

Design and Access Statement for
1, Trinity Close, Hampstead, NW3 1SD



Design and Access Statement

Contents

1.0 Introduction	
2.0 Existing	
2.1 Wider Context	
2.2 Site and surroundings	
2.3 Site Photographs	
3.0 Consented scheme 2019/3939/P	
4.0 Pre-Application submission	
4.1 Pre-Application scheme	
4.2 RDA's Pre-App response to REF : 2022/2959/NEW	
4.3 Trinity Close - Car park spaces judgement	
5.0 Proposed	
5.1 Visualisations of new proposal	
5.2 Design Approach	
5.3 Impact on street scene	
5.4 Overlooking	
5.5 Overshadowing	
5.6 Sustainability	
5.7 Access	
5.8 Flood risk	

1.0 Introduction

Overview of Proposed Scheme

This design and access statement has been written in support of a planning application for external changes to 1, Trinity Close, Hampstead, NW3 1SD.

This application proposes minor amendments to an already consented scheme (2019/3939/P).

This statement is to be read in conjunction with the following enclosed drawings:

- Site Location Plan
- Existing & Proposed Plans
- Existing & Proposed Elevations

This application relates to newly proposed amendments to the previously consented extension at first floor enclosing the existing western terrace, in addition to a new side extension; all of which are designed to enhance the property and its functionality.

A. Amendments to the previously consented scheme (2019/3939/P):

- The previously consented western library at first floor is to be extended to meet existing chimney breast
- A new rooflight above the western library
- The previously consented centralized front door to be altered, with the central upper glazed panels to be stained to incorporate a coat of arms

B. Newly proposed items:

The proposed alterations are designed to improve the functionality and quality of spaces whilst respecting the existing building

- A new side extension housing a study
- A new bin store in timber cladding with a green roof.
- An outdoor space rearranged to accommodate 3 parking spaces, new planting, and a new ground covering
- New steps to the front entrance
- The head height of two existing windows at Ground floor on the East elevation to be raised (Material and profile to match existing)
- A new white painted canopy above the front entrance

2.0 Existing

2.1 Wider Context

Aerial view from South
Side of building



Aerial view from East
Front of building



2.2 Site and surroundings

The property is located off Willoughby Road, close to Hampstead High Street, and was previously an ancillary building to the Hampstead Trinity Presbyterian Church. The main church building was demolished in the 1970s, leaving the existing annex buildings that stand today, known as Trinity Close. The existing building, to which this application relates, previously accommodated the church school.

The property is accessed from Willoughby Road to the east and is flanked by residences to the north and south, and an open external car park to the west.

The property is set back from Willoughby Road, on the west side of the yard where the church formerly stood. The east elevation formerly abutted the church building and has since been punctuated with modern windows.

The rear of the property abuts a car park to the west, serving properties on Hampstead High Street. Several air conditioning units and an escape stair occupy the backs of neighbouring properties overlooking the car park. The remainder of the car park is enclosed by white rendered walls, part of which form the west wall of an existing single storey extension on 1, Trinity Close, and a terrace above.

The south elevation of the building can be viewed directly from Hampstead High Street, down the access alley to the car park. This elevation is characterised by three arched window forms, typical of 19th century non-conformist church architecture.



Site Location Aerial View
1. Hampstead Station
2. Site location- Trinity Close
3. Hampstead High St.
4. Willoughby Rd.

2.3 Site photographs



View of east elevation and entrance courtyard from



View of north elevation and existing adjacent electrical sub-station from Old Brewery Mews



