

# Design and Access and Heritage Statement

Application for the Addition of Car Stackers to the Approved Carpark Proposal and the replacement of an existing solid lobby door to a glazed door at Jack Straws Castle, Hampstead, London, for Albany Homes Ltd

November 2021

Quinlan Terry Architects

The Old Exchange High Street Dedham Colchester CO7 6HA

Telephone: 01206 323 186 Email: [eric@qtarchitects.com](mailto:eric@qtarchitects.com) Website: [www.qtarchitects.com](http://www.qtarchitects.com)

### Site and Building Description. (Drawing 1370-7A, 1370-21 & 1370-25)

The car park site lies to the north of Jack Straws Castle. This is a Grade II Listed Building (List entry No: 1113189). It was designed by Raymond Erith between 1962 and 1964 in the style of an eighteenth-century coaching inn.

In the west of the site are two proposed houses similar in design to the Old Courthouse south of Jack Straws Castle.

Entrance to the carpark is via Heath Brow in the north of the site. The ground from the Heath Brow entrance climbs up to North End Way which means the carpark is mostly below pavement level on the north and east of the site with a brick retaining wall and a white post and rail fence designed by Raymond Erith.

### Recent Planning History (Drawings 1370-14A)

Planning and Listed Building Consent for two new dwellings to the north of Jack Straws Castle was granted in May 2021 (Appeal A Ref: APP/X5210/W/20/3261840 & Appeal B Ref: APP/X5210/Y/20/3261841).

The original application included hard and soft landscaping designs for the new carpark layout. These designs were approved as part of the appeal decision but with Condition 14 stating that *"Prior to occupation of the development a revised parking layout to include disabled parking shall be submitted to and approved by the local planning authority."*

The redesigned layout to satisfy Condition 14 was submitted on drawing 1370-14A to Camden on 11<sup>th</sup> August and was approved on 16<sup>th</sup> September 2021 (2021/3263/P).

### Proposal to Add Car Stackers to the Approved Design (Drawings 1370-24, 8149-HOR-F-01-T2 & 8149-HOR-F-02-T3)

This application relates to the addition of 3no. car stackers to the approved carpark design which are required to maximize the use of the car park for the existing tenants of Jack Straws Castle. (The approved proposed development for two new houses is car free).

The car stacker is a product which allows cars to be parked in a pit below ground with another car parked above with a hydraulic lift. It takes 1 minute 13 seconds for the car stacker to rise allowing a car to enter. See Appendix A for Car Stacker photographs. The fixed position of the car stacker is in the lowered position and the chosen product has the car park finish installed on the upper deck. This means that the car park will appear the same as the approved design except when cars are parking in the lower level. The car stackers are remotely operated, and all the mechanisms required for operation are housed within the car stacker pit. There is no additional visible infrastructure in the carpark.

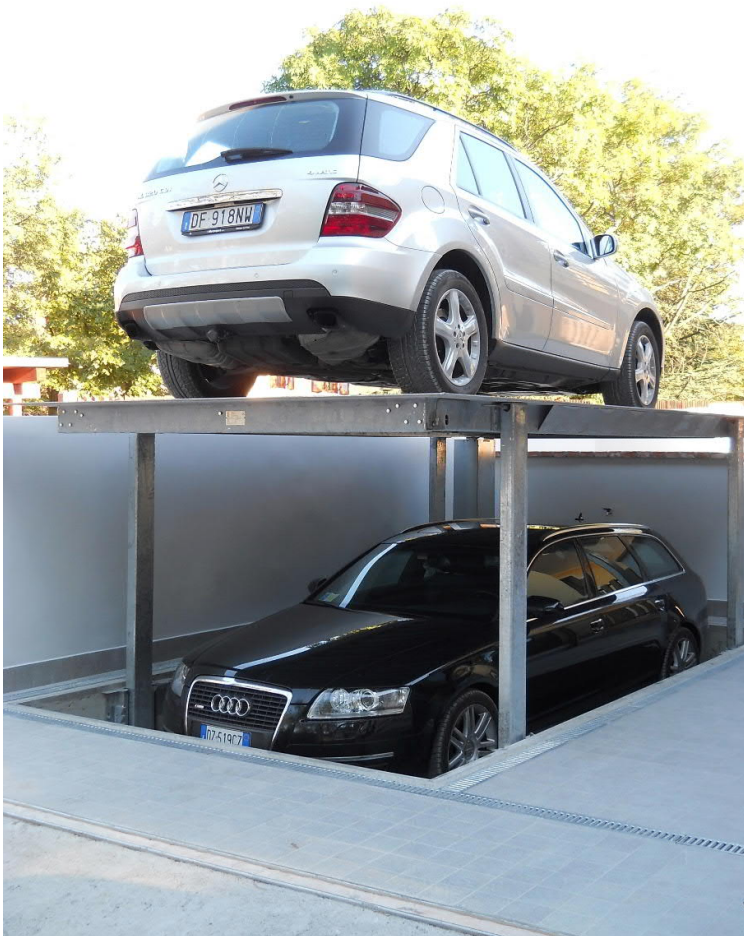
There is a double car stacker in the north-east corner of the site and a single car stacker in the south adjacent to Jack Straws Castle. Retaining and underpinning details are shown on the attached structural engineer's drawings.

### Proposal to add glazed doors to Jack Straws Castle lobby. (Drawings 1370-22 & 1370-23)

The double doors on the east side of the north elevation of Jack Straws Castle access the lobby entrance to the existing flats giving level access from the carpark to the lift. It is proposed that the existing solid doors (See Photograph 1 in Appendix B) are replaced with half glazed doors to add natural light to the lobby. The doors are made of painted hardwood in a hardwood frame.

Appendix A.

Car Stacker Images.



Appendix B.

Existing Lobby Door Photograph

