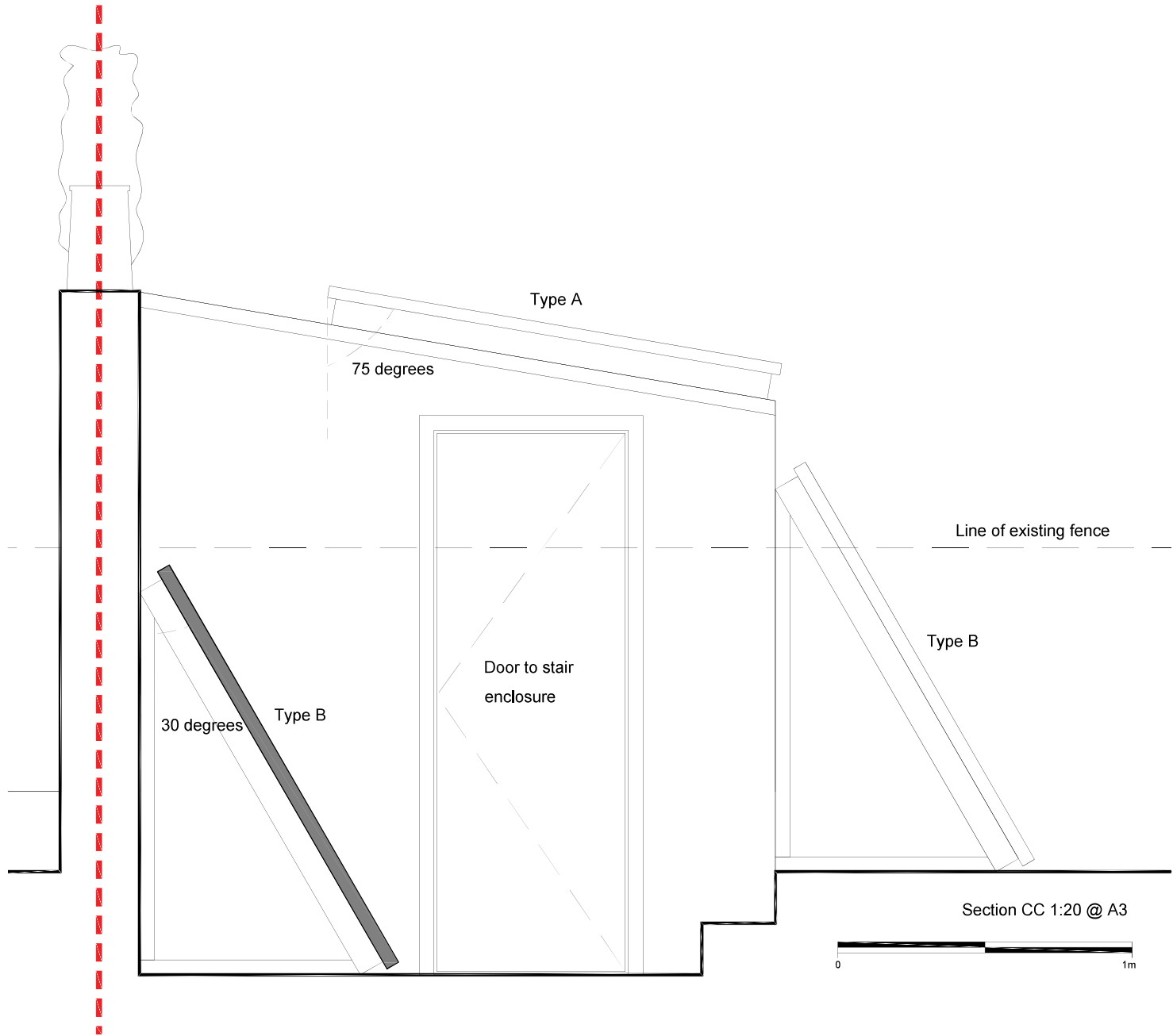
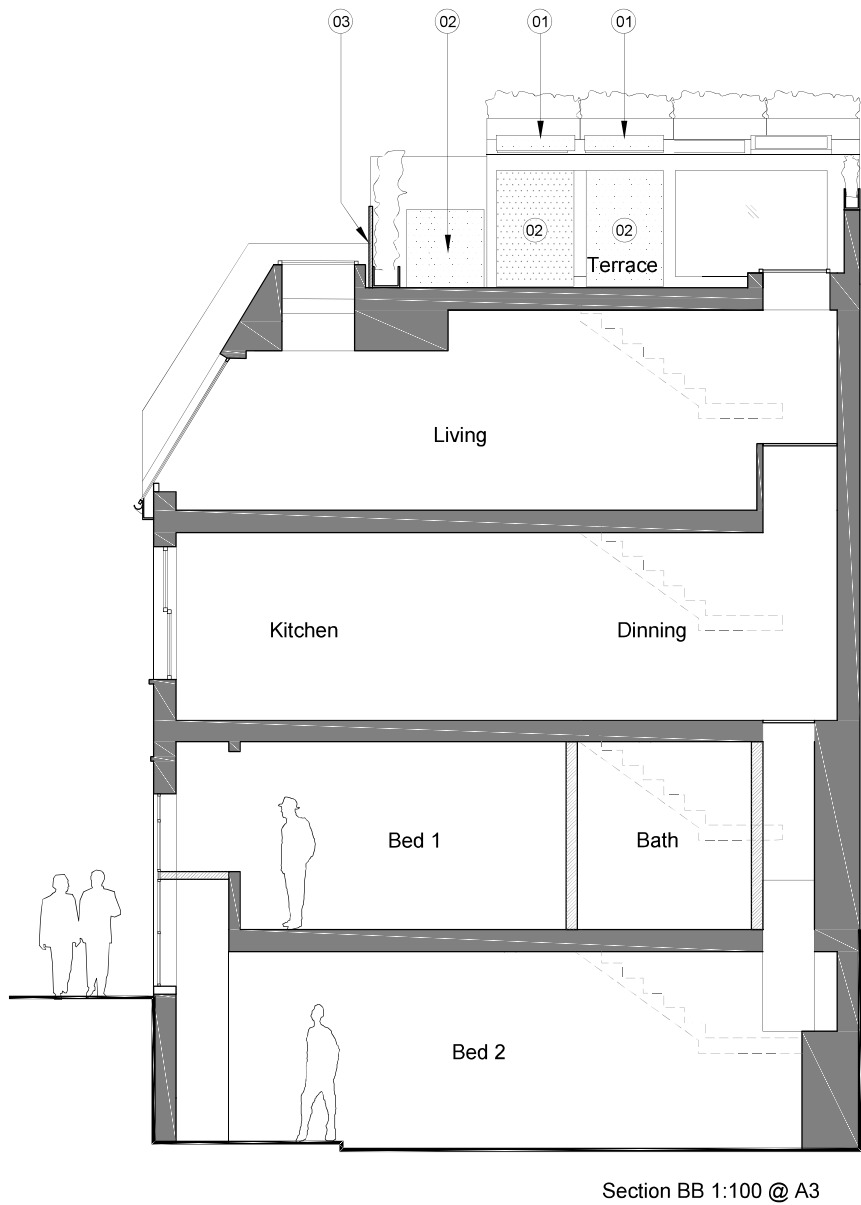
