

MOUNTVIEW LODGE, SWISS TERRACE



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Introduction

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## INTRODUCTION

This Design and Access Statement:

- Sets out the site analysis and describe the setting and context of the existing building;
- Demonstrates that the surrounding context is supportive of additional height;
- Shows how the proposed design solution relates to the criteria set out within the London Plan and has been developed alongside detailed consultations with Camden's planning team, pre- application reference 2018/2635/PRE.

This Design and Access Statement supports the application for the proposed extension to Mountview Lodge, at 9 Swiss Terrace, Swiss Cottage to provide an additional three storeys of residential accommodation comprising eight new one and two bedroom homes.

The new extension provides high quality design that responds to and enhances the appearance of the building and the setting of Centre Heights, a prominent 20th century landmark building on Finchley Road. It respects the integrity of the existing building fabric, and preserves the existing context, character and appearance where necessary with the use of lightweight materials and contemporary façade design.



## BACKGROUND:

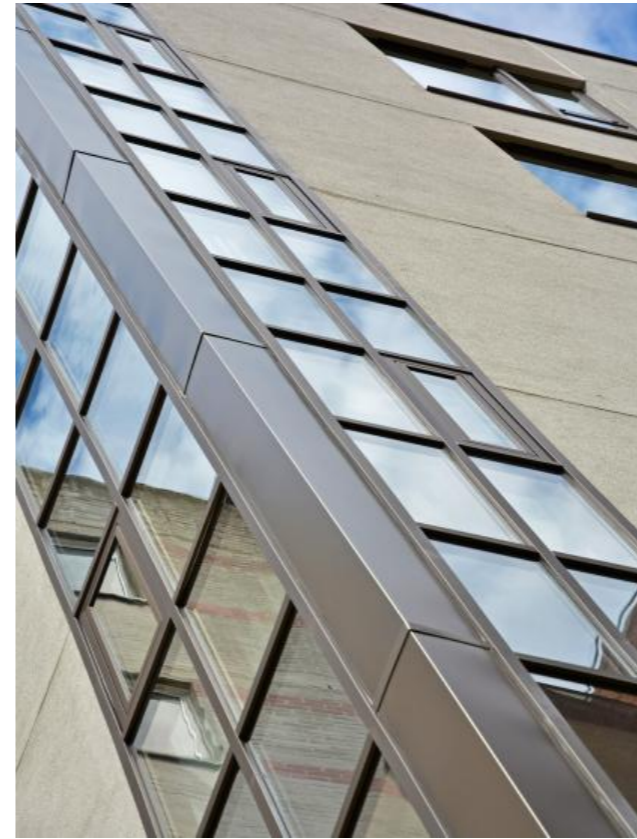
Mountview Lodge was formerly known as Station House and was in office use. The building was built in the mid-20th century and was subsequently divided into two blocks, no.9 and no.8-10.

The building was converted into apartments under permitted development. The conversion comprised 23 homes, primarily made up of studio and one bedroom apartments with the exception of one two bedroom apartment on the ground floor.

Externally, the building was granted permission for new render and replacement windows, which was completed during the same construction period as the conversion. The new render and windows have updated and improved the building's appearance.

The building sits adjacent to Centre Heights, which is currently being extended by a further two storeys to create five new three bedroom apartments with associated roof gardens. The design proposed for the extension to Mountview Lodge responds to this by also providing additional numbers of accommodation through additional height.





MOUNTVIEW LODGE, SWISS TERRACE  
EXISTING SITE PHOTOGRAPHS

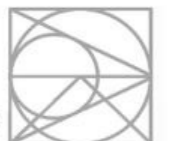


## STRUCTURE

This document has been prepared to accompany the planning application. As such, it is structured to provide a written description and justification of the planning application in design terms under the following headings – Use, Amount, Layout, Scale, Appearance, Landscaping and Access.

