



FRANCIS GARDNER APARTMENTS

89-91 West End Lane, London, NW6 4SY

DESIGN AND ACCESS STATEMENT

P1

WHITE RED ARCHITECTS

MAY 2022

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1 Introduction

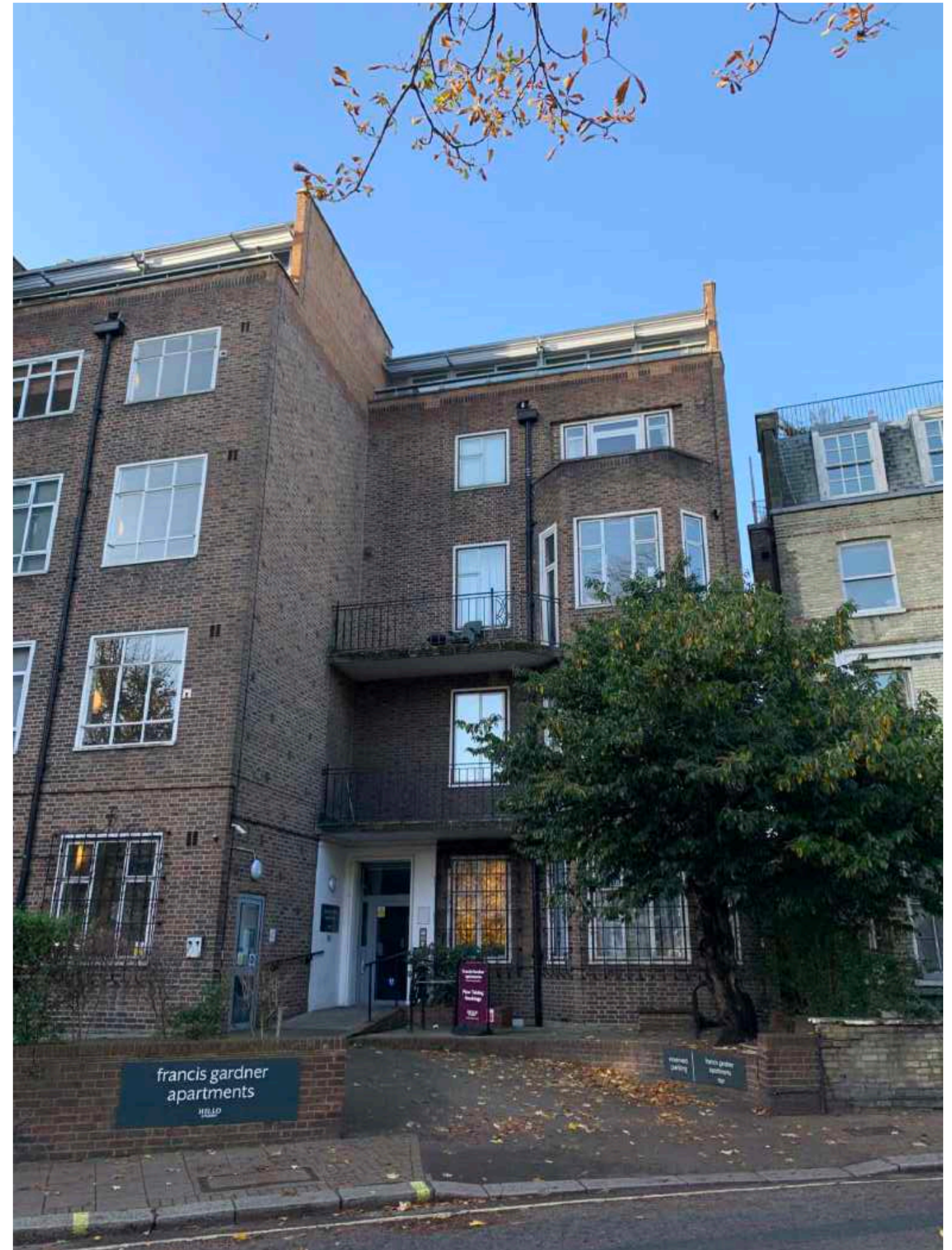
1.1 Outline

This Design and Access Statement outlines the proposal for the refurbishment of 89-91 West End Lane.

The London Borough of Camden resolved to grant planning application 2020/ 0928/P in December 2020 for *“Demolition of existing student accommodation building (sui generis) and erection of a 7 storey plus basement student accommodation building (sui generis)”*. That proposal included a total of 88 student bedrooms, representing an increase of 20 bedrooms when compared with the existing building. The accommodation was to be delivered through a mix of self-contained studio flats and larger two, three and four bed cluster flats with shared kitchen and living facilities.

The current proposal involves the retention of the existing building and its refurbishment, including cleaning of the existing brick façade, the installation of recessed replacement windows and the erection of a roof extension to accommodate a modest increase in bedrooms and student amenity space. The description of the development for which planning permission is sought is *“Proposed refurbishment of existing student accommodation building including replacement recessed windows and façade cleaning, and erection of roof extension to accommodate four studios and internal and external communal amenity space”*.

The Design and Access Statement should be read alongside the Planning Statement submitted with the application, which tests the proposed development against the Development Plan and other material considerations.



1.2 Project team

Client

Empiric Student Property is a leading provider and operator of modern, high quality student accommodation located in top university towns and cities across the UK. ESP owns and operates its properties directly through its dedicated in-house management company, Hello Student.

