

BARRIE HOUSE
29 ST. EDMUND'S TERRACE

NW8 7QH

16033
DESIGN & ACCESS STATEMENT

November 2017



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON



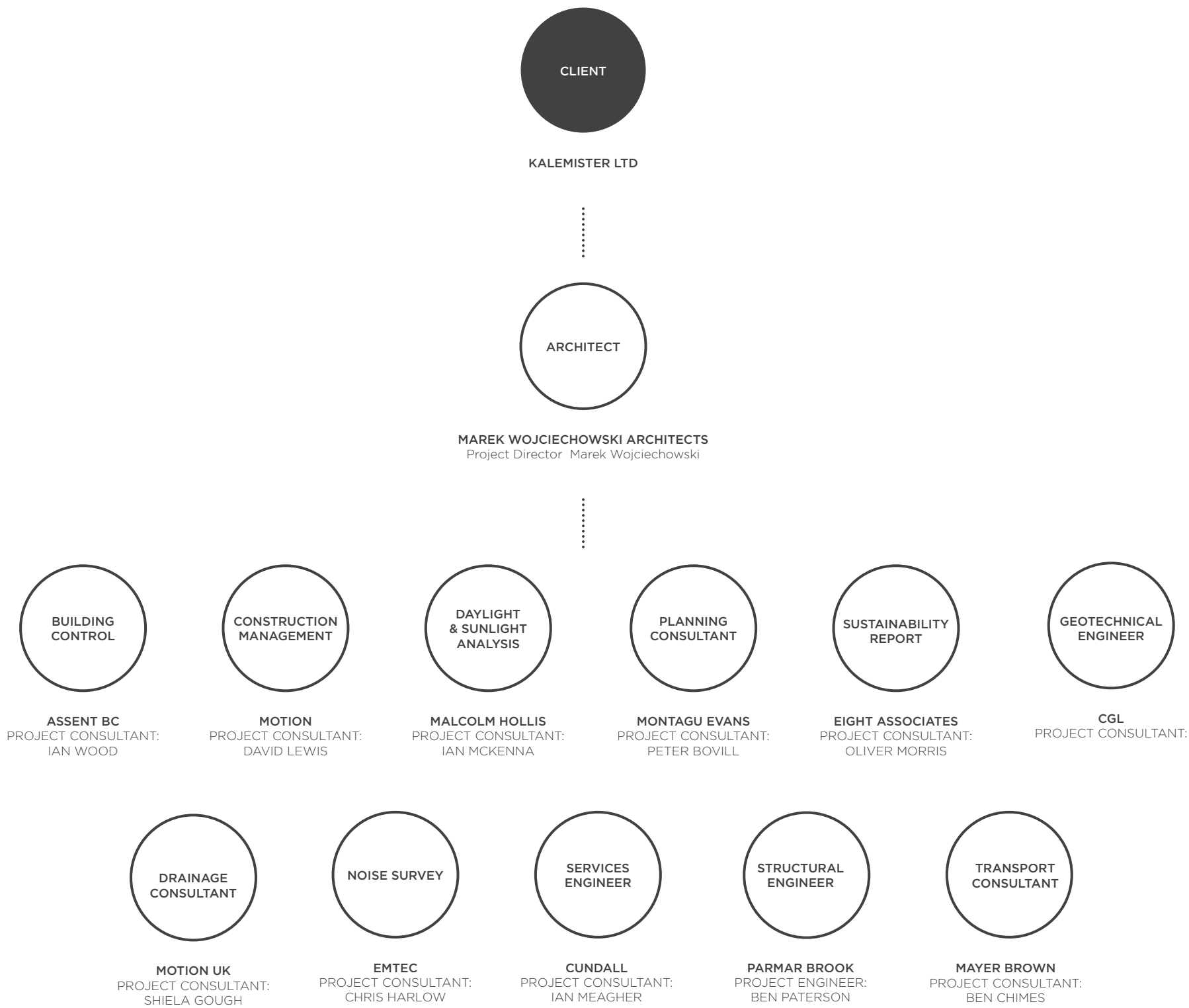
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SECTION 1.0

