

551 - 557 Finchley Rd

Design and Access Statement

By *Peter Barber Architects*

for Hampstead Properties Ltd
c/o Delta Properties

December 2019



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0.0 Introduction :

The renovation and redevelopment of 551-557 Finchley road presents a historic opportunity to restore and refurbish an existing 19th century terrace into a beautiful, high quality multi use building.

This Design and Access Statement has been prepared for Hampstead Properties Ltd c/o Delta Properties and outlines our proposals for the site. It sets out the background, context, analysis and proposals in relation to the site and has been prepared by **Peter Barber Architects**.

The proposed development is; “Change of use from Use Classes B1a/B1c/A1/D1 and remodelling of the existing building to provide apart-hotel (C1) and co-working/café (B1/A3) and a flexible retail/non-residential institution/assembly and leisure unit (A1-A5/D1/D2), alterations including partial demolition and extensions at the rear at lower ground, ground and first floor levels, extension to provide an additional storey at roof level, levelling of the lower ground floor level, remodelling and restoration of front façade, cycle parking and all associated works.”

1.0 Existing Site

Location / Size / Shape / Orientation

551-557 Finchley Road comprises 4 terraced buildings with four storeys above ground. Originally four separate buildings converted over the years to contain a range of uses including A1/B1a/B1c and D1. The ground floor of 551-557 and the upper floors of three (553-557) were converted in the 1980s into a Language school. The front facade of the building face north-east. 551 Finchley Road (first floor upwards) has been retained under its original residential use.

The buildings are bound by Finchley Road to the east, and mansion housing blocks to the west. The terrace of buildings continue to the north of 551-557, with detached three storey houses to the south.

Buildings on the opposite side of Finchley Road are a mix of three and four storeys with a new housing development of five storeys to the north. Buildings to the west of the site, facing Fortune Green Road are four and five storey residential mansion blocks, with some in the same architectural style as 551-557 Finchley Road.



551- 557 Finchley Road : location in local area



01.



02.

1.1 Surrounding area

The wider context is typical of an outer London Borough with a coherent pattern of 20th Century streets with the vast majority of dwellings provided as single occupancy houses. The majority of these houses are terraced, two storey with pitched roofs.

Access

The site is accessible by walking, cycling and public transport. The site has a PTAL rating of 4 indicating a good level of public transport accessibility. This provides a range of transport options. The closest railway station is West Hampstead Thameslink station, located approximately 950m south of the site.

Pedestrians are well provided for with all roads in the vicinity of the site having footways on both sides of the carriageway and nearby pedestrian crossings. In the vicinity of the site, there are a number of key facilities including a range of retail, employment, leisure, cultural, financial and health services

1.2 Site photos



01.

No. 551-557
Extent of Site

No. 559
Original decorative parapet above dormer since lost on 551-577

No. 567-571
Double mansard roof



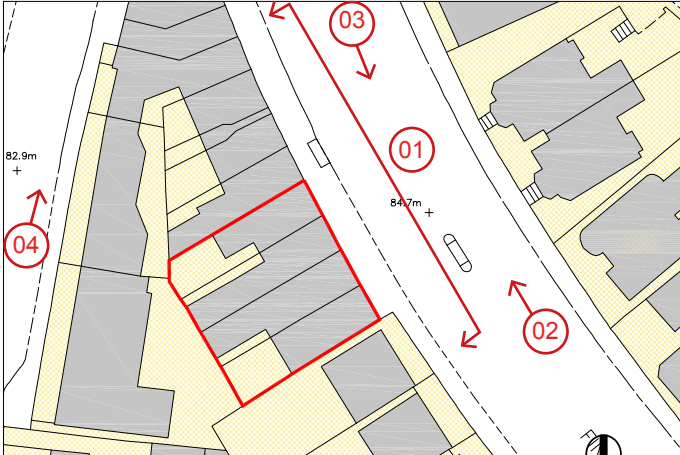
02.



03.



04.



Site Photos :

1.2 Site photos - cont'd



01.

No. 551-557
Extent of Site



02.



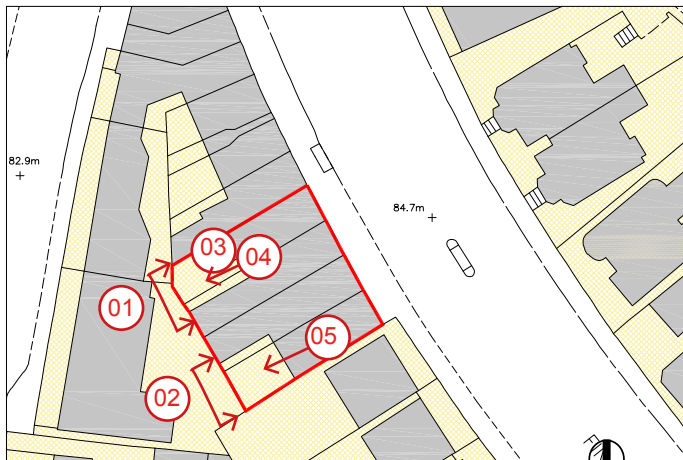
03. Raised patio



04. North terrace



05. South terrace



Site Photos :



Fortune Green rd adjacent to site circa 1907



Finchley rd circa 1965



01. 1884 Site Area map



02. 1896 Site Area map



03. 1920 Site Area map

1.3 Site History

Please refer to the statement prepared by DP9 for the planning history of the site.

The first map, opposite, from 1884 and shows the site before the wider Hampstead area was developed. The area is still largely green field with the only development appearing in the near by towns of Childs hill and Hampstead.

The second map from 12 years later shows the start of the development of terraced houses along Finchley road, on Weech Road to the immediate south of the site and in wider Hampstead area. The footprint of development of houses as shown on this map is still evident today.

The final map from 1920 shows the immediate site in almost the same form as the present day. The 1920 map shows a coherent terraced street plan and rear gardens.



1.4 Conservation Area

The site does not lie within a conservation area. It does however sit adjacent to the Redington Frognaal Conservation Area which stretches eastwards towards Hampstead on the opposite side of Finchley road.

