

Flat 4, Northcote Mansions, London, NW3 1DT

Design and Access Statement [2014 SP DS001]

May 2022



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1.0 Introduction

This Design and Access Statement accompanies the Planning Application for the proposed works to Flat 4, Northcote Mansions, London, NW3 1DT, now submitted to the Planning Authority on behalf of Ariana Mouyiaris Meininger and Alex Meininger by their agent Alex Smith at Studio P LLP.

The following document has been produced in support of the application for planning permission to the top floor flat at Northcote Mansions, London, NW3 1DT which is within a conservation area. The intention is to make a small alterations to the rear roof slope and northern gable in order to provide natural light and occasional ventilation to the attic space.

Its aim is to demonstrate that the proposals will not have a detrimental effect on the conservation area or on the character of the existing building.

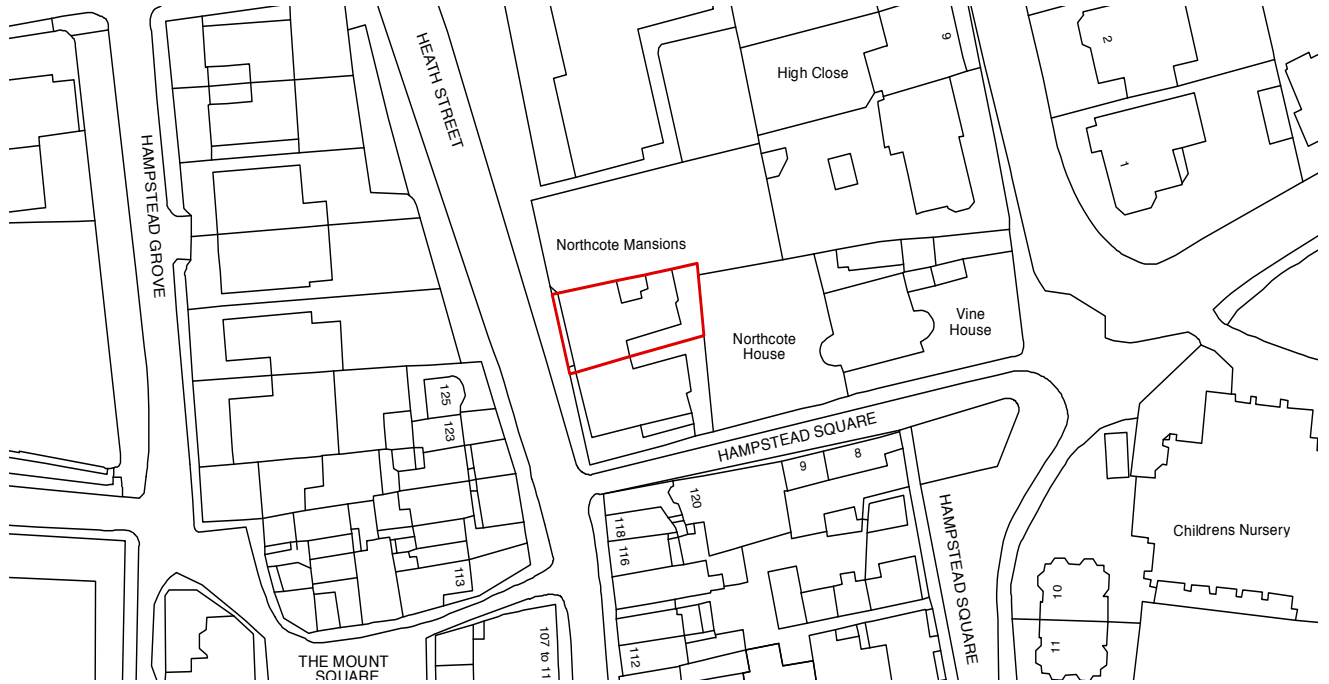
The proposed modification is relatively minor and is as follows:

Side Gable:

New sash window to northern gable wall between fourth floor and the roof level

2.0 Site

The site is located on the eastern side of Heath Street. The property comprises a self contained purpose built flat occupying the entire top (third) floor of the five storey semi detached mansion block Northcote Mansions, which comprises of four flats. The property was built between circa 1895 and 1905 and occupies a sloping plot at the top end of Heath Street, bounded by Queen Marys Hospital to the north and Northcote House to the east.