INTRODUCTION





PROJECT TEAM

i. Marek Wojciechowski Architects have been instructed to prepare a planning application for the property at Barrie House, 29 St. Edmunds Terrace, London. The proposed extension of the property - as described in the accompanying drawings and visuals in the submission - has been informed by the comprehensive design team. The diagram outlines the project team that has worked together to prepare this detailed planning application.

ii. During the preliminary stages of the design a number of key consultants were appointed, including;

- Planning Consultant
- Daylight & Sunlight Consultant
- Structural Engineer
- Building Control
- M & E Consultant
- Noise Survey
- Acoustic Engineer
- Geotechnical Engineer
- Construction Management Plan
- Sustainability Report
- Drainage Consultant
- Transport Consultant

iii. The early input during the initial studies from the consultants identified above have been key, in order to identify the critical issues that have helped form the proposals described as part of this Application.





20 John Street, London Borough of Camden



John Kirk House, London Borough of Camden
'Shortlisted for Camden Design Awards'

EXPERIENCE IN LONDON BOROUGH OF CAMDEN
THE PRACTICE: MAREK WOJCIECHOWSKI ARCHITECTS

i. Since 2004 Marek Wojciechowski Architects have been driven by the pursuit of quality. We believe that new buildings and architectural innovation are only sustainable if they are entrenched in thoroughly rational analyses of function, context, materiality and environmental impact. The company continues to expand and further its strong reputation for delivering new build architecture and giving vibrant sustainable life to old and historic buildings through adaptive innovative interventions.



