
7.0 Plot 05

7.1 Site Constraints & Considerations

7.1.1 PLOT 05

Plot 5 is positioned towards the rear of the site, with the footprint for the proposed building loosely located within the confines of the existing hard-standing tennis court.

The existing pond is included within the demise of Plot 5.

7.1.2 CONSTRAINTS & CONSIDERATIONS

The initial masterplan Plot 5 footprint is illustrated on the adjacent site plan.

A number of key constraints have informed the design development for the proposed Plot 5 building. These are noted also on the site drawing.

VISIBILITY FROM THE HEATH

The plot is positioned to the rear of the site, and therefore has minimal visibility from Fitzroy Park. However, the views from Millfield Lane and, especially, Hampstead Heath are sensitive, so have been considered when developing the form.

RELATIONSHIP WITH EXISTING POND

Steps have been taken to minimise any impact on the existing pond. These include shifting the building and retaining wall as far as practical from the pond, and minimising the potential for light spill from the proposed building.

RELATIONSHIP WITH WATERHOUSE

Steps have been taken to minimise any overlooking from the first floor to the neighbouring Waterhouse.



RETAINING WALL TO POND
RELATIONSHIP WITH NORTH-EAST EDGE OF PROPOSAL TO BE CONSIDERED

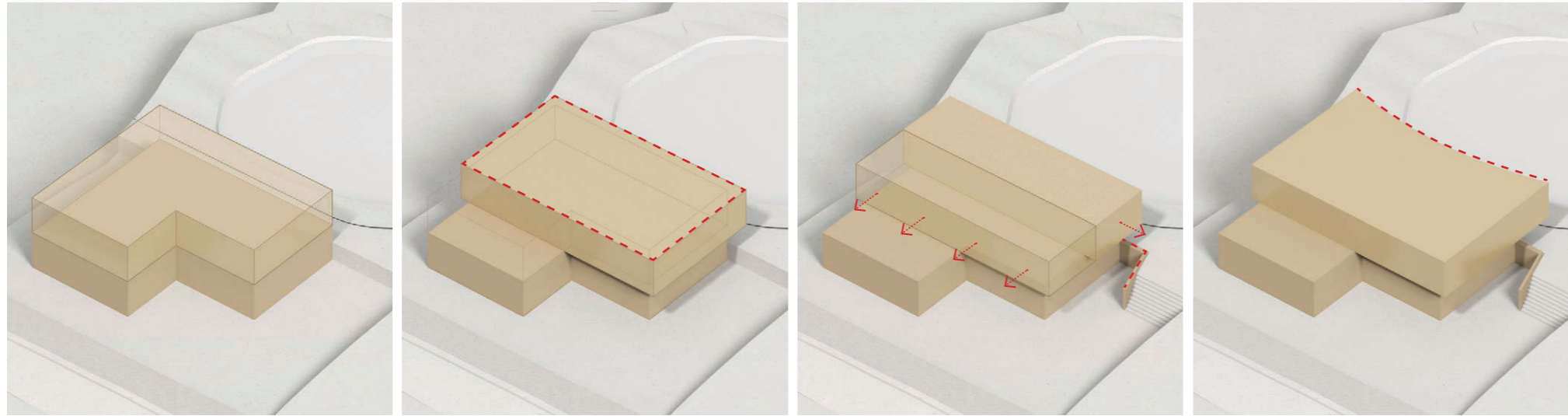
LIGHT-SPILL TO POND
FENESTRATION TO NORTH-EAST ELEVATION SHOULD CONSIDER LIMITING LIGHT SPILL TO POND

RELATIONSHIP WITH WATER HOUSE
MINIMISE OVERLOOKING FROM WINDOWS ON 1ST FLOOR

VISIBILITY FROM HEATH
ANY MANIPULATION OF BUILDING FORM SHOULD CONSIDER VISIBILITY FROM MILLFIELD LANE

EXISTING HARD-STANDING TENNIS COURT

SITE PLAN WITH INITIAL PLOT 5 FOOTPRINT

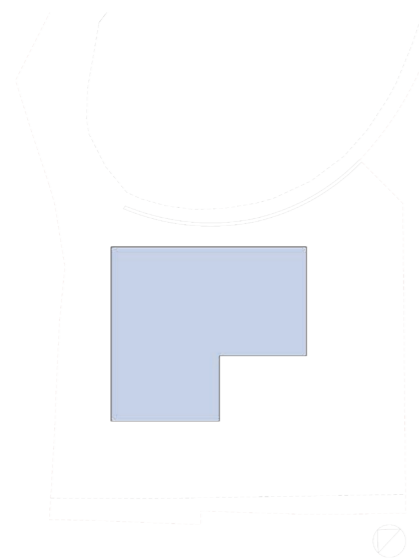


7.2 Development of Form

7.2.1 FEEDBACK & RESPONSES

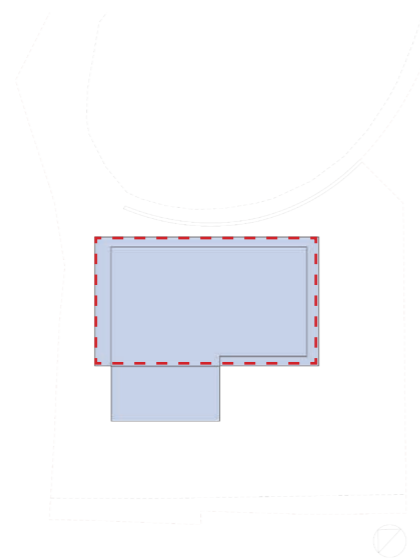
The building form has been evolved from the masterplan footprint, to create an elegant massing that has been informed by the site and its constraints.