Please also refer to the drawings that accompany this document:

- 18086 – P01\_Site Location Plan
- 18086 – P02\_Existing Ground Floor Plan
- 18086 – P03\_Existing Typical Floor Plan and Roof Plan
- 18086 – P04\_Existing Building Elevations
- 18086 – P05\_Existing Building Sections
- 18086 – P06\_Alterations Sections
- 18086 – P07\_Proposed Site Plan
- 18086 – P08\_Proposed Sixth and Seventh Floor Plans
- 18086 – P09\_Proposed Eighth and Roof Plans
- 18086 – P10\_Proposed South & West Elevations
- 18086 – P11\_Proposed North & East Elevations
- 18086 – P12\_Proposed Sections
- 18086 – Design & Access Statement
- Planning Statement
- Air Quality Assessment
- Daylight and Sunlight Assessment
- Noise, Vibration and Ventilation Assessment
- Sustainability Statement
- Surface Water Drainage Proforma,
- Affordable Housing Statement,
- Tree Survey



## CONTEXT & DESIGN PRINCIPLES

### LOCATION & CONTEXT:

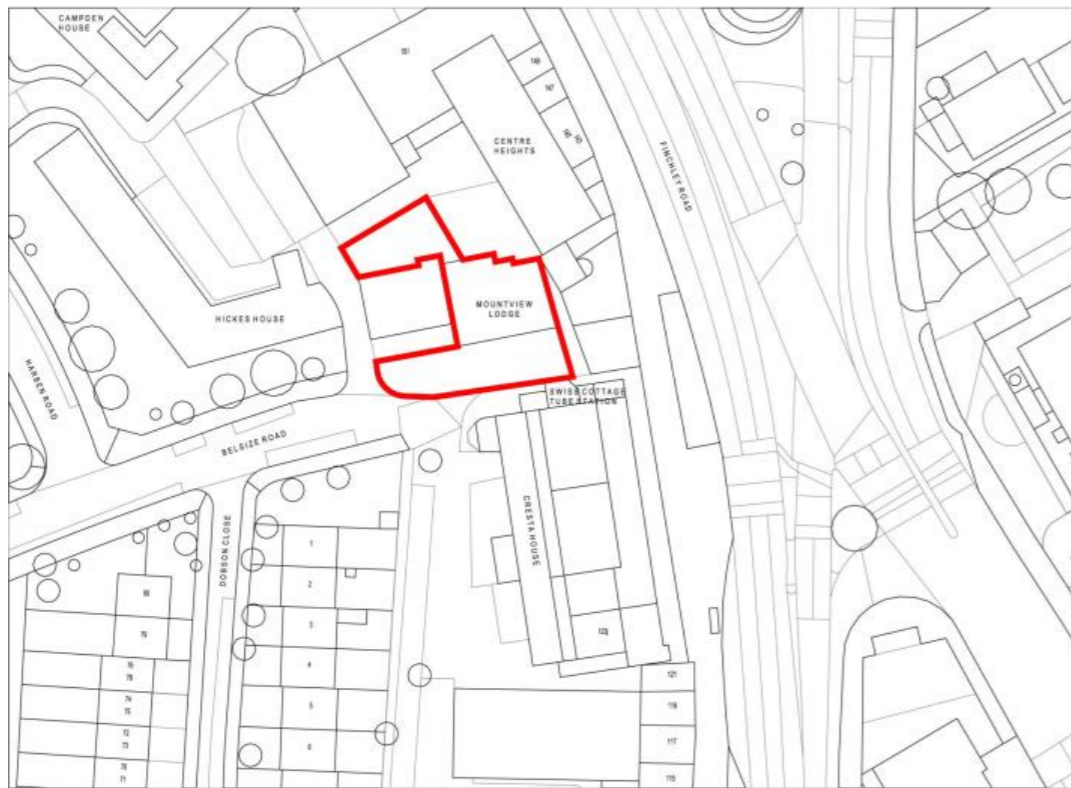
Mountview Lodge is located on Belsize Road in Swiss Cottage and is set back from the A41 Finchley Road. The building at 9 Swiss Terrace (which forms the base for the proposed extension referenced in this document), adjoins 8 Swiss Terrace which is under separate ownership. To the east of the building is Centre Heights which borders onto Finchley Road and is an 11 storey mixed use building. It is currently being extended to provide an additional two floors of accommodation. To the rear of the building is an existing multi storey car park associated with Centre Heights.

