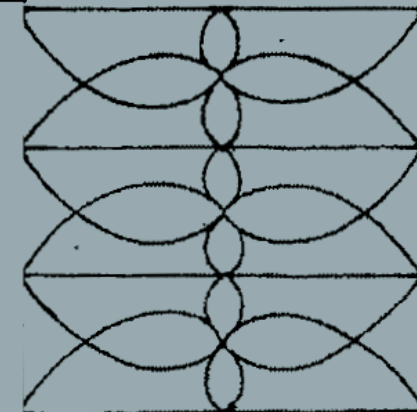
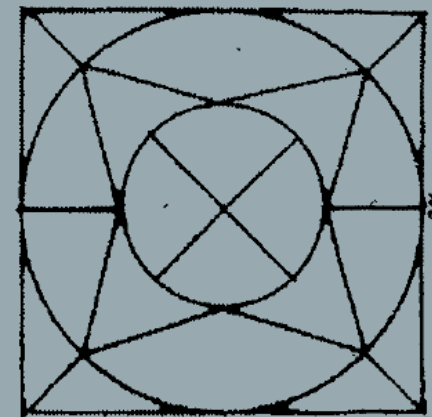
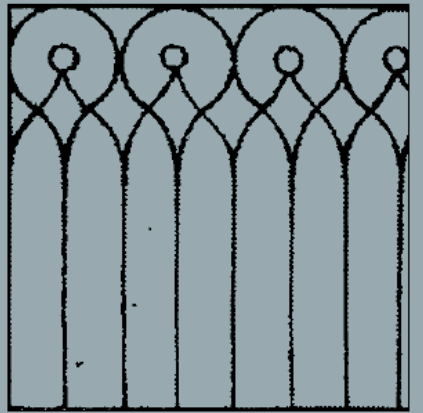
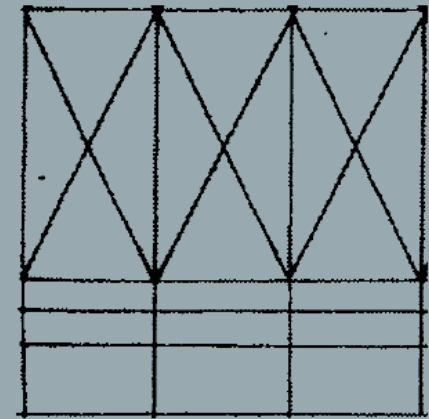
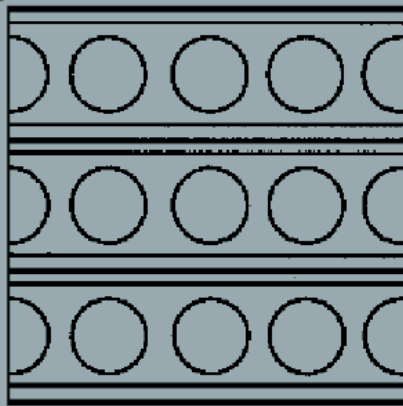


project

# Copper Beech House

5B Prince Arthur Road | NW3 6AX



## Design and Access Statement

May 2020 - Rev 00

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notes

# Copper Beech House, 5b Prince Arthur Road

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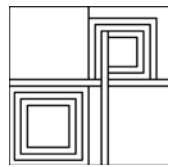
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# 1.0 Introduction and Context

## Introduction

This Design and Access Statement has been prepared for the purpose of supporting the Planning Application.

The commentary aims to summarise and recap the planning process to date, design thoughts and ideas, and how the design has evolved over time.

This Document should be read in conjunction with the planning drawings and other reports prepared by the design team.

