

DESIGN AND ACCESS STATEMENT

LONDON BOROUGH OF CAMDEN

For part single part two storey rear extension, roof extension, new porch and internal alterations at

3 KIDDERPORE AVENUE

4 October 2012

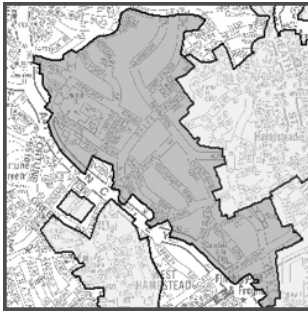
SITE AND AREA DESCRIPTION



The application site is **3 Kidderpore Avenue, London NW3 7SX**, situated within the London Borough of Camden. The site, which is within the Redington/ Frognaal Conservation Area, is occupied by a detached single family residential dwelling.

The surrounding area is residential, and the street scene consists predominantly of large detached properties featuring late 19th/early 20th century architectural characteristics.

REDINGTON/FROGNAL CONSERVATION AREA



The Redington/Frognaal Conservation Area is situated on the slopes to the west of Hampstead, bordering Finchley Road to the west.

It forms a well preserved example of a 19th century Edwardian residential suburb. The houses are predominantly large detached and semi-detached and display a variety of formal and free architectural styles, typical of those years.

Kidderpore Avenue itself was built in the early 1870's-1880's and tastefully represents the general style of the Conservation Area.

THE EXISTING BUILDING



The existing building has been extensively modernised, to an extent that it detracts from the character and appearance of its immediate surroundings.

It is rendered white, with asymmetrical front elevation and an irregular pitched roof. The openings differ in style and size from each other and there is a large pool house built in the rear garden.

DESIGN OBJECTIVES

The main design objective of the present Planning application is to improve the external appearance of the existing house at number 3 Kidderpore Avenue. Our aim is to transform the existing elevations from a clutter of elements, varying in size and location, to well proportioned, balanced elevations designed along clear axis of symmetry.

The proposal does not attempt to introduce a completely new design to the application site, but rather identify the features which make a positive contribution to the house and its surrounding and rearrange them in a more harmonious manner, in line with the general architectural character of the immediate surroundings and the Conservation area as a whole.

As part of this design approach, many elements from the existing building are retained. These include the existing ridge height, external materials and finishes, and characteristic features such as the large floor to ceiling painted timber windows, combined with fixed panels, and the front dormers.

As shown on the proposed elevations, new features will be made to match existing in most cases (external render, roof tiles type and colour, windows etc).

In regards to bulk and proportions, the general proportions of the existing building are retained in terms of width and height. The bulk is slightly reduced at first floor level, as we set back the flank wall by a metre from the boundary with number 5 Kidderpore Avenue, and window with obscure glass on flank walls on either side guarantee privacy for both the house at number 3 Kidderpore Avenue and its neighbours.

The main volume addition is to the rear at ground and first floor levels, so the impact of the proposed house from Kidderpore Avenue is not altered significantly in terms of bulk.

The newly arranged front elevation, with its centralised porch and twin gables, enhances the street scene by adhering to the character and design principles of neighbouring houses and the Conservation area as a whole.

LANDSCAPE

There are no alterations proposed to the existing front garden. At the rear, the existing pool house and pool will be demolished (as part of implementation of Planning application ref 2010/3432/P, granted on Appeal) to allow additional area for planting and vegetation.

No damage shall be caused to any existing trees on site or on

neighbouring sites as a result of the proposed works.

ACCESS

The house will continue to benefit from a convenient access from street level and a lift to all floors.

Width of internal door openings and corridors will comply with the requirement given in Approved Part M.



The Property



The adjacent Properties



The existing pool house in the rear garden