Mountview Lodge is located opposite Swiss Cottage underground station and is set back approximately 10m from the A41 Finchley Road thoroughfare. The front elevation is south facing and the building plot occupies approximately 0.06 of an acre (250m<sup>2</sup>).

The existing building comprises both office (lower ground) and residential use (upper floors). At street level, Mountview Lodge has an external loading bay and bin store to the rear.

Primary pedestrian access into the building is via the south east corner, at street level. The existing level difference between the ground floor and the street is recorded at 1.16m and therefore, a stepped access into the building is provided. Access to the Lower Ground office is from the West corner.

The adjacent Swiss Cottage underground station allows for access across London using the Jubilee Line. The existing building houses a cycle store at lower ground floor which is to be supplemented by the additional cycle parking externally for the use of residents. There are also various bus stops surrounding the site, several of which can be found on Finchley Road.



Site Location Plan



View from Finchley Road

## CONTEXT & DESIGN PRINCIPLES

### **CHARACTER AND APPEARANCE:**

Externally, the existing building is finished in a render, which is self-cleaning. The windows have a bronze anodised finish with full height glazed curtain walling to each corner of the front elevation. The existing flat roof at the sixth floor level is finished in a single ply roofing membrane (in grey) and houses some minor plant. A zinc-clad plantroom enclosure is also provided at roof level for the more substantial services and the lift overrun, which is accessed via the stairs that also run to roof level.

The proposal for the extension to Mountview Lodge has been designed to improve the appearance and character of the area, and complies with policy D1 of the Camden Local Plan. The design includes extending the existing building floor plate up (by two floors) to match the existing external finishes, followed by a further zinc-clad eighth floor which has been stepped back from the building line of the lower floors, finished to match the existing building. Therefore, whilst the design involves an increase in height it will not significantly alter the character and appearance of the host building.





View from the rear

## DESIGN RESPONSE

### **USE:**

The proposed extension to Mountview Lodge has been designed to provide a mix of apartment sizes. The design has been enhanced to provide a greater number of two bedroom apartments as a direct response to Camden's pre-application feedback.

The design provides clear and logical apartment layouts, with the aim of enhancing the building's residential appeal and creating living spaces that are easy to use, and that follow the provisions set out in the London Plan.

The main access point to Mountview Lodge is to the right-hand side of the building, with apartments entered via a wide communal corridors. This makes efficient use of the space, whilst creating a quality living environment for new residents.

In order to facilitate the new homes the existing plant room has been rationalised and reconfigured within a smaller area, with lower ground floor servicing moved to the rear car park. This frees up space for a more efficient floor area.



View from Cresta House

## DESIGN RESPONSE

### **AMOUNT:**

The extension will comprise five, one bedroom homes and three, two bedroom homes, creating a total of eight new homes. To facilitate the additional homes, the existing stairs and lift run will be extended to retain the current access strategy within the building.

The new sixth floor will house three of the one bedroom homes as well as the newly rationalised plant room. The new seventh floor will house one, two bedroom and two one bedroom homes and the new eighth floor will house two, two bedroom homes with their own balconies.

This mix of unit sizes is a direct response to pre-application advice. Policies H6 and H7 state that a variety of housing sizes should be provided within new developments in order to provide a sustainable mix of housing within the borough.

The new stepped back eighth floor includes private amenity space providing in excess of five metres squared external balcony space to the north and south of the building. It was advised at pre-application stage that the provision of private balconies on the new sixth and seventh floors would have a negative impact on the surrounding area and the setting of Centre Heights and therefore these are not be proposed. Similarly the provision of a communal roof top garden was removed in direct response to pre-application feedback.



## DESIGN RESPONSE

### CRIME PREVENTION STATEMENT

As an indirect result of increasing the number of residential homes, Mountview Lodge there will be an improvement to the general safety of the neighbourhood through greater passive surveillance to both the front and rear of the building.

The proposal will provide additional cycle storage to accommodate the increase in residents and encourage the residents to utilise sustainable transport. As a result of this, seven new cycle hoops are provided at the front of the building.

