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Design and Access Statement

**Extensions and Alterations to
13A Pond Street
London NW3 2PN**

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Scale

Overshadowing Survey

The scope of this overshadowing study follows the recommendations of "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (BRE 1991) and B.S. 8206-2:2008 "Lighting for Buildings Part 2: Code of Practice for Day Lighting"

The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

When planning new amenity areas, the Building Research Establishment (BRE) guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21st of March.

The 50% criteria mentioned above is also applicable when assessing the impact of a development on an existing neighbouring amenity area. If, as a result of a new development, an existing garden or amenity area does not meet the 50% criteria, and the area which can receive two hours of sunlight on 21st of March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

This overshadowing survey includes an axonometric view of the site layout pre and post development which clearly shows the proposed development and adjacent building(s) to enable a comparison between existing and proposed.

Overshadowing detail for the following times and dates have been included:

- Summer (21 June) at 9:00, 12:00, 15:00 and 18:00
- Spring / Autumn (21 March) at 9:00, 12:00, 15:00 and 17:00
- Winter (21 December) at 10:00, 12:00 and 15:00

Gianni Botsford Architects

Profile

Gianni Botsford Architects (GBA) is best known for the award-winning Light House in West London and the Lubetkin Prize winning Casa Kike in Costa Rica. Innovative use of environmental analysis and solar geometry techniques, coupled with an ambitious architectural vision and close control of materials and techniques, produced works uniquely suited to their locations.

The practice successfully combines innovation with rationalisation to produce thoroughly workable but extremely exciting buildings. The projects are routed in an aim to create an architecture of local adaptation; to climate, environment and culture.

The practice utilises this vision and an ability to experiment, in a portfolio of residential works that encompasses the Light House, Garden Apartment and Two Stair House in London and Casa Kike in Costa Rica, which embodies GBA's understanding of aesthetics and the environment, material quality and workmanship in modern design. Gianni Botsford Architects have a range of experience in the residential field within London, as well as further afield.

Light House, London W11 (City of Westminster)

Awards

- RIBA Award winner 2006
- Manser Medal shortlist 2006
- AIA UK Chapter Excellence in Design Award 2007
- Grand Designs Awards, Best New Build House, shortlist 2006

"What proves to be one of the finest new city homes to be found anywhere in the world." Jonathan Glancey, The Guardian

Designing a light-filled house with almost no outward facing windows is not your everyday commission. It is a challenge brought about by the unusual characteristics of a snug 600 sqm back land site in west London, completely surrounded by buildings of up to 10 m in height.

The design process was approached as an experiment. Instead of designing a building and then testing its attributes, GBA calculated and tested the solar geometry of the site before the physical design was even considered. The result is a building that is uniquely suited to its location.

GBA believes that the innovative design techniques used here have produced a house that both works exceptionally well and is an exciting architectural statement. It is named Light House for obvious illuminating reasons.



The outward-facing windows, looking onto the entrance and car parking bay.



The glazed roof of the house, with openings for open air courtyards



Internal view of the living room



Patterned sunlight on concrete creates a stunning effect in the light house. Electronically operated ceiling blinds offer additional shading to the fritted elements in the glazed roof.

Gianni Botsford Architects

Casa Kiké, Costa Rica

Awards

- Lubetkin Prize 2008, Winner
- RIBA Award 2008, Winner
- RIBA International Award 2008, Winner
- Chicago Athenaeum International Architecture Award 2008, Winner
- IstructE Structural Award Community and Residential Structure 2008, Winner
- World Architecture Festival 2008, Shortlisted
- AIA (UK) Excellence in Design Award 2009, Winner
- AR House Award 2010, Runner-up

By coupling indigenous techniques and materials with modern design technologies and aesthetics GBA has created this intimate double pavilion for a writer in Costa Rica.

