

551 - 557 Finchley Rd

Design and Access Statement

By *Peter Barber Architects*

for Hampstead Properties Ltd
c/o Delta Properties

November 2020



551 - 557 Finchley Rd

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551 - 557 Finchley Rd



551- 557 Finchley Road : location in local area

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 Study 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; “ Part change of use from Use Class E and F1 and remodelling of the existing building to provide residential apartments (C3) along with flexible commercial (Class E)/ pub/wine bar/drinking establishments/(Sui Generis) uses, 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, amenity space, cycle parking and all associated works (Site does not include 1st to 3rd floor of 551 Finchley Road ”

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.

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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 foot-ways 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 commercial, employment, leisure, cultural, financial and health services

551 - 557 Finchley Rd

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



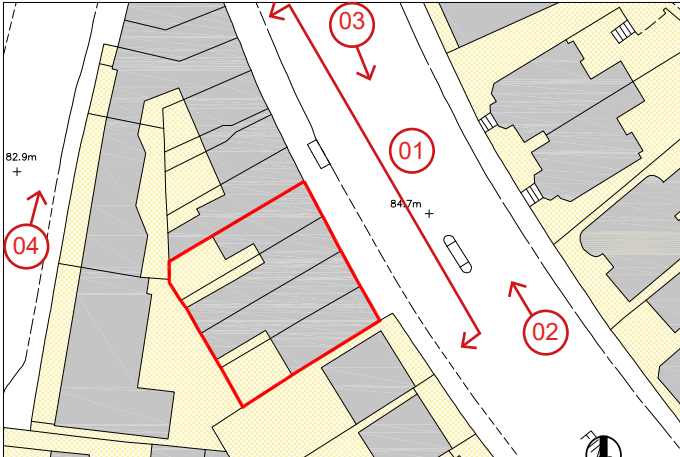
02.



03.



04.



Site Photos :

551 - 557 Finchley Rd

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 :

551 - 557 Finchley Rd



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.

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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

551 - 557 Finchley Rd



1



2



3



4

- 1 **Endell Street; Camden**- PBA previous project
Refurbished and restored Grade II listed building
- 2 **Hafer Road** - PBA previous project
Lower Ground floor apartment with glazed courtyard
- 3 **Employment Academy** - PBA previous project
Refurbished and restored Grade II listed building
- 4 **Employment Academy** - PBA previous project
Refurbished and restored Grade II listed building

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 a residential apartments of the highest quality.
- To provide apartments of a high quality design, that are to be bright and spacious.
- To provide spaces to support local small business activity, ideally located next to good transport links and close to a district centre.
- To provide some commercial use on the site in a unit that is capable of accommodating 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.

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2.0Design Proposal

- Introduction

The renovation and redevelopment of the Finchley Road site presents a historic opportunity to restore and refurbish a beautiful existing building back into delightful high quality homes.

The proposal includes the introduction of 15 high quality new apartments within the existing building. Four of these apartments on the lower ground floor will be arranged with new build extensions to the rear, with floor to ceiling glazing, providing plenty of natural light. Flexible commercial units are proposed on the ground floor and front of the lower ground floor.

- External works to the existing building

It is proposed that the original ornamental dormer window header, as seen on 559 Finchley Road, will be reconstructed on the dormer windows of 551-557 Finchley Road. A secondary mansard roof will be constructed above the existing mansard to provide two maisonette units at the top of the building. The facade on the ground floor will be replaced with beautiful traditional shop fronts, reinstating the original rhythm of the terrace.

- Residential and Retail Space

Residential units within the existing building have been designed with careful consideration to the existing bays and fenestration across the facade. The four lower ground units are designed as maisonettes with private full glazed rear terraces and terrace balconies at Ground floor level. These are to have planting and trellises on top of the terrace fences to improve privacy screening.

Secure internal cycle storage is located on the ground floor of 553 Finchley Road, calculated on the basis of the latest GLA/TFL requirement (1 for studio/1bed, 2 for 2bed+). Refuse storage will also be located on the ground floor of 553 Finchley Road and has been calculated with reference to the LBC Waste and Recycling Guidance in the LBC Design Planning Guide 2015.

The overall mix is: 7 x 1bed, 6x 2bed, 2 x 3bed. The mix is constrained somewhat by the size and shape of the existing building’s floor plans.

Flexible commercial space is provided on the ground and front of the lower ground floor. The reinstatement of the four shop fronts create an articulated and active street front along 551-557 Finchley Road; all with picturesque detailing to enliven the facade and the experience of passing by.

We envisage the courtyards and balconies full of growies and pot plants. We envisage a building enlivened by the activity of its occupants.

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2.1 Indicative proposed elevation sketch

551 - 557 Finchley Rd



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 shop fronts will have clear heritage benefits and will enhance the character and appearance of the host building and wider area.



Precedent Traditional shop front windows and detailing

551 - 557 Finchley Rd



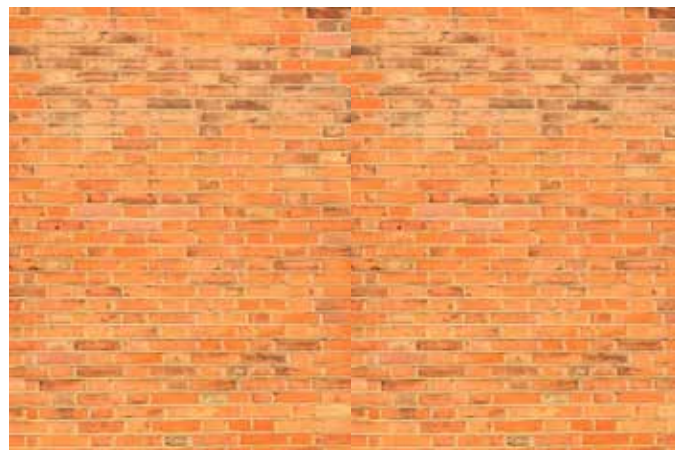
Lost decorative brick parapet above
dormer of 551 -557 to be reinstated.

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.

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Existing Red brick on rear elevation



Hard landscaping for terraces and timber trellis



2.4 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.

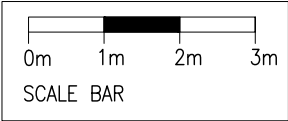
The intention is that the terraces and balconies they will have planting introduced such as tall grasses or climbing plants to subtly space people away from the fences, and screen the neighbouring properties for privacy.

The planting will be part of the development's landscape strategy to create a beautiful outlook in the outdoor amenity as seen from the rooms adjoining 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.