Project Manager

Quartz Project Services are construction and cost consultants covering all aspects of the built environment and building assets. Quartz specialise in Project Management, Building and Quantity Surveying.

Architect

White Red Architects are a London based architectural and design studio working across multiple sectors including student accommodation.

Planning Consultant

Scott Hobbs Planning is a market leading planning adviser with specialist experience advising on student accommodation developments.

Community Engagement

Keeble Brown is a public relations consultancy specialising in public consultations and regeneration projects in London and nationally.

Quantity Surveyor

Quantem is an experienced construction and property consultancy, working in a diverse range of sectors including student accommodation.

Landscape Architect

BoonBrown Landscape Architecture offer a comprehensive Landscape services. They take pride in creating environmentally sensitive, beautiful and dynamic landscapes that change and evolve along with the needs of the people who use them.

Structural & Civil Engineer

Jubb provides high quality design inputs across the fields of civil, structural and ground engineering together with highways and transport planning.

MEP & Sustainability

MWL is an established multi-disciplinary practice of Building services Engineering Consultants based in North London.

Daylight and Sunlight

EB7 specialise in rights of light, party wall, neighbourly matters, daylight and sunlight and sustainability.

Fire Engineer

Innovation Fire Engineering are an award-winning specialist fire safety consultancy. They have extensive experience in the fire safety design for student accommodation buildings.



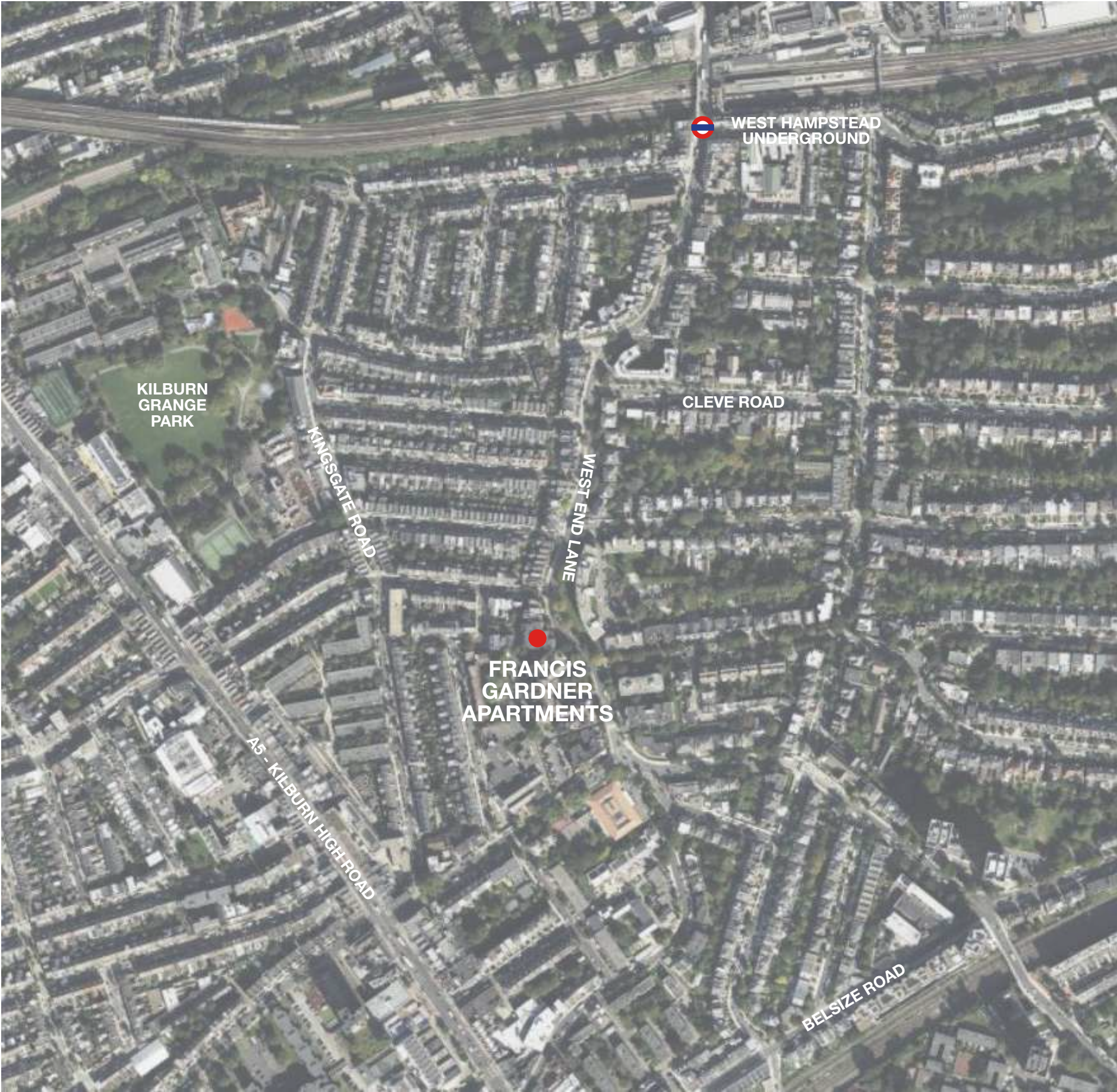
2 Site

2.1 Context

The site is located in West Hampstead which lies in the North East of the Borough of Camden in North London.

