



EMRYS

LAND BETWEEN SOUTH MANSIONS AND GONDAR HOUSE

WEST HAMPSTEAD | NW6

DESIGN AND ACCESS STATEMENT

AUGUST 2020

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01

Introduction

1.01 | Project Introduction

This Design and Access Statement has been prepared by Emrys Architects on behalf of AN:X Developments, the client and owner of the land.

The document is for submission to Camden Council as part of the Planning application for the development of the land between South Mansions and Gondar House, which directly fronts Gondar Gardens. This report provides a detailed analysis of the site, the proposals and their objectives.

Emrys Architects have developed a contemporary yet sensitive proposal comprising 6 residential units which responds to the specific requirements of the client.

This document follows on from a series of pre-application meetings with officers at Camden Council, as well as meetings and engagement with surrounding residents and community members, the comments of which were taken on board when finalising the design proposals.

Site Address:

Land between South Mansions and Gondar House, West Hampstead, London NW6 1QD.



Fig 1 | Proposed Sketch View

02

Site and Context Analysis

2.01 | Site Location and Local Area

Site Overview

The site is located in the West Hampstead Ward in the North West of the Borough of Camden. The land does not fall within a conservation area.

The land sits between South Mansions and Gondar House and directly fronts Gondar Gardens. Both Gondar Gardens and the site has a steep gradient from north to south and it's historical development has seen a number of recent infill developments complimented by Victorian mansion blocks and terraces.

Transport

The site is a 9 min walk from Kilburn Tube Station, 10 min walk from West Hampstead Train Station, 13 in Walk from west Hampstead Tube Station, and 16 min walk from Finchley Road Tube Station.

Local Amenities

Gondar Gardens is located off Mill Lane which has a parade of shops, café's and a pub. West Hampstead High Street, West Lane, is a short walk away which has a variety of restaurants, cafés, supermarkets, shops, bars and pubs.

Open Spaces/ Green Spaces

There are a number of green spaces in the local surrounding area;

- Cumberland Lawn
- Maygrove Peace Park
- The Friends of Hampstead Cemetery
- Mapesbury Dell
- Hampstead Heath

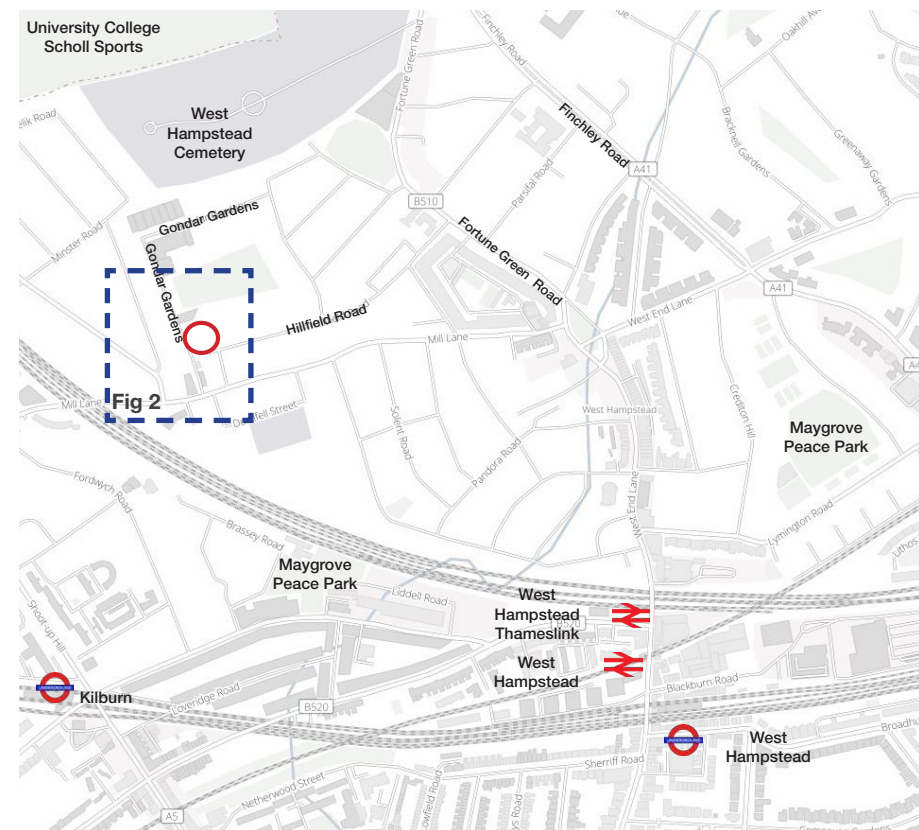


Fig 1 | Surrounding Area's Plan

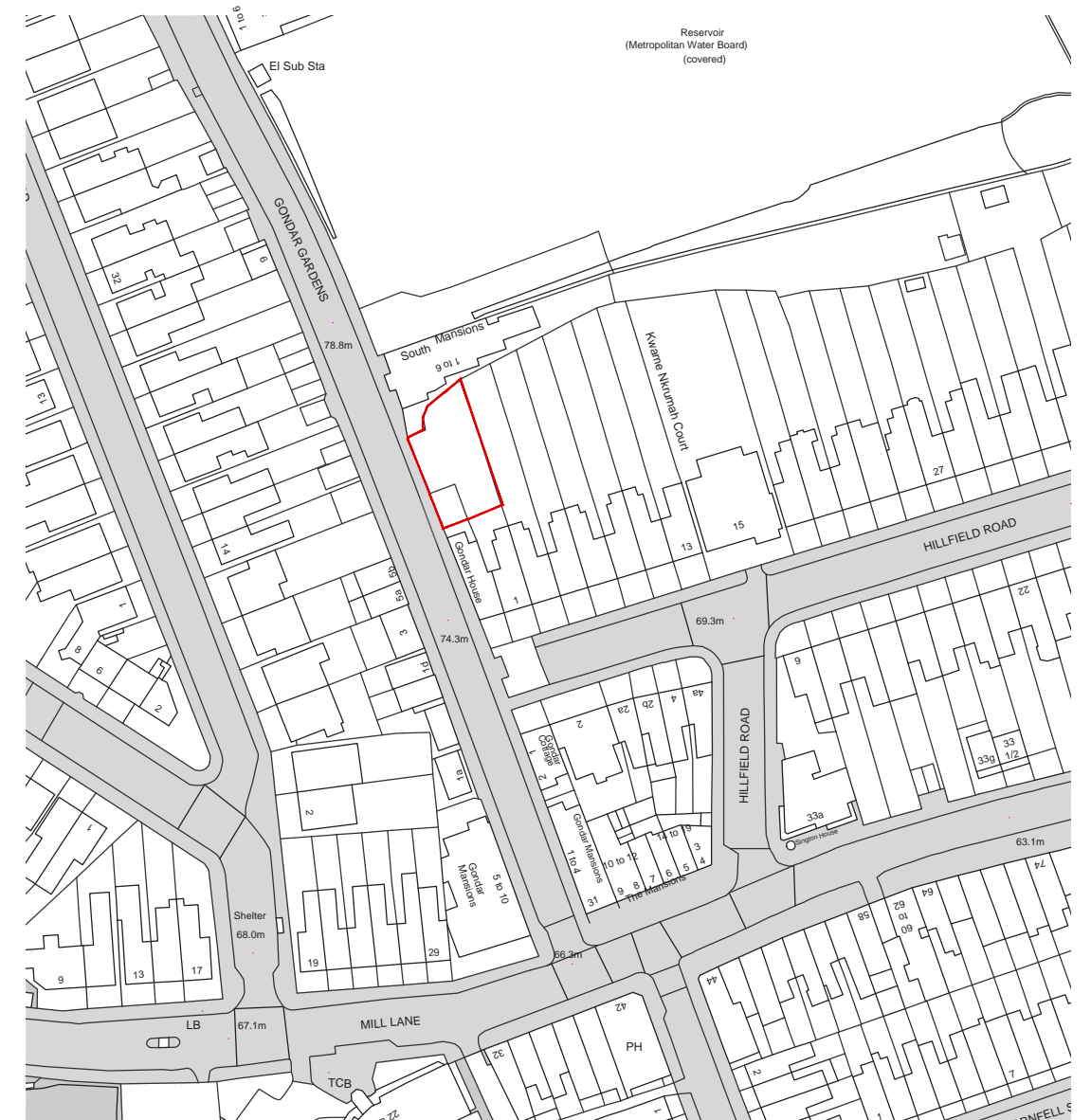


Fig 2 | Site Location Plan



2.02 | Site History

It is noted that the section of Gondars Gardens where our site is located, has evolved into having a back of house feel and is incongruous with the well-planned Victorian housing in the surrounding locality.

