6 Streatley Place

Hampstead, London, NW3 1HP

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DESIGN & ACCESS STATEMENT

June 2018

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View looking North East along Streatley Place

1. Introduction

This Design & Access Statement has been prepared to support the application for a residential development at 6 Streatley Place. The proposal seeks for the demolition of the existing three workshop & stores and the removal of six existing trees on the site and their replacement with four new self-contained flats across four floors. The proposal sets out the excavation of lower ground level to introduce a new basement and the introduction of foundations & services to the North West of the site.

The existing storage unit & workshop space is currently vacant and its most recent occupation was in the 1980s.

The proposed scheme is for 4 residential apartments of different sizes along with integral storage for bikes, refuse/recycling and associated amenity space. Courtyard gardens & terrace access is included in the design which will be fully landscaped to reduce overlooking whilst introducing scenic outlook. The site is located within the Hampstead Conservation Area and within an Archaeological Priority Area as defined by the local authority. While there are no listed buildings on the site itself, there are a number in the immediate vicinity and one immediately adjacent to the site known as New Court, a Grade II block of artisans' flats built in 1854 & the curtilage thereof which includes a London Stock brick wall on the boundary of the application site.

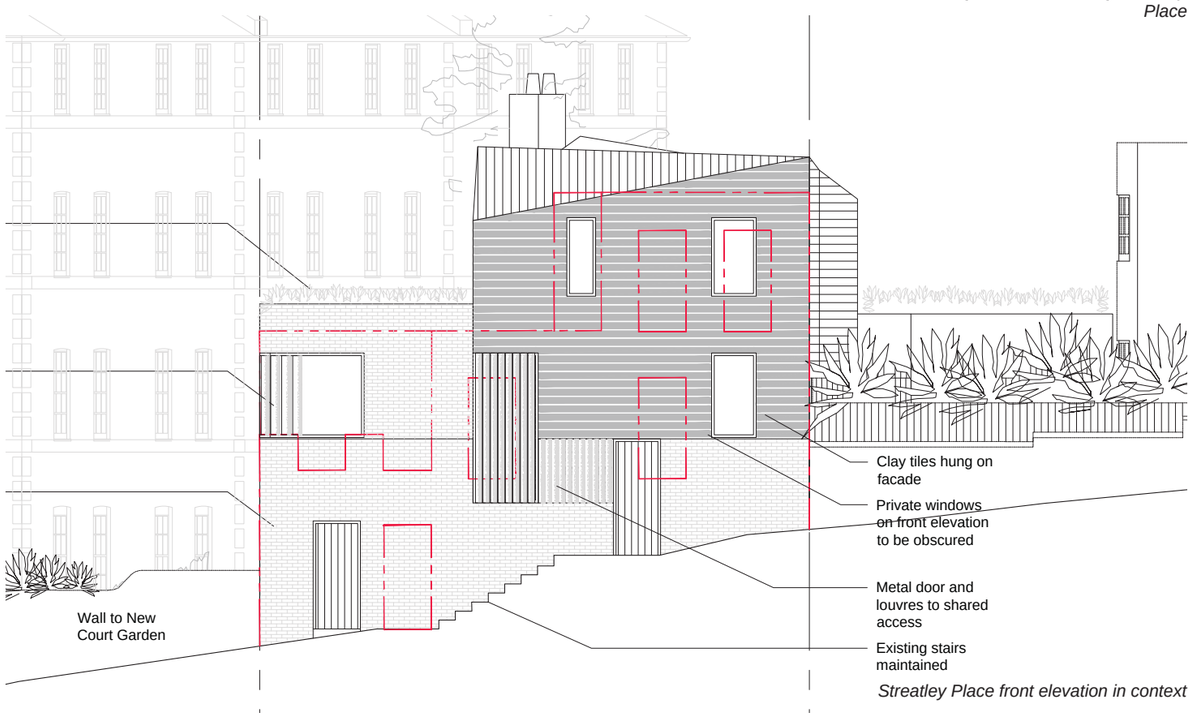
The site currently has been granted planning approval for the construction of four flats across 3 floors. The proposed scheme will be similar in design to that of the approved and slightly smaller across the ground and first floor levels. The residential design meets Camden's Development policies DP2 & DP5 for more residential dwellings & of varying sizes.

The application also includes separate reports as follows:

- Sunlight & Daylight Report
- Historical assessment
- Bat Survey
- Tree Survey
- Construction Management Plan
- Ground Investigation & Basement Impact Assessment
- Structural Feasibility Report

We have separated the various elements of the Design and Access Statement into the headings as set out on the contents page in order to fully explain the principles for the proposed scheme, how they relate to the surrounding area and how they satisfy planning policy. Where we can, we have related specific policies to each point of the proposed scheme.

View looking South West along Streatley Place



Streatley Place front elevation in context

2. Setting

Urban Context

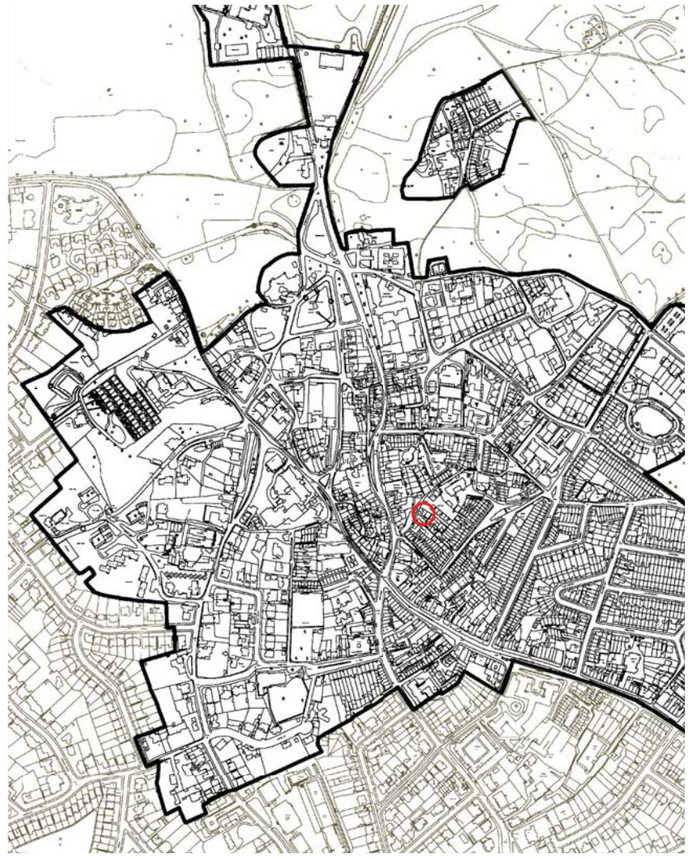
The site at 6 Streatley Place is located at the centre of Streatley place, a small pedestrian access route, connecting Heath Street to New End Square. The site is at the higher end of a large slope that runs down from east to west. The street lies on the east side of Hampstead Village approximately 100m North of Hampstead underground station. 6 Streatley place lies within the historic parish of St Johns Hampstead and now resides within the Greater London Borough of Camden.