View of south elevation from Hampstead High Street



View of west elevation from adjacent car park

1A WILLOUGHBY ROAD



View looking north from courtyard

1A WILLOUGHBY ROAD



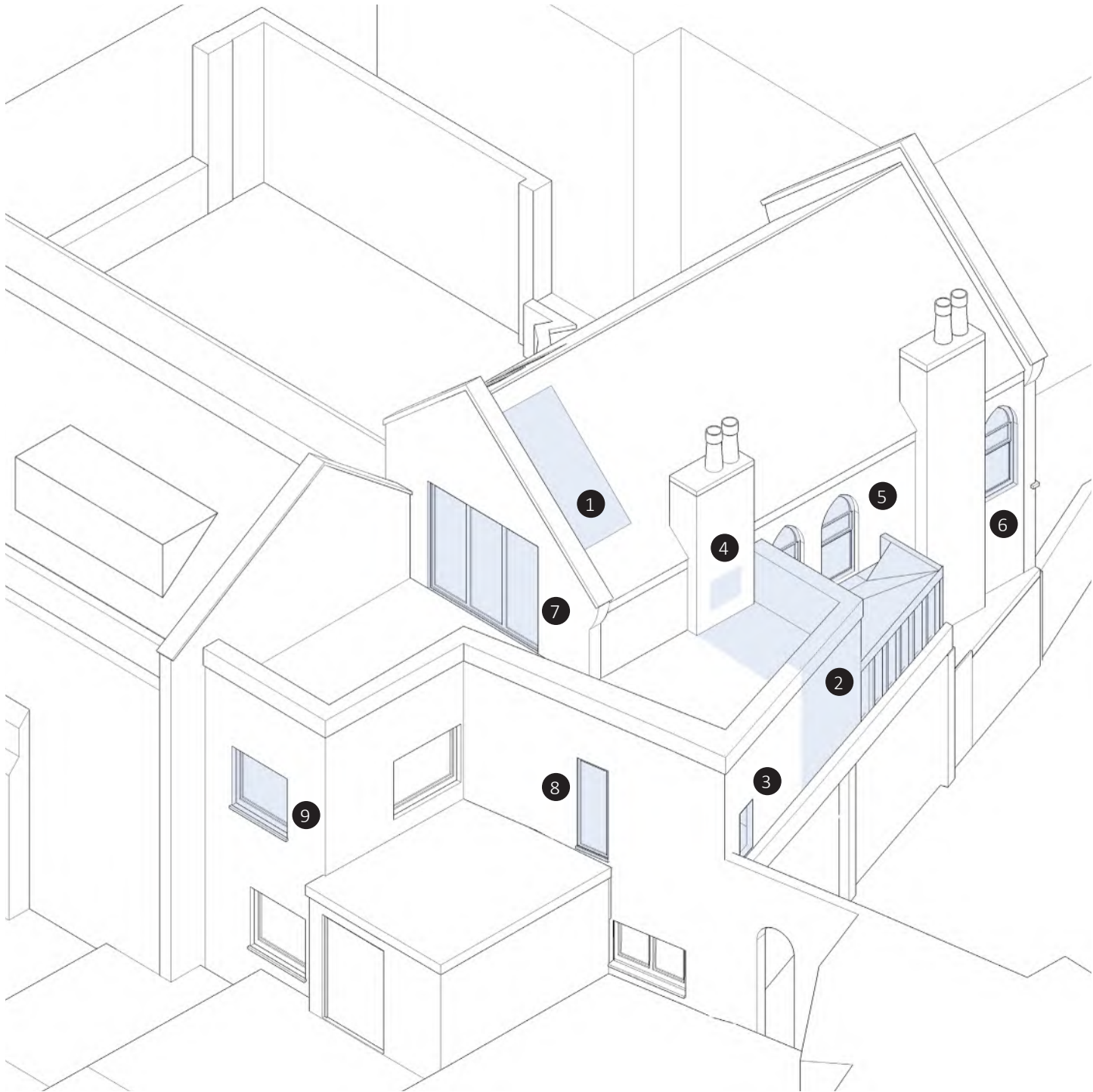
View looking north from courtyard

3.0 Consented Scheme (2019/3939/P)



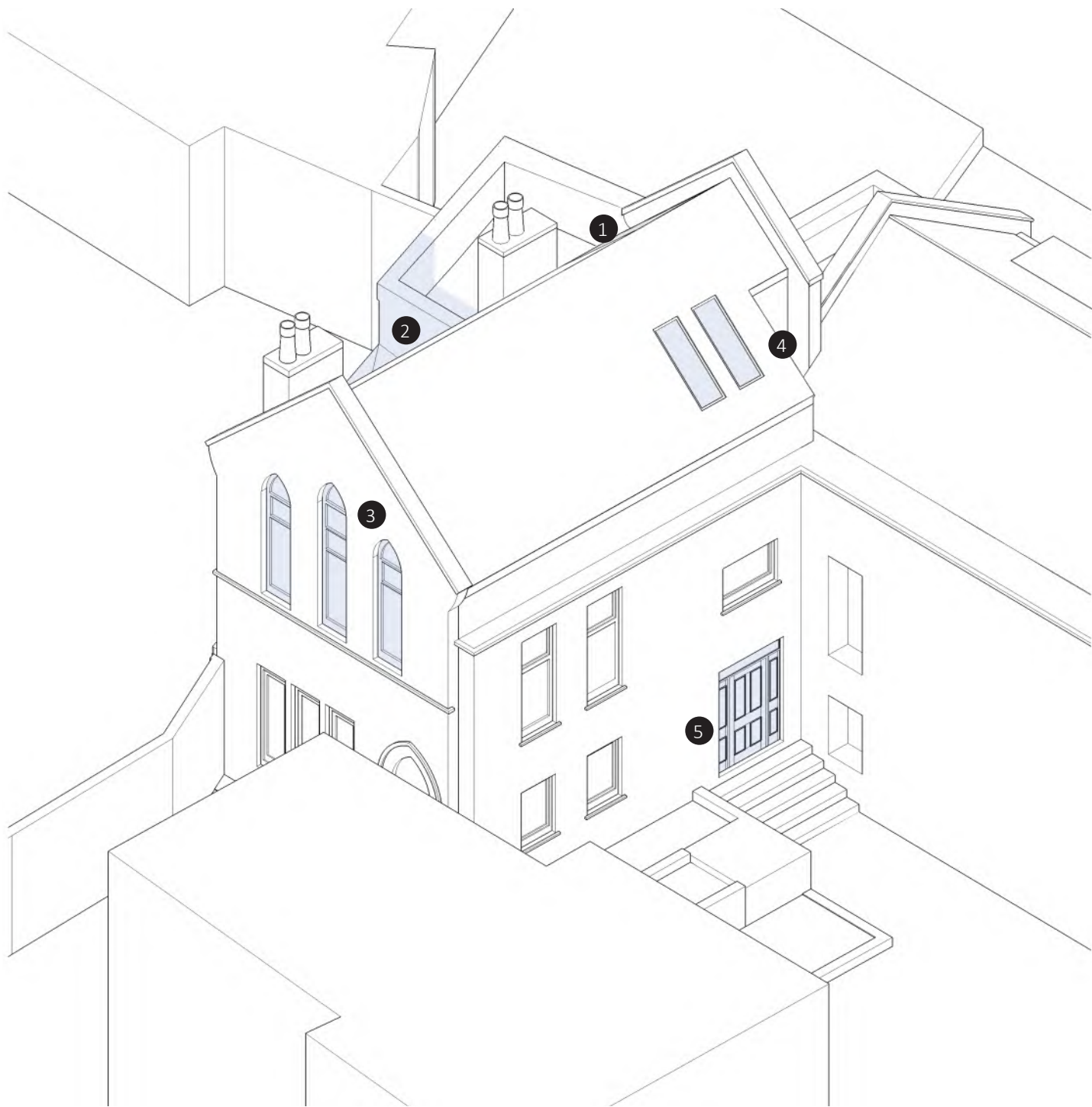
Isometric diagram looking north east

- | | | | |
|---|---|---|---|
| 1 | New flush roof light to western roof slope. | 5 | Existing single glazed windows replaced with slim profile double glazing and metal frames |
| 2 | Western extension to provide new library space and extended terrace | 6 | New window to sitting room |
| 3 | New window to shower room | 7 | New bi-fold doors to terrace |
| 4 | Pizza oven in retained chimney stack | 8 | New window to stair |
| | | 9 | New window to kitchen |



Isometric diagram looking south east

3.0 Consented Scheme (2019/3939/P)



Isometric diagram looking north west

- 1

New flush roof light to western roof slope.
- 2

Western extension to provide new library space and extended terrace
- 3

Existing single glazed windows replaced with slim profile double glazing and metal frames
- 4

Two new flush rooflights to the eastern roof slope.
- 5

Replacement of the existing front door set with a more traditional four panel timber door and side lights.