The site is located South of the Gondar Gardens Reservoir which was built in 1874 by Grand Junction Water Works. It was then decommissioned by Thames Water in 2002 when the ring main was built around London. The Council have now stated that the reservoir site is a target site for development in their Draft Site Allocations Local Plan 2019.

The site represents a gap ready for development, which would allow Gondar Gardens to become more than a 'back of house' street and allow the completion of the street scene.



Site Location



Fig 1 | 1746 Rocque's map



Fig 2 | 1896 Ordnance Survey map



Fig 3 | 1915 Ordnance Survey map

2.03 | Site and immediate context

The land sits between South Mansions and Gondar House, which directly fronts Gondar Gardens, which is on quite a steep hill.

There are a number of street tree's on Gondar Gardens, varying condition, scale and height. Although, there is not continuity or consistent rhythm with the distribution of the tree's.

Directly, in-front of the site, there is an existing street tree. The site is a mixture of hard paved surface which is currently being used as parking spaces for three cars, and grass. Due to the presence of concrete hardstanding, the site detracts from the street at present.

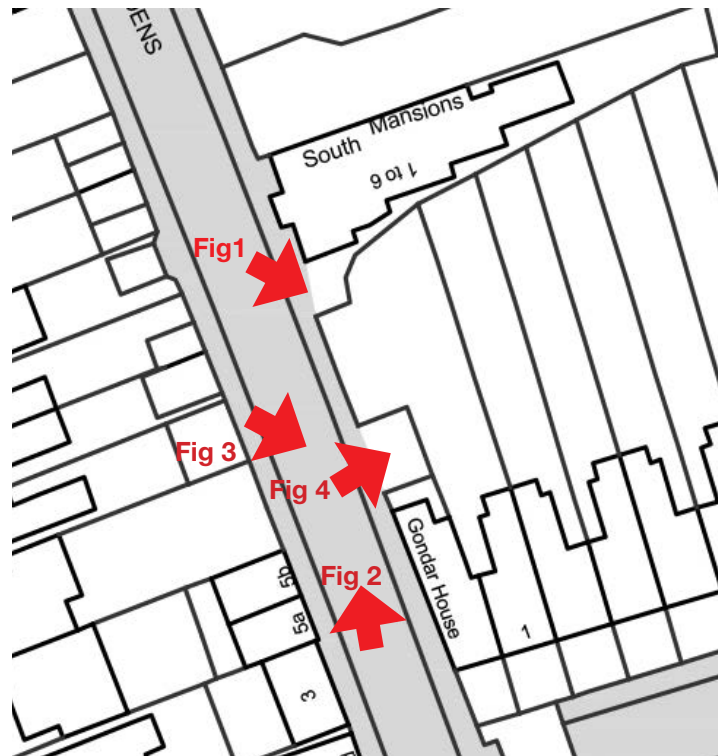


Fig 1 | Looking South along Gondar Gardens



Fig 2 | Looking South along Gondar Gardens further up the hill



Fig 3 | West view of site along Gondar Gardens



Fig 4 | West view of site along Gondar Gardens

2.04 | Gondar Gardens, and the surrounding area

The following pages show a number of views from the surrounding streets and Gondar Gardens. Notably, the building types vary from 4 Storeys through to 2 Storeys.

Gondar Gardens, is on a fairly steep hill. As previously discussed Gondar Gardens, is somewhat the back-land to the surrounding residential streets, and in areas the street feels incomplete.

For example, (See Fig 5), South Mansions, the building that sits left of the site on Gondar Gardens, seems to be something of an anomaly, as it stands alone beside the Reservoir Site.

South Mansions is a three storey plus attic building, the building contains 7 flats, and has bays typical of the buildings period. The building material is Red Stock Bricks. There are also two further mansion buildings, named (See Fig 1) St Elmo's Mansions and Chase Mansions which are further up the hill on the other side of the Reservoir Site. St Elmo's sits perpendicular to Pine Mansions.

Whereas, Gondar House (See Fig 3 and 4) is rendered appearance and the building although seemingly finishing the Terraces on Hillfield Road, the buildings entrance is on Gondar Gardens.

However, developments have been happening on the corner plots, for example Gondar House and over recent years the garages along the street have been developed into Single Dwelling Houses (See Fig 3 and 4). Moreover, in the surrounding streets for example, Agaememon Street (See Fig 2), there have been infill schemes, such as the Norman Terraces.

To conclude, from the analysis that has been undertaken, the character of the prevailing area is under evolution as development continues to fill the remaining gaps. There is an opportunity to fill this gap with a building that is no more than four storeys in order to align with the surrounding massing.



Fig 3 | View from bottom hill looking to the site and Gondar House



Fig 1 | Mansion blocks at the top of the hill on Gondar Gardens



Fig 4 | Looking down the hill, with the new developments on the right



Fig 2 | Agaememon Road - Example of Infill Site - Built Late 1990's/ 2000



Fig 5 | View from top of the hill looking from Garages to South Mansions

2.05 Townscape Characteristics

One of the defining townscape characteristics of Gondar Gardens and the surrounding area, is the presence of gaps in the townscape, with many of these being in-filled by recent development. Now, newer developments are following the established urban design principle of filling in these gaps.

For example, this can be seen at end of the terrace at Agamemnon Road, and elsewhere on Gondar Gardens. The principle of filling in gaps along Gondar Gardens is an accepted principle, one that the Council have acknowledged by allocating the reservoir site within the Draft Site Allocations Local Plan.

To conclude, as there is an established principle of filling in these gaps, there is an opportunity on the site for an infill development.

KEY

* - OUR SITE

2 - REFERS TO FIGURES BELOW



Fig 1 | Gondar Gardens



Fig 2 | Gondar Gardens

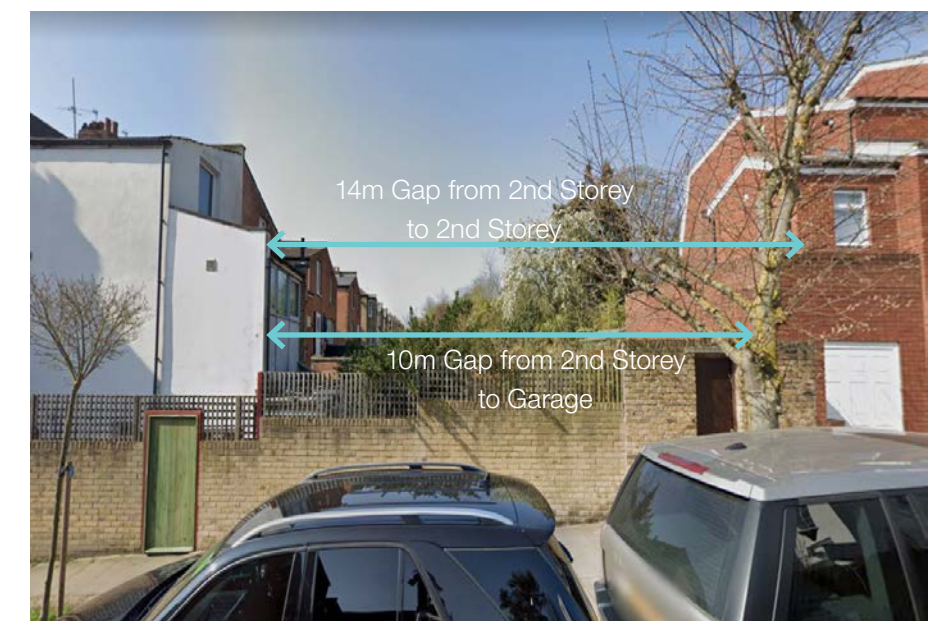


Fig 3 | Agamemnon Road

03

Design Evolution

3.01 | Design Evolution

The design has evolved through pre-application consultation with officers and local stakeholders. The following pages set out the pre application schemes and the comments received.