The immediate area of Hampstead is a Victorian Commercial centre with the parade of shops built in the late 19th Century. The back land of these high streets were then infilled with residential developments. There are several buildings of prominence ranging from very traditional to more contemporary in design many of which laid upon the steep slopes of the area. The irregular footprints and rooflines along the high street and residential developments as they climb the hill give the street a beautiful charm. The area is a juxtaposition of buildings from various periods in time with a variety of designs and details. The only bond that all these buildings possess is that they are mainly built out of London stock brick with various fenestrations and elements of detail puncturing the rhythmic brick bond. It is this unique character that London architecture holds that allows for many new contemporary and pastiche designs to be inserted into the urban fabric.

The streets generally have a fair amount of vegetation along the edges with tall London stock brick walls concealing green spaces behind. Due to the topography of the landscape open space is easily viewed from low lying residences.

Several recent infill developments have taken place within the area over recent years, some successful and others less so. These include new private homes, schools, churches, refurbishments and multiple extensions. These new buildings vary in architectural design and detailing considerably and this variation of styles and building types adds to the richness of the area. The aspect that binds all of the new buildings is the consistent level of architectural rigour within the design and detailing of the new properties.

Aerial photograph of the site location



Hampstead Conservation area plan

Front Elevation from Streatley Place

Streatley Place looking West

Front Elevation from Streatley Place

Streatley Place junction

3. The existing site

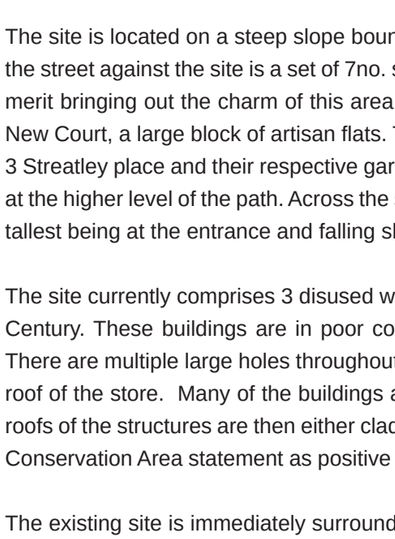
The site is located on a steep slope bounded to the North-West by Streatley place. To overcome the gradient of the street against the site is a set of 7no. steps dating from early 19th Century. The steps have great architectural merit bringing out the charm of this area. To the North East the site is bounded by the rear, levelled, garden of New Court, a large block of artisan flats. To the South East the site is bound by 7 Lakis close and to the South is 3 Streatley place and their respective gardens dating from 1950s. The site is accessed directly from the passage at the higher level of the path. Across the site there is a vast difference in height of approximately two meters - the tallest being at the entrance and falling sharply towards the South East.

The site currently comprises 3 disused workshops & stores, parts of which likely date back to the early-mid 19th Century. These buildings are in poor condition with some having to be supported with reinforced truss work. There are multiple large holes throughout the structures, collapsed roofs and vegetation growing out of the main roof of the store. Many of the buildings are typically built with red stock brick work & are partly rendered. The roofs of the structures are then either clad in metal or asphalt. The structures are not identified in the Hampstead Conservation Area statement as positive contributors to the character and appearance of the conservation area.

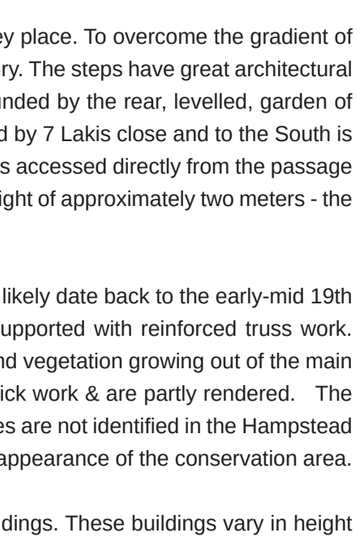
The existing site is immediately surrounded by multiple Victorian listed buildings. These buildings vary in height from 2-4 storeys. While there are no listed buildings on the site itself, there are a number in the immediate vicinity and one immediately adjacent to the site, a Grade II block of artisans' flats built in 1854 & the London stock brick wall bordering the application site.

The site is not listed, however, the street itself is mentioned on multiple occasions within the conservation area statement of Hampstead and therefore particular attention needs to be paid toward the design to maintain the character of the area. The stairs adjoining the North side of the plot are mentioned regularly and therefore particular care will need to be placed in order to protect them during the life time of its construction. The site lies in flood zone 1 and being on the top of a hill has a very low possibility of flooding.

Due to the previous history of the building and its surroundings the proposal has been developed with the utmost sensitivity in mind.



Streatley Place junction



Disused sheds on site

Existing North-West Elevation

Existing North-East Elevation

Existing South-East Elevation

Previous planning History

The following planning applications have all been granted. None, however, have been implemented upon the site.

2017/0183/P - Demolition of the existing workshops & stores and the erection of a 1-3 storey building with 1st and 2nd floor terraces comprising 4x flats.

2013/7013/P - Erection of a double height rear conservatory extension to 7 Lakis Close, and demolition of outbuildings on land adjoining 3 Streatley Place. Granted

02/06/2014/PWX0103931 - Erection of a double height rear conservatory extension to the dwelling-house at 7 Lakis Close, together with the change of use of land adjoining 3 Streatley Place from Class B8 (storage) to residential purposes to provide additional amenity space for 7 Lakis Close, and the provision of access steps to link the two sites. Granted 17/06/2002

2014/7778/P Demolition of buildings in a conservation area and their replacement with the erection of a part2/ part 3 storey building for short term holiday accommodation (Class C1).

Loss of employment

Looking at the history of the site it does not appear that it has been used as a residential plot. The current buildings have in the past been used as warehouse and storage areas. There is also the probability that some of the units have been used to keep pigs.

The buildings have been left vacant, unused and unoccupied since the 1970s and since then have had a few planning applications for their conversion into residential extensions, residences & a hotel.

The Borough of Camden understandably retain land and buildings that are suitable for continued businesses and employment. We feel, however, that due to the location of this property and continued search attempts, the loss of light industrial space (B1c) is justified.

The loss of storage space, and the conversion to ancillary storage for 7 Lakis Close was considered acceptable in 2002 (PWX0103931). The structures were also granted permission for demolition and the use of the whole site as amenity space for 7 Lakis Close was approved in 2014 (2013/7013/P). The most recent application for a hotel also deemed the out buildings to be of little importance granting permission for demolition. In the previous committee report it states that “Due to the poor condition of the existing buildings and their unsuitability for storage or any other business use, there is no objection to their demolition”.

Due to the size of the proposal there is also ample opportunity for the proposed developments to be utilised as live/work dwellings which would not have been possible in the current state of the building as is suggested in policy DP13.

Previous approved elevation along Streatley Place - North/West Elevation - Living Architecture

Previous approved proposed view up Streatley Place - Living Architecture

4. Design approach

The current application seeks approval for a design similar to the previously granted application, 2017/0183/P. The materials, visual massing and overall form will follow the same direction and aesthetic as that which has been approved. The principle of the updated application is to allow for additional room for the future inhabitants of 6 Streatley Place and rearrangement of the internal plan. A lower ground floor is being proposed at the site with a slight reduction in the overall footprint of the floors above. The revised ground, first and second floor plan allows for a more coherent structure allowing for a simpler construction process. The footprint of the lower ground floor level is set in from the boundary walls and, therefore, is slightly smaller than that of the ground floor.