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2.5 Proposed Plans

LOWER GROUND FLOOR



~ 1:100 @A3

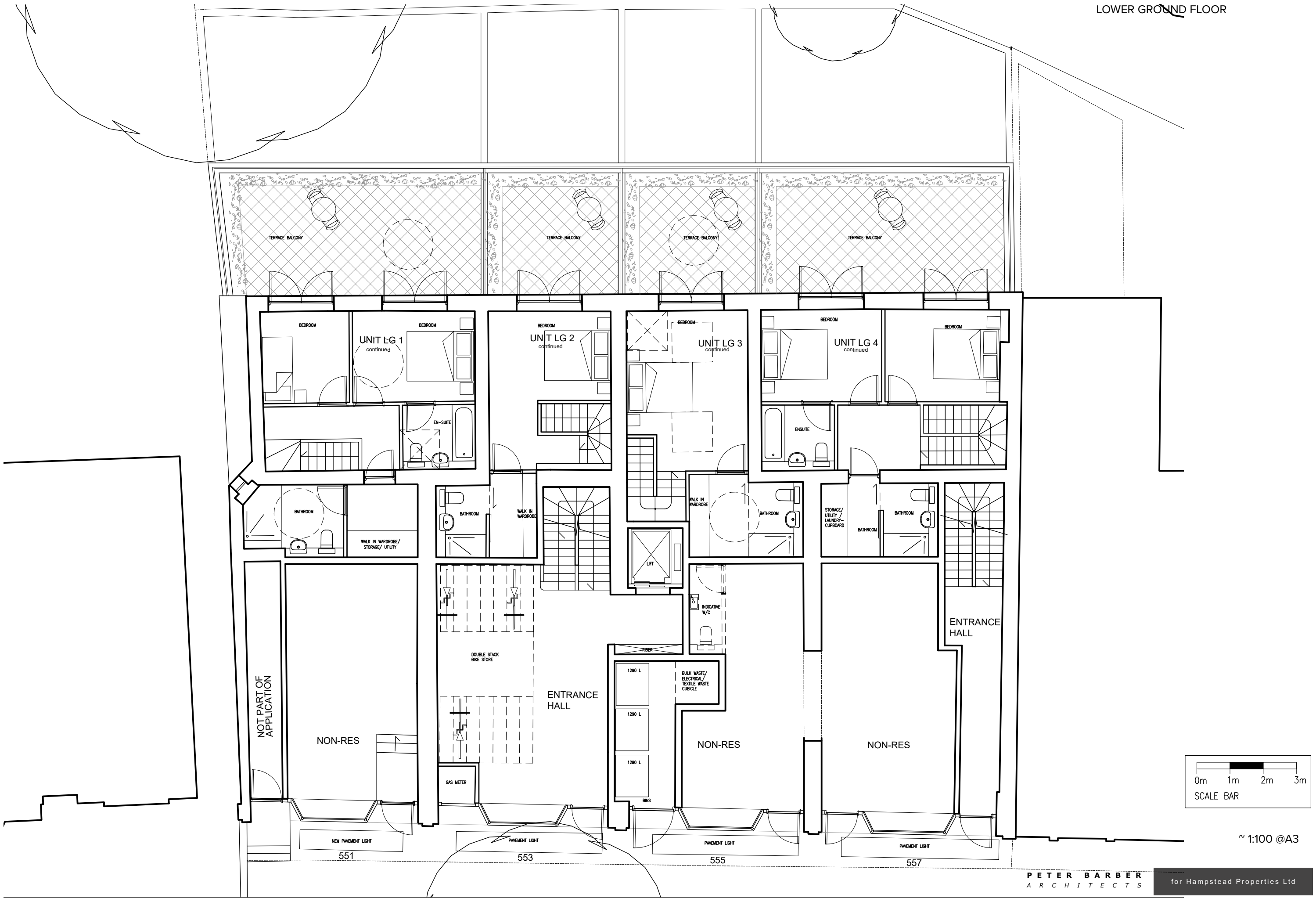
PETER BARBER
ARCHITECTS

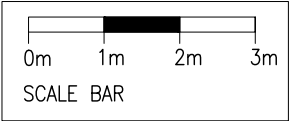
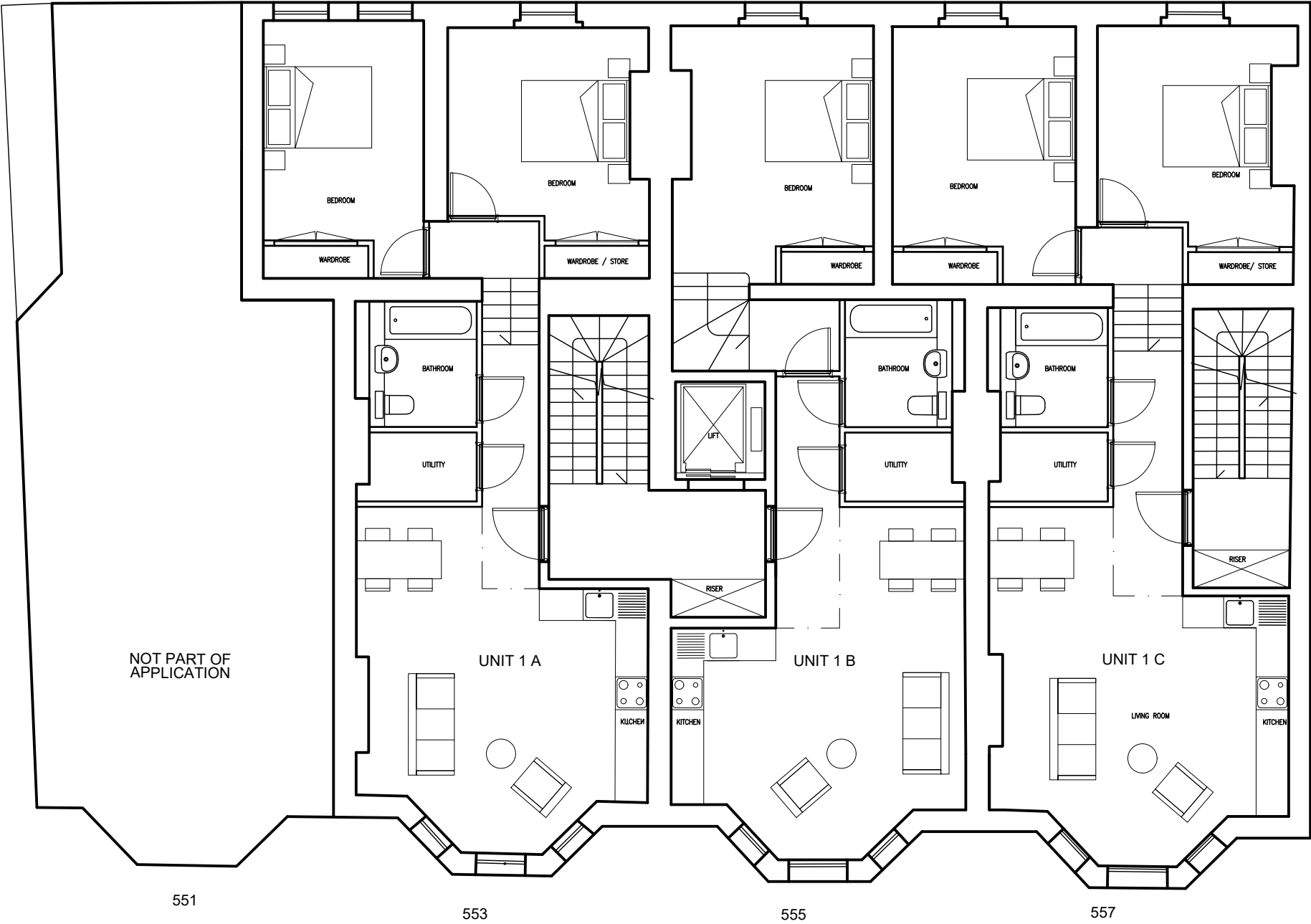
for Hampstead Properties Ltd