The process has been summarised in the steps adjacent.



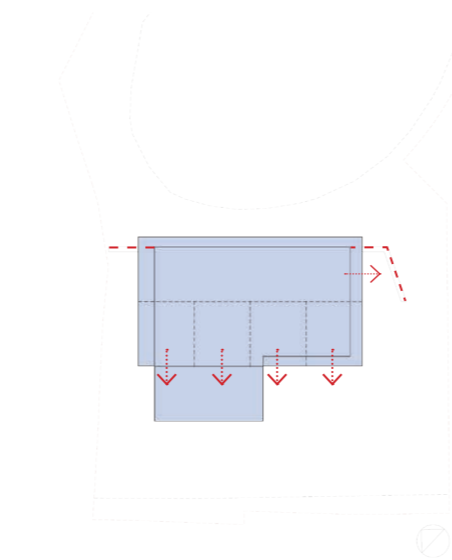
1. MASTERPLAN MASSING

EXTRUDED L-SHAPE FORM



2. RELATIONSHIP WITH HEATH

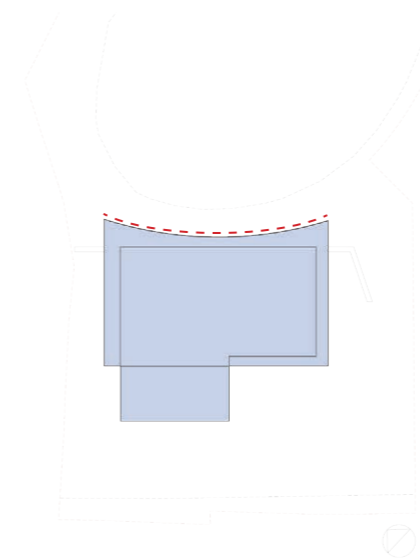
FIRST FLOOR FORM ADJUSTED TO REDUCE
IMPACT ON VIEW FROM MILLFIELD LANE



3. RELATIONSHIP WITH POND

KEY INHABITED ROOMS SHIFTED AWAY
FROM POND TO REDUCE LIGHT SPILL

RETAINING WALL SHIFTED TOWARDS
BUILDING, AWAY FROM POND



4. GENTLE CURVE TO ADDRESS POND