The area is predominately residential with several local shops and restaurants a short distance to the north of the site. Also to the north of the site are three railway stations - West Hampstead overground, West Hampstead underground (Jubilee line) and West Hampstead Thameslink.

Today Hampstead retains much of its 18th century village charm, with narrow passageways, steep lanes and small squares. The surrounding streets were largely developed in the 19th century. The grand red and yellow brick properties of this period have retained many of their original Arts & Crafts features such as sash windows, decorative details, mature green frontages, and ornate boundary walls and railings.



2.2 Conservation area

The Francis Gardner apartment building sits within South Hampstead Conservation Area.

Extract from the SOUTH HAMPSTEAD CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT STRATEGY FEBRUARY 2011 -

“South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass.

The majority of properties in the CA are faced in red brick – very fashionable in the late 19th century because of the revival in domestic vernacular architecture and the Arts & Crafts movement. Yellow stock brick – cheaper and readily available in London - is used for the backs and sides of these houses, and for the earlier streets developed by Colonel Cotton and on Belsize Road to the south. Render is used occasionally – to pick out details.”



Residential terrace



Residential terrace



Kings Gardens mansion block

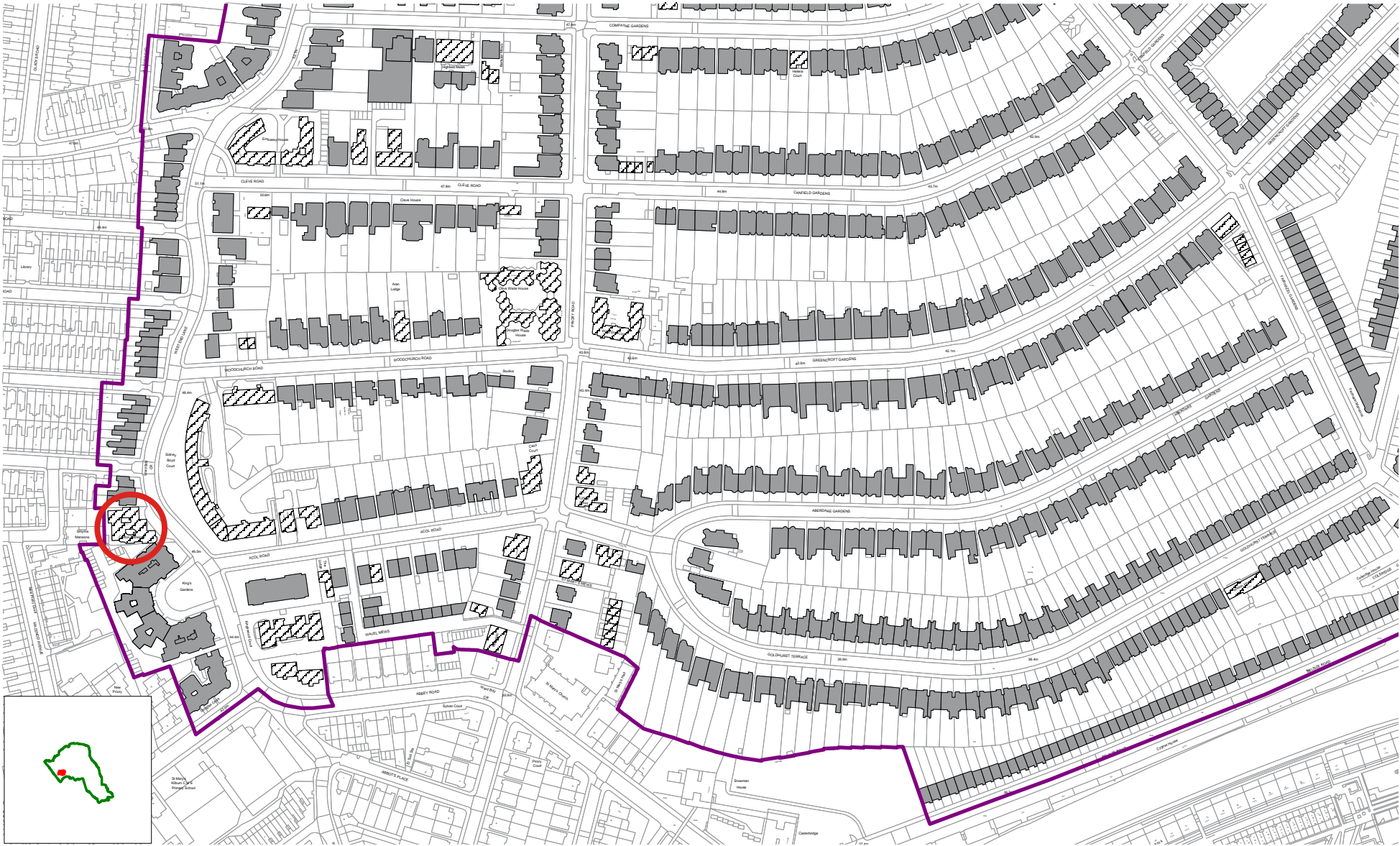
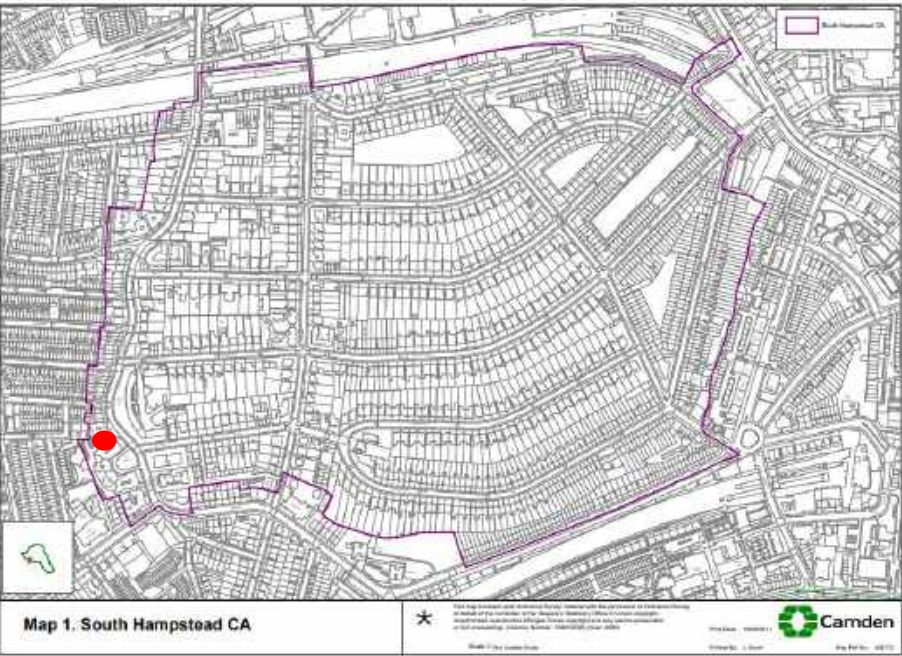
2.2 Conservation area