Pedestrian access to the new apartments will be maintained and managed through the existing access. Residents will have their own access fob to gain entry into the building and their own independent key to gain access to each flat. All visitors will need to be buzzed in through the existing video intercom, which needs to be activated twice to pass through two sets of doors. Each apartment is provided with its own door bell, spy hole and chain lock for extra security.

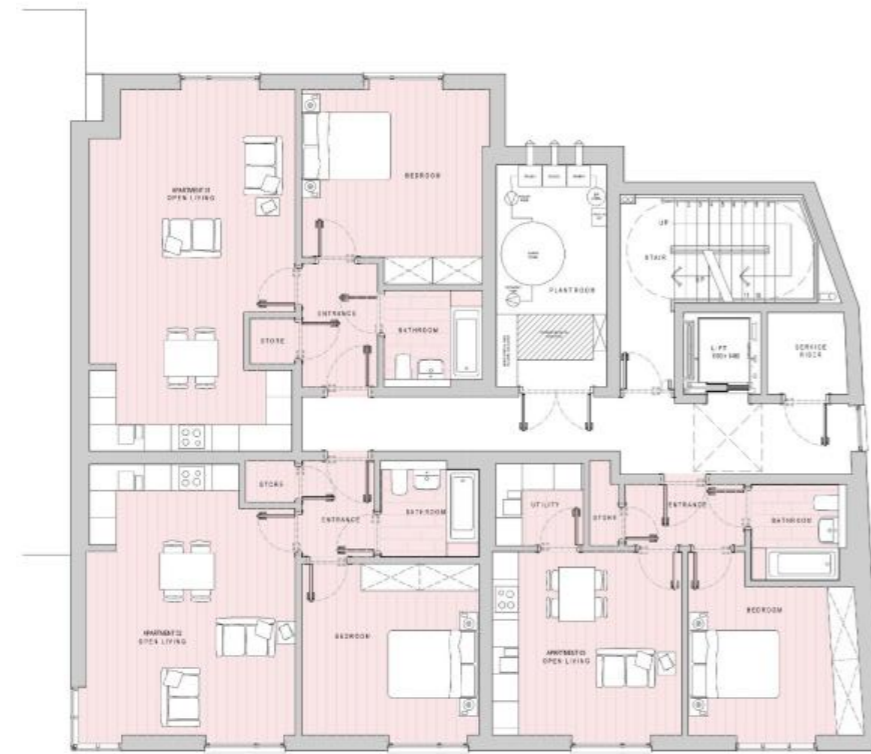
Where external balconies have been provided there is no risk that an intruder can gain access as there are no buildings or adjacent access platforms.

### WASTE STORAGE

The external bin store will be enlarged to provide an additional 1320 litres of capacity. Assuming each household may produce 120 litres worth of refuse per week, the increase in bin capacity is appropriate. The bins on site are collected twice a week, currently on a Monday and Thursday.







PROPOSED NEW SIXTH FLOOR 1:100



PROPOSED NEW SEVENTH FLOOR 1:100

## DESIGN RESPONSE

### LAYOUT:

All new homes are accessed from street level via Swiss Terrace which acts as the main circulation core within the building. Individual home doors are then accessed off these corridors.