The scheme began as a 9 Flat Scheme, and through the conversations and feedback is now a 6 Flat Scheme, which has reduced in foot print and height.

Pre App One

August 2019 - Pre App One Submitted

The scheme presented provided 9 residential units. The officers provided some initial informal feedback during the site meeting in September.

The following is a summary of their comments:

- Accept Principle of Development on Site
- Retain Street Tree
- Reduce massing to below eaves height of South Mansions
- The importance of creating views through to gardens beyond
- Provide 3D visuals that help to explain how the site sits in the context of surrounding buildings

Pre App One Formal Comments

October 2019 - 8 Flat Scheme issued to Officers

Following a site visit with the Officers, Emrys Architects worked up an 8 Flat Scheme - See Fig 2, which was issued to the Officers in Early October and discussed at a formal pre app meeting a few weeks later. Following this meeting the Officers provided written feedback in early November.

The following is a summary of their comments:

- Introduce gaps that are more relevant to the immediate context of the site
- The symmetrical approach to the street façade is welcome
- Provide 3D visuals that help to explain how the site sits in the context of surrounding buildings
- All units have an acceptable level of access to daylight/sunlight,outlook and provide acceptable quality of accommodation
- The scheme has been designed so that proposed habitable rooms face Gondar Gardens or to the east as to not adversely impact residential occupiers in existing properties to the north or south
- Due to the orientation of the proposed building there would be no likely loss of privacy for neighbouring properties



Fig 1 | Pre App One - 9 Flat Scheme - Front Elevation



Fig 2 | Pre App One - 8 Flat Scheme - Front Elevation

3.01 | Design Evolution

Pre App Two:

Late December 2019 - 7 Flat Scheme issued to Officers

Feedback Received - January 2020

For Pre App Two, Emrys Architects made the following adjustments in response to the Officers comments:

Design and appearance

Further setbacks were introduced from second floor and above, the width of the building was reduced in order to maintain views to the gardens beyond, and the internal levels adjusted so that the building responds to the hill.

As the massing reduced in height and width, there was a reduction in the number of flats to 7 flats.

Impact on neighbours

The scheme has been reduced in width and height, in order to widen the gaps between the neighbouring properties. The Officer's in their feedback noted that 'proposed habitable rooms face Gondar Gardens or to the east as to not adversely impact residential occupiers in existing properties to the north or south'.

Tree

Since feedback from Pre-App One, the existing tree to the front of Gondar Gardens has been retained and the basement has been re-arranged in order to provide adequate distance from the tree.

Officer's Feedback to Pre App Two

The Officer's provided written feedback in January.

The following is a summary of their comments:

- They see the increase of the Gaps between the proposed and Gondar House as a positive move
- They welcome the proposal has further stepping and breaking up of the mass, which has inturn reduced the impact of the volume onto the streetscape and better integrated within the topography of the site
- They welcome the reduction in overall scale and bulk of the volume through the introduction of more setbacks as well as the reduction in height of some parts of the building
- They note that the overall height and scale of the building needs to be addressed and tested through various street views in order to assess the visual impact of the scheme on the streetscape.



Fig 3| Pre App Two - 7 Flat Scheme - Front Elevation

3.02 | Design Evolution _ Current Scheme's response to Feedback

Consultation with Officers and Local Stakeholders

The following table summarises feedback from planners during the Pre-App Stage, the comments from meeting with Local Stakeholders held 9th March 2020, and the Architect's response. For More Information please see the Statement of Community Involvement.

Item	Planners Feedback at Pre-App Stage / Comments from meeting with residents and GARA held 9th March 2020.	Emrys Response and changes within Planning Application
1	Concerns were raised about the proposed height of the new development which was considered excessive	The Building has been reduced in height, with a storey removed.
2	Concerns were raised about the number of units in the new development.	The development has been reduced from 7 flats to 6 Flats.
3	Concerns were raised about the proximity of the proposed development to the flank wall and windows of South Mansions	Entire building moved to the right by 1m to allow widening of gap between South Mansions and the new proposed building.
4	The proposed building line should be set back slightly, in line with South Mansions (Neighbourhood Plan policy)	The building sets back have been adjusted, and rear of building steps further back from the rear boundary to reduce the impact on South Mansions
5	Preference for materiality to match South Mansions where possible.	Bays have been incorporated to reflect the local design guidance, the bays also allow the rest of the building line to be set back.
6	The proposed building is 'heavy on glass'. In particular, floor-to-ceiling windows are not supported.	The style of glazing has been changed to reflect the local design guidance
7	Materials should reflect the predominantly brick-clad buildings in the area.	The materiality has been changed to incorporate London Stock Brick
8	All units should be dual aspect.	Units have been rearranged so that all are at least dual aspect.
9	Further visuals required to demonstrate massing and heights of proposed	A Hummingbird view has been provided which show the gaps, and how to design have evolved in line with above comments.



Fig 4| Current Proposal - 6 Flat Scheme - Street View



Fig 5| Current Proposal - 6 Flat Scheme - Front Elevation

3.02 | Design Evolution _ Current Scheme's response to Feedback

The scheme now steps in on all sides in response to feedback from Pre-Application meetings. The planners noted within their feedback that the distance to South Mansions is '*acceptable in its current state.*'

The response from the planners was to have a '*wider distance between the proposed scheme and 1 Hillfield Road*'. The scheme has now been reduced in width to provide an increased gap between the proposed building and 1 Hillfield Rd/ Gondar House.

Also, during a meeting held on 9th March 2020 with Local Stakeholders, concerns were raised about the proximity of the proposed development to the flank wall and windows to South Mansions.

In response, the entire building moved to the right by 1m to allow the widening of the gap between South Mansions and the new proposed building.

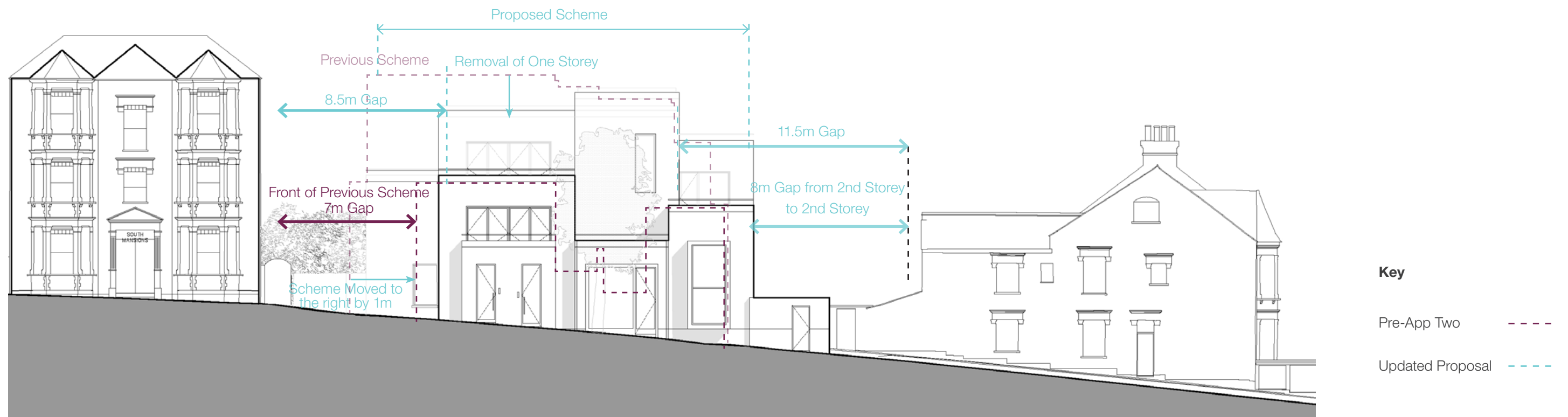





Fig 1 | Current Proposal - 6 Flat Scheme

3.03 | Design Evolution _ Current Scheme Principles

Following the feedback received to date, the below summarises the key design principles:

- ① To maintain open views/gaps in the streetscape similar to surrounding areas
- ② The height will respond to prevailing heights, we have studied the eaves height of South Mansions to transition into the heights of terraces on Hillfield Road.
- ③ The scheme steps down the hill to respond to its topography
- ④ The scheme reinforces the existing building line at the back of pavement
- ⑤ The scheme aims to maintain and improve street tree planting, but adding further tree's and retaining the existing tree to the front of the site
- ⑥ The scheme plans to provide much needed housing, in a contemporary approach
- ⑦ The scheme provides flats that either meet or exceed the Mayor's design guidance on housing standards
- ⑧ The scheme provides flats that are either dual or are triple aspect
- ⑨ The scheme provides all flats with amenity spaces that exceed the minimum standards
- ⑩ The Scheme provides a range of unit sizes and types, including duplex, 3 beds etc.
- ⑪ The scheme provides secure cycle storage.
- ⑫ The design of the scheme provides looks to respond to context.
- ⑬ PV's will be installed upon the roof to the Bike/Bin Store

Key

- Massing Line of scheme heights 
- Set back to Upper Floors 
- Gaps introduced between buildings 

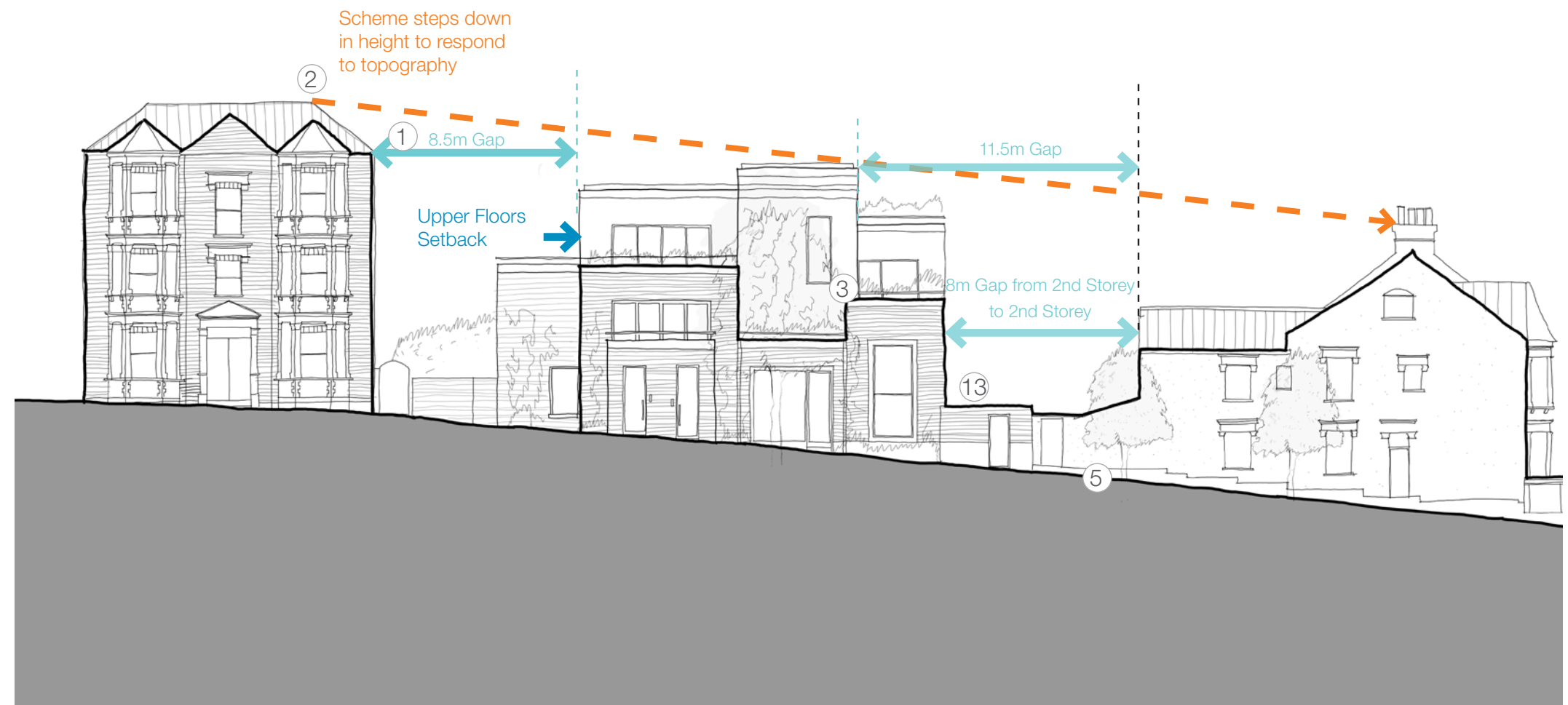


Fig 1 | Diagrammatic Street Elevation

3.03 | Design Evolution _ Current Scheme Principles

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- ⑩ The Scheme provides a range of unit sizes and types, including duplex, 3 beds, 5 beds etc.
- ⑪ The scheme provides secure cycle storage.
- ⑫ The design of the scheme provides looks to respond to context.
- ⑬ PV's will be installed upon the roof to the Bike/Bin Store

Key

- Creation of Bays 
- Planting to Front Elevation 
- Glazed Entrance to Flat 
- Aspect 
- Existing Building Line 
- Amenity Space 