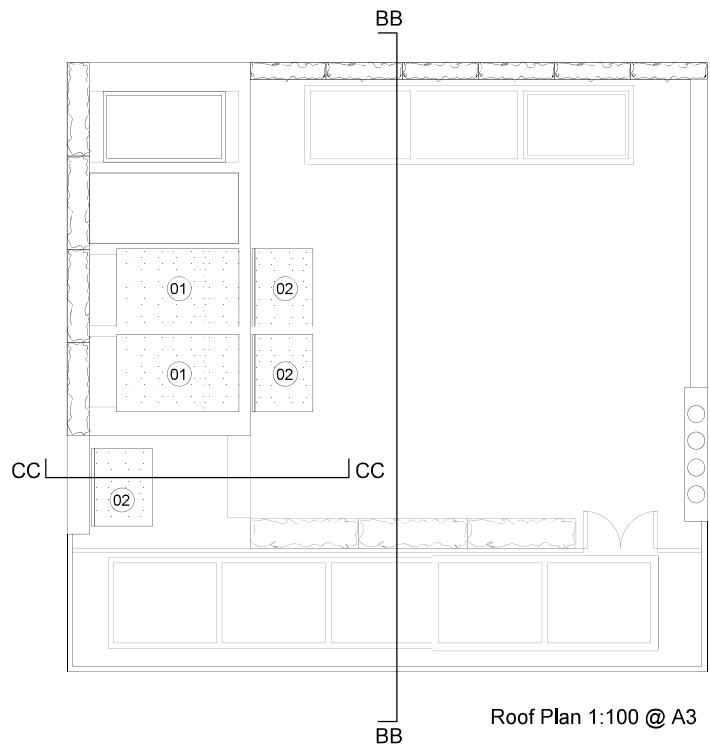
Proposed Plans