7 Warwick Court, London Borough of Camden

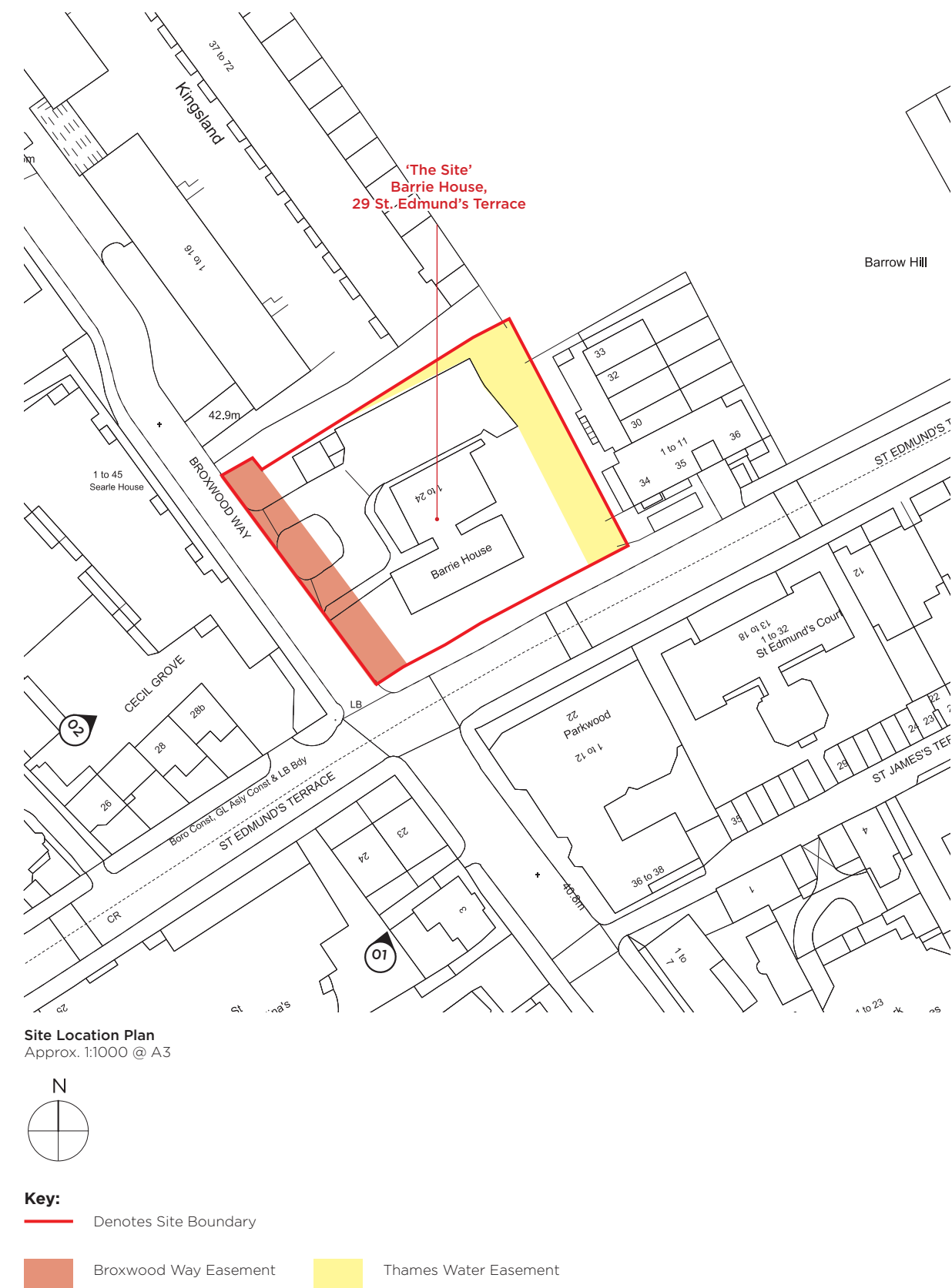


152 Kentish Town Road, City of Camden



8 Warwick Court, City of Camden





Barrie House & Surroundings
Aerial View 01
(Site outlined in red)



Barrie House & Surroundings
Aerial View 02
(Site outlined in red)

1.1 Project Introduction

1.1.1 Introduction

- i. Marek Wojciechowski Architects have been instructed to prepare a pre-planning application for the property at Barrie House, 29 St. Edmund's Terrace, NW8. The site consists of a 9-storey property, arranged over basement to seventh floor levels, and a now-derelict 2-storey 1960's porter's lodge to the front of the site, arranged over ground and first floor level. Both properties have a C3 residential use class, are not listed and do not fall within a conservation area.
- ii. This application relates to the proposed extension of the property, as outlined in this report. Works related to the above development include (but are not limited to):
 - Demolition of existing 2-storey porter's lodge;
 - Redevelopment of the existing car park to accommodate the proposed 4-storey extension adjoining Barrie House, over basement to third floor levels, to create 9no. self-contained flats (7x 2-bed & 2x 3-bed); and
 - Relocation of 8no. existing off-street parking spaces.
- iii. This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.

1.1.2 Development Constraints

- i. The site has a number of easements which create restrictions on land use summarised below:
 - The lease of land from Thames Water (highlighted in yellow on the site location plan opposite) prohibits construction on the land.
 - The land by Broxwood Way (highlighted in red on the site location plan opposite) is subject to restrictive covenants, in favour of Broxwood Way land retained by the vendor, prohibiting any building except for paladin store and boundary wall.
- ii. These constraints have been carefully considered in the design of this development to ensure there will be no adverse effects on adjoining properties or existing residents of Barrie House.





