3 Rosemont Road, Hampstead

Proposed redevelopment of 3 Rosemont Road, Hampstead NW3 6NG

Design & Access Statement

March 2022

Contents

1.0 Introduction

1.1 Project Overview

This Design and Access Statement has been prepared on behalf of Jamm Living Ltd to support the planning application for the change of use and conversion of the site at 3 Rosemont Road to convert the existing building from Class E [office] accommodation into 3 C3 [residential] units over 3 storeys.

The Applicant's brief is to update the property to bring the accommodation up to modern standards, whilst contributing to the local housing requirements. On balance, the proposed works represent minimal intervention to the existing building, and will activate a currently underused site.

This report should be read in conjunction with the Planning Statement prepared by Savills, and other supporting information.

2.0 Site

2.1 Site Location

The application site is located in between South Hampstead and Hampstead in the London Borough of Camden. The site is located just west of Finchley road and north of the O2 shopping centre.

Rosemont Road runs west from Finchley road, and is accessed along a one way system via Lithos Road to the north.

The site is well located with good transport links to Finchley Road underground station [serving the Jubilee and Metropolitan line] and Finchley road and Frognal overground station within close proximity. West Hampstead Thameslink is also a 10 minute walk away. There are also lots of bus stops in close proximity. The application site has a PTAL rating of 6a.

The immediate vicinity of the application site is mixed use in nature, with a vibrant mix of commercial and residential along Finchley Road and Rosemont Road itself. The nearest green spaces are Primrose Hill [approx. one mile to the south] and Hampstead Heath [approx. one mile to the east].

The application site measures 0.012HA and is fully land-locked by the adjoining buildings along Finchley Road [nos. 293 - 305] and Lithos Road [no.1-1C].

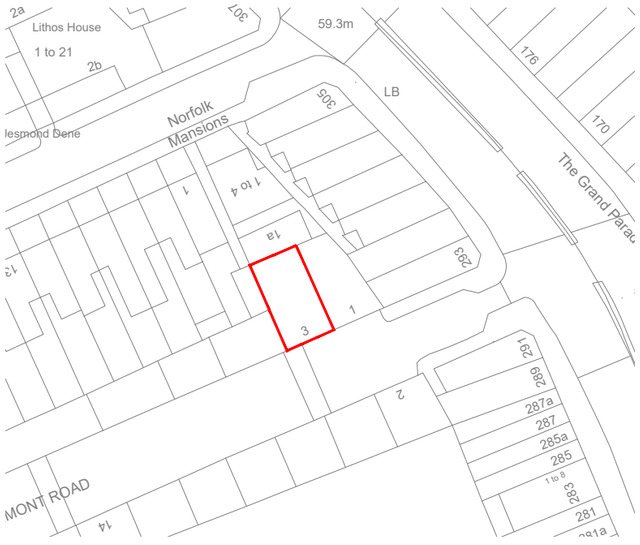


Fig. 1 Location plan - 1:1000

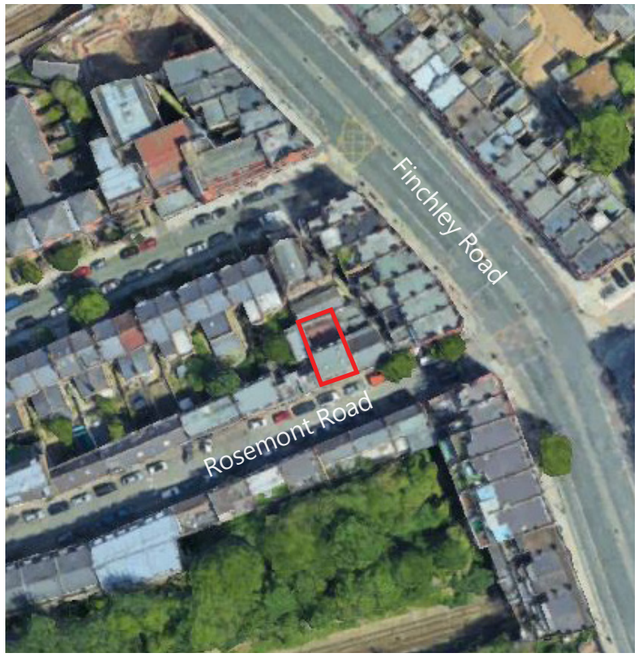


Fig. 2 Site Location

Fig. 3 Wider site context

2.2 Existing Context

Rosemont Road runs east to west, and is assessed via a one way system from Lithos Road to the north. The road is characterised by a mews type development flanking both sides of the road.

Typical of the road is building frontages directly onto the pavement, with no private garden spaces to the front. This makes for a particularly urban appearance, with entrance doors opening directly onto the pavement.

Buildings along Rosemont Road are generally consistent in terms of scale, but vary in respect of mansard and elevations treatments.

With parking to both sides of the road, there are a variety of different uses including industrial, business and residential occupancy.

Fig. 4 View key

Fig. 5 View 1 - looking east towards Finchley Road

Fig. 6 View 2 - looking west away from Finchley Road

2.3 Existing Building - External

The application property is a brick built two storey structure, with a mansard roof extension added to the original structure. The application property has had historical work to raise the party parapet walls, to enclose the mansard roof accommodation.

Adjacent buildings are two storey, with roof accommodation without the mansard additions.

To the front, the external facing is in adequate condition, having been recently cleaned. At ground floor level, the existing arched entranceway sets the front door back from the pavement, albeit a projecting step entrance means there is not level access into the property.

Ground floor windows have security grilles to the external face, with the first floor french doors and juliet balcony to central section.

Elsewhere to the front, there are items of air-conditioning equipment mounted to the external walls which served the office spaces within.

To the rear, the ground floor accommodation covers the entirety of the site. At first floor level, the back line of the existing terrace provides access onto a rear external terrace area, which sits above the ground floor rear office below. This area is accessed from a door on the internal stairwell. This external space houses air-conditioning equipment serving the internal office spaces.

