



## **GONDAR GARDENS**

**DESIGN AND ACCESS STATEMENT**

**PROJECT ADDRESS:**

Gondar Gardens  
Land between South Mansions  
and Gondar House,  
West Hampstead  
NW6

**DATE:**

May 2021

**CLIENT:**

ANX Development

## **Tikari Works**

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# CONTENTS

## 1 INTRODUCTION

- 1.1 The Project Team
- 1.2 The Architects
- 1.3 Project Summary
- 1.4 Opportunities And Aspirations
- 1.5 Planning History
- 1.6 Working with Camden
- 1.7 Camden Design Review

## 2 SITE AND CONTEXT ANALYSIS

- 2.1 Existing Site
- 2.2 Transport
- 2.3 Local Amenities
- 2.4 Open Spaces/Green Spaces
- 2.5 Surrounding Area
- 2.6 Neighbouring Buildings
- 2.7 Aerial View
- 2.8 Topography
- 2.9 Adjacent Building Heights
- 2.10 Site Constraints Plan

## 3 DEVELOPMENT PROPOSAL

- 3.1 Architectural Context
- 3.2 Design Concept
- 3.3 Response To Site Constraints
- 3.4 Relationship With Neighbours
  - Massing
  - Building Width
  - Building Depth
  - Building Siting

- 3.5 Response To Topography
- 3.6 Response Building Height
- 3.7 Concept Overview - Front
- 3.8 Concept Overview - Rear
- 3.9 Design Developement - Model Photos 1&2
- 3.10 Artist's Impression - Street View 1
- 3.11 Artist's Impression - Street View 2
- 3.12 Artist's Impression - Rear View
- 3.13 Outlook And Privacy
- 3.14 Layout: Ground Floor Plan
- 3.15 Layout: Basement Plan
- 3.16 Layout: First Floor Plan
- 3.17 Layout: Second Floor Plan
- 3.18 Area Schedule And Unit Mix

## 4 ARCHITECTURAL LANGUAGE

- 4.1 Materiality Of Surroundings
- 4.2 Materiality Of Proposal
  - Brick
  - Precast Concrete
  - Hardwood
  - Roofing
  - Windows
  - Metalworks
- 4.3 Material Texture
- 4.4 Perforation And Screening
- 4.5 Fenestration
- 4.6 Elevational Design - CGI
- 4.7 Detailed Design - Brickwork
- 4.8 Focus on Detail

## 5 FURTHER DESIGN CONSIDERATIONS

- 5.1 Quality Of Accommodation
- 5.2 Sustainability Diagram
- 5.3 Sustainability
- 5.4 Amenity: Landscaping & Biodiversity
- 5.5 Amenity: Landscaping Gardens
- 5.6 Existing Street Tree
- 5.7 Amenity: Landscaping Lower Patios
- 5.8 Green Roofs to the Rear
- 5.9 Green Roof Bin and Bike Store
- 5.10 Refuse Strategy
- 5.11 Bicycle Parking
- 5.12 Accessibility: Approach and Garden Access
- 5.13 Accessibility: Internal Layout

## 6 CONCLUSION

# 1\_INTRODUCTION

## 1.1 PROJECT TEAM

Client: AN:X Developments  
Architects: Tikari Works  
Planning Consultant: Icen Projects

## 1.2 THE ARCHITECTS: TIKARI WORKS

Tikari Works is an award-winning architecture practice based in London. Their work is underpinned by a desire to find sustainable design solutions that combine pragmatism with a soulful, craft-based approach. They tackle the trinity of design, cost and value in a manner that is holistic, exciting and meaningful. This inclusive approach informs all of their work and helps the practice to resolve the conflicting dynamics of making buildings in complex urban environments.

Tikari Works was established in 2014 by Nicola and Ty Tikari and their work has won a RIBA London Award, been shortlisted for both the RIBA House of the Year 2019 and the Stephen Lawrence Prize and most recently won the Wood Awards Gold Medal 2020. In addition, the practice has been selected as one of Wallpaper Magazine's top 50 emerging architects worldwide in 2019. Their work has been in numerous UK and international publications.

## BUILT EXAMPLES BY TIKARI WORKS

1. Pocket House, East Dulwich
2. Pocket House, East Dulwich
3. Rye Apartments, Peckham





# 1\_INTRODUCTION

## 1.3 PROJECT SUMMARY

The purpose of this report is to present a new residential scheme for the site at Gondar Gardens to Camden's planning department and to obtain full planning permission.

## 1.4 OPPORTUNITIES AND ASPIRATIONS

The project brief was to develop a residential scheme of high architectural quality which responds well to its context and is mindful of its impact to the surrounding properties.



1



2

## PHOTOS OF SITE

1. View of the site, looking towards Gondar House and the rear of adjacent Hillfield properties.

2. View of the site, stretching between Gondar House up the hill towards South Mansions.

# 1\_INTRODUCTION

## 1.5 PLANNING HISTORY

A number of schemes have been developed for the site in the past.

The most recent application was submitted in August 2020 by Emrys Architects consisting of 6no flats, [Application Ref 2020/3553/P](#). However, that application has been determined by way of refusal.

## 1.6 WORKING WITH CAMDEN

Taking the planners advice into account the client decided in autumn 2020 to start from scratch and asked Tikari Works to develop a completely new scheme for the site, one which considers the site's context better and creates a stronger design narrative.

The Design Team involved Camden's planning department from early on to receive feedback on their design. Several workshops were held to steer the design in the right direction and the planner's comments where incorporated into the design.

## 1.7 CAMDEN DESIGN REVIEW PANEL

In March 2021 the architects presented the new scheme to members of Camden's Design Review Panel (Chair's Review), where the scheme was received very favourably. The panel offered "its enthusiastic support to the proposals, subject to incorporation of minor detail refinement."

The panel's comments have been incorporated into the design and the amended scheme is seeking planning approval from Camden's planning department.



ILLUSTRATION OF EARLIER VERSION OF NEW SCHEME



## 2\_SITE AND CONTEXT ANALYSIS

### 2.1 THE EXISTING SITE

The site is located in the West Hampstead Ward in the North West of the Borough of Camden. The land sits between South Mansions and Gondar House and directly fronts Gondar Gardens. The site does not fall within a conservation area.

### 2.2 TRANSPORT

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

### 2.3 LOCAL AMENITIES

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

### 2.4 OPEN SPACES/ GREEN SPACES

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

- 1\_Cumberland Lawn
- 2\_Maygrove Peace Park
- 3\_Hampstead Cemetery
- 4\_Mapesbury Dell
- 5\_Hampstead Heath





## 2\_SITE AND CONTEXT ANALYSIS

### 2.5 THE SURROUNDING AREA

The architecture in the vicinity is predominately of Victorian origin, with a few sites filled in at later dates. The stretch of Gondar Gardens, where the site is located, has originally served as an access road to the Gondar Gardens Reservoir, built in 1874 and decommissioned in 2002. The Council have stated that the reservoir site is a target site for development in their Draft Site Allocations Local Plan 2019. This major redevelopment would alter the appearance of the street elevation and infill the gap in the townscape.

On the opposing side of the street garages and outbuildings can be found, which belong to the properties facing Sarre Road. Some of them have been redeveloped and been replaced with single family homes. There is currently a live planning application under assessment directly opposite the site, that would see the character of the street evolve further. This stretch of Gondar Gardens has a back of house feel and is incongruous with the well-planned Victorian neighbourhood.

The development of the site offers an opportunity to complete the urban grid and could be a transition between the different scales and typologies of adjacent buildings.



## 2\_SITE AND CONTEXT ANALYSIS

### 2.6 NEIGHBOURING BUILDINGS



#### NEIGHBOURING BUILDINGS

A. Front of South Mansions, located to the north of the site.

B. Gondar House, located to the south of the site.

C. Red brick rear extensions of properties along Hillfield Road facing the site.

D. Garages and outbuildings belonging to Sarre Rd properties, directly opposite site.

E. The site and neighbouring gardens as seen from 1 Hillfield Rd window. Flank elevation of South Mansions visible in the distance.