3.0 Consented Scheme (2019/3939/P)

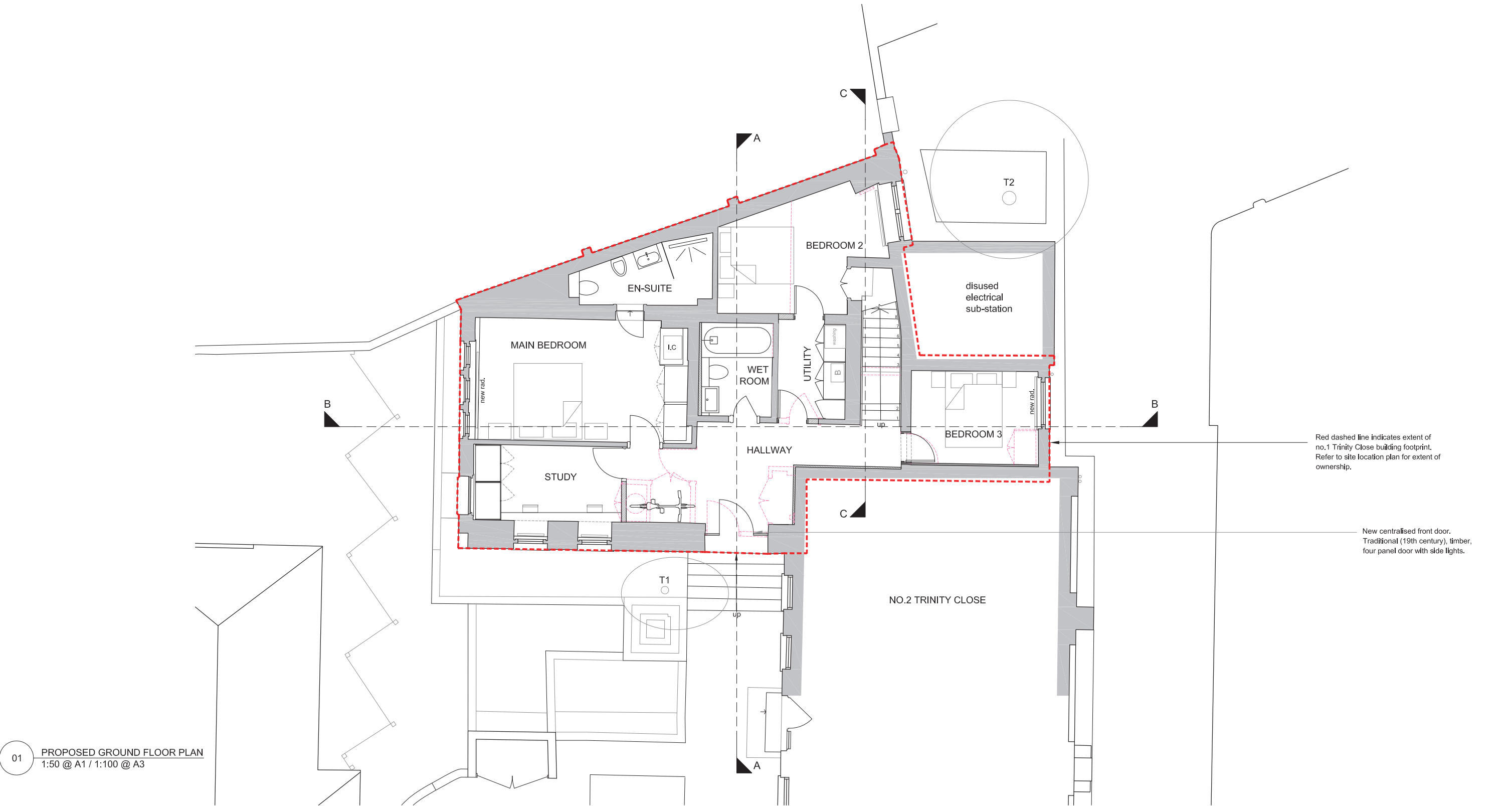


Existing View - Looking North East

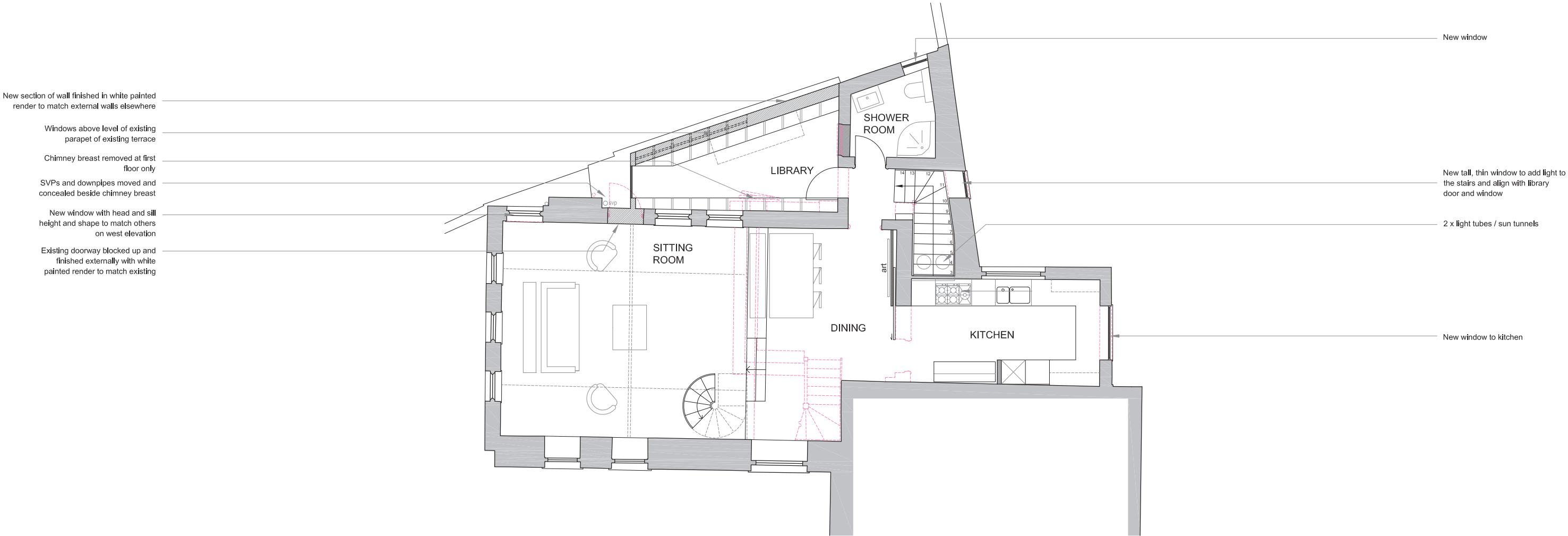


Approved extension - Looking North East