The area of the site is characterised by 19th century detached and semi detached large town houses. These are in a variety of styles and material. Most are large red brick 19th century buildings similar to the buildings on the site.

Overall, the existing buildings on site, albeit not within it, make a positive contribution to the character and appearance of the adjacent conservation area. However, the non original alterations on the current ground floor frontage detract from the conservation area. Elements of the facade frontage, original architectural features make a discernible contribution to the character and charm of the existing street-scape of shop frontages along Finchley road. This comes about as a function of their scale, density and style.

Our proposal sets out to significantly enhance the four shop fronts at the ground floor of the existing building. These are to be reinstated with joinery and glass work to reflect a traditional 19th century shop front helping to enhance the outlook from the adjacent conservation area.

The decorative brick parapets above the 3rd floor windows will be reconstructed to match that of 559 Finchley Road adjacent again serving to enhance the appearance of the building and outlook from the adjacent conservation area.

The brickwork and existing windows will be condition surveyed, replaced or repaired and cleaned to suit.



Conservation Area Appraisal and relevant conservation maps adjacent to site

1.5 Project Opportunities

The brief includes a combination of physical constraints, aspirations and commercial considerations. A summary of the brief requirements / constraints are as follows:

- To maximise the development potential of the site providing an apart - hotel development of the highest quality.
- To provide short stay / letting accommodation of a high quality design, and to be bright and spacious.
- To provide a co-working/cafe space to support local small business activity, ideally located next to good transport links and close to a district centre.
- To provide some retail use on the site in a unit that is capable of accomodating a range of different use classes for maximum flexibility.
- To develop a scheme that is considerate to the surrounding area in terms of its impact on amenity and privacy.
- To enhance the setting of the neighbouring Conservation Area by refurbishing and restoring the existing buildings facade and reinstating an active frontage of shop fronts at street level.
- Development to be designed to achieve a level of sustainability that reduces energy costs and meets councils policies on Energy and Sustainability as much as possible whilst taking into consideration the constraints of the site, including the reuse of the building and space constraints.
- Development to be designed to achieve good levels of acoustic separation.
- A car free development due to the sites good transport links.

1.6 Project Constraints

The viability of the development would be dependent on the strategies to overcome the complex challenges the site presents.

- Working within the structural constraints and retaining as much as possible the fabric of the existing building.
- Avoid any undue impact on to the amenity of the neighbouring residents. This involves daylight / sunlight, or loss of privacy.
- Preserving and protecting the trees immediately adjacent to the site.



Indicative elevation sketch

2.0 Design Proposal Overview

The proposal is for the renovation and redevelopment of the existing 19th century terrace back into a beautiful, high quality multi use building.

The proposal includes the introduction of a combination of complementary uses.

These include a delightful café and co-working space (with meeting room), a complementary retail space (envisaged to be a florist or similar but with a flexible A1-A5/D1/D2 use class for maximum flexibility) and a beautiful boutique apart-hotel with generous rooms, small gym and drawing room.

The reinstatement of the four shop fronts create an articulated and active street front; all with picturesque detailing to enliven the facade and the experience of passing by. The café, retail space and co working space will provide an amenity for the general public and local community, drawing people, activity and life into the building. These spaces will each be accessed through the new shop fronts facing Finchley Road, creating a new public frontage with several different occupants and front doors (as opposed to the single occupant language school), activating and enlivening the street edge further.

The hotel rooms within the existing building have been designed with careful consideration to the existing structure, chimney stacks, and the bays and fenestration across the facade. The accommodation is generous with a variety of different size rooms, and all with compact kitchens discretely hidden behind sliding screens.

The complexity and idiosyncratic nature of the existing terrace has resulted in rooms that each have their own character and bespoke nature incorporating (or reintroducing) period features where possible and appropriate, and some with slight changes of level in convenient locations to help subtly separate the different spaces. The lower ground and ground floor rooms have dramatic floor to ceiling glazing opening out to bright south west facing courtyards and terraces. We envisage the courtyards and terraces full of growies and pot plants.

A series of simple interventions to the exterior of the building are proposed to lift the character and appearance of the building and provide additional floor space in a discrete manner, as follows:

- The facade on the ground floor is proposed to be replaced with beautiful traditional shop fronts, reinstating the original rhythm of the terrace.
- Decorative brick parapets over the third floor dormer windows of 551-557 Finchley Road are proposed to replicate the original ornamental dormer window header, evident on the terrace to the north (559 Finchley Road).
- A secondary mansard roof is proposed above the existing mansard, an approach that exists further along the terrace at 567-571 Finchley Road.
- The existing irregular rear extensions are proposed to be simplified and rationalised to provide a regular building line pulled back from the rear boundary.
- The brickwork and existing windows will be condition surveyed, replaced or repaired and cleaned to suit.



2.1 Indicative proposed elevation sketch



Precedent Traditional shopfront windows and detailing

2.2 Shop Fronts

The four shop fronts are proposed to be reinstated with joinery and glass work to reflect a traditional shop front. The reinstatement of the four shop fronts will create an articulated and active street front; all with picturesque detailing to enliven the facade and the experience of passing by.

Replacing the existing frontage with new traditional shopfronts will have clear heritage benefits and will enhance the character and appearance of the host building and wider area.



Location of Shopfronts in scheme



Lost decorative brick parapet above dormer of 551 -557 to be reinstated.

Extant decorative brick parapet above 559

2.3 Front Elevation

The decorative brick parapets above the 3rd floor windows will be reconstructed to match that of 559 Finchley Road adjacent. The brickwork will be condition surveyed, replaced or repaired and cleaned to suit. Work will be undertaken to strip off any redundant and unsightly services.



Proposed elevation showing row of reinstated brick parapets



Precedent entrance drawing room



Precedent entrance drawing room



Precedent cafe area



Precedent reception area



Precedent cafe area



cafe in distressed natural materials

2.4 Entrance and Drawing room

The entrance and reception to the apart-hotel will be through the new shop front of 557 Finchley Road and will have some of the character of a 19th century drawing room. The interior design will be carefully balanced between contemporary simplicity and period features. A simple reception bar will be located along one side with an open fire, bookshelves and leather sofas on the other. A connecting double door will provide side access into the café/co-working space in 555 Finchley Road adjacent.