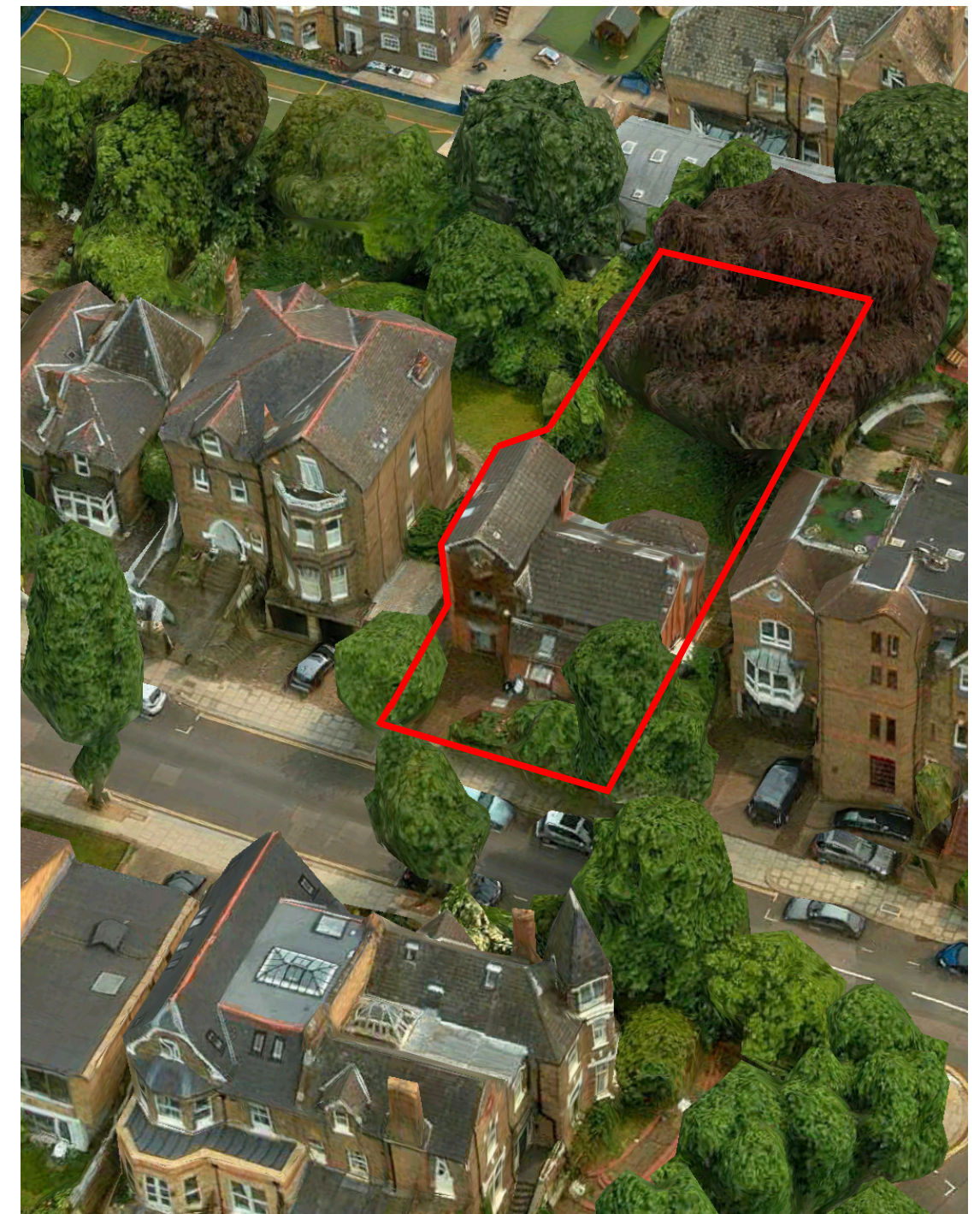
## 1.1 Project Brief

Mr and Mrs Palsson, the owners of the site, have brought together Charlton Brown Architects and Icen Projects to assist with the creation of their perfect long-term family home in the heart of Hampstead. The site currently consists of a family home and garden, however one that is poorly adapted to their current needs and requirements.

Their vision is for an improved family home that :

1. better utilises space and light;
2. has a strong connection between the outdoor and indoor;
3. lateral rather than cellular living;
4. benefits from improved sustainability and environmental credentials;
5. maintains and showcases the Copper Beech tree that gives the plot its distinctiveness; and
6. positively contributes to Hampstead street scene and conservation area with architectural inspiration to be drawn from the surrounding character of the area.

As such, the brief to the design team was to collate these desires into key design principles to explore the potential for redevelopment of the site to provide a new family home on the site and how this might manifest in both design and planning terms.



Aerial view of 5b Prince Arthur Road



# 1.2 Site Location & Surrounding Area

5b Prince Arthur Road is located within the Fitzjohns and Frognal ward of the London Borough of Camden.

The site currently comprises a detached 2-3 storey, large residential dwelling with private rear garden. It is currently in use as a single family residential dwelling (Use Class C3).

The current dwelling is a detached house of two storeys with a three storey bay to the east. The house is constructed of red brick though the principal elevation is tile hung to the upper storeys. The roof has a low pitch and there is a cross gable between the different heights. Windows are casement windows in brown painted timber frames with several roof lights.

