



LAND AT
BARRINGTON COURT
NW5 4AT

DESIGN & ACCESS STATEMENT

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DESIGN AND ACCESS STATEMENT

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INTRODUCTION

01 INTRODUCTION

Proposed Self Build House

LAND AT BARRINGTON COURT DESIGN AND ACCESS STATEMENT

The proposal is for a family home, a self build, three storey residential dwelling constructed primarily in reclaimed red brick, with wood cladding and a green roof.

The design includes 3 outdoor areas – an entrance garden, a private south facing courtyard and a north facing terrace. All roofs have green sedum planting.

Planning permission was granted in 2015 for the construction of a three storey house. The building height was 10.75m and maximised to BRE daylight angles. The proposed building is 1m lower than the consented scheme.



UNDERCURRENT ARCHITECTS

Undercurrent Architects are an award-winning London based Architectural studio with a strong track record delivering sensitive designs on highly constrained sites.

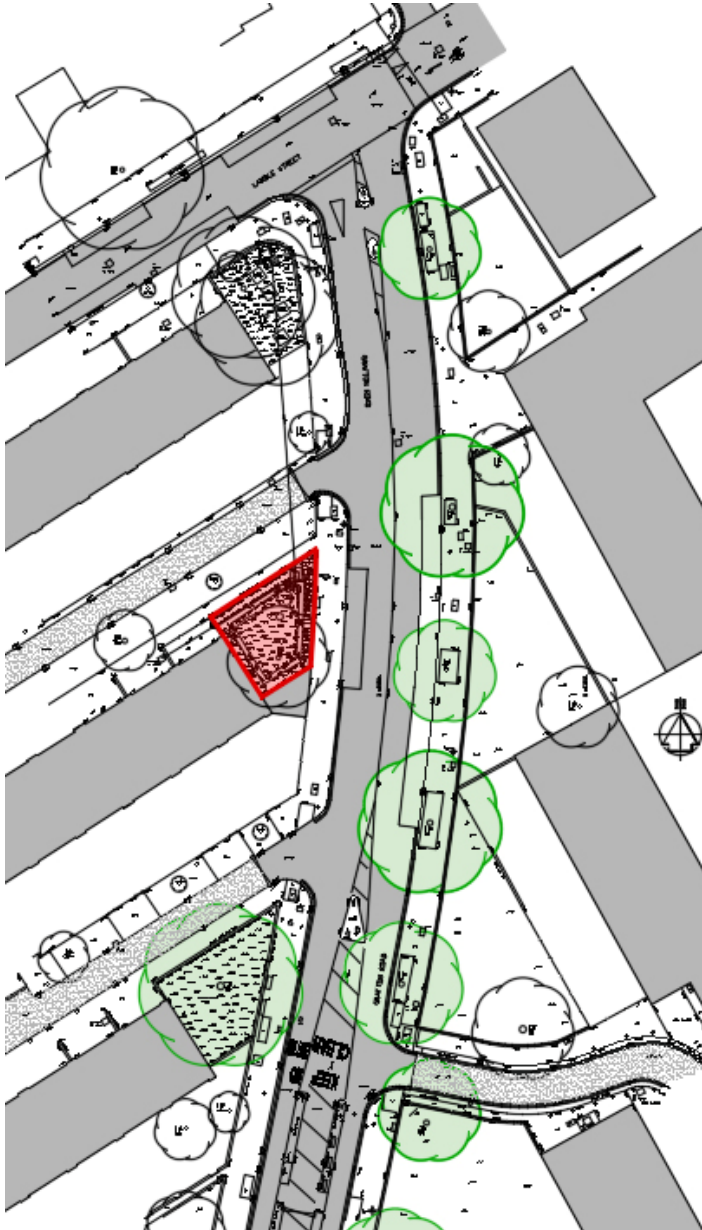
Undercurrent received the 'DESIGN AWARD' at the Wandsworth Council Awards. The Wandsworth Design Award was awarded in recognition of both Residential design excellence and our approach to a constrained triangular site within a Conservation Area.

Undercurrent received the 'AIA AWARD' for the sensitive restoration of a disused Grade II listed Mill dating from the 1550s. The project involved restoration of a derelict ancient building, converting the building to residential units.

Undercurrent won the 'NLA AWARD' for London "House of the Year" with a home on a constrained site adjacent to a historic 19th Century Rail viaduct.

SITE ANALYSIS

Site Description



Site Description:

The application site is located on the northern end of Grafton Road on a triangular, end of terrace plot.

To the north, south and west, rows of 2 & 3 storey terrace housing form part of the Barrington and Lamble Estate, with a 10 - 11 storey tower at the terraces' eastern end.

To the east of the site, blocks of 4 & 5 storey units form part of the Kiln Place Housing Estate.

Grafton Road separates and dissects the 2 estates in a north / south direction. The streetscape is characterised by featureless brick flank walls and inaccessible turf mounds, although is considerably enhanced by a line of mature lime, ash and copper beech trees.

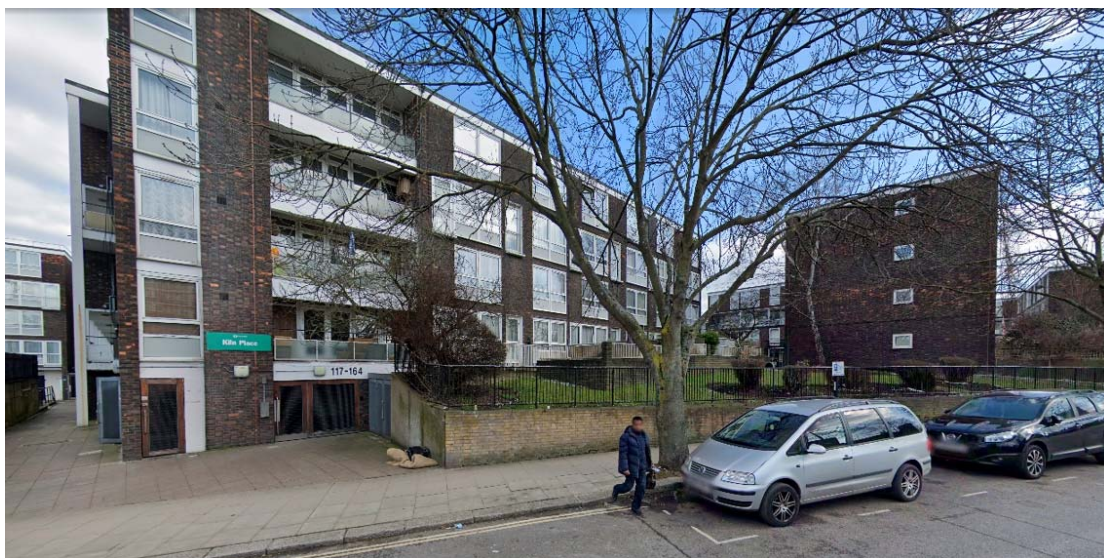
Prior to development for housing, the site was formerly Gospel Oak Brick Works. Extraction of the distinctive, Middlesex red clay helped to define the high architectural quality of the surrounding area.