2.5 Cafe and Co-working space

The café/co-working space accessed through the new shop front of 555 Finchley Road is proposed to have the character of a stripped back, distressed independent café. The ground floor space will incorporate the serving and barista counters with a simple metal balustrade along one side looking down into a double height space in the location of the adjacent shop (553 Finchley Road).

There will be seating available including along the frontage of 553 to activate the facade at ground floor level. This seating can be used by co-workers and cafe patron alike.



Entrance to cafe/
Co-working space. Entrance to Hotel



2.5 Cafe Seating and Co-working space

A simple metal stair links the ground floor cafe serving space with the cafe and co-working sitting area at lower ground. This seating area is part located below the dramatic double height space. The lower ground floor space provides sitting space for the café, alongside co-working tables and work stations.

Ancillary accommodation to the co working space are accessed from the main public space including two 'maker spaces' for artisan fabricators/small businesses, the 'board room' (for meetings), two wheelchair accessible toilets and a platform lift that links back to the ground floor café serving level. The brickwork of the existing building will be sand blasted and sealed to reveal the fabric and history of the building whilst also contributing to the character of the café area above.



Precedent cafe sitting area and co-working space



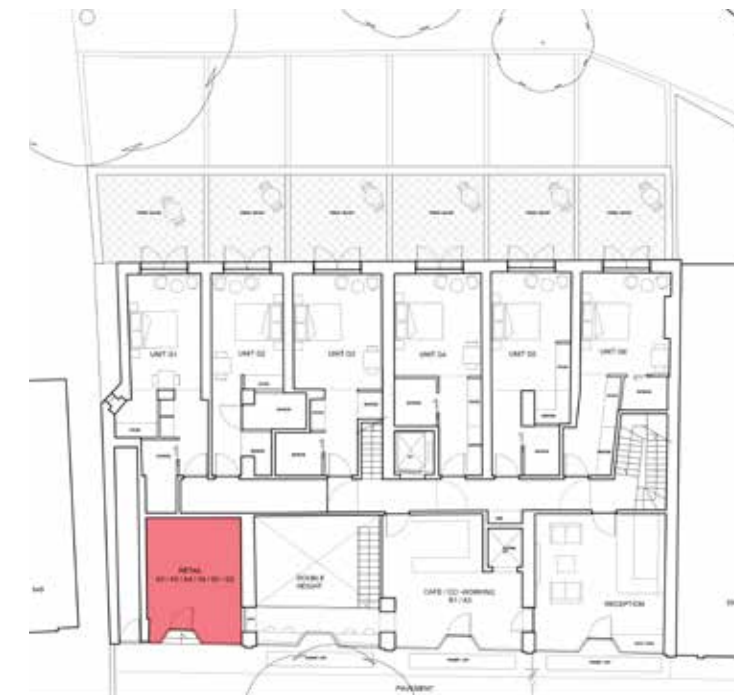
Cafe Seating and Co-working at Lower Ground



Examples of complimentary retail units envisaged in the shop front

2.6 Complementary retail

A separate, complementary retail use is proposed at ground floor of 551 Finchley Road, accessed from the pavement and through the new shop front. We envisage a tenant such as florist, baker or beauty product shop although the applicant is applying for a A1-A5/D1/D2 flexible use class in order to provide maximum flexibility to help secure a tenant.



Flexible Retail + Non Resi/
Assembly + Leisure



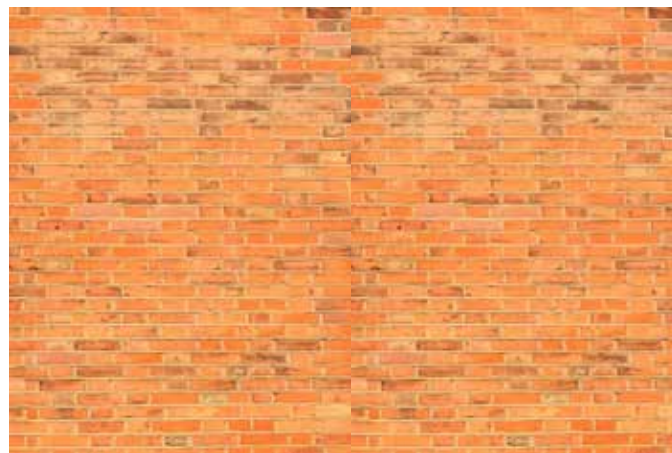
Minimal, elegant bedrooms with white linen and simple palette of materials.

2.7 Apart-hotel rooms

The apart-hotel rooms within the existing building have been designed with careful consideration to the existing structure, chimney stacks, and the bays and fenestration across the facade. The accommodation is generous with a variety of different size rooms, and the majority with compact kitchens that may be discretely hidden behind sliding screens.

The complexity and idiosyncratic nature of the existing terrace has resulted in rooms that each have their own character and bespoke nature incorporating (or reintroducing) period features where possible and appropriate, and some with slight changes of level in convenient locations to help subtly separate the different spaces.

The lower ground and ground floor rooms have dramatic floor to ceiling glazing opening out to bright south west facing courtyards and terraces. We envisage the courtyards and terraces full of growies and pot plants.



Existing Red brick on rear elevation



Hard landscaping for terraces and timber trellis



2.8 Materials and Landscape:

The proposed materials have been carefully selected to be highly contextual to the surrounding area, whilst being robust, long lasting, easy to maintain and delightful. The selection of well considered, high quality, contextual materials is intrinsic to the success of the design and longevity of the development.

Brickwork

We are proposing a relatively simple palette of materials throughout the project. The extended parts of the building at Lower ground, Ground and First floor are intended to be finished with a high quality red brick to match the existing. The choice of brick is contextual to the surrounding area, with a red brick being the predominant façade material in the area (including the buildings adjacent to the site along the same terrace, to the rear of the site as well as those that lie opposite across Finchley road).

