

#### 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 I

Branch Hill House Accomodation Area Schedule Rev.I

24/02/2020

| ACCOMODATION        | NO. OF BEDROOMS AND OCCUPANCY | TYPE         | PROPOSED NSA |              |
|---------------------|-------------------------------|--------------|--------------|--------------|
|                     |                               |              | [sqm]        | [sqft]       |
| <b>Ground Floor</b> |                               |              |              |              |
| Flat 1              | 2 Bed 4 Persons               | Private      | 178          | 1920         |
| Flat 2              | 3 Bed 6 Persons               | Private      | 221          | 2379         |
| Flat 3              | 2 Bed 4 Persons               | Private      | 138          | 1481         |
| Flat 4              | 2 Bed 3 Persons               | Intermediate | 81           | 872          |
| Flat 5              | 3 Bed 6 Persons               | Private      | 167          | 1798         |
| Flat 8              | 3 Bed 6 Persons               | Private      | 220          | 2368         |
| Unit 6 (Triplex)    | 3 Bed 6 Persons               | Private      | 263          | 2834         |
| Gate House          | 3 Bed 5 Persons               | Private      | 167          | 1798         |
| <b>First Floor</b>  |                               |              |              |              |
| Flat 7              | 3 Bed 6 Persons               | Private      | 249          | 2682         |
| Flat 9              | 2 Bed 3 Persons               | Private      | 74           | 795          |
| Flat 10             | 1 Bed 2 Persons               | Private      | 54           | 580          |
| Flat 11             | 1 Bed 2 Persons               | Intermediate | 50           | 538          |
| Flat 12             | 1 Bed 2 Persons               | Intermediate | 50           | 538          |
| Flat 14             | 2 Bed 4 Persons               | Private      | 134          | 1442         |
| Flat 15             | 3 Bed 6 Persons               | Private      | 162          | 1744         |
| <b>Second Floor</b> |                               |              |              |              |
| Flat 16             | 2 Bed 3 Persons               | Private      | 74           | 795          |
| Flat 17             | 1 Bed 2 Persons               | Private      | 54           | 580          |
| Flat 18             | 1 Bed 2 Persons               | Intermediate | 50           | 538          |
| Flat 19             | 1 Bed 2 Persons               | Intermediate | 50           | 538          |
| Flat 20             | 2 Bed 4 Persons               | Private      | 128          | 1378         |
| Flat 21             | 3 Bed 6 Persons               | Private      | 162          | 1744         |
| Flat 22             | 2 Bed 4 Persons               | Private      | 98           | 1051         |
| <b>Third Floor</b>  |                               |              |              |              |
| Flat 23             | 3 Bed 6 Persons               | Private      | 268          | 2884         |
| Flat 24             | 2 Bed 4 Persons               | Private      | 116          | 1243         |
| Flat 25             | 1 Bed 2 Persons               | Intermediate | 50           | 538          |
| Flat 26             | 1 Bed 2 Persons               | Intermediate | 50           | 538          |
| Flat 27             | 2 Bed 4 Persons               | Private      | 111          | 1195         |
| Flat 28             | 3 Bed 6 Persons               | Private      | 150          | 1615         |
| Flat 29             | 2 Bed 4 Persons               | Private      | 93           | 996          |
| <b>Fourth Floor</b> |                               |              |              |              |
| Flat 30             | 3 Bed 6 Persons               | Private      | 227          | 2443         |
| Flat 31             | 3 Bed 6 Persons               | Private      | 169          | 1819         |
| Flat 32             | 2 Bed 4 Persons               | Private      | 106          | 1141         |
| Flat 33             | 1 Bed 2 Persons               | Private      | 55           | 592          |
| Flat 34             | 1 Bed 2 Persons               | Private      | 54           | 581          |
| <b>TOTAL NSA</b>    |                               |              | <b>4272</b>  | <b>45979</b> |

