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# 18-22 Haverstock Hill Section 96a Design Statement

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# Introduction

This design statement has been produced in support of a S96a application for minor design amendments to the commercial unit and a limited number of the external openings as a result of detailed design development undertaken by the consultant team. In line with the objective of providing high quality housing and retail space the proposed plans propose the following revisions:

- The ground floor fenestration to the larger commercial unit has been developed architecturally and technically resulting in the proposal to extend the small convex brickwork corner down to ground level and to align the openings with the floors above. The proposal results in a rational and authentic composition. Refer to page 4 of this document for further information.
- The commercial bin store has been relocated from basement to ground floor due to fire regulations. Building Control and Fire standards do not allow staircases and common parts to be shared between uses in mixed use developments over three storeys. This proposed amendment also has several other benefits highlighted on page 6 of this document.
- Minor alterations are proposed to the window openings to the rear North East and North West Elevations along the boundary. The glazed openings along these façades have become narrower due to the need to comply with fire regulations. MLM Fire consultants have confirmed that where windows are within 1m of the boundary the opening can not exceed more the 1 sqm area. The openings have therefore been amended so that only 1sqm of exposed glazing is provided. Although the width of the windows has been reduced, architectural interest and the expression of a wider opening is maintained by utilising recessed brickwork panels which reference the treatment of the brickwork elsewhere on the façades. These alterations have been highlighted and noted on the accompanying drawings.
- The design of the protruding box windows to the one-bedroom units along the North West façade has been developed and the proposal seeks to link these boxes into a single form of the same width and depth. This allows the windows and glazed elements either-side to be accessed by wheelchair and other users and provides a more accessible and maintainable space. The previous design would have resulted in multiple small roof and flooring elements which, when supported and insulated, would create a space largely unusable by occupiers. The proposal results in a more refined architectural solution which will age more favourably and provide improved amenity for residents.
- The balcony glazing configuration to unit 1.07, 2.07 and 3.07 has been revised to match the design of the front elevation. The previous arrangement required several framed glass elements, resulting in an ungainly stepped glazing detail with overlapping sills. The depth of the balcony also restricted the amount of daylight entering the unit. The revised configuration does not change the area of the unit or amenity space and provides a more accessible and well lit terrace. This alteration has been noted on the accompanying drawings.
- A discreet service ladder has been shown above the communal staircase in order to provide safe access to the roof of the main building in order to comply with CDM 2015 regulations. This alteration has been noted on the accompanying drawings.

The following pages of this document provide further detail of the changes to the front elevation and commercial unit. All other design changes are bubbled and noted on the planning drawings.

# Front Elevation - Ground Floor

The proposal seeks consent for the following design amendments to the front elevation:

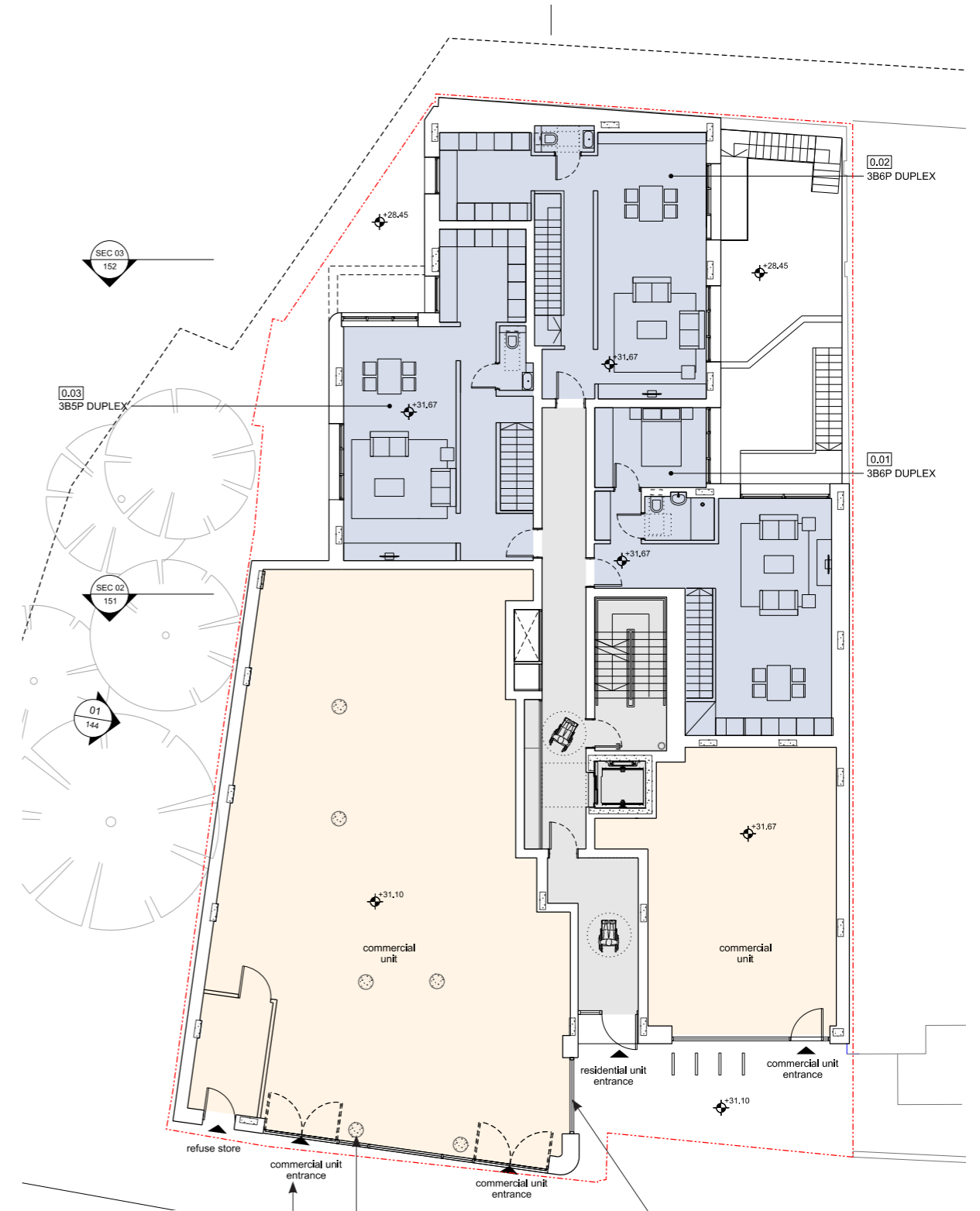
- The continuation of the small convex brickwork corner down to ground level to provide a robust and authentic 'grounding' of the building. The previously consented glazed corner to the commercial unit requires several structural beams to be introduced (see following page) and the radius of the glazing would not match the tight radius of the brickwork above. The proposed solid corner aligns with the openings on the upper floors and is of the same width as the adjacent brickwork piers. This helps to create a more cohesive and rhythmic front elevation.
- The arrangement of the commercial shop front glazing and mullions has been adjusted so that the vertical elements align with the upper floor openings. A second door-set is provided to the commercial unit in order to comply with fire escape requirements. The circular columns within the commercial unit are located directly behind the fixed glazing panels, visually demonstrating the structural integrity of the building.
- A discreet opening is introduced to provide access to the proposed commercial refuse store. See page 6.



Glazing bars and structure align with brick piers above

Brick corner introduced. The width of the pier matches the width of adjacent brickwork providing a solid, authentic grounding to the building.

Proposed Front Elevation



Commercial columns are aligned with shop front glazing and glazed elements above

Fire rated glass protecting the escape for residents is terminated neatly at the brickwork corner