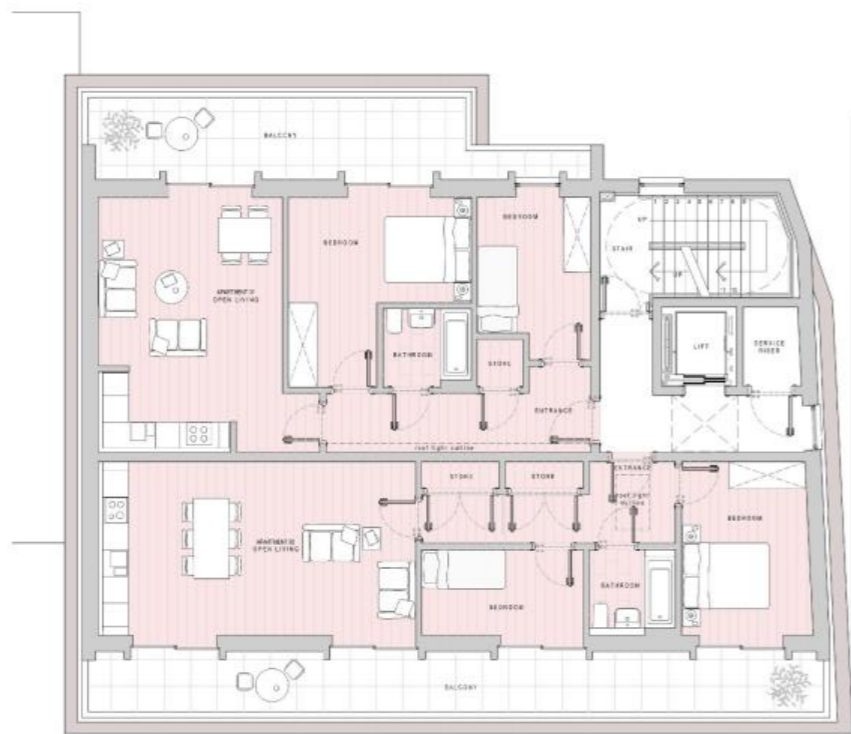
The proposed zinc-clad exterior of the eighth floor takes reference from the existing roof top plant room. The use of zinc is also inline with other buildings found adjacent on Finchley Road such as the Royal Central School of Speech and Drama. The new eighth floor is set back slightly from the existing building line. This allows for the provision of two balconies, which provide policy compliant outdoor amenity space.

The new homes continue the existing strategy of capturing views to the north (where the car park is situated) and south (where the main entrance is situated) of the building. The windows found on the facades are designed to be floor to ceiling height in order to maximise the views and natural light entering the homes. The new windows on the sixth and seventh floor replicate those on the lower floors of the existing building. The windows on the eighth floor differ slightly owing to the materials used and building design.

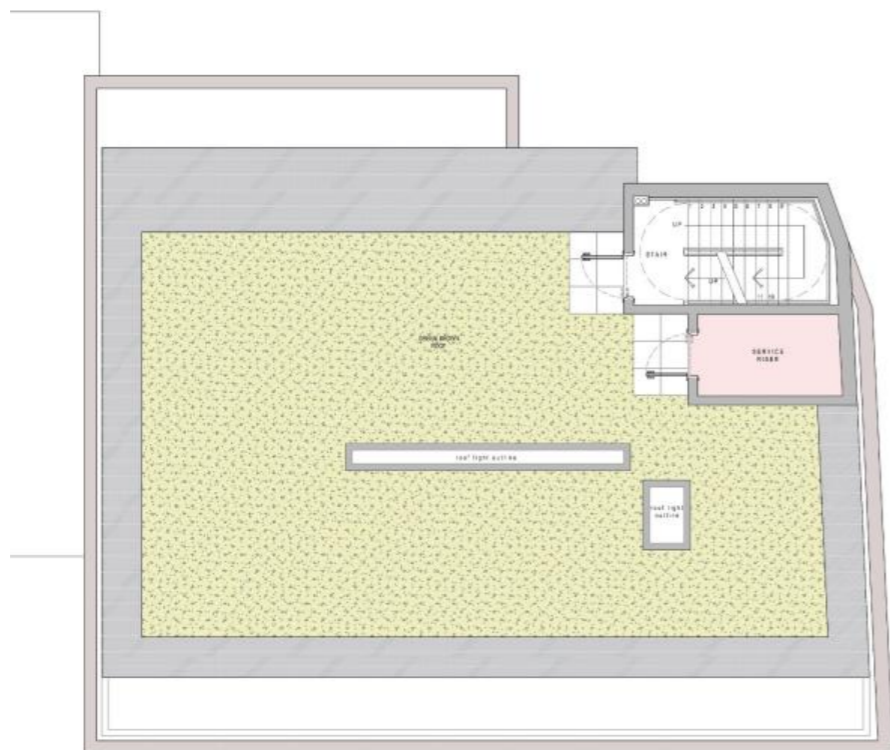
In order to facilitate the new extension and layout, the existing services in the current roof top plant room are to be retained, but relocated to the newly formed plant room on the sixth floor. The size of the plant room will be reduced due to the rationalisation of the services.