FIRST FLOOR FORM REFLECTING CONTEXT

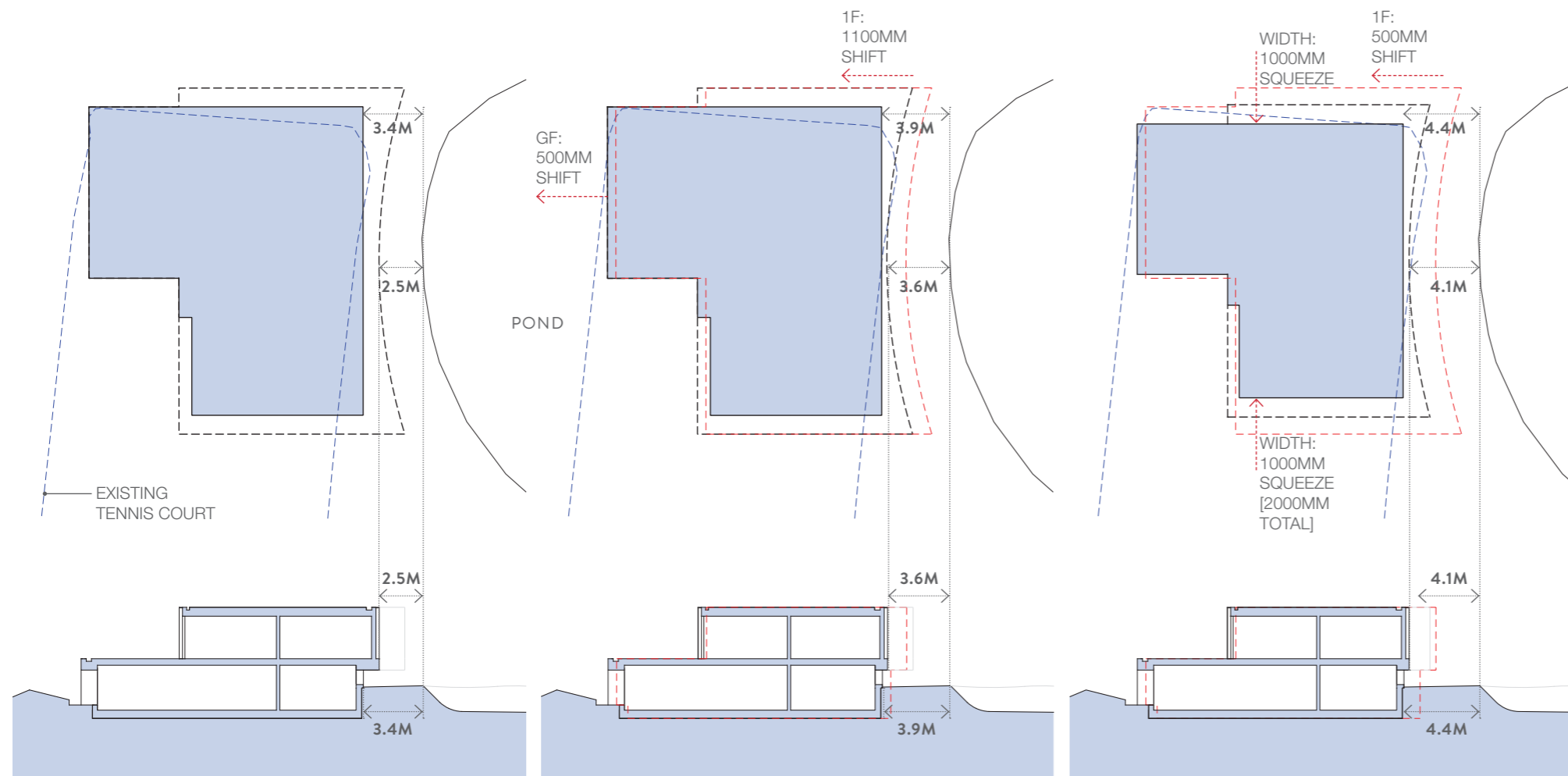
7.3 Consultation Feedback & Responses

7.3.1 FEEDBACK & RESPONSES

The design approach for Plot 5 has generally been supported by feedback received during the consultation process.

However, the size and proximity to the pond have been questioned.

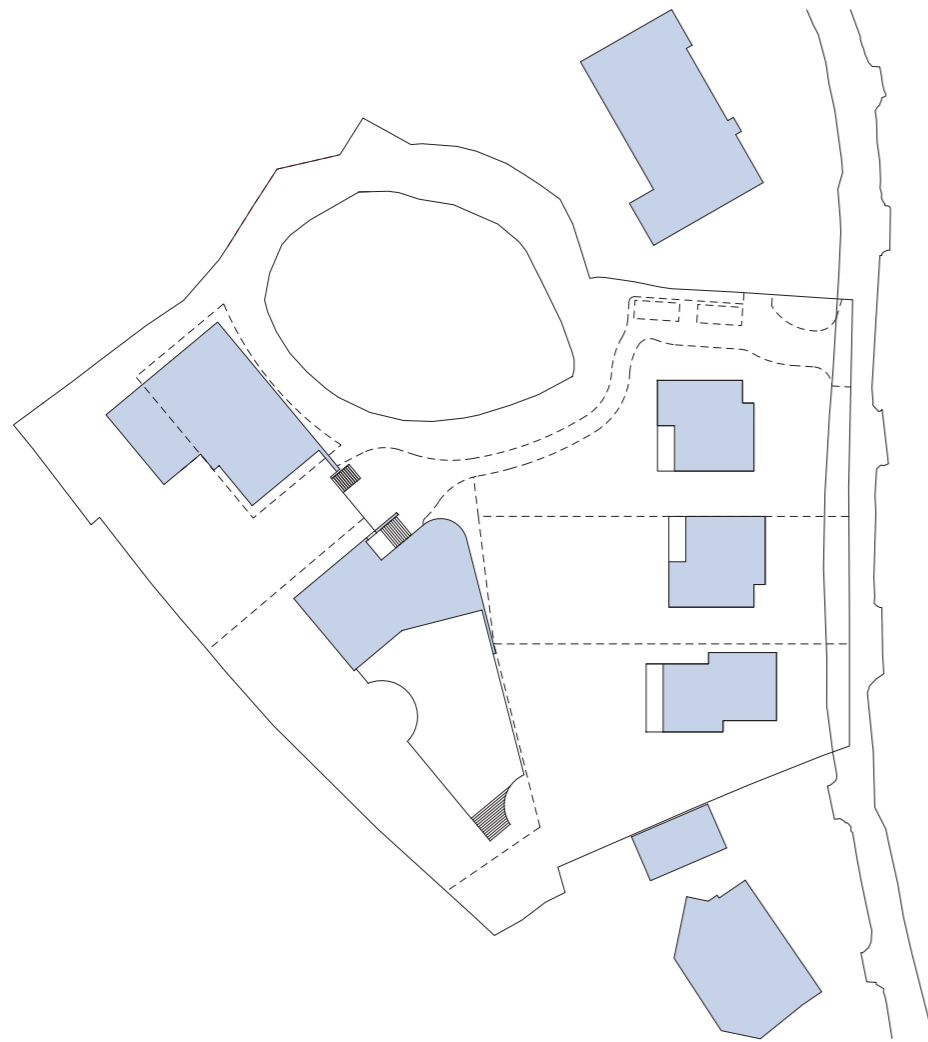
The diagrams adjacent summarise the steps taken to reduce the size and proximity to the pond.



