

JAMES GORST ARCHITECTS

No. 1 Steele's Studios, 97a Haverstock Hill, London, NW3 4RN

Design & Access Statement | Planning Submission





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LEFT

LAMB'S CONDUIT STREET
Refurbishment of 35 Lamb's Conduit Street -
a Grade II listed house in London



0.0 Introduction

This Planning Submission document is for the development of No.1 Steele's Studios, a single dwelling located away from a busy road (Haverstock Hill) in the quiet residential area of Belsize Park. It is within the Eton Conservation Area which has an eclectic residential character constructed predominantly of brick in the C19th.

The current house sits well away from the road and consists of an 1870s artists studio now obscured by a cluster of disorganised extensions and additions added between the 1960s and the mid-1990s. The existing Victorian artist's studio has been altered over the years with the addition of a mezzanine level and the installation of new timber floorboards throughout. A new doorway has been installed to the North East elevation and the existing large opening to the North West elevation has been corrupted with the addition of a concrete lintel. The brickwork has been re-pointed at some point with cement based mortar which has caused cracking both internally and externally. An assessment of the historic studio and its later additions has been carried out by Turley and is contained within their Heritage Statement.

The owner-occupier is now looking to create a comfortable, discreet and secure family home that will be in keeping with the character of the local area. To that end, the proposal seeks to clear the heterogeneous and unsightly extensions and create a complimentary addition to the existing studio.

LEFT
GLEBE PLACE
A new house in Chelsea, completed 1996



0.1 About us

James Gorst Architects was established in 1981 and has been producing high quality buildings for over thirty-five years. During that time the office has delivered a wide range of complex and high profile projects. The practice has designed some of the largest new houses in the United Kingdom including Hannington Farm (2017) and Ironstone House (2016). It has led high profile conservation projects such as the City of London's Royal Exchange (2013) and The Georgian Group Headquarters (1997). It has delivered multi-unit residential developments at Upton in Northampton (2004); churches such as the Greek Chapel Mykonos (2014); and public buildings such as the Nursing Home, Poundbury (2002).

This has brought a considerable breadth of experience which has helped to ensure that the highest value is secured at every stage of building procurement. Whatever the budget - from the earliest briefing period, to securing permissions and working with stakeholders, through delivery - the practice has established a reputation for ensuring quality at every stage. Every member of the five-strong team is a senior registered architect.

The company is one of only a handful of practices that have won more than three RIBA Awards since 2000 and it has become an established name synonymous with quality at every level of the market.