Like the previous scheme, the proposal seeks approval for the introduction of four new dwellings. The proposed building provides a residential development which cohabits with the urban grain, existing neighbouring buildings and surrounding environment while complementing & enhancing the character of the conservation area.

Our proposal offers 2no. three-bedroom units, & 2no. two-bedroom units of contemporary design that respond to and respect their surrounding context. The form and massing of the building is taken from the local vernacular with popular and key characteristics such as pitched roofs, eaves line and solid brick façades which are incorporated into the design with a modern twist and appearance. The materials and colours of the design will be in respect to those of the adjacent buildings and context including London stock brick. The landscape of the domestic garden is also included as part of the considered design approach and plays an integral and important part of the overall scheme.

It was felt early in the development of the scheme that the proposal should be for a contemporary piece of architecture rather than a pastiche in order to reflect the ever evolving nature of London developments. The modern design with contemporary elevations takes key features from the existing buildings in the street such as large windows, materials and a pitched roofscape, & follows the local tradition of buildings being of their time.

The development is divided across four floors, a lower ground floor is proposed - set back from Streatley Place. The Third storey is located on the west side of the building and is much smaller than the overall footprint of the building. At the top of the stairs on Streatley Place the building will appear two storeys while at the bottom the building will also appear two storeys. This will allow the aspect from both directions of the path to not read as three storeys in height. The overall height of the development will also be lower than the eaves of 64 Heath Street that lies opposite. The tallest element of the façade lies directly opposite an opening between 64 Heath Street & 1-4 Streatley Flats reducing a canyoning or overbearing sense. Due to the many tall buildings that directly surround 6 Streatley place the proposal will always be viewed within the context of larger developments. The original building at the rear of 64 Heath St appears to have been a timber clad structure similar in height & massing to our proposal directly opposite across Streatley Place.

The existing front wall along 6 Streatley Place will be carefully dismantled retaining each of the existing bricks. Suitable bricks will then be reimplemented on the proposed elevation of the scheme. By reusing the existing bricks an element of the historic character of the area will be preserved within the new development. The proposed building will therefore reflect the character of the area creating a positive outcome.

Development Density

The current proposal seeks for an increase in volume to the previous approved scheme. The visual form and massing of the building, however, sits delicately within the volume of the existing site without having additional adverse affects on the surrounding properties. The scheme fits within the London Plan Density matrix at 162.73 units per hectare as demonstrated in the table below.

The building allows for large external amenity space to each of the properties. Not only is this necessary amenity space for future occupants living in the units but also the neighbouring existing properties that will overlook this space. By removing the out of control canopy of trees there is room for more natural daylight to enter into multiple properties, however, there will be a loss of green outlook. These terraces and outdoor areas can have a controlled and managed area of landscaping.

This building will sit quietly within the local urban environment and will have a positive impact on the existing vernacular of the street. To prevent light pollution at night the higher floors will have automatic louvres to the external cladding of the property. This will also deter any overlooking to the neighbouring properties.

The proposal is for 4 dwellings with 1 - 3 bedrooms per unit which is in accordance with policy DP5 regarding the mix of units. Each of the floors have been carefully considered in terms of CPG2 to allow for appropriate ceiling heights, minimum internal room dimensions, daylight levels to internal rooms etc. By imposing the minimum ceiling heights for the development the neighbouring properties are more unaffected by the change in design from the original.

Setting	Pubic Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
Suburban	**150 - 200 hr/ha**	**150 - 250 hr/ha**	**200 - 350 hr/ha**
3.8 - 4.6 hr/unit	35 - 55 u/ha	35 - 65 u/ha	45 - 90 u/ha
3.1 - 3.7 hr/unit	40 - 65 u/ha	40 – 80 u/ha	55 – 115 u/ha
2.7 – 3.0 hr/unit	50 – 75 u/ha	50 – 95 u/ha	70 – 130 u/ha
Urban	**150 – 250 hr/ha**	**200 0 450 hr/ha**	**200 – 700 hr/ha**
3.8 – 4.6 hr/unit	35 – 65 u/ha	45 – 120 u/ha	45 – 185 u/ha
3.1 – 3.7 hr/unit	40 – 80 u/ha	55 – 145 u/ha	55 – 225 u/ha
2.7 – 3.0 hr/unit	50 – 95 u/ha	70 – 170 u/ha	70 – 260 u/ha
Central	**150 – 300 hr/ha**	**300 – 650 hr/ha**	**650 – 1100 hr/ha**
3.8 - 4.6 hr/unit	35 – 80 u/ha	65-170 u/ha	140 – 290 u/ha
3.1 – 3.7 hr/unit	40 – 100 u/ha	80 – 210 u/ha	175 – 355 u/ha
2.7 – 3.0 hr/unit	50 – 110 u/ha	100 – 240 u/ha	215 – 405 u/ha

Indicative Average Dwellings size

Source: Greater London Authority

Development density matrix

Public Consultation

Whilst designing the proposal a community consultation meeting took place on 4th June ‘18 to update the local residents on the revised planning application and devise the most appropriate route forward for the construction management plan. Prior to the meeting 80 Letters were sent to immediate neighbouring properties, along Flask Walk, Back Lane, Streatley Place & Mansfield Place, inviting them to view adaptations to the scheme and discuss the updated Construction Management Plan. Three ward councillors and the school were also invited to attend the meeting. Approximately 15 people attended this meeting. Within the consultation Martin Evans Architects produced sketch designs of the proposal in relation to its surrounding context. An independent health and safety advisor, who has visited the site and read through the CMP, attended the meeting in order to discuss specific HSE issues. The meeting looked to engage in initial discussions to form the best construction path and form a working group.

Feedback from this event was mixed. Many of the local residents were concerned about the construction of the build and the time it would take for the works to be undertaken. It was mentioned that this information would be included within the draft Construction Management Plan which would be made available with the submission of the application. Further meetings should be undertaken in order to derive the most appropriate method for construction.

The proposal to develop residential units upon this site was welcomed, however there was concern with the scale of the development. The majority of those that had attended preferred the Back Lane site for deliveries and removals of site materials. There were many concerns however, with the execution of these off-site compounds.

Some of the key issues that were raised within the meetings included:

Residents Comments	Developers Response
One window of New Court has not been included within the initial Daylight & Sunlight Report	The developer has since gone back to GIA to comment upon this window
Concerns over the construction of the proposal and the effects this may cause on the day to day use of Streatley Place	A rigorous draft Construction Management Plan has been submitted within this application. This will be made public online during the application. Many consultants have engaged within this construction management plan including a registered Health and Safety consultant.
Is the basement suitable for the area	Submitted within the planning application is all appropriate Basement Impact Assessments and Structural Feasibility reports that explain how it is possible to construct a basement at this location. These are all within the requirements set out by the Local Authority.
Concerns about the time period of construction	The introduction of the basement to the development will have an increased time period.
Deliveries to the site	Back Lane seemed to be the preferred option for deliveries and removals. There are concerns over queues developing here. The deliver zone would not be

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21st May 2018

Dear Sir/Madam,

Re: 6 Streatley Place,

I write to invite you to a community consultation event for a residential development in your neighbourhood. The proposed development involves the demolition of the existing outhouses and the erection of a 4no. storey residential building, including basement, containing four apartments.

As you are probably aware, a planning application for 6 Streatley Place was granted, subject to condition, on the 24th January 2018.

The site has since been sold to Trademark Group, a London based developer. Martin Evans Architects have been appointed to ensure that the new apartments are carefully designed to meet high standards, whilst also taking into account the privacy and overlooking of neighbouring properties. The developer additionally wants to ensure that scheme is sustainable and adheres to environmental standards. The scheme has since been altered in order to better accommodate the future inhabitants of 6 Streatley Place.

As part of the condition of approval and the public consultation process, we would like to engage with you as regards to the ongoing construction management plan. One of the conditions of the previous planning application is that a working group is established with local residents and businesses in order to establish a smooth construction process for the benefit of all involved. We appreciate the importance of the health and safety aspect of the construction process and we have engaged a health and safety consultant who will be in attendance at the meeting. We feel this will be an important aspect of our discussion and will form a comfortable foundation as part of the working group.

Please drop-in to discuss the design for the altered scheme and offer your comments at this informal public meeting to be held at **Pizza Express, 70 Heath Street, Hampstead, NW3 1DN.**

Monday the 4th of June from 7:00pm until 8:30pm

We will review your thoughts and comments after the consultation event before finalising the plans and the submission of the planning application.

There will be further opportunity to express your views before the Local Authroity make their decision once the application has been submitted.

Kind Regards,

Martin Evans

For and on behalf of

Streatley Place Ltd

Letter sent to 80 neighbours

Initial draft scheme

Height & Massing

The massing of the proposal is directly based upon the previous approved scheme. The front elevation of the proposal is unchanged however the rear elevation has been reorganised to visually improve the built form & simplify the construction process. Windows are cut deep into the footprint of the building to create indirect views. These have been carefully placed to prevent unnecessary overlooking in and away from the property. The rear of the site has been cut back to create amenity space for the dwellings and to increase light and outlook for 7 Lakis Court.

Internal Arrangement

Each of the units have an internal living space that is composed of a long linear narrative from the front entrance, off Streatley place, to the rear of the property. Light wells and terraces will connect external amenity areas to living rooms & kitchens. Bedrooms and bathrooms lead off the corridors that run along the spine of the property. The living rooms & kitchens, located at the end of the corridor toward the rear of the development, will have fully openable doors to merge the indoors to the outdoors.

Entering into the property the communal facilities are located at the front of the building with the bin store at the bottom of the steps along Streatley place and the bike store at the top.

The two ground floor units are almost mirrored along a large spine wall that stretches the length of the property. The units are positioned down a half landing from the main entrance set at the same level as the lower end of the steps on Streatley place. This current proposal seeks to increase the footprint of these ground floor flats to include a basement level. Access to the basement will be around an internal double height space.

Materials

In order to maintain the appearance and quality of the conservation area the building has been designed of good quality local materials reflecting that of the immediate neighbours. Streatley Place is heavily characterised by the London stock brick. The neighbouring buildings are not monolithic in materiality, Streatley Flats has dark engineering brick detailing at the foot of the building and New court has red brick detailing breaking up the grand facade.

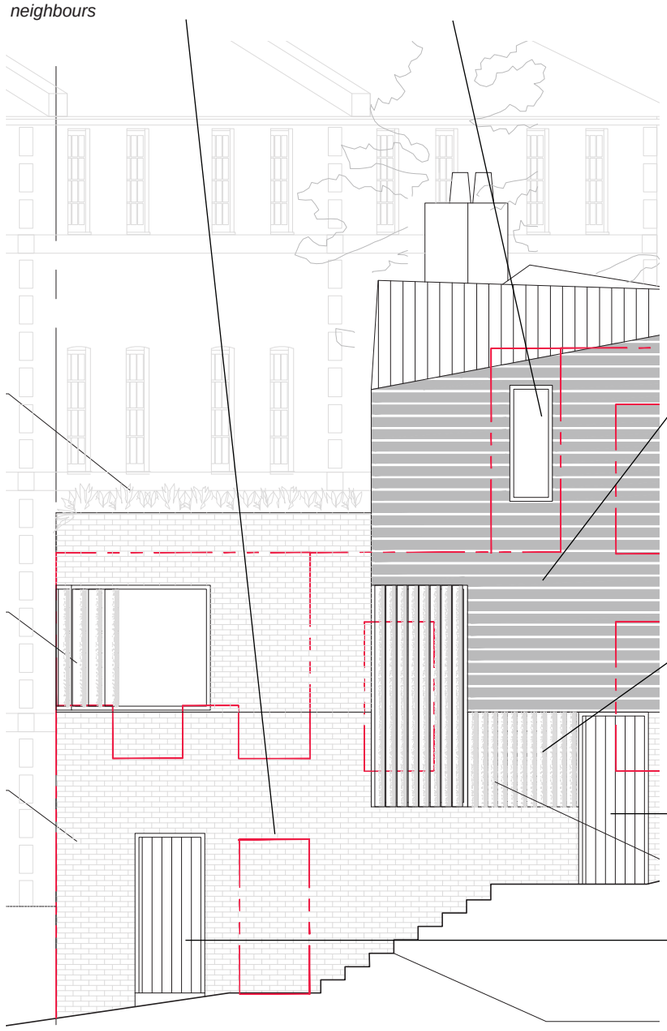
The proposed building uses a simple palate range of materials and colours. The bulk of our proposal will be built out of London stock brick which appears to be a prominent commonality between these existing buildings. To break up the façade, and prevent it appearing monochromatic and imposing, clay hung tiles will be introduced to the front façade of the building and roof. To prevent a large amount of London stock brick creating a monolithic blank elevation we have introduced metal louvres that cover areas of the wall. This, again, will break up the façade creating a pleasing elevation.

The flat roof is then finished with sedum planting interspersed with PV-panels as recommended in the Energy & sustainability Report. Flat roof terraces will also be located on the roofs of the apartments. Surrounding the paved terrace will be tall hedge planting. This planting will not only provide privacy screening for the neighbours & occupants but also provide additional greenery to Streatley Place.

The front facade mimics that of the original streetscape as represented in the photograph (fig 12, LMA photo c1910) of the Historic Environment Assessment.

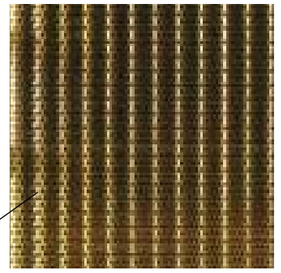
London Stock Brick to match neighbours

Metal framed windows



Material Palette

Clay wall hung tiles



Metal Louvres

Metal door to match louvres & frames

Amenity Space

The site at 6 Streatley Place closely abuts many of its immediate neighbours and is mostly not more that 2.5-4m away from neighbouring windows. CPG 6 states, that in order to ensure privacy there should be a minimum distance of 18m between windows of habitable rooms of different units that directly face each other (including balconies). This is clearly not achievable on this site.

Due to the tight restrictive nature of the plot the external amenity spaces have been designed with tall planting in order to maintain a sense of privacy. Each of the four properties across the site will have their own amenity space directly connected to their internal living spaces. Large glazed doors open out on to these spaces. This will establish a harmonized balance between the interior and exterior of the building. Due to this space being living areas it would create a beautiful semi-external living room in the summer months.