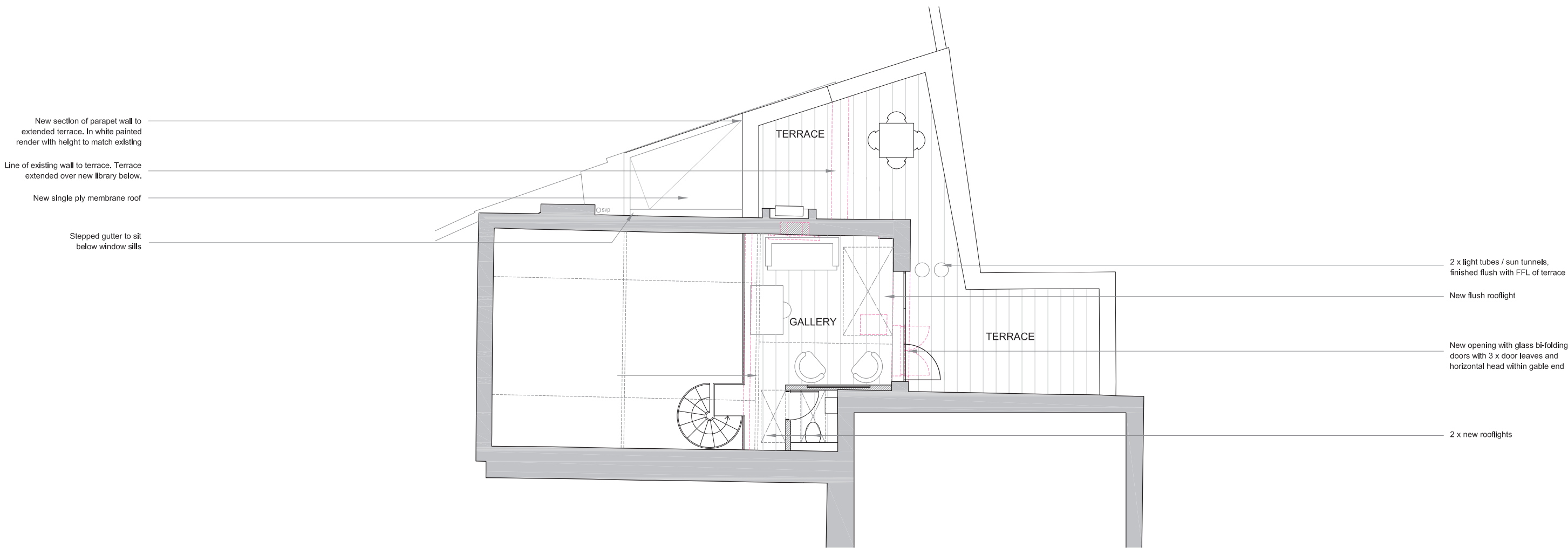
3.0 Consented Scheme (2019/3939/P)



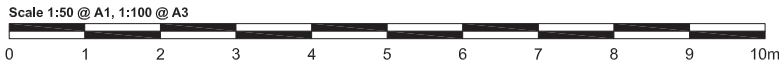
3.0 Consented Scheme (2019/3939/P)



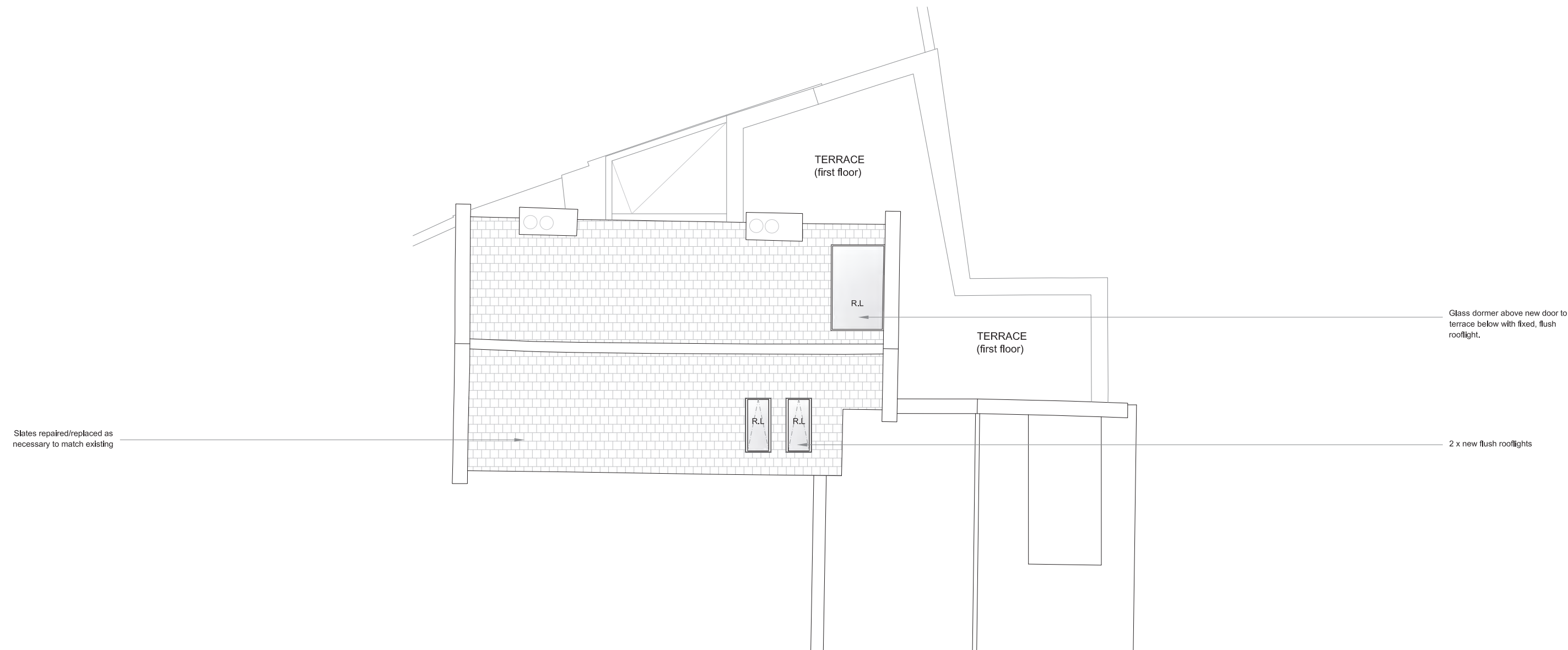
3.0 Consented Scheme (2019/3939/P)