Equipment that serves the lower ground floor office will be relocated to the outdoor service yard in order to maximise the internal space available. This will be phased in order to minimise the disruption caused to the occupants.





PROPOSED NEW EIGHTH FLOOR 1:100



PROPOSED NEW ROOF TOP 1:100

## DESIGN RESPONSE

All room sizes (including bedrooms, kitchens and bathrooms) align with space schedules identified in the London Plan. Each apartment has at least one square metre worth of designated storage space, which is increased in the larger apartments in order to be proportionate.

### SCALE:

The buildings that immediately surround the site (Centre Heights and Overground House), currently stand at eleven and eight storeys high respectively. With the additional three floors, Mountview Lodge will be brought into alignment with these neighbouring buildings and will not cause any detriment to the surrounding context. This view was shared by Camden's planning department and expressed within the pre-application response.

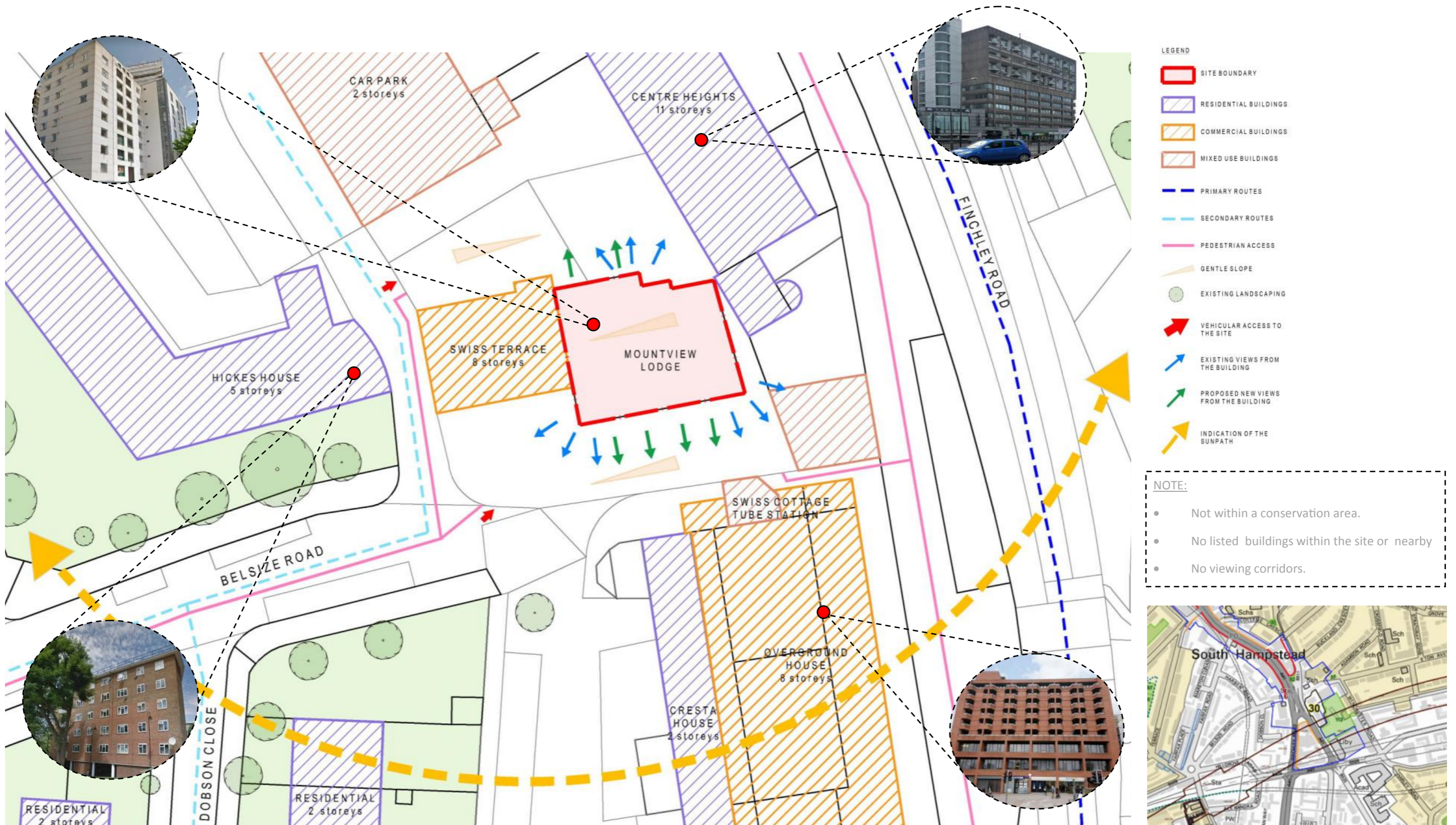
It is understood from the Pre-application response that Centre Heights has local historical value. The proposed extension has therefore been designed to be sympathetic to Centre Height's setting. The design sits neatly behind the great mass of Centre Heights, and can only be seen at certain points on Finchley Road. In contrast to this, from Belsize Road, where the building's main entrance is situated, the scale of the building has been given significance along this street scene. The additional sixth and seventh floors match the existing facade design which visually elongates the building and keeps the new massing proportionate. The new eighth floor will act as a visual break within the design, as the zinc-clad exterior will provide a contrast in aesthetic, whilst taking precedence from other building designs found within the local area.