The proposed brickwork will closely match the existing in colour and tone and will suit the concept of the handsome genteel of the areas many 19th century town houses and mansion blocks. The choice of brick will compliment the context of the site, with the restoration of the decorative brickwork parapet on the principal front elevations, in a manner that is appropriate to the historic form and fenestration of this building typology.

Windows (generally)

The windows are very important to the success of the design, both aesthetically and practically to ensure an abundance of natural light and relax the need to use artificial lighting. The existing windows will be condition surveyed, replaced or repaired and cleaned to suit.

The windows throughout the scheme are proposed to be replaced with a high quality double glazed timber window system, in keeping with the period of the building and sensitive to the appearance of the facade, in size and materiality. Dormer windows where applied, are proposed to be subservient in proportion and size to the windows below.

Landscaping

The landscape concept involves a simple strategy of a series of flush planters located along the edge of the hard landscaping for the private rear terraces at ground and lower ground level. The private terrace balconies at second floor are to have a treated high quality hard wood timber decking.

The intention is that the terraces and balconies they will have planting introduced such as tall grasses or climbing plants to subtly space people away from the fences, and screen the neighbouring properties for privacy.

The planting will be part of the development's landscape strategy, and will be maintained as a part of the apart-hotels amenity for guests in the adjoining rooms to the terraces. The planters once fully grown, will have the character of patches of contemporary walled kitchen garden, with colourful and aromatic flower beds and they will contribute to improving the sites ecological potential.

Accommodation Schedule

Unit	Type	Accommodation	Amenity** (m ²)	NIA* (m ²)
LG1	Apart-hotel	Room	19	30
LG2	Apart-hotel	Room	14	26
LG3	Apart-hotel	Room	18	28
LG4	Apart-hotel	Room	17	28
LG5	Apart-hotel	Room	16	30
LG6	Apart-hotel	Room	15	29
LG	Apart-hotel	Gym		13
LG	Apart-hotel	Plant		43
LG	Apart-hotel	Co-working/café		128
G	Commercial Unit	Complementary retail		19
G	Apart-hotel	Reception		30
G	Apart-hotel	Café/ co-working		36
G1	Apart-hotel	Room	14	25
G2	Apart-hotel	Room	11	24
G3	Apart-hotel	Room WC	14	27
G4	Apart-hotel	Room WC	13	26
G5	Apart-hotel	Room	13	25
G6	Apart-hotel	Room	13	25
1,1	Apart-hotel	Family Room		34
1,2	Apart-hotel	Family Room		30
1,3	Apart-hotel	Room		22
1,4	Apart-hotel	Room		23
1,5	Apart-hotel	Family Room		37
1,6	Apart-hotel	Room		29
1,7	Apart-hotel	Room		24
2,1	Apart-hotel	Room	7	23
2,2	Apart-hotel	Room	15	32
2,3	Apart-hotel	Room		22
2,4	Apart-hotel	Room		23
2,5	Apart-hotel	Room		22
2,6	Apart-hotel	Room	7	32
2,7	Apart-hotel	Room		24
3,1	Apart-hotel	Family Room		31
3,2	Apart-hotel	Room		24
3,3	Apart-hotel	Room		23
3,4	Apart-hotel	Room		23
4,1	Apart-hotel	Room		24
4,2	Apart-hotel	Room		24
4,3	Apart-hotel	Room		30
				1148

Commercial Unit	19
Co-working and café seating	162
Rooms	879
Outdoor Amenity	206

Total NIA* (m ²)	1148
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No. of Rooms:	33
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* -Schedule is preliminary and subject to change as the scheme progresses

** -All areas to nearest m²

***- NIA Floor area of dwelling. Measurement to internal face of all external / party walls at all levels, inc private stair voids.

2.9 Use Class and Accommodation :

Use Class

The site is currently in use as the Hampstead School of Language (D1 use – non-residential institution), The majority of the historic planning permissions of the site (551 - 557 Finchley rd) , pertain to the language school and were approved on the condition that when this occupier vacated the premises, the use would revert to the original use. The original uses comprise;

Retail (A1) & Light industrial (B1c) at basement/ground floor of 551 – 553 - 348 sqm (GIA)

Non-residential institution (D1) use at 1st – 3rd floors of 553 - 206 sqm (GIA)

Retail (A1) at basement and ground floor of 555 and 557,

Office at 1st – 3rd floor of 557 (B1a)