Fig. 7 Front elevation

Fig. 8 Rear terrace

Fig. 9 Step from pavement

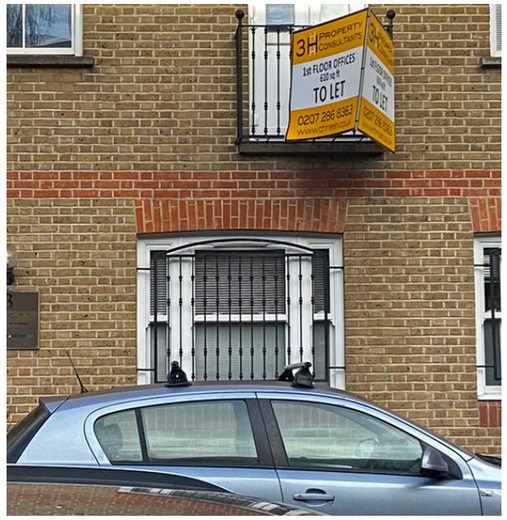


Fig. 10 Grilles to front windows

Fig. 11 Rear access door onto terrace

2.4 Existing Building - Internal

The existing building comprises office accommodation across three floors. At ground floor level, the entranceway provides access to a shared staircase in the centre of the building.

Further beyond, there is access to two separate offices. To the front, office A has windows overlooking Rosemont Road. to the rear, office B has rooflights incorporated into the flat roof, bringing daylight deep into the plan.

Moving up the building, the terrace is accessed from the first floor stairwell, with two separate offices at first and second floor levels.

The condition of the internal fit-out is generally tired and dated. There are areas of dilapidation where remedial works will be required as a matter of urgency, such as the rooflights at second floor level.

Not unsurprisingly, there is no architectural interest or detail of merit within the internal spaces of the building.

Fig. 12 Shared stairwell

Fig. 13 First floor office space

Fig. 14 Entrance doorway

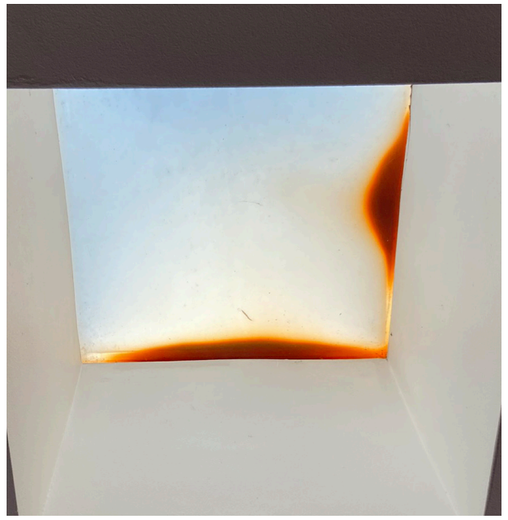


Fig. 15 Second floor rooflights

Fig. 16 Rooflight incorporated into the ground floor rear spaces

2.5 Existing internal accommodation

The adjacent existing floor plans indicate the simple floor plan configuration of the existing building.

There is extensive drainage provision on site to service the WCs and kitchen across all storeys of the building. In addition, there a vertical risers contained within the existing linings.

Below is an extract from the existing sections showing the rooflight at the rear of the building, servicing the current ground floor office space.

The current use of the building falls under Class E [office]. Refer to accompanying 3H marketing information for details of how the current property has been marketed for lease over the recent period.