Fig 2 | Diagrammatic Ground Floor Plan

04

Proposed Development

4.01 | Proposed Sketch Views



Fig 1 | Current Proposal - Hummingbird View

4.02 | Proposed Accommodation

Key

- 1 Bed 2 Person

2 Bed 4 Person

3 Bed 5 Person

3 Bed 6 Person

Duplex Apartment
- 1 Hillfield Garden

Amenity Space

Amenity Space Area

Secure Bins & Bike Store
- Xm²



Fig 1 | Proposed Ground Floor

Gondar Gardens



4.02 | Proposed Accommodation

Key

- 1 Bed 2 Person

2 Bed 4 Person

3 Bed 5 Person

3 Bed 6 Person

Duplex Apartment
- 1 Hillfield Garden

Amenity Space

Amenity Space Area

Secure Bins & Bike Store
- Xm²

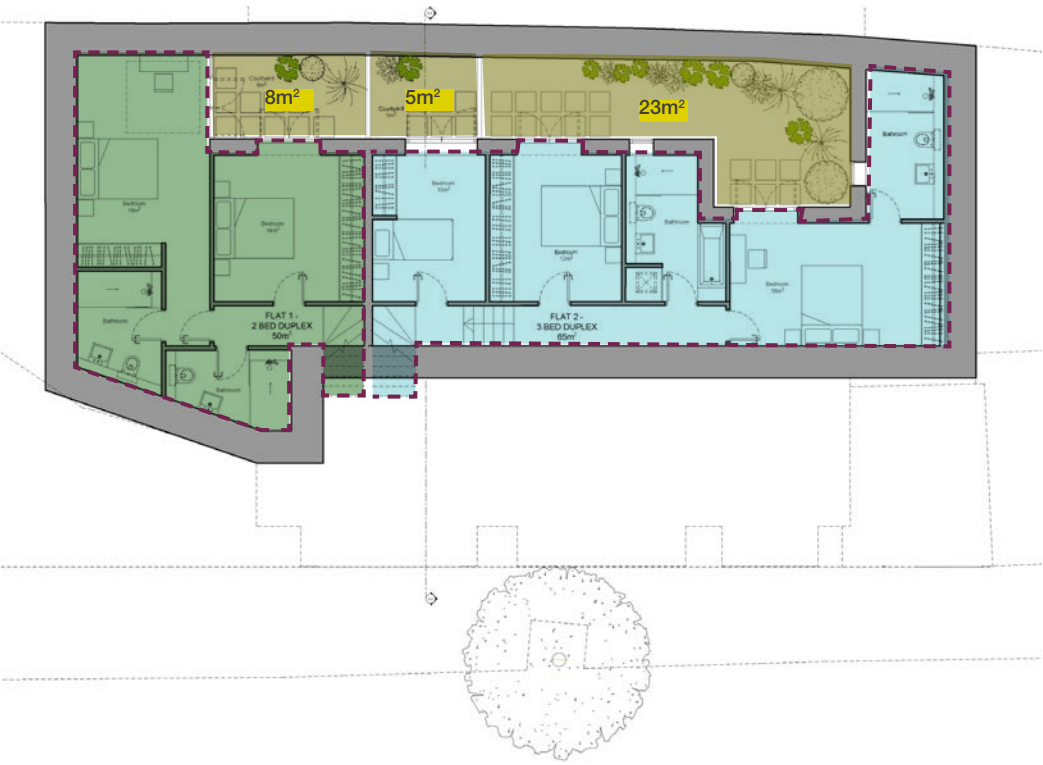


Fig 2 | Proposed Lower Ground Floor



Fig 3 | Proposed First Floor



4.02 | Proposed Accommodation

Key

1 Bed 2 Person	■	1 Hillfield Garden	■
2 Bed 4 Person	■	Amenity Space	■
3 Bed 5 Person	■	Amenity Space Area	■ X m ²
3 Bed 6 Person	■	Secure Bins & Bike Store	■
Duplex Apartment	---		



Fig 4 | Proposed Second Floor

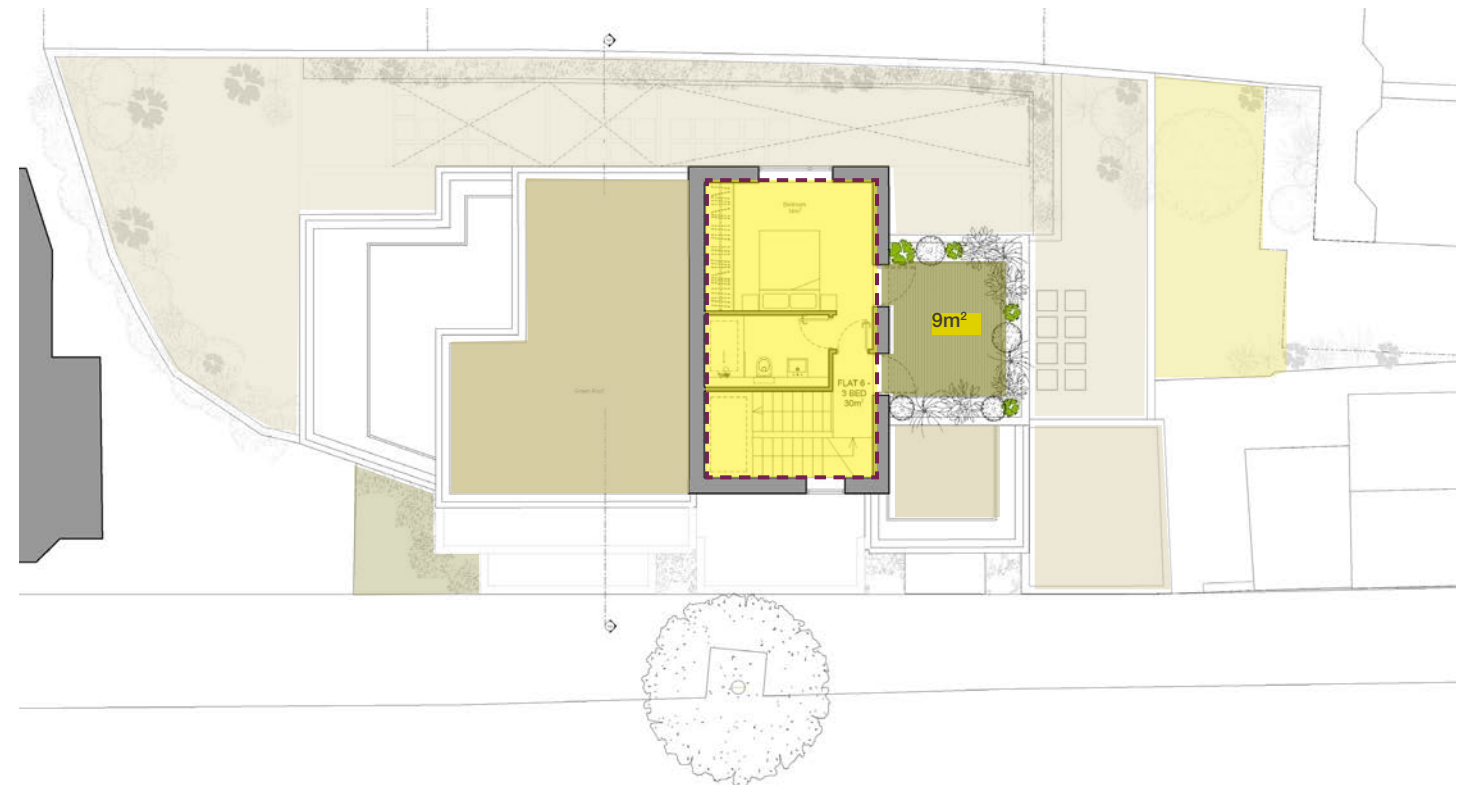


Fig 5 | Proposed Third Floor

4.03 | Proposed Section and Accommodation Schedule

The scheme provides 6 flats which exceed the minimum standards. See table below for GIA.

There are 6 Flats comprising of:

- 2 x 1 Bed 2 Person
- 2 x 2 Bed 4 Person
- 1 x 3 Bed 5 Person
- 1 x 3 Bed 6 Person

The proposed flats have been designed to be dual aspect at the minimum and all have a floor to ceiling of a minimum of 2.7m.

	TYPE	GIA	
		(SQF)	(M2)
Lower Ground	Total Floor		
Lower Ground	Flat 1 (2b4p)	538	50
Lower Ground	Flat 2 (3b5p)	699	65
Ground Floor	Total Floor		
Ground Floor	Flat 1 (2b4p)	420	39
Ground Floor	Flat 2 (3b5p)	368	34
Ground Floor	Flat 3 (1b2p)	538	50
Ground Floor	Entrance/ Stair	247	23
First Floor	Total Floor		
First Floor	Flat 4 (2b4p)	785	73
First Floor	Flat 5 (1b2p)	538	50
First Floor	Common Parts	97	9
Second Floor	Total Floor		
Second Floor	Flat 5(3b6p)	947	88
Third Floor	Total Floor		
Third Floor	Flat 6(3b6p)	323	30
Second Floor			
	Total	5,498	511

Fig 1| Proposed Accommodation Schedule



Fig 2| Section

In response to the hill levels of Gondar Gardens, the scheme steps internally to allow for level access.
Note: Tree is indicative.