## 2\_SITE AND CONTEXT ANALYSIS

### 2.7 AERIAL VIEW



#### SITE EXTENTS

site boundary shown in red indicatively



## 2\_SITE AND CONTEXT ANALYSIS

### 2.8 TOPOGRAPHY

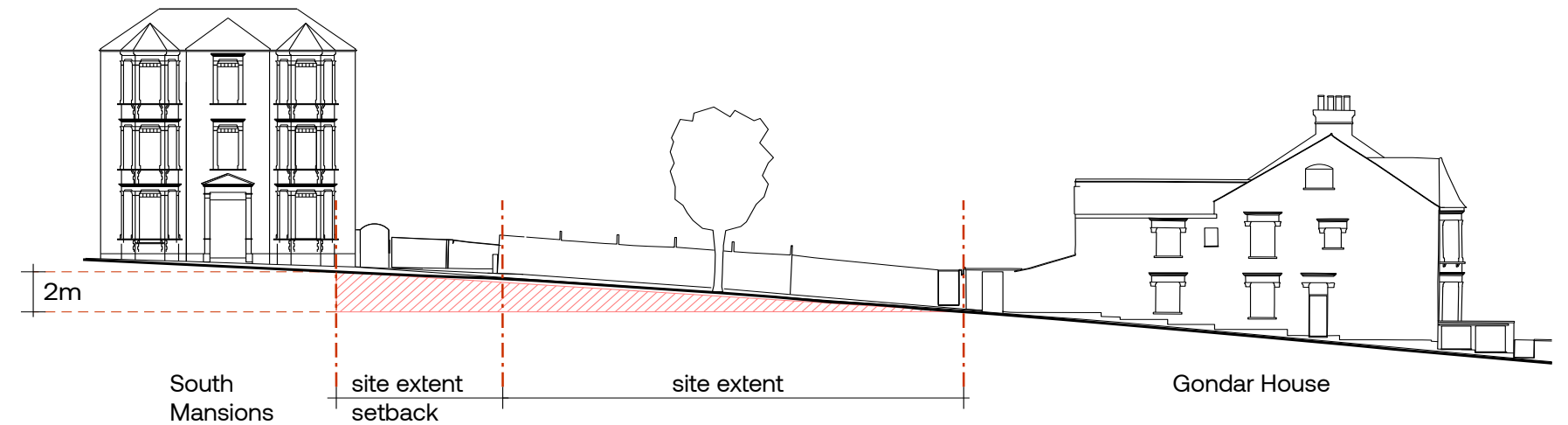
The land sits between South Mansions and Gondar House and fronts Gondar Gardens, which is on a steep hill. The change of level across the length of the site comes to almost 2m, sloping down from South Mansions to the north to Gondar House to the south.

### 2.9 ADJACENT BUILDING HEIGHTS

To the north: South Mansions: 3 storey, Victorian mansion block with 3 bays

To the south: Gondar House consisting of 3 storeys, end of terrace facing Gondar Gardens

Buildings opposite of site are a mix of garages and outbuildings belonging to properties along Sarre Road. Most are small single family houses which have been built over the years in place of outbuildings.



**STREET SECTION GONDAR GARDENS**



**PHOTOMONTAGE STREET ELEVATION**



## 2\_SITE AND CONTEXT ANALYSIS

### 2.10 SITE CONSTRAINTS PLAN

- 1 Path of sun (shown indicatively) affecting daylight/sunlight levels of habitable rooms
- 2 Potential overlooking & impact issues affecting rear windows of Hillfield properties
- 3 Potential overlooking & impact & day/sunlight issues affecting south facing windows of South Mansions
- 4 Sense of privacy for users of rear gardens to be retained. Avoid direct overlooking.
- 5 Building line above GF to be set back sufficiently from boundary to minimise overbearing of gardens
- 6 Possible orientation of habitable room windows of upper storeys towards the front.
- 7 Root protection zone of existing tree affecting positioning of basement
- 8 Potential buildable area with least impact to adjacent properties



## 3\_DEVELOPMENT PROPOSAL

### 3.1 ARCHITECTURAL CONTEXT

To ground the new proposal firmly into its setting we have analysed the site's context and architectural language of neighbouring buildings in detail.

One prominent architectural feature of the Victorian buildings along Gondar Gardens and the neighbouring streets are front bays extending over 3 storeys, topped with pitched roofs.

This pattern extends along whole stretches of streets which creates a consistent scale across the neighbourhood. It also gives the streets an increased sense of depth, movement and a repeating rhythm which animates the streetscape and adds interest. It furthermore helps break up the massing of these large terrace buildings.

Architectural features found in these typologies have inspired the proposed design, especially with regards to:

- Overall proportions,
- Building heights
- Pitched roofs
- Materiality



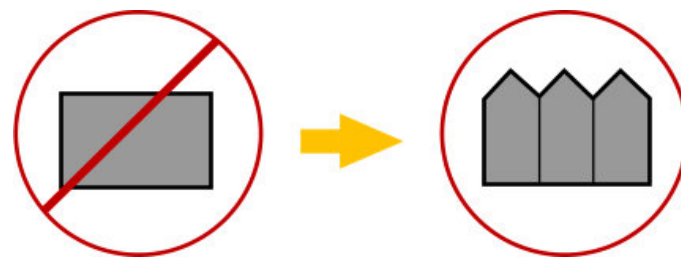
#### RHYTHM OF BAYS

Overlay over terraces along Gondar Gardens



#### PHOTO TYPICAL STREETSCAPE

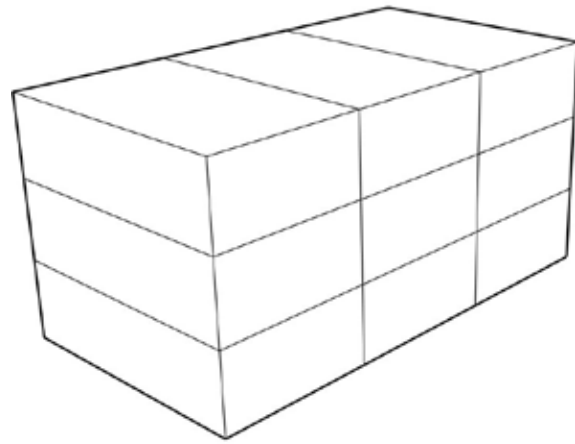
Homogenous streetscape at Gondar Gardens



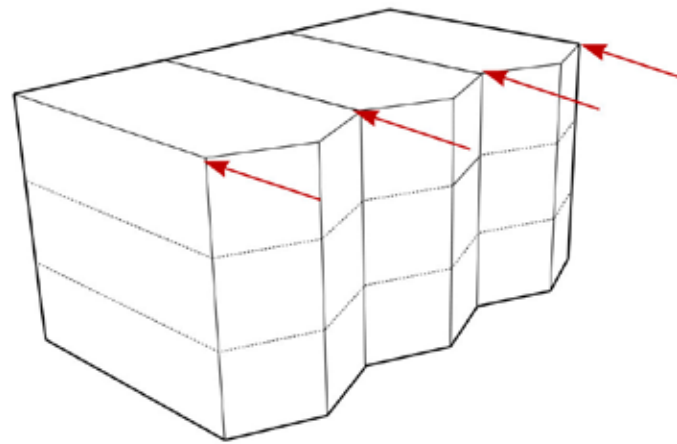


## 3\_DEVELOPMENT PROPOSAL

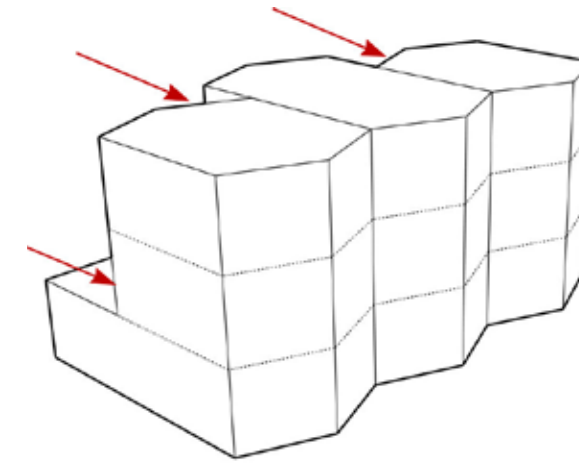
### 3.2 DESIGN CONCEPT



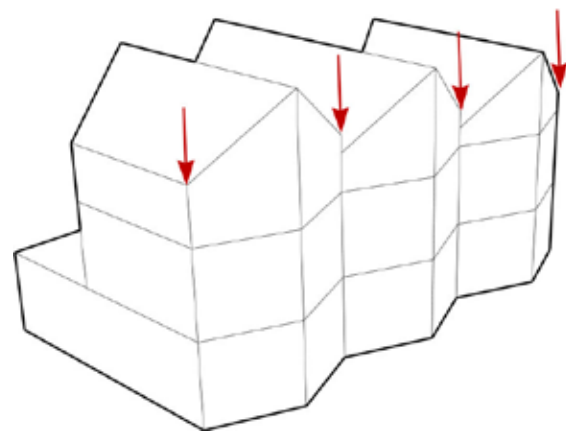
A terrace of homes is created. A 3-bay grid is used to relate to the rhythm of the adjacent 'South Mansions' block of flats.



