

4.5 Refurbishment of Existing Building Strategy

It is acknowledged that the existing Edwardian building is not of high quality and this is largely a due to its crude massing as well as areas of badly composed fenestration. The alterations proposed below will improve the composition considerably and enhance the building and the way it relates to the surrounding space. We also recognise however, that some elements of the building are successful, in particular, areas of detailing composition, such as the gables, some of the decorative fenestration, cornices and bands. It is proposed to repair and conserve these.

In addition the proposed works to the interior of the building associated with the reorganisation of the internal spaces, the following alterations are proposed. All new details and materials will match the original.

- Lower Ground Floor – Lowering the external ground levels to expose the base of the building, currently visible within the light wells, including the formation of new external walls with openings. All new works will match the existing details and materials.
- Modifications to fenestration of front façade – Whilst the building volume is symmetrically composed, the fenestration is not. The front windows of the Northern projecting wing are awkwardly placed and badly proportioned. This is due to internal functional requirements at the time of construction. We propose altering the front windows to the Northern wing, to create a more balanced and pleasing composition, more appropriate to the formality established by the massing.



North-East elevation



- Addition of colonnade – A colonnade is proposed to the eastern front façade. The purpose of the colonnade is to help tie the facade together and ground the building. The device will help soften the somewhat crude massing that results from the deep recess between the projecting wings. It will also help provide a degree of privacy for occupants on the lower floor of the building, as well as providing additional amenity space for those on the floor above. The colonnade will be formed in stone and detail in a manner similar to the existing colonnades at the rear.
- Rear extension at lower ground floor – An extension is proposed at lower ground floor in line with the existing rear terrace. The existing external terrace is dilapidated and will be demolished. The extension will follow the same form and design, as a series of brick piers, with openings that will be glazed to provide internal floor space. The piers will support an entablature with a balustrade containing bottle balusters to match existing. The extension will extend the full width of the rear façade of the existing Edwardian building, but the façade will modulate along its length with the addition of a central bay.
- Rear colonnade – It is proposed to construct a colonnade to the northern half of the rear (west) refaced, to mirror that on the southern half. The colonnades will be separated by the existing central projecting bay window.
- Tower – It is proposed to reinstate the demolished tower. The new tower will serve to anchor the composition and tie the new volumes together. It will also serve to denote the primary point of entry. The tower will be detailed and executed to match the demolished tower, with minor alterations to the proportions, in response to the newly established exterior levels.
- Chimney stacks – The original chimney stacks were reduced in height at some point through demolition. It is proposed to reinstate the stacks to the original design.
- General building conservation – All masonry will be cleaned, and where necessary, repaired. All blown render will be removed and replaced. All lead flashings and weatherings will be replaced. External joinery, including the dormer windows, will be overhauled and redecorated. Roof finishes to be surveyed and where necessary, existing slates tiles will be replaced with new natural slate.