01 - Barrie House from St. Edmund's Terrace



02 - Barrie House from Broxwood Way



03 - Vehicle Entrance from Broxwood Way & Existing Porter's Lodge



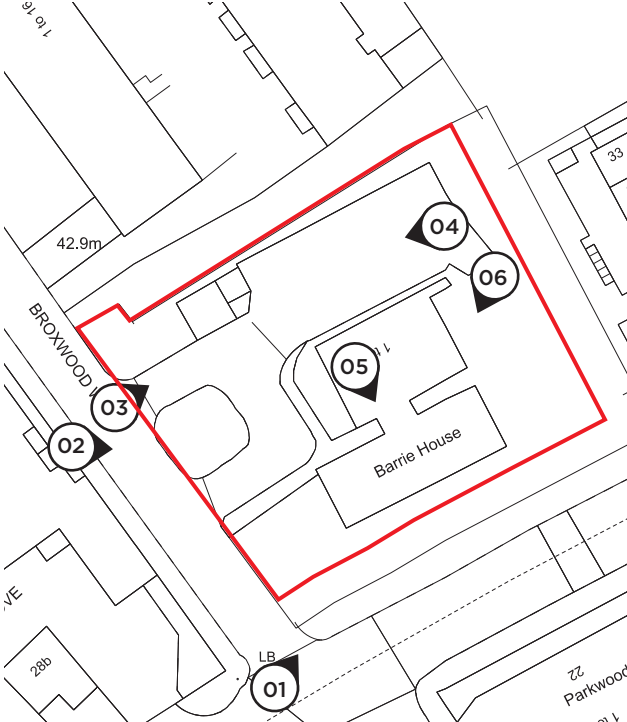
04 - Existing on-site private parking (8 spaces)



05 - Water tank at Roof Level

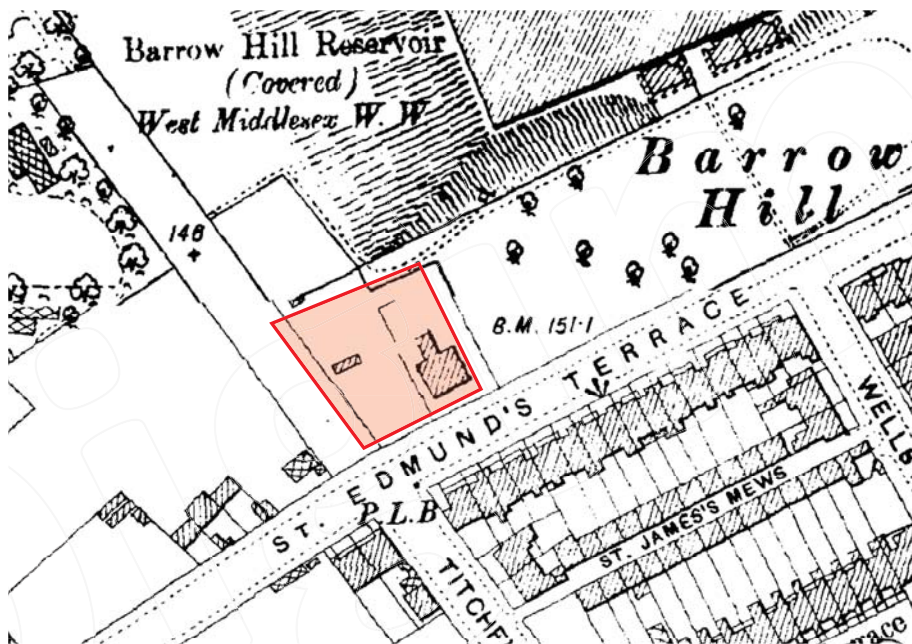


06 - Ground Floor Rear Extension



Site Location Plan (NTS)





1890's
Ordnance Survey Map
St. Edmund's Terrace & Surroundings
(Approx. site outlined in red)



1910's
Ordnance Survey Map
St. Edmund's Terrace & Surroundings
(Approx. site outlined in red)