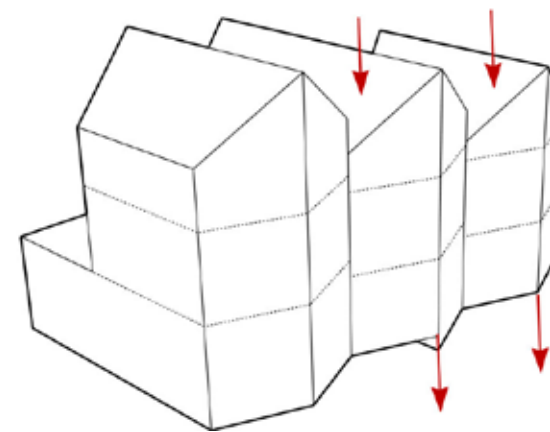
Bays are created to link to the prominent language of the neighbouring streets. The bays also help create views towards Central London.



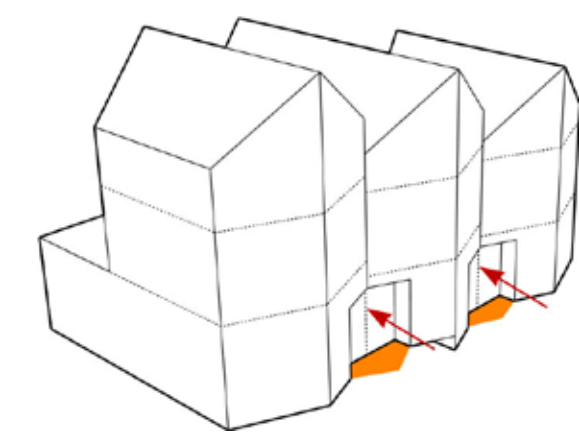
The language of folded volumes is carried over to the rear elevation helping to taper impact away from neighbouring properties.



Roof forms are pitched to minimise building mass at edges and create gaps along the street ridge line.



The 3 bays are terraced to follow the line of the street. Roof levels are dropped further to follow the roof line of adjacent buildings.



Entrance ways pushed in at the 'indents' to create arrival area and allow for covered canopies.

## 3\_DEVELOPMENT PROPOSAL

### 3.3 RESPONSE TO SITE CONSTRAINTS

- 1 New proposal offers acceptable daylight/sunlight levels to neighbouring windows. Refer to specialist report.
- 2 Rear facade tapered away from Hillfield rear facade and windows to minimize impact and overlooking and avoid sense of enclosure
- 3 Rear facade tapered away from South Mansions' south facing facade and windows to minimize impact, overlooking and loss of light
- 4 Windows to non-habitable rooms located facing the eastern gardens to be obscured to ensure sense of privacy
- 5 Rear building line above GF is set back and tapers away from 4m to 7.5m from gardens to the east.
- 6 All habitable room windows at upper storeys orientated towards the front.
- 7 Basement position clear of root protection zone of existing tree. Refer to specialist report.
- 8 Massing concentrated to the front of the site to minimize impact on neighbouring properties and gardens.





## 3\_DEVELOPMENT PROPOSAL

### 3.4 RELATIONSHIP WITH NEIGHBOURS

The starting point for developing the scheme was to look at the proportions of adjacent buildings to see if there could be a way of linking the site at a townscape level.

#### MASSING

The massing of the proposed block is broken down into 3 elements of approx. 5m width each resembling the typical width of Victorian terraces as can be found along Hillfield Road.

#### BUILDING WIDTH

The overall building width of 16m would be exactly the same as Gondar House's west elevation facing Gondar Gardens. Although Gondar House is the end of terrace of a row of Victorian terraces along Hillfield Road, it is built at a slightly later date and has its entrance facing Gondar Gardens. The new building is roughly centred between South Mansions and Gondar House.

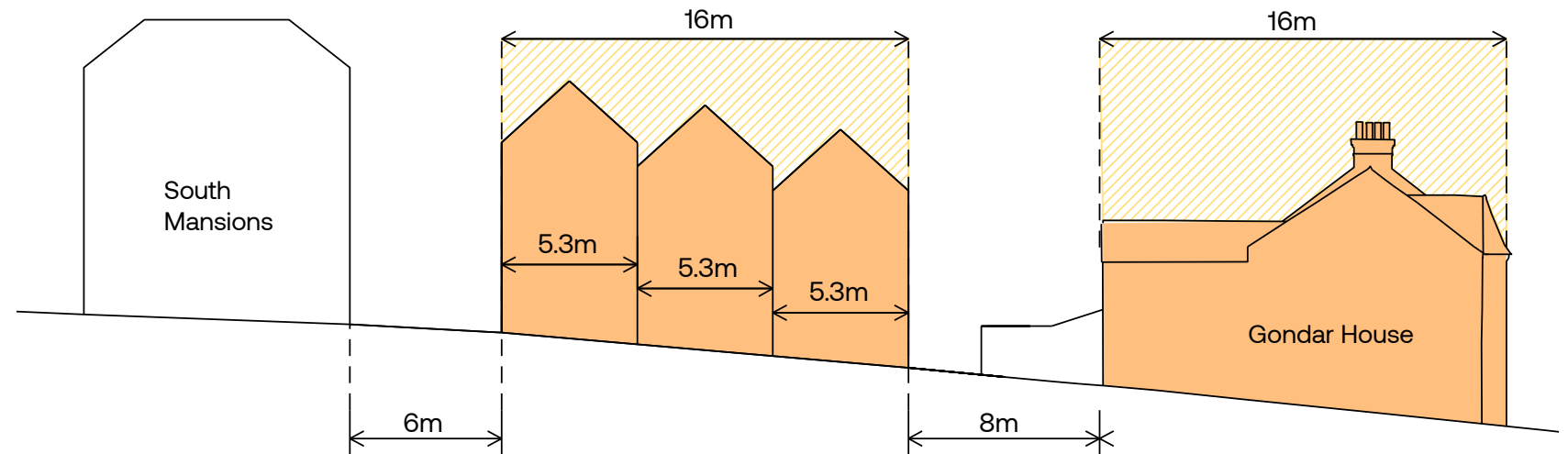
#### BUILDING DEPTH

The depth of the proposed building relates to the neighbouring buildings. The proposed building's footprint at the upper levels is at its deepest in the centre and slims down towards the neighbouring buildings where its flank walls pick up the adjacent building's width of 5.3m. In this way the massing minimizes the visual impact when seen from the adjacent properties.