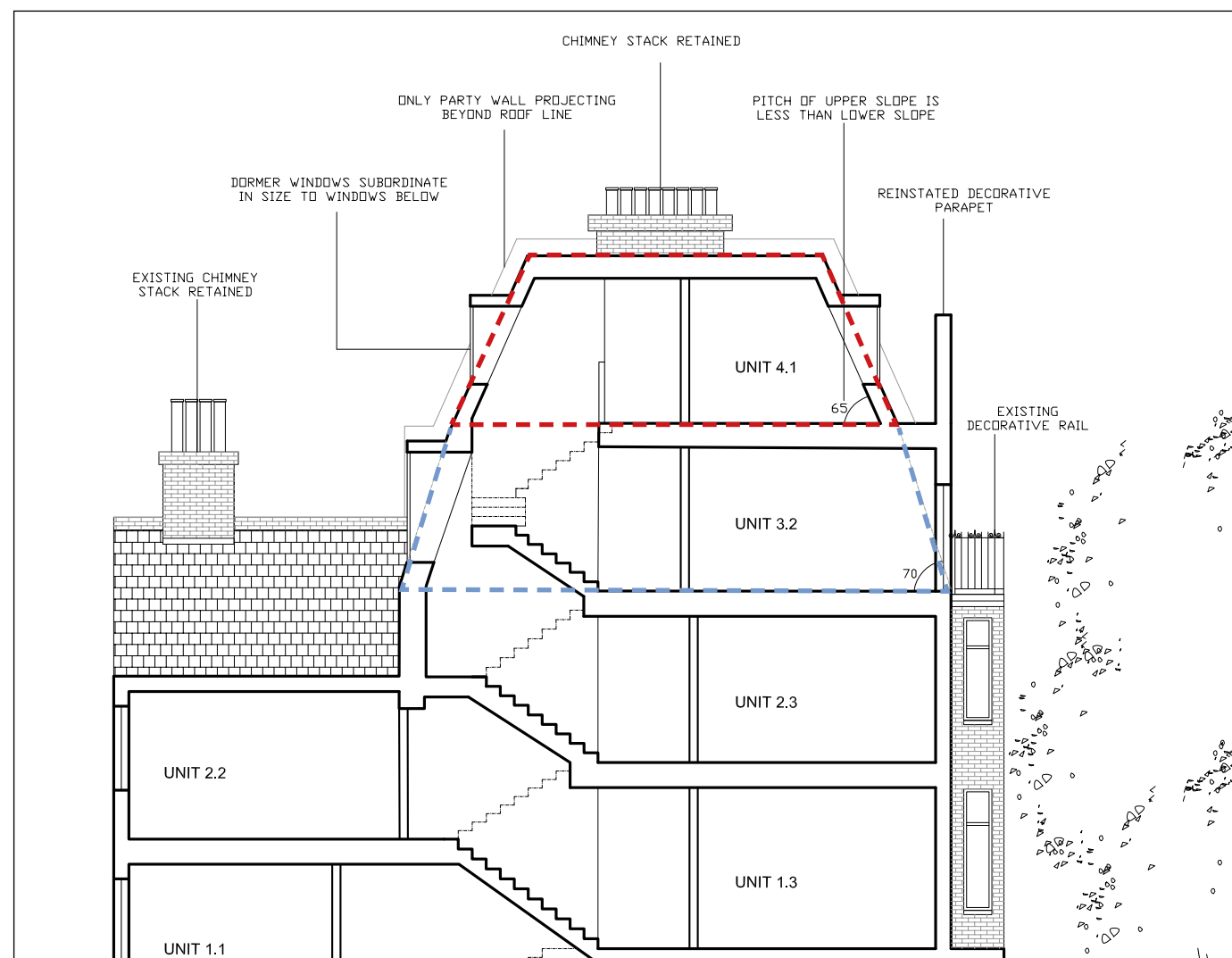
The 1st – 3rd floor of 551 is not within the scope of the application proposals.

Accommodation

- The application proposes the following;
1. A 33 room Apart -Hotel plus ancillary reception, gym, plant and storage space with reception and ‘drawing room’ for hotel at shop front/street level (C1)
- LG: 6 apart rooms
 - G: 6 apart rooms
 - 1st: 7 apart rooms (three of which as a suite with two bedroom spaces)
 - 2nd: 7 apart rooms (one of which as a suite with two bedroom spaces)
 - 3rd: 5 apart rooms (one of which as a suite with two bedroom spaces)
 - 4th: 3 apart rooms
- The rooms vary in size, generally ranging from 22m2 to 30m2, and the suite (two bedroom spaces) approximately 35m2. The proposal attempts to work around as much of the assumed existing structure as possible,
2. A cafe/ co-working space at street level with extra seating area at Lower Ground including meeting room with double height space up to shop front above (B1 / A3)
3. A separate, additional complementary flexible retail, non residential +assembly + leisure unit at at shop front/street level (e.g. florist, baker or products shop (A1-A5/ D1 /D2)

The apart -hotel would offer short stay letting rather than traditional hotel use. It caters largely for single business users and short/medium stay tourist market.

The proposal also offers a modicum of reprovision of the original use with an element of office use in the co-working space and a separate flexible unit that can accommodate a variety of retail uses including A1. These uses, provided within the proposals traditional shop fronts will work to activate the ground floor and provide a visibly vibrant street edge.



--- Mansard extension upper slope

--- Mansard lower slope

3.0 Double Mansard roof:

The proposed mansard extension has been carefully considered to be highly contextual to the surrounding area. Its design has been developed to respond to pre-application advice. Mansards are generally the most acceptable form of roof extension with this type of building. There's precedent of a double mansard roof extension at 567 -571 Finchley road, which is along the same terrace as the proposal.

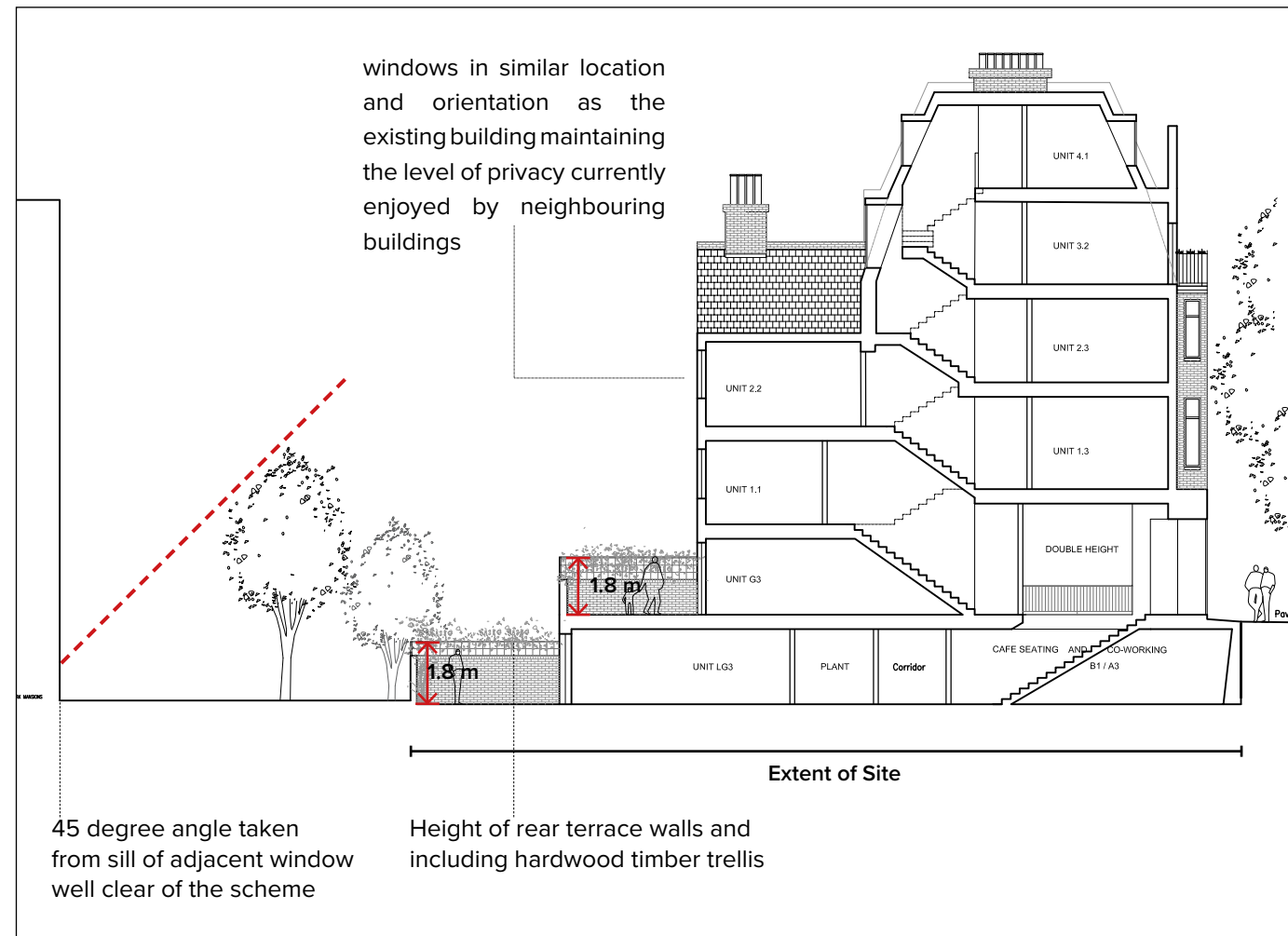
The design also takes into consideration the mansards pitch and profile. The selection of well considered, high quality, contextual materials is deemed intrinsic to the success of the design. The proposed materials will visually match the existing.

Massing / Height / Design

The proposal is for a flat top double pitch mansard roof. The lower pitch is to be no more than 70 degrees and there's to be a clear break line between the lower and upper slope. The pitch of the upper slope will visually appear to be pushed back and less steep than the lower slope. The height of the proposed mansard is not significantly higher than the existing height of the ridge.

The original parapet, atop the lower slope dormer on the front facade, that has been lost will be reinstated. Existing chimney stacks will be retained and only party walls will break the top plane of the new roof. The profile of the projecting party wall will sensitively follow that of the mansards double pitch and seek to maintain the overall roof form.

The shape and size of the proposed dormer windows in the mansard extension have been designed to appear subordinate to the windows below. The dormers are to appear symmetrical in relation to the overall building design and will be set proportionately below the roof ridge. Their placement and location is carefully considered to follow the rhythm of the facade as well as add to its visual richness.



3.1 Privacy and Amenity

The proposed development has been carefully designed to protect the amenity of the existing neighbouring buildings by making sure that it does not unacceptably impact daylight, sunlight, privacy or sense of space (not overbearing). The design is also carefully conceived to ensure that the proposed accommodation enjoys a good level of light, privacy and a sense of space.

The apart hotel rooms at ground to 3rd floor have windows in the same, or similar location and orientation as the existing building maintaining the level of privacy currently enjoyed by neighbouring buildings.

Windows in the additional 4th floor are in a similar location as the floors below, however, set back from the façade due to the pitch of the roof. A 1.8m high wall and trellis is proposed surrounding the ground floor terraces at the rear, and on the rear boundary at lower ground floor in order to protect the privacy of the neighbouring garden and buildings, and of the guests in the proposed lower ground and ground floor apart hotel rooms.

Planters are proposed to be located at the foot of the wall and will be planted as part of the development works with climbing plants to wind through the trellis and provide a delightful, private outlook for guests and existing neighbouring residents.

3.2 Daylight and Sunlight :

Please refer to separate assessment by Point 2 Surveyors LLP

The proposals have been developed with careful consideration to daylight and sunlight, for both the proposed accommodation, and the surrounding existing buildings. The proposed alteration to the massing has been successfully tailored to protect suitable light levels enjoyed by neighbouring properties in line with the BRE guidelines.

The design aspiration for the new proposals is to create rooms with good levels of natural light. Windows in the development will be in similar location and orientation as the existing building maintaining the level of privacy currently enjoyed by neighbouring buildings

3.3 Trees and ecology :

Please refer to the full tree Survey Report by Landmark Trees.

Trees

An Arboricultural consultant has surveyed and analysed the trees on, and immediately adjacent to the site and has produced a Tree Survey report. They have plotted the position and assessed the quality of the various trees on site.

The report includes the Tree Survey, Schedule of Trees and Tree Constraints Plan. The outcome of the report confirms the following;

- The potential impacts of development are all relatively low in terms of both quality of trees removed and also RPA encroachments of trees retained.
- The full potential of the impacts on the trees in the neighbouring garden can thus be largely mitigated through design and precautionary measures.
- The species affected are generally tolerant of root disturbance / crown reduction and the retained trees are generally in good health and capable of sustaining these reduced impacts.
- The trees that are recommended for removal are largely ornamental and of little individual significance, such that their loss will not affect the visual character of the area.

Ecology

Ecological benefits are to be achieved by introducing planters in rear outdoor terraces and balconies adjoining the rooms at Ground and Lower Ground level. Flush planters will be located along the edge of the hard landscaping for the private rear terraces at ground and lower ground level.

They will be planted as part of the development and will contain a variety of species of plants, climbers and shrubs contribute to a varied and abundant landscape strategy.

The planting will be part of the development's landscape strategy, and will be maintained as a part of the hotels amenity for guests in the adjoining rooms to the terraces. The planters once fully grown, will contribute to wards improving the sites ecological potential.

The planters will have the following advantages:

- Improving the outlook from neighbouring properties and for the adjoining rooms.
- Creating a natural habitat for flora and fauna to help support the local ecology.
- Aiding biodiversity.
- Encouraging a wider spread of species in the area.
- Rain water management



Ground floor plan indicating position of planters at lower ground and location of trees adjacent to site

--- Planters along the edge of terraces and balconies at Ground and Lower Ground

3.4 Transport :

Please refer to separate Transport Report by Lime Transport for further, more detailed, analysis.

The site is rated as PTAL 4 which is a good level of public transport connectivity. This reflects the available public transport options within a short distance of the site. The main West Hampstead station is only 950m (11 mins walk) away from the site. This provides access to London Overground trains into Liverpool Street and Camden Town as well as mainline Thameslink train services.

A good and frequent bus service runs along Finchley Road and Fortune Green Road. The site is ideally located in a sustainable location and is in close proximity to leisure, retail and other local amenities.

Parking

This shows that as per the proposals for a mixed-use development, with 33 apart- hotel, which caters largely for single business users and short/medium stay tourist market, arrivals by coach are not anticipated. It is, therefore, considered unnecessary to provide coach parking. The scheme’s proposal to be a car free development was also welcomed and supported during the pre-application consultation. Opportunities for parking for blue badge holders have been identified.

Taxi drop off

In the event that a taxi is required, taxis will be able to drop off and pick up passengers from the dedicated parking bays on Finchley Road (after 7pm), or on Weech Road located approximately 100m to the south of the site.

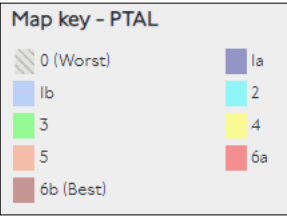
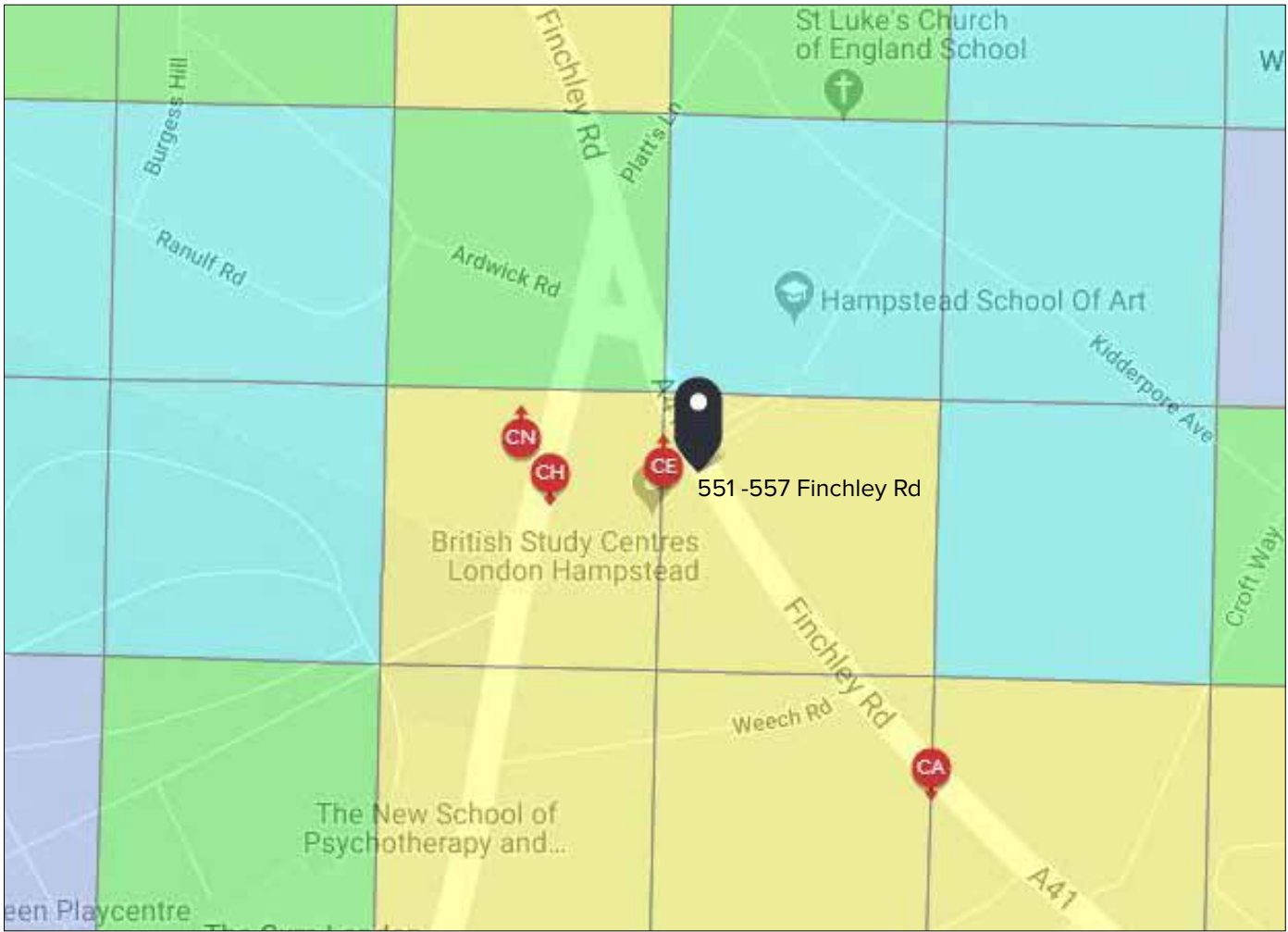
Cycle Storage

In accordance with the London Plan, the cycle parking standards are as follows:

- 1 space per 20 bedrooms (long -stay) plus 1 space per 50 bedrooms for visitors (short-stay); and,
- 1 space per 90 m2 (long-stay) plus 1 space per 500m2 for visitors (short-stay).

The current London Plan requires cycle parking provision for café (A3) or retail shop (A2) from a threshold of 100m2, therefore, no cycle parking is required for the café use or the retail unit. Based on the above, this equates to a requirement for three long stay parking spaces and two short-stay spaces.

We have incorporated sufficient cycle storage in accordance with the London Plan. As part of the development it is proposed to provide six cycle parking spaces (three stands) along the site frontage on Finchley Road.



3.5 Refuse :

The Refuse Strategy has been based on the Camden Waste and Recycling Storage Requirements. The proposed refuse strategy will be via a commercial arrangement with the Council for the collection of the waste produced from the premises.

The apart-hotel rooms will incorporate segregated recycling and refuse bins and will feature a minimum of three compartments (for recyclables, kitchen waste and refuse). This refuse would be managed by the apart-hotel. Appropriate internal waste storage will also be provided for the commercial units within the building's curtilage.

Refuse for the apartment hotel, co-working space, café and flexible retail will be collected from Finchley Road. This strategy is similar to the current arrangement under the existing site use by the Language school, whereby waste is internally stored and placed on the kerbside in the evenings for commercial collection by Camden.



- Bike stand for two visitors bikes
- Internal waste store for commercial units
- Internal waste store for apart-hotel rooms
- Existing parking for Refuse lorry evening commercial waste collection

3.6 Energy and Sustainability:

Please also refer to the separate energy, sustainability and air quality assessment reports by XCO2 submitted as part of the planning application.

The Sustainability and Ecological Strategies for the scheme have been carefully considered and are specific to both the site and the brief. The design responds to the energy policies of the London Plan and of the London Borough of Camden Local Plan sustainability policy and guidance. The proposals promote a design centred on a low energy and sustainable design.

The following key characteristics have been incorporated :

Energy

- An ambitious energy performance will be achieved primarily incorporating a range of passive and active design measures that will reduce the energy demand for space conditioning, hot water and lighting in both the new build and refurbishment areas of the proposal.
- A new efficient plant to service the Apart-hotel . Introducing high efficiency communal gas boilers to serve the apart-hotel rooms.
- The refurbishment works in the existing building will comprise the upgrade of the external walls, roof and floors and the replacement of existing windows and doors that will improve air tightness and improve energy use.

Transport / Connectivity

- Site has good links to public transport, and can thus support a sustainable development, please see previous pages.
- Area well served by bus routes.
- Local streets connecting the site to the wider transport infrastructure and amenities.

Materials / Construction

- Materials will be responsibly sourced (e.g. FSC certified timber) where available.
- All insulation materials will be specified to have zero ozone depletion potential.

Air Quality

- The development is proposed to be Air Quality neutral.

Sustainability in Use

- The development is targetting a BREEAM excellent rating.
- Water efficient fittings and appliances to be installed.
- Dedicated storage facilities to be provided for recyclable waste.
- Commercial spaces at ground and lower ground to utilise air source heat pumps

Ecology

- Enhancing the site's ecological value with planting that helps to creating a natural habitat for flora and fauna to help support the local ecology.
- Improved air quality - reducing both gaseous pollutants and dust particles.

3.7 Accessability:

Access into and around the building will be significantly improved as a result of the proposed alterations.

Currently, the existing floors for each of the four terraced buildings (551-557) are on different levels, and as the school is arranged across the four buildings, there are several short flights of steps mid plan to mediate the changes of level. There are no lifts in the existing building with only stairs available to navigate to the lower ground floor or up to the 3rd floor.

The proposed alterations include the introduction of a new floor slab at ground floor level that means that the apart hotel reception, rooms, circulation and café are all on the same level. The entrance door into the hotel reception from the pavement is also a similar level, with a short shallow ramp up to the entrance door within the recessed shopfront porch.

Two apart hotel room have been provided as wheel chair accessbile. This is in reference to Building regulations- Part M, Vol.2 which provides guidance regarding hotel accommodation and suggests (Provision 4.24g) that 1 in 20 rooms should be Wheelchair accessible.

The lower ground floor level is also rationalised so that all accommodation is at the same level. Two new lifts are proposed within the building with a passenger lift located off the apart hotel corridor at ground floor leading to the 4th floor, plus a platform lift located in the café providing wheelchair access down to the lower ground floor co working, café seating area.



- Passenger lift serving apart- hotel at Ground to Fourth floor
- Platform lift serving cafe and co-working at Ground and Lower Ground floor
- Route for Wheelchair access to WC apart-hotel rooms
- Route for Wheelchair access to cafe and co-working seating at Lower Ground

4.0 Appendix



01.



02.



03.



04.



05.



06.



07.



08.

4.1 Peter Barber Architects

Practice Profile

Peter Barber Architects are an award-winning design orientated architectural practice. The Practice has built schemes that have gone on to win national awards for conservation and restoration. PBA are considered to be experts in delivering high quality, exemplar residential schemes in complex urban sites, working in close collaboration with Planning Authorities and Design Teams. The schemes are of an extremely high quality that consistently exceeds expectation whilst maximising the development potential of the site.

The new build parts of the project have carefully considered architecture with lively picturesque façades, and carefully considered urban designs that have contributed positively to the streetscape in local communities. Peter Barber Architects have established a very good relationship with various planning departments throughout London and have received high praise from CABI, and GLA who we have engaged with on various projects. The high quality of the schemes PBA develop is reflected in the excellent commercial and social outcomes.

The Practice's varied portfolio of work is underpinned by a consistent commitment to radical solutions and excellence in design. Peter Barber Architects' innovative and pragmatic approach to development has secured many accolades and awards including numerous RIBA Awards, Masterplan, Regeneration and Housing Design Awards, including two of our projects being mid-listed for the RIBA Stirling 'Building of the Year' prize and another winning the NLA 'Building of the Year' prize in 2017. The practice has been UK Architect of the Year for Housing three times in the last decade, and been shortlisted on numerous occasions. Peter Barber has been described in the Independent as "one of the UK's leading urbanists".

01. Employment Academy - LB of Southwark

02. Employment Academy - central courtyard

RIBA London Historic England Award for Constructive Conservation 2015

03. Mount Pleasant - LB of Camden (Also Client)

04. Mount Pleasant - street view

NLA Conservation and Retrofit Award 2016

05. Endell St - LB of Camden (Also Client)

06. Endell St - reception area

Civic Trust Award 2008

07. Holmes rd - LB of Camden (Also Client)

08. Holmes rd - central courtyard

Guardian Top 10 Buildings of 2016

NLA Best Overall Building of the Year 2016