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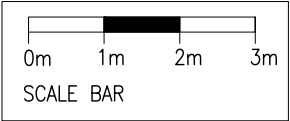
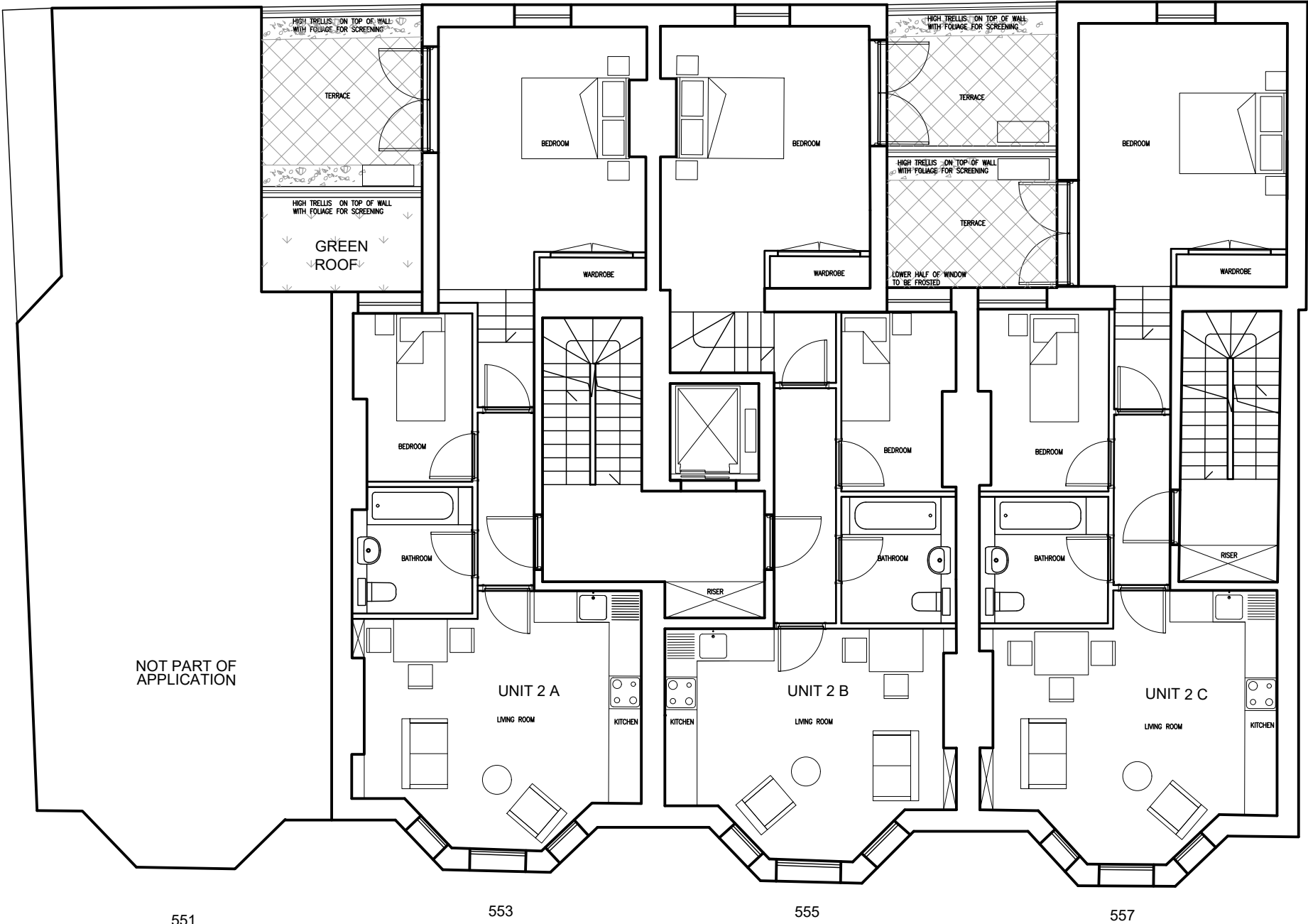
2.5 Proposed Plans

LOWER GROUND FLOOR

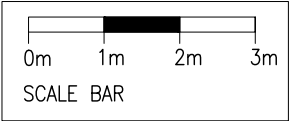
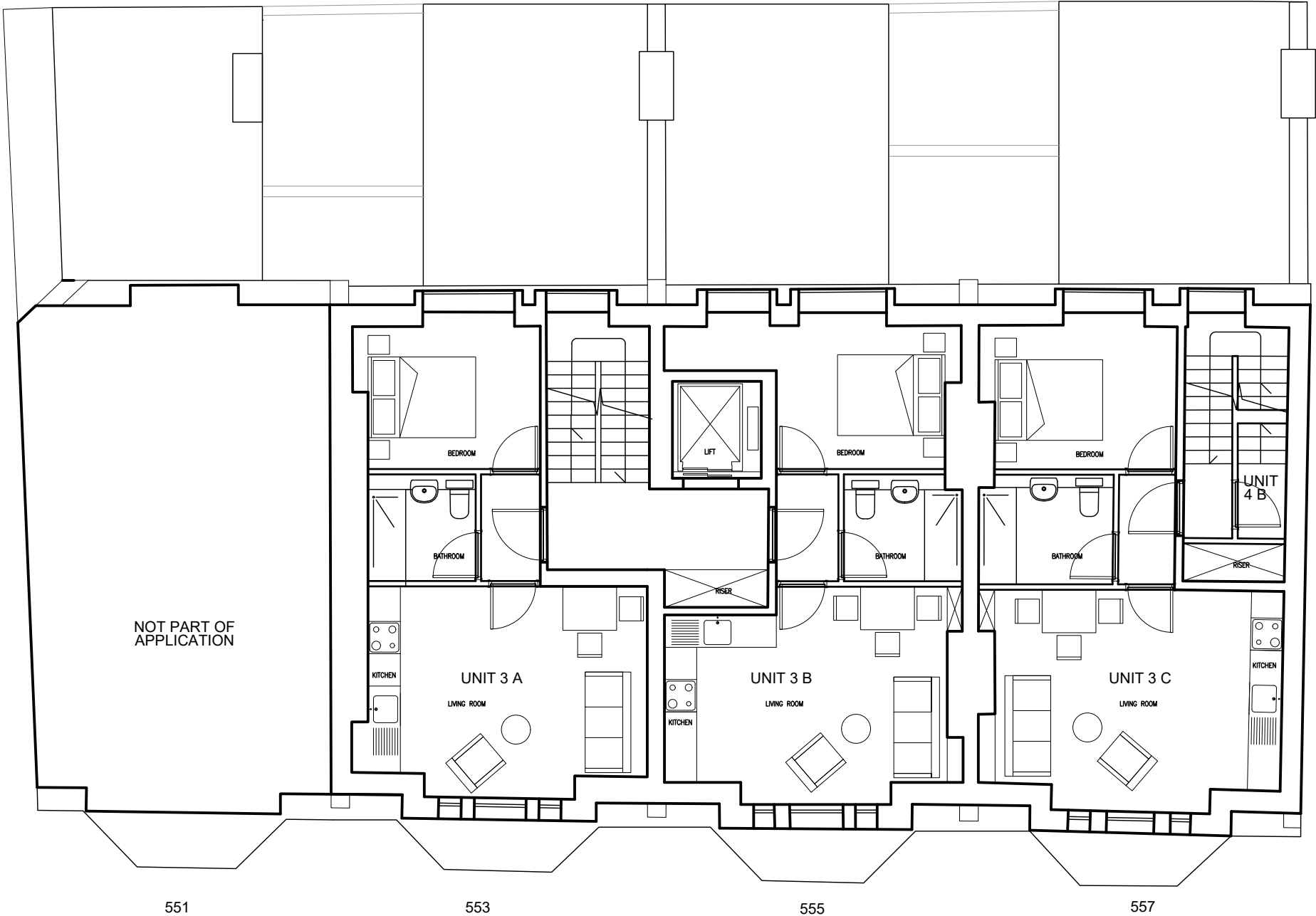