West Elevation



North - West Elevation





Existing East Elevation





Proposed East Elevation





Existing West Elevation





Proposed West Elevation



4.6 3D Visualisations



View along Spedan Close 1





View along Spedan Close 2





View along Spedan Close 3



4.7 Area Schedule

SCH-03 H

Branch Hill House Accommodation Area Schedule Rev.H

11/12/2019

ACCOMODATION	NO. OF BEDROOMS AND OCCUPANCY	TYPE	PROPOSED NSA	
			[sqm]	[sqft]
Ground Floor				
Flat 1	2 Bed 4 Persons	Private	178.4	1920
Flat 2	3 Bed 6 Persons	Private	221.0	2379
Flat 3	2 Bed 4 Persons	Private	137.6	1481
Flat 4	2 Bed 3 Persons	Intermediate	89.5	963
Flat 5	3 Bed 6 Persons	Private	179.8	1935
Flat 8	3 Bed 6 Persons	Private	218.5	2352
Unit 6 (Triplex)	3 Bed 6 Persons	Private	263.3	2834
Gate House	3 Bed 5 Persons	Private	167.0	1798
First Floor				
Flat 7	3 Bed 6 Persons	Private	249.2	2682
Flat 9	2 Bed 3 Persons	Private	73.9	795
Flat 10	1 Bed 2 Persons	Private	53.9	580
Flat 11	1 Bed 2 Persons	Intermediate	50.0	538
Flat 12	1 Bed 2 Persons	Intermediate	52.8	568
Flat 14	3 Bed 6 Persons	Private	152.8	1645
Flat 15	3 Bed 6 Persons	Private	168.3	1812
Second Floor				
Flat 16	2 Bed 3 Persons	Private	73.9	795
Flat 17	1 Bed 2 Persons	Private	53.9	580
Flat 18	1 Bed 2 Persons	Intermediate	52.4	564
Flat 19	1 Bed 2 Persons	Intermediate	52.6	566
Flat 20	3 Bed 6 Persons	Private	156.9	1689
Flat 21	3 Bed 6 Persons	Private	168.0	1808
Flat 22	2 Bed 4 Persons	Private	97.6	1051
Third Floor				
Flat 23	3 Bed 6 Persons	Private	267.9	2884
Flat 25	2 Bed 4 Persons	Private	115.5	1243
Flat 26	1 Bed 2 Persons	Intermediate	51.0	549
Flat 27	1 Bed 2 Persons	Intermediate	52.6	566
Flat 28	2 Bed 4 Persons	Private	128.2	1380
Flat 29	3 Bed 6 Persons	Private	151.0	1625
Flat 30	2 Bed 4 Persons	Private	92.5	996
Fourth Floor				
Flat 24	3 Bed 6 Persons	Private	227	2443
Flat 31	3 Bed 6 Persons	Private	189.8	2043
Flat 32	2 Bed 4 Persons	Private	118.6	1277
Flat 33	1 Bed 2 Persons	Private	54.3	584
Flat 34	1 Bed 2 Persons	Private	53.9	580
TOTAL NSA			4413.5	47507

4.8 Design Standards and Planning Policies

All dwellings have been designed to comply with the following standards :

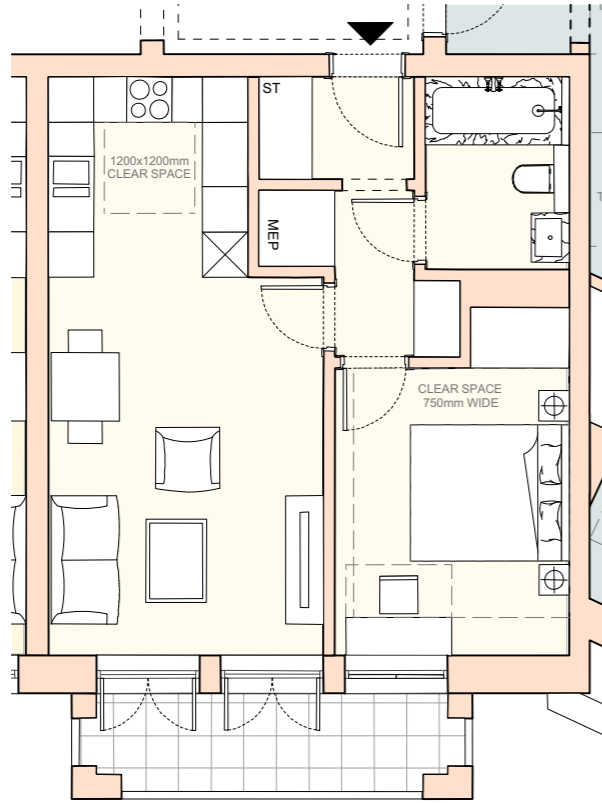
- London Housing Design Guide - Interim Edition 2010
- Camden's Interim Housing SPG
- Nationally Described Space Standards
- The London Plan 2016
- Mayor of London Housing SPG 2016