4.8 Design Standards and Planning Policies

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

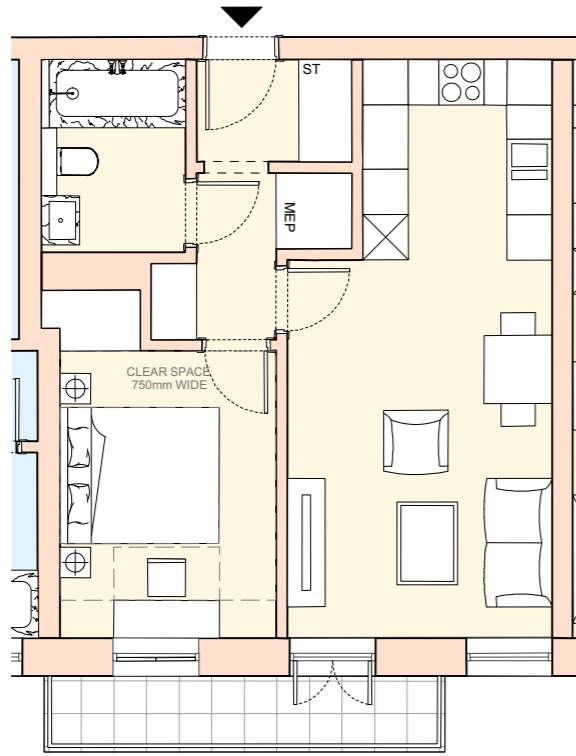
- London Housing Design Guide - Interim Edition 2010
- Camden's Interim Housing SPG
- Nationally Described Space Standards
- The London Plan 2016
- Mayor of London Housing SPG 2016