4.04 | Materials

The proposed building will be constructed in high quality materials in a contemporary design and aims to compliment the surrounding context.

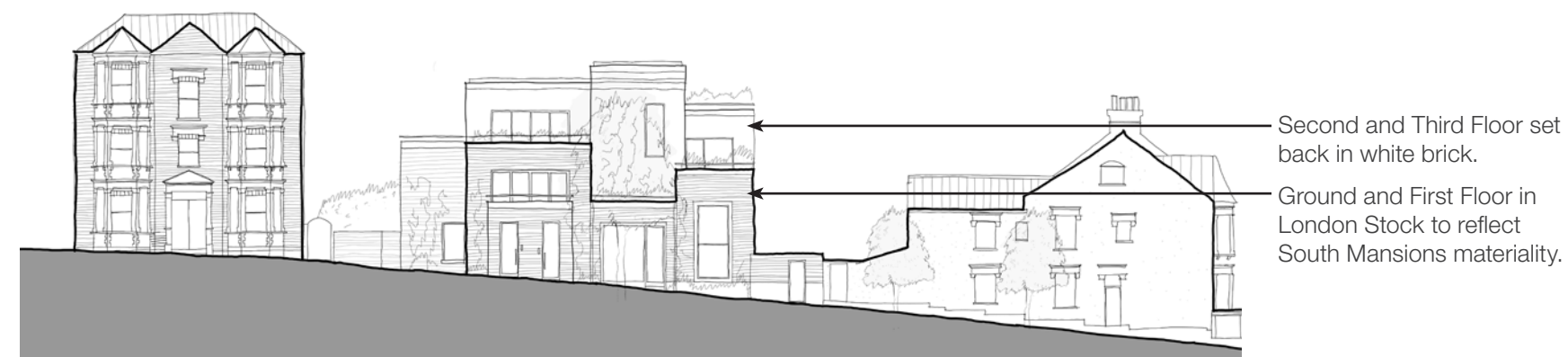


Fig 1 | Diagrammatic Street Elevation



Fig 2 Elevation of proposal indicating materials

KEY |

- | | |
|-------------------------|-------------------------|
| ① LONDON STOCK BRICK | ⑤ ALUMINIUM WINDOWS |
| ② VERTICAL WHITE BRICK | ⑥ PLANTING FOR FACADE |
| ③ PLANTING FOR TERRACES | ⑦ GLAZED DOORS |
| ④ ALUMINIUM BALUSTRADES | ⑧ ALUMINIUM PANEL DOORS |



Fig 3 | Bronze Aluminium Windows

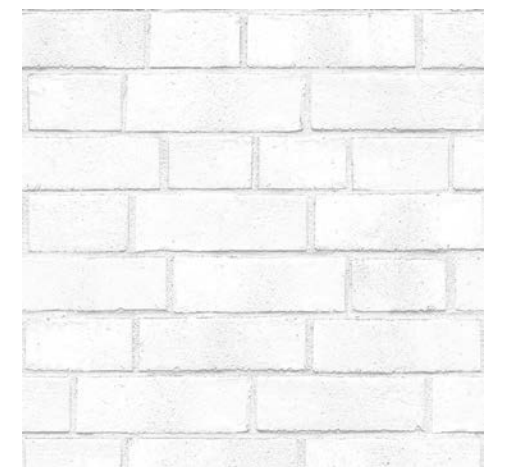


Fig 4 | White brick



Fig 5 | Planting

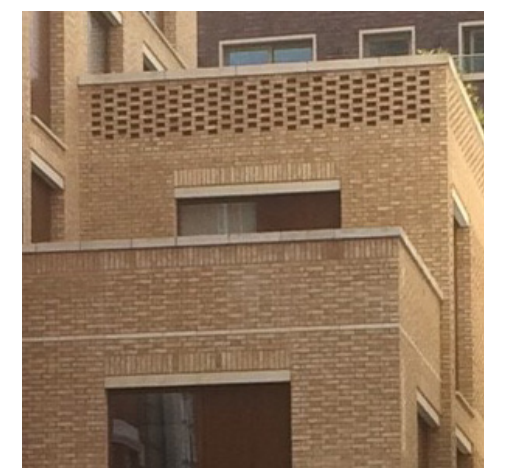


Fig 6 | London Stock Brick

4.05 | Landscape and Trees

Proposed Landscape

The proposed scheme provides gardens or terraces for each flat. There is a mixture of gardens, roof terraces, balconies within the proposal. As-well the addition of planting to the facades.

The existing tree has also been taken into consideration and will be retained (*refer to tree report*).

The client, AN:X Developments proposes to 2NO. Additional trees along the street, the exact location of these can be discussed with Camden Council.