4.9 Typical Apartment Layouts

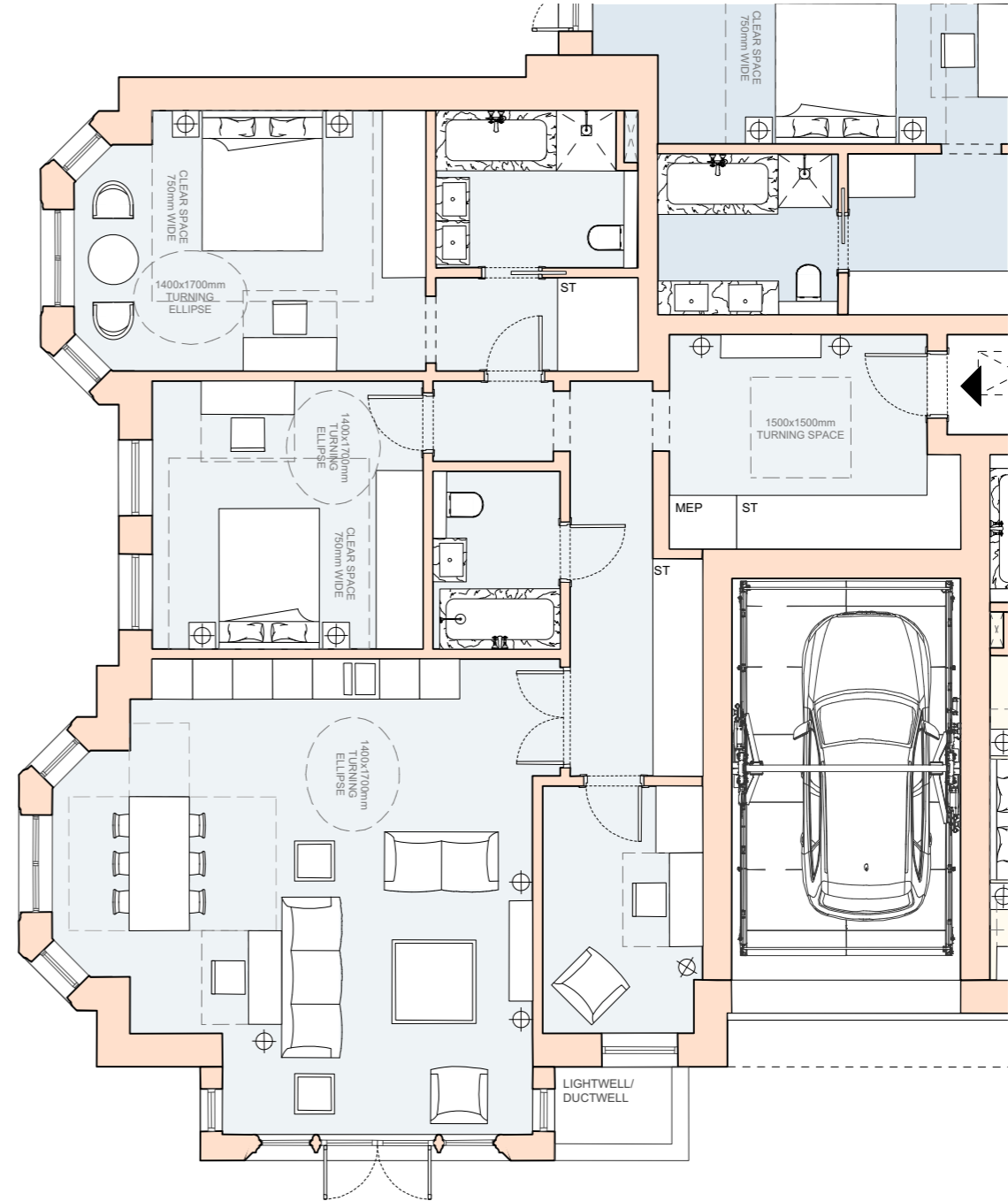
One bedroom flat

Flat 19
One Bedroom
Two Persons
53 Sqm



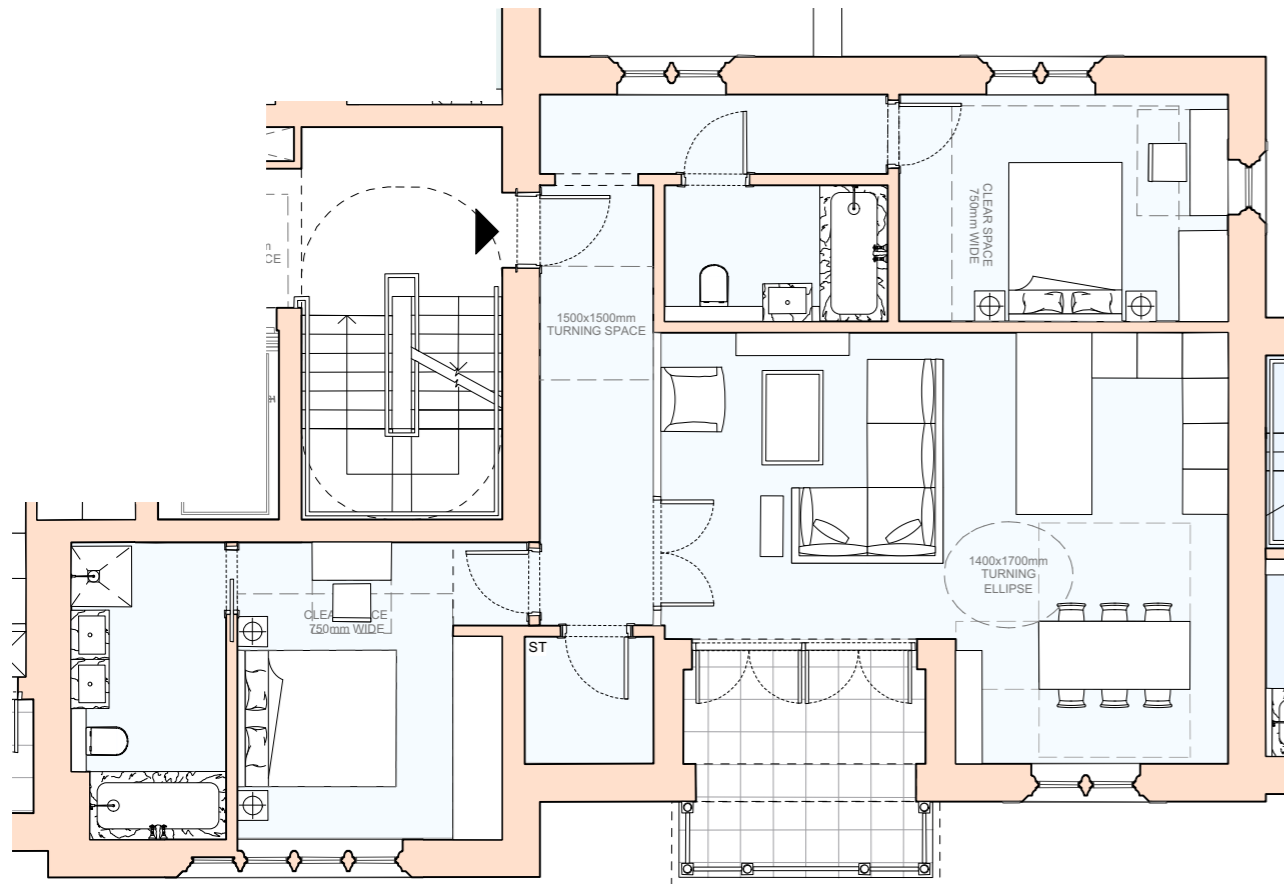
Two bedroom flat

Flat 3
Two Bedroom + Study
