

DESIGN AND ACCESS STATEMENT

WELBECK MANSIONS, Inglewood Road, West Hampstead, London, NW6 1QX

Rev A



Contents

1.0 Introduction

2.0 Site Context

2.1 Welbeck Mansions, West Hampstead, NW6

3.0 Planning Context

4.0 Design & Access Statement

- 4.1 The Brief
- 4.2 Summary Scope of Works
- 4.3 Design Statement
- 4.4 Access Statement
- 4.5 Existing Photographs and Like-For-Like Reinstatement
- 4.6 Photos Following Fire
- 4.7 Floor by Floor Proposed Works

5.0 Existing & Proposed Drawings

5.1 Drawings submitted with application

6.0 Appendix

- 6.1 Available Photographic Record Prior to 26th July 2018
- 6.2 Photo's Following Fire



Photo taken from Flat 4F to display the extent of damage to the 4th Floor

1.0 Introduction

The following design and access statement has been produced to support the planning application for works to Welbeck Mansions, Inglewood Road, West Hampstead, NW6.

On the 26th of July 2018 a fire originated in a high level flat at Welbeck Mansions. Significant damage resulted to the 'East' half with the roof of the block and the 4th and 5th floor flats being completely destroyed. Further damage throughout the block occurred to the building fabric including water damage and significant damage to building services.

This proposal seeks permission for the exact like-for-like re-instatement of all damage areas. In summary this will involve:

- Reconstruction of the 'east half' roofs and dormer windows
- External repairs and redecoration.
- Reinstatement of individual flats within the 'east half' block
- Common Parts Refurbishment.

This Design and Access statement forms part of the planning application submitted to the London Borough of Camden. The document is therefore to be read in conjunction with the planning drawings and photographs listed within sections 5.0 and 6.0.



2.0 Site Context

2.1 Welbeck Mansions

Welbeck Mansions is located to the West of the West End Green Conservation Area within the London Borough of Camden. The building was constructed to the North side of Inglewood Road in circa 1897.

The area surrounding Welbeck Mansions is predominantly residential with several local shops, amenities and a number of restaurants. Welbeck Mansions is in close proximity to West Hampstead Overground, Underground and Thameslink stations.

The overall footprint of the damaged area is approximately 683m² on a site of approximately 807m².

3.0 Planning Context

Welbeck Mansions is located within the 'West End Green' conservation area. As of 2011, Welbeck Mansions has been included within the 'Conservation Area and Management Strategy' and is detailed as a Building which makes a positive contribution to the area.

Welbeck Mansion is not a listed building.

4.0 Design and Access Statement

4.1 The Brief

On the 26th of July 2018 a fire originated in a high level flat at Welbeck Mansions. Significant damage resulted to the 'East half' with the roof of the block and the 4th and 5th floor flats being completely destroyed. Further damage throughout the block included water damage and significant mechanical and electrical works required.

This proposal seeks permission for the like-for-like re-instatement of all areas which have been damaged by the fire. This application relates to both the external repair works to the property and internal re-instatement.

No alterations to existing floorplans or additional flat area is to be included in the reinstatement.

Sensitive repairs to the façades and reinstatement of destroyed decorative details will have the primary aim of reinstating all areas on a like-for-like basis. All existing windows will be reinstated as double glazed sash windows. External elements such as mansard roof, window profiles and brickwork will be reinstated on a like-for-like basis.



General Site Plan



Historic high-level Front Elevation

4.8 Floor by Floor Proposed Works

Externals

- Reconstruction of pitched and flat roofs
- Reinstatement of dormer windows, sash windows etc
- Miscellaneous repairs

Basement, Common Parts

- Strip out of existing wall coverings
- Replacement of doors with FD30S Fire Doors
- Internal Alterations to Former Porters Flat

Ground Floor

- Strip out of existing finishes
- Like-for-like reinstatement

First Floor

- Strip out of existing finishes
- Like-for-like reinstatement

Second Floor

- Strip out of existing finishes
- Like-for-like reinstatement

Third Floor

- Strip out of existing finishes
- Like-for-like reinstatement

Fourth Floor

- Strip out of existing finishes and internal partitions
- Like-for-like reinstatement

Fifth Floor

- Strip out of existing finishes, remailing fire damaged roof structure and portioning
- Like-for-like reinstatement

4.3 Design Statement

Following the fire, the re-instatement of Welbeck Mansions is proposed to be on a like-for-like basis. Minor alterations and amendments will be required to the building in order to ensure that existing 'damaged' components are reinstituted in accordance with current Building Regulations.

Appearance: the detailed photographic records discussed in Sections 4.5 and 4.6 will assist with enabling re-instatement on a like-for-like basis.

4.4 Access Statement

No changes are proposed to access for occupant/users of the building or those engaged in the provision of services/utilities.

The proposed reinstatement works are on a like-for-like basis and seek to make no visual alterations to the building from its pre-fire condition.

4.5 Existing Photos and Like-For-Like Reinstatement

Fortunately, several months prior to the fire occurring various photographs were taken of the site. A number of these photographs can be found in Section 6.1. The photographs and historic survey drawings provide a basis for which like-for-like re-instatement can be progressed clearly displaying the butterfly roof, external decorations and finishes which have been destroyed. Internal pre-fire photographs of the 5th floor penthouse can be found within section 6.3.

4.6 Photos Following Fire

A detailed photographic record following the fire has been prepared by tmd Building Consultancy to assist with the like-for-like reinstatement of the block. A select number of images taken of the fourth floor can be found in Section 6.2 displaying the extent of damage to this floor.

5.0 Drawings

5.1 Drawings Submitted with Application

SLP-01	Site Location Plan (1:1250)
BP-01	Block Plan (1:500)
PL-01	Planning - Existing Elevations : Front / West
PL-02	Planning - Existing Elevation : Rear / East
PL-03	Planning - Proposed Elevations : Front / West
PL-04	Planning - Proposed Elevation : Rear / East
PL-05	Planning Existing Fourth Floor
PL-06	Planning Proposed Fourth Floor
PL-07	Planning Existing Fifth Floor
PL-08	Planning Proposed Fifth Floor
PL-09	Planning Existing Roof Plan
PL-10	Planning Proposed Roof Plan

6.0 Appendix

6.1 Photographic Record Prior to 26th July 2018



1. Front Elevation



2. Front Elevation



3. Front Elevation



4. Front Elevation



5. Rear Elevation



6. Rear Elevation



7. Rear Elevation



8. Rear Elevation



9. Rear Elevation



10. Roof – 5th floor penthouse flat roof



11. Roof – view from central core to 5th floor roof



12. Roof – view from 5th floor flat roof to the LHS of the building

6.2 5th Floor Penthouse – Pre-Fire



1.



2.



3.



4.



5.



6.

6.2 4th & 5th Floor Post Fire



1. 4th Floor



2. 4th Floor



3. 4th Floor



4. 5th Floor



5. 5th Floor



6. 5th Floor

6.4 Design Team

Client	<i>Welbeck Mansions Ltd</i>
Project Manager	<i>tmd Building Consultancy</i>
Project M&E consultant	<i>Michael Jones Associates</i>
Principle Designer (CDM 2015)	<i>tmd Building Consultancy</i>
Structural Engineer	<i>Fairhurst</i>
Approved Building Control Inspector	Shore Engineering Ltd