The site is located towards the western end of Prince Arthur Road, a residential street to the south of the main town centre around Hampstead station, and west of Hampstead High Street. The surrounding area is predominantly residential in nature, characterised by large family houses and proximity to local schools.

The site has good public transport links. It is within PTAL 3 and is a 5 minute walk from Hampstead Underground station to the north, and a 10 minute walk from Finchley Road and Frognal overground train station to the south-west.

In terms of the existing planning context, the site falls within the following planning policy designations:

- Fitzjohns Netherhall Conservation Area
- Hampstead Neighbourhood Plan Area

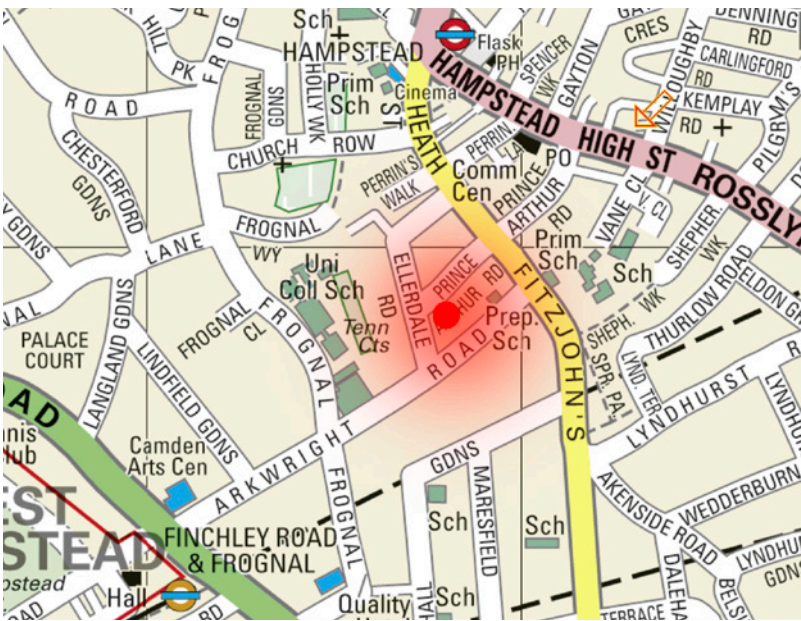
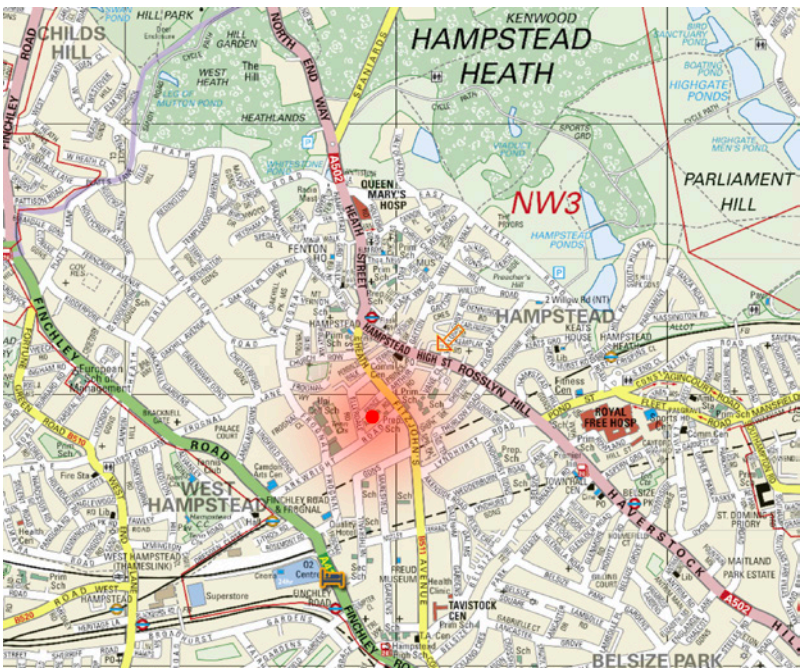
There are no statutorily or locally listed buildings in the immediate vicinity on this western stretch of Prince Arthur Road. The site itself is not identified as being a property of particular interest or merit within the Conservation Area Appraisal and is presumed to make a ‘neutral’ contribution to the conservation area.

The site is within an area of very low flood risk (0.1% risk).

The Site is within the Fitzjohn’s sub-area of the Conservation Area, an area which was mainly constructed over a 10-year period from the late 1870s to 1880s. Architectural styles are primarily Queen Anne and Domestic Revival, although houses close to the subject site have a Gothic inspiration. Common materials include purple and red brick (both rubbed and carved), decorative ironwork, barge boards, and roof details.