#### BUILDING SITING

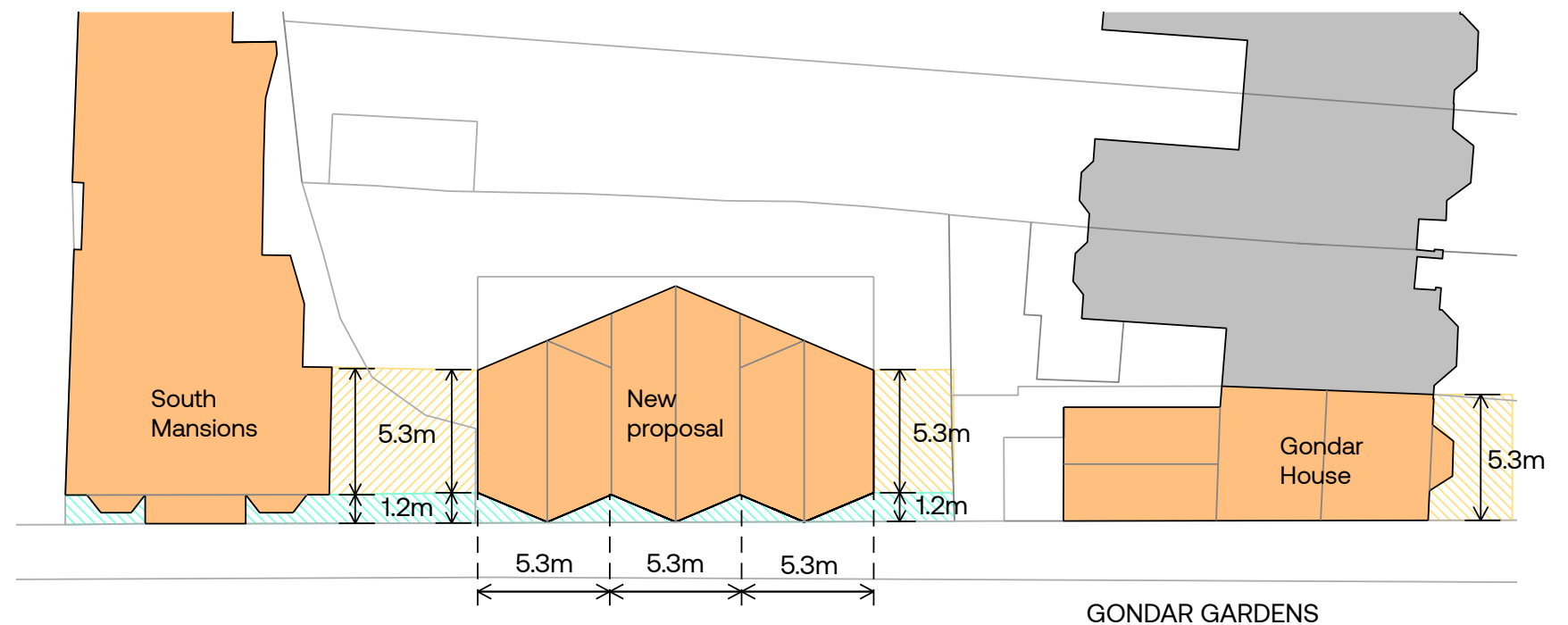
It is proposed to set the main building line back from the pavement by 1.2m following the example of South Mansions. Only the 3 bays would protrude up to the pavement line mimicking the Victorian bays of the neighbour building.

The new proposal sits comfortably within its surroundings in terms of position, width and remaining building gaps as the diagrams opposite show.



**DIAGRAM - WIDTH & DISTANCES**

Indicative elevation



**DIAGRAM - BUILDING DEPTH**

Indicative plan

## 3 DEVELOPMENT PROPOSAL

### 3.5 RESPONSE TO TOPOGRAPHY

One key area of design development is the building height when compared to the adjacent buildings and how the design works with the site's topography.

The new scheme clearly steps down the hill, which is even more pronounced by the regularity of the bays and the rhythm created.

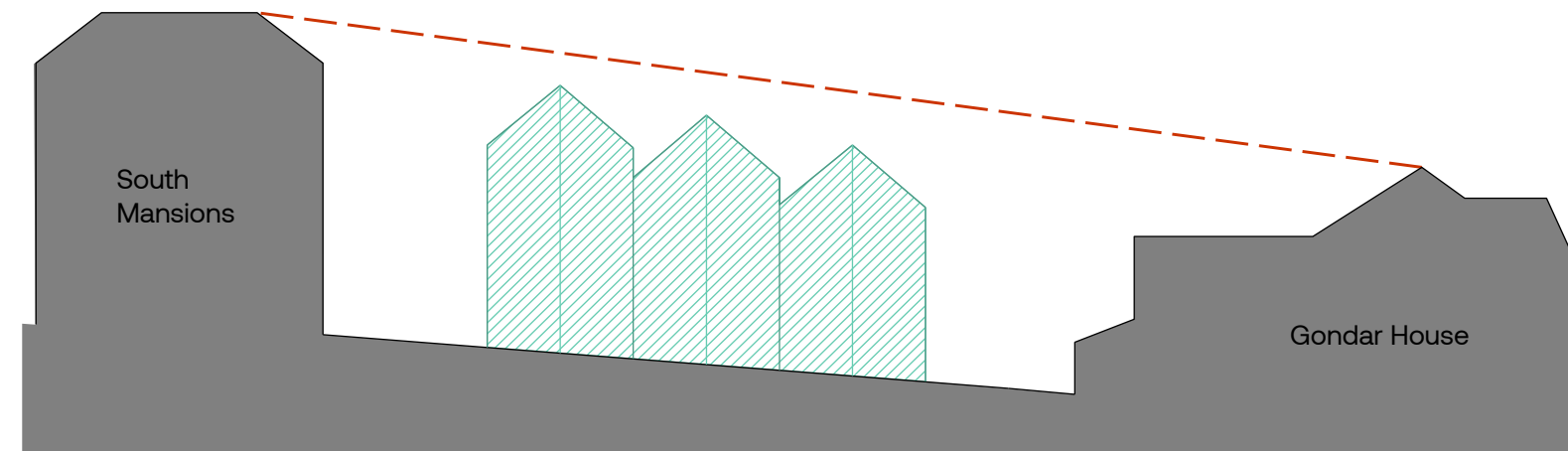
The drop of the roofline is slightly exaggerated: The building element closer to South Mansions is taller compared to the element closer to Gondar House. This leads to a smooth transition between the different scale buildings and helps harmonize the street elevation overall.

### 3.6 RESPONSE TO BUILDING HEIGHTS

The proposed building contains 3 storeys with a partial basement. This is in line with the neighbouring buildings of this urban block.

Gondar House consists of 3 storeys, whilst many buildings along Hillfield Road, such as neighbouring 1 Hillfield Road have 3 storeys plus basement.

South Mansions has 3 extra tall storeys, overall higher than the proposed building. This, and the fact that the new building sits further down the hill helps to maintain a subservient nature towards South Mansions.



**DIAGRAM - TOPOGRAPHY**  
Indicative elevation



**DIAGRAM - SECTION**  
Roofs and floor plates stepping down



## 3\_DEVELOPMENT PROPOSAL

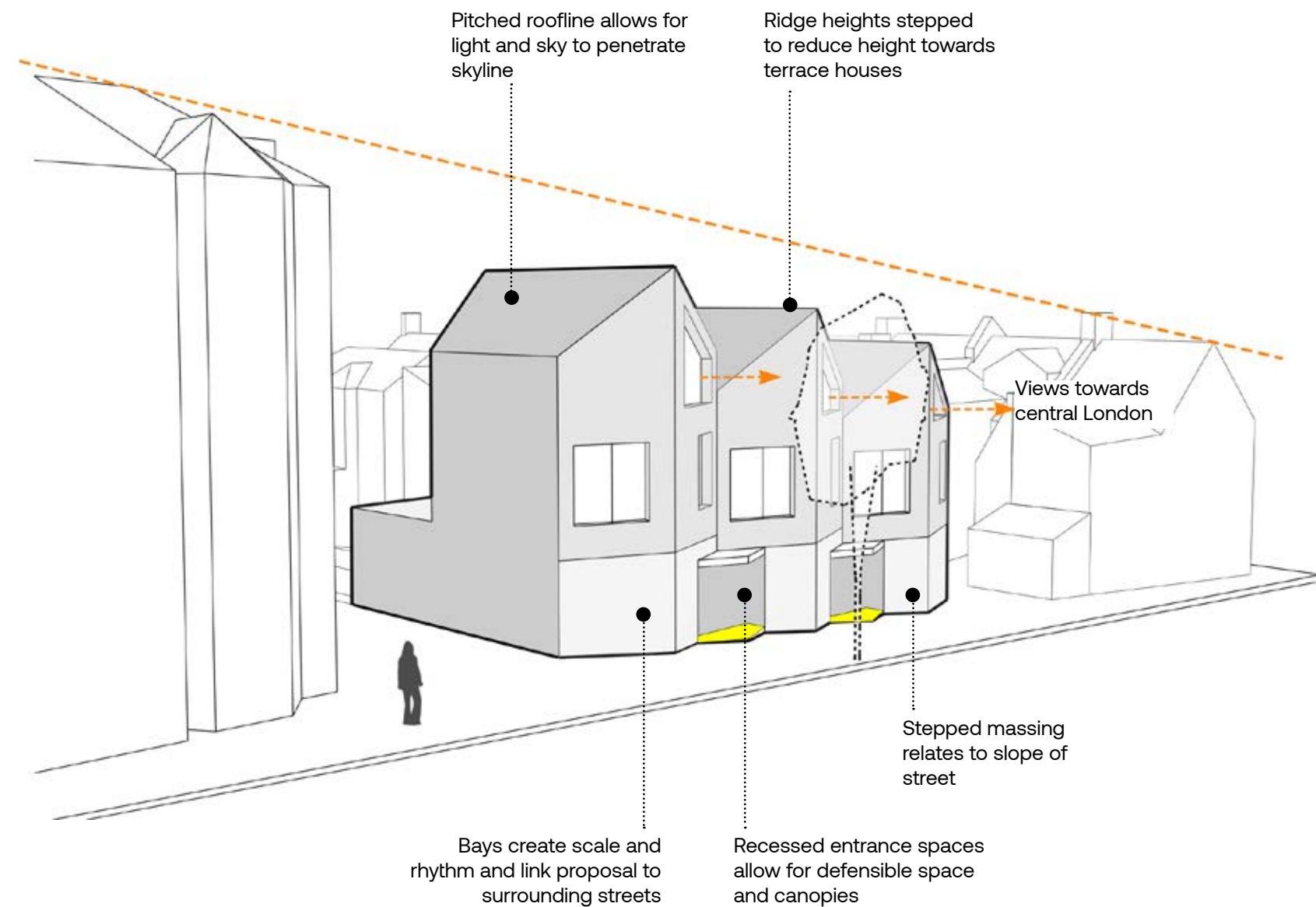
### 3.7 CONCEPT OVERVIEW - FRONT

The proposed scheme relates to the prevalent Victorian streetscape dominated by the rhythm of front bays and gives this language a contemporary interpretation. In this way the form of the building links to the Victorian context, whilst creating its own clear identity.