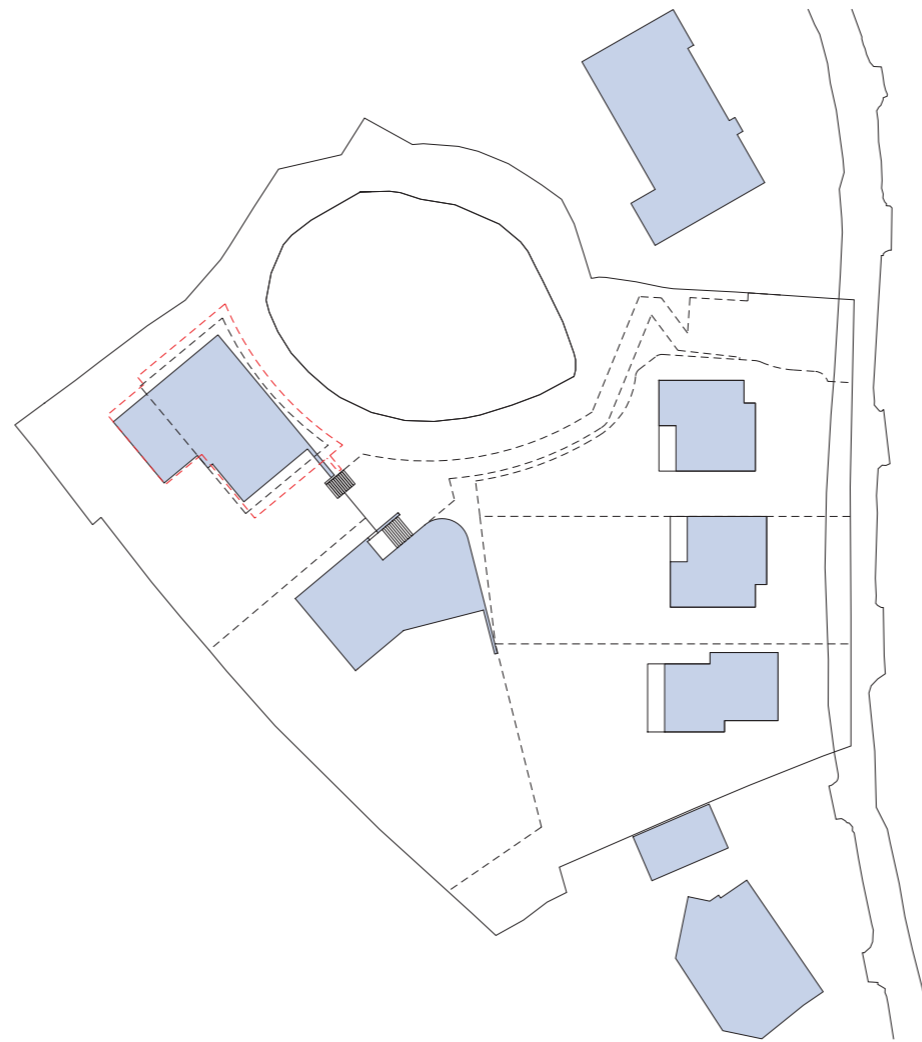
POSITIONING & MASSING - DRP 01
 BUILDING FOOTPRINT POSITIONED 3.4M FROM
 EDGE OF POND - IN A SIMILAR POSITION TO THE
 EXISTING HARD TENNIS COURT

POSITIONING & MASSING - DRP 02
 FOOTPRINT POSITIONED 3.9M FROM EDGE OF
 POND (AT CLOSEST POINT).
 FIRST FLOOR OVERHANG POSITIONED 3.6M
 FROM EDGE OF POND

POSITIONING & MASSING - FINAL PROPOSAL
 FOOTPRINT POSITIONED 4.4M FROM EDGE OF POND (AT
 CLOSEST POINT).
 FIRST FLOOR OVERHANG POSITIONED 4.1M FROM EDGE
 OF POND
 REDUCTION IN GROSS EXTERNAL AREA BY 16%



INITIAL FOOTPRINT



REVISED FOOTPRINT

AREA REDUCED BY 16%
FOOTPRINT POSITIONED 4.1M FROM POND

----- LINE OF INITIAL FOOTPRINT

7.3.1 FEEDBACK & RESPONSES

The site plans adjacent indicate the revised size and position of Plot 5 in relation to the pond.

7.4 Materials & Precedents

7.4.1 LOCAL PRECEDENTS

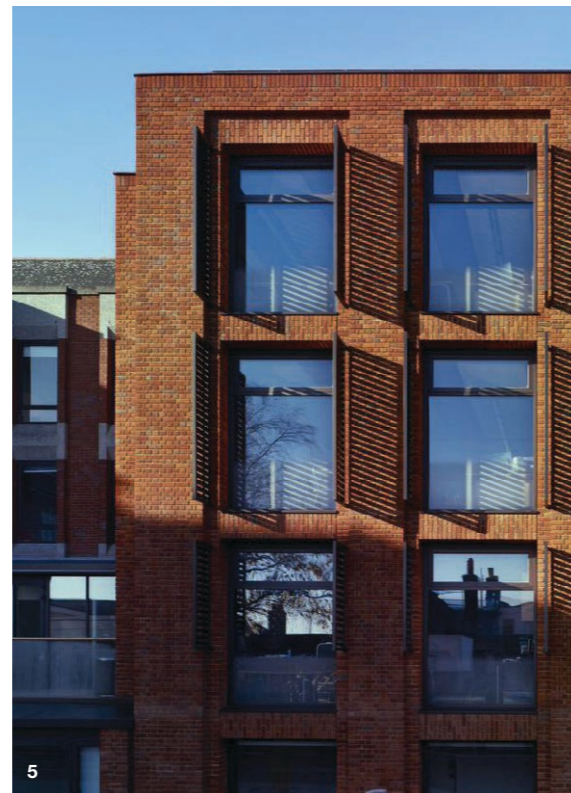
There are several examples of fine contemporary architecture in the local vicinity of the site - including a number on Fitzroy Park itself.