The older properties to Prince Arthur Road to the west of Fitzjohns Ave are detached Gothic buildings with some infill development from the early 20th century of detached neo-Georgian houses, with further development after the Second World War. The Conservation Area Appraisal highlights this as giving the area a diversity of style.

The Site originally formed part of the garden to the west of 5 Prince Arthur Road, which was subdivided sometime after 1961 and the Site constructed sometime between 1961 and 1966. The house was extended in 1980 when planning permission was granted for the erection of two storey rear extension and a bay window to ground floor front elevation (LPA Ref: 30990). Other than this, there is no recent relevant planning history.



Site Location



## 1.3 History of the Site and Surrounding Area

### (i) Surrounding Area

Prince Arthur Road is situated just to the south-west of the historical village of Hampstead.

Hampstead village was a small village on the hill dating back to the medieval period. It and the manorial lands surrounding largely remained relatively undeveloped due to the nature of the manor's conditions of inheritance which stipulated short agricultural leases.

In spite of attempts in the early to mid-nineteenth century to have this amended by the landowner, Sir Thomas Maryon Wilson who wished to take advantage of the growing population and building boom of London, the attempt failed due to opposition. The opposers wished the land to remain open fields. This changed in the 1870s when the Heath was sold and became public property, whilst the lands around Manor Farm including the area on and around Prince Arthur Road, were developed incrementally.

Fitzjohn's Avenue was laid out from 1875, producing a wide central avenue with a 50ft wide road and a 10ft wide pavement. The road also provided convenient access from Swiss Cottage to Hampstead. In the area private individuals purchased freeholds and commissioned architects to create individualistic buildings. High Victorian architecture traversed Queen Anne revival, Arts and Crafts and Gothic styles. By the 1890s much of the area was fully developed and the character seen today was established.



1871 OS map



1965 OS map



1896 OS map



2003 OS map



(i) Infill Development

From the 1950s onwards, infill development on parts of the very large plots of houses, started to emerge. Some larger houses, on extensive plots, were pulled down and replaced by blocks of flats. Houses were also converted into flats, as the demand for smaller and cheaper dwellings increased. Through the later half of the twentieth century, the built landscape gradually became denser, with a tighter urban grain. However, whilst the streetscape became fuller, the houses usually retained their large garden plots to the rear.

Recently, some buildings have been developed, most notably at 79 Fitzjohn’s Avenue (Arthur West House), where the replacement building is currently being built out (planning permission reference 2014/7851/P) ; and at 28 Ellerdale Road. Taking the opportunity to enhance the conservation area with new, high quality, architecture.



CGI of Arthur West House taken from DAS PP ref 2014/7851/P



28 Ellerdale Road, taken from Google Maps



Site map illustrating infill development and redevelopment on sites of all shapes and sizes in the immediate context