By stepping down the hill and reducing the overall building heights towards the lower buildings along Hillfield Road the scheme helps harmonize the street elevation overall.

The proposed building relates in scale to the existing 3-storey buildings along the eastern side of Gondar Gardens rather than relating to the row of subservient garages and infill buildings on the western side of the street. These buildings have been traditionally rear buildings serving houses accessed from Sarre Road which give that side of the street a back of house feel.

The massing and form of the proposal has been developed following clear parameters which has lead to a coherent design with a legible hierarchy of the facade.



## 3\_DEVELOPMENT PROPOSAL

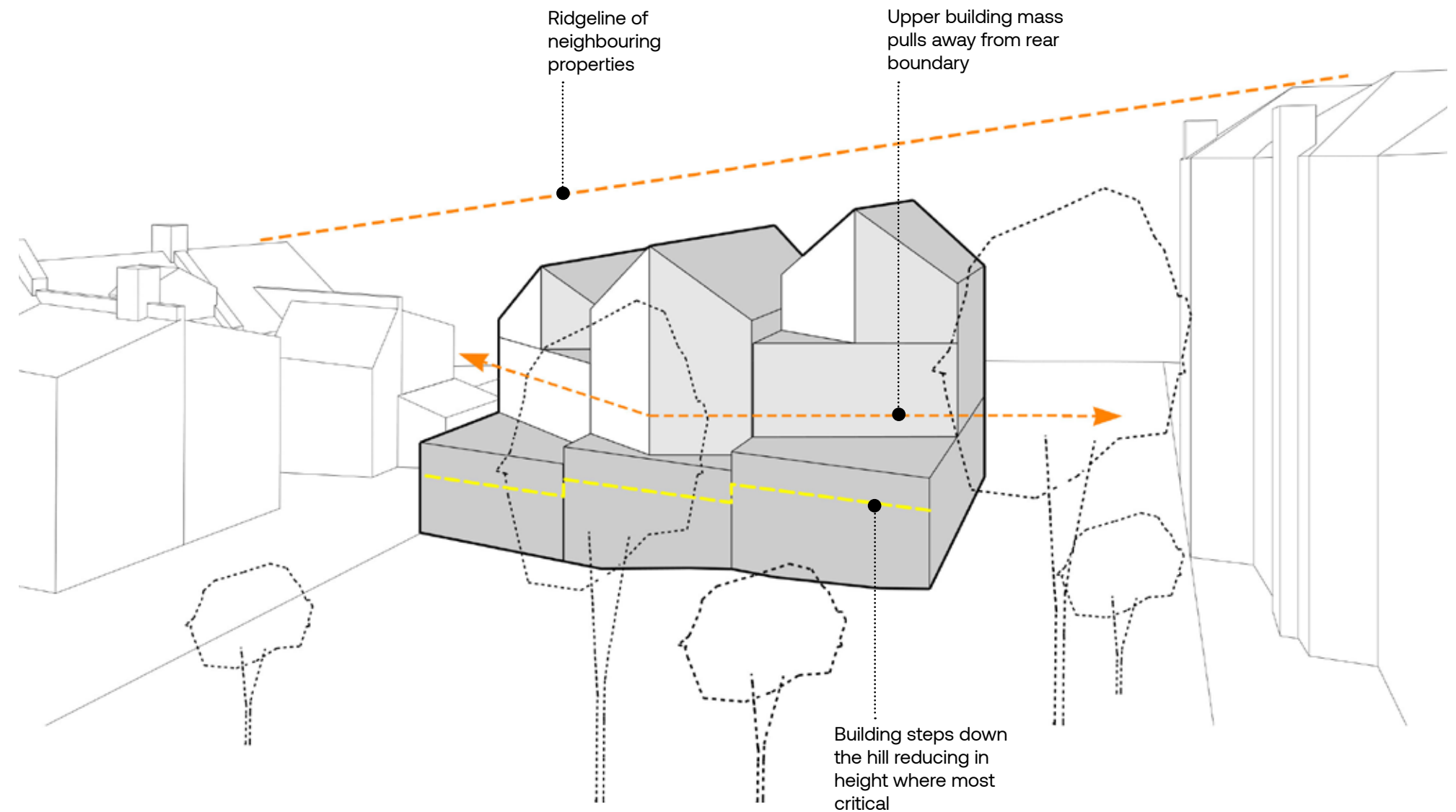
### 3.8 CONCEPT OVERVIEW - REAR

After analysing the site and the surrounding context it has been decided to concentrate the building mass to the front of the site, away from the rear gardens. This warrants the resident's future enjoyment of their extensive rear gardens.

Any windows facing the gardens will only be to non-hab rooms such as staircases and bathrooms and will have obscured glazing or screens.

To minimise the impact on the neighbouring properties and the onlooking windows, the building mass is tapering away from both sides, South Mansions to the north and Gondar House to the south. This helps avoiding any sense of enclosure and helps any daylight/sunlight related problems at South Mansions' lower level accommodation.

The building form which has arisen from careful analysis of its impact on surrounding properties adds visual interest. It steps down the hill, following the topography and breaks up the massing with 3 pitched roofs stepping down towards the lower buildings along Hillfield Road.





### 3\_DEVELOPMENT PROPOSAL

#### 3.9 DESIGN DEVELOPMENT - MODEL PHOTOS 1

As part of the design process we have also produced a physical model to test various ideas and to see the relationship of the building mass within the context. See model photos of current scheme below and on the next page.