Four Persons
138 Sqm



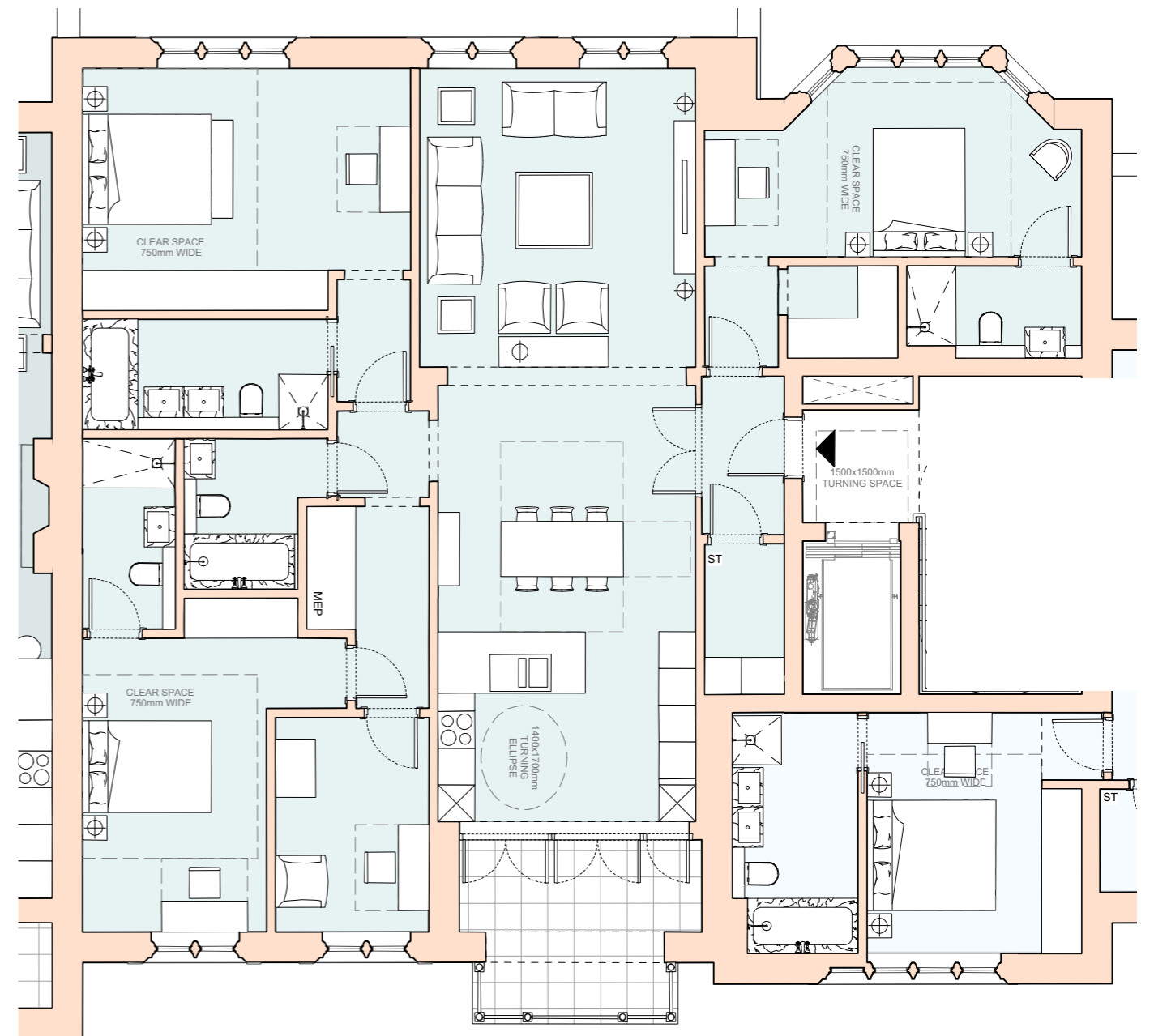
Two bedroom flat

Flat 22
Two Bedroom
Four Persons
98 Sqm



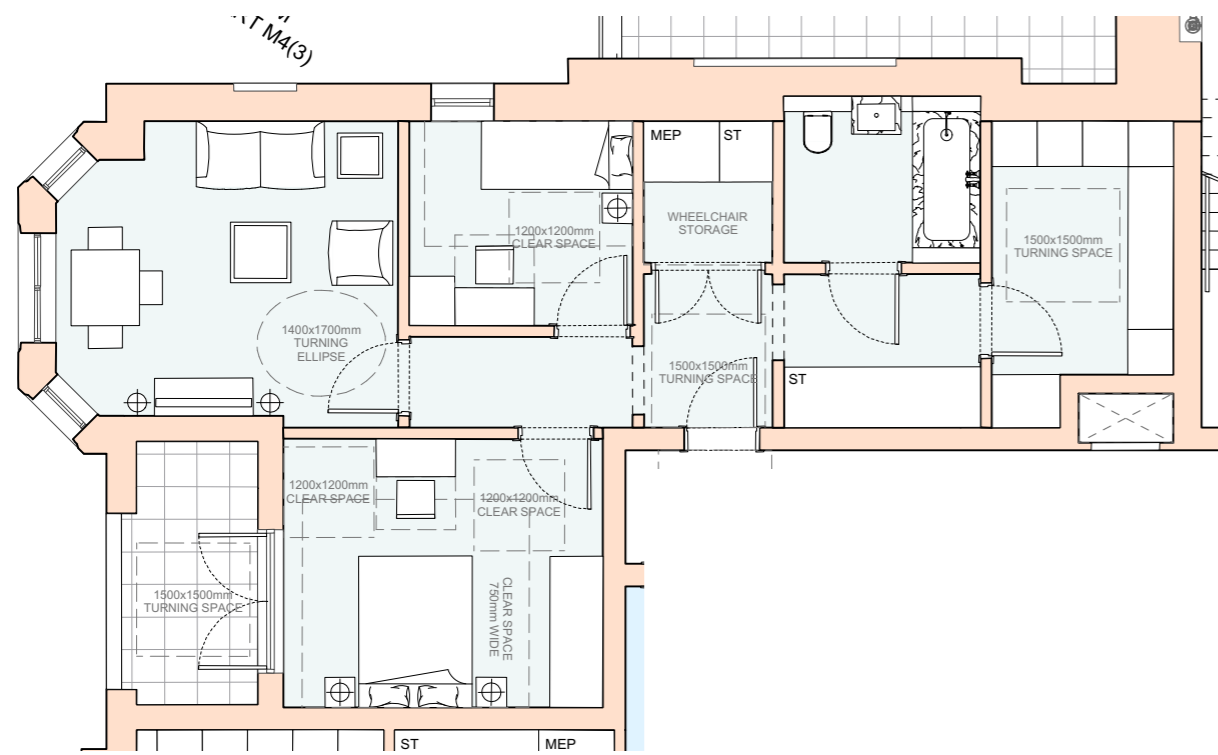
Three bedroom flat

Flat 21