Scale: 1:100





Photovoltaic Panels



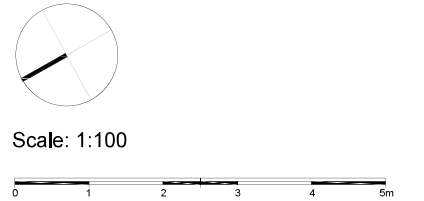
- Notes:
1. Type A are fixed at existing stair enclosure roof angle aprox. 75 degrees inclination which approaches London summer optimum
  2. Type B are fixed at 30 degrees indination which optimizes spring / autumn / winter angle
  3. Fence rebuilt to match existing and moved forward in line with fence from neighboring properties

- General notes:
- The proposed panels are SunPower X Series X22 -360 with nominal power of 360W
  - Panels of 1559 x1046mm containing monocrystalline cells
  - Mix of Type A and Type B panels minimises any outside visibility and creates a mix of solar collection opportunities
  - Fixing is by SunPower InvisiMount system using rail and clamp system to give overall fixing of 88mm. Panel thickness is 46mm so total assembly is 134mm above existing stair roof

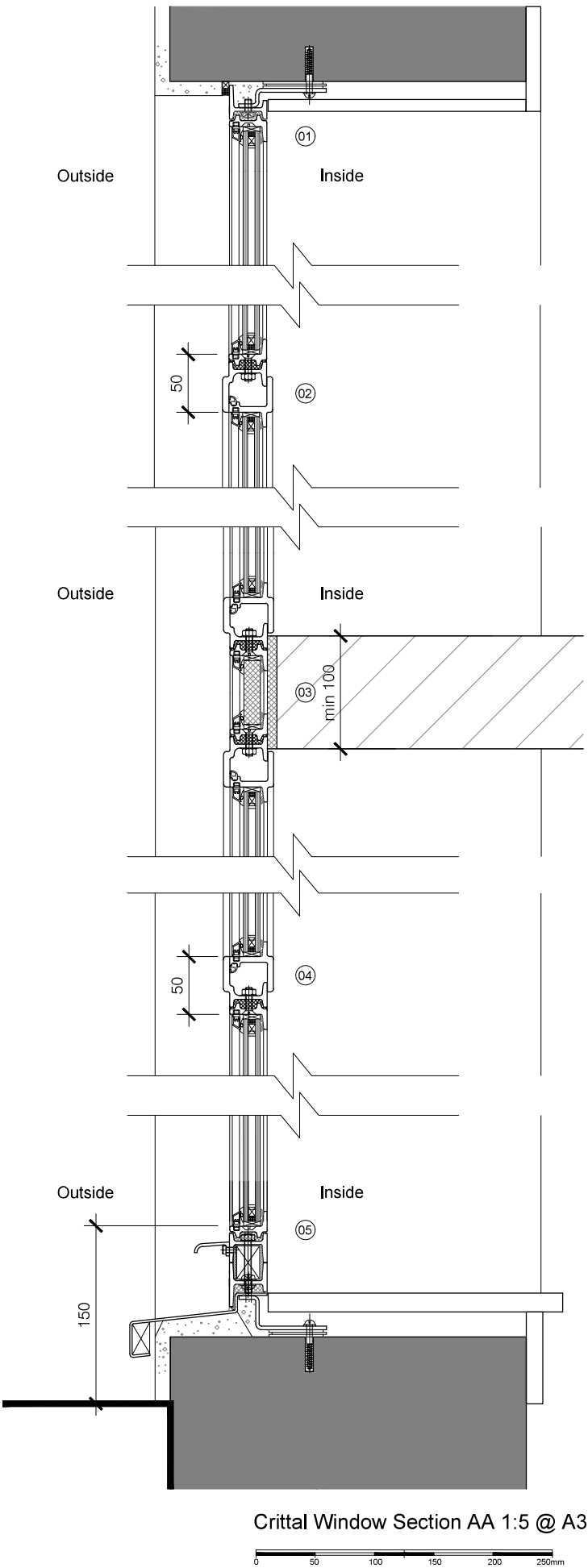
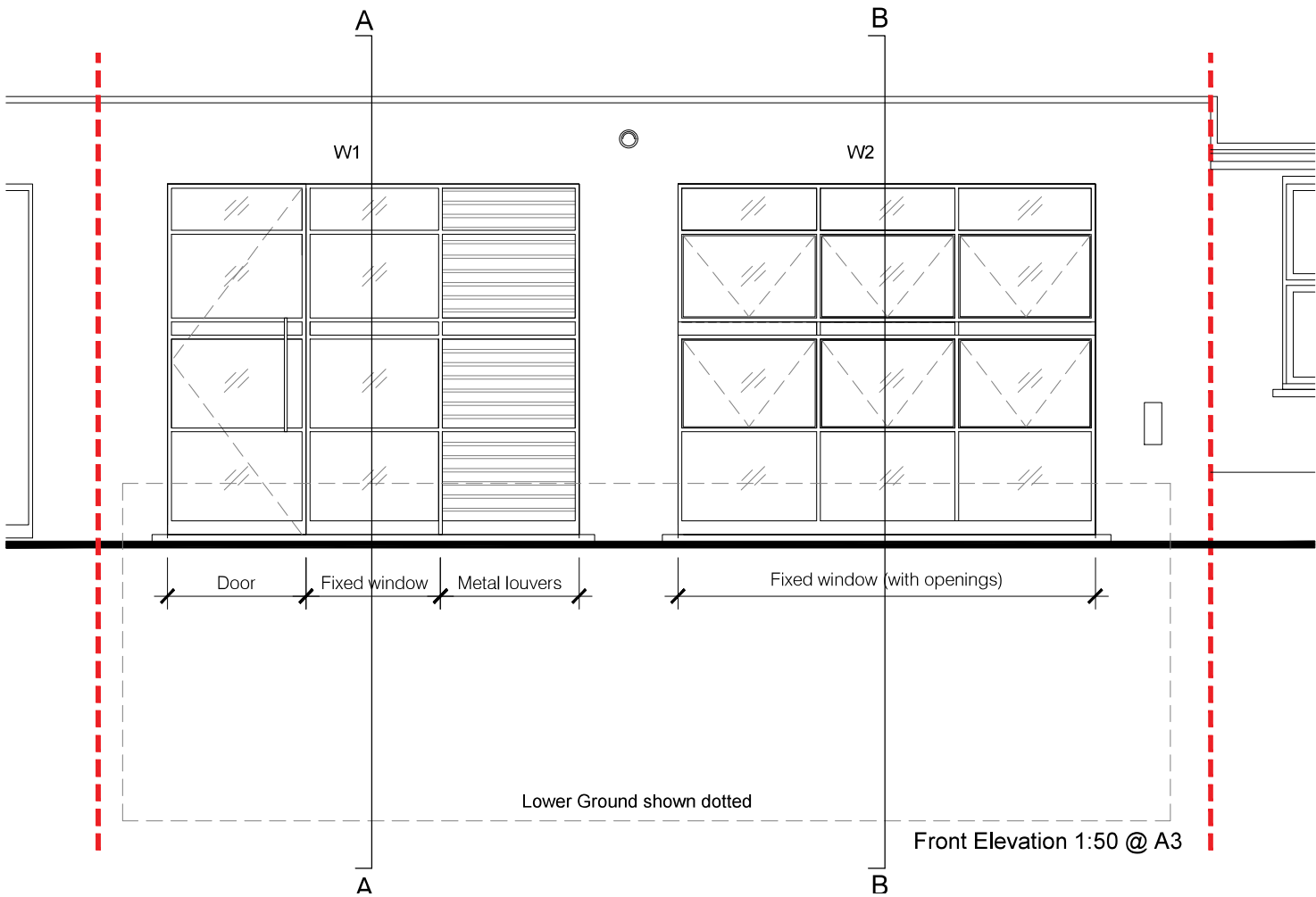
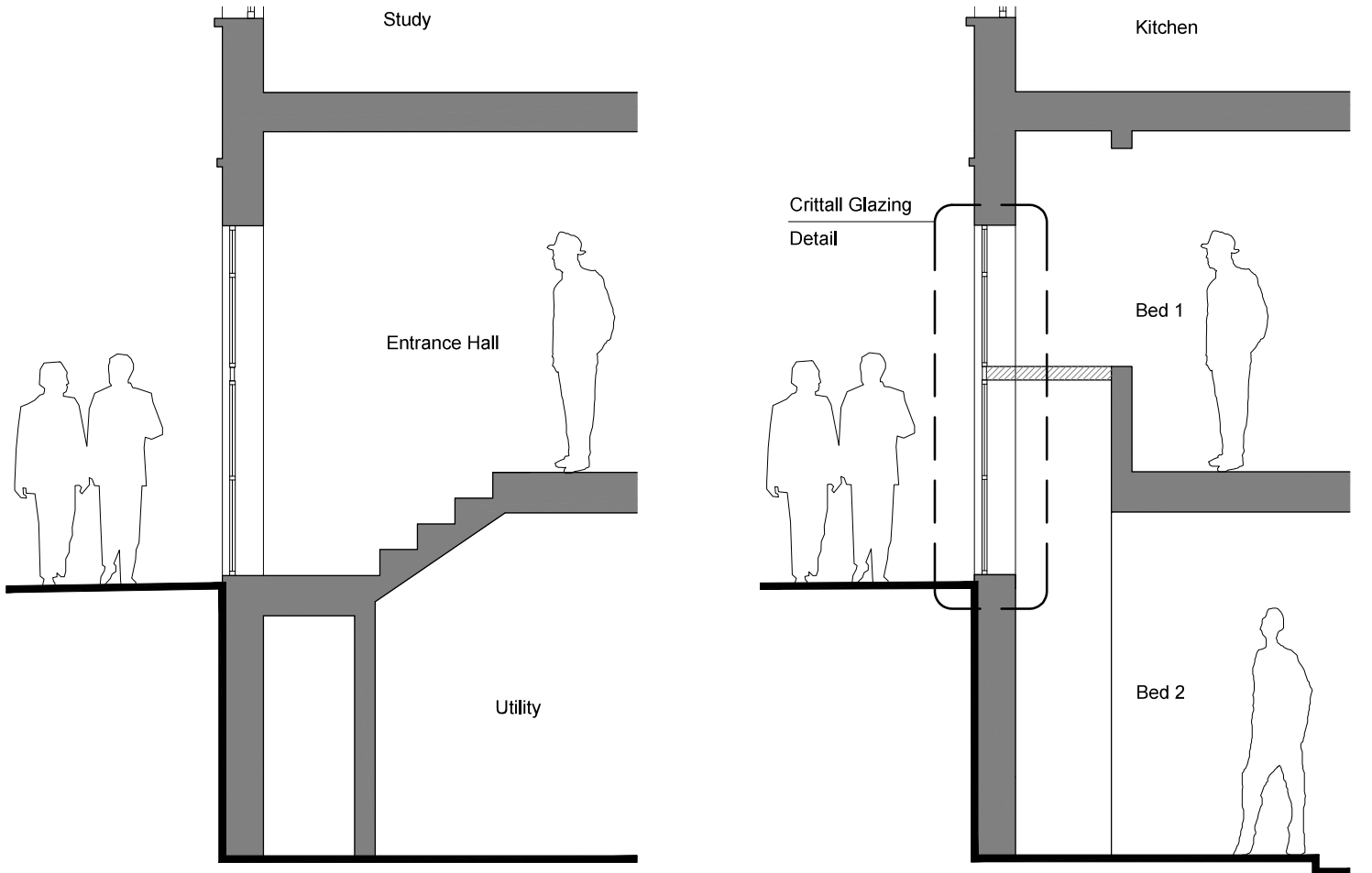
- Two Type A panels
- Three Type B panels
- Five total panels