VIEW FROM EAST



VIEW FROM SOUTH



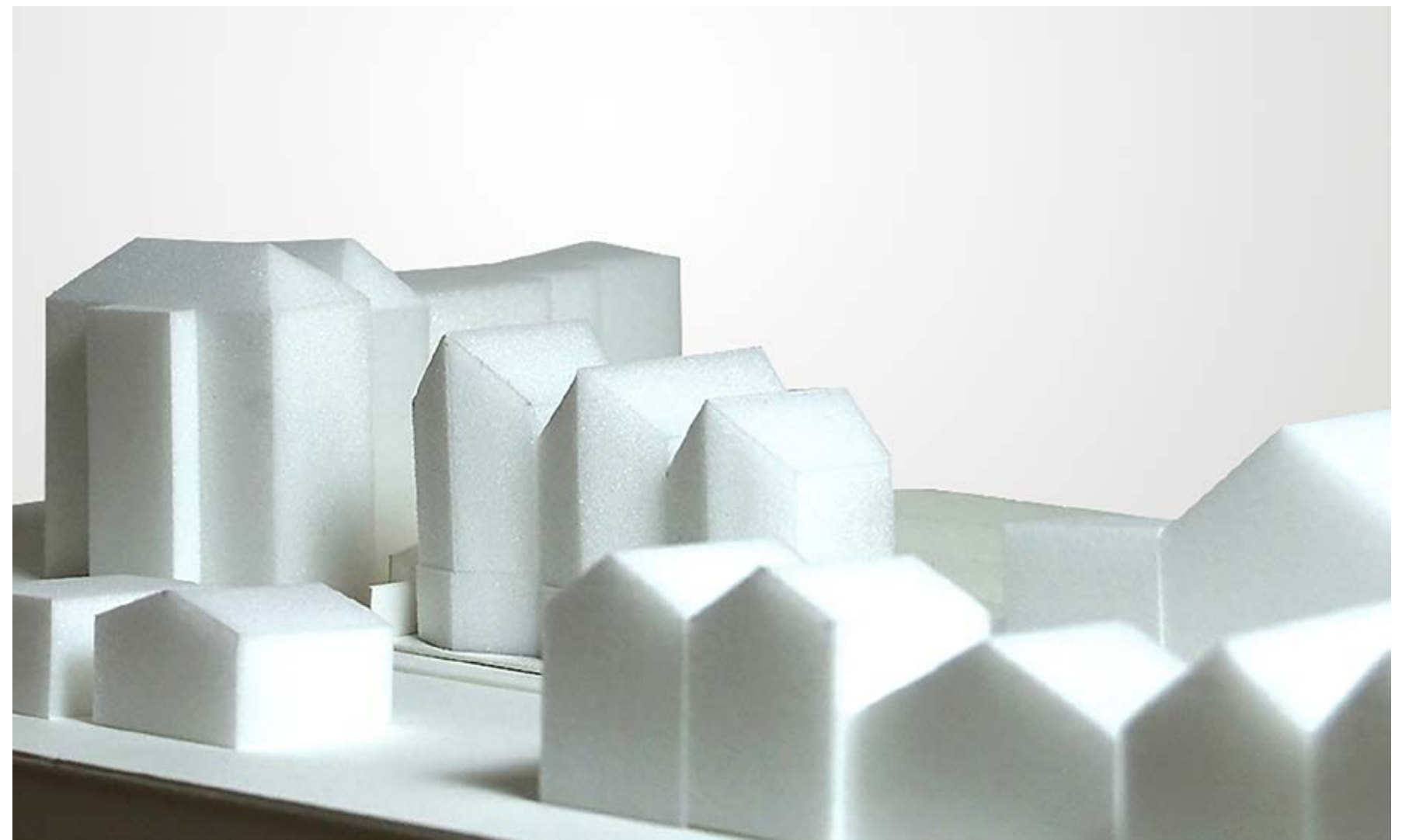
VIEW FROM NORTH/WEST

### 3\_DEVELOPMENT PROPOSAL

#### 3.9 DESIGN DEVELOPMENT - MODEL PHOTOS 2



VIEW FROM ABOVE



VIEW FROM SOUTH/WEST



## 3\_DEVELOPMENT PROPOSAL

### 3.10 STREET VIEW\_ARTIST'S IMPRESSION

We have tested the scheme's massing and proportions and how it would be perceived by pedestrians walking down Gondar Gardens.



STREETVIEW LOOKING SOUTH

### 3\_DEVELOPMENT PROPOSAL

#### 3.11 STREET VIEW\_ARTIST'S IMPRESSION

We have tested the scheme's massing and proportions and how it would be perceived by pedestrians walking up Gondar Gardens.



STREETVIEW LOOKING NORTH



## 3\_DEVELOPMENT PROPOSAL

### 3.12 REAR VIEW\_ARTIST'S IMPRESSION

We have tested the scheme's massing and proportions and how it would be perceived from the rear gardens.



VIEW ACROSS THE REAR GARDENS

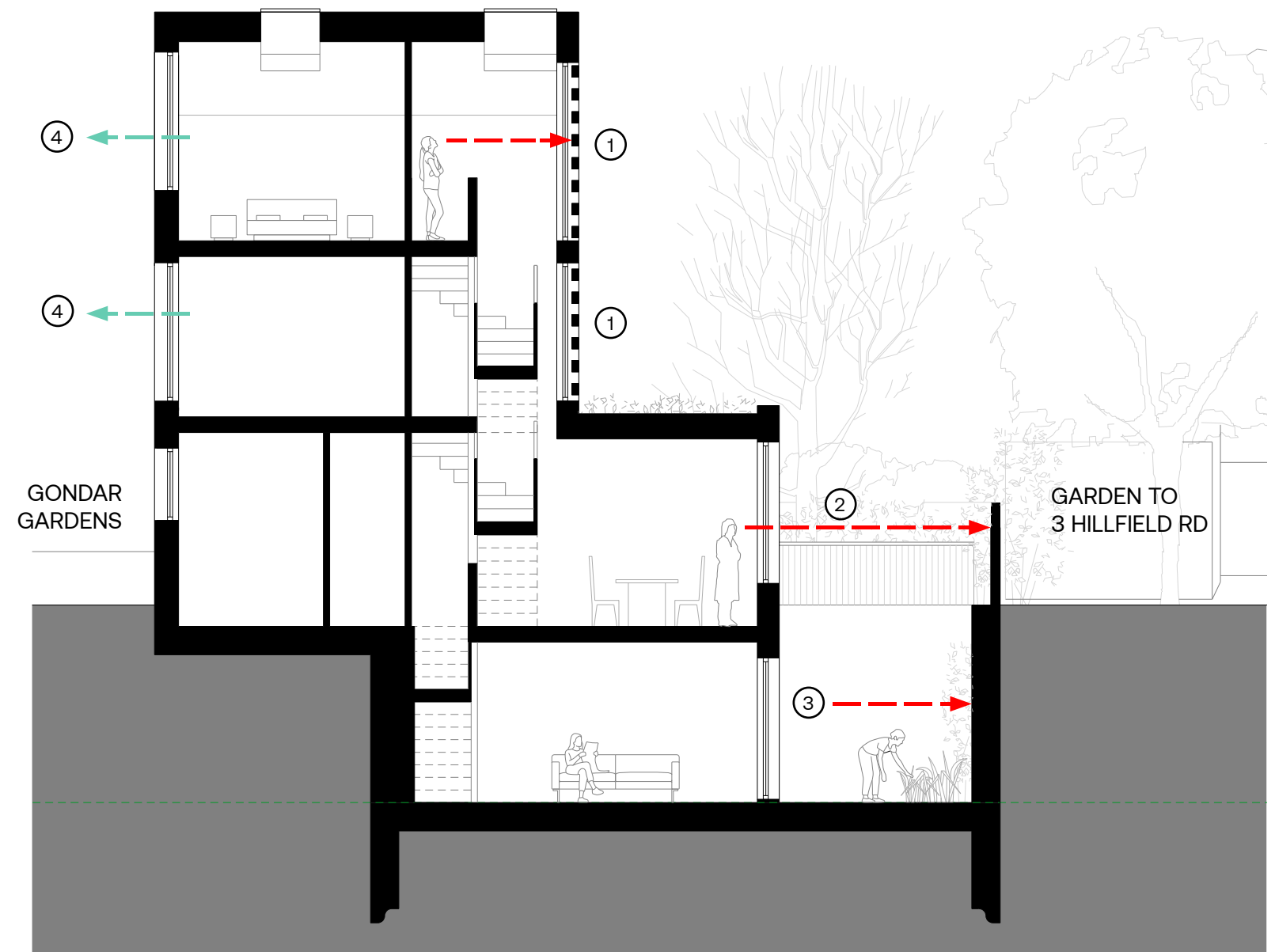
## 3\_DEVELOPMENT PROPOSAL

### 3.13 OUTLOOK AND PRIVACY

The scheme's design has been based on a strategy to avoid overlooking or disturbing the neighbour's privacy.

Therefore no windows have been located in either the south or the north facing flank walls. All habitable rooms at the upper levels have been placed to the front of the building overlooking the street. The upper level windows facing the gardens to the east have either obscured glazing or are covered with a brick screen.

- 1 Perforated brick screens to the staircases facing the neighbouring gardens to the east. No other windows on the upper storeys except to bathrooms, which are fitted with obscured glazing.
- 2 No overlooking from groundfloor kitchen windows due to a 1.8m high garden wall separating the sites.
- 3 Outlook from lower ground floor accommodation only into private patio in lightwell.
- 4 All habitable rooms at upper levels are located facing west overlooking Gondar Gardens.