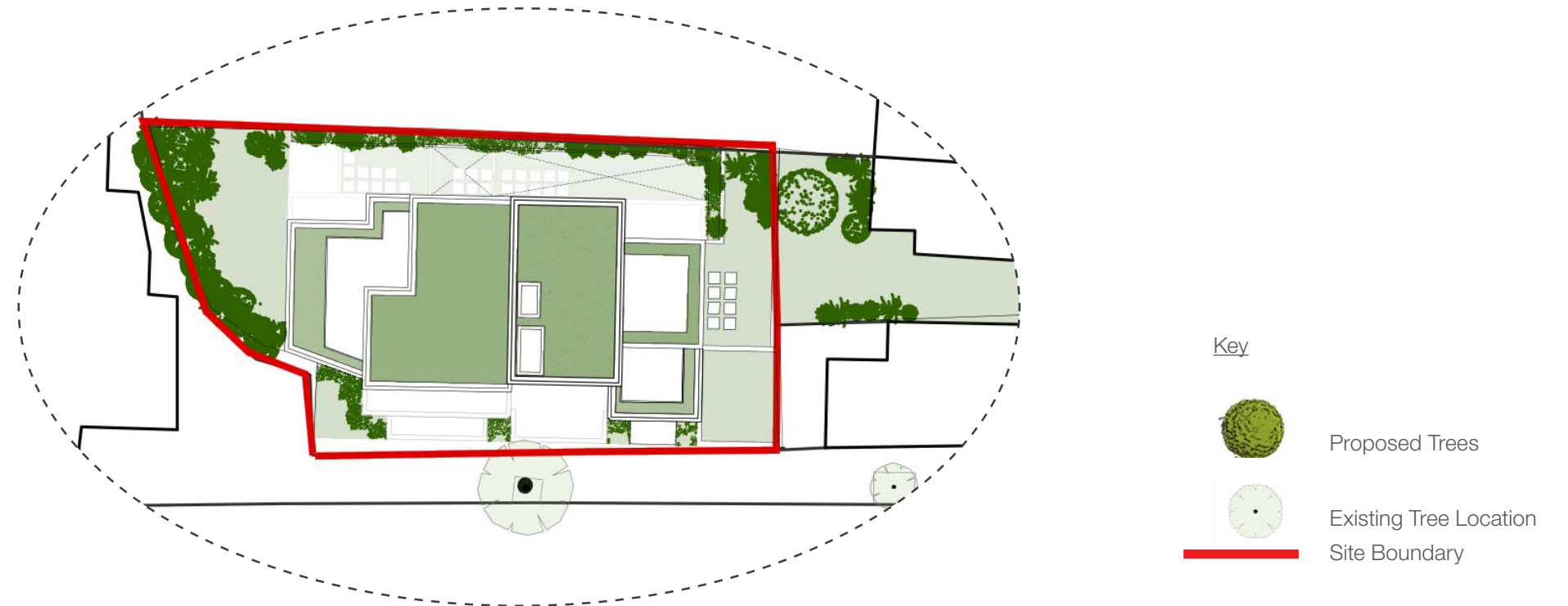


Fig 1 | Proposed Scheme with Landscaping and trees



Fig 2 | Proposed elevation with landscaping

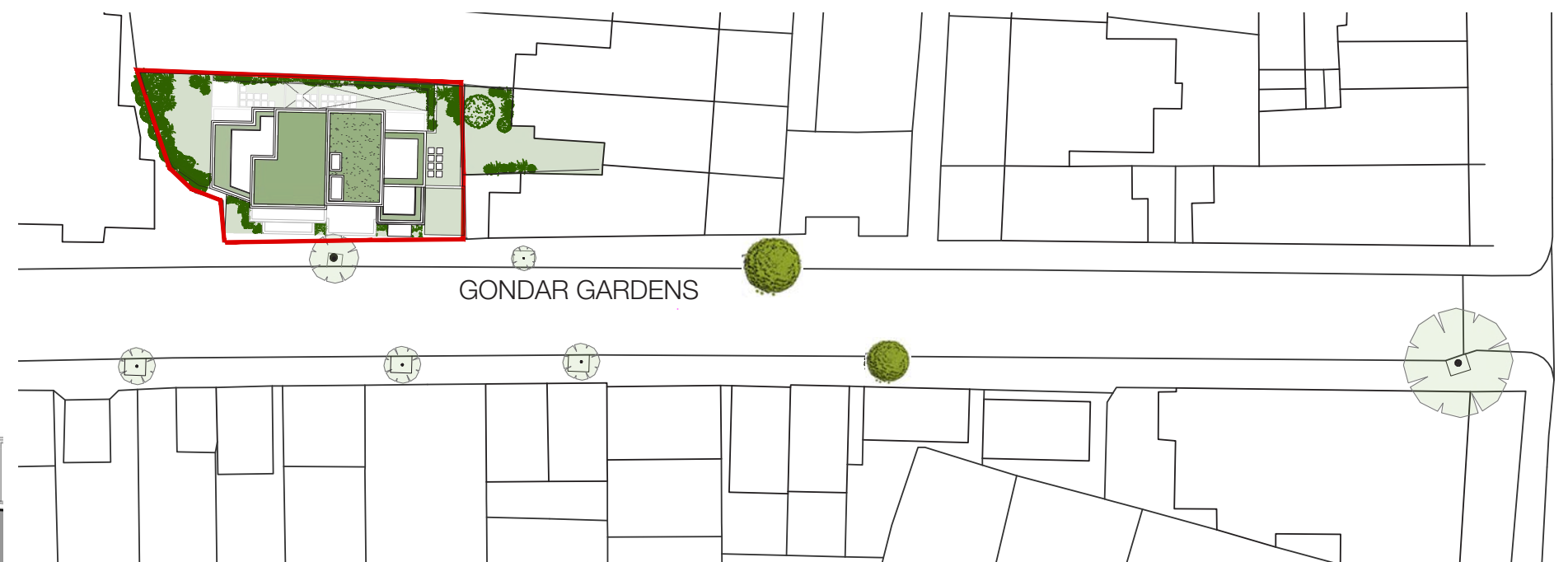


Fig 3 | Indicative Street Planting

4.06 | Access, Sustainability, Waste and Cycle Storage

Accessibility

The Scheme is not able to fully comply with Part M, by providing accessible homes due the site's topography.

However the scheme is able to comply with Part M4 (1) for flats 1 and 2 as the scheme can provide level access from street and there are Ground Floor WCs.

There is a steep hill which means have the building varies in level in order to provide entrances from three points, as the building 'falls down the hill'.

See Fig 1, which shows the level separation between the two side of the building, and also the elevation which highlights the various levels within the plan.

Due to the stepped floorplates, in order to provide level access to all flats, there would need to be two lifts for each side of the building. Two Lifts would take a lot of space and mean increasing the foot print of the building.

These lifts would both require a lift overrun which would increase the overall height in building.

Sustainability

The schemes provides PV panels above the bike/ bin store and has a number of Green Roof's.

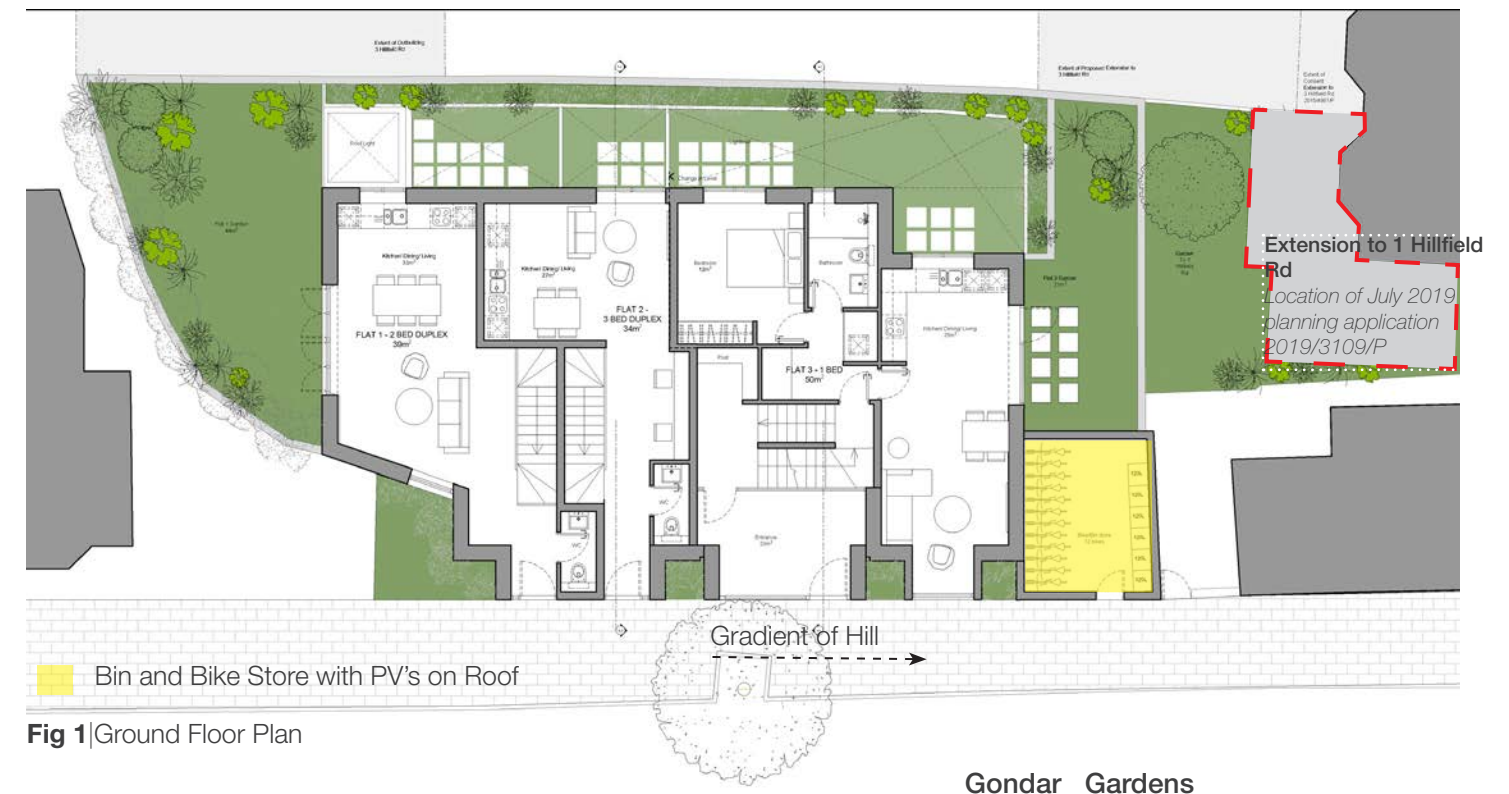
Please refer to Sustainability Report/ Statement for more Information

Cycle Provision

A secure bikes and bins store is included in this scheme. 12 cycle spaces have been provided for the proposed scheme.