Location Plan (OS)

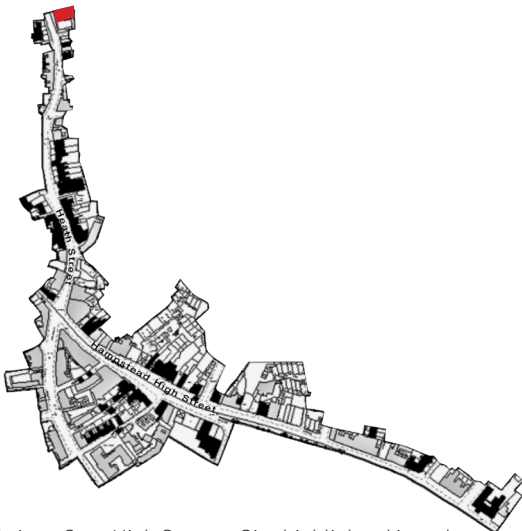


Aerial Photograph (Googlemaps)

2.1 Conservation Area



Hampstead Conservation Area Extent - Site highlighted in red



Sub Area One: High Street - Site highlighted in red

Located at the northernmost end of the Heath Street / Hampstead High Street Sub Area of the Hampstead Conservation Area, "Northcote Mansions provide a dramatic change in scale north of Hampstead Square with four storeys, originally red brick with stone banding, though half of it has unfortunately been painted"

The half which remains unpainted has been identified as a building that "makes a positive contribution" to the character of the conservation area.

2.2 Planning History

Date: 20-02-2004

Application: 2004/0278/P

Application Type: Full Planning Permission

Address: Northcote Mansions, 122 Heath Street, London, NW3 1DT

Description: The change of use of the existing self-contained flat on the ground floor and vacant basement space to 3x self-contained flats, with associated minor alterations to the front and rear elevations.

Decision: Refused

Appeal Lodged: 15-07-2004

Appeal Dismissed: 10-02-2005

Date: 22-06-2004

Application: 2004/2422/P

Address: Northcote Mansions, 122 Heath Street, London, NW3 1DT

Application Type: Full Planning Permission

Description: The change of use of the existing self-contained flat on the ground floor and vacant basement space to 3x self-contained flats, with associated minor alterations to the front and rear elevations.

Decision: Refused

3.0 Existing Building

The north-facing flank wall is of grey brick and has no fenestration currently. It faces onto the gardens of Queen's Mary's Hospital where there are several mature trees that are taller than the ridge of Northcote Mansions and also run along the boundary wall of QMH along Heath Street.

The flank wall is not generally visible from Heath Street due to the presence of the large trees and tall boundary wall. See photos below for illustration.



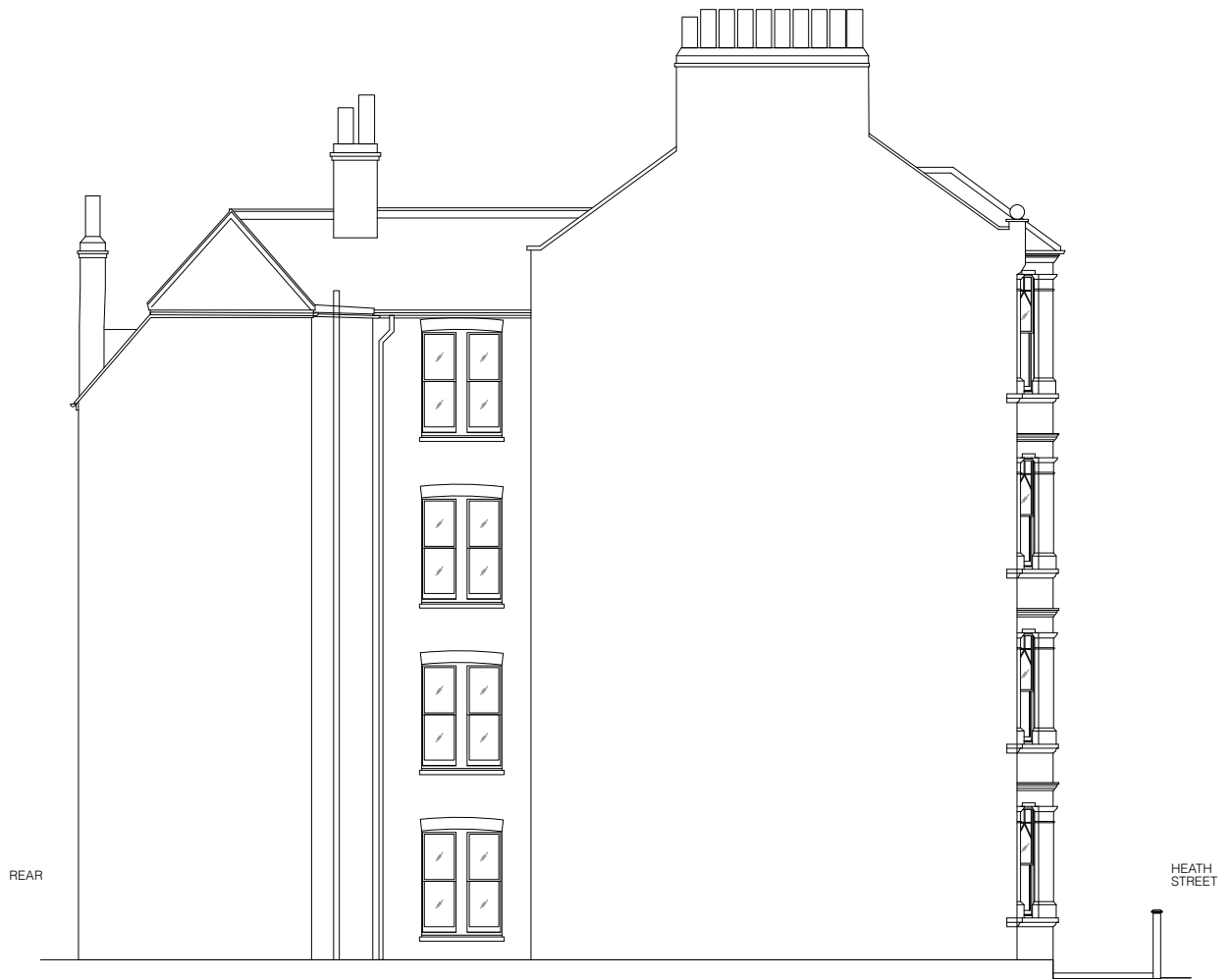
Northcote Mansions looking south from Heath Street in Winter (tree foliage at a minimum)



