

Flat 5, The Rotunda – Design and Access Statement

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1. INTRODUCTION

This Design and Access statement has been prepared by Jones Lambell Ellis Studio to explain the proposed works to the existing property at Flat 5, The Rotunda Building. The proposal are part of an application for Listed Building Consent for the following:

- *“Insertion of bedroom and bathroom into the rotunda main reception room using partial height fixed joinery and partitions;*
- *Associated alterations to the existing kitchen including reducing the size of the island unit;*
- *New services at low level using existing service runs around the perimeter of the room.”*

This Design and Access statement should be read in conjunction with the accompanying Heritage Statement prepared by The Built Heritage Consultancy and the proposed drawings included within the planning application.

2. SUMMARY OF PROPOSED WORKS

The proposed works are for the creation of a bedroom and bathroom in the circular room using partial height fixed joinery and partitions. These additions would be similar to the existing wine room and storage room which are located either side of the entrance door to the water tower. These two existing spaces have been created using furniture within the main circular room.

the proposed bedroom and bathroom will be enclosed with furniture. The existing ceiling rafters will be exposed in the bedroom and in the bathroom only the WC and shower will be enclosed at partial height with a ceiling.

The new partitions on the third floor of the Rotunda are not intrusive and stop well short of the original roof trusses, and thus allow the original room proportions and shape to be read clearly. They would reflect the history of this floor as one that was originally subdivided but would also allow the currently visible roof structure to remain appreciable.

The services for the bathroom will utilise the existing low level service routes which are boxed in around the perimeter of the room and taken out to the existing service riser in the water tower.

The alteration to the kitchen would involve reducing the size of the island unit and removing some of the kitchen units, none of which are historic fabric.

The alterations to create a bathroom and bedroom in the space have been sensitively handled so as to be completely reversible. The works proposed would cause no harm to the overall significance and special interest of the listed building.

3. EXISTING PROPERTY

The proposed site is a flat located on the top floor of the Rotunda building. The Rotunda is a Grade II* listed building located in the west side of Hampstead, it is a three storey building which is currently being used for residential purposes. The existing flat was originally two separate flats which was combined into a penthouse in the late 1990s. The existing bedrooms are located within the side towers and the dining, kitchen and main living area is located within the circular ward where the existing ceiling structure is exposed.



Fig 1. (left) Picture of existing kitchen showing the existing units and exposed timber structure of the ceiling.

Fig 2. (right) Picture showing the existing bookshelves.

4. ASSESSMENT

The local and national planning policy has been consulted in the development of these proposals as follows:

- The National Planning Policy Framework (NPPF)
- Policy D1 (Design) and Policy D2 (Heritage) from the Camden Local Plan 2017

A careful assessment has been done on the proposal to ensure that the significance and integrity of the building is protected. The proposals seek to provide an overall benefit to the property, which is consistent with the local and national planning policy.

5. ACCESS

Access from the street to the property would remain as existing. Refer to the heritage statement for additional information.

6. REFUSE

There will be no changes to the collection of refuse.

7. CONCLUSION

The proposed works are only within the circular tower space. The alterations to create a bathroom and bedroom in the space have been sensitively handled. Previous insertions into the central room (a wine store and storage room) were created with furniture and are not full height to leave the roof structure fully exposed. The creation of the proposed bedroom and bathroom would also be done with partial height partitions and furniture to match existing furniture. The bathroom would be more enclosed with a ceiling over the shower room and WC but again located beneath the roof structure to allow for the roof to be fully exposed to view from the rest of the floor. The alterations to the kitchen island and units are not harmful. The works will have no impact on the historic plan form or historic fabric and service runs would utilise the existing service run which is boxed in around the perimeter of the space. We believe that the proposals are consistent with the aims of the NPPF and that there is no conflict with the Camden Local Plan 2017.

Jones Lambell Ellis Studio.