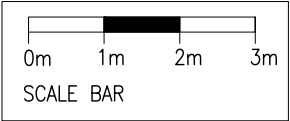
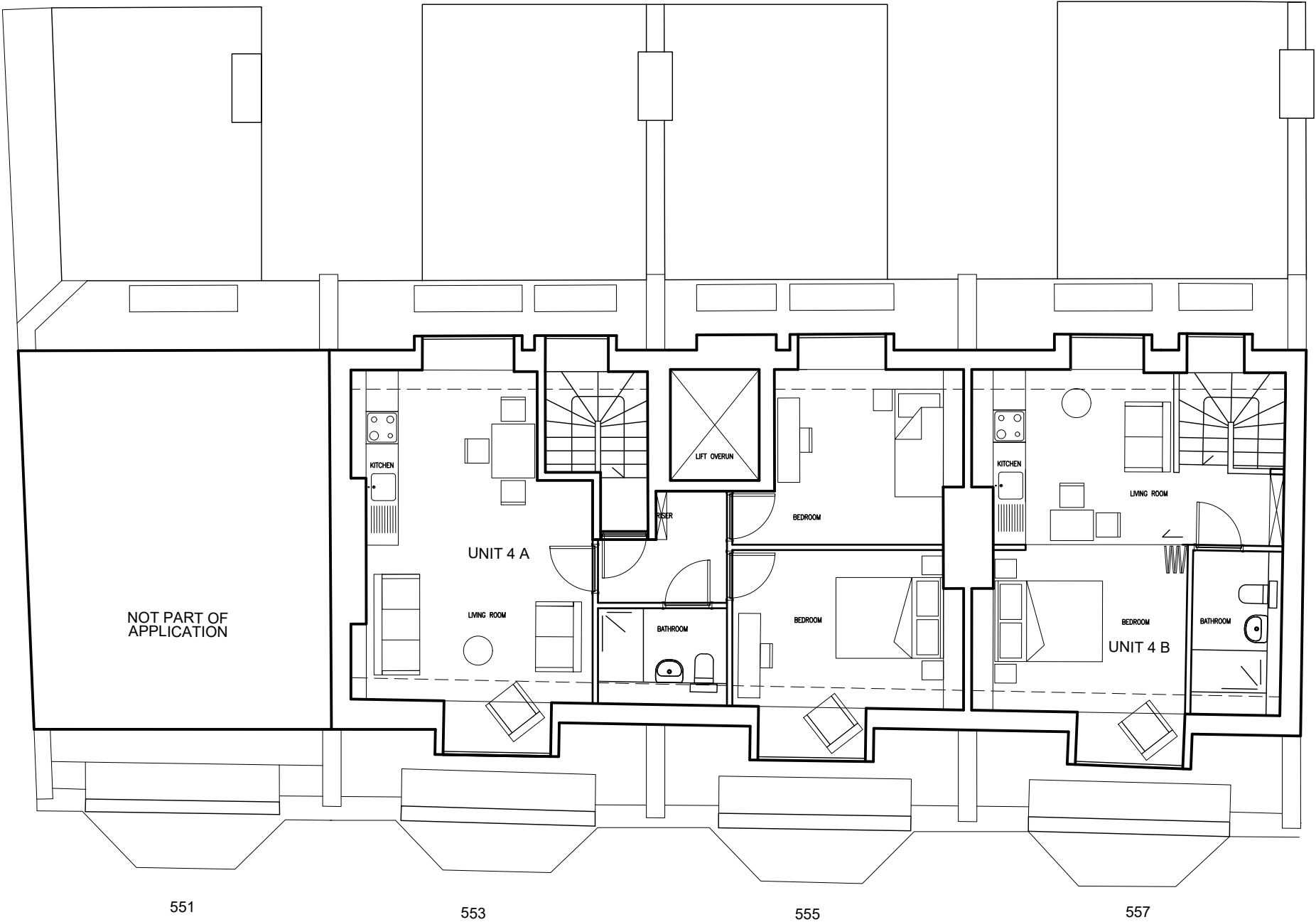
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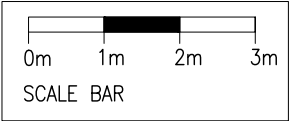
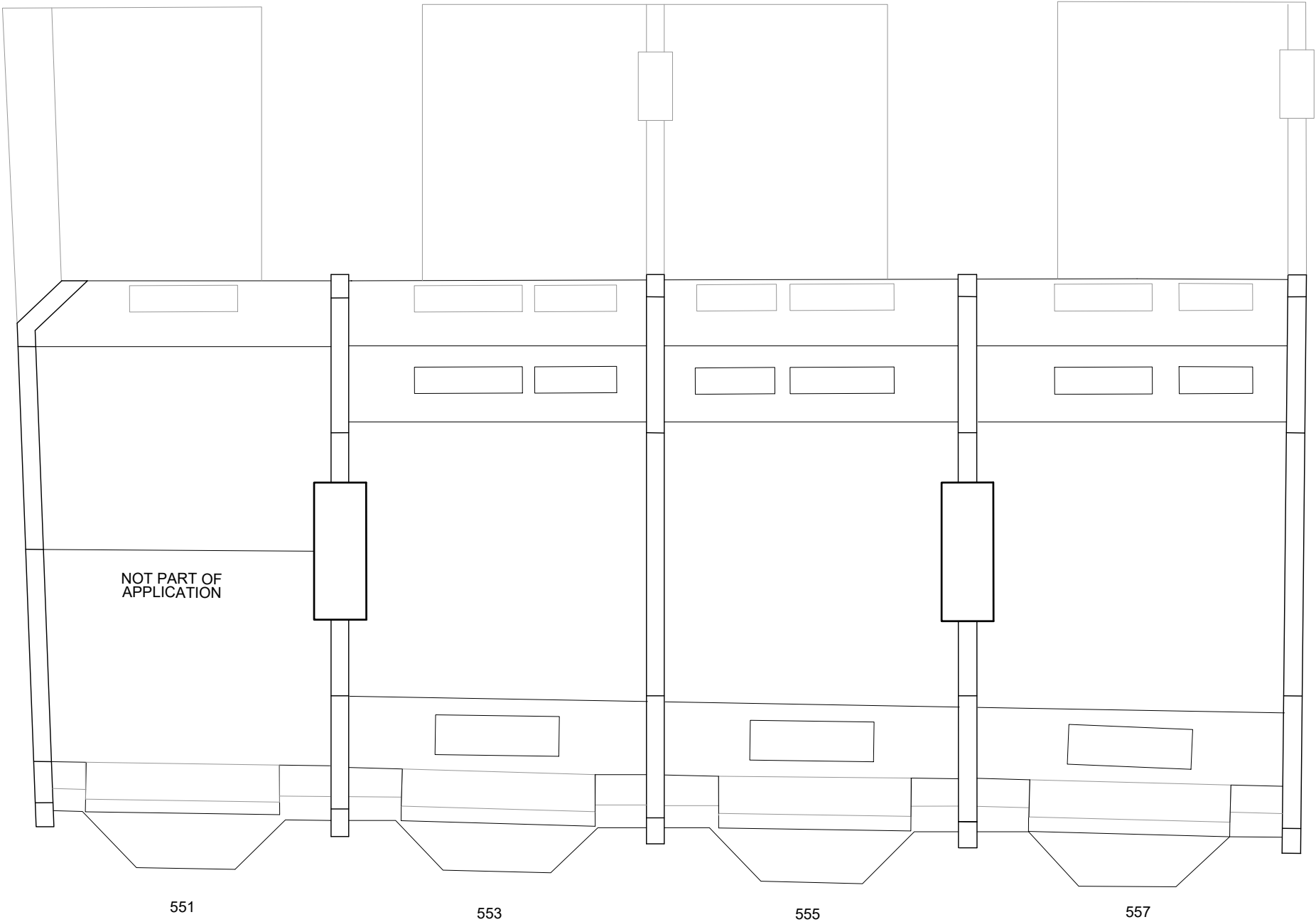
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* -Schedule is preliminary and subject to change as the scheme progresses.

** -All areas to nearest m².

***- Internal Unit Area relates to the Nationally Described Space Standards for each dwelling. Measurement to internal face of all external / party walls at all levels, inc private stair voids. Outdoor Amenity Area of terrace at LG. Terrace balcony at G and 2nd flr. 3rd flr Balconies

****Please note that GIA has been measured off of received Measured Survey. Figures are approximate and subject to construction level survey.

Unit	Type	Accomodation	Amenity** (m²)	Internal Unit Area* (m²)
LG-G A	Maisonette	3bed	63	110
LG-G B	Maisonette	1bed	31	61
LG-G C	Maisonette	1bed	31	73
LG-G D	Maisonette	3bed	56	108
LG	Non- Res	Plant		29
LG-G	Non- Res	Commercial		227
G	Non- Res	Refuse		10
1A	Apartment	2bed		72
1B	Apartment	1bed		61
1C	Apartment	2bed		77
2A	Apartment	2bed	9	59
2B	Apartment	2bed	7.5	61
2C	Apartment	2bed	7.5	63
3A	Apartment	1bed	2.5	36
3B	Apartment	1bed	2.5	36
3C	Apartment	1bed	2.5	39
4A	Apartment	2bed		64
4B	Apartment	1bed		39
	Non- Res	Communal circulation		175

Residential	959
Commercial	227
Communal circulation	175
Refuse	10
Plant	29
Outdoor Amenity	212.5

Total Internal Area* (m²)	1400
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	Residential	Commercial	
LG	310	151	461
G	239	94	333
1	263		263
2	228		228
3	150		150
4	117		117
	1307	245	TOTAL GIA 1552

Site Area : 618 sqm

1 storey Outrigger at rear to be demolished (GIA): 67 sqm
Retained floor space (GIA) : 1270 sqm

Existing GIA : 1337 sqm Proposed GIA : 1552 sqm Increase in GIA : 215 sqm
Existing GEA: 1543 sqm Proposed GEA : 1732 sqm Increase in GEA : 189 sqm

2.6 Schedule of Accommodation :

Use Class

Up until recently, the site has been occupied by a language school. (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).
Nil use at 1st to 3rd floor of No.555 – 233sqm.