The property is located between two buildings that are considered to contribute positively to the area. To the immediate north a terrace of residential properties and to the south the larger Kings Gardens mansion block housing.

Francis Gardner apartment building is identified as being of 'neutral' importance.

“These are buildings which neither preserve nor detract from the character and appearance of the area and where there may be potential for enhancement. They are predominantly made up of 20th century infill building; many of which display a poor quality of design.”

It is understood that the Francis Gardner building dates back to the early 1900s and was subject to major renovations and repairs following bomb damage during the Second World War. During this process many features of the original building were lost.



- Listed Building
- Positive Building
- Neutral Building
- South Hampstead CA

2.3 Existing building

The building was originally built in the late 19th century (circa 1890).

In 2004-05 the building was refurbished and extended. This included full internal refurbishment, part excavation and construction of the lower ground floor level, and the erection of a roof extension. A new lift shaft was also installed as part of the works.

The existing building has a mansion block style layout with two external lightwells that bring daylight into the deep plan. The flat layouts are irregular leaving some apartments with a poor outlook and limited natural light. Escape routes are often via external walkways and through adjacent flats, with the vertical circulation split via three staircases and two lifts.

The existing property has 18 cluster apartments between ground and fourth floor with a self-contained flat on the first floor with a visitors room, providing a total of 68 bedspaces.

There are communal facilities to the lower ground floor consisting of a lounge, toilets, store room, gym and cinema room.



