

Design and Access Statement

Flat 1, 12 Kidderpore Gardens, London, NW3 7SR

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Design and Access Statement

Project: 026 Kidderpore Gardens

Reference: 026 11.01 Design and Access Statement

Date: 14.05.24

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1.0 Application summary

1.1 This statement has been prepared by Manea Kella in support of the planning application submitted for Flat 1, 12 Kidderpore Gardens, London, NW3 7SR. This document is to be read in conjunction with the submitted planning drawings.

1.2 The proposed alterations involve:

- Excavation of two lightwells and replacement of the existing refuse store to the front of the property
- Alterations to existing window openings to the south and east elevations
- Introduction of new window openings to the south elevation
- Existing external balcony and stair to be replaced with one of a reduced scope
- Existing extension to be re-rendered
- External landscaping upgrades

The proposal does NOT include any changes to the design in the approved application submitted for Flat 2, 12 Kidderpore Gardens (Application No 2022/1767/P). All references made to this application are indicative only.

2.0 Site context and planning history

2.1 12 Kidderpore Gardens is a semi-detached period property located within the jurisdiction of London Borough of Camden. The site lies within the Redington and Frognal Conservation Area and the property is not listed.

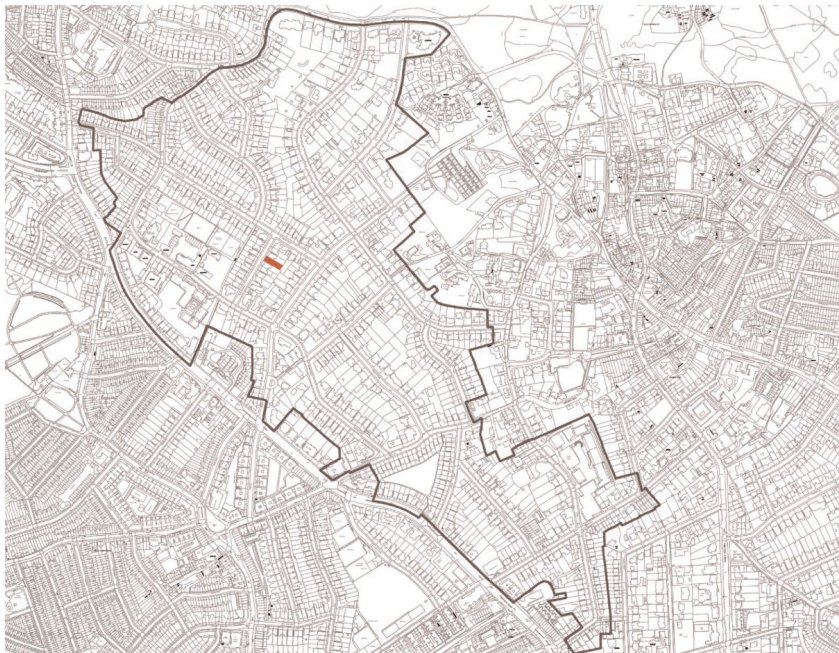


Fig. 1 Redington and Frognal Conservation Area map with the application boundary highlighted in red.

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- 2.2 The Redington and Frognal Conservation Area Appraisal released in December 2022 lists No 12 Kidderpore Gardens within a group of buildings that make a positive contribution to the area.
- 2.3 The appraisal generally supports applications that preserve or enhance the buildings, landscapes, public realm, or other characteristics that contribute to the special architectural or historic interest of the area. The appraisal generally does not support significant loss of garden space or trees and hedges, as well as the removal of original architectural details or windows. The appraisal generally supports alterations that draw on the existing material palette and architectural features. The appraisal also highlights that bins which are being stored in prominent locations, including on road frontages, cause considerable harm to the character and appearance of the conservation area.
- 2.4 The property is located within a predominantly residential area in close proximity to Hampstead Heath Village, within walking distance to the Hampstead Underground station to the East, and Finchley Road station to the South-East.



Fig.2 Site location plan with the application boundary highlighted in red.

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- 2.5 The building, which is arranged over four storeys, was constructed in the early 1900s and its style resonates with the late Arts and Crafts movement. Flat 1 occupies the ground and lower ground floors of the building, including a generous rear garden. The property measures approximately 300 square meters and is held under a share of freehold ownership.



Fig. 3 Front and rear elevations.

- 2.6 The buildings in the area, ranging from 3 to 6 storeys tall, are mostly large family homes. Although they tend to share common features that reflect the time of their construction, the area is architecturally diverse. Much of the local architecture draws influence from the Arts and Crafts movement but also includes Neo-Georgian features such as refined and balanced detailing on the exterior, symmetrical form and fenestration, and multi-pane windows.
- 2.7 12 Kidderpore Gardens, like many other properties in the area, is set back behind a hedge lined front garden. Situated on a tree lined street, with its generous rear garden, the property contributes to the suburban feel of the area.
- 2.8 The townscape character that is typical for the area reflects the local topography. Some properties, including 12 Kidderpore Gardens, are elevated above the street level in response to the slope.
- 2.9 The building features original architectural details such as Dutch gables - a result of international influence, white render and red brick on the front facade, and a covered porch. The property also features a range of bay and dormer timber framed windows painted in white. With multiple panes on the upper sashes, the windows reflect the architectural style typical for the Edwardian era.

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- 2.10 Inside, the home benefits from high ceilings and other period features such as parquet flooring, ornate cornicing, and fireplaces - some of which have recently been redecorated.
- 2.11 The existing four-bedroom flat is in a structurally good condition however, it suffers from several issues as a result of a series of unsuccessful interventions from the past and requires modernisation throughout.
- 2.12 In the first half of the twentieth century, the building was extended to the rear, although no planning record exists. A drawing dating back to 1954 shows the existing condition at the time and includes the rear extension (Application No 15423).



Fig. 4 It is unclear at what point the property was extended to the rear.

- 2.13 Originally built as a single-family home, the building was subdivided into smaller individual apartments in the mid-1950s. In 1954, planning permission was granted for the conversion of 12 Kidderpore Gardens into three self-contained flats (Application No 15423).
- 2.14 In 1975, planning permission was granted for alterations to fenestration at lower ground floor level (Application No 20848). It is unclear whether the proposed alterations were in fact implemented.

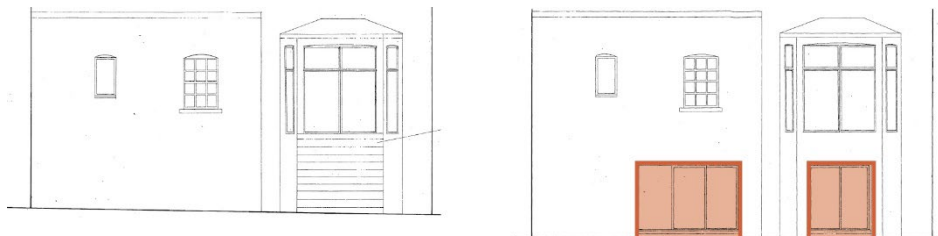


Fig. 5 Approved alterations to fenestration at lower ground floor level, 1975.

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- 2.15 At some point, further modifications to the rear elevation must have taken place, involving alterations to fenestration and the introduction of a balcony, although no planning record exists.



Fig. 6 It is unclear at what point new openings and a balcony were introduced.

- 2.16 The numerous modifications throughout the years, including the conversion of the house into individual apartments and internal layout changes, resulted in a dysfunctional and not fit for purpose layout of the flat.
- 2.17 On the ground floor, the main entrance to the flat is narrow and uninviting. The current dining space suffers from limited amount of daylight and poor outlook, and as it is visually disconnected from the garden, the room does not benefit from the south-east orientation as much as it could. The stair connecting the two levels currently does not offer an inviting approach to the lower ground floor and its location further exacerbates the disrupted flow between key spaces within the home.
- 2.18 The lower ground floor suffers from low ceiling heights and the single aspect deep plan results in poor lighting conditions within the rooms at the back. Furthermore, there is a lack of spatial hierarchy and a clear circulation route resulting in a confusing to navigate plan.



Fig. 7 Internal views of the property.

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- 2.19 At the front, the existing enclosed bin store is not fit for purpose as it is in a deteriorating condition and is too low to fit standard sized bins, in line with Camden Planning Guidance on refuse storage [Fig. 9]. As a result, the bins are currently stored in the front garden near the entrance, detracting from the quality of the street and approach to the house [Fig. 8].



Fig. 8 Current bin location

- 2.20 The existing two-storey rear extension is of poor built quality. The external walls of the extension are covered in deteriorating white render. The current internal layout of the extension disrupts the relationship between the home and the garden – which is currently overgrown and heavily underutilised. The existing balcony is excessive, detracts from the elevation of the host building and obstructs daylight from reaching the lower ground floor.



Fig. 9 External views of the property, left to right: existing bin store, rear extension, balcony overhang.

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- 2.21 In 2013, planning permission was granted for the replacement of the existing single door with a double door at ground floor level (Application no 2013/4417/P). It is assumed the proposed alterations were not implemented.



Fig. 10 Approved alterations to fenestration at ground floor level, 2013.

- 2.22 The property is currently used as a single-family home and will continue to be. The clients wish to have their flat altered to suit their modern needs and achieve overall high-quality design.

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3.0 Precedent

3.1 There are several properties in the vicinity of 12 Kidderpore Gardens and within the Conservation Area that have had similar proposals approved and successfully implemented:

1. **6 Kidderpore Gardens (2006/0179/P) – 17/03/2006**
Planning permission granted for the extension of the existing basement to front and rear including the provision of a lightwell to facilitate access to the rear garden, plus alterations to the side and rear elevations of the ground floor flat.
2. **Flat A, 8 Kidderpore Gardens (2004/5207/P) – 31/01/2005**
Planning permission granted for the enlargement of basement, with associated excavation of two lightwells at front and 2 patios at rear, and installation of new French doors and raised ground floor balcony and staircase at rear, and installation of 2 replacement windows at front.
3. **9 Kidderpore Gardens (2010/3581/P) – 12/07/2011**
Planning permission granted for the enlargement of existing basement area and erection of single storey rear extension with associated alterations to include new windows at basement and ground level to the side elevation of the existing residential dwelling.
4. **11 Kidderpore Gardens (2012/2860/P) – 08/08/2012**
Planning permission granted for the installation of sliding doors to rear elevation at ground floor level and installation of window facing patio at ground floor level to existing house.
5. **14 Kidderpore Gardens (2009/0659/P) – 20/03/2009**
Planning permission granted for the excavation to create enlarged basement area for use as habitable accommodation attached to the ground floor flat including two lightwells to the front and alterations to the rear including creation of a sunken patio and insertion of a window and 2 French doors on the rear elevation at lower ground floor level.
6. **14 Kidderpore Gardens (9501946R1) – 08/03/1996**
Planning permission granted for the erection of conservatory at rear ground floor, as shown on drawing numbers 1A, 2A and 3A.
7. **17 Kidderpore Gardens (2013/5914/P) – 01/11/2013**
Planning permission granted for the Installation of sliding doors and 2 x windows to rear elevation and replacement of a fixed glazed window with an openable window to side elevation of dwelling.
8. **17 Kidderpore Gardens (2005/4854/P) – 11/01/2006**
Planning permission granted for the erection of a single storey rear extension, two dormer windows to each side roof slope, two new roof light and alterations to the side elevation of the existing dwelling house.

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9. **19 Kidderpore Gardens (2012/5387/P) – 04/12/2012**
Planning permission granted for the erection of one side and one rear dormer window, installation of 6 rooflights, window at second floor level on side elevation and alterations to fenestration at ground floor level all in connection with existing dwelling (Class C3).
10. **21 Kidderpore Gardens (2006/5559/P) – 09/02/2007**
Planning permission granted for the alterations and extensions including the erection of new side and rear dormer windows and single storey ground floor extension to the side of the single dwellinghouse.
11. **21 Kidderpore Gardens (2013/0149/P) – 21/06/2013**
Planning permission granted for the excavation of basement with two lightwells to the front elevation and two to the side elevation and erection of single storey glazed rear ground floor level extension all in connection with existing residential dwelling (Class C3).
12. **Flat A, 16 Kidderpore Gardens (PWX0302338) – 03/11/2003**
Planning permission granted for the change of use of the ground and lower ground maisonette into two self-contained flats, together with the excavation of two lightwells to the front and new windows and excavated area to the rear.



Fig. 11 Google Earth aerial view: site location of key planning precedents and proximity to the application site.

- 3.2 The table below illustrates some of the planning precedents with the alterations highlighted in red.

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Address / Application No	Existing Rear Elevation	Proposed Rear Elevation
Flat A, 16 Kidderpore Gardens (PWX0302338)		
17 Kidderpore Gardens (2013/5914/P)		
21 Kidderpore Gardens (2013/0149/P)		

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4.0 Proposal

4.1 The proposed alterations involve:

- Excavation of two lightwells and replacement of the existing refuse store to the front of the property
- Alterations to existing window openings to the south and east elevations
- Introduction of new window openings to the south elevation
- Existing external balcony and stair to be replaced with one of a reduced scope
- Existing extension to be re-rendered
- External landscaping upgrades

4.2 The proposed scheme has been amended in response to the London Borough of Camden's pre-application feedback received on 16/01/2024:

- The infill extension at lower ground floor level has been omitted.
- The amount of glazing on the rear elevation has been reduced.
- The elevation treatment of the rear façade has been revised to conceal the double-height space internally, and respect the scale, rhythm, proportion, and character of the rear elevations of the neighbouring buildings as a group.

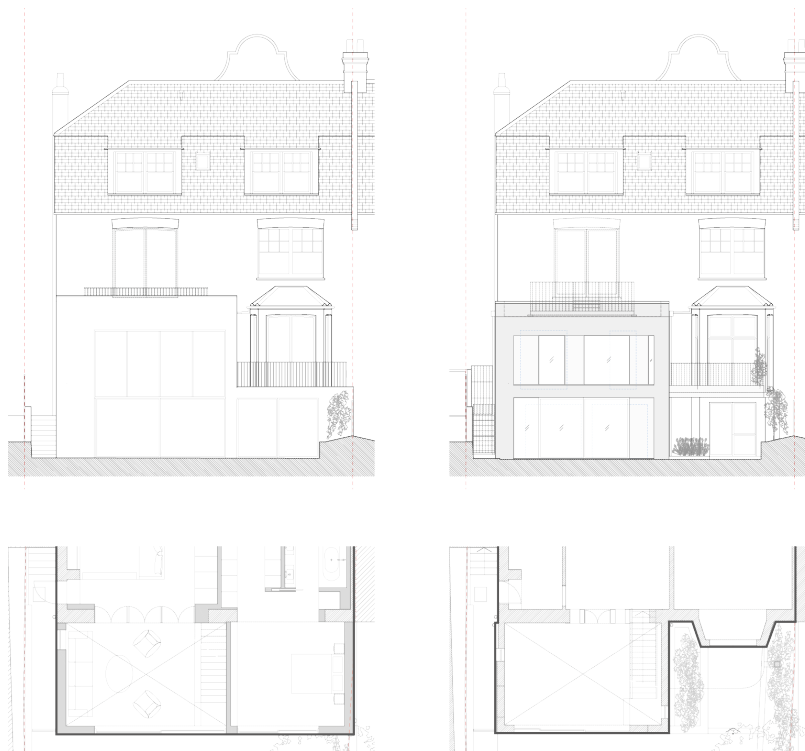


Fig. 12 Left: Pre-app proposal; Right: current proposal.

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- 4.3 As part of the proposed works, two lightwells will be introduced to the front of the property to provide natural light to the bedrooms on the lower ground floor. Following the pre-application feedback, metal grilles have been introduced to alleviate safety concerns and provide natural ventilation to the lightwells, whilst having the least visual impact. As part of the proposed works, additional planting will also be introduced to soften the appearance of the lightwells at the front.
- 4.4 As part of the proposed works, the existing two-storey rear extension will be retained and re-rendered. The existing building fabric will be upgraded.
- 4.5 The existing windows within the rear extension will be replaced and reconfigured, bringing alignment and harmony to the rear façade [Fig. 14]. The proposed reconfiguration of the window openings responds to the natural features of the surrounding landscape and helps reconnect the home with the garden. Along with the proposed changes to the internal layout, the reconfigured openings will help maximise natural light internally. The proposed amount of glazing to the rear elevation corresponds with the existing and falls below the previously approved alterations to the fenestration at ground floor level. High-quality doors and windows will be used throughout the scheme.

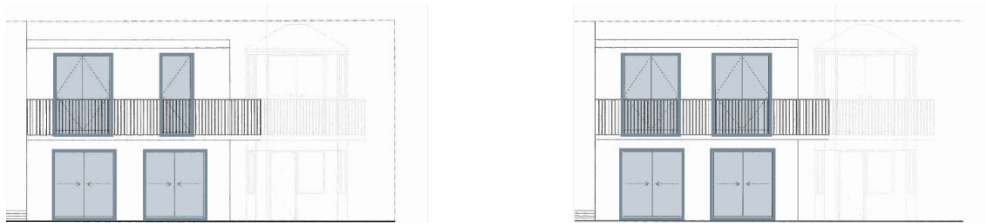


Fig. 13 Previously approved alterations to fenestration at GF level (Application no 2013/4417/P).



Fig. 14 Proposed reconfiguration of the existing openings; left: existing; right: proposed (including approved terrace for Flat 2 at 12 Kidderpore Gardens - Application No 2022/1767/P).

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- 4.6 The roof of the existing rear extension will be replaced to improve its integrity and accommodate the approved roof terrace of the flat above (Application No 2022/1767/P).
- 4.7 As part of the proposed works, a new window will be introduced along the side elevation at ground floor level to bring symmetry to the dining space internally, and further maximise natural light inside the home.
- 4.8 The existing window openings on the north and south elevations of the extension will be reconfigured to accommodate the changes to the internal layout and maximise natural light internally.
- 4.9 As part of the proposed works, the existing balcony will be replaced. The proposed balcony is reduced in scope and features a rounded corner to mitigate its visual impact, protecting the privacy of the neighbouring properties. The proposed railing design, alongside all other new metalwork proposed as part of the scheme, will reference original Arts & Crafts details featured throughout the house.

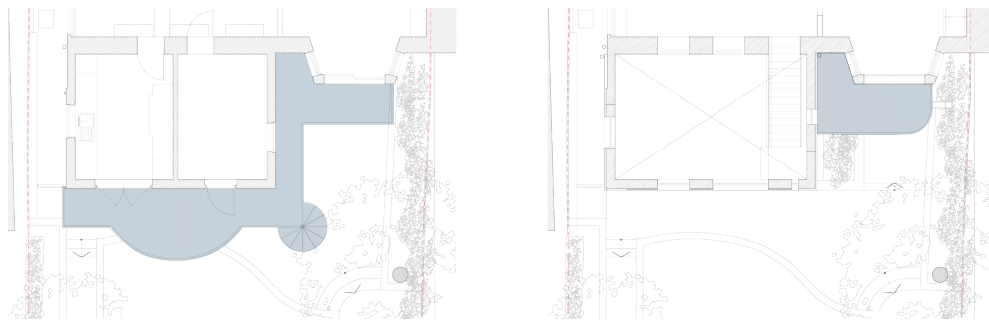


Fig. 15 Left: Existing balcony footprint; Right: Proposed balcony footprint.

- 4.10 The existing sliding door set within the bay at the ground floor level will be replaced with a high-quality double-glazed door set.
- 4.11 All existing single-glazed windows are proposed to be replaced with high-quality double-glazed traditional windows.
- 4.12 The proposed works also involve external landscaping upgrades to the rear of the property which will improve the biodiversity on site.
- 4.13 No trees or hedges will be removed.

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5.0 Access

- 5.1 The access to the property will remain as it is.

6.0 Refuse

- 6.1 No changes are proposed to refuse collection as such; however, the refuse will be stored in a designated and improved refuse storage area. The existing enclosed bin store, which is not fit for purpose, will be removed. A new enclosed bin store will be introduced along the front boundary wall, concealed behind the hedges, and to the side. The proposed new bin store will serve the three flats, accommodating the numbers of bins recommended by the Camden Planning Guidance.

7.0 Sustainable Design

- 7.1 It is anticipated the proposed works will significantly improve daylight conditions throughout the property. Reconfigured window openings, alongside the internal layout changes, will maximise natural light and ventilation internally, reducing the need for artificial lighting and air conditioning.
- 7.2 The upgrading of the fabric of the existing two-storey extension will improve the thermal performance of the home, reducing the need for use of heating or air conditioning.
- 7.3 High-quality glazed doors and windows have been proposed to reduce heat loss during winter and minimise the risk of overheating in the summer.
- 7.4 Only low-emission building materials, paints and finishes will be selected to minimise volatile organic compounds (VOCs) and improve indoor air quality.
- 7.5 Energy-efficient building materials with low embodied carbon will be used for finishes.

8.0 Planning Policy

- 8.1 The design accounts for the character of Kidderpore Gardens with appropriate proposed materials and sympathetic, subordinate alterations to the existing building that complement the original features of the house and are in line with previously approved schemes.
- 8.2 The proposal will conserve the significance of the property as a heritage asset within the Conservation Area by being sympathetic to the Arts & Crafts style in terms of detailing and form, satisfying the London Plan Policy 7.8 Heritage Assets and Archaeology and Camden Local Plan policies D1 and D2 – Heritage.
- 8.3 The scheme is sensitive towards the amenity of the host building and the wider context. The proposed alterations do not involve any increase in the footprint or height of the existing property thus protecting the amenity, outlook, privacy, and sunlight/daylight of neighbouring properties. Careful consideration has been given to the size and positioning of the new window openings within the rear extension further protecting the amenity and privacy of the neighbouring properties. Works will take place during allowed hours and the property's distance from the road will mean no heavy machinery during

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construction in accordance with Camden Local Plan Policy A1 – Managing the impact of development, Policy A4 – Noise and vibration and Camden's Amenity CPG.

- 8.4 The scheme is aiming for a full services refurbishment with regards to sustainable electrics, heating, plumbing and drainage and are aiming for a high standard of energy efficiency and sustainability. The scheme proposed to adopt individual environmental design measures that offer a very good level of environmental practice and will provide cost-effective performance standards, surpassing that required by the Building Regulations. The proposed measures should significantly improve the dwelling's efficiency performance in relation to Energy, Health and Wellbeing, Water and Material categories:

- The proposed new roof will be fitted with efficient insulation with little heat loss
- Upgrade of existing wall fabric
- All proposed glazing to the rear of the building will be double glazed
- The refurbished rear extension will receive generous amounts of natural daylight and ventilation
- Installation of new efficient central heating and hot water system
- Reduced water consumption through fittings with Eco Smart technology
- Use of low energy lighting
- Proposal to install A+ rated white goods
- The proposed new structure will be insulated to current standards to minimise noise transfer
- Target U-values will exceed minimum requirements of the Building Regulations

Additionally, due to the site's distance from the road, minimal journeys for the supply of goods during construction are promoted, complying with Camden Local Plan Policy CC1 – Climate change mitigation, Camden Local Plan Policy CC2 – Adapting to climate change, Local Plan Policy T4 – Sustainable movement of goods and materials and Camden's Energy efficiency and adaptation CPG.

- 8.5 Careful consideration has been given to the design of the proposed lightwells to the front of the property following the guidance on basement development provided within Policy A5 of the Local Plan. Whilst the proposed lightwells will reduce the soft landscaping opportunities in the front garden, they will significantly improve daylighting conditions within the lower ground floor of the apartment, in line with the guidance within the Camden Home Improvements Guide (2021).
- 8.6 The pre-application feedback notes that *'the existing lightwells at neighbouring properties form part of the character of the streetscape and have in part set a precedent for the acceptability of front lightwells within this area of Kidderpore Gardens'* and that *'the proposed lightwells would not vastly differ in any significant manner than the approved lightwells for neighbouring properties.'*
- 8.7 Basement Impact Assessment will be provided as part of the application which will demonstrate the impact of the works on drainage, flooding, groundwater conditions and structural stability.

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9.0 Conclusion

- 9.1 It is anticipated that the proposed works are in line with the observable pattern of development within the greater area.
- 9.2 The proposed changes will significantly improve the quality of the home – transforming it from a collection of poorly connected rooms into free flowing naturally lit spaces.
- 9.3 The proposed design prioritises retaining as much of the existing structure as possible, whilst unlocking the full potential of the home.
- 9.4 The proposed lightwells to the front of the property will significantly improve the daylight conditions inside the home, and the associated improvements to the front of the property will overall improve the quality of the front garden for the benefit of the owners and the other residents.
- 9.5 It is anticipated that the proposed alterations to the rear will offset some of the negative impact of the harmful interventions from the past and bring harmony and cohesion to the rear façade.
- 9.6 The proposed internal layout changes, alongside the reconfigured window openings within the rear extension will significantly improve the connection between the home and the garden, whilst maximising daylight throughout the property.
- 9.7 The proposed changes will significantly enhance the quality of living for the family and improve functionality of the home whilst preserving and enhancing the special character of the conservation area, but also adding a contemporary layer of heritage.
- 9.8 The proposal is subordinate to the main body of the house and will be similar in design and construction detailing. All the new interventions will be carried out along repairs to the existing fabric, restoring it to its former glory.