The application site does not adjoin any listed buildings nor is it located in a Conservation Area.

Streetscape Photos



Western streetscape: brick flank walls & wood fences



Eastern streetscape: turf mounds & end of unit flank walls

Application Number: 2014/4270/P OFFICERS' REPORT

Proposal: Erection of 3 no. new-build dwellings (1x3 bed, 1x 2bed and 1x1bed) and associated external work at end of existing terraces on Grafton Road, Lamble Street and Barrington Court.

Further to the east, set back from Grafton Rd by a stretch of amenity grass land and mature trees is the Kiln Place estate completed in 1964. The estate comprises a number of 4 storey flat roofed blocks. The effect of the lack of connection of the terraces to Grafton Rd and the wide set back to the blocks on Kiln Place from the street is to contribute to a sense of lack of safety along this route, particularly after dark. To the north of the site on the opposite side of Lamble St is an enclave of 2 storey Victorian terraces. To the south the Barrington Court estate is bounded by a railway cutting. In summary, and as mentioned in Section 1 above, the immediate area comprises of a variety of building heights of differing architectural character.

Planning History

Planning Application Number		Officers Report
2014/4270/P	Principle of Development & Land Use	- Housing is the priority land use of the LDF. Policies DP2 and CS6 make housing the top priority when considering the future of unused and underused land and buildings. - The application site is considered to be underused. - Its sale by the Council will provide funding to build social rent units in Barrington Close along with associated landscaping improvements, providing considerable community benefit.
	Design	- Whilst different in height and form to the adjacent terraces the proposal is considered to provide a sophisticated response to the constraints of the site and relation to the immediate context, maintaining a positive relation to the existing terraces. - The distinctive form and detailing provides a positive contribution to the street scene and an effective termination to each terrace. - Its presence on Grafton Rd is considered to make an important contribution to the safety and legibility of the area and is in line with Policy DP24 of the LDF.
	Dwelling type	- The 3 bedroom unit is particularly welcomed. - The site is quite constrained but outdoor space in the form of courtyard, terrace and garden has been imaginatively designed into the scheme which is commendable. - It meets the underlying aims of Policy DP5.
	Standard of Accommodation	- The proposed dwellinghouse is well in excess of the requirements set out in both Camden Planning Guidance and the London Plan. - It exceeds the minimum standard of 11sqm for double bedrooms. - The proposed house will be orientated to benefit from a southern aspect and will receive adequate natural light and ventilation and will benefit from private open space.
	Standard of Accommodation	- East facing windows at ground, first and second floor levels will not result in overlooking or loss of privacy to the residents in Kiln Place which are over 25m away and there are no windows which would directly overlooking the neighbouring property. - The property will benefit from an internal courtyard at ground floor level which will not have any views into the neighbouring garden, whilst views from the terrace at second floor level will be obscured by the roof form and planting.
	Biodiversity and Trees	- Officers agree that the Silver Birch has reached a stage of decline and has a limited safe useful life expectancy. - The Hornbeam is a small specimen with no significant visual amenity. There is no objection to the removal of these trees. 6 new Cherry trees are to be planted elsewhere on the estate as part of a landscape improvement scheme being developed with local residents and this will be secured as a head of term in the S106 agreement. - This new tree planting is considered to provide sufficient mitigation for the loss of the trees associated with this application.
	Biodiversity and Trees	<u>Cycles:</u> Camden's Cycle Storage Standards expect two spaces for a 3 bed unit. <u>Parking:</u> In line with policies DP18 and DP19 that seek to reduce car use and the impact of parking, the new units should be made car-free and this will be secured via a Section 106 legal Agreement.
	Conclusion	- The proposed development is a key proposal in the Council's Community Investment Programme within the Gospel Oak area. - The sale of the property will fund new social rent units on the estate. - The uplift will assist in improving the tenure mix in an area of concentrated social rented housing and thus assist with the aim to facilitate a mixed and balanced community in this part of Gospel Oak. - The scheme is policy compliant and accordingly approval is recommended

2014/4270/P

Erection of 3 no. new-build dwellings (1 x 3 bed, 1 x 2 bed and 1 x 1 bed) and associated external work at end of existing terraces on Grafton Road, Lamble Street and Barrington Court.

This planning application was the culmination of a detailed and extensive consultation process with local residents and their representatives.

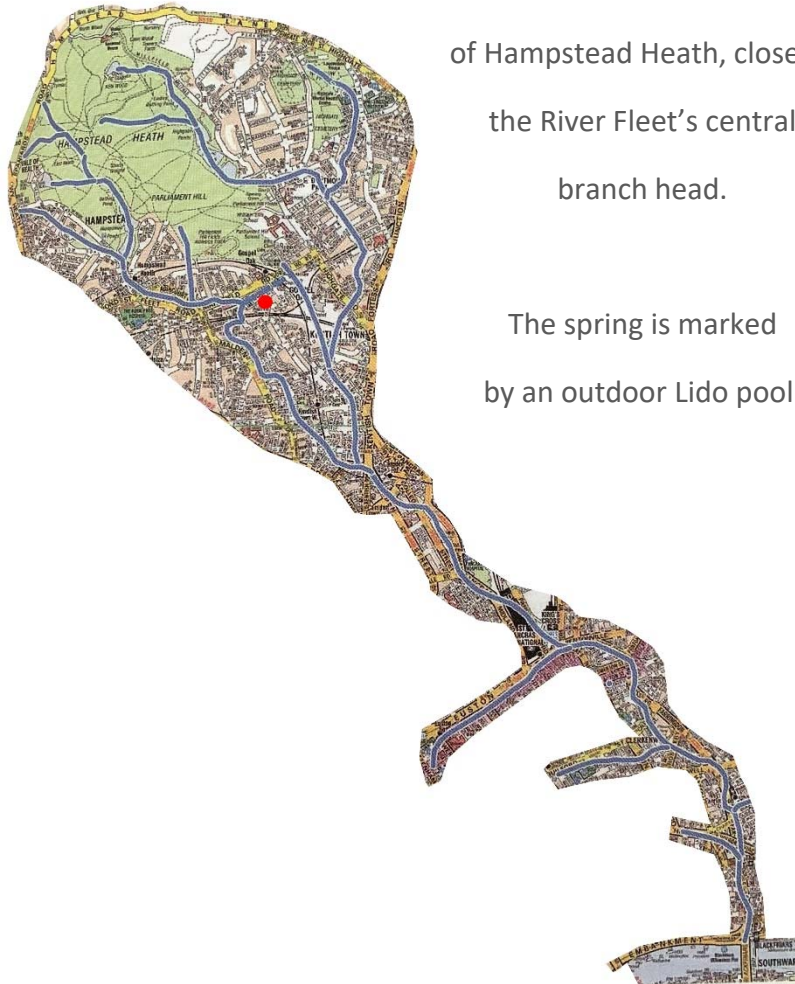
A total of 4 public consultation events were held, all of which were well attended, and the design of the scheme evolved in response to resident's comments at these events.

225 Neighbours were directly notified of the planning application and site notices displayed in the area.

Status : Approved

The site is located at the base of Hampstead Heath, close to the River Fleet's central branch head.