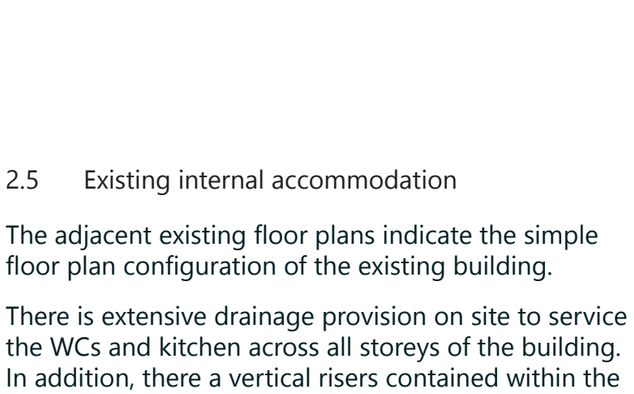


Fig. 17 Rooflight - not to scale

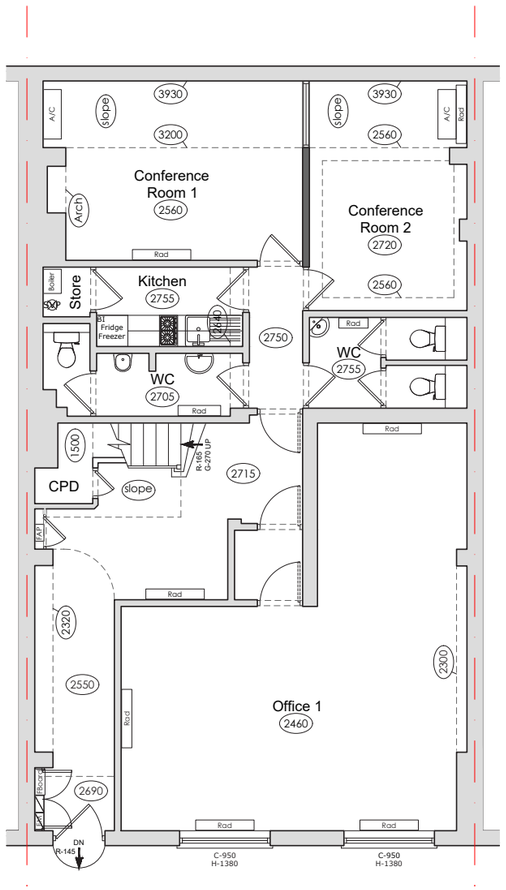


Fig. 18 Ground floor plan - not to scale

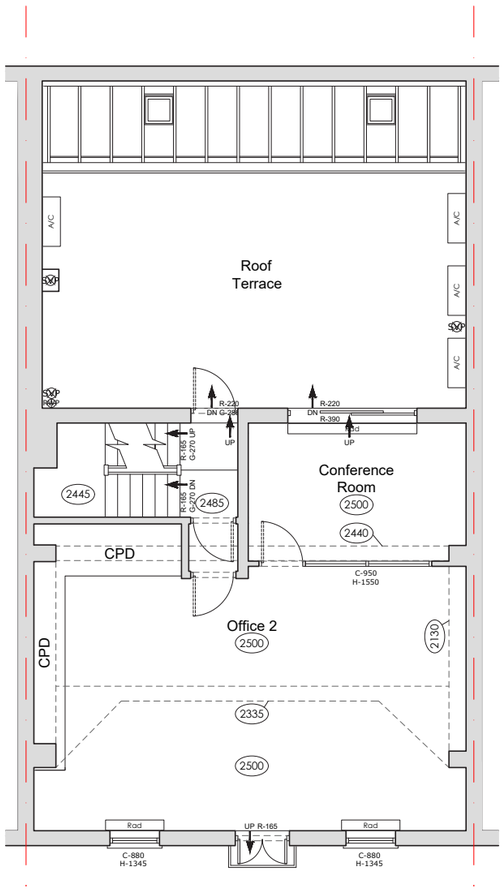


Fig. 19 First floor plan - not to scale

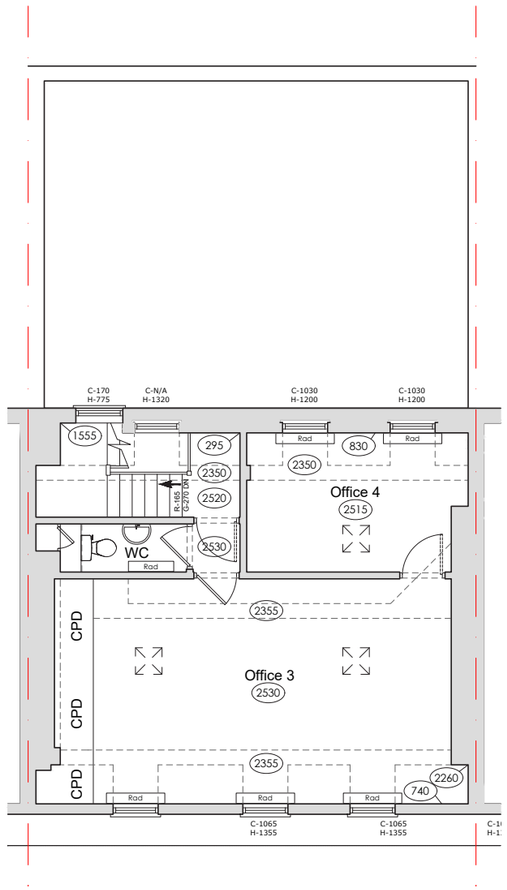


Fig. 20 Second floor plan - not to scale

3.0 Planning History

3.1 Planning History

There is historic planning information relating to previously completed building work as follows:

ref: 8803928
Permission Granted 28/09/1988
Erection of a mansard roof extension with dormers at front and rear for use for purposes within Class B1 of the Town and Country Planning (Use Classes) Order 1987 together with the insertion of a replacement ground storey elevation the insertion of patio doors and formation of a roof terrace at rear first floor level and the erection of balcony railings at front first floor level as shown on drawings No.1161/1 2 3A and 4a revised on 15th August 1988.

3.2 Pre-application summary

A Pre-application was made in 2021 by another agent, covering the following works:

Proposal:

Conversion of office to 3x residential units, external alterations include installation of a new external door in place of the front elevation window and to the rear existing door leading onto the roof terrace is to be replaced with a window. The application proposals were generally supported subject to a number of matters being developed for a forthcoming application, as follows:

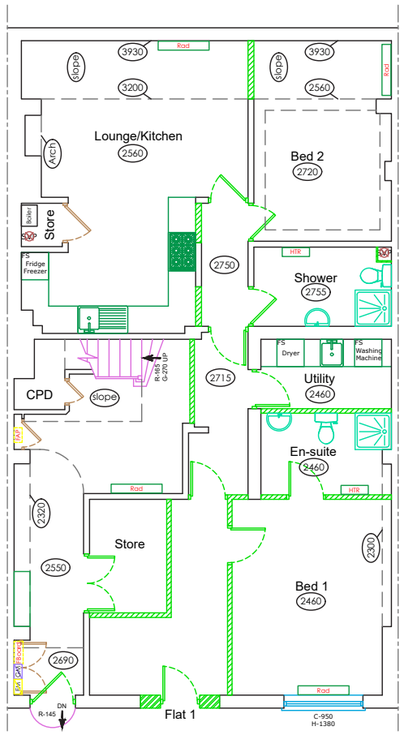
- Review of internal layouts to improve accommodation

- Evidence of marketing for the change of use

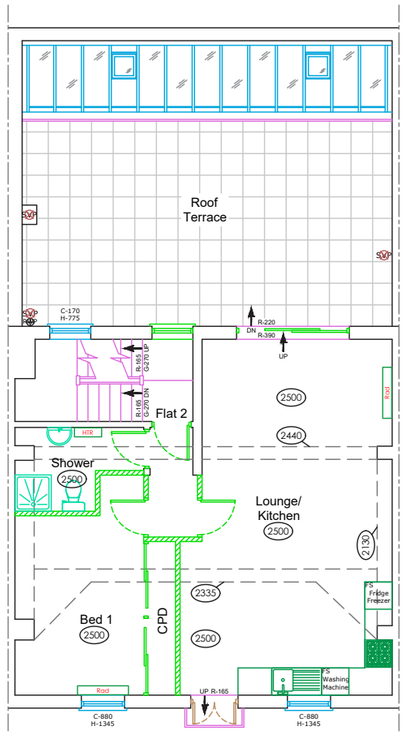
- Commitment to no parking

The following sections address the specific design and planning comments raised in the Pre-application feedback.