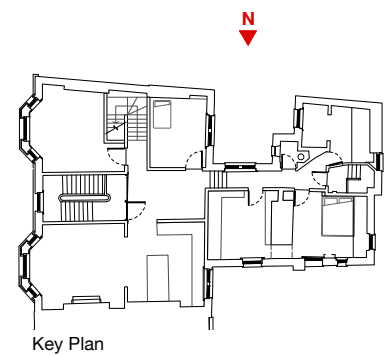
Northcote Mansions looking south from Heath Street in Summer (tree foliage at a maximum)

3.1 External Elevations: Existing

The existing rear and side facades are of plain grey brick as opposed to the red brick street frontage to Heath Street. Windows are Georgian sash timber framed and are of simple design as opposed to those on the street frontage which have more ornate glazing bar arrangements. The roof is of artificial slate covering.



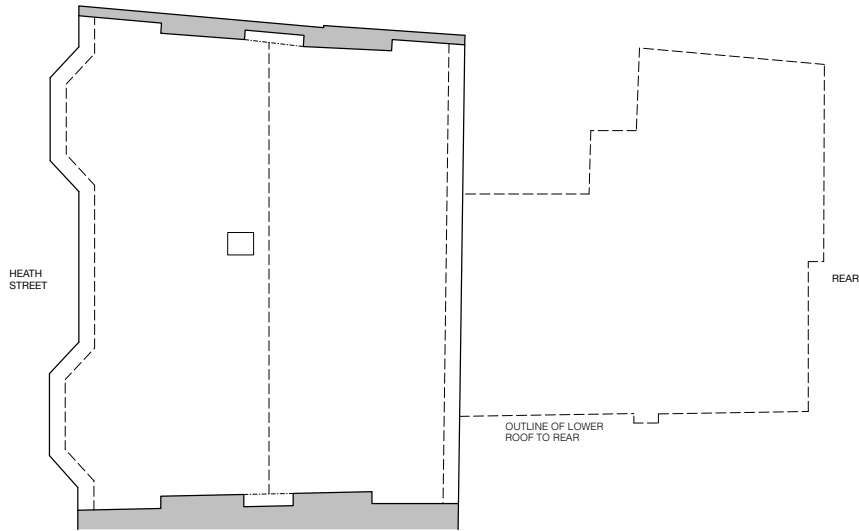
Existing North Elevation



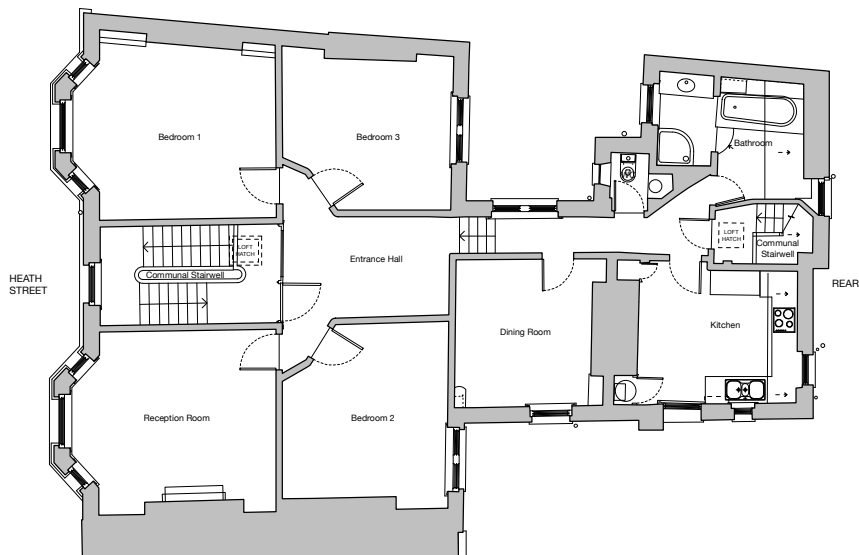
Key Plan

3.3 Internal Layouts: Existing

Existing Layout: The attic space is located within the front section of the main roof is currently solely accessible by an internal hatch and ladder located outside of the flat's demise, at the top of the communal stairs. There is no natural light currently available to the attic space.



Existing Loft Plan



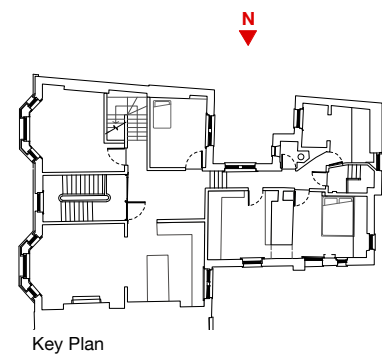
Existing Fourth Floor Plan

4.0 External Elevations: Proposed

No changes are proposed to the front or side elevations. A single sash window (single pane up-and-down) is proposed as an addition to the north flank wall. The proposed window mirrors the scale and design of the existing pairs of windows that make up most rear fenestration but is a single unit rather than two. The window is proposed to provide natural light to a new internal stair.



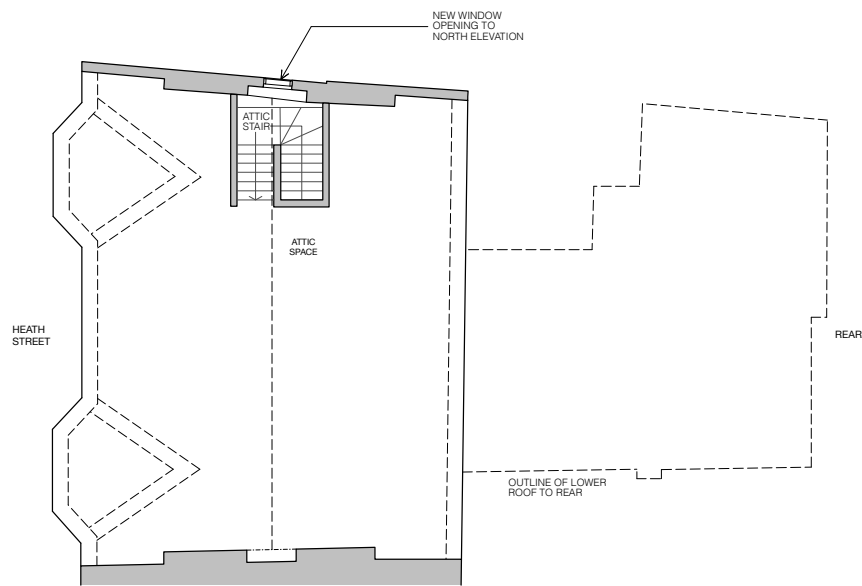
Proposed North Elevation



4.1 Internal Layouts: Proposed