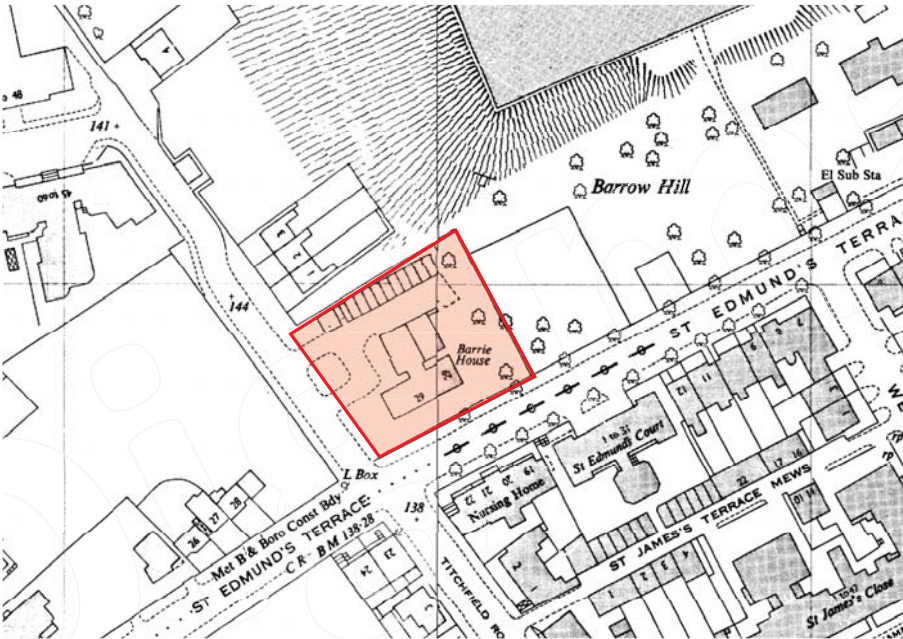


1930's
Ordnance Survey Map
St. Edmund's Terrace & Surroundings
(Approx. site outlined in red)





1950's
Ordnance Survey Map
St. Edmund's Terrace & Surroundings
(Approx. site outlined in red)



1960's
Ordnance Survey Map
St. Edmund's Terrace & Surroundings
(Approx. site outlined in red)



2017
Ordnance Survey Map
St. Edmund's Terrace & Surroundings
(Approx. site outlined in red)





1837
St. Edmund's Terrace & Surroundings
(Approx. site outlined in red)



1861
St. Edmund's Terrace & Surroundings
(Approx. site outlined in red)



1865
St. Edmund's Terrace & Surroundings
(Approx. site outlined in red)



1.6 Site History

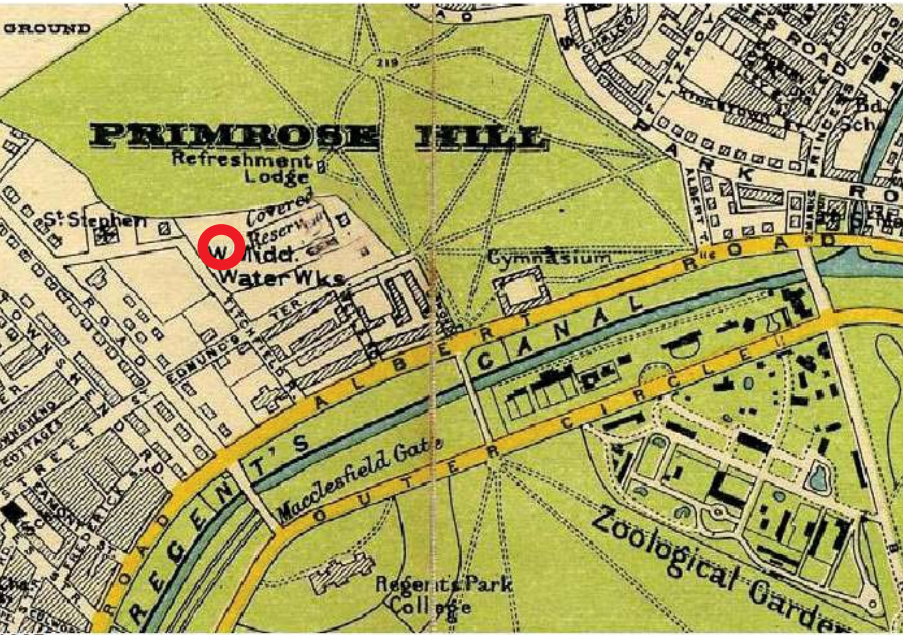
Extracts and maps from 'Primrose Hill & Chalk Farm' Old & New London. Vol. 5.

i. Primrose hill from a sort of supplement and appendage to St. James's Park, so does Primrose Hill to the Regent's Park: it has the character of a "park for the people," and its associations are the reverse of aristocratic. The hill lies on the north side of the park, and its name still bears testimony to its rural and retired situation, when its sides were covered with brushwood and an undergrowth of early spring flowers.