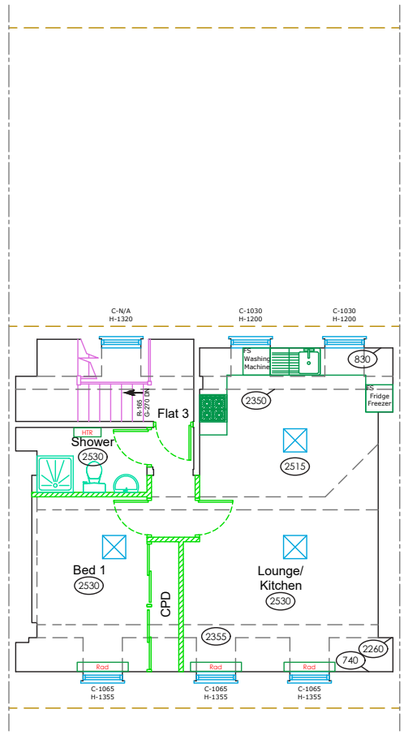
Fig. 21 Pre-application submission by Jones Melling - Not to scale



Proposed Ground Floor Plan
1:100



Proposed First Floor Plan
1:100



Proposed Second Floor Plan
1:100

Revision	Description	Date

Do not scale from this drawing. All dimensions, levels and such like are to be checked on site by the Contractor prior to preparation of shop drawings / commencement of work on site.

This drawing is to be read in conjunction with all relevant Consultant's and / or Specialist's drawings / documents, and any discrepancies or variations are to be notified to Jones Melling before the affected work commences.

Client: Gaby Lazarus
Address: 3 Rosemont Rd, West Hampstead, London, NW3 6NG
Project: Measured Survey
Purpose of Issue: Information
Title: Floor Plan OPTION 2
Scale: 1:100 @ A3 | Drawn By: LG | Checked By: DS | Date: 02/12/20
Job No.: 20.4551
Drawing No.: P02
Revision:

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4.0 Proposed Development

4.1 Proposed layouts

The application proposals comprise the following accommodation, accessed from the following levels:

Ground:

R1: 2B 4P apartment @ 92.5 sqm

First:

R2: 1B 2P apartment @ 57.0 sqm

Second:

R3: 1B 2P apartment @50.0 sqm

Mix:

1bed x 2 = 67%

2bed x 1 = 33%

Standard of accommodation:

All units meet or exceed the minimum space standard set down by the London Plan. Internal accommodation is easily accessed from a shared entranceway, and generous stairwell. Spaces within the flats also meet minimum space standards, and provide light, comfortable and well ventilated accommodation.

The general arrangement of the floor plate and stairwell lends itself to have a single flat per floor.

Key

- External amenity space
- 1 Bed
- 2 Bed

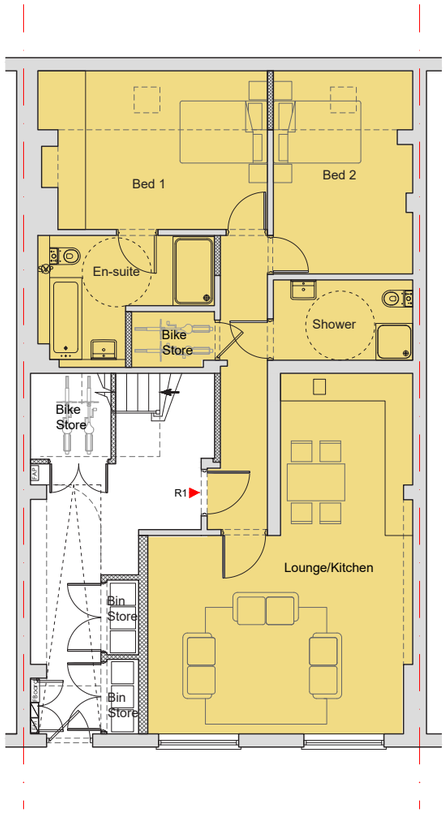

Fig. 22 Ground Floor Plan

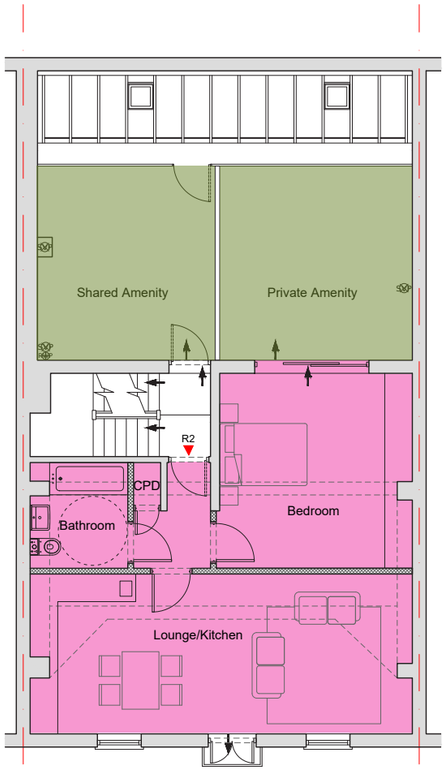

Fig. 23 First Floor Plan

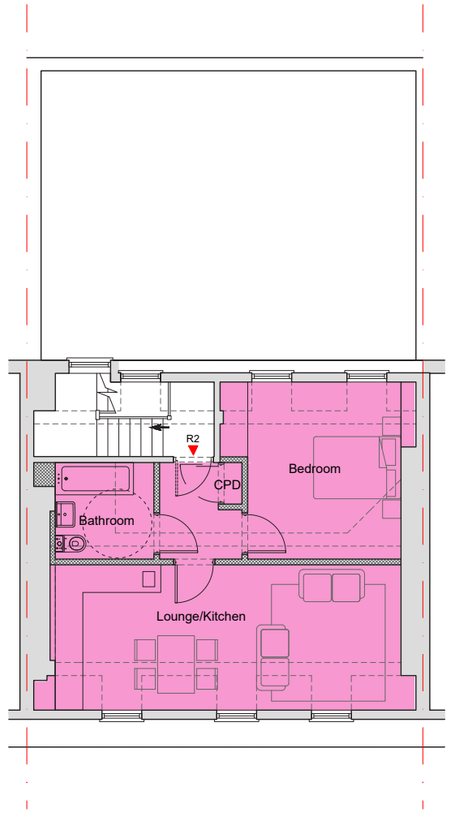

Fig. 24 Second Floor Plan

4.2 Addressing Pre-application design comments

The following layout comments were received on the Pre-application submission in 2021. Outlined in blue are the updated design changes implemented to address the officer's comments:

The proposed two 1 bed units on the first and second floor would be dual aspect and have access to light, ventilation and outlook through the existing windows and dormers windows. The 1 two bedroom unit on the ground floor level would only be single aspect, we would suggest that this layout be changed, so that the quality of accommodation can be improved. The rear elevation has almost no outlook with light only coming from a rooflight that runs across the width of the property at a slanted angle. Officers would suggest to move the bedrooms at the back of the unit and move the living space to the front.