A main studio space, with library, writing desk and grand piano, is the writer's daytime space. The pavilion's wooden structure, sourced from local timber, sits on a simple foundation of wooden stilts on small concrete pad foundations. Roof beams of up to 10 m long and 355 mm deep allow for an interior with no vertical columns. The mono-pitched roof elevates towards the sea shore, while the interior is through ventilated via a completely louvred glazed end façade.

Set at a short distance along a raised walkway, a second smaller pavilion mirrors the first. This contains sleeping quarters and a bathroom. Externally, the pavilions are clad in corrugated steel sheeting, another locally used construction material. The overall effect is that of a building which blends with its surroundings, both visually and environmentally.



Library shelving and structure as one



Landscape setting of study pavilion



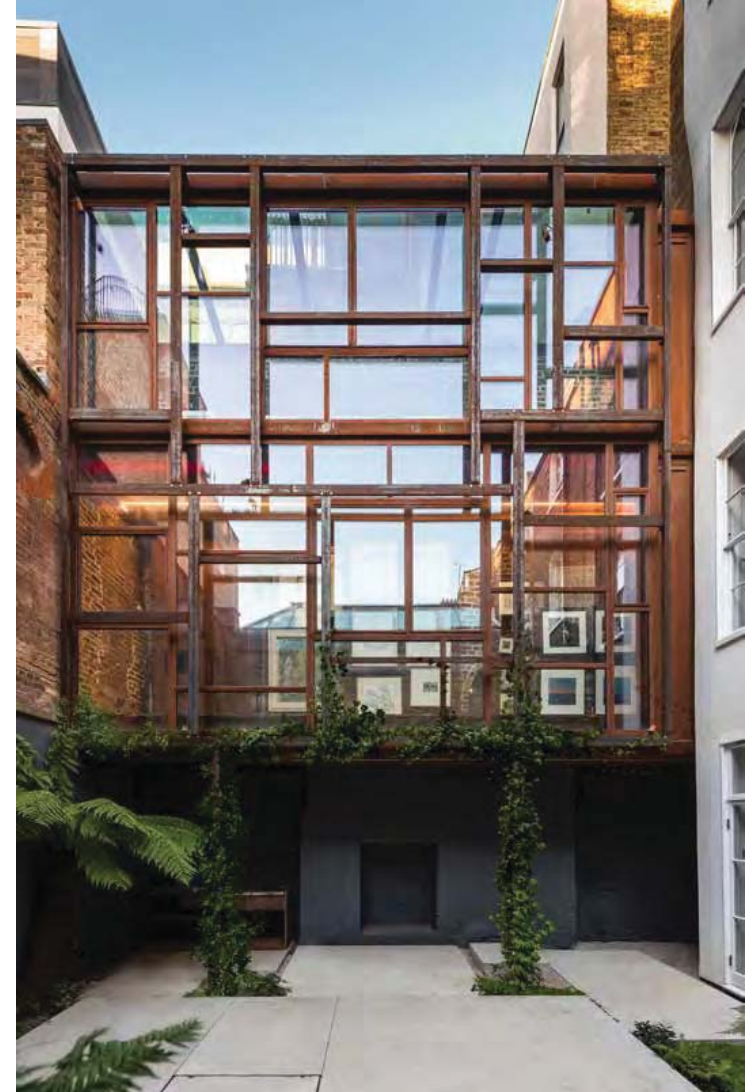
The study pavilion at dusk

Gianni Botsford Architects

Layered Gallery, London W1 (Camden)

A ghost of the previous volumes, a tree in the garden, layers of nature and screening, privacy and display. A space to look at art, to sit, to contemplate. A place made from the elements of rusting steel, brick, glass, and light.

The private gallery for an art collector provides a space to view and sort parts of the collection prior to hanging in the rest of the house. Conceived as part of the garden landscape, the Cor Ten extension is built to provide additional layers for the use of the garden- a room that opens out as a balcony, a room that serves as the gallery space, a concealed WC, and a protected outdoor space that serves as an outdoor kitchen.