The 1st – 3rd floor of 551 is not within the scope of the application proposals.
Following recent changes to the use class order, these uses have now become 898sqm of Class E Commercial, business and service floorspace and 206sqm of Class F1 learning and non-residential institution floorspace

Accommodation

1. The application proposes 15 high quality apartments arranged as follows;

- LG - G: 2 X 3bed 2 X 1bed
- 1st: 2 X 2bed 1 X 1bed
- 2nd: 3 X 2bed
- 3rd: 3 X 1bed
- 4th: 1 X 2bed 1 X 1bed

The total Accommodation Mix is as follows :	Number	Accommodation
	2	3bed
	6	2bed
	7	1bed
TOTAL	15 Units	

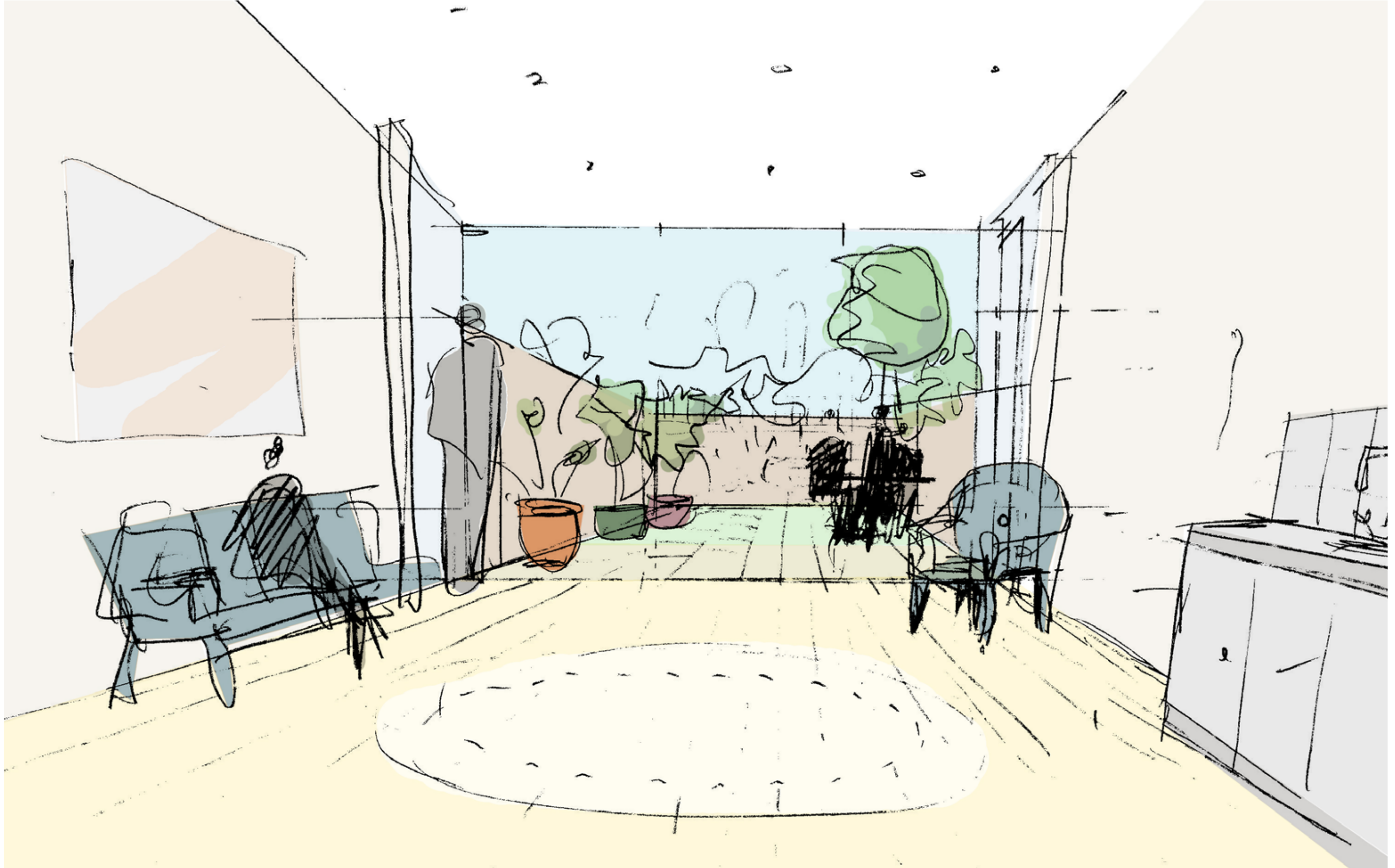
We’ve designed all apartment units with reference to the nationally described space standards. Twelve units meet or exceed the standards. The internal area for units and 2A and 3A, 3B fall short by circa 2sqm and 1sqm respectively due to the constraints of the buildings existing structure.

The mix is constrained by the proposal’s attempts to work around as much of the assumed existing structure as possible. At Ground and Lower ground in the shop front at street level (Class E – all uses within this class)

- o Sui generis, specifically:
- o Pub/wine bar/drinking establishments/pub

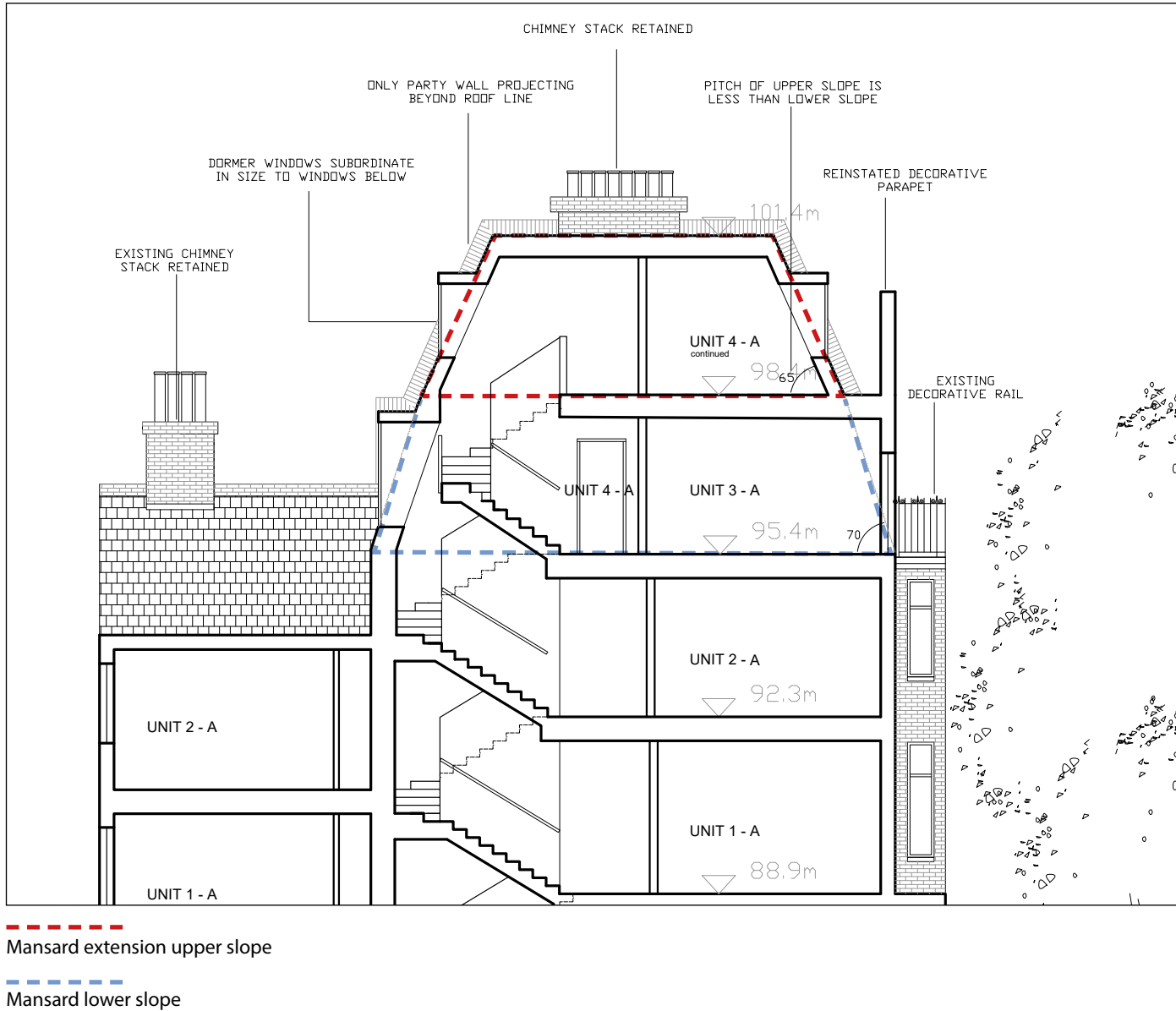
These uses, provided within the proposals traditional shop fronts will work to activate the ground floor and provide a visibly vibrant street edge.