Within Hampstead there are also multiple recreational spaces within walking distance of the site including Hampstead Heath. The Heath boasts a vast area of recreational space and sports fields and is located within 350m of the site.

Landscaping

The proposal recognises the importance and significance of landscaping and planting along Streatley Place as well as the Hampstead area.

The scheme expresses multiple opportunities to create a site with a good ecological value with vast green roofs, courtyards and hedging. Not only will this give a more appeasing aspect for the inhabitants of the proposed development but also for the occupiers of the adjacent buildings.

Privacy and overlooking

The property is a landlocked site and is bound by buildings on all sides. The only area of the plot that interacts with public space is on the South East as it abuts Streatley Place – a narrow alley. This creates complex design issues in order not to introduce overlooking to the site, whilst at the same time creating a building which sits comfortably within the tight urban grain of this distinct area.

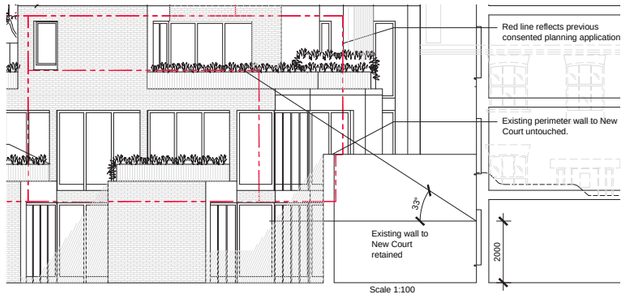
Privacy and Overlooking is a subjective quality to any development and the measurement of which is not explicit through the planning process and guidance. Views for example are not protected by planning policy and what outlook is accepted by one person may not be accepted by another. There are, however, various key elements that make up the perception and feel of outlook. The scheme has been designed so that there is a very limited amount of overlooking for both the proposed and existing occupants. All the proposed windows have been designed so that they are facing in on the site itself and not out across neighbouring properties. These windows then create unobstructed and unobtrusive view points over green spaces.

Those that are facing out towards other buildings are directed either physically away from the neighbouring properties or are covered in louvres to give directional views.

7 Lakis Place - to the rear of the plot - has an existing window that looks directly over the site of 6 Streatley Place (please see image below). This existing window currently illuminates a bedroom within the property. The bedroom does, however, have two additional windows that overlook their rear garden. The existing window is located 1.5m away from the existing shed and therefore does not allow a lot of light in to the building nor is there any outlook for the window. Our proposal is set approximately 4m away from this window allowing for more light to enter the space. The issue of overlooking from the neighbouring property in to 6 Streatley place will be dealt with by introducing a planted vegetation privacy screen.

In summary, the three private windows addressing Streatley Place are for bathrooms and could all have obscured glazing. All side windows within the proposed design have vertical angled louvres which prevent any overlooking to adjacent properties. The glass within these windows could also be of obscured glazing. This also includes the wrap around windows on the Northern corners of the building addressing Streatley Place.

Existing rear window at 7 Lakis Place



6 Streatley Place & New Court boundary wall

Perspective section through proposal

Access

The existing site lies along a relatively steep slope and at the top end of a staircase of historic importance. The entrance is accessed from a single timber door at the higher end of the stairs. Our proposed access is sited at a very similar position. The intention is to level off Streatley Place in order to make it more accessible. The access in to each of the individual flats will all be on different levels to this original entrance and will be accessed via a communal stair core. All entrances will be illuminated as set out in criteria 4 of Lifetime Homes.

A lift will not be provided within the proposal to minimise the roof height and reduce canyoning along Streatley Place. The proposal will, however, comply with the Approved Document M of the Building Regulations as well as with life time home requirements. This applies to door widths, corridor widths & comfortable stair design to DDA requirements.

Streatley Place from north (LMA photo c1910, SC /GL / PHO/B/H3/STR/M0021589CL).

Front entrance to 6 Streatley Place

5. Public Transport

The site has a PTAL rating of 3 with good underground and bus links within walking distance from the building. Bus stops for the 46 & 268 (heading for Lancaster Gate/Holborn & Golders Green/Finchley Road respectively) are located within 400m. The Northern line underground station of Hampstead giving quick access to the centre of London is located within 300m of the site.

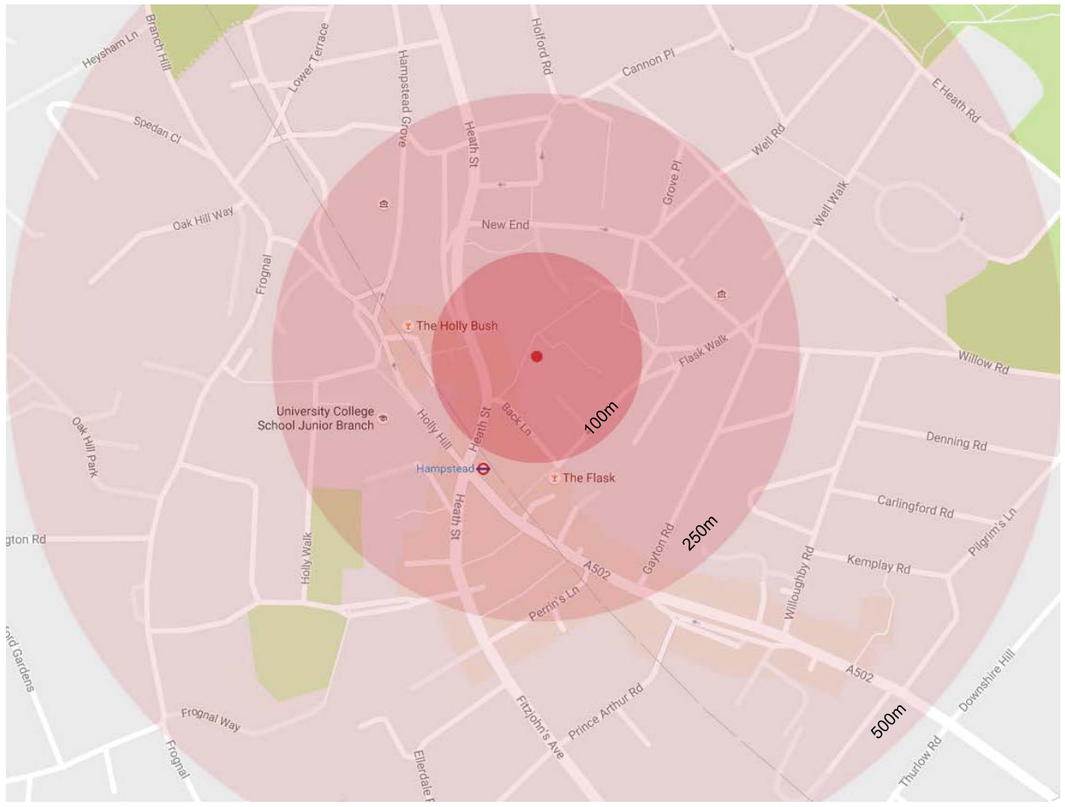
The user profile for this area includes a high number of commuters working in the city and children walking to school. There is no car use directly on Streatley Place as it is pedestrian access only.

There are no Santander Cycle docking stations in the area and therefore it is essential to provide secure cycle storage in order to promote a healthy lifestyle.

