

19 November 2012

Design & Access Statement

Address: Flat 1, Ground Floor, 25 Rudall Crescent, Hampstead, London, NW3 1RR

Context

Flat 1, Ground Floor, 25, Rudall Crescent forms part of a Victorian semi-detached house that was divided into three flats of differing sizes. The main house sits in a commanding position on the bend of Rudall Crescent overlooking both entrances to the crescent. Within the grounds of the original house an additional dwelling was built adding a fourth dwelling to the site with the address of 25A Rudall Crescent. This three storey house is connected to the rear north-west corner of the original Victorian house and is of a more contemporary architectural style.

The flat, has a narrow footprint and is orientated east-west and falls within the Hampstead Conservation Area. There is an existing extension at the rear, which follows the same pitch as that of no.25A. It has a pitched roof (falling from east to west) with an area of single glazing. The quality of the extension building fabric in general, and the existing glazing in particular is poor and is not thermally efficient, and is noticeable in having come to the end of its life and needs replacing.

The single storey roofline currently projects out beyond the building line of no.25A due to a step back required for the neighbouring house to achieve the necessary head height required for french doors onto the patio. Flat 1 also has its own private garden to the rear which is connected by a gate to the neighbouring property 23 Rudall Crescent. To the front of the main house there are bin stores which open onto the front garden.

Proposal

- Partial demolition and rebuilding/in-filling of the existing single storey rear extension to include a single skylight and bi-fold doors;
- Demolition and rebuilding of the existing bin stores at the front of the property; and
- Improvements to the path from the street.

In all cases, the new extension and glazing will be of improved thermal performance and in keeping with the character of the property.

Design Proposal

The proposal represents the applicant's intention to renovate and update the property by augmenting its current condition in order to fulfill the needs of a contemporary property. By doing so, it would ensure high quality development through good and inclusive design and the efficient use of resources in accordance with national planning policy and guidance.

The proposal also seeks to improve the existing accommodation by increasing the quality of daylight within the rear of the property since the narrow nature of Flat 1 only allows for a limited amount of light to penetrate the property due to the small openings in the rear elevation.

Within the proposal the existing single storey extension at the rear will be partially demolished and rebuilt to allow for the creation of glazed bi-fold doors that open onto the back garden. The proposed building line will be stepped back to match that of no. 25A, this is required as currently the head height is insufficient to allow for a door onto the rear garden.

By stepping back Flat 1's building line to match that of no. 25A it will further improve the appearance and visual relationship of both Flat 1 and no. 25A due to the creation of a coherent façade and building line.

The extension roof will include a new and relocated skylight such that the rear of Flat 1 will now have a higher thermal performance in keeping with character of the property due to the incorporation of improved insulation and a higher quality glazed unit.

Further to the alteration at the rear of the property the applicant also seeks permission for the demolition and rebuilding of the existing bin storage located at the front of the property. The proposed bin store will be located next to the gate-post thereby filling in the present gap that is collecting unwanted undergrowth. The new bin store will accommodate changes in any future bin provision provided by the council and open onto the pathway instead of onto the garden area, so allowing for easier access for both residents and refuse collectors alike.

At the front of the property it is also proposed that the current concrete path be replaced with period tiles similar to those currently found on the property's front step. This will create an attractive frontage to the whole property that is more in-keeping with the age, style and character of the house.

Overlooking

Due to the property's location on the ground floor and the lack of any view, overlooking will not be an issue.

Tree and landscaping

None of the above proposal will result in the removal of any trees. All trees are in the neighbouring site, although the existing rear garden will be re-landscaped to accommodate the changes to the rear of the building.

Access

The property is accessed from Rudall Crescent via the property's front garden and internally via a communal hallway. To the rear of the property there is access via the neighbour's garden, which within the proposal will no longer be the case. Access to the garden will therefore be via Flat 1 itself.

Conclusion

The proposed alterations to the building are in our opinion sympathetic and do not result in detriment to either its character or special fabric, or to the adjoining properties or streetscape. The above proposal will serve greatly to enhance and transform a property that is currently run down and in need of much work. It is felt that the improvements to both the front of the house and rear of Flat 1 will dramatically change the quality of the external spaces as well as improving the property's appearance within its position in the crescent.

The proposed rear alterations are very modest and will greatly improve the rear internal space by giving it much needed light. The rear alterations will also improve the view from the properties both next to it and to the side, as easier access from the house will ensure that the garden is kept in better order.