All doors, windows and details that are used externally throughout the new extension are designed to match or remain proportionate to current facade design. The windows on the sixth and seventh floor are to match those on the floors beneath and will replicate the existing rhythm of the building.

The windows and doors proposed on the eighth floor alter slightly in design in order to match the proposed zinc.

The proposed new floors will be lightweight in construction to reduce any impact to the existing structure of the building.

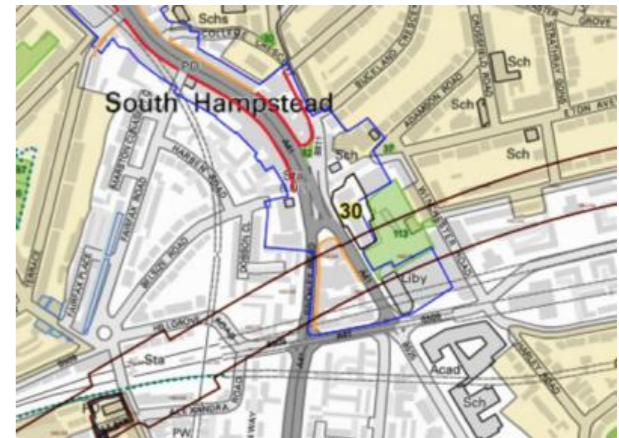




- LEGEND**
- SITE BOUNDARY
  - RESIDENTIAL BUILDINGS
  - COMMERCIAL BUILDINGS
  - MIXED USE BUILDINGS
  - PRIMARY ROUTES
  - SECONDARY ROUTES
  - PEDESTRIAN ACCESS
  - GENTLE SLOPE
  - EXISTING LANDSCAPING
  - ➔ VEHICULAR ACCESS TO THE SITE
  - ➔ EXISTING VIEWS FROM THE BUILDING
  - ➔ PROPOSED NEW VIEWS FROM THE BUILDING
  - ➔ INDICATION OF THE SUNPATH

**NOTE:**

- Not within a conservation area.
- No listed buildings within the site or nearby
- No viewing corridors.



MOUNTVIEW LODGE, SWISS TERRACE  
OPPORTUNITIES & CONSTRAINTS



## DESIGN RESPONSE

### **LANDSCAPING:**

At the proposed roof level a green/ brown roof will be provided which will help encourage biodiversity within the local urban city environment. It will also improve the existing outlook from Centre Heights which currently looks out on to roof plant associated with the lower ground floor office floor space. This plant is to be relocated to the ground floor loading bay.

The set back eighth floor allows external balconies to be provided for new residents. This will also contribute to biodiversity allowing residents to green these areas.