Secondary means of escape provides symmetry between columns

Proposed Ground Floor Plan

## Front Elevation Structural Rationalisation

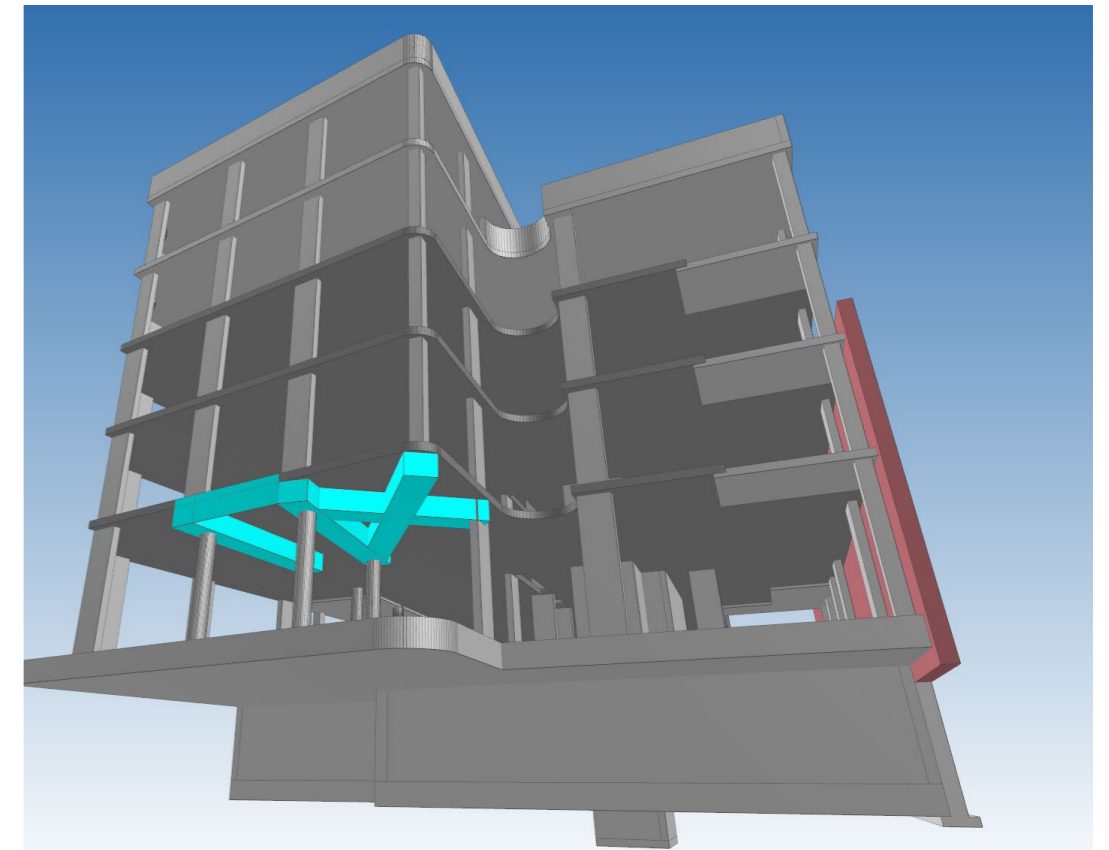
The 3D images on this page demonstrate the different structural solutions required to achieve the proposed and consented schemes. To achieve the curved glass corner several 800mm deep down stand beams would be required to transfer the loads. This would make the commercial soffit to the front elevation unusable and potentially compromise the top spandrel panels to the shop-fronts.

Bringing the brickwork down to ground level simplifies the structure, providing a clean soffit that will not interrupt the glazing lines whilst allowing the tenant to utilise the soffit of the ceiling for necessary services, lighting and architectural coverings. The structural and architectural solutions are more cohesive and this is reflected in the revised elevation where the structural authenticity is clear.

