

Design and Access Statement

February 2021

Replacement of Water Tanks

**Britannia Hotel
Primrose Hill Road
Hampstead
London
NW3 3NA**



Prestwich Design Group

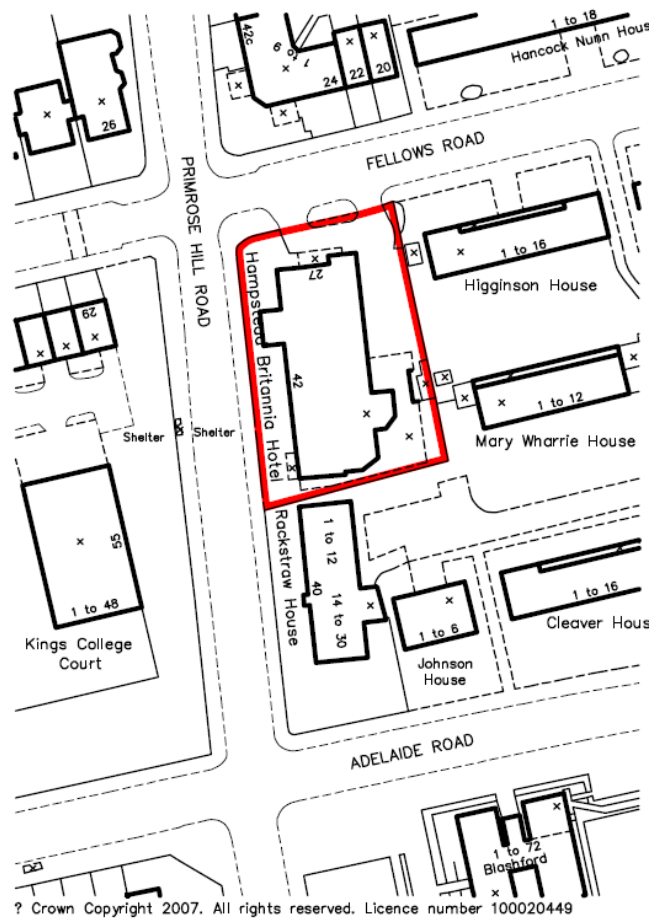
Halecroft, 253 Hale Road, Hale, Altrincham, Cheshire WA15 8RE
Tel: 0161 904 8686

INTRODUCTION

The Britannia Hotel Hampstead was purpose built in around 1960 and currently has about 125 rooms on seven storeys, and is situated on a sloping urban site in North London.

LOCATION

Britannia Hotel Hampstead (also known through past usage as Clive Hotel)
Primrose Hill Road
Hampstead
London
NW3 3NA



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EXISTING BUILDING

The hotel is a framed construction with red brick masonry and white concrete panel cladding. The ground is lower at the back corner than at the front, so there is a Lower Ground floor that is cut into the ground as a basement at the front end, and the main entrance comes in on the floor above. There are narrow strips of land all around the hotel. Those on the two rear sides are used for parking and service access.

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A section of Upper Ground floor extends over part of the car park.



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DESCRIPTION OF PROPOSAL

The following application submitted to LB Camden, as follows:

- Replacement of exiting water tank with new galvanised steel water tank and associated support frame.

AMOUNT

A single water tank is proposed to be located to the rear of the property within the existing car park. The water tank will be sited on a new steel frame.

SCALE

The new water tank will measure 4m long x 3m wide x 3.5m high.

The proposed steel support will be 3m high giving an overall height for the water tank structure to be 6.5m. Due to the difference in level between the site in question and surrounding sites, the proposal site approx. 3.5m above the boundary wall.

APPEARANCE

The water tank itself will be galvanised steel in off-white, while the frame is galvanised steel. While the water tank is to be positioned amongst other plant equipment as this is the services elevation, we also intend to screen the proposed water tank and support with vegetation.

ACCESS

The water tank has been designed to ensure there is space for access for maintenance and other works. The tank has been located in accordance with guidance from the manufacturer. General maintenance access can be achieved from one side via ladder access.

PLANNING CONTEXT**Planning Policy**

Applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (March 2012) states that proposed development that *"accords with the development plan should be approved without delay"*

The development plan comprises the Mayor's London Plan (2011) and the Camden Local Development Framework, with the principal relevant planning policy documents being the Core Strategy and Development Policies Documents (November 2010).

Protecting Businesses

Policy CS8 'Promoting a successful and inclusive Camden economy' notes that Camden has a strong and diverse economy that makes an important contribution to the economy of London and the whole UK. It continues, policy CS8 will be a key element in achieving the vision and objectives of the Community and Core Strategy by providing for the jobs and training opportunities needed to support Camden's growing population and be securing land and premises for the borough's business.

Policy DP13 'Employment Premises and Sites' support the delivery of the Core Strategy by ensuring that sufficient sites are retained to enable a variety of commercial and industrial business to find premises to continue to operate.

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Amenity and Environment

Policy DP26 'Managing impact of development on occupiers and neighbours' states that:

"The council will protect the quality of life of occupiers and neighbours by only granting permission of development that does not cause harm to amenity. The factors we will consider include:

- a) Visual privacy and overlooking;
- b) Overshadowing and outlook;
- c) Sunlight, daylight and artificial light levels;
- d) Noise and vibration levels;
- e) Odour, fumes and dust;
- f) Microclimate;
- g) The inclusion of appropriate attenuation measures."

PLANNING ANALYSIS

This section of the Planning Statement provides a planning analysis of the applications proposals.

Planning Application

The replacement water tank is crucial to ensure the safe and effective running of the Britannia Hampstead, while causing as little disruption as possible to the vulnerable residents currently being housed on behalf of LB Camden. Due to its age the existing water tank has become a serious health and safety concern with legionnaires' disease being an increased risk.

Should the old water tanks have been left in use and such disease have been present, then the hotel would have had no choice but to close temporarily until the issue is resolved causing wide spread disruption with the current residents being left temporarily homeless due to Britannia not being able to house them elsewhere. The location and design of the proposed water tank has been implemented to avoid causing any disruption of the day-to-day running of the hotel whilst ensuring all residents are safe.

The key to ensuring the hotel can remain open is the proposed location of the water tank in the car park to the rear of the building. This is the service elevation and therefore contains existing plan material, leading it to be an ideal location for the new water tank. While the water tank is visible in this position by surrounding properties, it does not affect visual privacy or cause any overshadowing. The hotel is not situated in a conservation area, however its proximity to surrounding conservation areas was taken into account with the positioning of the water tank, and it is not detrimental to the setting of the surrounding conservation areas. The visual impact of the water tank on the surrounding residents can be softened with the use of climbing plants, something we would be happy to implement despite the water tank clearly being positioned within a service elevation.

Overall the necessity and positioning of the proposed water tank has been strategically planned to not impact upon the business or its vulnerable residents. The replacement tank was therefore vital for the safety of its residents, and its positioning is both logical within the constraints of such a site.

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