LEFT

DOWNES HOUSE, JAMES GORST ARCHITECTS
Private house extension, completed 2017



OPPOSITE, TOP

JAMES GORST ARCHITECTS

Hannington Farm, new build private house
completed 2017

OPPOSITE, BOTTOM

JAMES GORST ARCHITECTS

Hannington Farm, new build private house
completed 2017

RIGHT

JAMES GORST ARCHITECTS

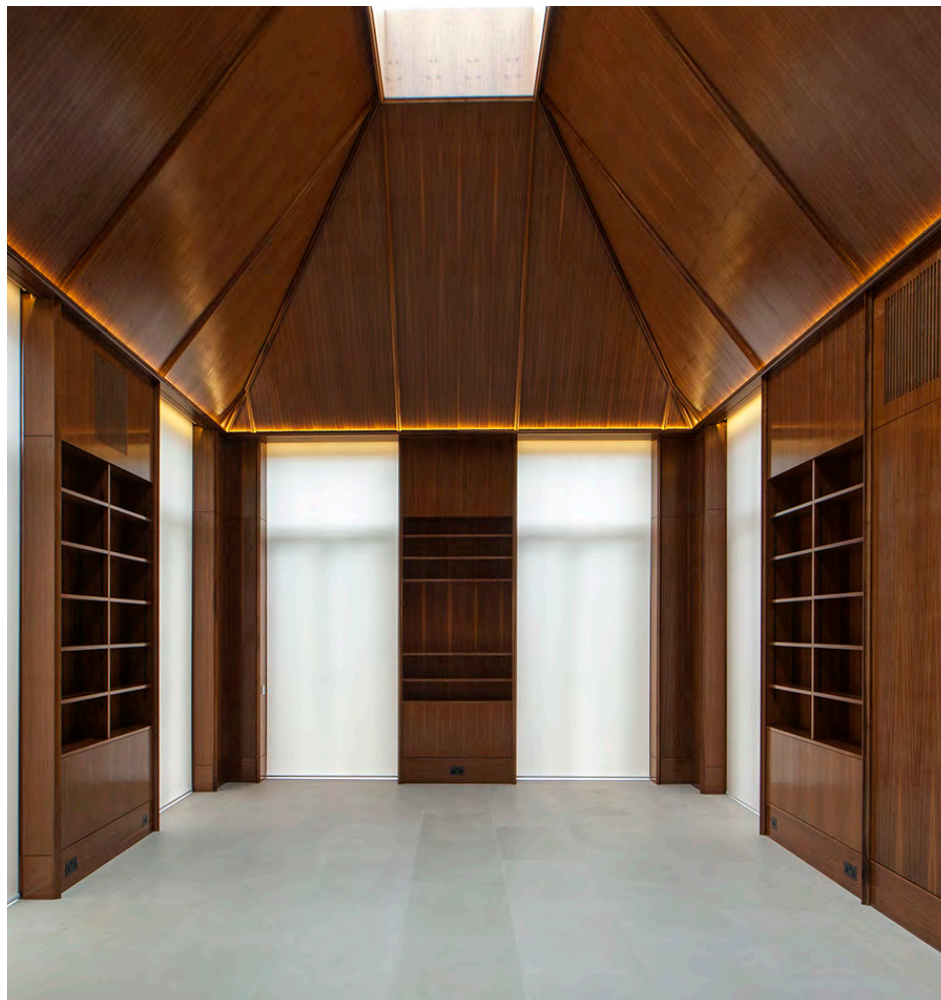
Hurworth house, private house renovation
and extension, completed 2016, library
interior

BELOW, Left to Right

JAMES GORST ARCHITECTS

The refurbishment of The Georgian Group
HQ, 6 Fitzroy Square

The entrance hall of number 35 Lamb's
Conduit Street





0.2 Executive Summary

Through a 2-Stage Pre-planning application James Gorst Architects have worked together with London Borough of Camden to develop the detailed design for No. 1 Steele's Studios.

This proposal seeks to create a discreet, sustainable and secure 3-bedroom family home at No.1 Steele's Studio that will be in keeping with the character of the local area.

The proposal has 3 keys aims:

1. Create a comfortable family home
2. Create a discreet and safe dwelling
3. Enhance the Eton Conservation Area

In order to achieve this, the proposal makes the following key moves:

- Retain the existing 1870s "artists' studio" building
- Remove the heterogeneous and unsightly cluster of C20th extensions on the site
- Assess the character of the surrounding area
- Erect a discreet, high quality extension that is in keeping with the local area

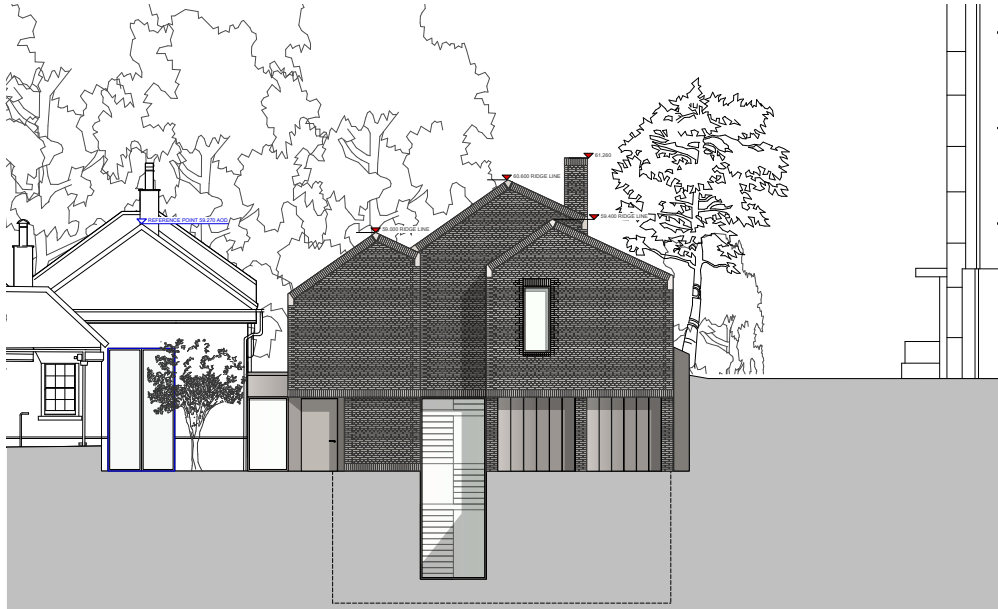
The following should be noted:

- The existing building is not listed
- There is no proposed change of use
- There is no increase to the number of units
- There is no material impact on neighbouring daylight and sunlight
- There is no increase to the number of bedrooms

Key data is as follows:

- Existing dwelling area: 214m² GIA
- Proposed dwelling area: 395m² GIA

LEFT
PROPOSAL
View of proposal seen through the main
gate on Haverstock Hill



ABOVE

TOP:Section AA_RevB submitted with Pre-App

BOTTOM:Revised Section AA_REvC with chimney added, submitted for Planning

0.3 Design Development

PRE-PLANNING APPLICATION ADVICE

A pre-planning application enquiry was submitted on 06/06/2018. A site meeting was undertaken by planning and conservation officers on 21/06/2018 where the officers expressed initial concerns in relation to the proposed development.

Initial written feedback was provided on 29/06/2018 and following the initial advice a subsequent meeting was held at the council's offices on 08/08/2018 where alterations to the scheme were discussed. Subsequent feedback was received from Camden on 07/09/2018 which has been the basis of continued design development and interrogation of the proposed building.

The points referred to in the analysis of our design development follow the council's point of advice in the pre-application response dated 07/09/2018.

Design and Heritage

The original scheme Rev A submitted for pre-application was revised in collaboration with Camden. The primary amendment to the scheme saw the removal of the second floor of the building, incorporating the third bedroom into the 'entrance hall' volume at first floor level.

The resultant scheme presented 3 principal elevations in the composition, which face onto Haverstock Hill. Following the stage 2 pre-app advice dated the 7/09/2018 we have reviewed the proposal taking into account the local authorities concerns and recommendations.

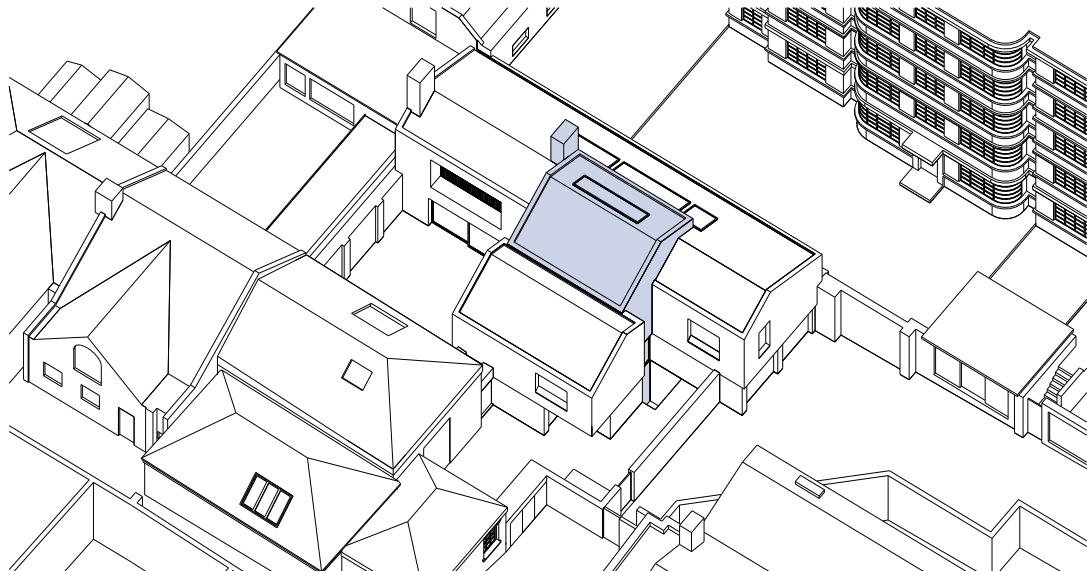
Design Development between Revision B and Revision C:

Following the removal of the third story element of the building we have reviewed the composition of the three principal elevations in relation to each other both in terms of the height differential between the ridge lines, and in terms of introducing greater depth and layering into the façade.

The critical adjustment to the ridgelines and eaves of the proposal sees the ceiling and roof of the entrance hall volume reduced in height by 200mm. The adjacent stair core element has been raised in height by 200mm. This compositional adjustment increases the tension between the two elements and allows for them to overlap each other, resulting in a pleasing interlocking of the layered architectural forms.