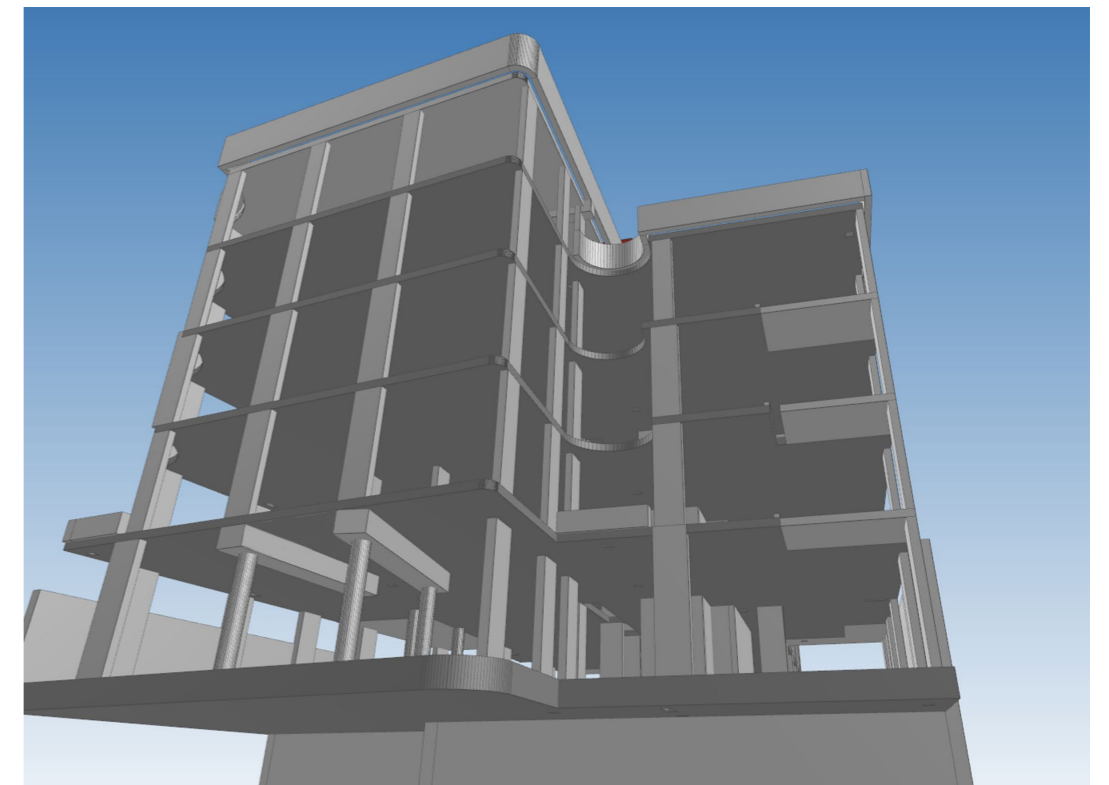
The image below shows a detailed CGI included in the original D&A statement prepared by Piercy and Co that demonstrates the architectural quality of the brickwork corner.



CGI image of the front elevation included in the original D&A statement shows the architectural quality of extending the brickwork corner down to ground level.



Consented- Structural offsets and down-stands required to achieve the existing glazed corner



Proposed - Brickwork corner allows a column to be introduced to simplify the structure. Form follows function in a rational, elegant manner.

# Relocation of Commercial Refuse Store

The consented layout for the ground floor commercial units included rear service doors providing commercial tenants with access to the shared staircase and basement refuse store.

MLM Building Control and MLM Fire consultants have advised that the consented layout for the commercial basement access would not comply with the Building Regulations and BS 9991.