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2.7 Lower ground perspective sketch

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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.

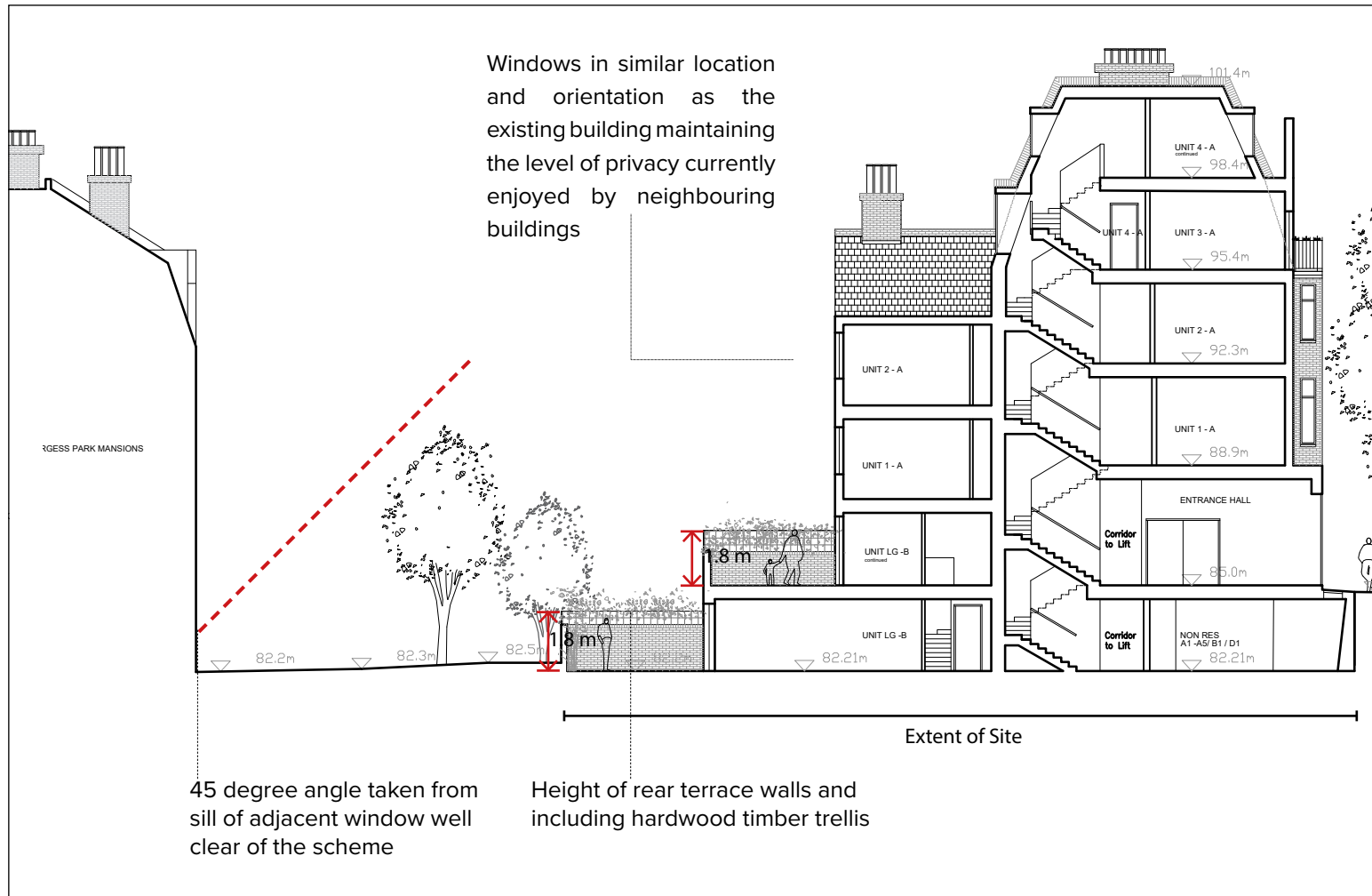
Massing / Height / Design

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.

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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 apartments at lower 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 apartments.

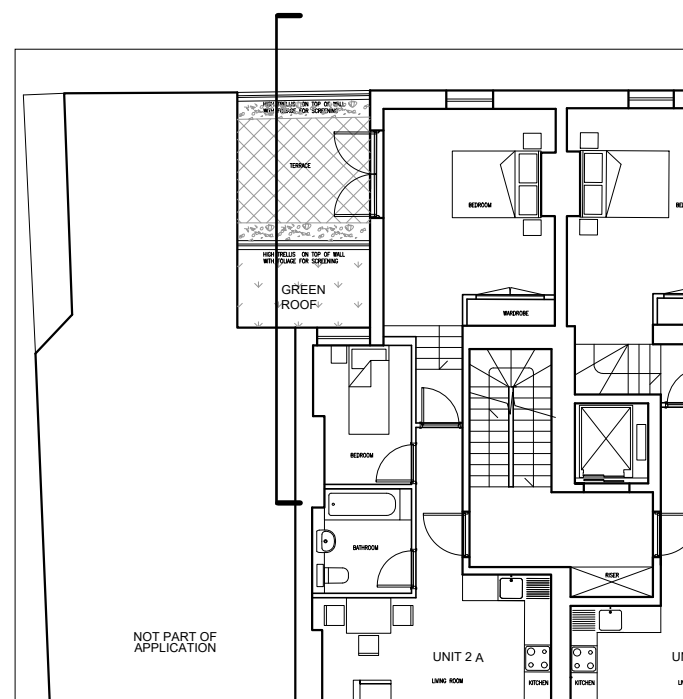
Planters are proposed to be located at the foot of the wall and will be planted as part of the development works with climbing plants to wind through the trellis and provide a delightful, private outlook for guests and existing neighbouring residents.

3.2 Daylight and Sunlight :

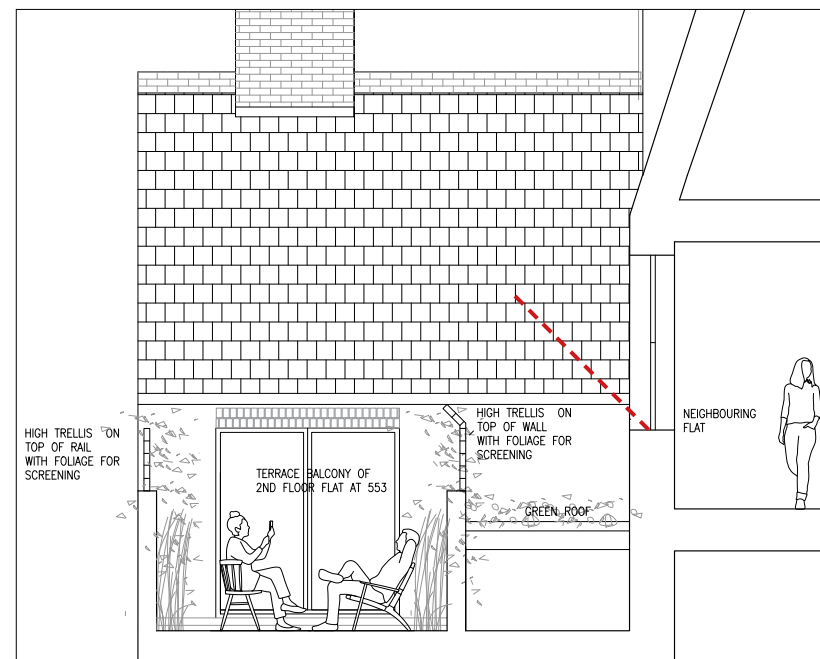
Please refer to separate assessment by Point 2 Surveyors LLP