A selection of these have been illustrated adjacent.

These local precedents have influenced the evolution of the designs for plots 1-3.

Key features include:

- Simple sculptural forms
- Crisp volumes with large expanses of brick
- Elements, such as timber or metal, to break up elevations



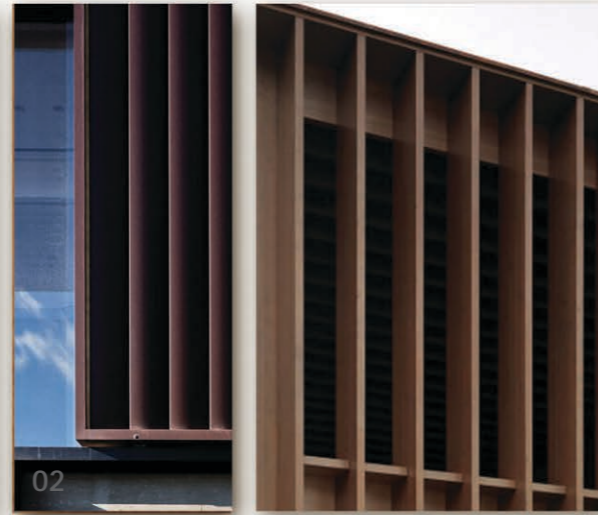
1. WEMBURY MEWS / RUSSELL JONES ARCHITECTS
2. THE GROVE / ELISABETH BENJAMIN
3. FITZROY PARK / HIGGINS, NEY & PARTNERS
4. SWAINS LANE / JOHN WINTER
5. HIGHGATE SCHOOL / ORMS ARCHITECTS
6. LANCHESTER ROAD / CARMODY GROARKE ARCHITECTS

7.4.2 MATERIAL PALETTE

A restrained palette of materials is proposed to compliment the simple sculptural form of the building.

Warm-toned brick - in common with the other four proposed buildings on the site - and in common with several of the existing buildings in the local area.

Finned elements and metal-framed glazing in a bronze-coloured finish add detail to the elevations and compliment the tone of the brickwork.



MATERIALS PALETTE

- 01 WARM RED BRICKWORK
- 02 FINNED FACADE WITH OPAQUE & TRANSPARENT BAYS
- 03 ELEGANTLY FRAMED GLAZING
- 04 BRASS ELEMENTS & FINE METAL DETAILING
- 05 PALE BRICKWORK PAVERS
- 06 DELICATE PLANTING & LANDSCAPING



7.5 Proposal

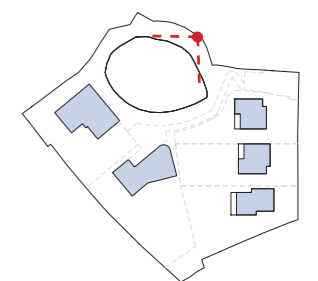
7.5.1 RENDERED VIEW - POND VIEW 1

The final proposal for Plot 5 is an elegant, contemporary brick building that both respects and responds to its context.

From the North, it appears as a simple single-storey pavilion set back from the existing pond, and responding to the pond's form.

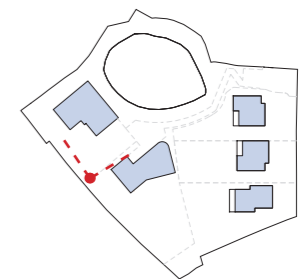
The view from the South reveals a two storey building that is set into the stepped landscape.

A restrained palette of materials is utilised to compliment the simple sculptural form.