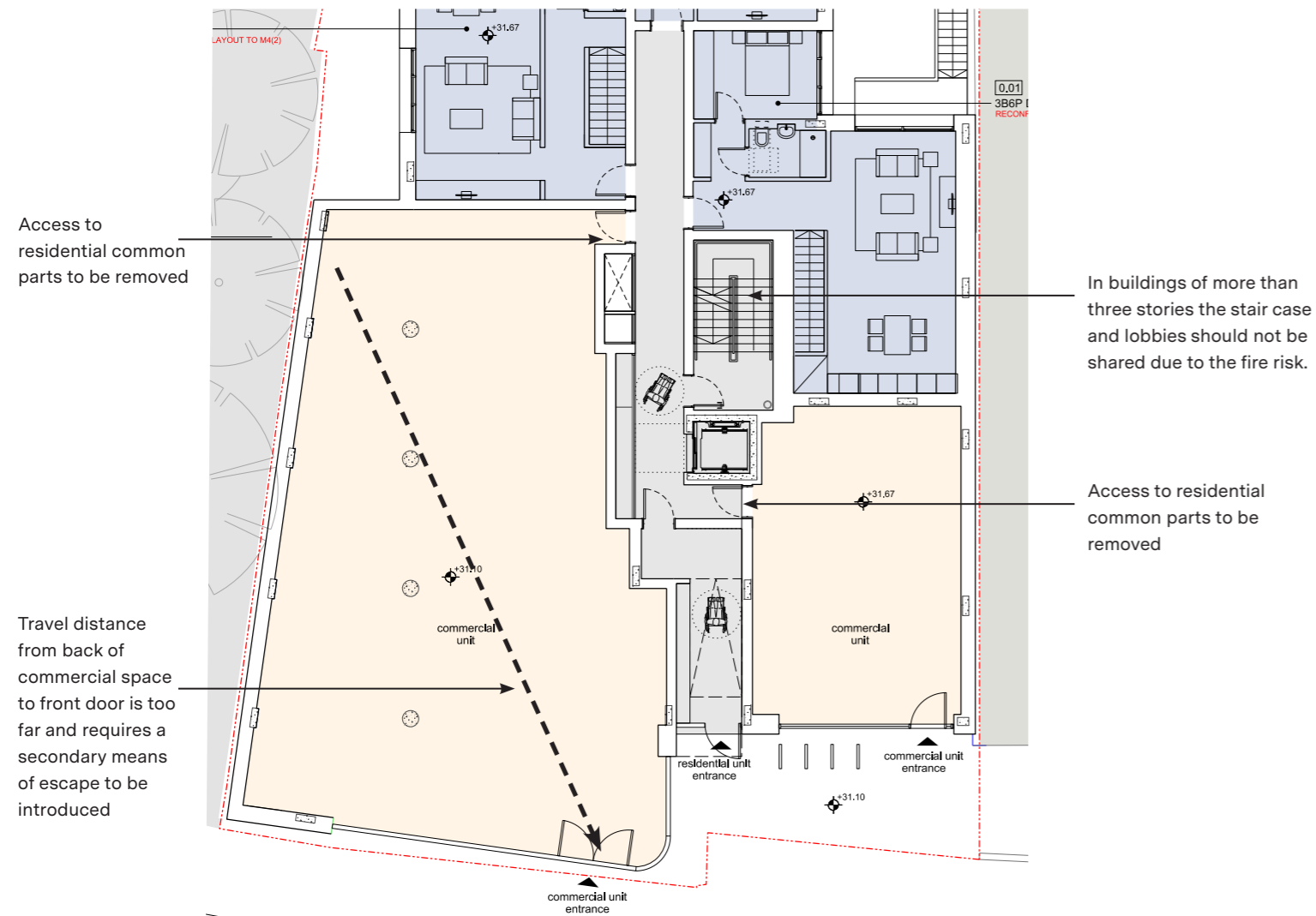
BS 9991 states that in mixed use developments, in buildings having more than three stories, the stair case and lobbies should not be shared so as not to create a fire risk.

The consultant team have reviewed the available options and concluded that the best and most viable solution is to sensitively relocate the commercial refuse storage to the ground floor to provide direct access from the street.

The design of the front elevation has been developed to sensitively integrate an access door which is consistent with the ground floor elevation at street level. The high-quality, secure metal clad door is positioned to be aligned with the edge of the brickwork above so that the door is unobtrusive and makes a positive contribution to the rhythm of the façade.

The revised design has the following benefits:

- Residential and commercial uses are kept separate preventing the fire risk which would be unacceptable and non-compliant with fire regulations.
- The potential for the residential staircase and lifts to become blocked with commercial refuse, litter and unhygienic spills has been removed.
- The residential lobbies and flats become more secure. The previous provision for commercial service doors created a potential security issue, providing employers and members of the public with access to residential areas.
- The refuse store is more readily accessible for collections which are likely to be more frequent than for residential users.
- The bin store is vented directly to the atmosphere to prevent smells building up and becoming unhygienic.



Consented Ground Floor Plan - Changes requested by the Fire consultant to make scheme compliant



Proposed Ground Floor Plan demonstrating how the development is now compliant with fire regulations.

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