Lightwell/atrium



Lower ground floor conservatory



Lower ground floor conservatory



Lightwell/atrium



Stairwell



Stairwell

2.4 Existing drawings



Ground floor



2nd floor



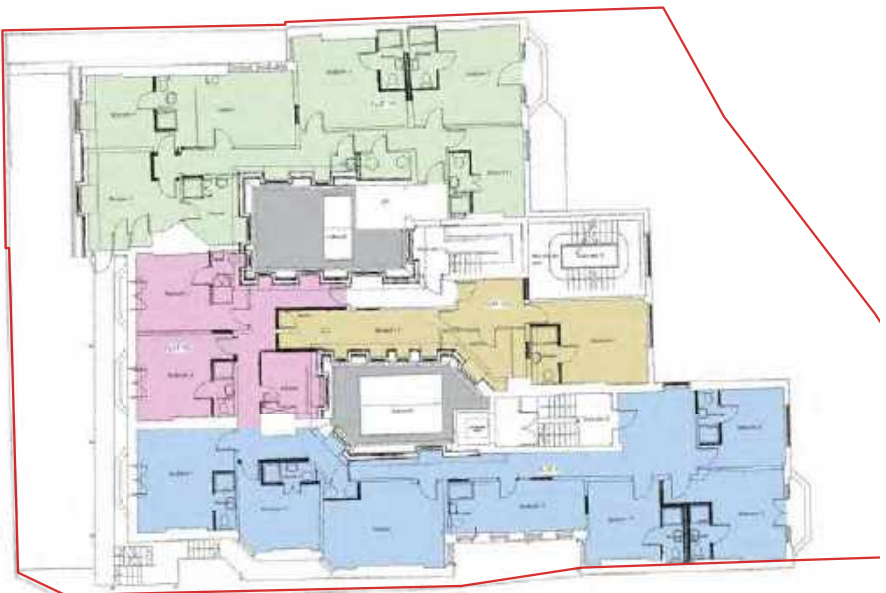
4th floor



Lower ground floor



1st floor



3rd floor

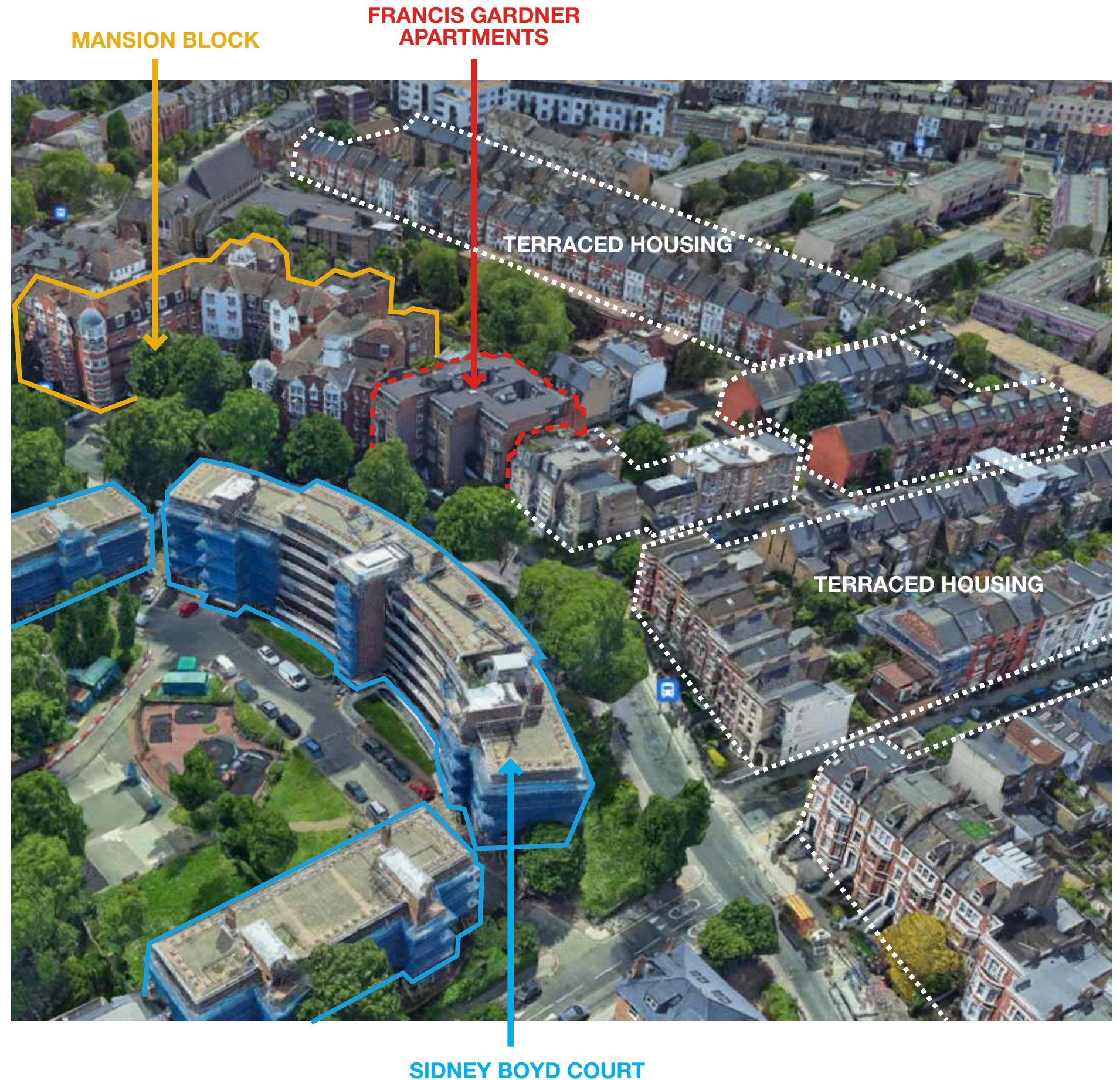
2.5 Constraints/opportunities

No. 89-91 West End Lane consists of a lower ground floor, ground floor and 4 additional storeys of student accommodation.

The building sits between areas with different qualities and types of residential buildings. To the immediate north are the dense Victorian terrace properties. To the south is the larger Kings Garden Buildings housing and other Mansion block buildings.

The larger post-war Sidney Boyd Court housing block on the east side of the West End Lane is set back from the street and is seven storeys tall.

The front facade is formed of three stepped bays that reference the width of the Victorian terraced houses whilst the scale of the building is more in keeping with the Mansion blocks to the south of the site.