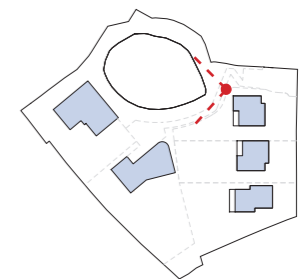


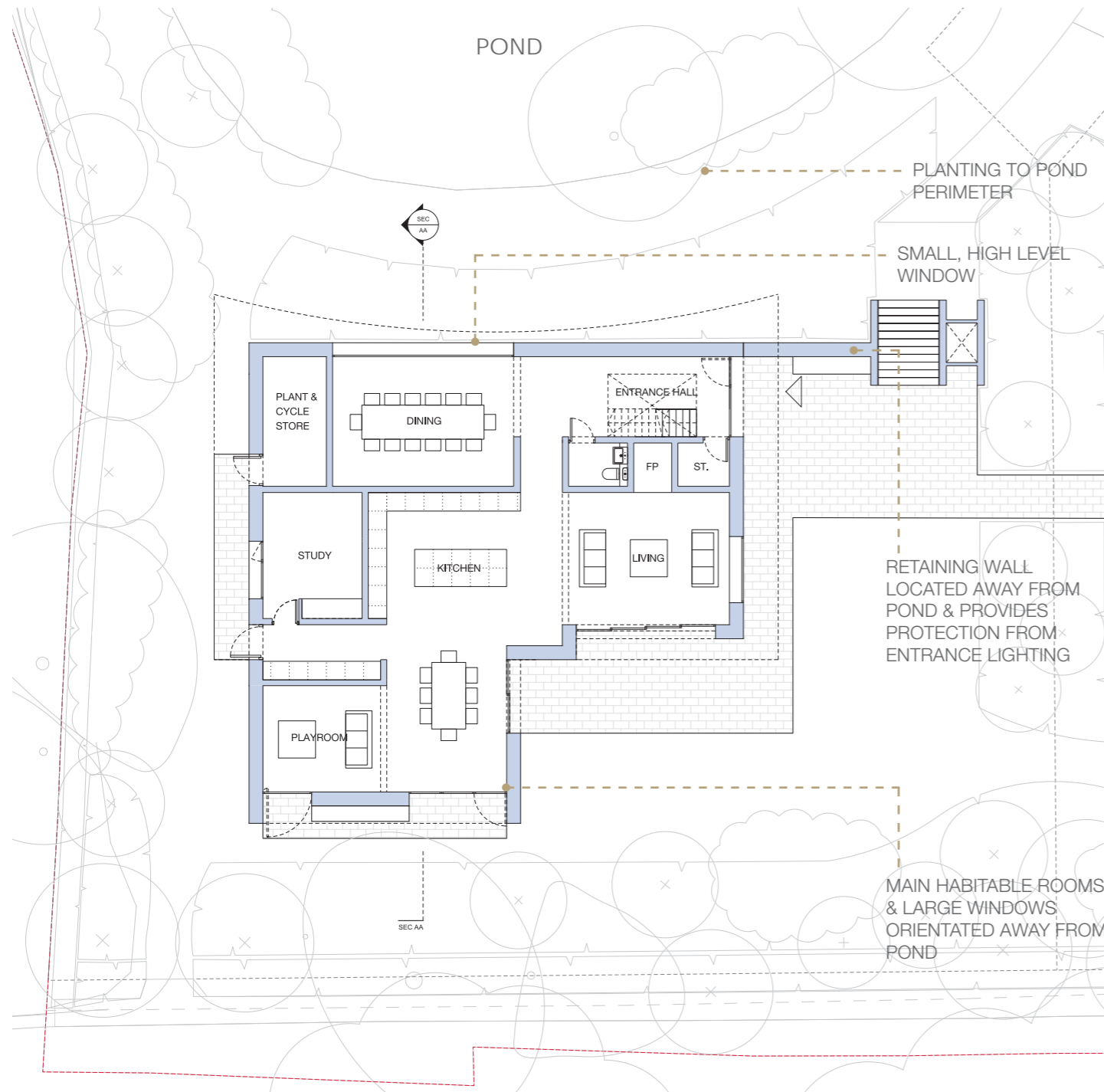
7.5.2 RENDERED VIEW - VIEW FROM SOUTH



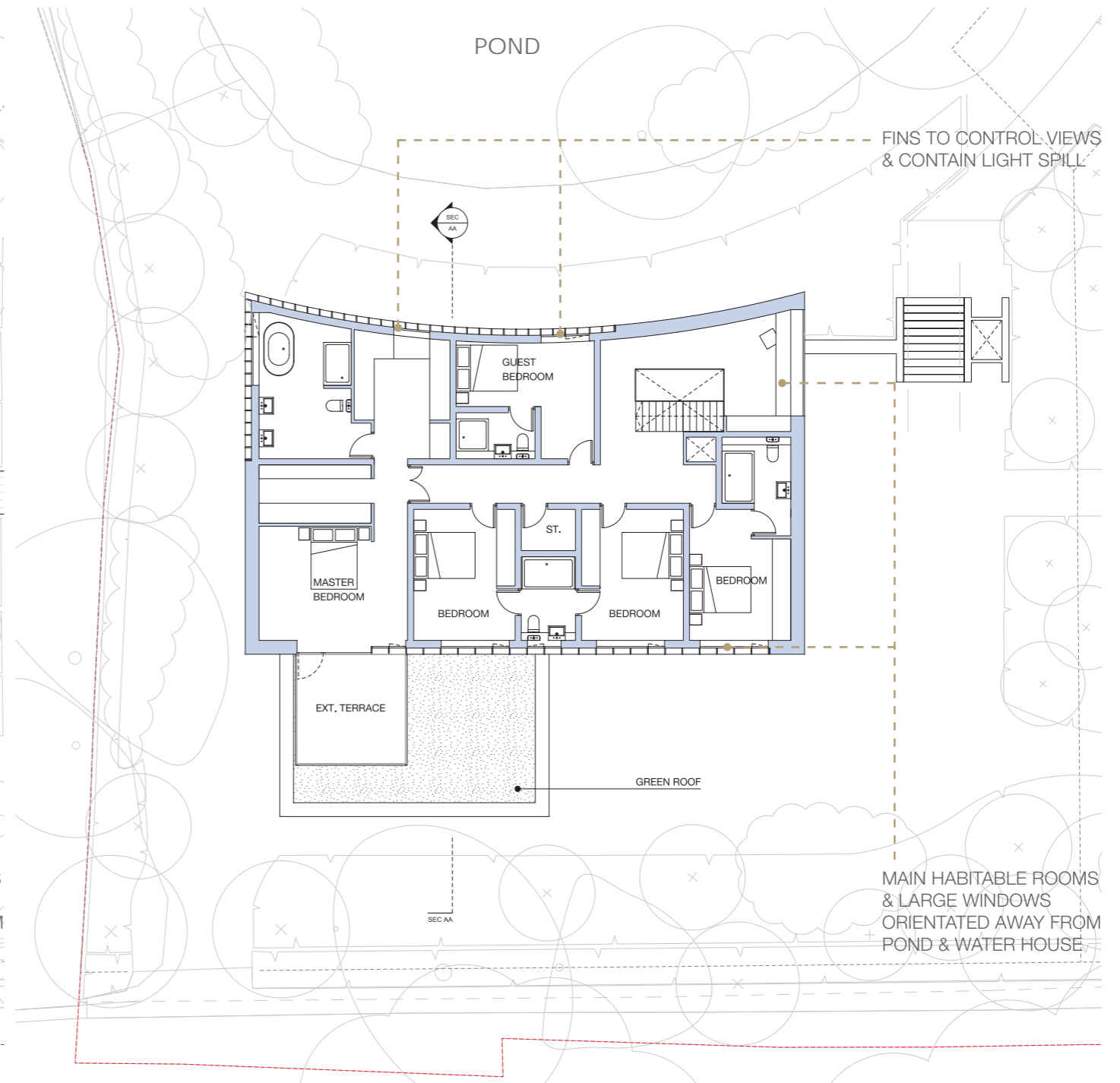


7.5.3 RENDERED VIEW - POND VIEW 2





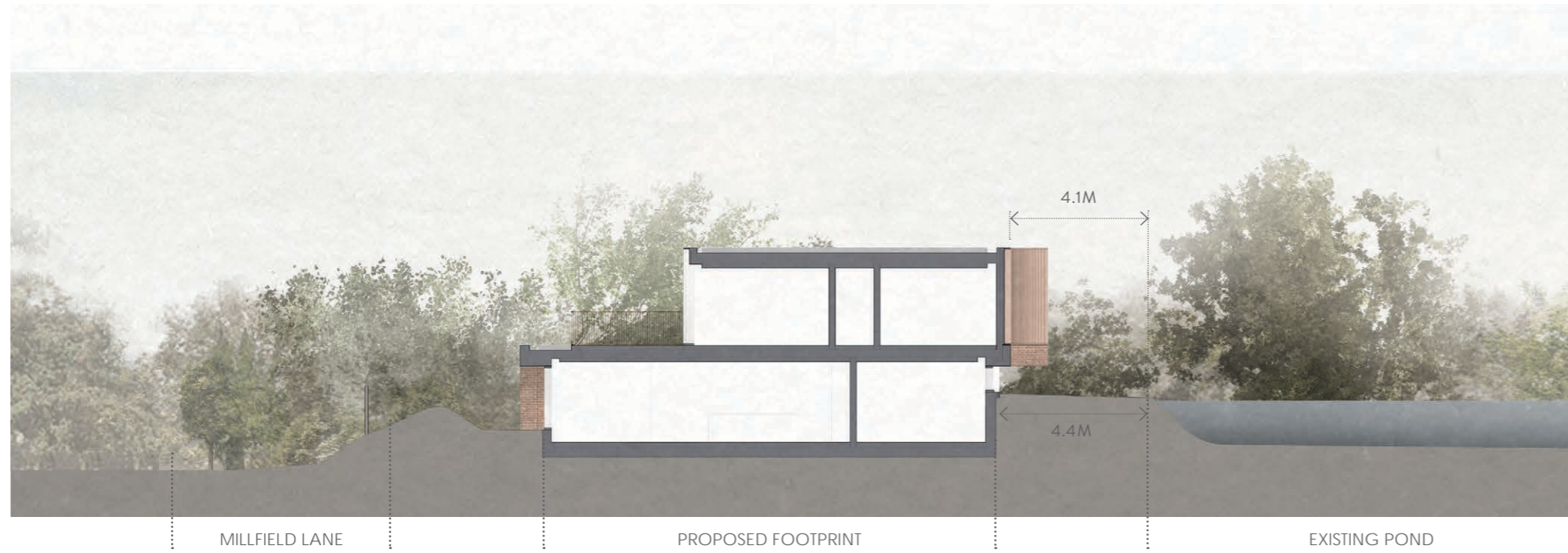
GROUND FLOOR



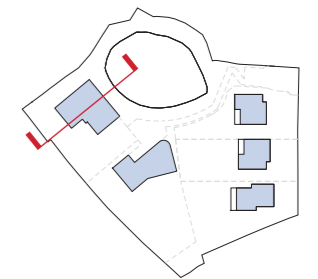
FIRST FLOOR

7.5.4 PLANS

Notes indicate features that respond to site constraints



7.5.5 SECTION



7.5.6 ELEVATIONS



NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION

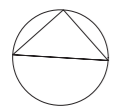
7.5.6 ELEVATIONS



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION



8.0 Site Access & Servicing Strategy

Prepared by LUC

8.1 Pedestrian & Vehicular Access

8.1.1 PEDESTRIAN ACCESS

Plots 1-3 are located in close proximity to Fitzroy Park, with easy pedestrian access and level thresholds.