The spring is marked by an outdoor Lido pool.



Fleet channelled
underground in 1826
and linked to
Bazalgette sewer
system in 1858.

After a flood in 1826, the Fleet was channelled under what would later become Lambie Street.

Both tributaries meet in front of the Lido.

02 SITE ANALYSIS

Historical Map 1820's

LAND AT BARRINGTON COURT

DESIGN AND ACCESS STATEMENT

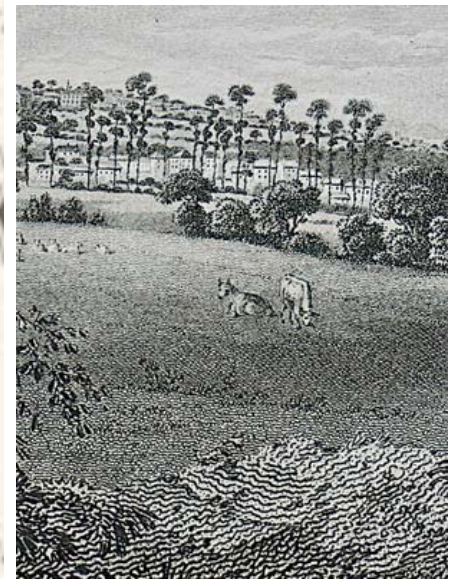
The site was formerly enclosed fields at the southern edge of Oak Town.

Oak Town is bound by a channel of the River Fleet under Lamble Street, previously called Cirens Rd



1820s

1. Application Site
2. Oak Town Fields
3. River Fleet



Kentish Town &
Highgate fields
1820 engraving

02 SITE ANALYSIS

Historical Map 1868

LAND AT BARRINGTON COURT DESIGN AND ACCESS STATEMENT

In 1868, the Midlands
Railway Line was cut through
Oak Town Fields.



1868

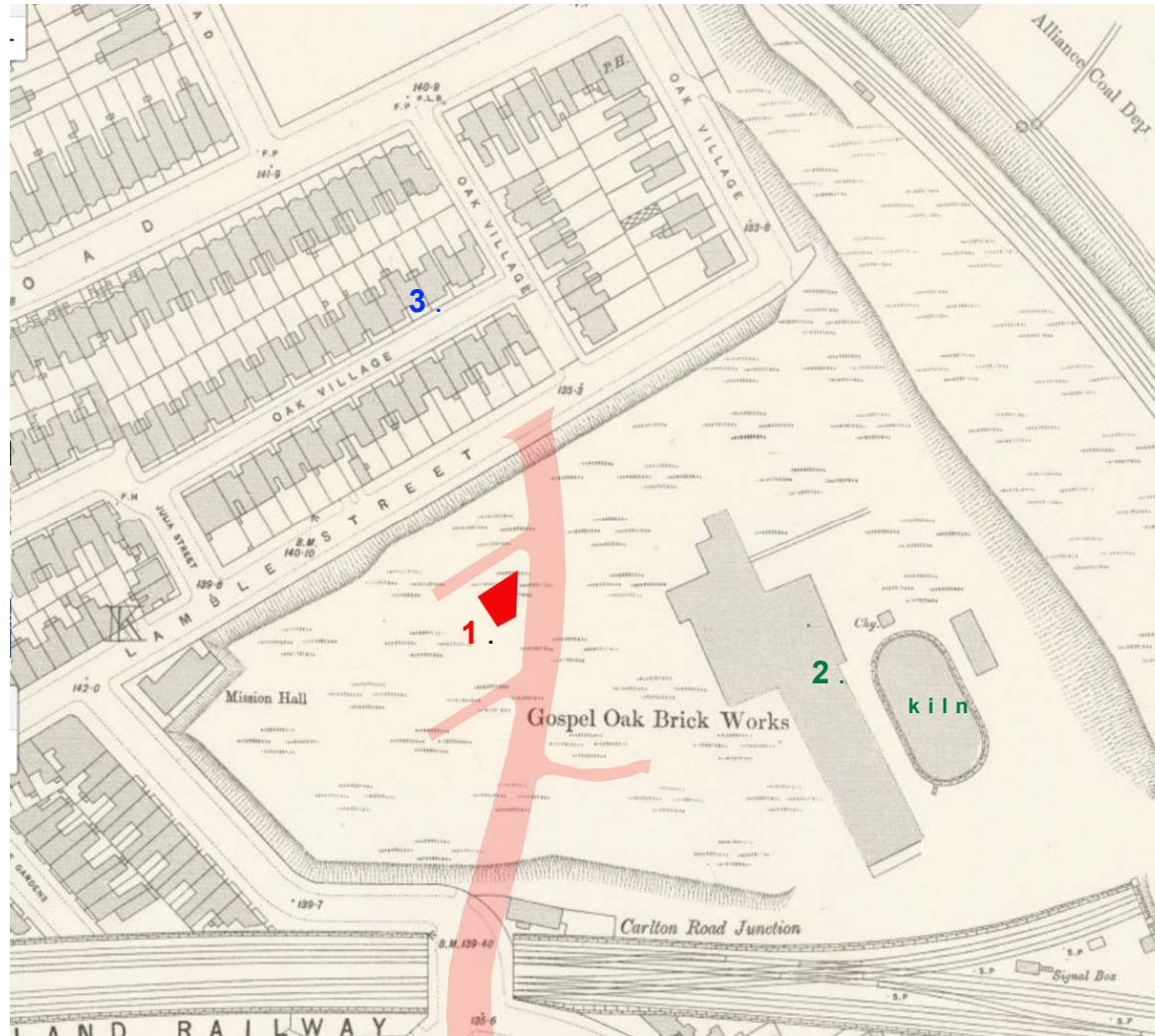
1. Application Site
2. Midlands Railway



Haverstock Hill
Station railway
cutting, 1868

Oak Town fields were replaced by a Brick Works in ~1880s. Extraction of the distinctive, Middlesex red clay helped to define the high architectural quality of the surrounding area.

Notable buildings built with bricks from the brick works include Lissenden Gardens & Savernake Road (residential), the Greek Orthodox Church (ecclesiastical) and Highgate Studios (industrial).