4.9 Typical Apartment Layouts

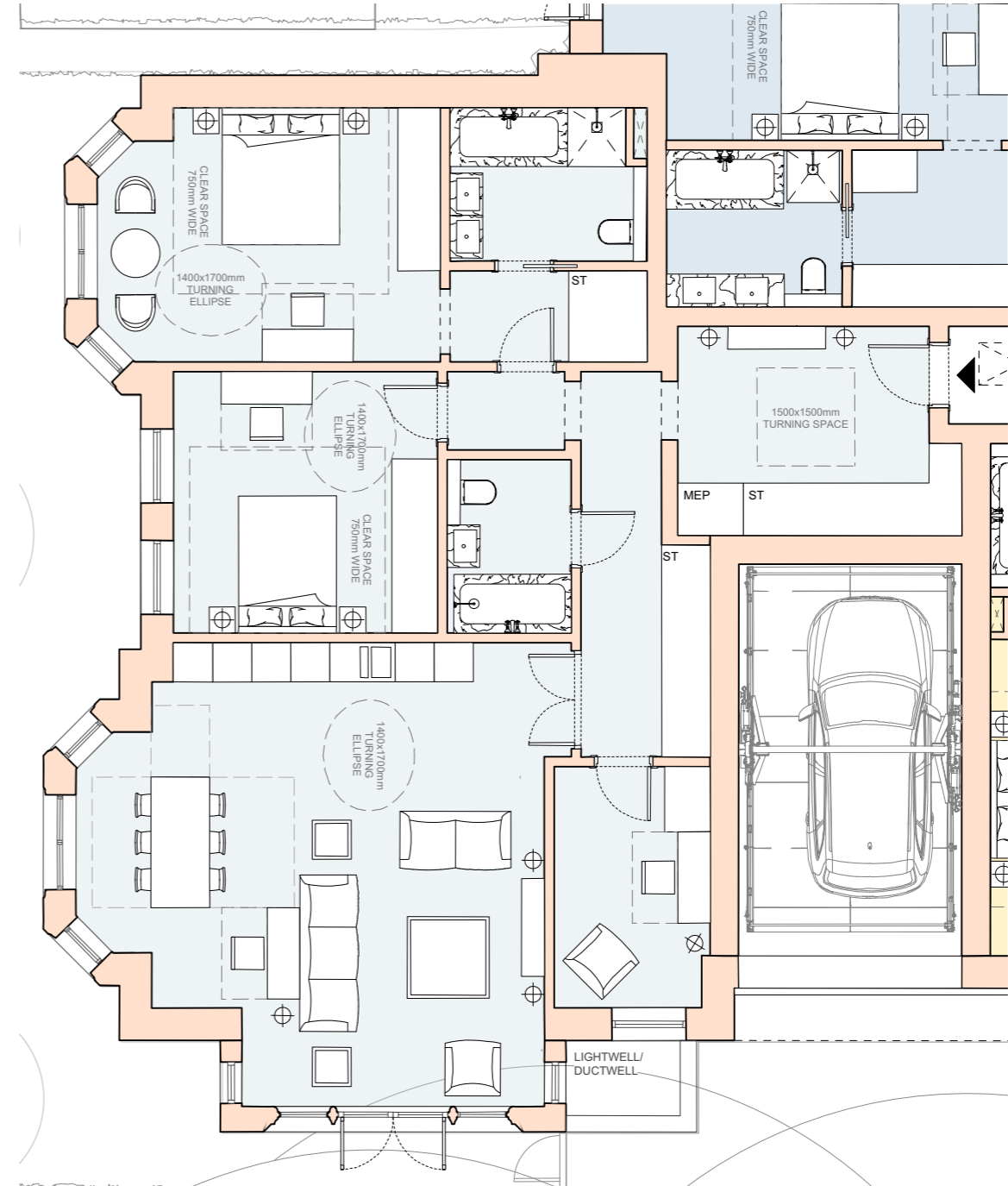
One bedroom flat

Flat 18  
One Bedroom  
Two Persons  
50 Sqm



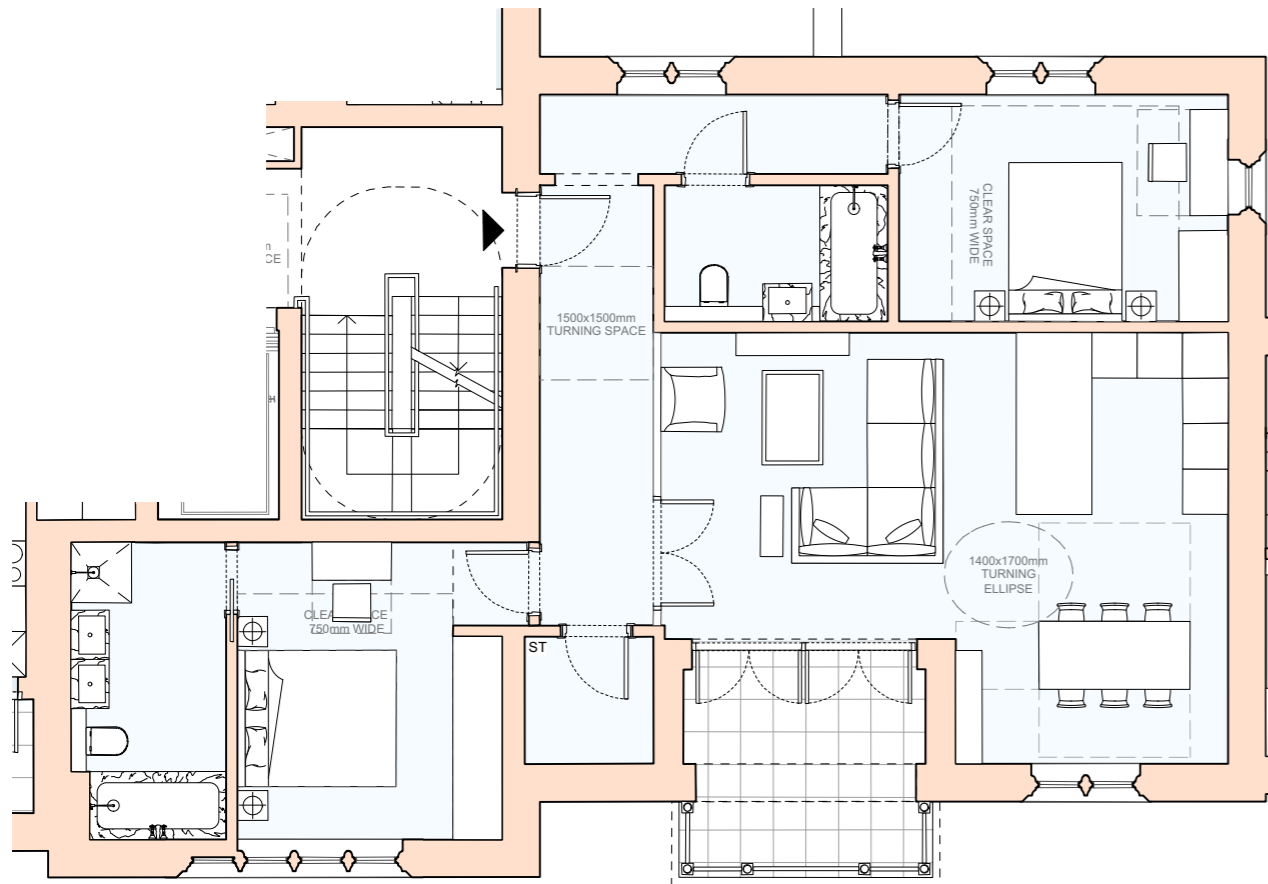
Two bedroom flat

Flat 3  
Two Bedroom + Study  
Four Persons  