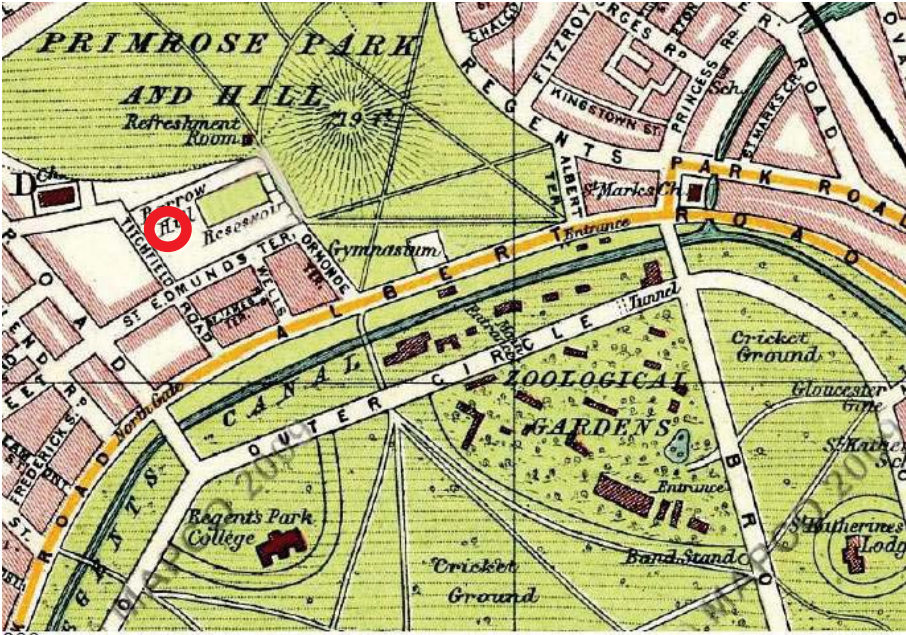
ii. Going back to the time of the Roman settlers, we find that when they planted their colony on the banks of the Thames and founded London, most part of the northern district consisted of a large forest filled with wolves and other wild animals. Early in the thirteenth century the forest of Middlesex was disafforested, but although portions were cleared, St. John's Wood, as we have already seen, remained sufficiently dense in Queen Elizabeth's reign to afford shelter and concealment to Babington, the conspirator, and his associates. At that time, however, the slopes of Primrose Hill were used as meadow land, and were probably in the mind of writers who allude to the many "haicockes in July at Pancrudge" (St. Pancras), as a thing known to everybody.

iii. This district dates back to very early times, if we may accept the name of Barrow Hill—formerly Greenberry Hill—which lies on its western side, as evidence that it was once the scene of a battle and place of sepulture for the slain. There was formerly a Barrow Farm, and Barrow Hill itself is now occupied by the reservoir of the West Middlesex Waterworks. The name survives in Barrow Hill Place and Road.

iv. More than two centuries pass away, farmhouses are built, and the manor of Chalcot is divided into Upper and Lower, which are described as the Chalcots. Towards the close of the year 1678 the eyes of all England were directed towards this retired and lonely spot, for there had been discovered the dead body of Sir Edmund Berry Godfrey,. The hill at that time doubtless was famous for the primroses that grew upon it; and although the fields around were used for grazing, the place, covered as it was with brambles, was inaccessible.



1897
St. Edmund's Terrace & Surroundings
(Approx. site outlined in red)



1908
St. Edmund's Terrace & Surroundings
(Approx. site outlined in red)