Gianni Botsford Architects

White on White, London NW1 (Camden)

Awards

- RIBA Regional Award winner 2015

The client required a 'jewel like' extension to provide a study. It was to have a strong connection to the garden and crucially not to draw attention to itself from the other side of the canal for reasons of privacy. Our aim therefore was to dematerialise the room within the existing white stucco elevation of the house and yet to have a strong internal presence.

Instead of contrasting with the existing architecture, it is made to be invisible when viewed from afar. This was achieved by carefully selecting the materials- unframed ultra clear low iron glass; a white frit to camouflage the glass with a bespoke pattern relating to the garden, the view and the water; white structural silicone instead of the usual black; and the structure subsumed into the glass panels themselves.



Subtle new glazed extension blending with the natural surroundings and the architecture



External view from the other side of the canal



New bookshelf hidden behind the extension

Project Summary

Extensions and alterations to 13A Pond Street

This document contains supporting material for the proposed planning application for extensions and alterations to a house at 13A Pond Street. It has been prepared by Gianni Botsford Architects on behalf of the client.

The current property at 13A Pond St, hidden behind 13 and 15 Pond St and accessed by a shared alleyway, has been lived in by a couple for the last 50 years. It was altered and extended in 1969 by Foster Associates, and is now in need of reinvention, refurbishment and updating to current standards. Our client has recently purchased the property and requires more space for his growing family with a minimum requirement of a kitchen, living, dining room, three bedrooms, and an additional studio and play space, with good access to an improved garden area and roof terrace.

The objective of the proposed alteration and extension is to extend and improve the accommodation of the existing house and garden, in particular:

- Provide a design solution for a well equipped and proportioned three bedroom modern family home, by replacement of the pre-1969 parts of the house and erection of new accommodation on three storeys above ground and one storey below ground whilst preserving and enhancing the Foster extension.

- Improve the insulation, heating and mechanical services.

- Improve views and natural lighting, especially for the bedrooms and kitchen/dining area.

- Provide a new garden to the North West for the kitchen and dining area by setting back and reducing the proposed building from the existing footprint.

- Improve the size and quality of the service areas, such as the entrance, bathrooms, utility, plant, cupboards and storage.

- Improve the quality and accessibility of the roof terrace to the Foster extension.

- Improve privacy and noise pollution from the Roebuck Pub garden adjacent.

The above design objectives are to be implemented with the least impact on the adjoining neighbours. The character and appearance of the Conservation Area is to be maintained and enhanced.



Foster's extension at night looking from the rear garden



Interior of the extension



Interior of the extension



Exterior of the cottage from the shared driveway

Design Process

Site Location

The site is located within the London Borough of Camden, approximately 1km to the south-east of the centre of Hampstead, approximately 1km to the west of the centre of Gospel Oak; and approximately 1.8km to the north-west of the centre of Camden Town, to the south of which lies the core of Central London.