6. Parking & Highways

Streatley Place is an entirely pedestrianised pathway and therefore there is no access for cars. Within the current context of the Local Development Framework (LDF) and its transport policies, such as DP17, DP18 and DP19, all new residential developments should be provided as car-free schemes. Due to the location of the site and the proximity to large amounts of major public transport routes it would be most appropriate to support alternative methods of transport than the car.

The area has a moderate PTAL rating of 3 having good transportation links in close proximity. Camden Council's car-free development scheme as proposed by Policy T2 identifies that restrictions should be made for schemes that have a PTAL rating of 4 or better. We feel that due to the moderate rating of the site and the restrictions of access for cars. We propose the scheme to be a car-free scheme with no proposed car parking. The scheme does, however, include covered and secured bike storage within the footprint of the building.



Radius of distances from site in relation to local transport

7. Bicycle Storage

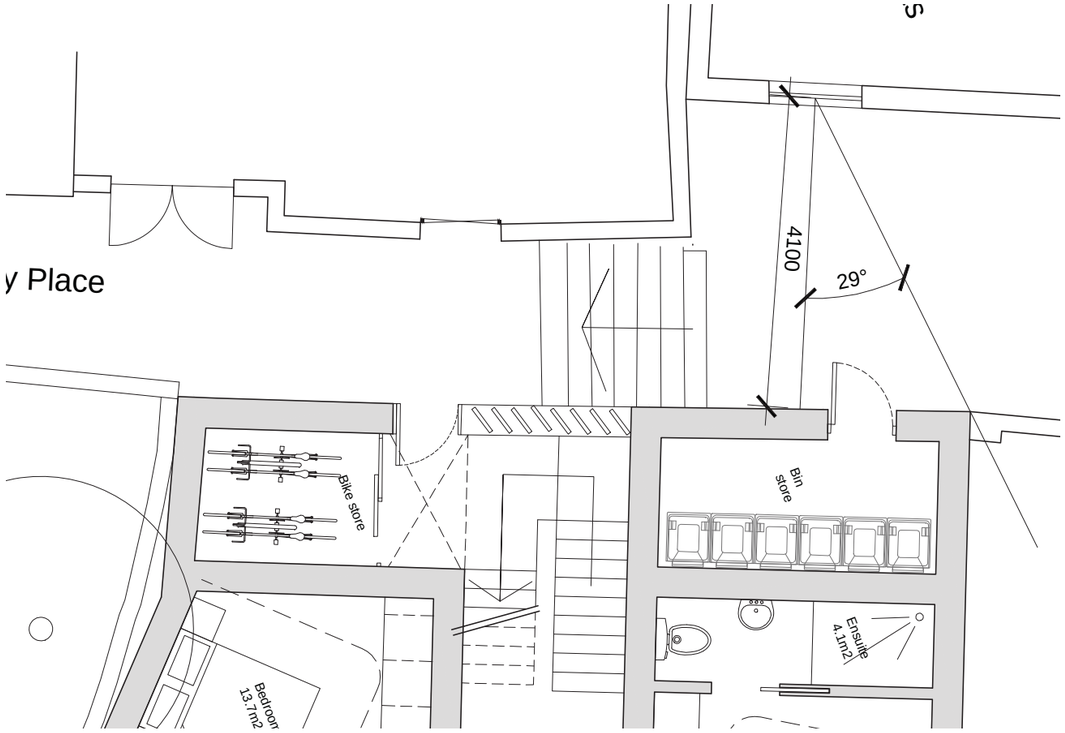
In accordance with Planning Policy and to contribute to Code for Sustainable Homes the development will provide at least 4 bicycle storage spaces. The storage is incorporated within the foot print of the building and is fully enclosed and are lockable. This will be accessed from a separate door at the bottom of the stairs along Streatley Place. In accordance with Camden's Unitary Development plan there shall be 1no. cycle store per residential unit & 1no. cycle guest area. Providing space for bikes also helps to promote a healthy and active life style and can be used for both work and pleasure, especially with the close proximity of Hampstead Heath.

8. Refuse Storage

Refuse will be reduced to a minimum with the provision of the on-site recycling bins. Storage for dustbins and recycling is provided within the site in compliance with Camden's 'CPG1 Design' and to the Core Strategy Policy – CS18 which denotes the standards for recycling and waste in regards to proposed developments.

The total projected volume of weekly waste for the development (as set out in CPG1 – 10 Figure 14) is 0.8 m3 of both recyclable & non-recyclable waste. We propose that 6no. 240L wheelie bins be provided for both recycling and general refuse for all four properties. Provisions will also be made for food waste collection.

There are two entrance points for rubbish collection at Streatley Place. Our design proposes that rubbish be collected from the New End side of Streatley Place. We have therefore designed the proposal so that the waste storage area be at the lower end of the external steps along Streatley Place. The refuse area will again be located within the footprint of the building and, therefore, off of the street itself. The walls to this refuse store will be made from impervious, non-combustible materials which have a fire resistance of one hour when tested to BS 476-21.