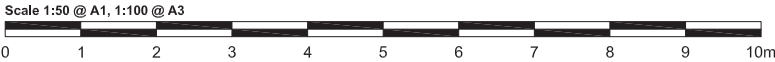
01 PROPOSED SECOND FLOOR PLAN
1:50 @ A1 / 1:100 @ A3



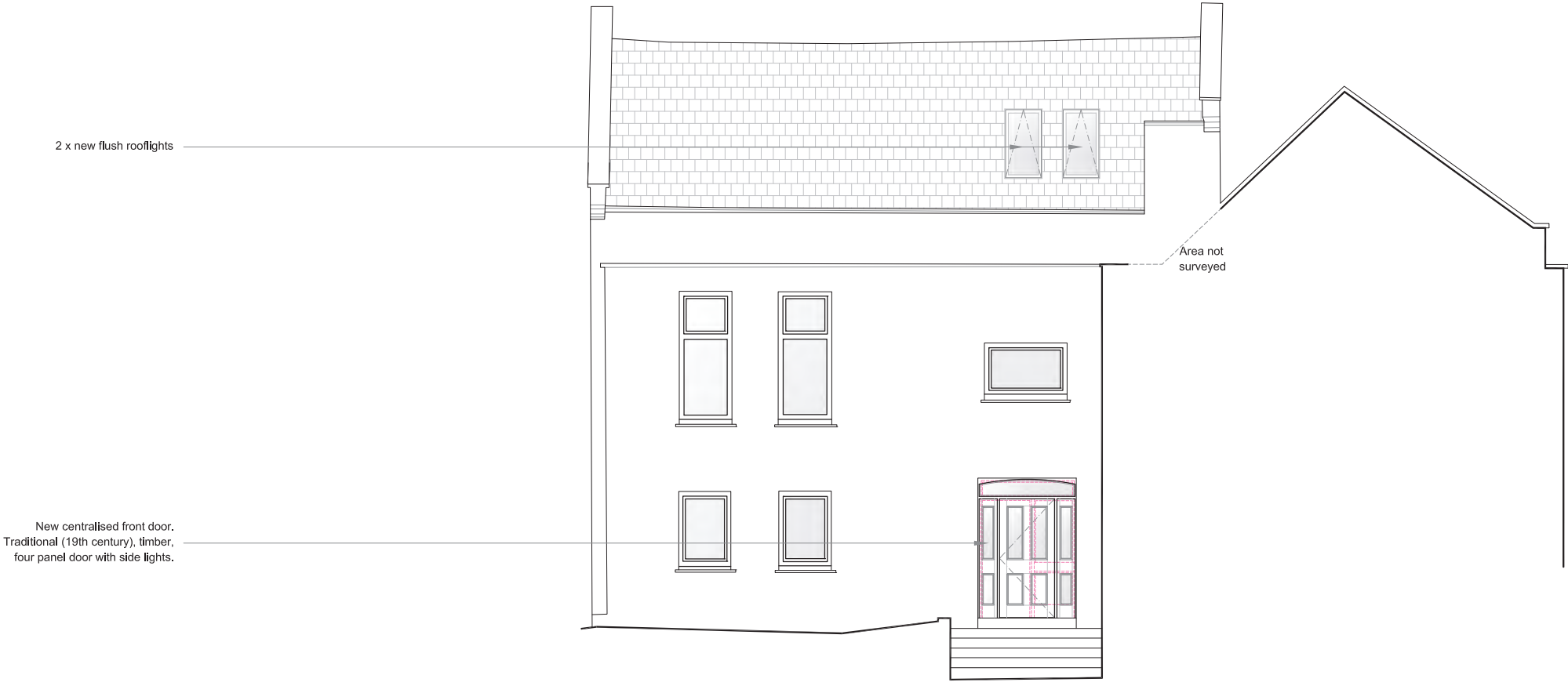
3.0 Consented Scheme (2019/3939/P)



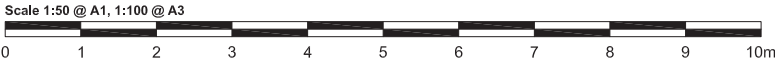
01 PROPOSED ROOF PLAN
1:50 @ A1 / 1:100 @ A3



3.0 Consented Scheme (2019/3939/P)



01 PROPOSED EAST ELEVATION
1:50 @ A1 / 1:100 @ A3



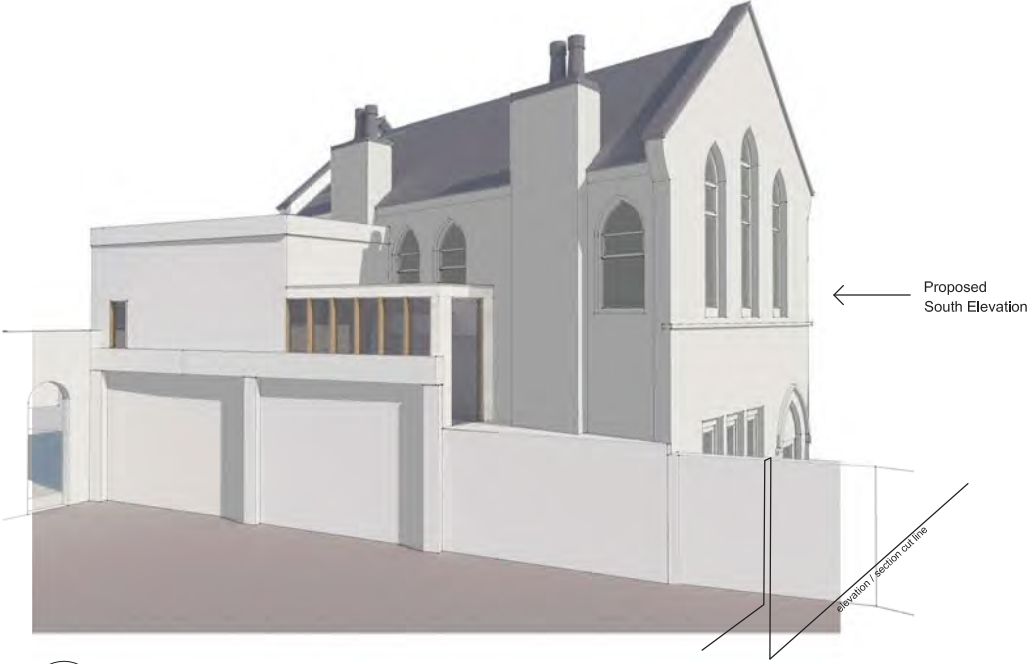
3.0 Consented Scheme (2019/3939/P)