Photo of X22-360 Panel from SunPower website



Crittall Door and Windows



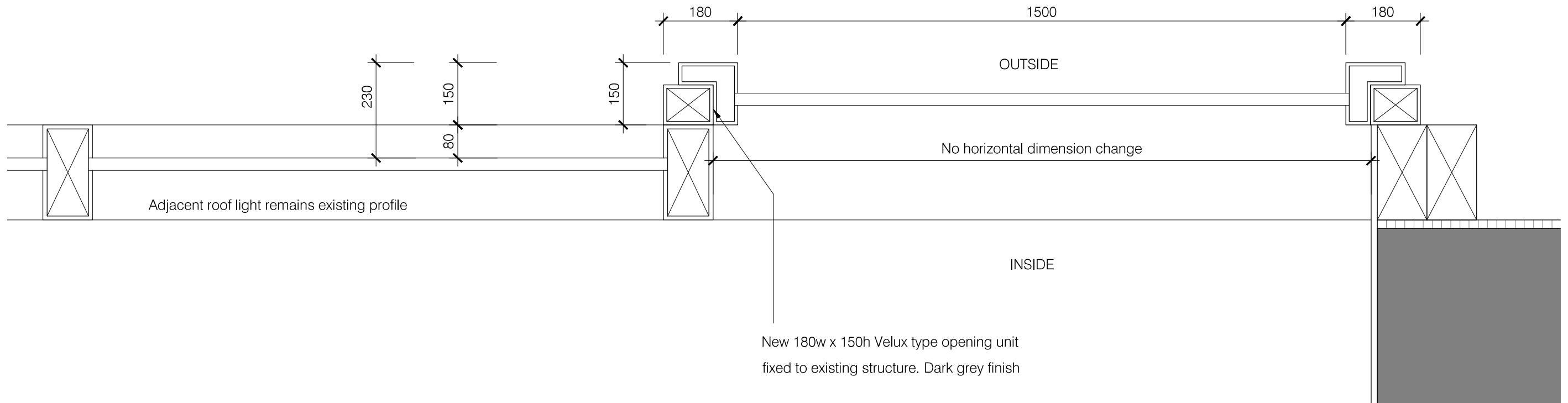
- Notes:
1. Typical head detail masonry wall, render external, plaster internal, fixed below
  2. Horizontal, fixed above and bottom hung / open below
  3. Spacer piece to give minimum 100mm deep rigid fixing to internal acoustic "floor". Bottom hung / open above, bottom hung / open below
  4. Horizontal, bottom hung / open above, fixed below
  5. Standard typical surround, base detail, steel cill, mortar support, timber board inside