Access to Plots 4 and 5 is via a forecourt north of Plot 1 with parking for two cars. Access is by a ramped pedestrian path which descends to both plots.

The route has been designed to be Part M compliant (part M4(1) for a category 1 visitable dwelling) which ensures that reasonable provision is made for people to gain access to and use the building and its facilities.

From Fitzroy Park a fall of 1:21 allows easy access for vehicles and pedestrians to the two parking spaces provided for Plots 4 and 5. A ramp from the parking spaces is graded at 1:12 with a landing at every 0.5m change in level and a handrail provided. Through the main open section of the site between the pond and orchard the path is graded at 1:21 or less. Access to the individual houses is available via steps, designed to best practice, with a step-free alternative via the shared platform lift.

8.1.2 VEHICULAR ACCESS

All proposed vehicular access is from Fitzroy Park, with no proposed vehicular access from Millfield Lane.

Plots 1-3 each of have small paved forecourts with parking for a single car.

Access to Plots 4 and 5 is via a forecourt north of Plot 1 with parking for two cars. Access is by a ramped pedestrian path which descends to both plots.



VEHICLE & PEDESTRIAN ACCESS PLAN

8.2 Refuse Strategy

8.2.1 REFUSE STRATEGY

Each Plot is provided with a bin store with space for waste and recycling wheelie bins. Plots 1 to 3 have a standard arrangement with a bin store carefully located within the front garden where they can be easily accessed but are not too prominent. Plots 4 and 5 share a larger bin store which is located between the two parking spaces.

The refuse strategy figure indicates the movement of waste from house to bin store and bin store to street collection.



REFUSE STRATEGY PLAN

9.0 Layouts & Accessibility

9.1 London Housing SPG

9.1.1 LONDON HOUSING SPG

The general design and layouts of the proposed houses have been informed by the London Housing SPG.

Key aspects include:

STANDARD 20/21

Each home has 2 cycle spaces that are secure, sheltered and adequately lit.

STANDARD 24/25

Layouts comply with the DCLG Technical Standards, and the criteria detailed in the Approved Document M.

STANDARD 26/27

Sufficient outdoor space has been provided to each dwelling, and all balconies are minimum 1500mm deep.

STANDARD 28/29

Habitable rooms have been designed to give adequate levels of privacy. None of the homes are single aspect, and north-facing windows have been minimised.

STANDARD 31

All rooms have a minimum ceiling height of 2.5m.

STANDARD 32

All kitchen and living spaces receive direct sunlight.

9.2 Part M Compliance

9.2.1 INTRODUCTION

The residential internal layouts have been designed in accordance with the Approved Document M – Access to and Use of Buildings.

The document sets out 3 different categories:
Category 1 – Visitable dwellings.
Category 2 – Accessible and adaptable dwellings.
Category 3 – Wheelchair user dwellings.

All proposals are Part M - Category 1 compliant.
Plots 1-3 and 5 are Part M - Category 2 compliant.

The text below sets out how the proposed development achieves the Approved Document M criteria:

PRIVATE ENTRANCES – Principal private entrance and alternative entrance

Principle: Provide a level external landing with a minimum width and depth of 1200 mm and an entrance door with a minimum clear opening width of 850 mm. The door requires a minimum of 300 mm nib to the leading edge and the extra width created by this nib is maintained for a minimum distance of 1200 mm.

- All external landings are step-free and have a minimum width and depth of 1200 mm.
- All front doors have a clear opening width of 850mm and a 300mm nib to the side of the leading edge on the pull side.

CIRCULATION AREAS AND INTERNAL DOORWAYS – Door and hall widths

Principle: Provide a minimum clear width of every hall or landing of 900 mm and a minimum 300 mm nib to the leading edge of every door.

– Private stairs and changes of level within the dwelling

Principle: Provide step-free access to all rooms within the entrance storey. Stairs require a minimum width of 850 mm.

- Internal doorway clear opening widths and nibs meet or exceed the requirements of this Criterion.
- All internal hallway widths exceed or are equal to the minimum width of 900mm.
- All stairs have a minimum width of 850 mm.

HABITABLE ROOMS – Living, Kitchen and eating areas

Principle: Provide a minimum 1200 mm clear space in front of the kitchen units.

– Bedrooms

Principle: Provide in every bedroom a minimum 750 mm wide clear access route from the doorway to the window. The principal bedroom requires a clear access zone of 750 mm wide to both sides and the foot of the bed. Every other bedroom can provide a 750 mm wide clear access zone to one side and the foot of the bed.

- Kitchens have a 1200mm clear width in front of all units.
- Bedrooms incorporate a 750mm zone around the sides and end of a double bed in master bedrooms.
- Other bedrooms include a 750mm zone to one side and at the foot of the bed as a minimum.

SANITARY FACILITIES – WC facilities on the entrance storey

Principle: Provide for every dwelling a WC and basin within the entrance storey. A potential level access shower is required for 2 or 3 storey dwelling with 3 or more bedrooms. Doors need to open outwards.

– Bathrooms

Principle: Provide for every dwelling a bathroom that contains a WC, a basin and a bath that is located on the same floor as the principal bedroom.

- All dwellings have an accessible WC or bathroom at the entrance level.
- All wcs within the dwellings have the space to install a level access shower if required.
- All bathroom doors open outward.