Design updates: The accommodation at ground floor has been reconfigured to position bedrooms to the rear of the dwelling, making use of the angled rooflight overhead.

Also look to improve the front street elevation, we would suggest to keep 2 front windows at ground floor level.

Design updates: Two windows are now retained at ground floor level, with the flat entrance door internal from the shared corridor entranceway.

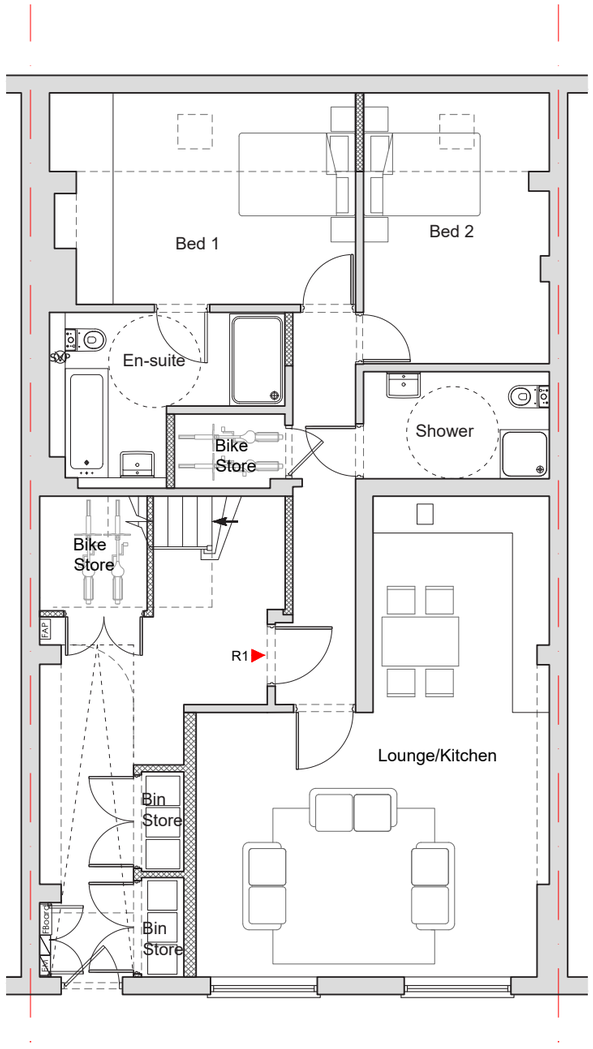

Fig. 25 Second Floor Plan

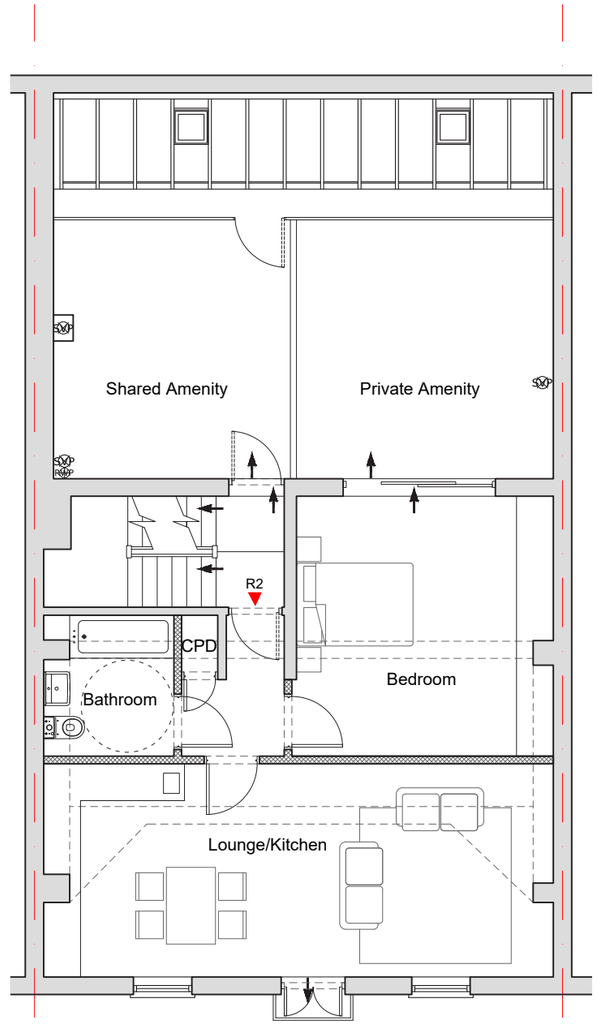

Fig. 26 First Floor Plan

4.3 Works to the front elevation

The Pre-application feedback received from the LPA advised that some work is required to address the balance of works to the front elevation.

The application proposals comprise a limited scope of works to the front elevation, and are mainly focussed on 'making' good the existing presentation of the building, rather than a wholesale redesign. The works comprise:

- Removal of air conditioning condensors and associated pipework, and making good of brickwork where required.

- Removal of existing metal security grilles over the ground floor windows, and making good of the brickwork where required.

- Removal of existing front door and step, and lowering of entranceway to create a flush threshold from pavement level.

- General maintenance of gutters, soffits, windows and flashings to ensure the building is robust and well presented.