138 Sqm



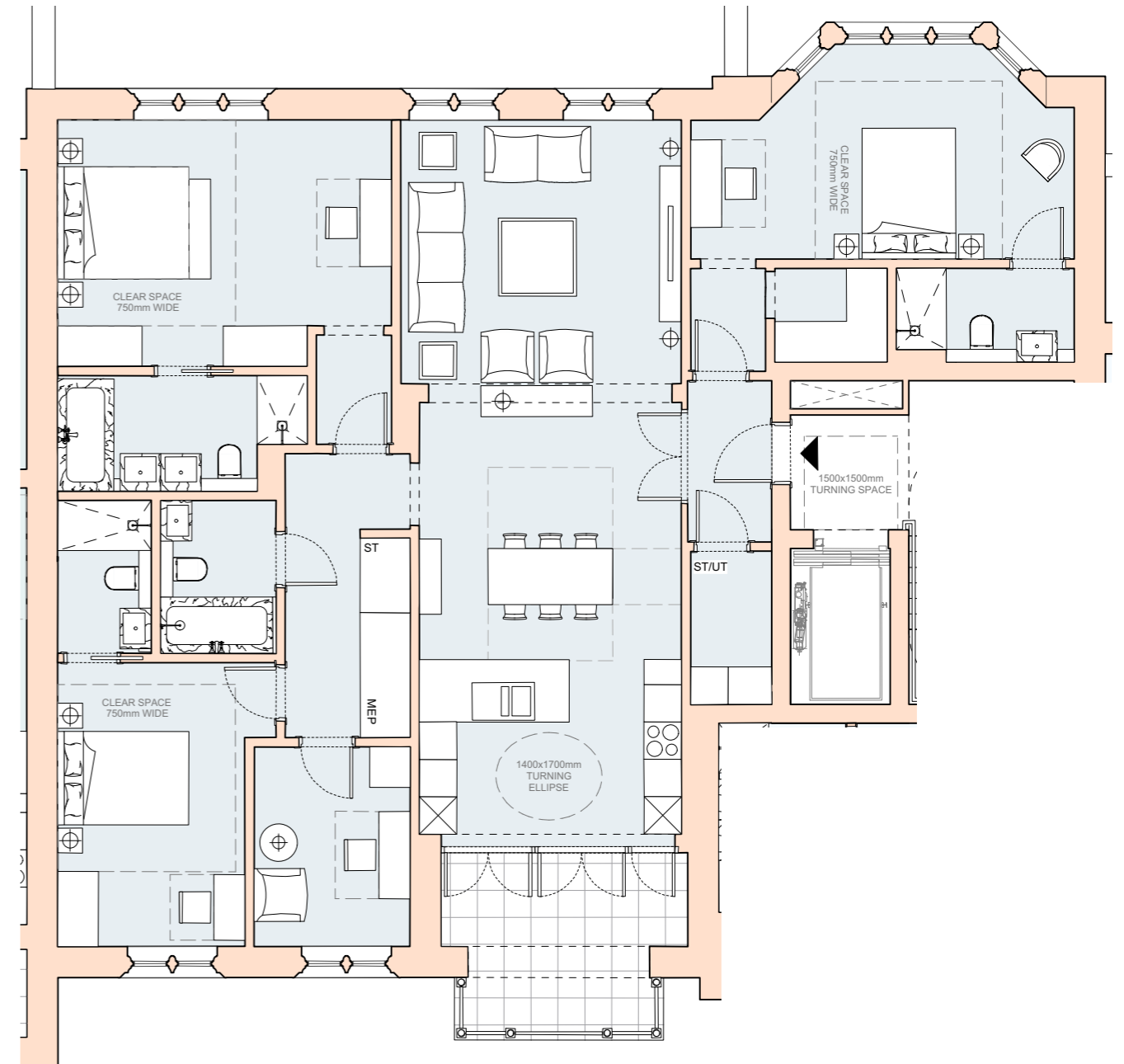
Two bedroom flat

Flat 22  
Two Bedroom  
Four Persons  
98 Sqm



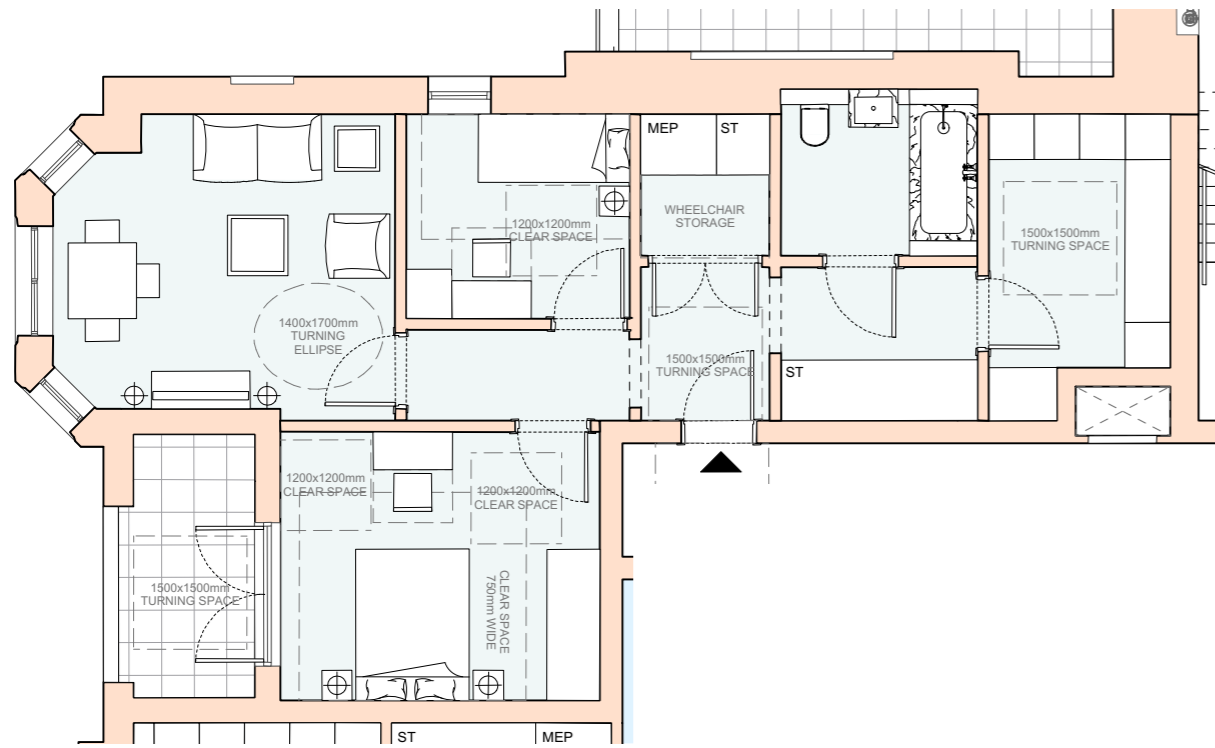
Three bedroom flat

Flat 21  
Three Bedroom + Study  
Six Persons  
162 Sqm