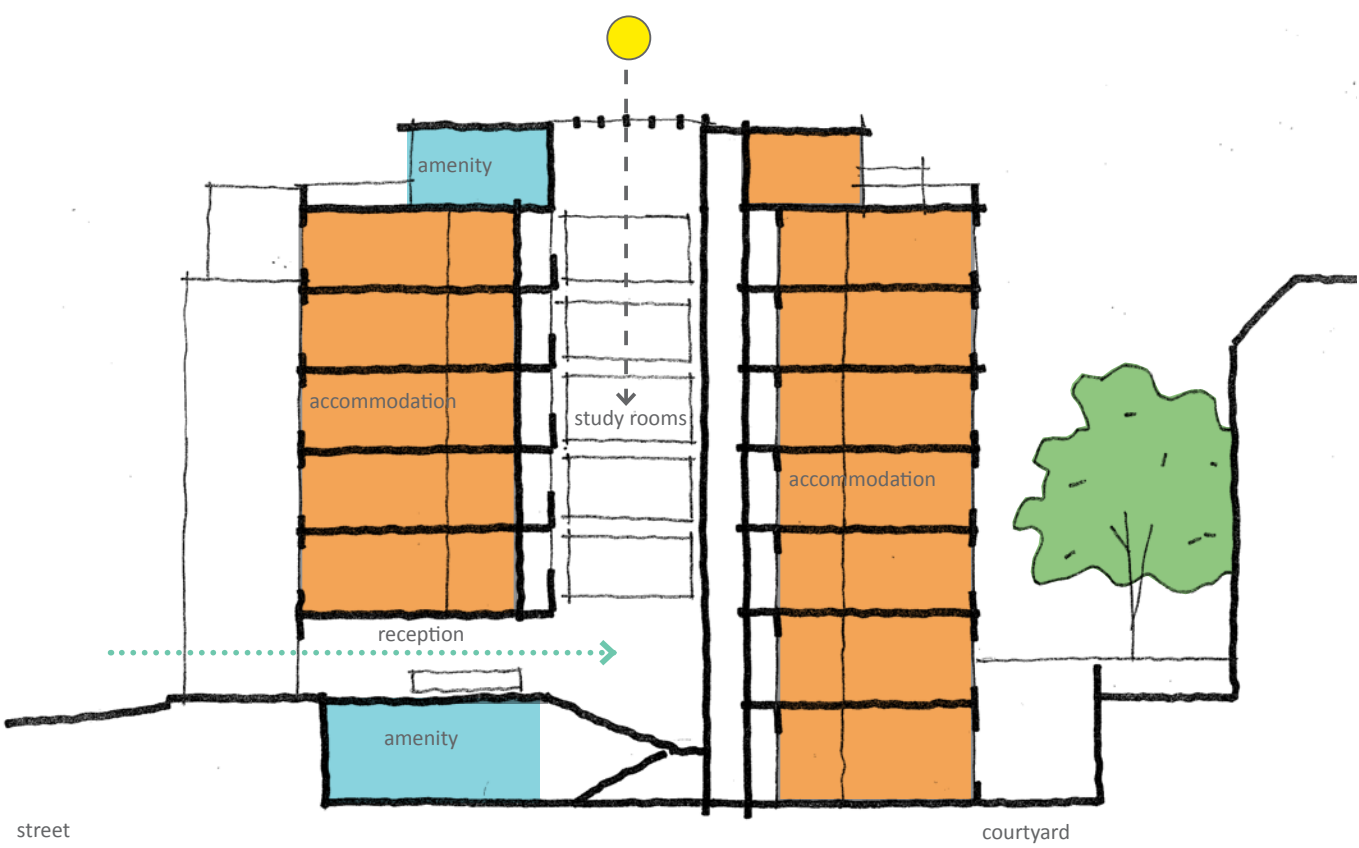
3 Planning history

3.1 Consented scheme

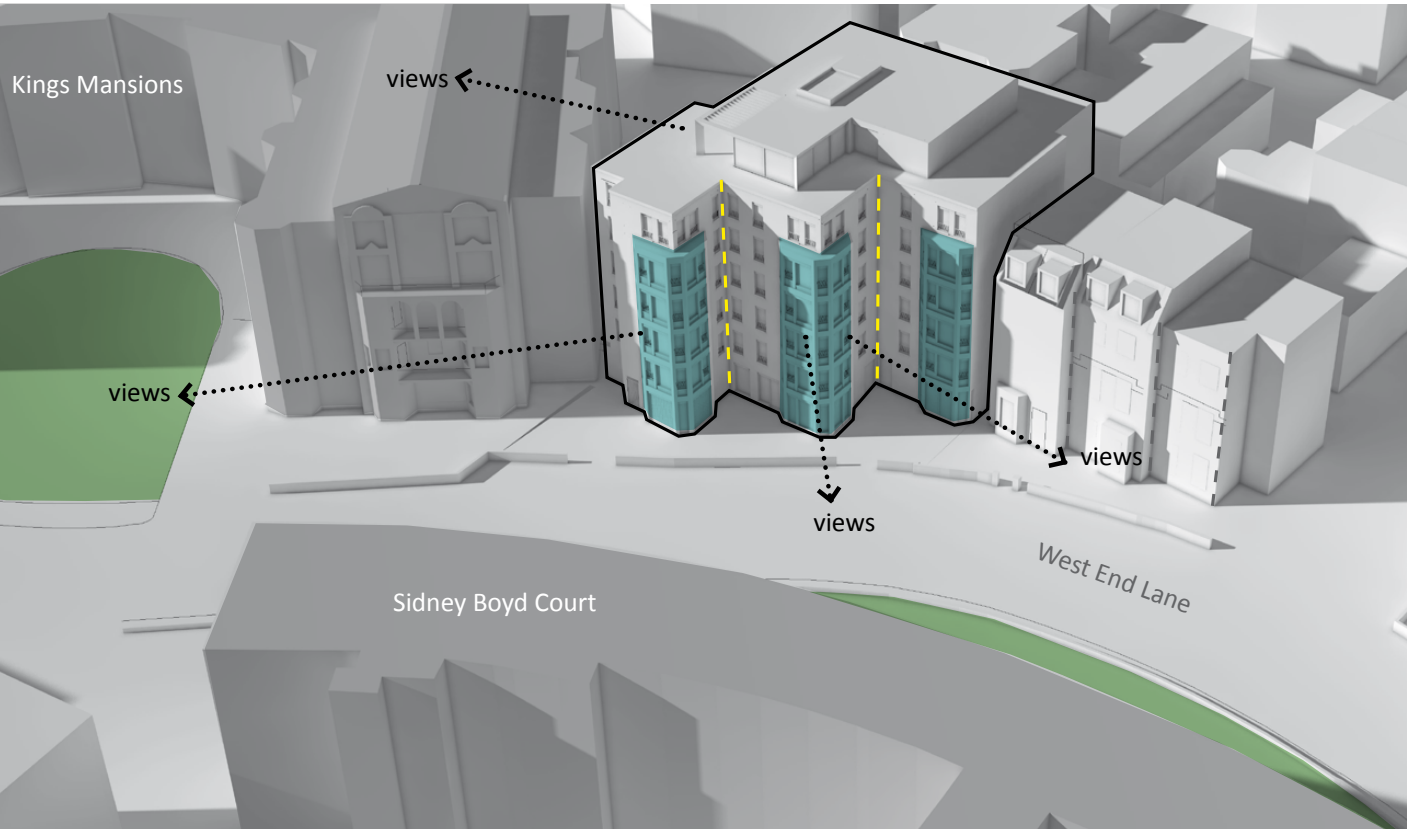
A planning application was approved subject to S106 agreement in December 2020 (2020/0928/P).