Fig. 27 Front elevation - Existing

Fig. 28 Front elevation - Proposed

4.4 Accessibility

Best endeavours will be used to achieve coverage of the Part M(2) requirements, mindful of the limitations of working within an existing building, and the constraints presented by the retention of the existing building fabric.

The following areas have been reviewed to provide uplifted accessibility benefits over the existing B1 use, for future occupants of the residential accommodation:

- Removal of entrance step, and introduction of a ramp into the shared entranceway to provide level access.

- New entrance door into the building to meet the accessibility requirements of Part M.

- 1500mm turning circles to bathrooms, bedrooms and kitchens to allow ease of movement around each of the units.

- Obstructions on circulation routes are minimised to simplify circulation.

- Internal doors width designed to suit the minimum width requirements as set out in Part M(2) where possible within the constraints of the existing fabric.

- The existing stair is being retained, and meets current regulations in respect of Part K - protection from falling

- Internal door widths will be increased to accord with the clear width opening required for Part M.

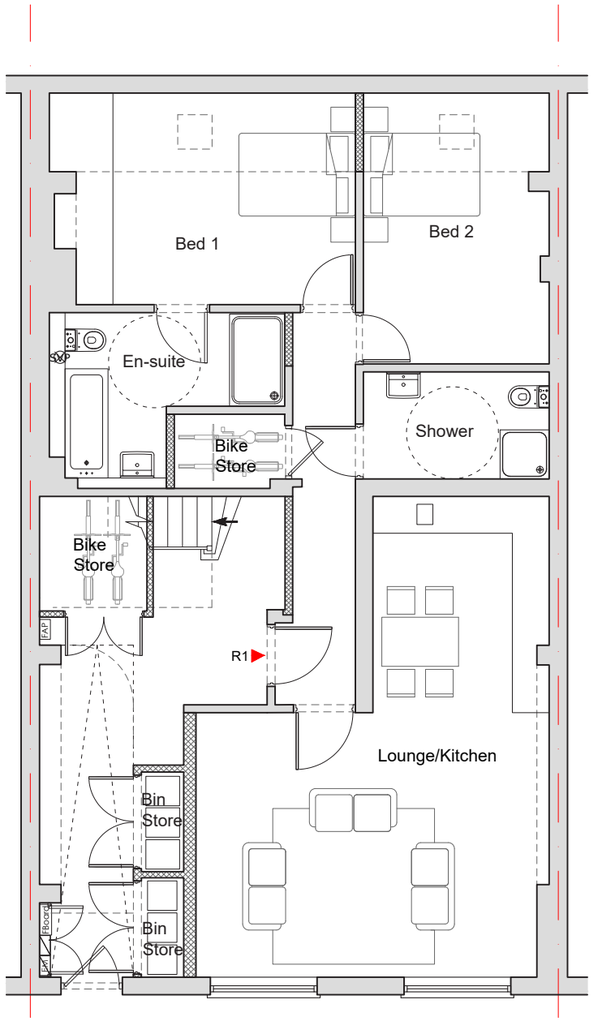

Fig. 29 Proposed Floor plan

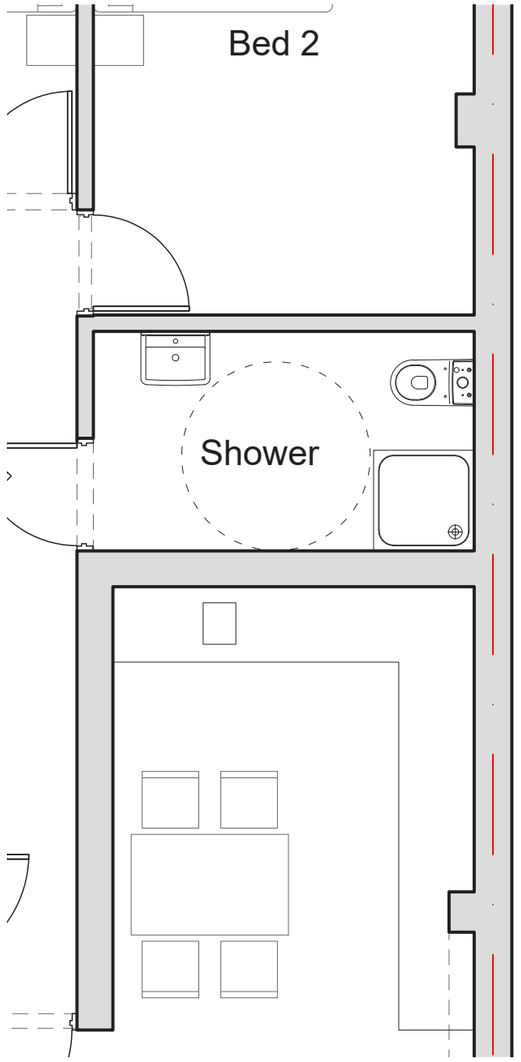

Fig. 30 Accessiblity highlights

4.5 Flood

The site is located within a Flood zone 1 and is considered to be at low risk of flooding.

The conversion of the existing building proposes the re-use of all existing drainage connections, in full accordance with the British Building Regulations.

4.6 Daylight

The rear existing angled rooflight is extensively glazed along the full width of the building, and provide very generous light levels into the accommodation below. The application proposals allocate bedroom accommodation in this area, to benefit from the positioning of the rooflight and privacy from the screening above.

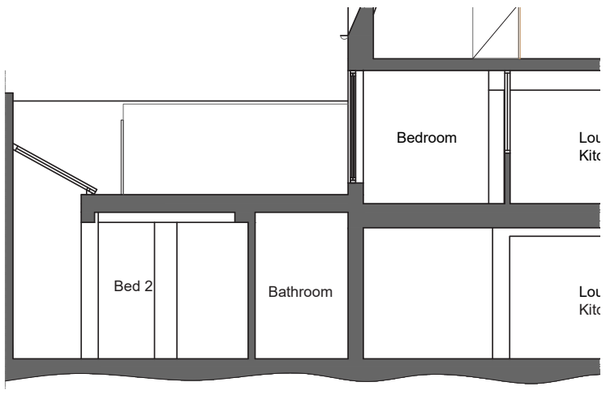

Fig. 31 Proposed rooflight format - not to scale

4.7 Affordable Housing

Pre-application feedback was received as follows:

Payments-in-lieu are derived by calculating the affordable housing floorspace required, and converting this to a payment using a 'cost' per sqm. Based on measuring the proposed floor plans the proposal involves 240 sqm (GIA) residential floorspace, so the sliding scale in this instance would require a provision equal to 2% of the total C3 floorspace (expressed in GEA).