Key:  
Boundary line

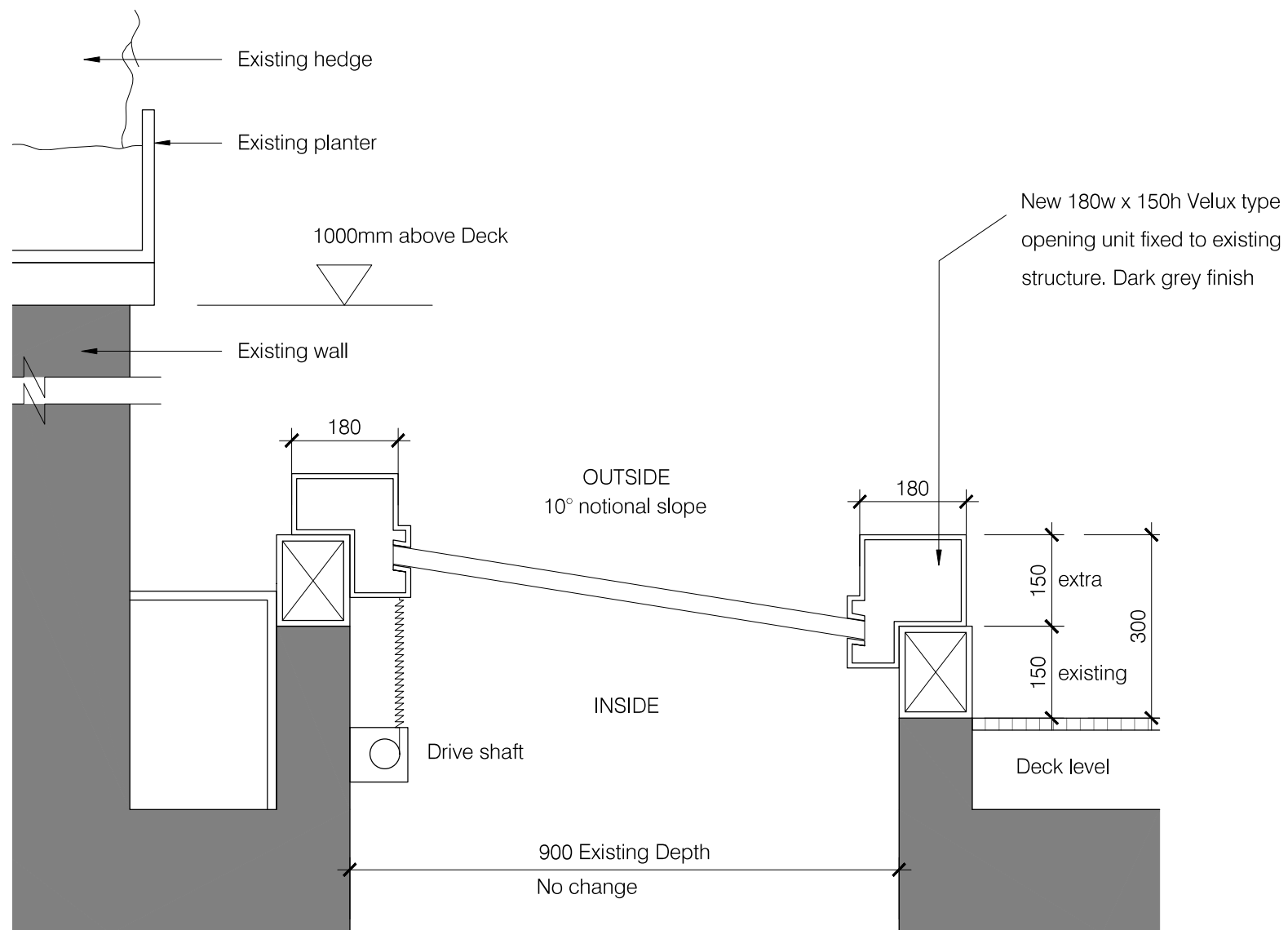
Dimensions to be confirmed by manufacturer  
Corporate W20 Crittall Window frame profile  
All standard Crittall details

W1: Hinged door, fixed glazing and metal louvers  
W2: Fixed window with openings