(ii) The Site

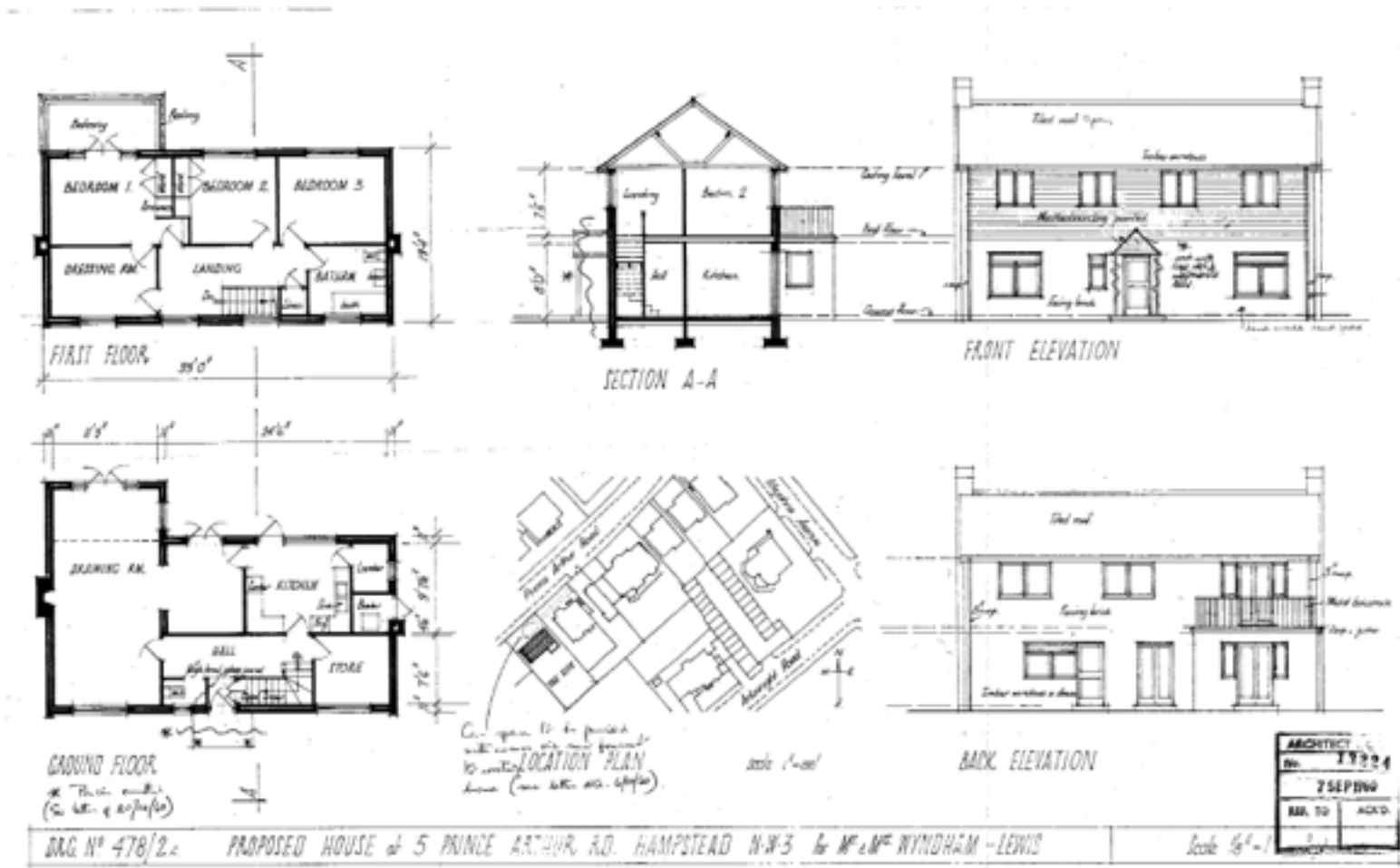
No.5b is infill development on the former western portion of the garden of No.5. The infill building was approved in 1961 and built for Mr & Mrs Wyndham- Lewis. At the same time No.5 was approved to be subdivided.

This first house on the 5b site was a fairly plain house, with a flat elevation fronting the road, return gables with end chimneystacks. It was shiplap boarded on the first floor at the front. The form of this house could not be said to relate to the surrounding appearance of the area in any discernible way and must have appeared excessively incongruous.

By 1977 applications had been submitted to remodel the house. It was at this point that the third storey gable was added, bringing the house marginally closer to the prevailing 1880s building style of other buildings in the conservation area.

Applications were approved for the bow projection to the rear in 1980. In 1990, further approvals were gained for modifications to the rear of the house, including the addition of another storey. This design was not built out.

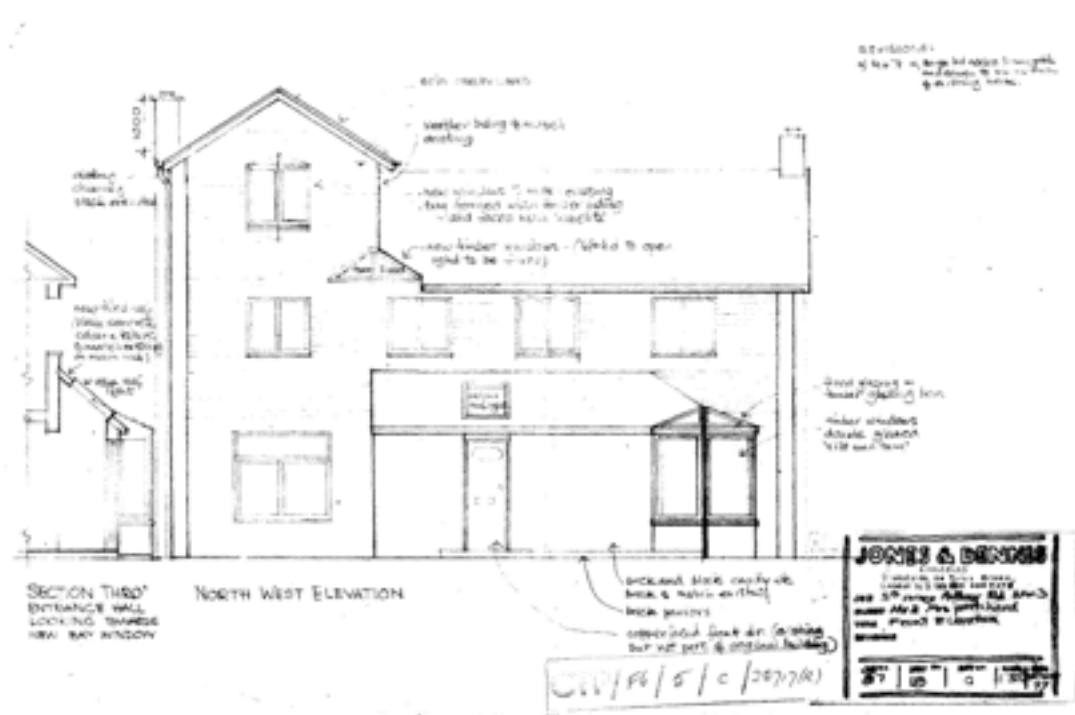
The history of the site shows that the building has never been quite fit for purpose, with a continual desire to substantially remodel prevalent throughout its history.