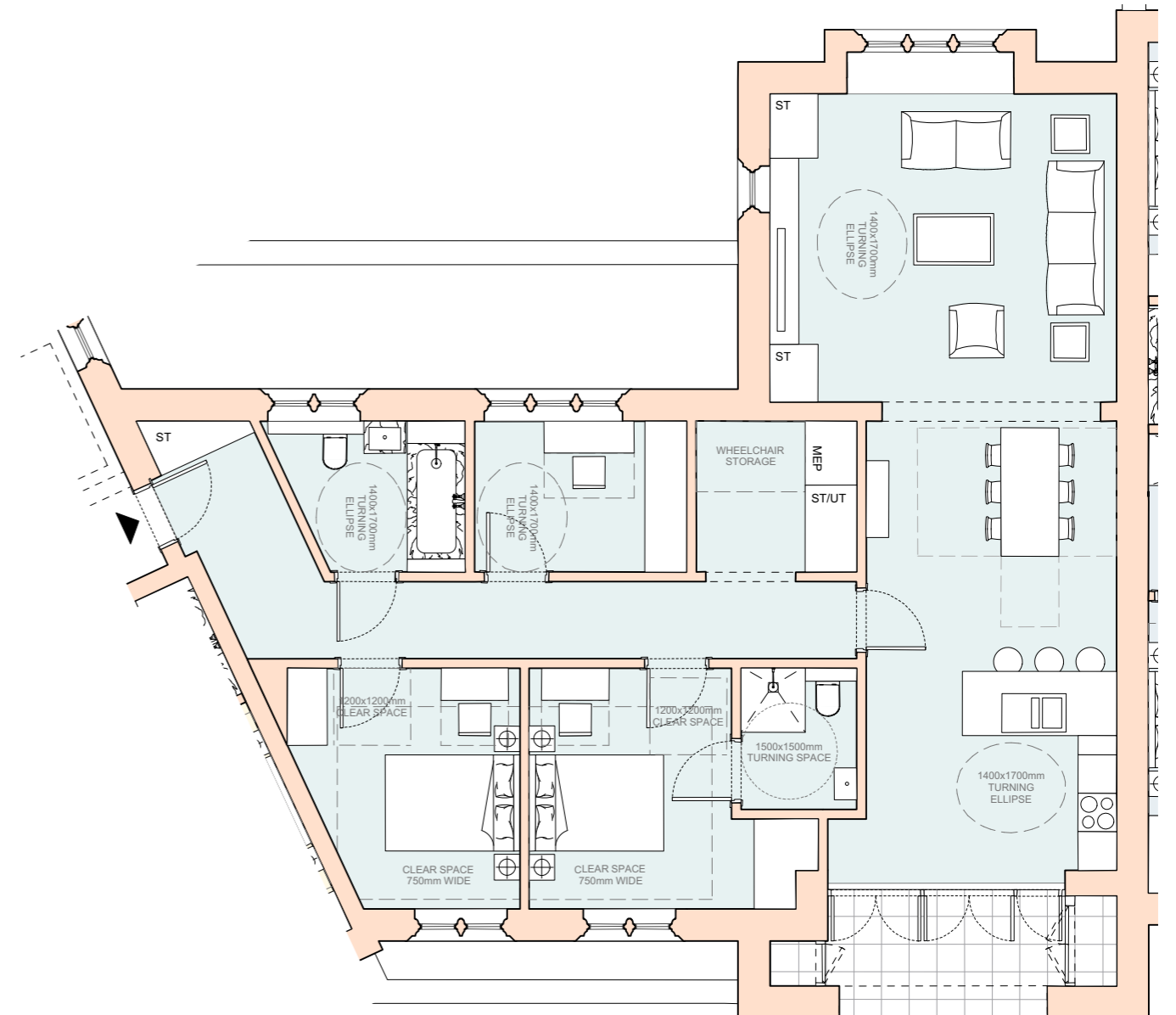


### 4.10 Accessible / Adaptable Apartment Layouts

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



## 5 Character, Materiality and Detail

### 5.1 Character and materiality precedents





5.2 Proposed Elevations



North Elevation







South Elevation



5.3 Facade Details

CHARACTER, MATERIALITY AND DETAIL



Existing House - Proposed Elevation



New Building - Proposed Elevation





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