In broad terms the revised proposal sets the ground floor elevations back by the depth of one brick. The set back to the ground floor achieves a subtle balance to this simpler, more diminutive proposal. The ground floor story is set back beneath a soldier course and as a result is cast into slight shadow, which gives the impression of a more intricate, layered façade. The ground floor story becomes an intricate plinth base, with deep openings and brick reveals adding complexity and texture to break up the mass of the building.

The adjusted, upper floor volumes offer a simple dynamism as they slip past each other, creating depth in plan, and overlap one another at roof level.



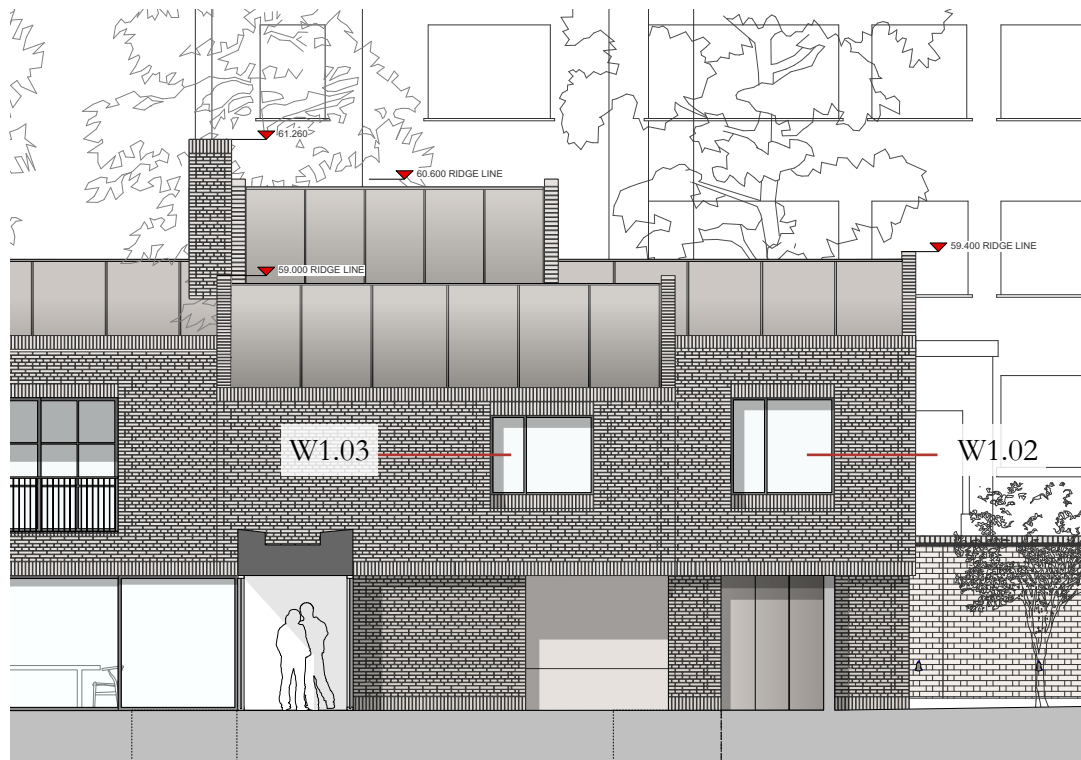
ABOVE

View from north east demonstrating new overlapping volumes and connection to existing Victorian studio

Brick Detailing

The detailing of the brickwork to the window heads, cills, and reveals has been considered alongside the subtle rearrangement of the gable apices as detailed above. All windows are now set into deep brick reveals with soldier courses to the heads of the windows running beneath a soldier course to the parapet eaves line.

Windows W1.02 & W1.03 to the South East (Section B-B) serve bedroom 2 and 3 of the house and their difference in height reflects the hierarchy of the rooms within and the diminishing building heights moving closer to the existing Victorian studio. An angled cill detail has been introduced to these windows, adding a point of interest to the detailing of the building which draws on the Arts and Crafts heritage of the existing studio.



ABOVE
Brick detailing to W1.02 and W1.03



ABOVE

TOP: Elevation to Haverstock Hill submitted with Pre-App

BOTTOM: Revised Elevation to Haverstock Hill with axial window to front gable, submitted for Planning