Waste Management Strategy

Within the secure bikes and bins store, 6 x 240L bins for waste and 3 x 240L bins for recycling will be provided for the proposed scheme. This is in accordance with Camden Council's requirements.



05

Conclusion

5.01 | Conclusion

This Design and Access Statement has been prepared by Emrys Architects on behalf of AN:X Developments, the client and owner of the land.

The document is for submission to Camden Council as part of the Planning application for the development of the land between South Mansions and Gondar House, which directly fronts Gondar Gardens. For the following development:

“The construction of a part 3, part 4 storey plus basement residential building to deliver 6 x residential (Class C3) dwellings, together with associated landscape, cycle parking, refuse and recycling storage”

The proposed development aims to do the following:

- Develop underutilised and previously developed site and provide with a residential infill development that responds to the character and context of Gondar Gardens and the amenity of surrounding properties.
- Provide much needed new homes in a sustainable, readily accessible location.
- Provide a new building that would complete and reinforce the built form and building lines along Gondar Gardens in a complimentary manner.
- Allow the enhancement of the local townscape and streetscape through the delivery of excellent architecture and the use of high-quality materials.
- Provide a mix of 1, 2- and 3-bedroom homes that are modern, energy efficient and meet an identified local need.
- Provide residential accommodation with good natural daylight and high standards of residential amenity.
- Provide sustainable, car-free development with policy compliant cycle parking spaces for residents within secured enclosed areas.
- Provide additional street tree planting to Gondar Gardens to improve the overall streetscape quality.
- Provide affordable housing contribution to support affordable housing provision in the area

To conclude, the proposed scheme provides a contemporary building which responds to its surrounding context, through its form and typology. Its materiality has been sympathetic in order to compliment the prevailing area, whilst also ensuring as infill, it is a positive contemporary addition to Gondar Gardens street scene.



Fig 1 | Current Proposal - Hummingbird View

06

Client Experience/ Project Team

6.01 | Client Experience/ Project Team

Project Team

Client	AN:X Developments
Architect	Emrys Architects Ltd
Planning Consultant	Iceni Projects

About the client

AN:X Developments is a small development company established by a Camden resident whose office and home is in the borough. The company understands the importance of good development and respecting the community. AN:X Developments have particular experience of schemes of this size within the borough and are keen to help contribute to the local area.

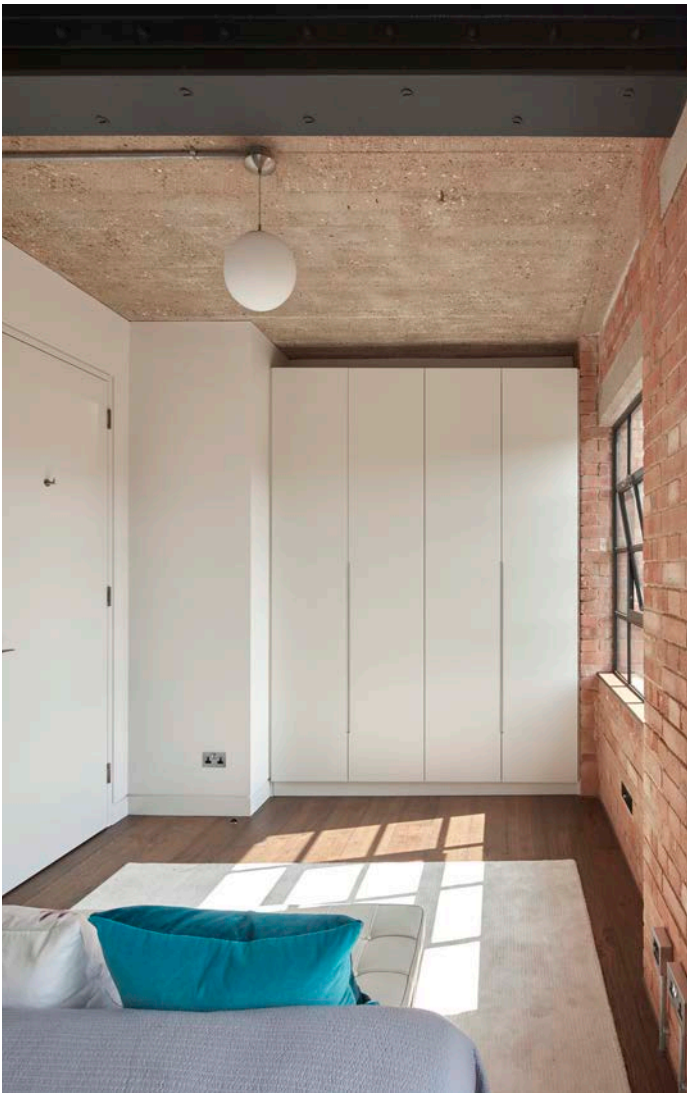
About Emrys Architects

Emrys Architects have a reputation for delivering high quality residential and office schemes in Central London including several award winning schemes in Camden.

‘Context is of prime importance, and with many of our projects being in conservation areas, there are no off-the-peg solutions. At Wash House Yard, we replaced a bombed-out laundry with nine new residential apartments arranged around a beautifully landscaped communal courtyard. Also in Camden Town, at Jeffrey’s Street, we replaced a row of run down 1960s garages with two townhouses which sit over re-built garages and are topped with roof gardens. Both have greatly improved the local environment. Other well-received schemes in the borough include converting an old pipe factory into 8 high-end apartments, and reworking an old pub on Kentish Town Road into five flats with ground floor retail.’



01
Emrys Architects Ltd
Jeffreys Street Garages, Camden Town
Conversion to residential apartments



02
Emrys Architects Ltd
Pipe Factory, Camden Town
Conversion to residential apartments



03
Emrys Architects Ltd
Wash House Yard, Camden
New build residential units to replace existing building

07

Application Drawings

4.01.01 - EXISTING DRAWINGS

1912-EMR-HR-GF-AP-A-00101 - Ground Floor @ 1:100
1912-EMR-HR-ZZ-AP-A-00102 - South West Elevation @ 1:200
1912-EMR-HR-ZZ-AP-A-00103 - North East Elevation @ 1:200
1912-EMR-HR-ZZ-AP-A-01101 - Location Plan @ 1:1250
1912-EMR-HR-ZZ-AP-A-01102 - Site Plan @ 1:500

4.01.02 - PROPOSED PLANS

1912-EMR-HR-B1-AP-A-02101 - Basement floor plan @ 1:00
1912-EMR-HR-GF-AP-A-02102 - Ground floor plan @ 1:100
1912-EMR-HR-1F-AP-A-02103 - First floor plan @ 1:100
1912-EMR-HR-2F-AP-A-02104 - Second floor plan @ 1:100
1912-EMR-HR-3F-AP-A-02105 - Third floor plan @ 1:100
1912-EMR-HR-RL-AP-A-02106 - Roof plan @ 1:100

4.01.03 - PROPOSED SECTIONS

1912-EMR-HR-ZZ-AP-A-04101 - Section 1 @ 1:100
1912-EMR-HR-ZZ-AP-A-04101 - Section 2 @ 1:100

4.01.04 - PROPOSED ELEVATIONS

1912-EMR-HR-ZZ-AP-A-05101 - Elevation 1 @ 1:100
1912-EMR-HR-ZZ-AP-A-05102 - Elevation 2 @ 1:100
1912-EMR-HR-ZZ-AP-A-05103 - Elevation 3 @ 1:100
1912-EMR-HR-ZZ-AP-A-05104 - Elevation 4 @ 1:100
1912-EMR-HR-ZZ-AP-A-05105 - Front Street Elevation 1 @ 1:200
1912-EMR-HR-ZZ-AP-A-05106 - Rear Street Elevation 2 @ 1:200