Cycle and bin storage location

View from Streatley Place

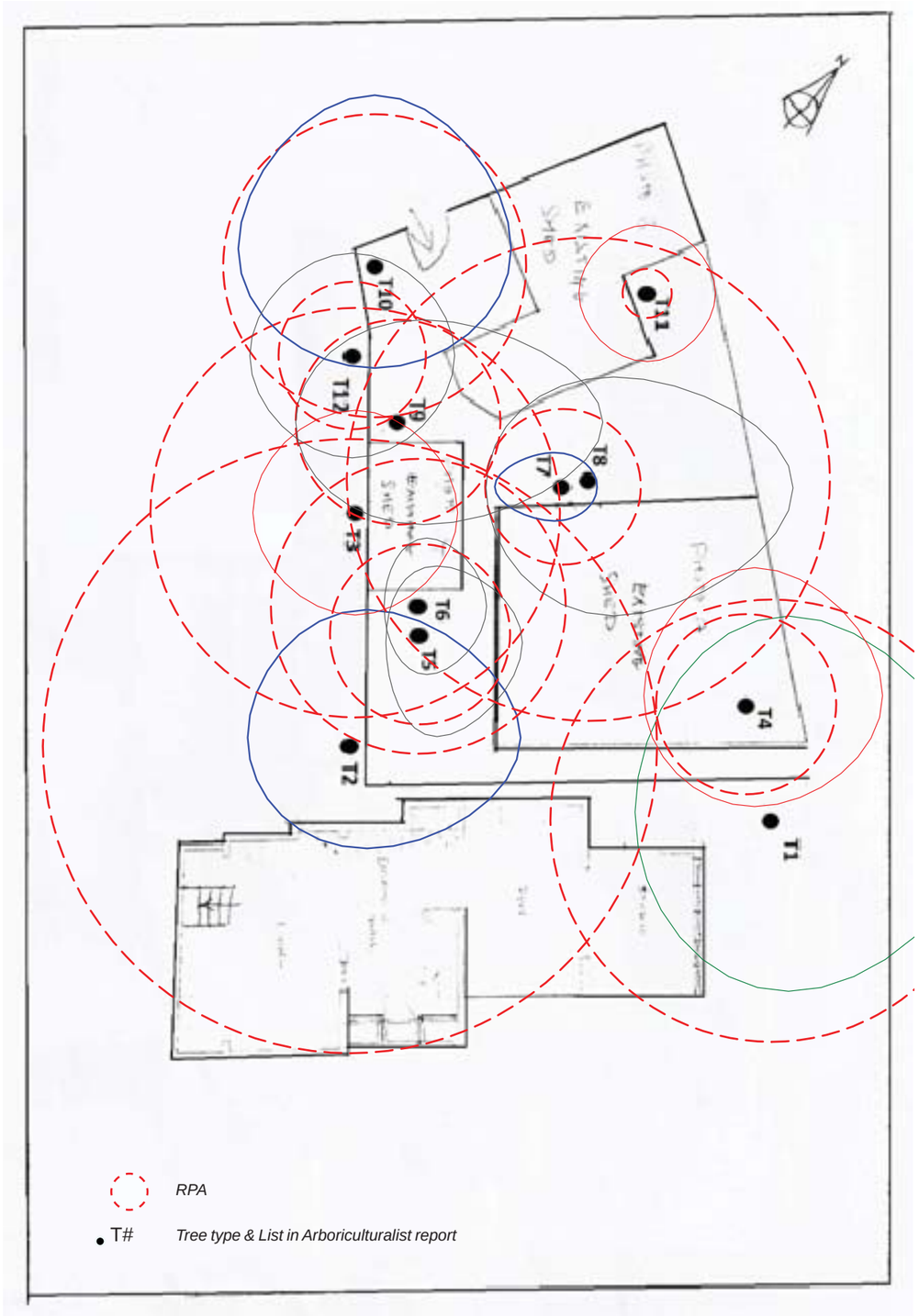
9. Tree Survey

In order to further investigate the site a tree survey, to categorise the trees based on their quality and value, was undertaken. The survey was an update to a previous survey conducted in both previous schemes that were granted planning. The immediate contrasts in this survey from the previous survey conducted in 2013 is that a few of the trees have been downgraded due to their condition. These include elderberry (T3) and yew (T12) trees. The BS 5837: 2012 Tree Survey dated 14th of May 2018 can be found attached with this application.

10. Bat Survey

The information collated for the bat survey revealed that the London Bat Group records nine bat species within 1km of the application site. Two surveys were undertaken on the 10th & 17th October 2016 to record the habitation of bats on the site. There are several roosts to the north of the proposed site but no sightings were seen during the conducted surveys. The survey found the buildings to be of negligible to low potential of bat interest and there was no evidence by way of droppings. Appropriate precautions will be undertaken in line with the Bat Survey during construction to ensure that impacts to colonies can be avoided. The previous bat survey was conducted in August 2013 where no bats were recorded on the first day & Common Pipistrelle bats were recorded on the second day. The Current bat survey dated October 2016 is included within this planning application where no bats were recorded on site on either survey date.

View from New Court Garden



Tree Route Protection Areas
(Source: Arboriculturalist report)

11. Energy and Sustainability Statement

A separate energy report has been prepared by Doherty Energy and should be read in conjunction with this energy and sustainability statement.

The proposed development holistically takes into account the full criteria for sustainability and will achieve Codes for Sustainable Homes level 4 from the initial concept stages through to the completion and life of the building. The introduction of four new residential units is an ideal use of the site and complies with the London Plan for sustainable development. The development has been designed and will continue to be designed to also adhere to the guidance's set out within CPG3.

Energy conservation is addressed in several ways including; the orientation of the rooms, good quality and environmentally produced insulation to walls, floor and roofs, enhancing the sites biodiversity and improving air quality with green roofs and additional planting, double glazing throughout with louvres on the first and top floor to prevent overheating. This insulation will be to the required thickness's above the base level as set within the building regulations and will prevent heat gain and heat loss.

For the development as a whole, this Energy Statement has demonstrated using initial SAP calculations that it is possible to achieve a 27.7% reduction in carbon dioxide emissions by making improvements in fabric and energy efficiency measures, with a further 29.8% reduction in carbon dioxide emissions by incorporating a photovoltaic system, resulting in a total carbon dioxide emissions reduction of more than 49.3%. It is envisaged during detailed construction design, these figures can be improved.

All white goods provided will have a low E rating with the fridge's and freezers having an A+ rating, washing machines and dishwashers having an A rating and the washer/dryer having a B rating. The laundry within the units will be fitted with an internal drying line.

The units will be built to the highest standards to achieve a good quality environment in which to work and live. All current building regulations and NHBC standards will be used through the construction detailing to achieve good levels of acoustic, thermal, light and ventilation performance, all contributing to CFSH credits.

Local public transport can be comfortably accessed and used from Heath street. Tubes, Bus routes and overland trains are easily accessible within a couple of minute walk from the site. The close location of the site in relation to local amenities such as shops, public houses and restaurants will also encourage people to walk or cycle to these facilities rather than using cars. Cycle storage spaces are included within the design for each of the proposed developments to help promote a healthy and active life style for both work and leisure.

Natural ventilation will also be provided through conventional trickle ventilation built into door and window frames. Mechanical ventilation will be provided only where necessary; to the kitchens and bathrooms to remove all moist air and unpleasant odours.

Where possible water conservation will be provided throughout all buildings. Low use fittings will be installed in all bathrooms and permeable drainage systems will be installed to all surface water runoffs. External rainwater butts will be installed to collect and store water used as part of the irrigation system for the planting around the top floor perimeter of the building.

Sustainable Construction

The demolition of part of the existing structure will remove many unsuitable materials which are no longer used or accepted within the building industry. These materials will be removed, where necessary, by specialist contractors and disposed of at suitable depots or waste material plants. Care will be taken in the transportation of these waste materials and all waste and debris from the demolition of the existing buildings at all times.

Sheltered Roof Gardens

Green roof with solar panels

Water Butts

12. Daylight & Sunlight Report

The massing of the proposal has gone through a rigorous study to produce the most appropriate scheme for both the intended residents and existing residents in the vicinity. To support this application and analyse impacts, a daylight & sunlight report was produced. The assessment studied the daylight levels for the proposed occupants of 6 Streatley Place and the daylight & sunlight impacts of neighbouring residents. A further report also analysed the conditions of the lower ground floor proposed units. The adaptations to the design have pushed and pulled various elements of the roofscape. The majority of the changes are to the benefit of the neighbouring properties, in terms of daylight and sunlight.

These are set out in detail within the daylight / sunlight report prepared by GIA. The report relates to the uses of the internal spaces to the surrounding buildings and how the proposed roofscape of the new buildings will affect daylight and sunlight levels and amenity in terms of aspect and outlook from these windows. This will include room sizes, ceiling heights and appropriate levels of natural light for habitable rooms as required within CPG 2.

The preferred roofscape presented here is as a result of the daylight and sunlight report and the pitches, slopes and angles of the roof volume to provide maximum daylight to the rooms of the adjacent buildings without reducing the daylight levels as set out within the BRE guidance. The resultant volume makes for an interesting and strong design.