01 PROPOSED SOUTH ELEVATION
1:50 @ A1 / 1:100 @ A3



02 EXISTING DIAGRAMMATIC VIEW
No scale

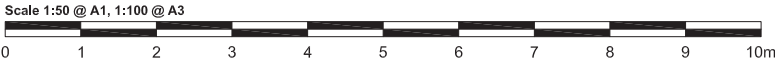


03 PROPOSED DIAGRAMMATIC VIEW
No scale

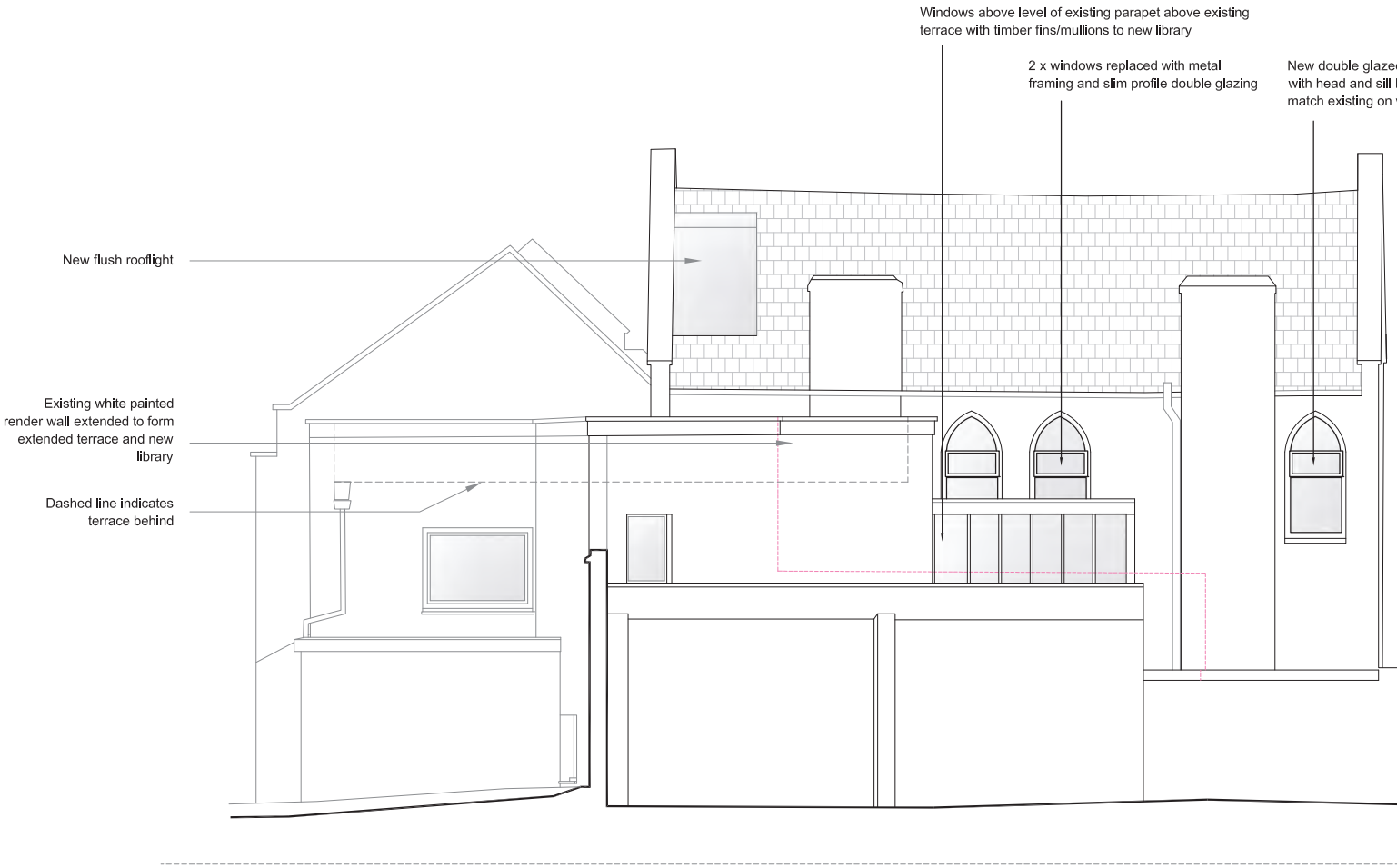
3.0 Consented Scheme (2019/3939/P)



01 PROPOSED NORTH ELEVATION
1:50 @ A1 / 1:100 @ A3



3.0 Consented Scheme (2019/3939/P)



01 PROPOSED WEST ELEVATION
1:50 @ A1 / 1:100 @ A3



02 EXISTING DIAGRAMMATIC VIEW
No scale



03 PROPOSED DIAGRAMMATIC VIEW
No scale

4.0 Pre-Application submission

4.1 Pre-Application scheme

A Pre-Application enquiry was submitted for advice regarding a proposal at 1, Trinity Close.

The proposal looked to add a timber clad side extension housing a study, Its composition and materiality were identifiable as a contemporary addition in relation to the solid masonry volume of the main building.

A new timber clad bike shed was also proposed matching the side extension cladding.



View of Pre-Application proposal

4.2 RDA’s Pre-App Response to REF: 2022/2959/NEW

Noted. The planning proposal relates to a 1 storey side extension in white render finish to match the existing fabric, set back from the front elevation.	←
The amendment to the previously consented western library at first floor to be extended slightly was discussed during the site visit with the Planning officer. It was agreed that it was a minor and acceptable amendment.	
Noted. The bike store is no longer part of the new Planning application.	←
Noted.	←
Noted.	←
Noted.	←
Noted.	←
Noted. The high level windows are no longer part of the proposed scheme	←
Please refer to Trinity Court Car Park Spaces Judgement provided by the client - page 24 The document states that there are 3NO. designated parking spaces at Trinity Close. The application does not seek to increase the parking provision.	←

Alison Courtot

From: Patrick Marfleet <Patrick.Marfleet@camden.gov.uk>
Sent: Friday, September 02, 2022 10:34 AM
To: Ben Davidson; Alison Courtot
Subject: Trinity Close pre-app

Hi Ben, thanks for meeting me on site yesterday to discuss the proposals. Please see below my initial comments.