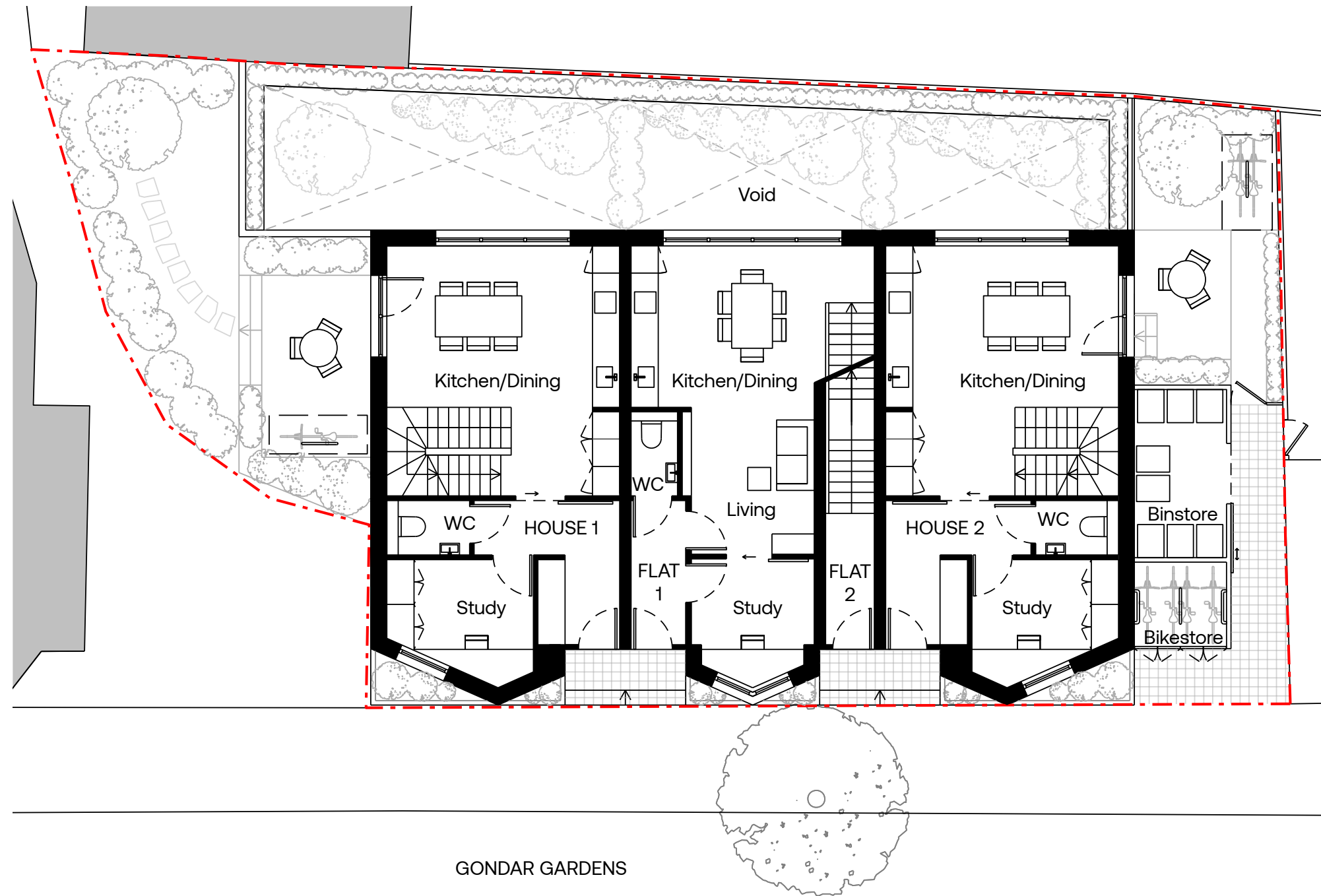


**DIAGRAMATIC SECTION**  
Outlook & overlooking



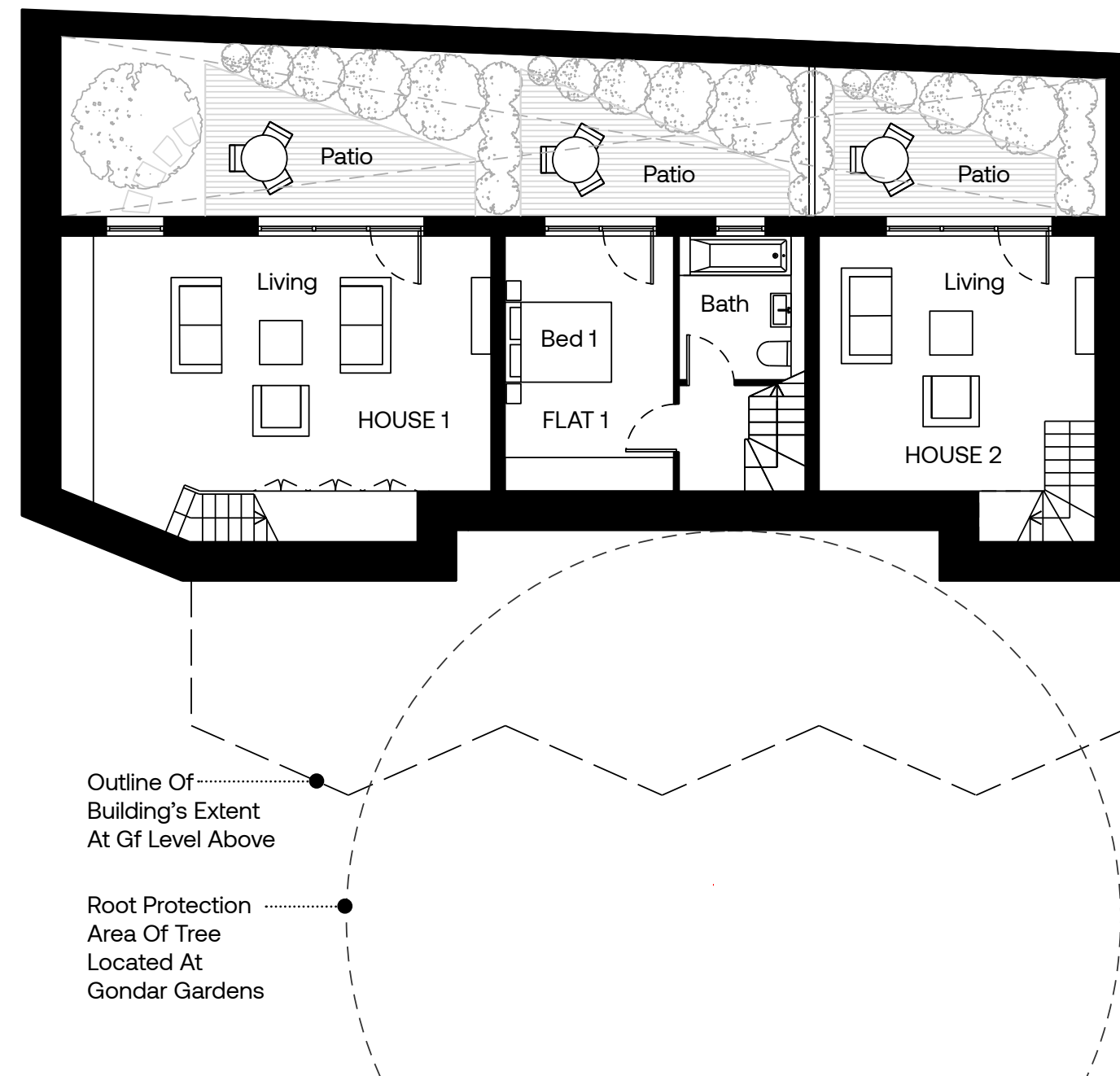
### 3\_DEVELOPMENT PROPOSAL

#### 3.14 PROPOSED GROUND FLOOR LAYOUT NTS



### 3\_DEVELOPMENT PROPOSAL

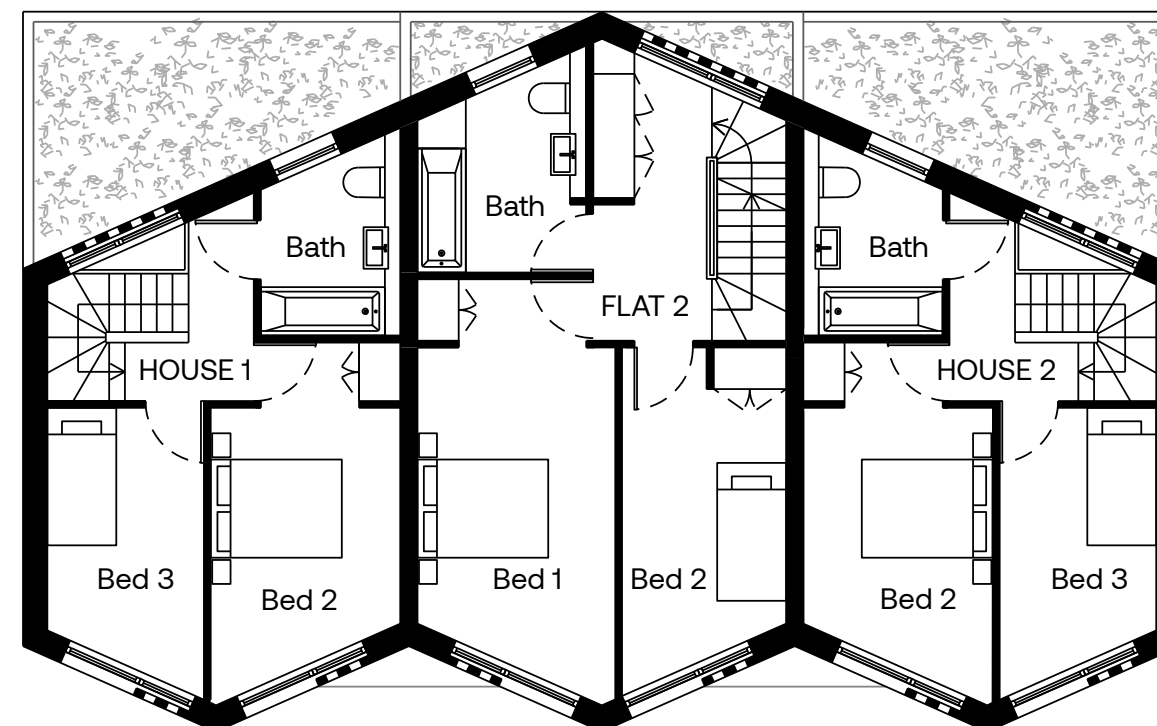
#### 3.15 PROPOSED BASEMENT LAYOUT NTS





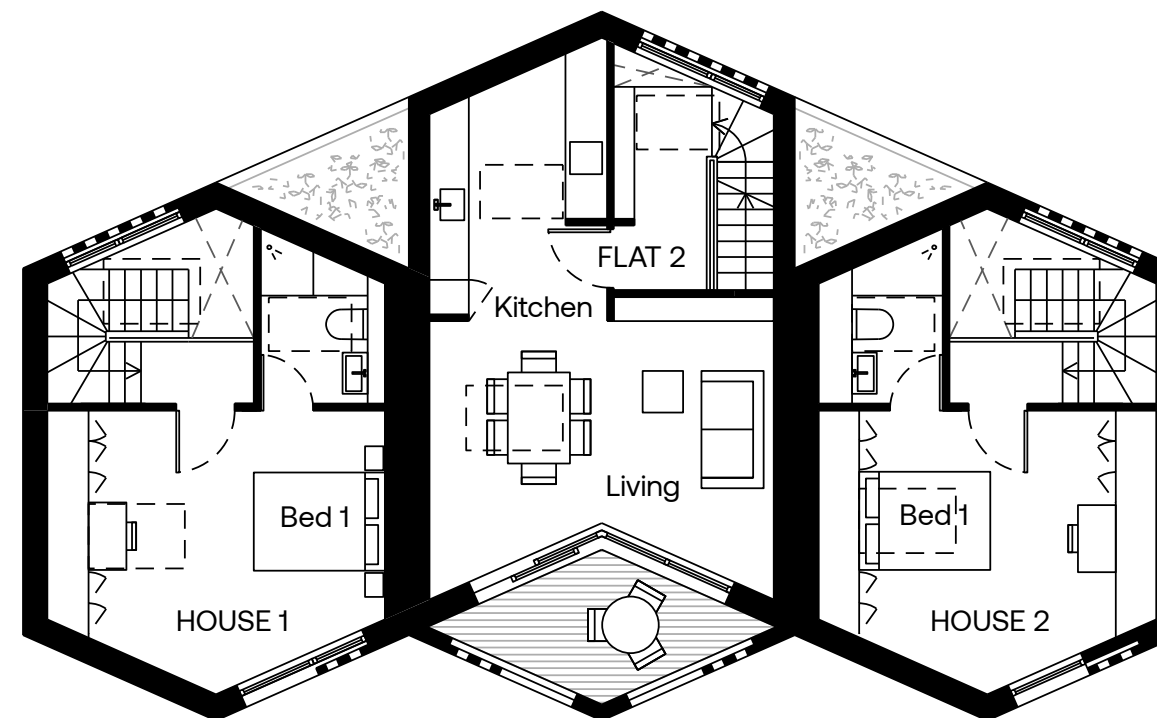
### 3\_DEVELOPMENT PROPOSAL

#### 3.16 PROPOSED FIRST FLOOR LAYOUT NTS



## 3\_DEVELOPMENT PROPOSAL

### 3.17 PROPOSED SECOND FLOOR LAYOUT NTS



## 3\_DEVELOPMENT PROPOSAL

### 3.19 AREA SCHEDULE AND UNIT MIX

The proposed scheme consists of 4no units, containing:

2no 3-bed houses (5 person),  
1no 2-bed flat (3 person) and  
1no 1-bedroom flat (2 person)

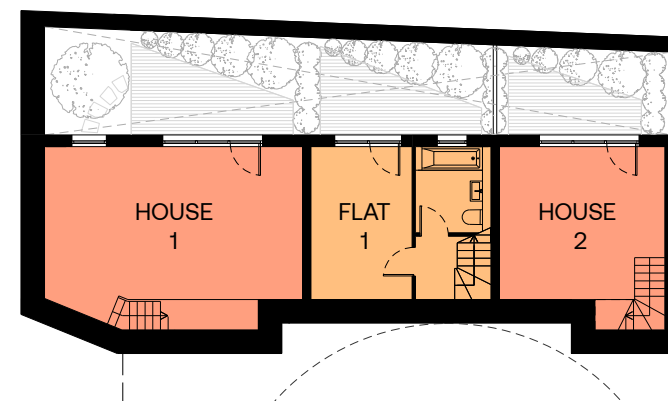
<b>HOUSE 1</b>	3 bed
GIA Total: 146sqm Amenity: 71sqm	

<b>HOUSE 2</b>	3 bed
GIA Total: 126sqm Amenity: 32sqm	

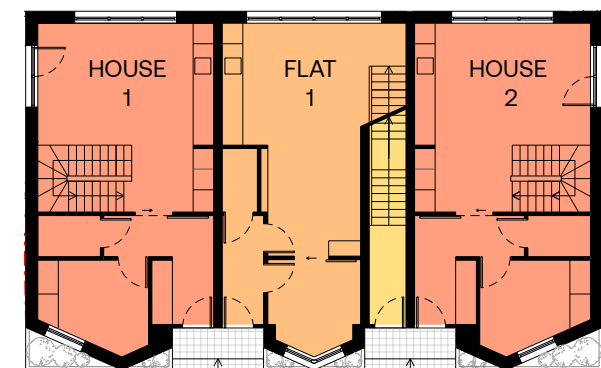
<b>FLAT 1</b>	1 bed
GIA Total: 64sqm Amenity: 16sqm	

<b>FLAT 2</b>	2 bed
GIA Total: 84sqm Amenity: 6sqm	

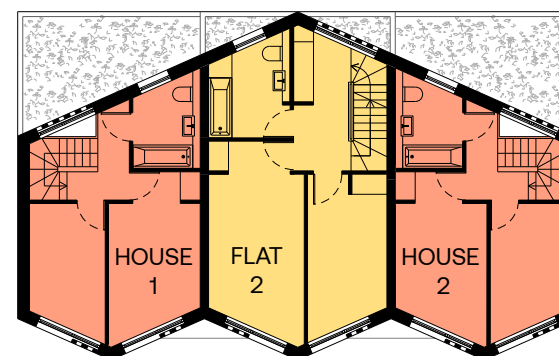
<b>AREA TOTAL</b>	
4no units	
GIA Total: 420qm	



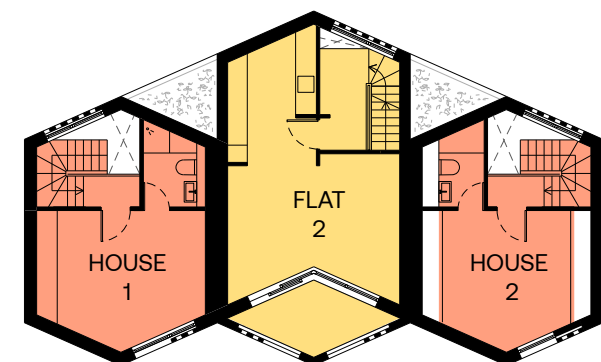
PROPOSED BASEMENT FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN