

Design & Access Statement

2nd floor flat, 10 Kidderpore Gardens, London NW3 7SR

March 2024

P-00



1.0 Introduction

XUL Architecture has been instructed to prepare a planning application for the refurbishment and extension of the existing second floor flat at 10 Kidderpore Gardens to meet the requirements of a high quality family home.

Given this, our clients are keen to renovate the existing roof, which is in disrepair and has reached the end of its useful life. This limits the existing flat's energy efficiency, its ability to achieve modern building standards, and its ability to satisfy the requirements of its current and future users.

This document provides an explanation of the proposed scheme, evaluated against the constraints of the site and location and all relevant local and national planning policies.

2.0 XUL Architecture profile

XUL Architecture is an award-winning and client-centred architecture practice. Our vision is to design beautiful buildings that use ingenious ways of bringing natural light to architecture while changing how architectural services are delivered.

We see design as a collaborative process and place great emphasis on our relationships with clients, consultants, and contractors. Combining our energy, extensive knowledge and talents we deliver exciting projects and make a positive difference to each scheme and its local context.

As a RIBA Chartered practice with over 13 years of experience we have successfully worked on circa 300 projects, taking new build and renovation schemes from initial sketches to completion. We have extensive experience working particularly in Barnet, Camden, Haringey and Westminster Councils.

Our innovative design can be seen through our residential portfolio and has been recognized by Barnet Council, who awarded us with the Barnet Architecture Award 2017 for our Hale Lane project in Mill Hill. In 2014 we also won the Stuart Grey Award for the best project in Hampstead Garden Suburb on a listed house.

3.0 Reference documents

This Design and Access Statement has been produced (by XUL Architecture) in accordance with Camden's Local Plan and SPD's. It is to be read in conjunction with the following supporting documents:

Drawings by XUL Architecture

PA-00_P00: Existing & Proposed site plan

PA-01_P00: Existing & Proposed second floor plan

PA-02_P00: Existing & Proposed loft plan

PA-03_P00: Existing & Proposed roof plan

PA-04_P00: Existing & Proposed front elevation

PA-05_P00: Existing & Proposed rear elevation

PA-06_P00: Existing & Proposed side elevation

PA-07_P00: Existing & Proposed section AA

PA-08_P00: Proposed street section and line of sight diagram

4.0 Site and surroundings

4.1 Kidderpore Gardens

Kidderpore Gardens and the surrounding area is a medium-density residential area with a mixture of large detached and semi-detached properties. The street is part of Camden Council's Redington Froggnal Conservation Area.

4.2 10 Kidderpore Gardens - Existing building

Constructed from red brick, the plan of the three-storey front façade is stepped to accommodate a small projection formed by the gable at roof level which is mirrored next door. There is a pebble dash decoration at third-floor level with a small porthole-style round window centred in the wall. The other windows are all timber-framed sash windows. The visible portion of the roof along the front façade is a slate mansard to accommodate a room in this area, there is also a dormer.

The main roof along the rear elevation is a mansard with two projecting dormers. The roof structure is formed from the two mansard-style roofs (front and rear) meeting in the middle of the plan to form a valley gutter with both 'mansards' hipped at the side elevation.

5.0 Planning

5.1 Planning history

According to the Council's online planning register, there are no previous applications that relate to the second floor flat at 10 Kidderpore Gardens.

5.2 Pre-planning

No pre-application advice has been sought for the current proposal.

5.3 Relevant planning precedent in Kidderpore Gardens

The applications below have all been approved by Camden Council and show a history of approving roof terraces in Kidderpore Gardens.

Flat C, 16 Kidderpore Gardens, London NW3 7SR

Ref.: 2004/5127/P

Reconfiguration of the roof to create a roof terrace for the top floor flat behind the existing roof ridges both front and rear, including the erection of railings recessed from the side elevation and the erection of new access staircase enclosure.

Full permission Granted (04/02/2005) – Members briefing

St Margarets School, 18 Kidderpore Gardens, London NW3 7SR

Ref.: 2013/0816/P

Alterations to the existing roof to include a new inset roof terrace and installation of new balustrade, access staircase and new rooflights in association with educational use (Class D1).

Full permission Granted (16/04/2013) – Delegated

6.0

6.1 Use

The application does not involve a material change of use – both the existing and proposed use of the site fall within Class C3. No other uses are proposed for the site. It is acknowledged that any other/additional use of the site/premises would require further planning permission.

6.2 Proposal

The proposed works can be summarised as follows:

- Reconfiguration of second-floor flat including the addition of an en-suite bathroom, a utility room, an open plan kitchen/dining/living area with dual aspect, and a bigger/safer stair landing before entering the flat.
- Existing main roof to be fully refurbished, with new slate tiles to match existing.
- Reconfiguration of the roof to create a roof terrace behind the existing roof ridges, including installing railings recessed from the side elevation.
- Erection of new access staircase enclosure.
- Internal reconfiguration of front gable space to form a new study.
- Replace all single-glazed windows with double-glazed units to match the existing ones.
- Installation of conservation-type roof lights to either side of the front gable.

Providing a little more detail, this application includes the following:

6.3 Roof

To maximise the building's opportunities, a new outdoor roof terrace would be introduced behind the existing ridges and hidden from view. The hip along the side elevation would remain, meaning that all elevations would be unaffected by the removal. The proposed works are not observable from the street level – *please refer to Image 01 on the next page.*

This proposal mirrors the approved roof works at 16 and 18 Kidderpore Gardens.

The roof would be refurbished with new slates to match the existing ones. As shown on the plans, new conservation rooflights are also proposed to bring additional natural daylight and ventilation into the loft study without affecting the neighbour's privacy due to their height and orientation.

6.4 Access enclosure

To maximise the available space, a new study in the loft is proposed. This new area will utilise the habitable ceiling height in the front gable. A new stair enclosure must be erected to form a link between these new areas and provide access to both the new internal space and the roof terrace from the floor below.

Due to the architectural importance of the existing building and the surrounding area, sympathetic and unassuming materials are proposed for the construction. Additionally, the roof of the proposed structure will not exceed the height of the existing ridges and so will be concealed from view, matching the neighbour's consent next door (Flat C, n16) – please refer to Image 01 below. A circular staircase will provide access from the second floor below, and a new glazed façade will provide views out onto the new terrace while allowing the new structure to remain unobtrusive.



Image 01 – Street section, diagram confirming the proposed roof terrace will be invisible from Kidderpore Gardens.

6.5 Internal reconfiguration

As mentioned previously, the proposal requires a stair to provide access to the new loft areas. A circular stair is preferred to reduce the loss of usable floor space.

The ceiling below the proposed room will be dropped slightly to provide the headroom required in the gable roof space. This will not affect the windows.

6.6 Existing and proposed building areas

The existing second-floor flat area is 123.9m² (GIA), which will be reduced to 122.8m² to allow for a bigger/safer stair landing before entering the flat. The new loft areas will add a total area of 24.7m² (GIA).

6.7 Access

Access to and within the site remains unchanged. The building is accessible via the ground floor front main entrance, and the flat is accessible via the entrance door at the top of the communal staircase.

7.0 Other matters

7.1 Sustainability

The building envelope will be insulated to the latest requirements of Building Regulation Part L to ensure low heat loss. The refurbished main roof will be fully insulated, and the walls will be lined internally, where required. New windows and doors will be thermally broken, with double-glazed and solar control glass, to avoid overheating and meet U-value requirements. All rooms will have openable windows to allow natural ventilation.

7.2 Daylight and sunlight

The proposals do not negatively affect the daylight and sunlight of any of the neighbouring properties.

7.3 Conservation

As previously mentioned, the existing building is in the Redington Frogna Conservation Area, and as such, the designs have been developed to be sympathetic to the original building. They will renovate and preserve the historic parts of the existing building, giving it new life and updating it to modern standards, using appropriate materials that will be low-maintenance and provide longevity.

7.4 Refuse

No change is required to the existing refuse provision due to the proposed works.

7.5 Parking

The proposal does not affect the current parking provision or warrant additional parking spaces.

8.0 Conclusion

The application proposes a sensitive and cohesive solution to create additional accommodation on the site while respecting the character of the existing building and surrounding area. This has been achieved through a thoughtful design approach that considers the scale, form, and materiality of the surrounding built environment. The proposal is expected to make a positive contribution to the area, while satisfying the requirements of current and future users.

We understand that every project is unique, but it's worth noting that this application is not substantially different from previously approved schemes on the same street.

Based on the evidence presented in this report and the submitted drawings, we believe this application meets the requirements of local development plans and planning policies and guidelines. Therefore, we request that the application be approved.