Please refer to Savill's Planning Statement for details of Affordable Housing contribution.

4.8 Transport

Pre-application feedback was received as follows:

In accordance with Policy T2 of the adopted Local Plan, all 3 residential units would be secured as on-street parking permit free by means of a Section 106 Agreement. This will prevent the future occupants from adding to existing on-street parking pressures, traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport. Whilst no Planning or Design and Access Statement has been submitted with this pre-app, the applicants should be informed that failure to agree to this planning obligation will result in any future application being refused.

A future Section 106 agreement will be provided to secure a car-free development as part of the application proposals.

4.9 Sustainability and Energy

Pre-application feedback was received as follows:

The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. The Council will expect all developments to optimise resource efficiency. The proposal should maximise resource efficiency during occupation through:

• waste reduction;

• enabling low energy and water demands once the building is in use (110 litres per person per day)

The approach to the application proposals has been to ensure the proposals make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- Be lean: use less energy

- Be clean: supply energy efficiently

- Be green: use renewable energy

The starting principle of the development is to retain and re-use as much of the existing building fabric as possible, to reduce the energy involved with demolition and waste disposal, along wiht the associated rebuilding.

Further measures will be undertaken including the use of low water flow fittings, including new insulation and highly efficient windows, to maximise carbon savings for the site.

4.10 Private Amenity

Pre-application feedback was received as follows:

Given that the existing building is not going to be extending and all works would be internal it is not considered that the proposal would cause any harm to the amenity of neighbouring occupiers.

However the current proposal shows that the new first floor unit would be able to walk out onto their roof terrace look directly down into the lounge/kitchen and bedroom of the new ground floor unit, this would be invading the privacy of the occupiers of this new unit and would be detrimental to their amenity and would not therefore be considered acceptable.

The application proposals have been updated to address the comments received from the case officer, as follows:

- Private amenity space to unit R2 now bounded by a low level fence, for notional security/ containment.

- Screening to be provided along the length of the angled rooflight, to prevent overlooking from the shared amenity space down into the unit below.

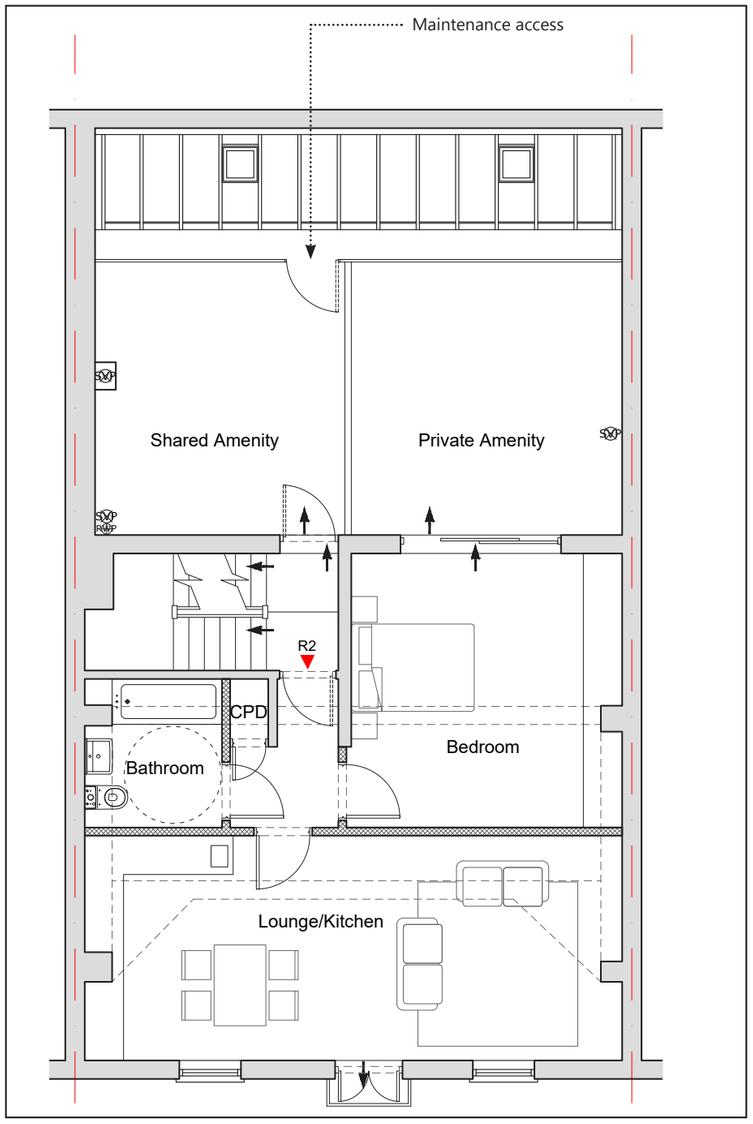

Fig. 32 First Floor Plan - Proposed

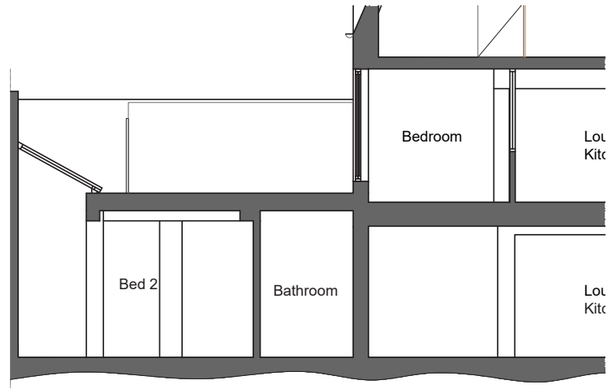

Fig. 33 Proposed rooflight format - not to scale

4.11 Cycle Provision

Pre-application feedback was received as follows:

In line with Policy T1 of the adopted Local Plan, we expect cycle parking at developments to be provided in accordance with the standards set out in the London Plan. For residential units, the requirement is for 1 space per 1 bedroom unit and 2 spaces per 2 bedroom unit. As the proposals comprise the provision of two 1 bedroom units and one 2 bedroom unit, the requirement is for 4 cycle spaces. The submitted plans show an area to the left of the front door of the ground floor 2 bedroom unit which could be used for storing cycles, and a similar sized storage area within the ground floor hall way to the upper floor 1 bed units. Whilst no cycle stands are shown on the plans, it is considered that the drawings for a future application should be amended to show a sliding door to the hallway store and wall mounted stands or similar to both stores. The provision of cycle parking can be secured under the standard approved plans condition.

The application proposals have been updated to address the comments received from the case officer, as follows:

- 2no. spaces for the first and second floor apartments [R2 & R3] located in the GF hallway

- 2no. spaces locatied within R1 at ground floor.

4.12 Refuse Provision

The following waste provision has been accommodated in the application proposals:

Refuse:

120L per unit of general waste

Recycling:

140L per unit of mixed dry recycling

The above storage space for these items is located in the entranceway as highlighted on the plan below.

Food waste:

Space for one 23l food waste bin per flat will be provided.

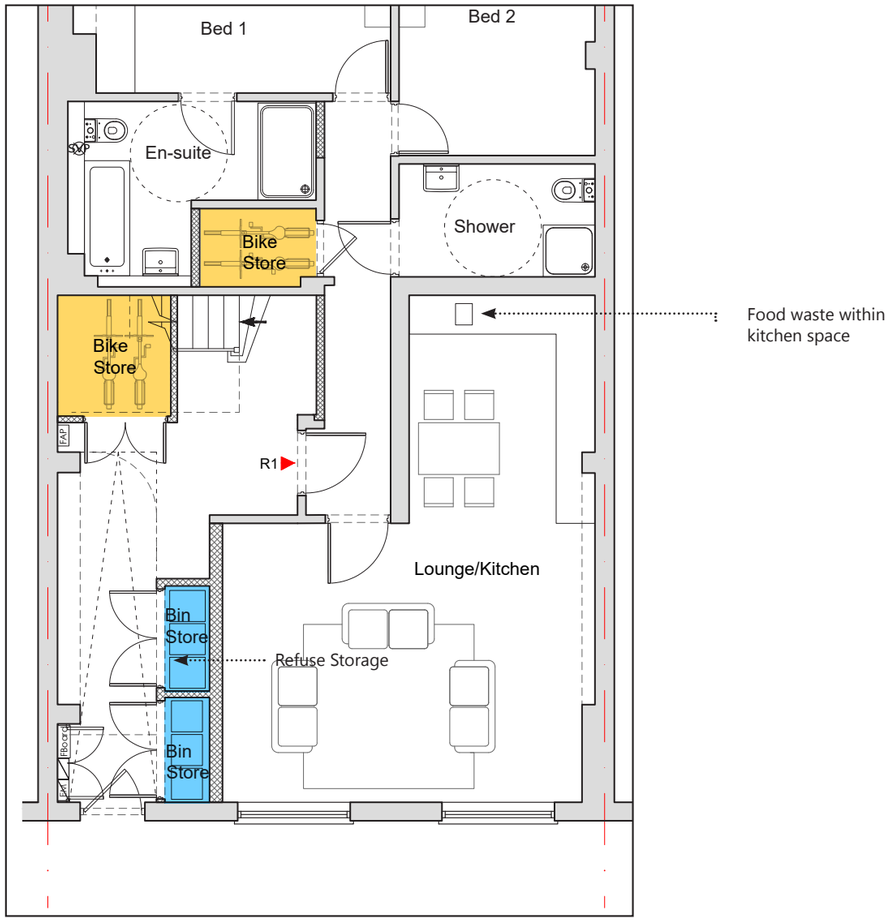

Fig. 34 Ground Floor Plan showing location of Refuse Provision and bike stores

Key

Refuse Storage

Cycle Storage

5.0 Summary

5.1 Summary

The application proposal will provide three dwellings The proposed development has been designed to deliver high quality, much needed housing in a sustainable, central and well connected location. The proposed development delivers high quality accommodation for future occupants, with dual aspect dwellings and external amenity spaces.

The application proposals activate a currently underused site, by converting the existing shell into residential accommodation with minimal intervention to the existing fabric of the building.

In summary, the proposed developed delivers new housing in line with local, regional and national planning policy, whilst carefully balancing the needs of local stakeholder groups.

5.2 Schedule of Accommodation

Ashton Architecture
Unit TB.CC04 The Biscuit Factory, London SE16 4DG

AREA SCHEDULE

PROJECT : 3 Rosemont Road
JOB NO. : 876
TYPE / STAGE : **Stage 3**
REV : -

Type	Entrance Floor no.	Unit no.	Bedrm no.	No. of people	Hab. rm no.	GIA		GEA		Amenity Type	Amenity Area	Notes
						m2	ft2	m2	ft2		m2	
Residential	Ground	1	2	4	3	97.5	1049	100.6	1083	Shared Amenity		
	First	2	1	2	2	57	614	63.3	681	Balcony	10	
	Second	3	1	2	2	50	538	57	614	Shared amenity		
TOTAL RESIDENTIAL		3	4	8	7	**204.5**	**2,201**	**220.9**	**2,378**		**10**	-
TOTAL			**4**	**8**	**7**	**205**	**2,201**	**221**	**2,378**	-	-	
Common Parts						36.3	391	44	474			
		Studio x 0 1 bed x 2 2 bed x 1 3 bed x 0		0% 67% 33% 0%								

Please note that these areas may be subject to minor change resulting from the detail design coordination of SE and MEP information