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



Key plan of Second floor terrace balcony



Section through the Terrace balcony

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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

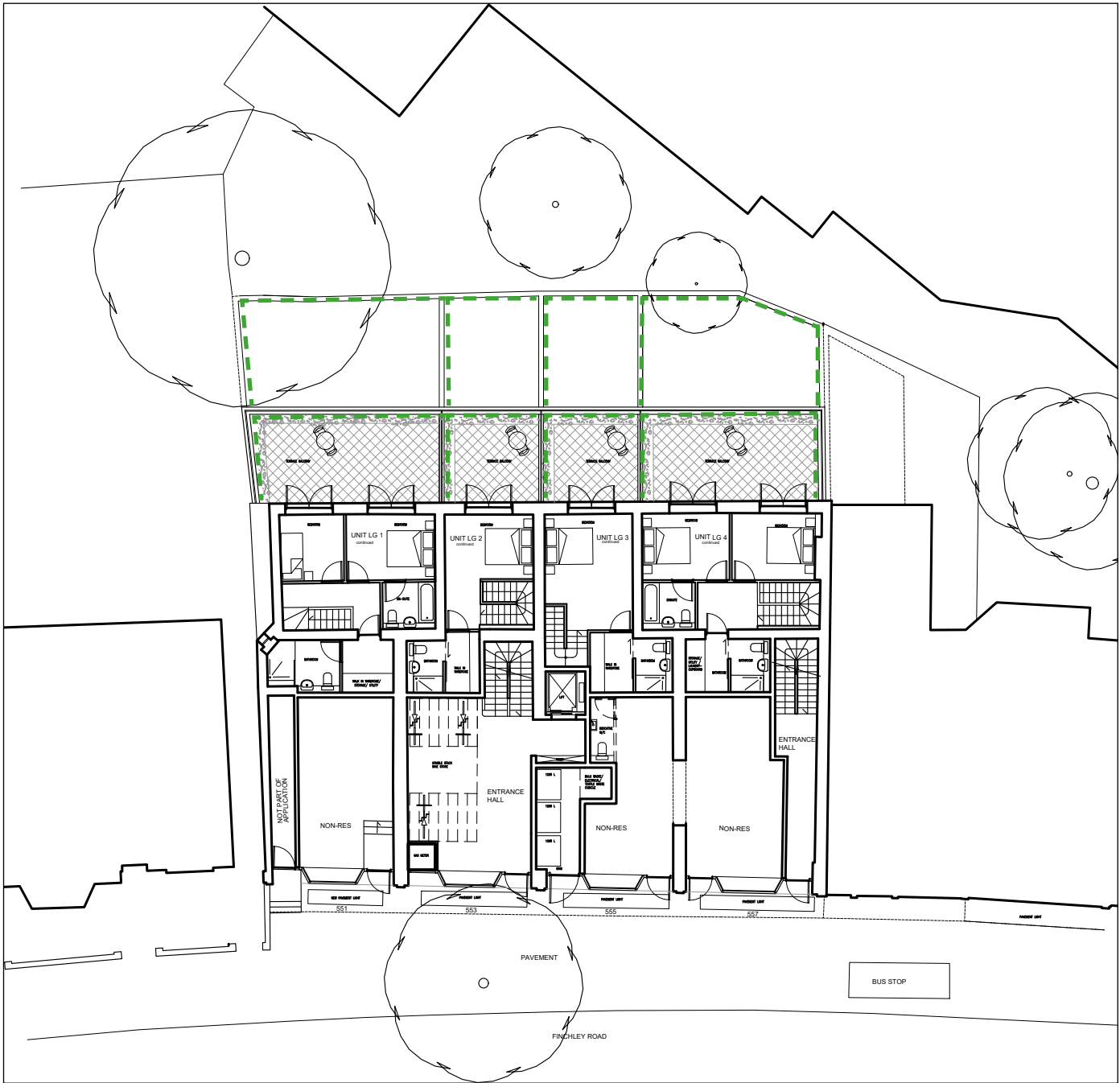
Ecological benefits are to be achieved by introducing planters in rear outdoor terraces and balconies adjoining the apartments at Ground and Lower Ground level. Flush planters will be located along the edge of the hard landscaping for the private rear terraces at ground and lower ground level.

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. The planters once fully grown, will contribute towards 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

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3.4 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 residential communal waste store will incorporate segregated recycling and refuse bins and will feature a minimum of three compartments (for recyclables, general refuse and kitchen waste, and bulky waste). This will be accessed via fobbed key by all residents as well as the waste collection team.

Appropriate internal waste storage will also be provided for the commercial units within the building's curtilage. This refuse will be collected from Finchley Road under a commercial arrangement. 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.



- Internal cycle storage
- Short stay cycle stands
- Internal communal waste store for residential
- Internal waste store for commercial units
- Existing parking for Refuse lorry evening commercial waste collection

551 - 557 Finchley Rd

3.5 Accessibility:

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 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 ground floor commercial units, residential apartments and circulation are all on the same level. The main entrance door into the residential lobby from the pavement is also a similar level, with a short shallow ramp up to the entrance door within the recessed shop front porch.

Two apartments have been provided as Part M4(3)(2)(a) future adaptable in reference to the building regulations. These will have a level access from street pavement to front door via a lift in the main lobby of 553. The lower ground floor level is also rationalised so that all accommodation is at the same level. A new passenger lift is proposed within the building located off the main lobby at ground floor, servicing Lower Ground to the 4th floor apartments from the entrance lobby of 553.

The rest of the units have been designed to M4(1) owing to the exigent constraints of the buildings structure and varying levels. The proposals however seek to achieve the highest practicable standards of accessibility and inclusivity, whilst taking into account the exacting constraints of the existing building.



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3.6 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, commercial and other local amenities.

Parking

This shows that as per the proposals for a mixed-use development, with 15 apartments and commercial use, 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:

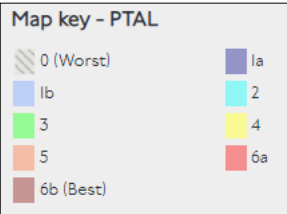
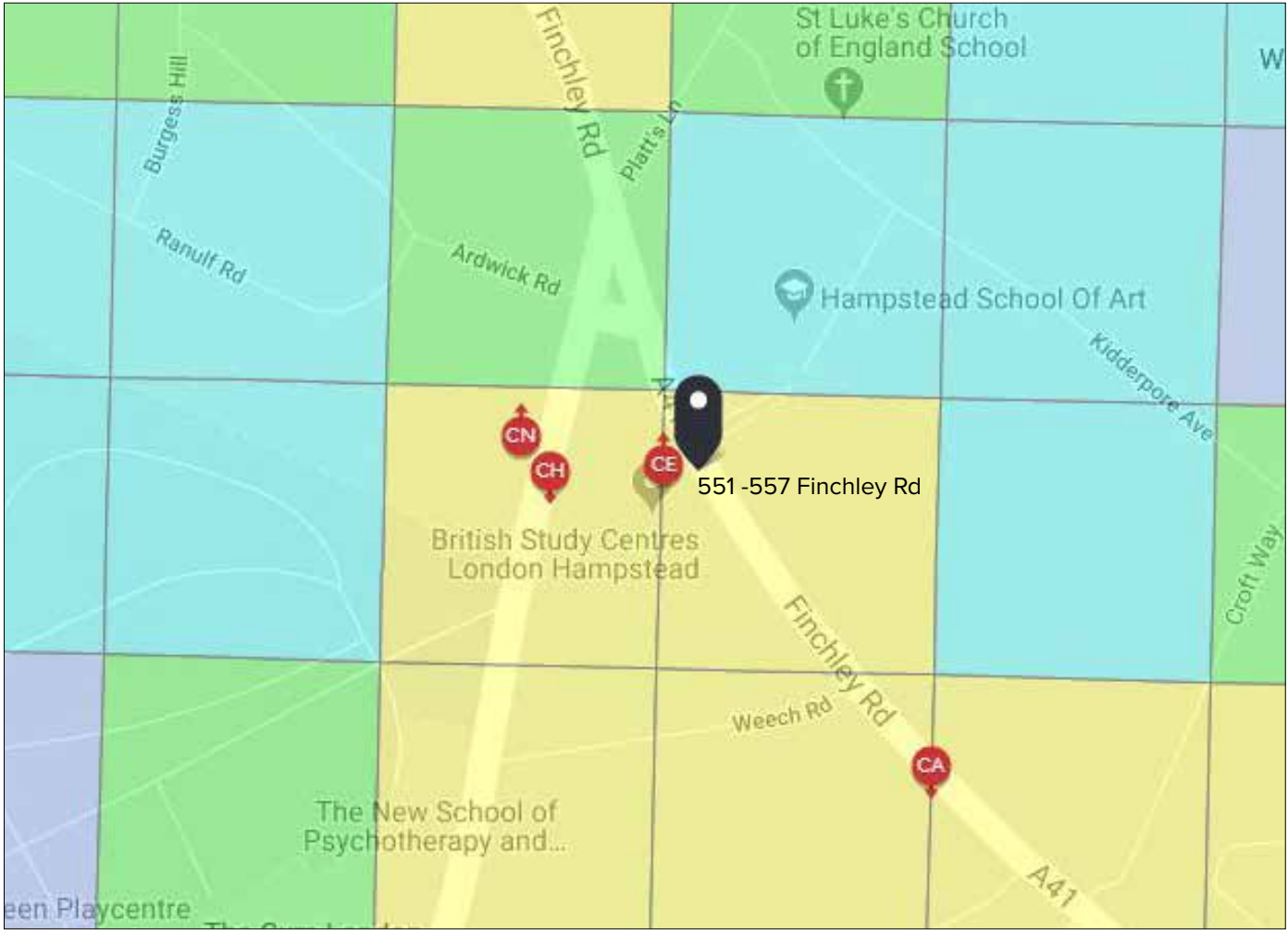
- 1 space per studio
- 1.5 space per 1 bedroom unit
- 2 spaces per all other dwellings

Retail unit (A3 / Class E drinking establishment) OR office (B1/Class E) unit

- 2 long-stay cycle spaces and 12 short-stay cycle spaces OR
- 3 long-stay and 1 short-stay cycle space

The following will be provided internal to the building:

- 26 long stay cycles for the residents plus 2 spaces for visitors use
- 2 long cycle space for commercial



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3.7 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. Introducing high efficiency gas boilers to serve the apartments.
- 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.
- Private ASHP's for the four lower-ground units and individual combi-boilers for the rest of the residential. Although only 4 units are covered, this is nearly 60% NIA of the residential apportionment of our proposal that will be heated with a renewable sources

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.

Ventilation

- There are no significant cooking facilities envisaged in the commercial space and therefore this wouldn't require significant ventilation plant beyond that of localised MVHRs. Please refer to XCO2's report for further details.
- The traditional shopfront fenestration consists of an openable fanlight above the entrance doors, which also contributes to natural ventilation.

Sustainability in Use

- The development is targeting 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.

3.8 Crime Impact Assessment:

The design has been developed with consideration to creating a safe and secure environment for the future residents and for the local community in line with building regulations (Part Q). The proposal has considered the impact of crime and where appropriate designed it out.

The introduction of traditional shopfronts onto the street frontage brings activity and life to the street edge creating a strong visual connection between the building and the streets. An abundance of windows from the proposed homes and commercial spaces at ground floor look toward the existing street, provide good levels of natural surveillance and making it 'self policed', avoiding isolated areas that could attract anti-social behaviour.

The key principles of how the scheme has been designed to prevent unauthorised access are a combination of passive urban measures, subtle active interventions such as good lighting, and technical specification (windows, doors etc).

Defensible Space and Privacy

Dwellings will be accessed off the shared entrance halls with a fobbed security key. This entrance hall at ground floor separates the private internal entrances of the flats from the public street. Flats at lower ground level with terraced gardens will have a medium high wall with a decorative timber trellis railing on top to enclose each private courtyard providing a safe and secure outdoor amenity space overlooked by the adjoining living room spaces of each dwelling. This will provide the defensible space in front of the primary outlook for the lower ground flats. Strategically positioned planters are located beneath at the edges of the terraces and balcony's at Lower Ground and Ground level to subtly space people away in these locations. Secondary windows on the façade provide the opportunity to look out toward the external space providing natural surveillance and a strong relationship between an active internal space and the public realm of the street on one side of the development as well as over the rear terrace gardens.

Refuse Stores (Refer to Refuse Strategy chapter)

The refuse enclosures will be designed with consideration to Part Q recommendations for safe, secure refuse storage with either a keypad entry system or FB1, FB2 or FB4 locks (to be agreed with Camden Waste and Recycling team).

Window and door specification

The specification of the windows and doors at ground floor level, and anywhere deemed to be accessible from the public realm will comply with the security specifications required by Part Q of the building regulations, and where consistent, with the minimum Secured By Design recommendations, i.e. PAS 24 (or LPS 1175 SR2 for the core entrance doors).

Graffiti

The materiality for the scheme is high quality with traditional timber shopfront windows on the frontage of the building. With discrete high level security grills placed internally for after hours closing. The extensive natural surveillance of the scheme and the regularity of windows and lack of large accessible blank walls will actively discourage graffiti.

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01



02.



03.



04.



05



06



07



08

5.0 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 street-scape 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 short-listed 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

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5.1 Precedent project: Endell Street

Client: St Mungos

London Borough of Camden

Seven Dials Conservation Area

Grade II listed building

Civic Trust Award (outstanding)

Endell Street is a beautiful Grade 2 listed Gothic school restored and re planned to create a state of the art homeless facility including accommodation and training facilities. It is located in the Seven Dials Conservation Area in Camden, moments away from Covent Garden.

Original neo-gothic decoration was uncovered and restored and is complemented by the insertion of some unashamedly contemporary additions, including the introduction of a single storey counselling building at the rear. The new building was constructed with stock bricks reclaimed from the main building. Entrance and reception areas were opened up so that they are bright, light, open, airy and welcoming. Plasterboard and suspended ceilings were removed to reveal beautiful Gothic brickwork. Existing timber floors were restored. Rear additions which, over many years, had been added in the old school playground were removed to create a beautiful sun trap garden.

We worked closely with the listed building and planning departments to create the sort of spaces that were needed to create an uplifting and engaging environment for the residents and staff; to breath new life into the building while restoring and safeguarding the best of its original features.



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5.2 Precedent project: Employment Academy

Client: Thames Reach

London Borough of Southwark

Grade II listed building

Historic England Award

NLA Commendation Award 2016

The Employment Academy is a state of the art education and advice centre in Southwark. It offers skills training and support services for long term workless people with the intention of helping them back into sustainable employment. The scheme is laid out around a delightful courtyard formed on two sides by a new L shaped training wing. It entails a sensitive refurbishment and substantial extension of ET Hall's magnificent late Arts & Craft Poor Law Guardian's building in Camberwell, South East London.

Administration offices and a community café within the existing building form the remaining sides of the courtyard. The courtyard is conceived as the social heart of the project. New buildings are constructed in a rustic brick in a manner which might be called picturesque.

Thick walls facing the courtyard incorporate a dramatic inset terrace, window seats and a south facing domed exedra. Existing façades are handled as a complex patchwork of new and reclaimed brick, of new windows cut in and old ones bricked up. ET Hall's treatment of the eastern wing of his building is pretty quirky, all turrets and mini towers... so the scheme adds one extra in the form of a tasty little tower with an extraordinary brick vaulted roof.



PETER BARBER
ARCHITECTS

for Hampstead Properties Ltd

Precedent project: Employment Academy

London Borough of Southwark