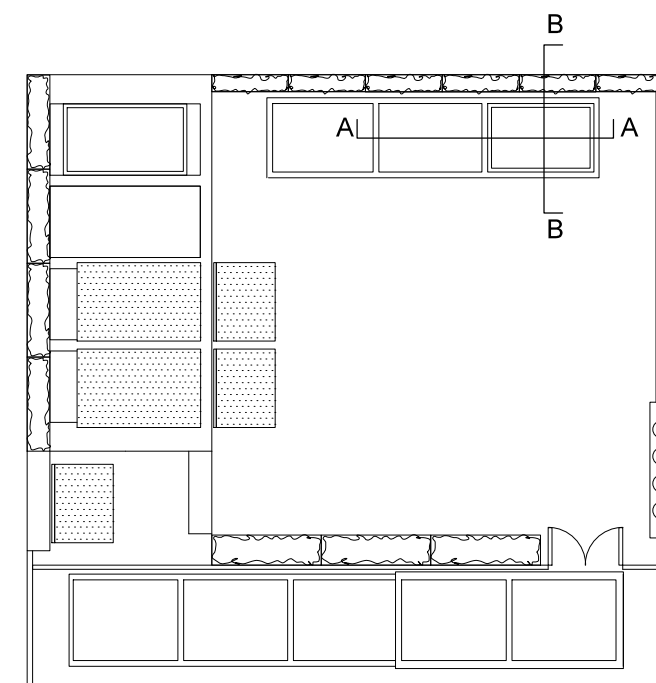
# Proposed Roof Light Details - Flat Roof to Rear Terrace