Plans from 1961



1977 Rear Elevation



1977 Front Elevation

## 1.4 Character of the Conservation Area

The Site is identified within Sub Area 1, 'Fitzjohns', of the Conservation Area Appraisal. Due to the short first phase of building in the Conservation Area, the predominant type of style and appearance of buildings is reflective of the late 1870s and 1880s. Architecturally, many of the buildings are of a Queen Anne or Domestic Revival type.

The Conservation Area is a loose grid, with the dominant roads running north-south, and the lesser streets running east-west. Prince Arthur Road is an east-west running street, but with a number of large and characterful properties from the 1870s / 1880s. The route of the street follows the old field boundary. There is a difference in the character of the road either side of Fitzjohn's Avenue, with the western end, where the site sits, having a greater domestic character with individual houses. The earlier houses are a soft type of Gothic, the later infill is a mix of modern and Neo-Georgian.

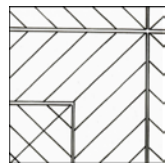
Early buildings within the Conservation Area are characterised by their high level of detail and decoration. Some of this is mass-produced high Victorian detailing, but around the Site the building most of the buildings have high-quality laid brickwork patterns and detailing, particularly on front gables.

In the Conservation Area Appraisal, the Site is neither noted as a contributor or a detractor (page 29). Therefore, it is considered that it is judged by LB Camden to be a neutral building within the Conservation Area. In our judgement, the Site is judged to be a marginally detracting building within the Conservation Area, due to its incongruous materiality, specifically the red brick and (more pertinently) the tile hanging.



Figure Ground map of the Fitzjohns Netherhall Conservation Area  
(from Camden's Conservation Area Appraisal)





## 2.0 Site Analysis

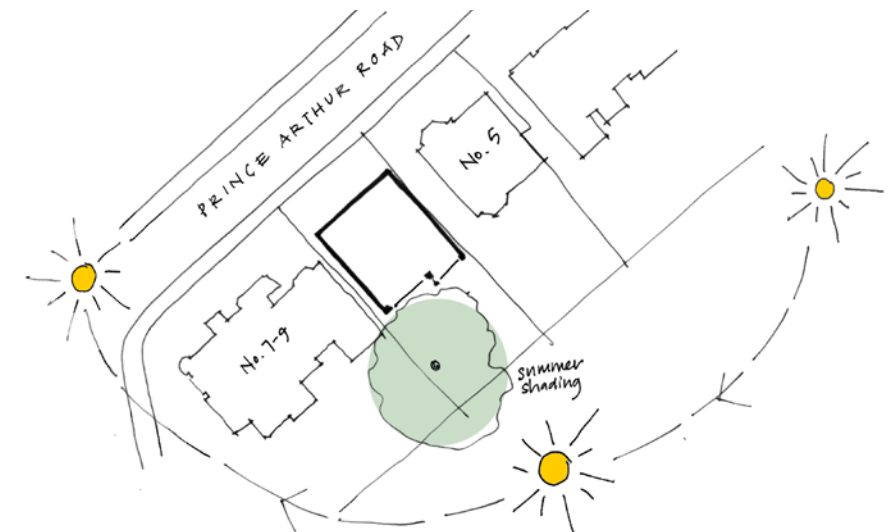
### - the site

The site is located towards the South Western end of Prince Arthur Road, which slopes down from the North East, as it approaches a junction with Ellerdale Road.