Proposed Layout: It is proposed that the current hatch access will be removed, and a new internal stair will provide safer access up from the fourth floor flat to the loft space within the front section of the main roof. The attic will be boarded and new timber structure will be added where necessary to strengthen the floor.

A single window is proposed to the north flank wall to provide natural light and ventilation to the new internal stairwell.



5.0 Materiality

The proposed window will be of a painted timber frame to match the existing windows with a similar header and cill detail to the existing side and rear fenestration.

6.0 Access

External access points will remain as existing.

7.0 Heritage Statement

The proposed interventions contained in this Planning application have been considered within the context of the of the property's siting within the Hampstead conservation area.

Care has been taken to ensure the proposed interventions respect their surroundings and their visual impact is mitigated by:

- The use of painted timber sash to match the existing fenestration.
- Positioning of the window where views are obscured from Heath Street.
- Keeping the window as small as possible and centred on the flank elevation.

8.0 Appendices

Scheme Drawings:

| | |
|--------------|----------------------------------|
| HS 2014.001 | Site and Location Plan |
| HS 2014.011 | Existing Loft Plan |
| HS 2014.020 | Existing Front & Rear Elevations |
| HS 2014.021 | Existing North Elevation |
| HS 2014.P111 | Proposed Loft Plan |
| HS 2014.P120 | Proposed Front & Rear Elevations |
| HS 2014.P121 | Proposed North Elevation |