Section AA 1:10 @ A3

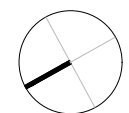


Section BB 1:10 @ A3



Location 1:100 @ A3

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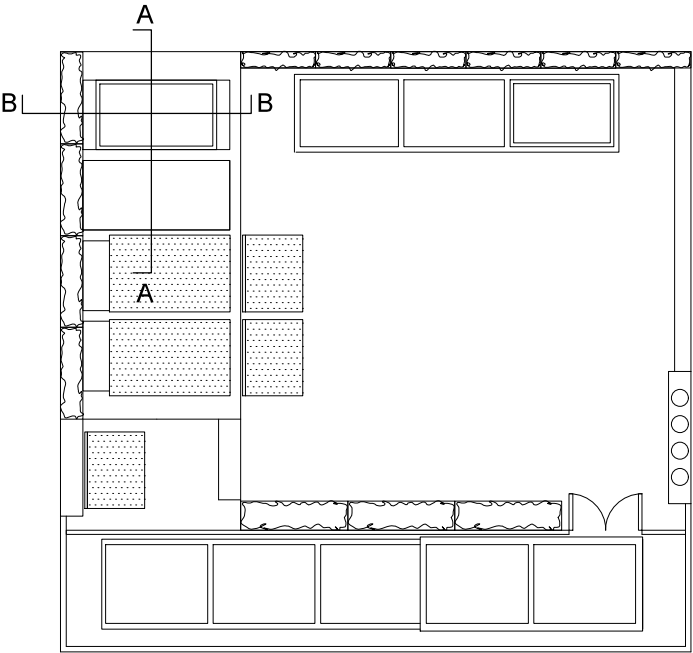
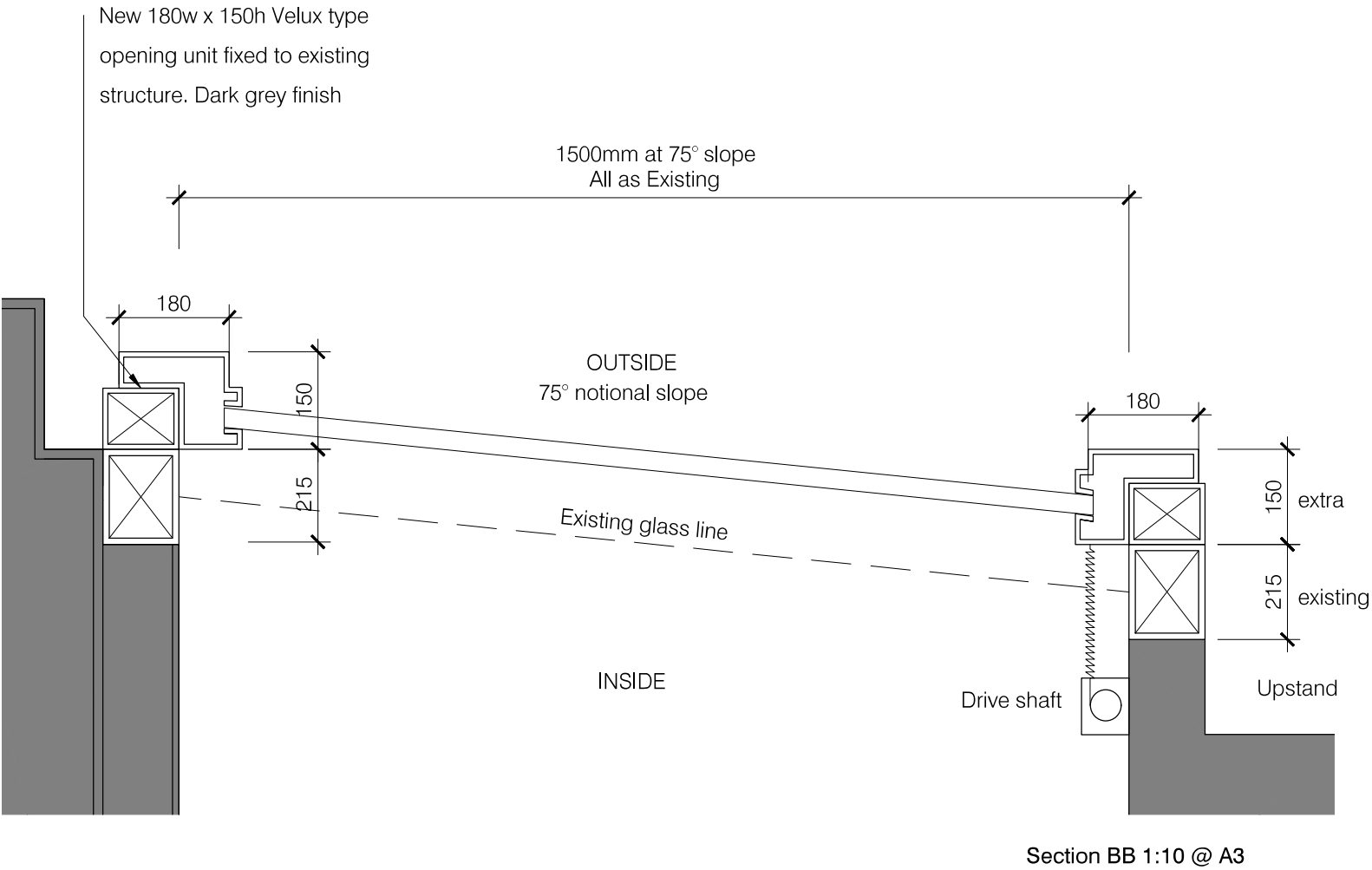
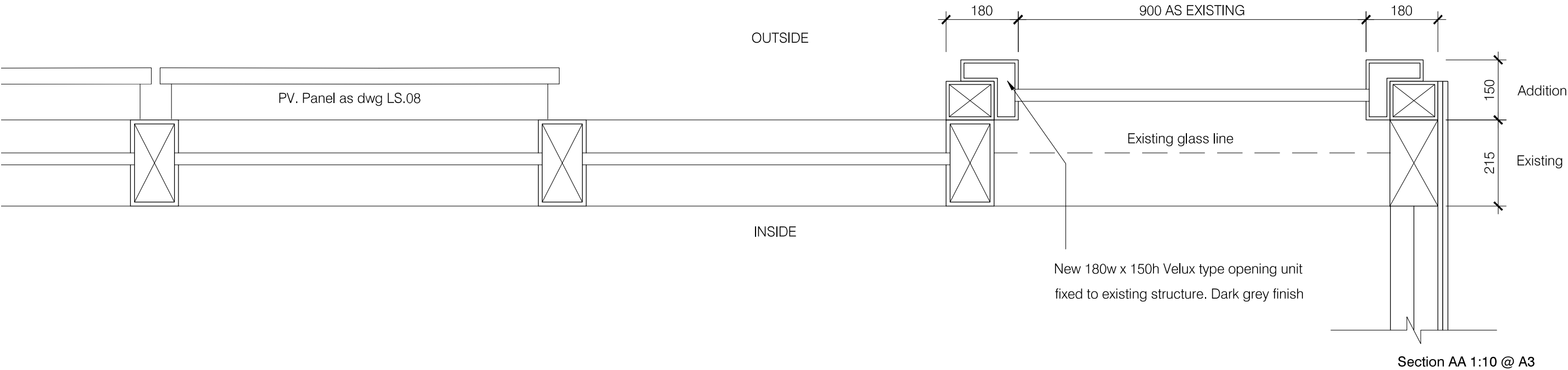


8 Lancaster Stables  
NW3 4PH  
LS/RL/101 06/11/2017  
Proposed Rooflight Details  
Flat Roof to Rear Terrace  
Scale: 1:10  
0 500mm

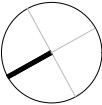
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Proposed Roof Light Details - Sloped Rooflight Above Stairs



INDICATIVE ONLY



8 Lancaster Stables  
NW3 4PH  
LS/RL/102 06/11/2017  
Proposed Rooflight Details  
Sloped Rooflight Above Stairs  
Scale: 1:10  
0 500mm

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We are seeking to make small changes to help the building function in acoustic, thermal and privacy terms. The alterations will also resolve long standing security and access issues.

The glazing alterations solve the technical challenges and create a smaller scale by subdivision which responds to the scale found in the rest of Lancaster Stables.

A series of passive energy saving measures will add to the energy performance of the whole house and will future proof the house for many years to come.

Alistair Barr  
ARB, RIBA, RSA