Three Bedroom + Study
Six Persons
168 Sqm

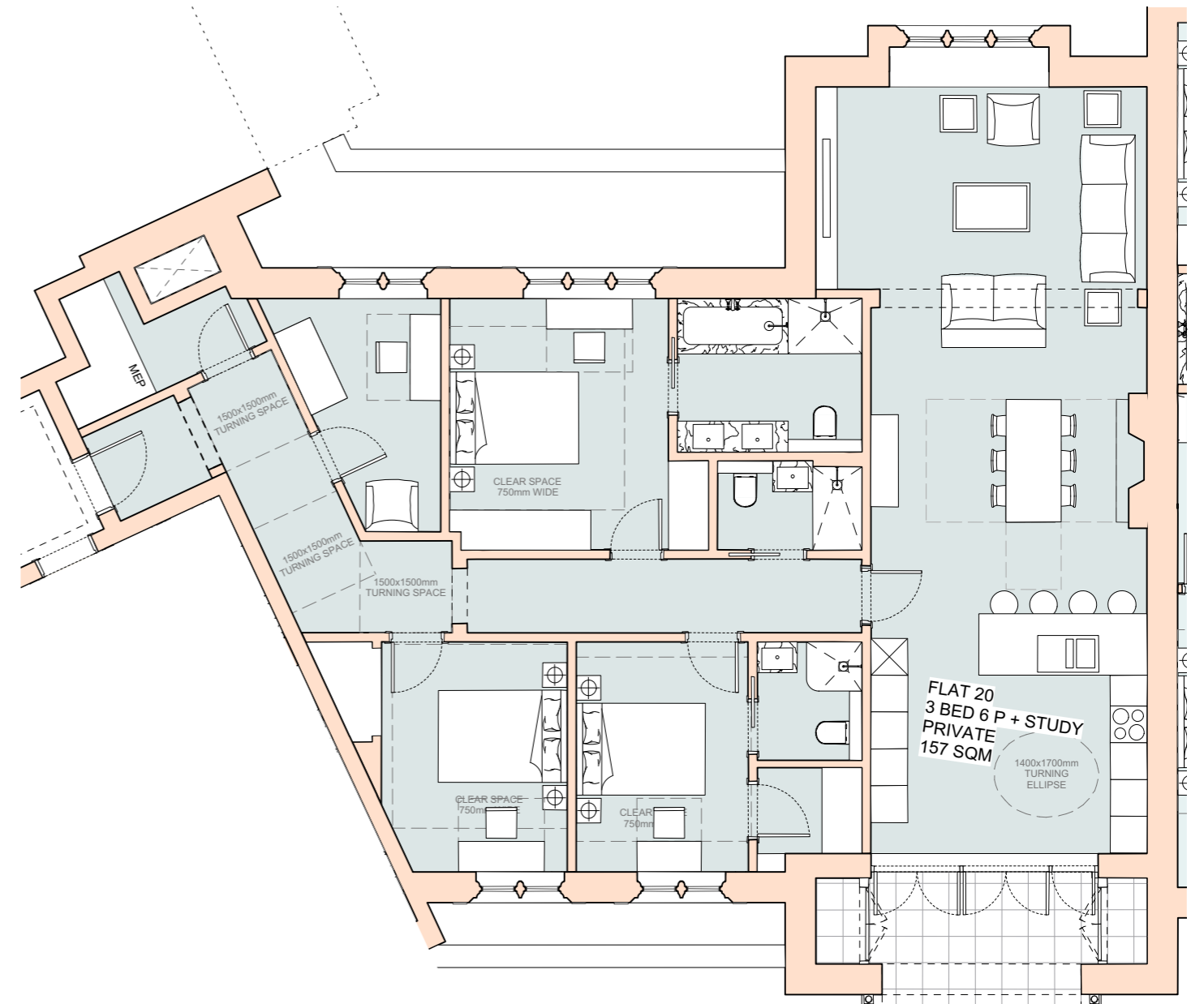


4.10 Accessible / Adaptable Apartment Layouts

The internal accommodation has been designed to meet the requirements of Approved Document Part M4 (2). A total of three wheelchair adaptable bedrooms will be provided in accordance with Approved Document Part M4 (3) and these are identified in the plans above.



Flat 9 and Flat 16



Flat 20