Hampstead Heath

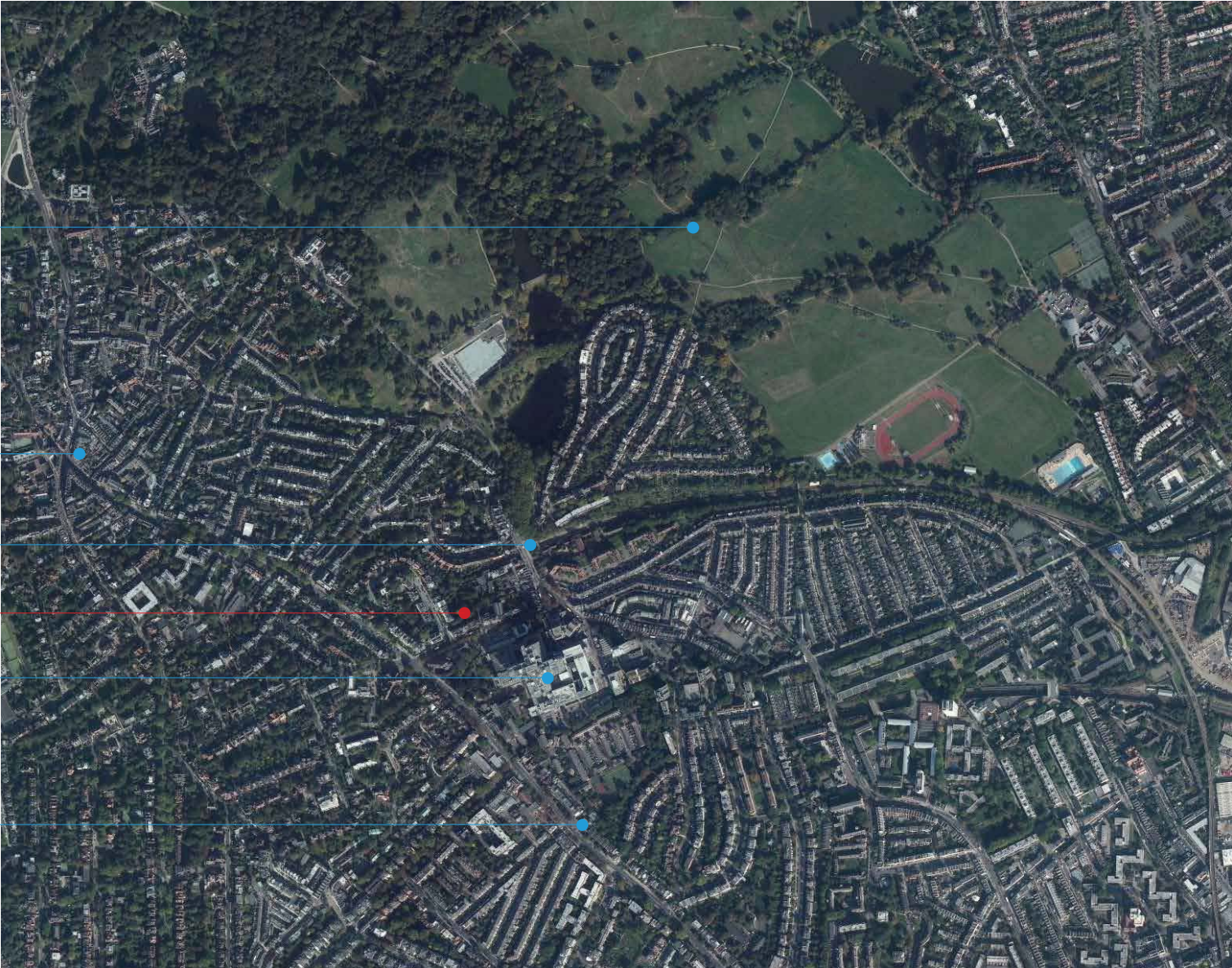
Hampstead Underground Station

Hampstead Heath Station

Site

The Royal Free Hospital

Belsize Park Underground Station



Design Process

Site Location

The A502 Haverstock Hill/ Rosslyn Road runs to the west of the site. It is one of a number of historic roadways linking central London to areas to the north-west. Development along Haverstock Hill is mixed, with a number of institutional buildings, as well as commercial frontages, notably in the vicinity of Belsize Park Underground Station and residential development.

The only access to the site is through a driveway from Pond Street, which is a major Hampstead thoroughfare linking Rosslyn Hill and South End Road providing access to the Royal Free Hospital and car park, the bus depot, and beyond to Hampstead Heath. Characterised by a mix of uses at street level including a pub, dance studio, pre-school, an undertakers, estate agent, an M&S store, hairdresser, a restaurant and café, as well as residential units, it is a commercial and relatively noisy part of Hampstead.



Design Process

Site Surroundings and Key Character

The immediate context is composed of buildings with different uses, sizes and architectural styles.