The consented scheme puts forward a proposal for the full redevelopment of the existing site. This involves demolition of the existing building and erection of a new building providing accommodation for 88 students across a mixture of studios and cluster apartments. The new seven storey building includes a basement level providing an entertainment room, lounge, gym and laundry. A communal lounge/dining room with a small outdoor terrace area are proposed on the upper floor level.

The unit mix proposed includes 57 studios, 4 x 2Bed units, 5 x 3Bed units and 2 x 4 Bed units.

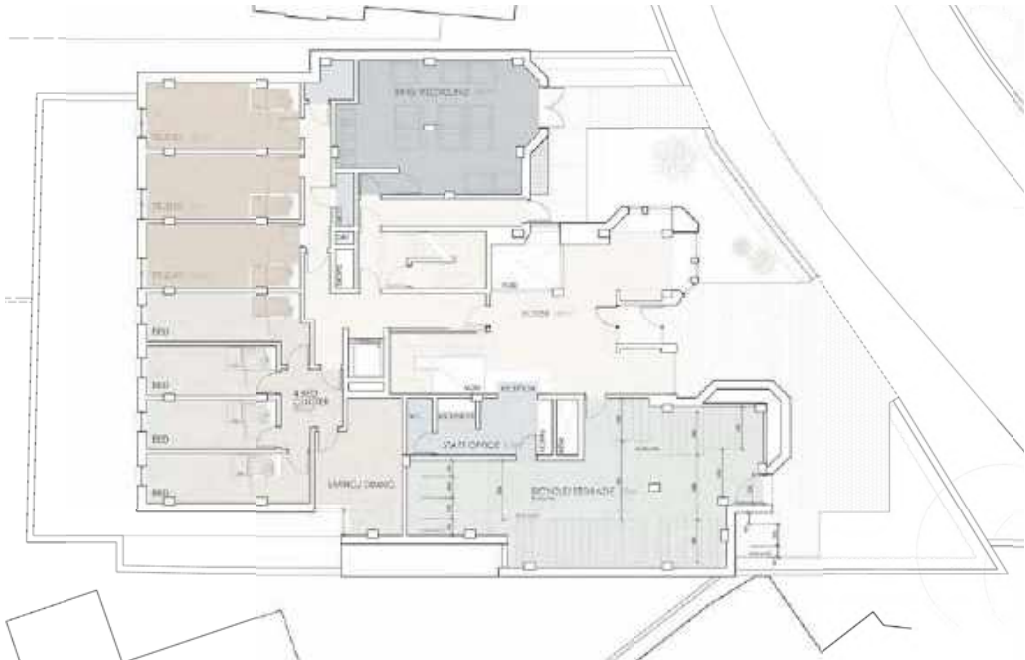


Section diagram of the consented scheme. A basement dig provides capacity for an additional storey.