1900s

1. Application Site
2. Brick Works
3. Oak Village



Brick & Tile Kilns
North London
C.H Matthews ~1880s

02 SITE ANALYSIS

LAND AT BARRINGTON COURT

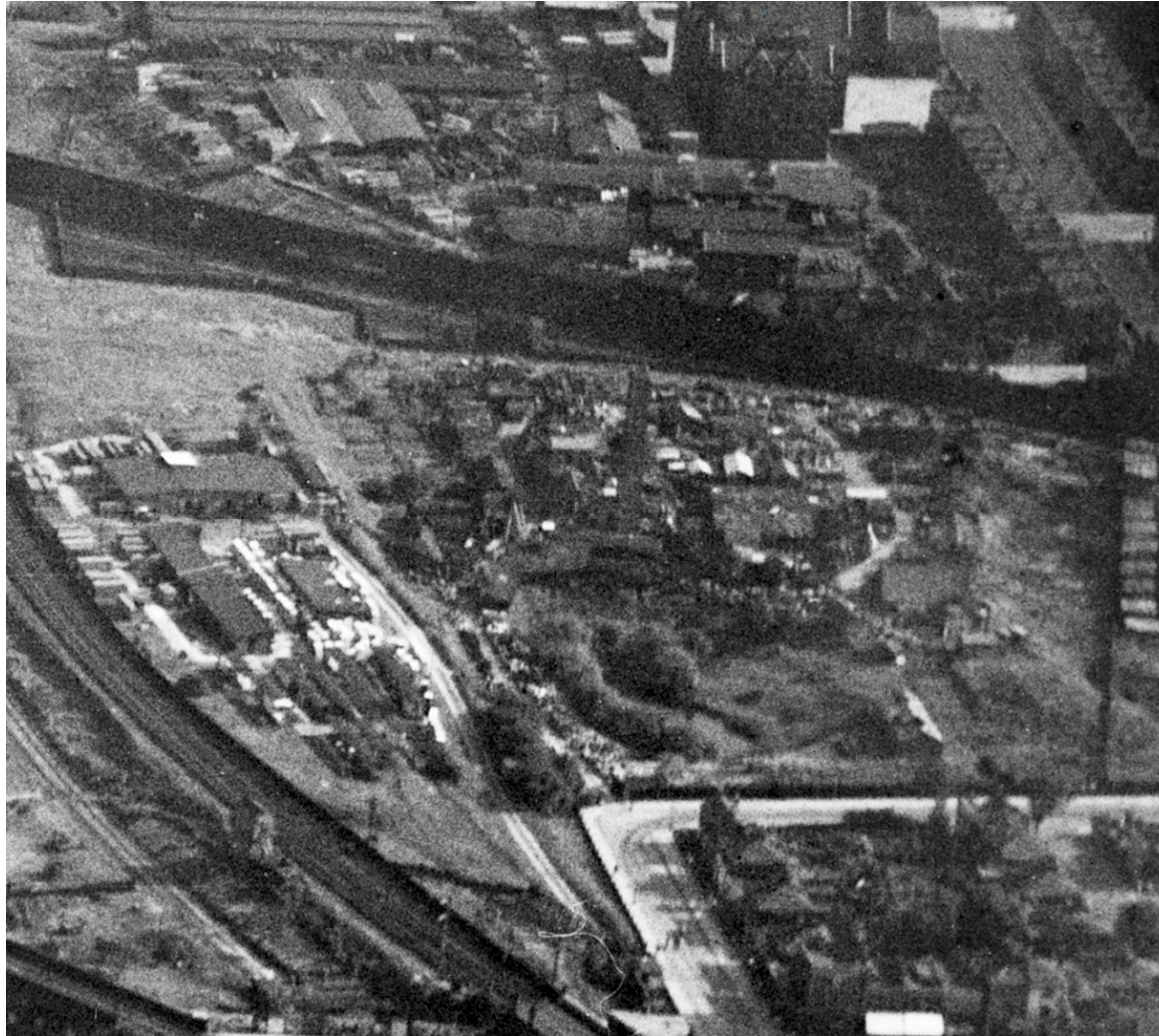
DESIGN AND ACCESS STATEMENT

Aerial Photo 1926

An aerial photo from 1926 shows the Brick Kiln spire protruding above its surroundings.

A series of sheds, workshops and workers huts are scattered across uneven ground, with a neat line of buildings along the centre of the future Grafton Rd.

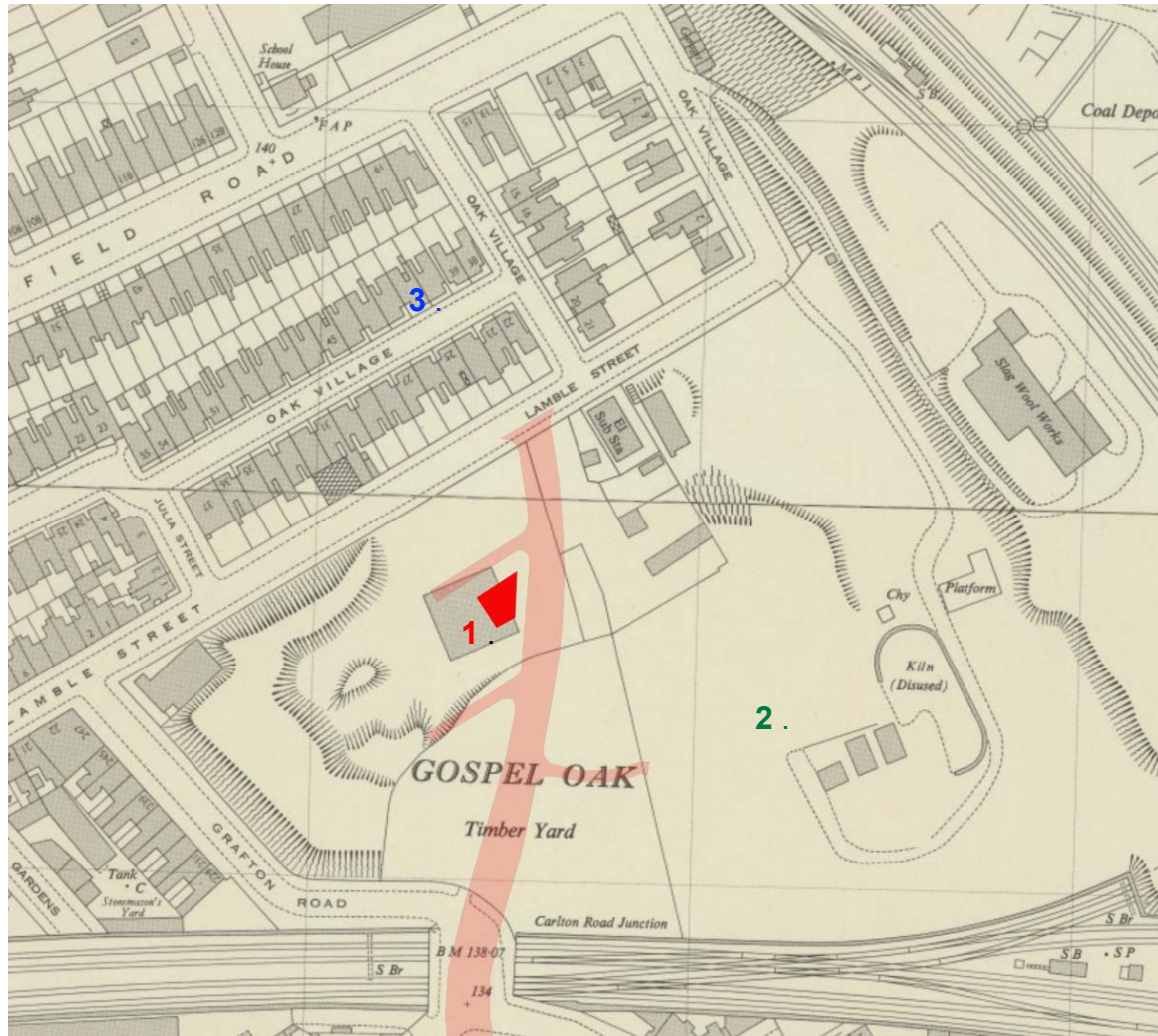
At the top of the image, the Midlands Railway is etched into the terrain.



1926

The Brick Works were subsequently developed into a Timber Yard.

Old wooden frigates of the Royal Navy were dismantled here and their timber turned into the floorboards and garden furniture for surrounding terrace houses



1940s

1. Application Site
2. Timber Yard
3. Oak Village



Typical Timber Yard
1940s Tottenham

02 SITE ANALYSIS

Aerial Photo 1960s

LAND AT BARRINGTON COURT DESIGN AND ACCESS STATEMENT

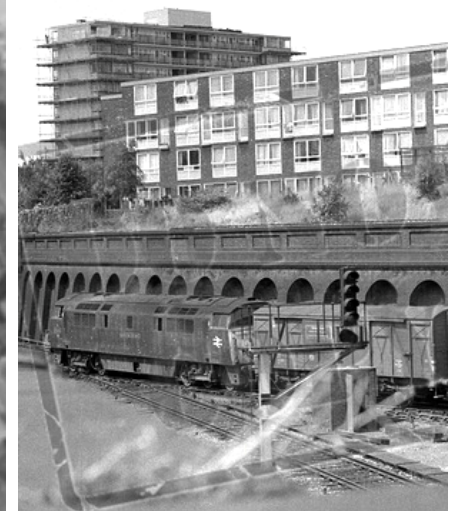
In the 1950s, 2 modernist
Housing Estates were built
on the old Timber Yard.

Trial pits suggests the site
was levelled and backfilled
with made-up ground.



1960s

1. Application Site
2. Kiln Place Estate
3. Barrington Estate



Carlton Rd Junction
with Barrington &
Lamble Estate under
construction ~1950s

02 SITE ANALYSIS

Aerial Photo 2022

LAND AT BARRINGTON COURT

DESIGN AND ACCESS STATEMENT

In the 2010-20s, new infill housing was built in gaps in the urban grain



1. Application Site
2. Infill housing



Kiln Place
infill housing

2020s

Soil investigation

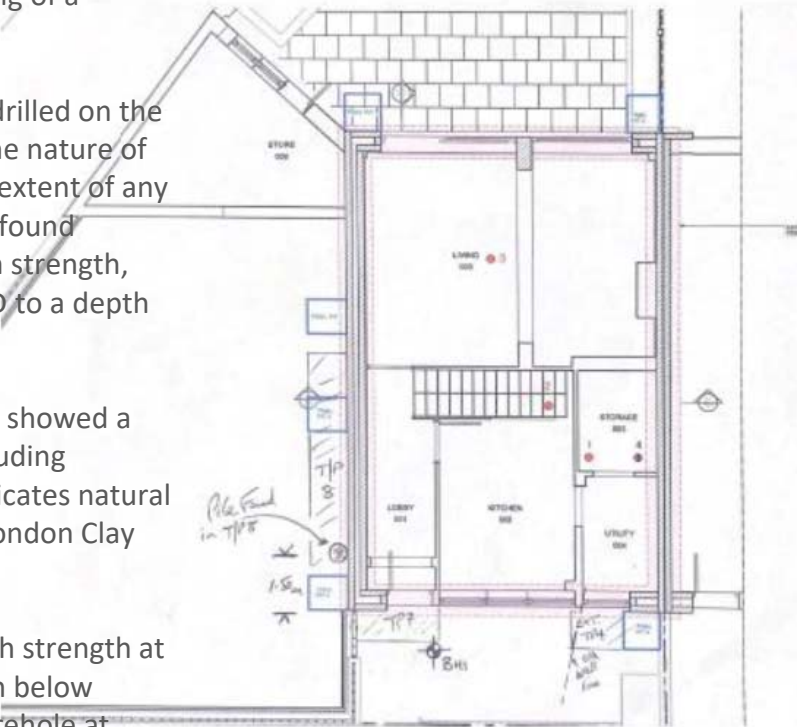
A soil investigation has shown that piles have been used for the foundations to the adjacent property and it was partially constructed off the old footing of a previous building.

A mechanical borehole was drilled on the adjacent site to determine the nature of the subsoil at depth and the extent of any made ground. This borehole found variable, very low to medium strength, clayey gravel MADE GROUND to a depth of 6.70m.

The test at 7.00m and 8.00m showed a consistency throughout (including the seating blows) which indicates natural soil, the natural silty CLAY (London Clay Formation).

This clay was found to be high strength at 7.00m and very high strength below 8.00m to the close of the borehole at 9.00m.

There was no visible signs of contaminants and noxious smells during excavation.



Connaughts Site Investigation Ltd							Appendix No. 3
3 Highlands Cottages, Southend Road, Rettenden Common, Chelmsford, CM3 8EB				Tel: 01702 528098 Fax: 01702 528098		Sheet No. 1 Job No. 0920a Date. Aug 2022	
Window sample borehole 1							
LOCATION 12 Barrington Court, London, NW5 4AT						Method: window sample	
Description of Stratum (m)	Legend	Depth	Samples		Tests		Field
			Type	Depth	Type	Value	Observations
Paving slab		0.05m	U1	G.L.			87mm dia. 50% recovery
Brown clayey sand / sandy clay with brick fragments (MADE GROUND)		1.0	U2	1.00	N	3 blows	87mm dia. 70% recovery Seepage / inflow at 1.00m Water level at 1.30m on completion and on removal of casing.
Firm, orange brown, silty clay with fragments of brick and fine flint gravel (MADE GROUND).		2.0	U3	2.00	N	2 blows	87mm dia. 90% recovery Borehole cased to 2.00m
		3.0	U4	3.00	N	7 blows	77mm dia. 80% recovery
Loose, grey and black, clayey sand with orange brown clay and fragments of brick and ash clinker (MADE GROUND).		4.0	U5	4.00	N	3 blows	77mm dia. 90% recovery
		5.0	U6	5.00	N	6 blows	67mm dia. 40% recovery
		6.0	U7	6.00	N	6 blows	67mm dia. 80% recovery
		6.70m					
Stiff, orange brown, slightly mottled CLAY (No sample recovery possible due to amount of water within borehole).		7.0	U8 D1	7.00 7.00	N	18 blows	No recovery (0%)



Trial pit along flank wall with neighbour

CONTEXT & CHARACTER ANALYSIS

03 CONTEXT & CHARACTER ANALYSIS

Kiln Place Estate

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DESIGN AND ACCESS STATEMENT

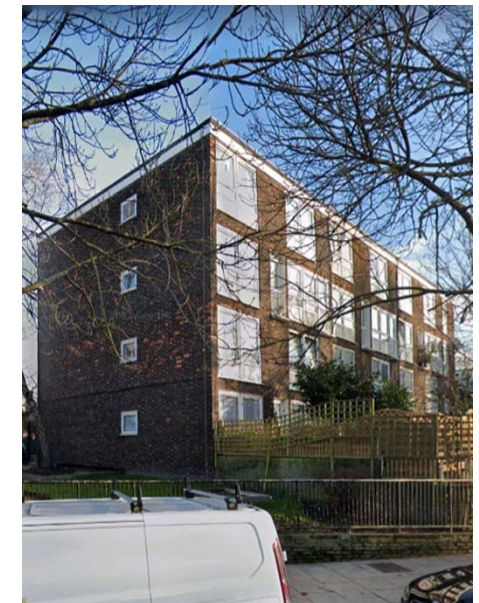
Kiln Place Estate comprises of
4 & 5 storey brick tower blocks

Date:

1959-1962

Architects:

Armstrong and McManus



03 CONTEXT & CHARACTER ANALYSIS

Barrington and Lamble Estate

LAND AT BARRINGTON COURT

DESIGN AND ACCESS STATEMENT

Barrington and Lamble Estate

comprises of

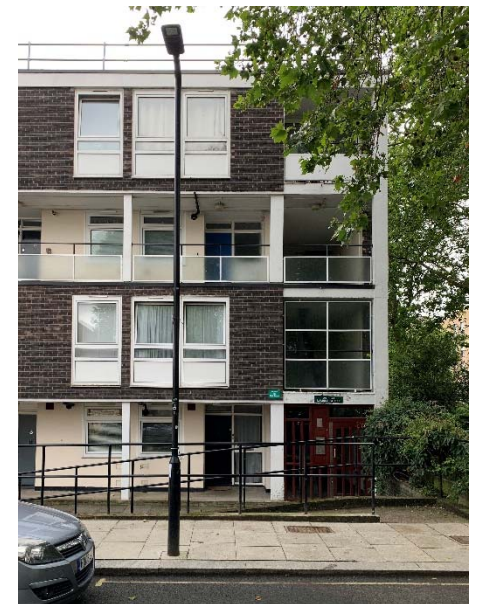
- 4 storey duplexes
- 10/11 storey tower block
- 2 & 3 storey terrace houses

Date:

1952-1954

Architects:

Powel and Moya



No. 12 Barrington Court – Approved plans

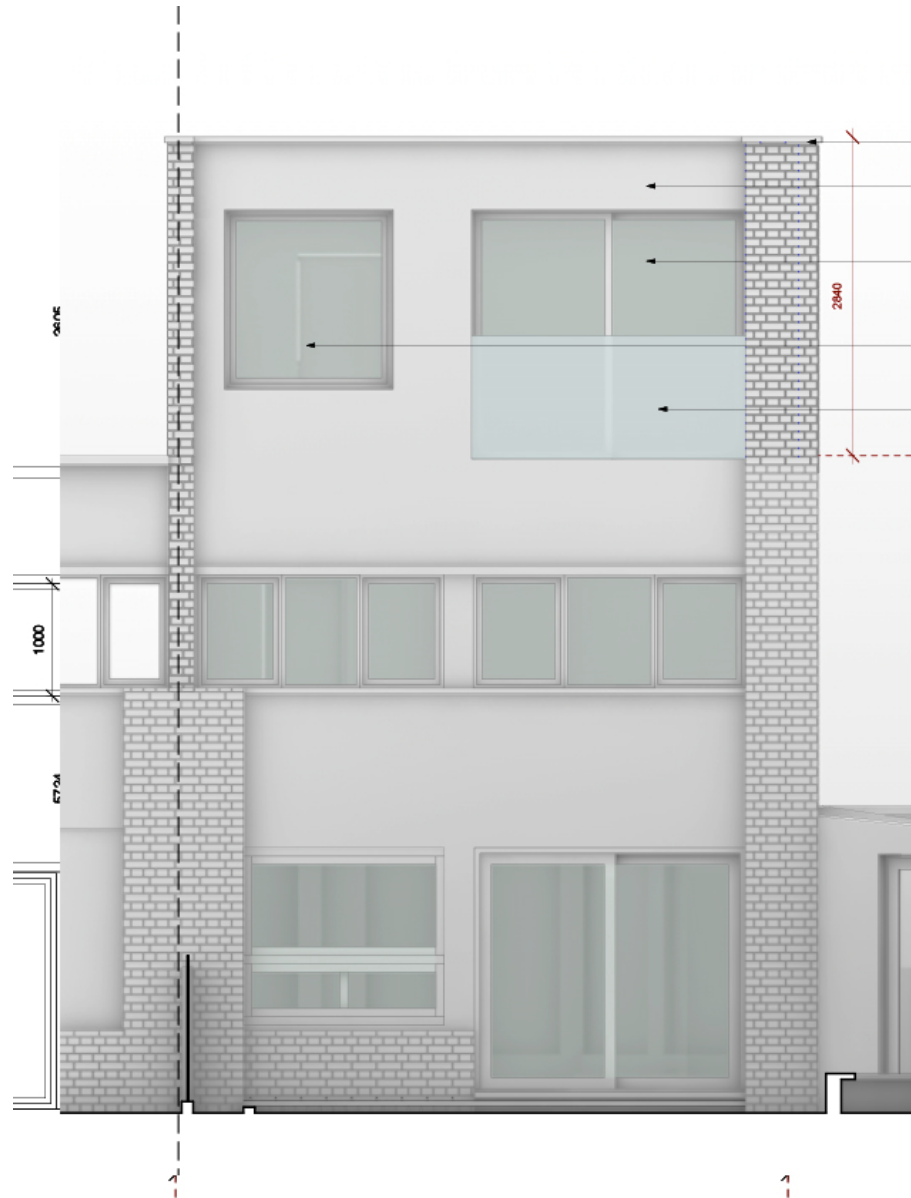
DESIGN AND ACCESS STATEMENT

Application 2021/1793/P

No.12 Barrington Court:
Approval for 3rd storey
to height of 8.75m

Status : Approved

Pre construction works



Delegated Report

Impact on the amenity of any adjoining premises

Given the location of the host property on the south-east corner of the terrace, the surrounding context and relationship with neighbouring properties, the proposal would not have any significant detrimental impact on any neighbours' enjoyment of daylight and sunlight.

The additional storey would have windows at the front and rear only. There is a separation distance of approximately 18m from the principal front building line of the host property and the rear building line of the terrace of properties (nos. 40-49 Lamble Street) located on the opposite side of the road; a separation distance of approximately 26m between the principal rear building line of the host property and the rear building lines of the properties nos. 1-6 Barrington Court; and a separation distance of at least 28m from properties facing the south-east flank wall from Grafton Road (Blocks 105-116 and 117-164, Kiln Place). These separation distances accord with the minimum separation distance of 18m as recommended by CPG Amenity, and as such, it is considered that the proposals would not be overbearing or result in a loss of privacy through overlooking to any neighbouring habitable rooms.

03 CONTEXT & CHARACTER ANALYSIS

No. 41 Barrington Court – Approved Plans

LAND AT BARRINGTON COURT

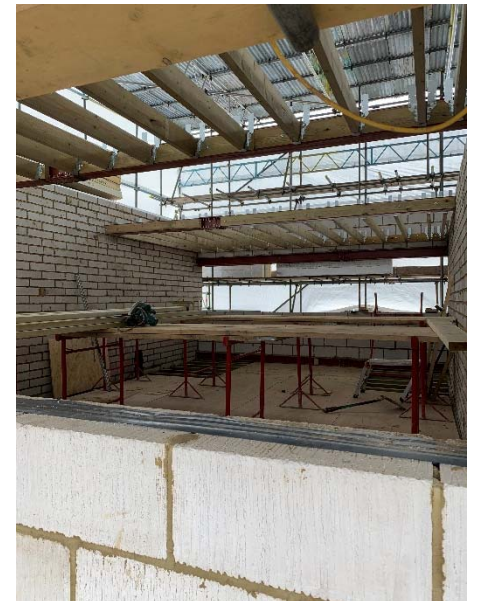
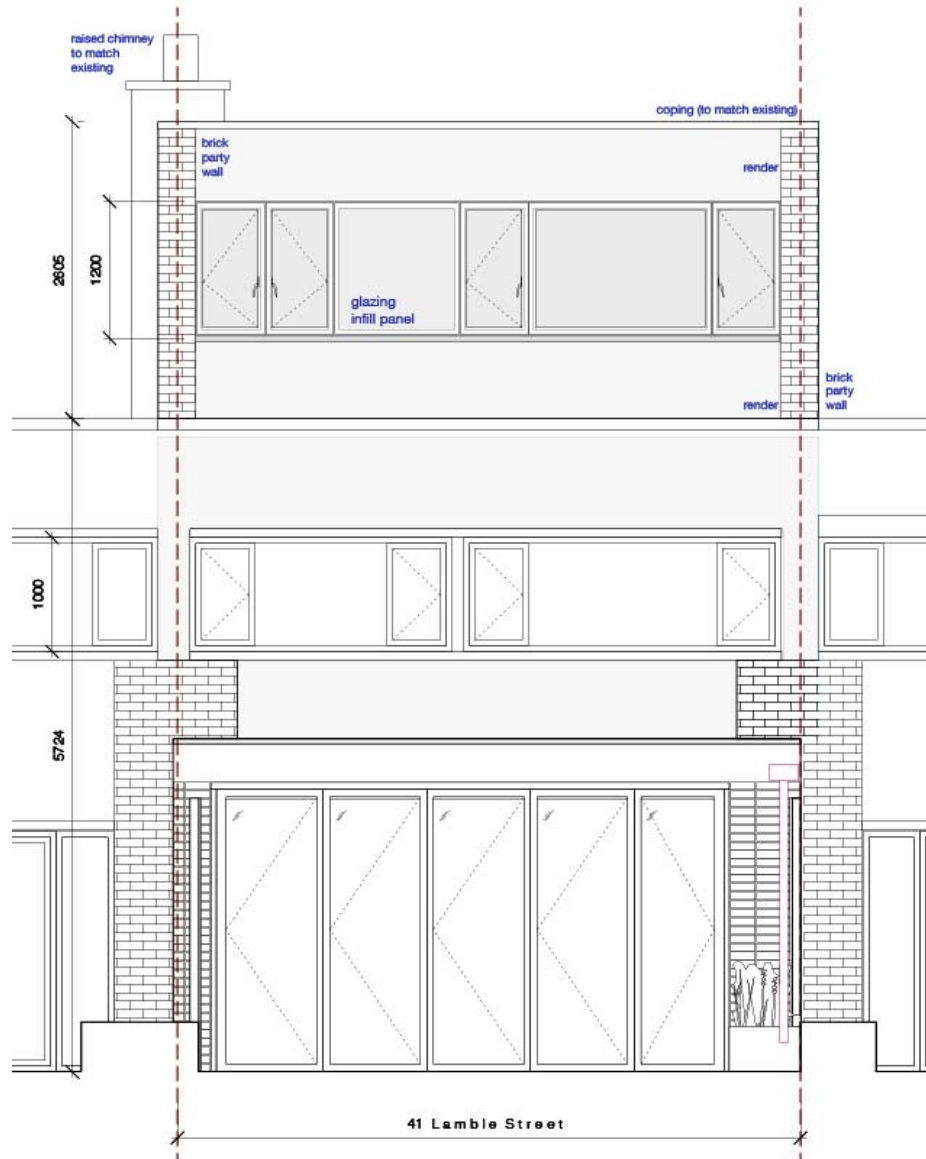
DESIGN AND ACCESS STATEMENT