At the north of Pond Street, there are houses dated from the 18th and 19th centuries with 2-3 storeys above ground, whilst to the south it is dominated by large buildings - The Royal Free Hospital from the 20th century and Hampstead Hill School from the 19th century.

Hampstead Hill Gardens on the west side is mainly made up of a series of detached and semi-detached houses dated from the 18th and 19th centuries.



Houses at the north side of Pond Street



The Royal Free Hospital, a large modern building at the south side of Pond Street



Hampstead Hill School



Detached houses on Hampstead Hill Gardens

Design Process

Conservation Areas and Examples of Modern Buildings in the Neighbourhood

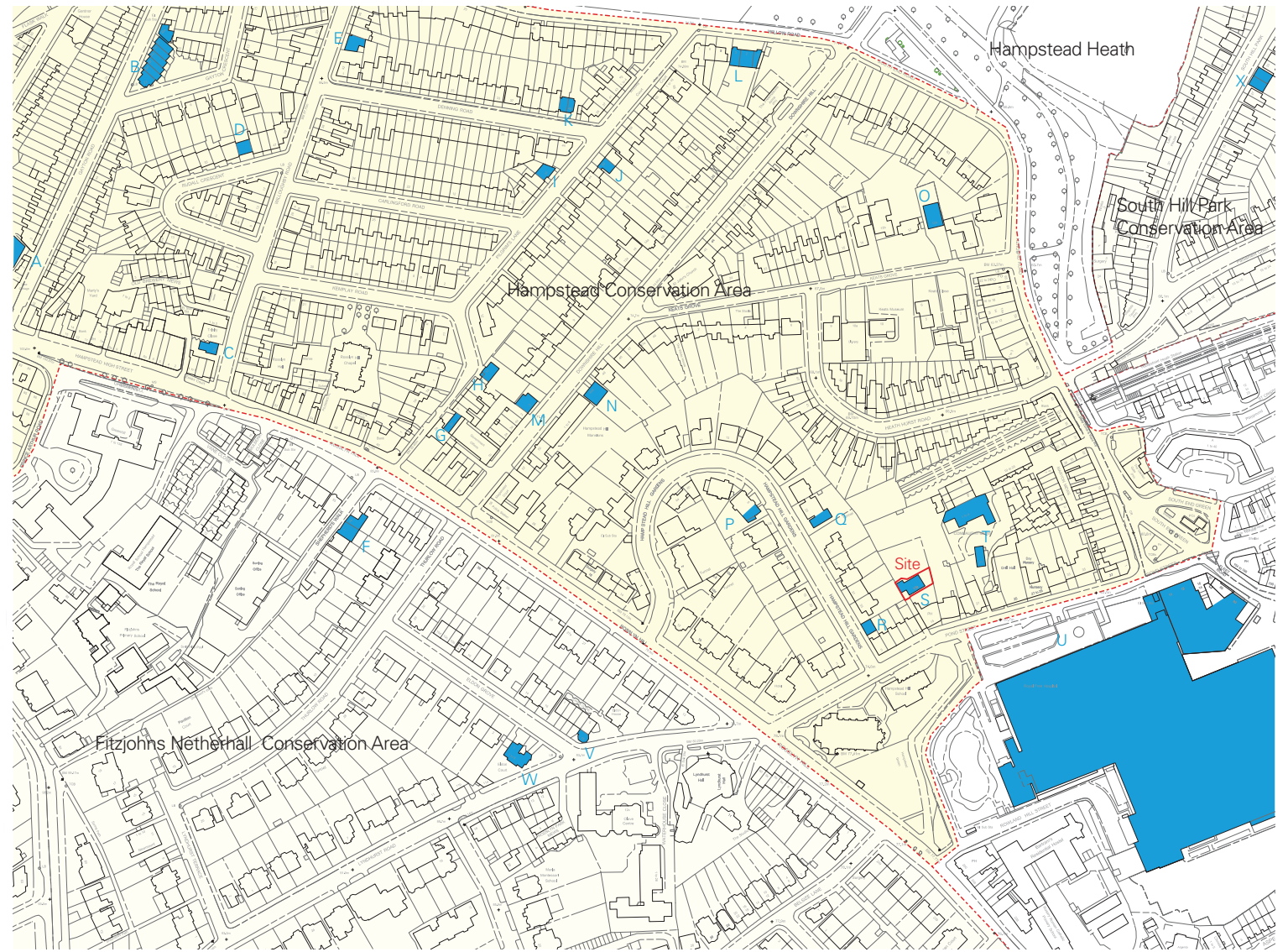
The site is 13A Pond Street, which is located in the Hampstead conservation area. A number of adjacent properties on Pond Street are Grade 2 Listed. The houses on Hampstead Hill Gardens are regarded as buildings which make a positive contribution to the area according to the Hampstead Conservation Area statement.