The site is located within the Hampstead Conservation Area and officers need to ensure that any proposed works are carefully considered and do not cause harm to its character and appearance.

Side extension – our supplementary planning guidance document *Home Improvements* offers advice on how side extensions should be designed and states, amongst other things, that they should be set back from the front elevation and built from materials that are sympathetic to the host building. The proposed side extension in its current form would project beyond the front elevation and would be clad in timber, which is contrary to the above guidance. A possible solution to this would be to push the side extension back from the front elevation so that it occupies the patio area currently proposed and change the timber cladding to white render to match the existing house.

<https://www.camden.gov.uk/documents/20142/4823269/Home+Improvements+CPG+Jan+2021.pdf/599e6974-0998-3259-ab90-03d89aef251b?t=1611580550025>

Bike store – as discussed during the meeting the proposed bike store is too big in its current form and its location to the front of the house would make it highly visible from the street. I appreciate this is a constrained site with no rear garden, which is where you would normally locate a shed/storage area like this, but we would not usually support the location of such a large structure at the front of the property due to the harmful impact it would have on the appearance of the host property and surrounding conservation area. It may be possible to install some sort of store area here but it will need to significantly reduce in size and height for it to be considered acceptable.

Bin store – no particular objection to this as it would be relatively small in size and an improvement on the existing bin store area which isn’t big enough to fit bins in it.

Enlargement of ground floor (front) windows □ this is considered to be a minor alteration that would not have a significant impact on the appearance of the existing building.

New steps to the front entrance and new white painted canopy above the front entrance – no objection to this subject to further detail at application stage.

New rooflight above the library - no objection to this as it wouldn’t be seen from anywhere.

High level windows to serve en-suite – these are not considered acceptable in design/appearance terms and should be removed from the plans included with any formal submission.

Car parking - I know you said the proposals would not increase car parking provision at the site but it does appear on the proposed plans that a new on-site parking space is being created which we

would not accept. I think the existing plans need to make clear what the current on-site parking arrangements are so that I can compare these against the proposed plans

This is an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

I will be in touch again once I have had chance to discuss the proposals with my colleagues in conservation. The extant permission ref 2019/3939/P expires in November.

Kind regards,

Patrick Marfleet
Principal Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden

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4.3 Trinity Close - Car park spaces Judgment

General Form of Judgment or Order

In the County Court at
Central London

Claim Number	A02CL084
Date	21 July 2017



SOPHIE HANINA	1 st Claimant Ref JJH/044811-00001
JOSEPH ANDREW MCSPADDEN	1 st Defendant Ref JDH/1JR540/24
PENNY ANN MCSPADDEN	2 nd Defendant Ref
SHERIAR BRADBURY	1 st Part 20 Defendant Ref 124951.001/RW1/ RW1

Before His Honour Judge Parfitt sitting at the County Court at Central London, Central London, R. C. J, Thomas More Building, Royal Courts Of Justice, Strand, London, WC2A 2LL.

UPON THE trial of the Action

AND UPON hearing counsel for the Claimant, counsel for the Defendants and counsel for the Third Party

IT IS DECLARED that:

1. The width of each of the three parking spaces at the development known Trinity Close, Hampstead, London NW3 1SD ("Trinity Close"), the location of which is marked "Parking 1", "Parking 2" and "Parking 3" on Plan A attached to this Order, is 2.14m measured from the western face of the wall which runs along part of the boundary between Trinity Close and the public highway known as Willoughby Road;

2. The Claimant's property known as No. 2 Trinity Close, Hampstead, London NW3 1SD and the Third Party's property known as No. 3 Trinity Close, Hampstead, London NW3 1SD each benefit from a right (acquired by prescription) to the temporary placement of domestic rubbish (confined in a bin, refuse sack or other appropriate container) in the bin store located at the Defendants' property known as No. 1 Trinity Close, Hampstead, London NW3 1SD ("1 Trinity Close"). The location of the said bin store is shown on Plan B attached to this Order marked "store cupboard";

The court office at the County Court at Central London, Central London, R. C. J, Thomas More Building, Royal Courts Of Justice, Strand, London, WC2A 2LL. When corresponding with the court, please address forms or letters to the Court Manager and quote the claim number. Tel: 0300 123 5577 Fax: 0870 739 4144 (GOLD FAX). Check if you can issue your claim online. It will save you time and money. Go to www.moneyclaim.gov.uk to find out more.

N24 General Form of Judgment or Order

Produced by: Tim Kuohane
CJR065C

3. On its true construction, the restrictive covenant contained in paragraph 7 of the Third Schedule to the transfer of 1 Trinity Close dated 6 October 1975 ("the Transfer") prohibits the making of any external alterations or additions both to the land edged red and to the land coloured green on the plan attached to the Transfer without the consent of the other owners or by a relevant application;