There are currently three existing trees situated to the front of the building, which shade the south elevation adjacent to the main entrance. The trees help to soften the appearance of the urban environment. These trees also provide some privacy from the road for residents on the lower apartment floors. The trees will be retained and protected throughout the construction works and a survey has been undertaken in order to ensure that the construction of the extension will not have a negative impact.





The Royal Central School of Speech and Drama - Finchley Road

## DESIGN RESPONSE

### **APPEARANCE:**

The design has been influenced by analysis undertaken in the local area and the need to provide additional housing.

The existing building combines off-white render and zinc cladding, with the existing windows and curtain walling in a bronze anodised finish. The proposed extrusion of the new sixth and seventh floors has replicated the facade design using a combination of off-white render and bronze windows. This treatment visually works well in its current setting and will be continued on the proposed sixth and seventh floor.

The eighth floor has been stepped back to provide a brake in the building's articulation, as well as providing two private external balconies to the top floor apartments. This set back offers a clean and simple building profile that prevents the new building outline from looking disproportionate. In keeping with the existing roof top plant room, the proposal uses the zinc to clad the new top floor.

As the internal apartment layout generally aligns with the existing layout for the fifth floor, the windows to the new sixth and seventh follow the same rhythm of both the south and north elevations. When the building steps however, the position of the windows are slightly larger in order to suit the modern appearance being proposed. This same principle and articulation of the design is used on the north elevation.

On the Centre Heights elevation, the new windows follow the same principle of the floors below increasing natural light to the corridors which also act as smoke extract (that would open in the event of a fire to clear the circulation corridors from smoke). The off-white render is continued on these new walls with zinc on the eighth floor.

Careful consideration and consultation with the council has been undertaken to ensure that the new floors do not encroach on the design of Centre Heights.







Sheffield Cycle Hoop

## DESIGN RESPONSE

### **ACCESS:**

The proposed scheme retains the existing stepped building entrance to the south east corner, which will continue to be used by residents. The rear entrance access via the existing car park will also remain unchanged and will still be used to access the existing bicycle store.

Car parking is limited on site and no spaces are proposed as part of this application. There are several transport links that are accessible to Mountview Lodge, including Swiss Cottage Underground Station (opposite) and several bus stops within short walking a distance on Finchley Road. Residents will be encouraged to use sustainable modes of transport which is enhanced via the provision of additional cycle hoops at the front of the building. The additional cycle hoops are to be provided externally as there is not sufficient capacity within the existing internal cycle store provided as part of the original building conversion to accommodate these.

The existing stairwell, lift and service riser are extended throughout the new floors to maintain ease of circulation. The lift will terminate at the eighth floor, whilst the stairwell will continue to rise to the roof for maintenance access.

The proposed design provides easy and clear access within each apartment and the wider building. This has been achieved through the provision of spacious apartments, generous walkways and level thresholds that follow the requirements set out in Part M of the Building Regulations, and the London Plan.





MOUNTVIEW LODGE, SWISS TERRACE  
 TRANSPORT & AMENITIES



## S U M M A R Y

The proposed scheme is in keeping with the style of the existing building and those which surround it. The context of which is supportive of additional height.

The design conforms fully with the London Plan space standards.

The extension sits well within its context, whilst also sitting comfortably with the adjacent Centre Heights.

The proposal takes reference from design found locally to the site, successfully reusing the pallet of render and zinc.

The structural report confirms that the existing buildings' structural design is suitable to take the loadings of the additional floors.

The proposal is designed to reduce the impact and minimise disruption for the existing residents' within Mountview Lodge.

The daylight sunlight report confirms that the extension would have little effect on the existing neighbouring buildings. Please refer to the submitted Daylight and Sunlight Assessment for further information.

The extension to Mountview Lodge will provide additional height that will make the building more proportionate to its surrounding context.

The scheme will deliver eight additional residential homes.

Overall, the proposal adheres to the provisions set out in both the London Plan and the sustainable homes guidelines provided by Camden Borough Council to create a scheme which will contribute positively to the local area and housing targets.