Although the site and most of surrounding areas are within the conservation area, there is a large diversity of architectural styles and sizes of houses, from small cottages to large houses, and from traditional to modern. The proposal is intended to reflect and enhance the character of the area.

These pages show some examples of modern buildings in the area.



- Listed Buildings
- Buildings which make a positive contribution
- Site



- Conservation Area
- Modern Buildings

Design Process

Examples of Modern Buildings in the Neighbourhood



A: 2a Gayton Road



B: 36-38 Gayton Road



C: 41 Rudall Crescent



D: 1a Willoughby Road



E: 44 Willoughby Road



F: 1-1a shephers walk



G: 2b Pilgrims Lane



H: 10 Pilgrims Lane



I: 31 Pilgrims Lane



J: 50 Pilgrims Lane



K: 49 Denning Road



L: 1-3 Willow Road



M: 3 Downshire Hill



N: 49A Downshire Hill



O: 12a Keats Grove



P: 8A Hampstead Hill Gardens



Q: Rear of 23 Hampstead Hill Gardens



R: Rear of 5 Pond Street



S: 13a Pond Street



T: Connaught Mews



U: Royal Free Hospital



V: 16 Eldon Grove



W: Eldon Court



X: 47-49 Denning Road

Design Process

Back Land Site Developments

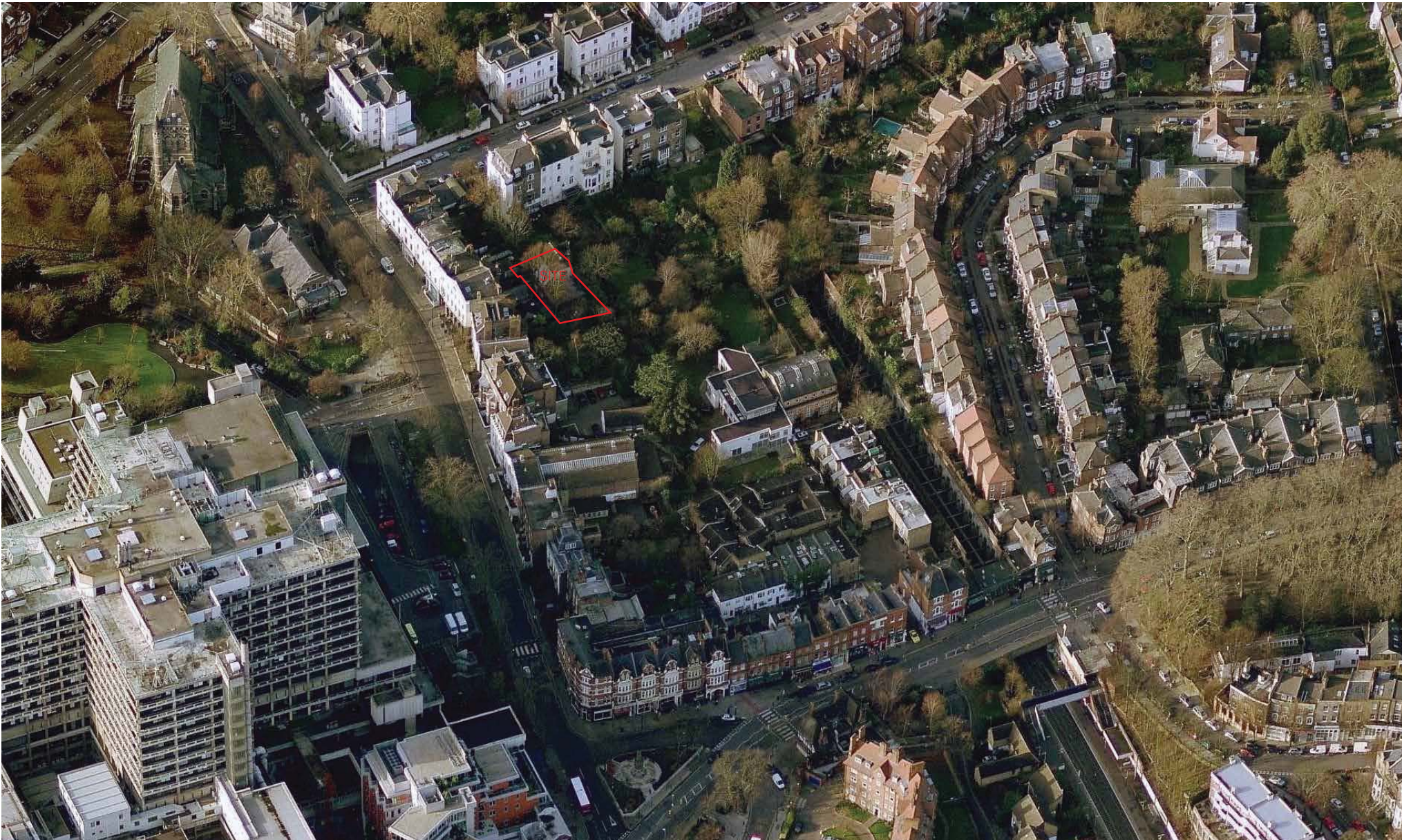
In addition to our site, there are two significant backland site developments to the east - Maryon Mews has an access between 29 and 31 South End Road, and Connaught Mews has an access between 21 and 23 Pond Street.



- Buildings with street frontage
- Buildings in backland sites

Design Process

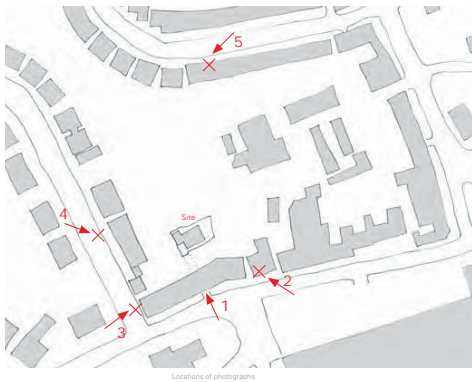
Aerial Photograph with the Existing Building



Design Process

Street Views

As the site is a backland site accessed through an arch on Pond St, it is not seen from the surrounding streets with the exception of a very narrow view through the driveway between 13 and 15 Pond St.



1: The only view from the public domain to see a part of the house in 13A Pond Street through the shared driveway