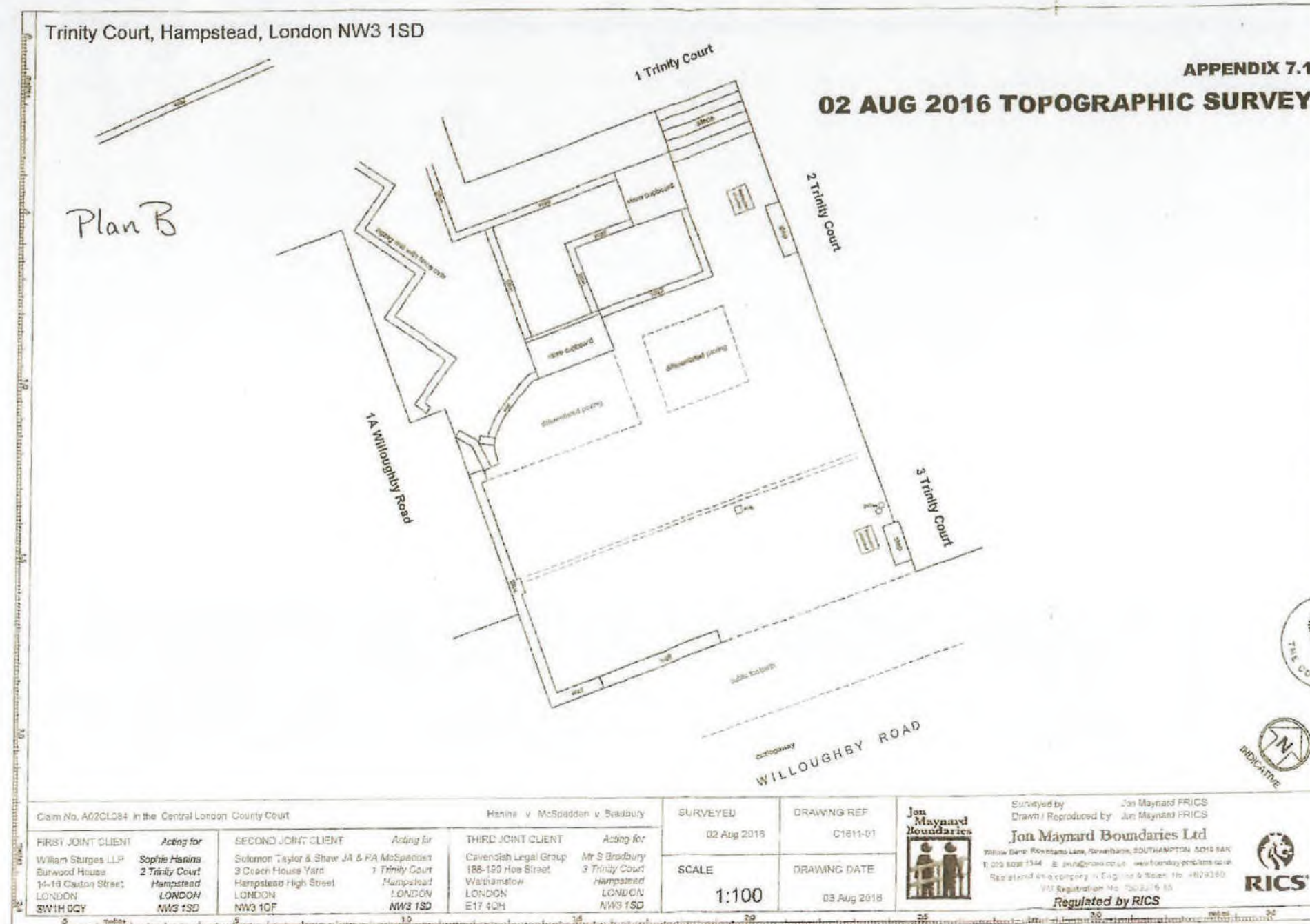
IT IS ORDERED THAT

1. All other claims, counterclaims and additional claims are dismissed;

2. There shall be a further hearing to deal with costs and any other consequential matters on the first available date after 28 August 2017, time estimate half a day, reserved to HHJ Parfitt.

Dated 21 July 2017

1, Trinity Close, Hampstead, NW3 1SD | Rodić Davidson Architects



5.0 Proposed scheme

5.1 Visualisations of new proposal



View 1 of east elevation and entrance courtyard from Willoughby Road

5.1 Visualisations of new proposal



View 2 of east elevation and entrance courtyard from Willoughby Road

5.0 Proposed scheme

5.2 Design Approach

SIDE EXTENSION

After seeking Pre-application advice, the side addition has been substantially reduced. It is no longer proposed to create a timber clad bike store. The side extension is now set back from the main building, in white render to match the existing fabric. The extension is conceived as a simple, lightweight addition which is sympathetic to the character of the existing building.

Configuration

The building at Ground floor level is extended to the boundary line with 1A Willoughby road, housing a study and creating a private outdoor space at the back. The proposal is designed to be respectful of the existing building and contextually sensitive, whilst enhances the property and its functionality.

The extension is composed with slimline timber frame windows and a roof light bringing more natural light. Its small size and materiality (white render) allows the new extension to be subservient to the existing fabric. The recessed lintel detail allows the side extension to appear delicate and lightweight.

BIN STORE

A new bin store in timber cladding with a green roof is proposed. The bins as they currently stand are very visible to the street. A new bin store would prevent the theft of the waste bins and ensure waste is stored neatly, benefitting the appearance of the property and wider area.

OUTDOOR SPACE

The outdoor space at the front of the property is rearranged with new planting, a new ground covering (grass pavers) and 3 parking spaces. The proposal does not seek to increase the parking provision.

NEW STEPS TO THE FRONT ENTRANCE

The existing steps linking the ground floor entrance with the front courtyard have a reduced and narrow landing. New steps in stone finish are proposed to allow a more generous and safer landing.

WINDOWS HEAD HEIGHT

The head height of two existing windows at Ground floor on the East elevation is to be raised to bring more natural light in the Master bedroom. The material and profile are to match the existing windows

CANOPY

A new white painted canopy above the front entrance seeks to improve the property and the arrival experience. It is to match the finish and style of the neighbouring canopy at 2 Trinity Close.

5.3 Impact on street scene

The proposed side extension will be in a size and style to be subservient to the main building meaning it will be in-keeping and contextually appropriate.

5.4 Overlooking

Careful consideration of neighbouring properties has been taken during the design process to ensure overlooking is not increased.
The side extension is a 1 storey addition and does not protrude above the boundary wall with the neighbours.

5.5 Overshadowing

The extension of the existing party wall along the boundary line will have no detrimental impact as there are no windows to 1A Willoughby Rd. facing the boundary line.

5.6 Sustainability

All new building elements included in the proposed works will be implemented in accordance with Building Regulations Part L as a minimum.

5.7 Access

Transport Links

Trinity Close has very good access to public transport with a grade 4 PTAL. The property is a short walk to both Hampstead and Hampstead Heath stations and is therefore served by both the tube and overground rail networks.

The property is located just off Hampstead High Street, beside the Pilgrim’s lane bus stop, served by the no. 46, 268 and N5 bus routes.

Inclusive Access

There is no change to the access arrangements to the front door of the existing building.

5.8 Flood risk Access

1, Trinity Close is located in Flood Risk Zone 1 meaning there is a low risk of flooding in this area. It is not located within a Critical Drainage Area.