The plot is deep and relatively narrow, with large scale houses of 3-4 storeys plus basements on both sides at No's 5 and 7-9 respectively.

The rear of the site, adjoining with Devonshire House Preparatory School buildings, is characterised by the large Copper Beech tree.

The NorthWest - SouthEast orientation of the site provides good southern aspect for the rear of the house, especially in the afternoon/ evening.



Bird's eye view of the site: looking towards the North



Bird's eye view of the site: looking towards the South

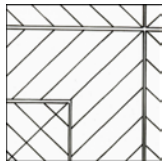


View down Prince Arthur Road



View up Prince Arthur Road, from the junction with Ellerdale Road





## 2.0 Site Analysis

### - prevailing streetscape

#### Roof Height

A line can be drawn between the ridge heights of 5 Prince Arthur Road and the closest ridge of numbers 7-9 Prince Arthur Road.

The line on the image directly below shows a line drawn between the neighbouring ridges closest to the 5b site, however this is not a true representation as the property at 7-9 in particular as a whole is much taller and larger than the portion closest to the site at 5b.



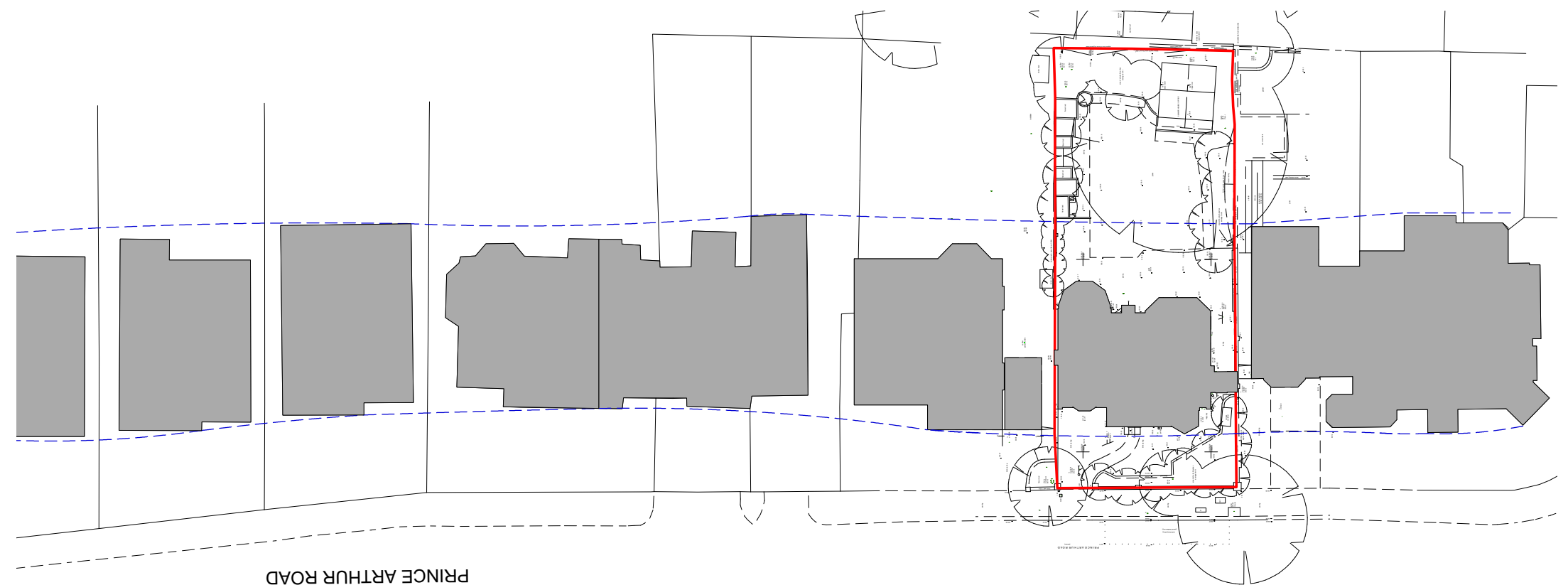
Street Elevation illustrating neighbouring ridge heights

#### Building Lines

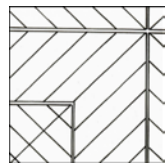
5b Prince Arthur Road sits between neighbouring properties number 5 and numbers 7-9.

The diagram below illustrates the existing street pattern, also indicating the front and rear building lines of this section of the street.