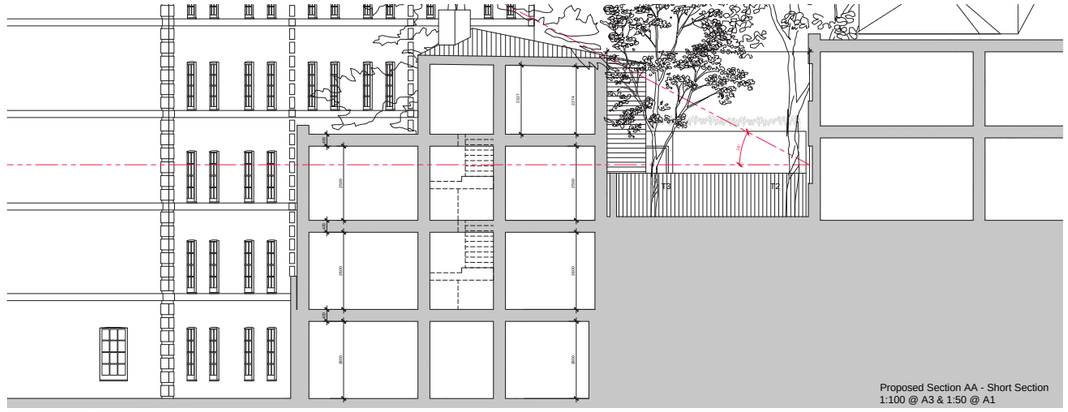
Within the community consultation a concern was raised over the ground floor kitchen window (highlighted on the section to the right) of New Court that has not been tested as part of the daylight and sunlight report. GIA has informed us that due to its orientation it is not applicable to sunlight tests. A brief analysis was carried out, however, and we have been informed that there is no noticeable change in daylight.

The daylight report has been written in accordance with the requirements of the CPG6 – Amenity 6.6-6.18 and is fully detailed to address matters of outlook and aspect. This can be all found within the report supporting this proposal.

The ground floor units will have multiple lightwells and rooflights in order to bring light into the deep floors. Daylight to the these spaces is critical due to the large amount of perimeter walls being solid. The upper floors will be clad in louvres to direct views away from neighbouring properties. The front elevation of the building will have translucent windows to avoid overlooking to Streatley Flats. Clear windows will also allow views out of the internal spaces without creating over looking or loss of privacy for the adjacent property on Streatley Place. A daylight study shows that good levels of daylight can reach the neighbouring properties. Due to the removal of the trees on this overgrown site, some of the windows have had a large increase in daylight & sunlight.

The average luminance within a room is slightly reduced due to the structures and terraced landscape that surround the property. After having conversations with our daylight consultant, in regards to the ADF, they have come back stating that there is sufficient daylight reaching these proposed habitable spaces;

To insure that there is a little amount of light pollution emitted from these newly proposed dwellings many of the floor to ceiling height windows will be internally lined with adjustable louvres. These will not only prevent the majority of light pollution at night but also generate privacy between spaces. Each of the louvres will have the ability to twist and interlock creating a temporary solid wall allowing for full opacity between internal and external spaces.



Section through proposal and No3 Streatley Place

Perspective section through proposal

13. Lifetime Homes

In accordance with Policy 3A.4 of the London Plan the units will be built to Lifetime Homes Standards. We set out below how the proposed development conforms to this plan;

1)
The width of the approach will take in account for the needs of a wheelchair, stick or crutch user. The path to the front door will not be less than 900mm wide.
2)
There is no parking proposed for the new dwellings.
3)
The approach to the entrances to the four flats is flat and level and will conform to Part M for ambient disabled
4)
All entrances will be illuminated and will have accessible level access over the threshold level with the main entrances to all units covered.
5)
All stairs are Part M compliant in both communal and private areas.
6)
All internal doorways and hallways will be wide enough to allow wheelchair users to manoeuvre into and out of rooms (including one that contains a toilet). The front doors to all residential units will have a clear opening width of 800mm and internal doors a clear opening width of 750mm. When the approach is not head-on and the corridor width is only 900mm, the doorway clear opening width is 900mm. There will be 300mm space allowance between any corner and the opening edge of any doors at entrance level. Door and corridor widths will conform to the following, although no corridor within the development is less than 1050mm wide.

Doorway clear opening width (mm)	Corridor/passageway width (mm)
750	900 (when approach is head on)
750	1200 (when approach is not head on)
775	1050 (when approach is not head on)
900	900 (when approach is not head on)

7)
There will be space for turning a wheelchair in dining areas and sitting rooms and adequate circulation space for wheelchair users elsewhere. The furniture layout is shown and the layout of kitchen is such that no units are opposite each other and all units are situated in a straight line.
8)
There is a living room in each unit benefiting from good quantities of natural light. The living space does not cause any problems with over looking or loss of privacy for adjacent properties and is the best position for good quality living accommodation.
9)
The development is three storeys with single storey flats across each floor.
10)
There are accessible entrance level toilets within each unit.
Each unit will have a minimum of one WC that is fully wheelchair accessible, such that:

- A wheelchair user can close the door when inside the toilet. An outward opening door is provided.
- There is a minimum 1100mm between the WC pan front rim and the opposite wall.
- There will be at least 700mm clear space beside the WC to enable side-transfer from a wheelchair.

11)
Walls in bathrooms and toilets will be capable of taking adaptations such as handrails, i.e. should be reinforced between 300 and 1500mm above floor level.
12)
The design incorporates:
- Provision for a future stair-lift. There will be a minimum of 900mm clear distance between the stair wall and the edge of the opposite stair-rail or balustrade. Unobstructed landing space is needed at the top and bottom of the stairs.
13)
The design provides for a reasonable route for a potential hoist from a main bedroom to the bathroom. This is provided by incorporating a knock-out panel between the main bedroom and an area of the bathroom unobstructed by fixtures and fittings, although we understand that a route via the landing is acceptable.
14)
The bathrooms are designed to incorporate ease of access to the bath, toilet and wash basin. This has an outward opening door, and 1100mm between the front rim of the WC pan and the opposite wall.
15)
Living room window glazing will begin at 800mm or lower and windows will be easy to open and operate. All windows allow a good view from the principle living space.
16)
Switches, sockets, ventilations and service controls will be at a height usable by all - between 450mm and 1200mm from the floor.

14.Conclusion

The proposed scheme for four new units over four storeys at 6 Streatley Place is a suitable proposal for Streatley Place and the neighbourhood as a whole. The overall proposal is very in keeping with the neighbouring properties in terms of scale, materiality & design.

This current application follows a previous approved planning consent, ref: 2017/0183/P, on the same site. The proposal is very similar in design to the consented scheme with the addition of a basement and minor adaptations to the overall massing. The amendments to the scheme do not have an additional impact upon the daylight or outlook for the immediate neighbours.

The scheme has taken into consideration a host of consultants who have all contributed to designing the structure to adhere to the stringent requirements. It has also undergone various consultation meetings with local residents and organisations. The design has been a continuously evolving process in order to create the best outcome for the site.

The four units have a comfortable relationship with their adjacent properties with minimal disruption to access, daylight qualities and views. The units will be built to the highest standard with full use of sustainable materials, energy efficient heating systems, water reduction and good levels of insulation and ventilation. The units will be built to code level 4 for sustainability.

It is accepted that the buildings in the immediate location are very close together and normal rules within planning policy cannot apply. As such it is accepted that this area has a dense and rich urban grain and the closeness of the buildings is part of the character of the location and the immediate area. The aspect and outlook from the adjacent properties is not detrimentally affected by this proposal.

Overall these properties take on the rich character of interesting development within Hampstead and the local borough. Camden encourage good quality architecture within the urban environment and we believe that this will be a good example of high quality architectural design offering interest and relief to the built environment.

Rear Perspective