13A Pond Street
Gianni Botsford Architects

2: View from Pond Street



3: View from Hampstead Hill Gardens



4: View from Hampstead Hill Gardens



5: View from Heath Hurst Road

Design Process

Existing Trees

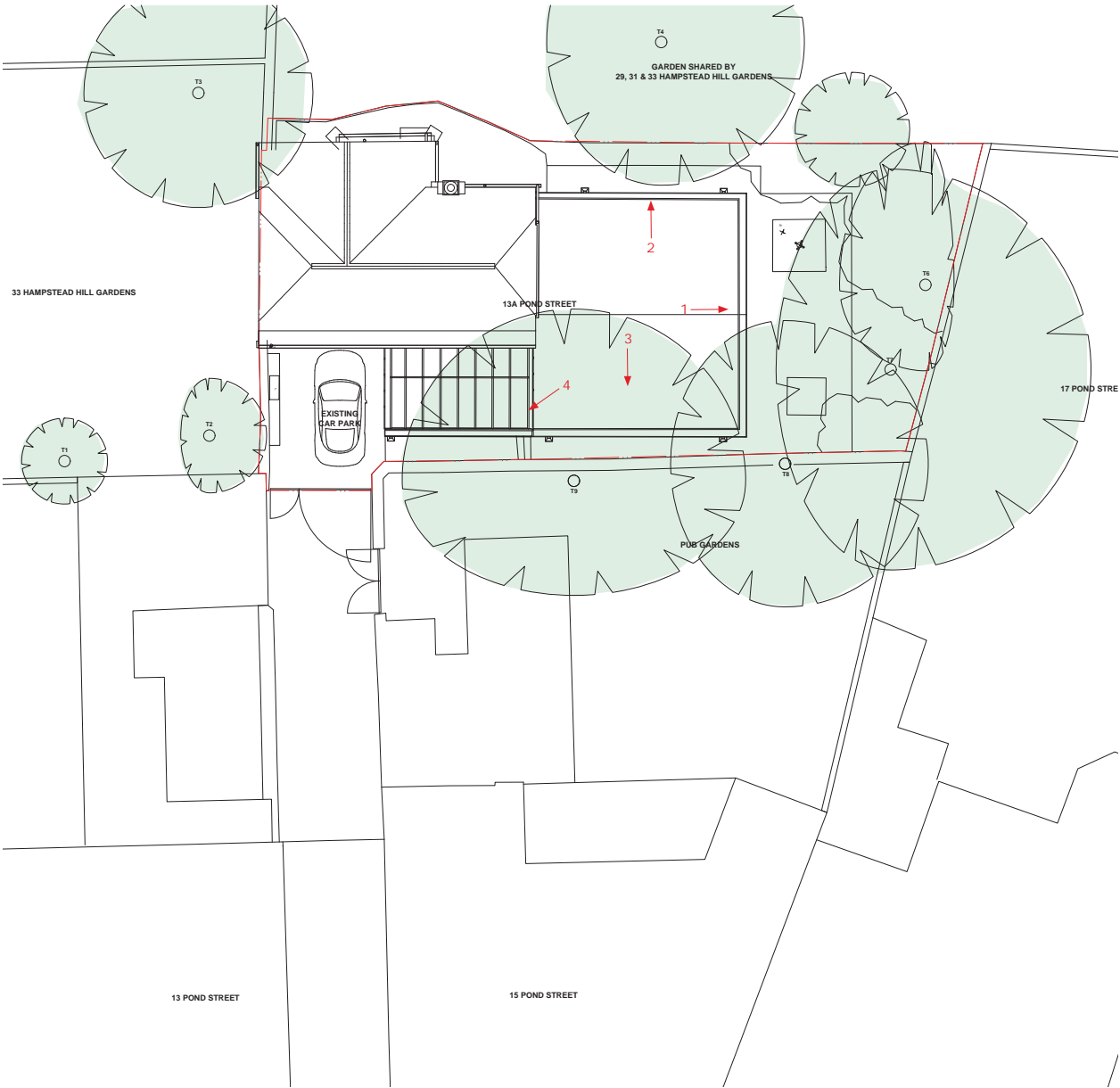
This site is surrounded by mature trees both within the site and in neighbouring gardens which provide a large amount of screening.

The largest trees are located in the pub garden of 15 Pond Street which have a strong impact on shading and screening to our site.

The proposal seeks to retain all the trees on the site and neighbouring gardens.



Aerial photograph showing dense trees



Design Process

Existing Trees



1: View from the existing roof terrace towards east



2: View from the existing roof terrace towards north



3: View from the existing roof terrace towards south



1: View from the existing roof terrace towards south-west