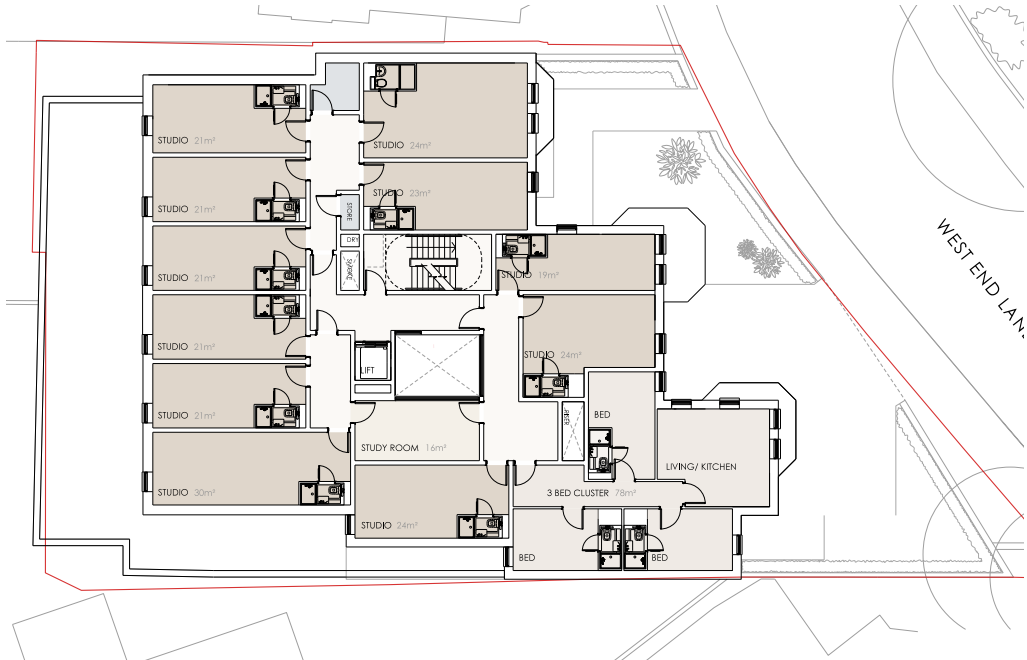


Massing of the consented scheme. Maintaining a stepped facade along West End Lane.

3.2 Consented drawings



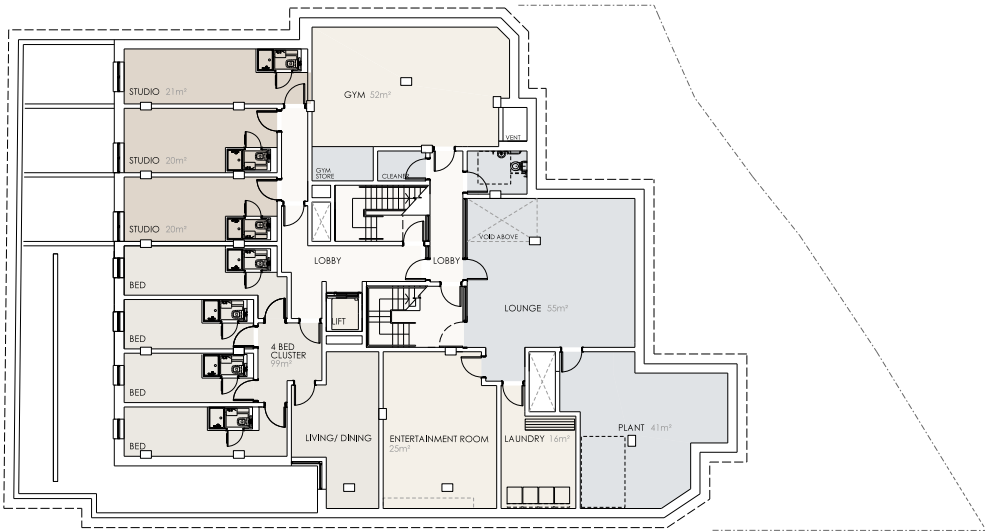
Ground floor



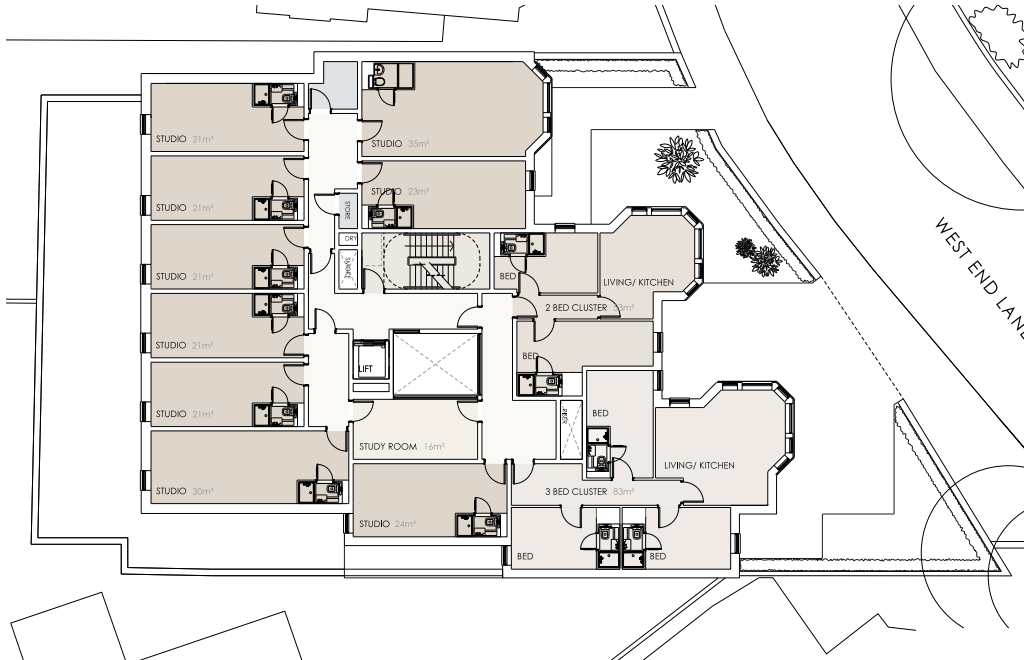
5th floor



6th floor/roof



Basement



1st-4th floor