Application 2021/2178/P

No.41 Lamble Street:
Approval for 3rd storey
to height of 8.75m

Status : Approved

Under construction



03 CONTEXT & CHARACTER ANALYSIS

LAND AT BARRINGTON COURT

No. 42 Barrington Court – Approved Plans

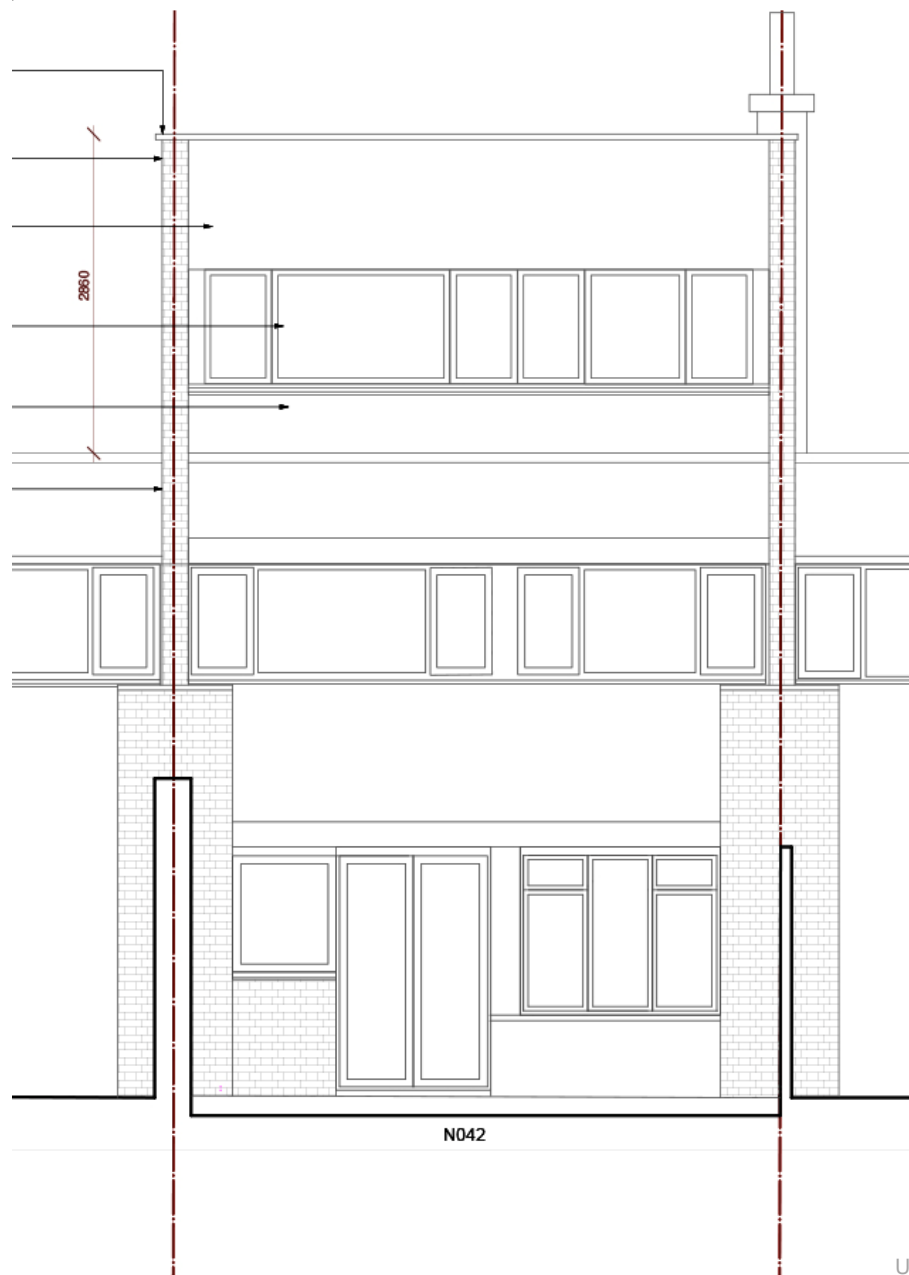
DESIGN AND ACCESS STATEMENT

Application 2023/1877/P

No.42 Lamble Street:
Approval for 3rd storey
to height of 8.75m

Status : Approved

Under construction



03

CONTEXT & CHARACTER ANALYSIS

LAND AT BARRINGTON COURT

DESIGN AND ACCESS STATEMENT

Recent infill development



Peter Barber Architects



Burd Haward Architects

New infill development



03

CONTEXT & CHARACTER ANALYSIS

LAND AT BARRINGTON COURT

DESIGN AND ACCESS STATEMENT

Other corner sites

College Lane &
Little Green Street



College Lane &
Little Green Street

Kiln Place &
Lamble Street



Grafton Road &
Dale Road

03

CONTEXT & CHARACTER ANALYSIS

Industrial heritage



61 Grafton Rd: Interface of housing & infrastructure



Old Haverstock Hill Station: open cut railway canyon

LAND AT BARRINGTON COURT DESIGN AND ACCESS STATEMENT



Carlton Rd Junction: Brick embankments & viaducts



Kiln Place: Housing with infrastructural connotation

03 CONTEXT & CHARACTER ANALYSIS

LAND AT BARRINGTON COURT

Gospel Oak Brick Works Red Brick

DESIGN AND ACCESS STATEMENT



Savernake Road
1899



Midlands Locomotive
Sheds 1873.



Read Brothers
Bottling Stores' 1883



Shand Kyd Wallpaper
factory 1891



Lissenden Gardens
1898



Methodist
Church 1900



Prior to development for housing, the site was formerly Gospel Oak Brick Works. Extraction of the distinctive, Middlesex red clay helped to define the high architectural quality of the surrounding area.



Greek Orthodox
Church 1882

03

CONTEXT & CHARACTER ANALYSIS

Local character details



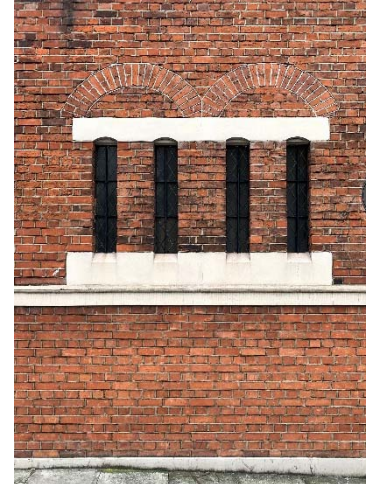
Highgate Road



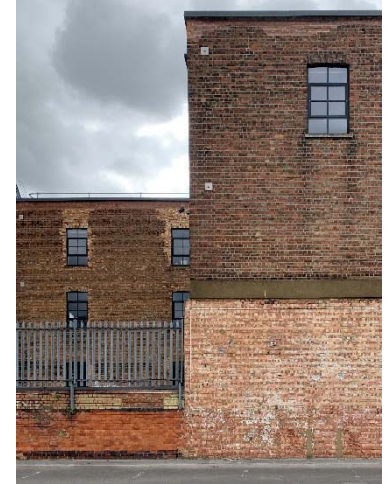
Carkers Lane



Highgate Road



Gordon House Road



Sanderson Close



College Lane



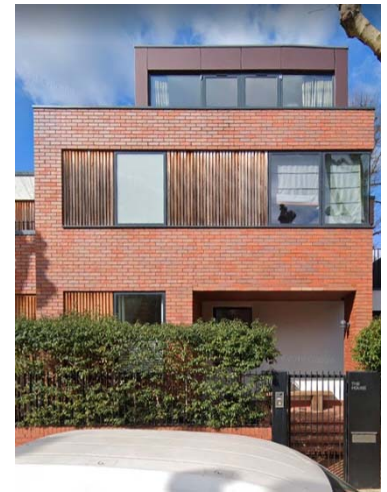
Highgate Road



Carkers Lane



Mansfield Road



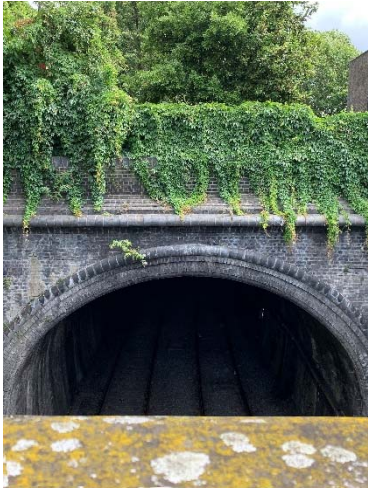
Lissenden Gardens

03 CONTEXT & CHARACTER ANALYSIS

Other references

LAND AT BARRINGTON COURT

DESIGN AND ACCESS STATEMENT



Old Highgate station
tunnel Green roof



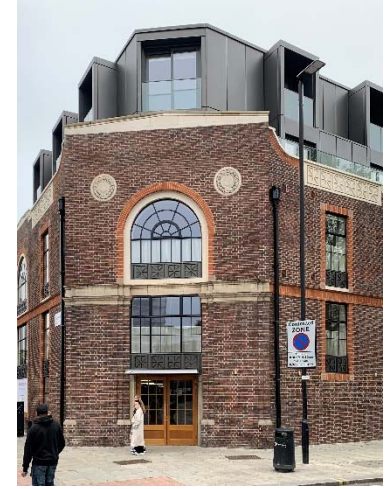
Wood cladding Battersea
Undercurrent Architects



Hidden River
Fleet



Pleated brick wall
Highgate Road



Brick and metal,
Prince of Wales Rd



Barrington Court
Brick Works entrance



John Line & Sons
Hampstead Wallpaper



North London
Brick Kilns



Midlands Railway
arches & architecture



Wood cladding Hackney
Undercurrent Architects