It is clear that whilst the front of the building appears in line with the neighbours, the rear of the building is not in line with the existing pattern of the street.



Front and rear building lines (blue)

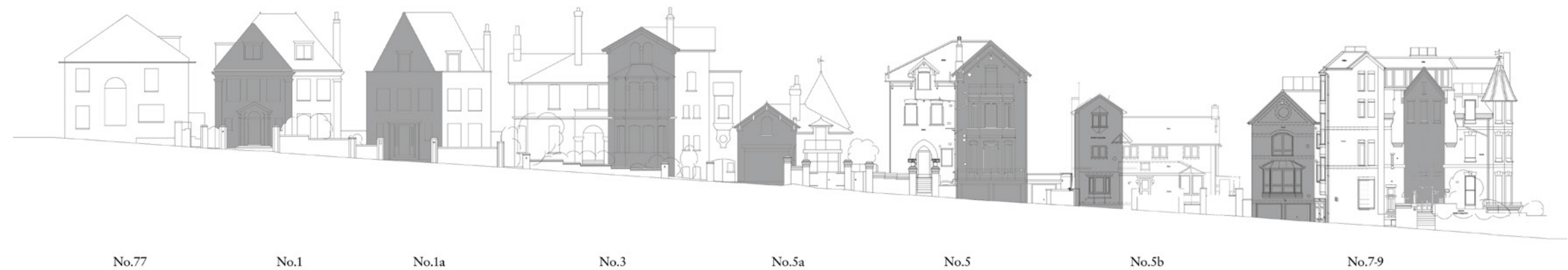


## 2.0 Site Analysis

### - prevailing streetscape

#### Gables

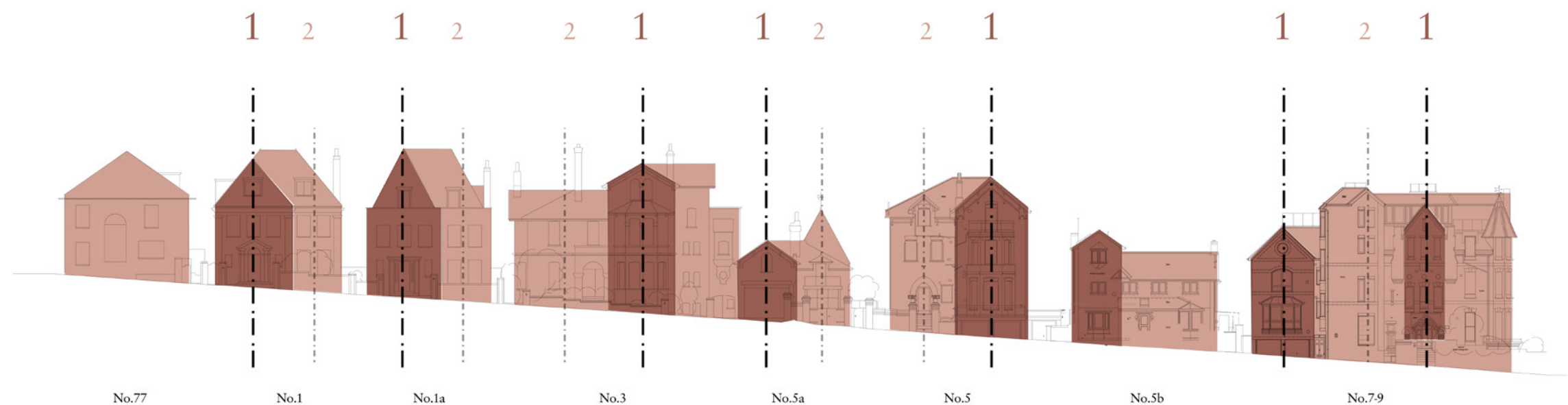
A very prominent feature on Prince Arthur Road in particular are the gables, which are a common feature on nearly all buildings, creating a rhythm along the street.



Street Elevation illustrating rhythm of gables along the street

#### Symmetry

Although a variety of architectural styles and unique buildings are found on the street and across the Conservation Area as a whole, the language of gables, symmetry and asymmetry is one which is extremely prevalent on this street and in the immediate vicinity. It can be simplified to show two rules and hierarchies: the first is the prominent gables which, as individual entities are symmetrical. The second shows the 'other side' of the facade: stepped back, occasionally symmetrical with a central doorway and at other times asymmetrical. In all cases this 'other side' is less formal.



Street Elevation illustrating primary and secondary hierarchy