

31a Gaisford Street

NW5 2EB

Design & Access Statement

4th February 2012

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1.0 Introduction

This report describes the work that the applicant wishes to undertake to improve and extend the property 31a Gaisford Street, NW5 2EB, of which the applicant owns the leasehold and private garden. The freehold is owned by the London Borough of Camden.

The property falls within the Bartholomew Estate Conservation Area.

The applicant submitted a design report detailing all the proposed changes to the Ward Housing Manager in April 2011 for initial consideration by the freeholder at a License to Alter panel meeting. The scheme received agreement in principle on the 12th May 2011 (refer to Appendix 4.1 on page 19 of this report) subject to all the necessary planning and Building Control consents being in place.

The existing property comprises a one bedroom lower ground floor flat with private south facing garden.



2.0 The design

2.1 Use, Amount & Layout

The main property was built circa 1850 with the latter rear extension, housing the current kitchen, circa 1900. These buildings are generally in a good state of repair, although there are certain areas in which the applicant intends to make improvements to overcome problems such as damp and poor energy efficiency.

The proposal comprises two key alterations, the first looks to move the living room from the street side (north) of the property to the garden side, offering improved connections both visually and physically between the main living space and the south facing garden. The bedroom would then be moved to the street side, with the addition of a studwork wall to separate it from the entrance. This would greatly enhance the layout of the flat.

The applicant seeks to gain Full Planning permission for a small single storey extension (9.5m² floor area) adjacent to the existing ‘add-on’ which houses the current kitchen, and relocate the kitchen to this new room which will open out on to the private garden, providing a bright open-plan living space. The room that originally housed the kitchen would then be fully insulated internally (the walls currently comprise double brick skin with no cavity, insulation or damp proof course so the room is very cold and damp) to become a dining room/study or second bedroom.

The applicant understands that there may be work scheduled by the Council to replace/improve windows to the property. If this work is not to take place, the applicant wishes to replace the existing kitchen window on the south elevation with a timber double glazed window (to match existing), which will further enhance the insulation to this room.

Please refer to the full set of plans, elevations and sections (existing and proposed) included in section 3 of this report.

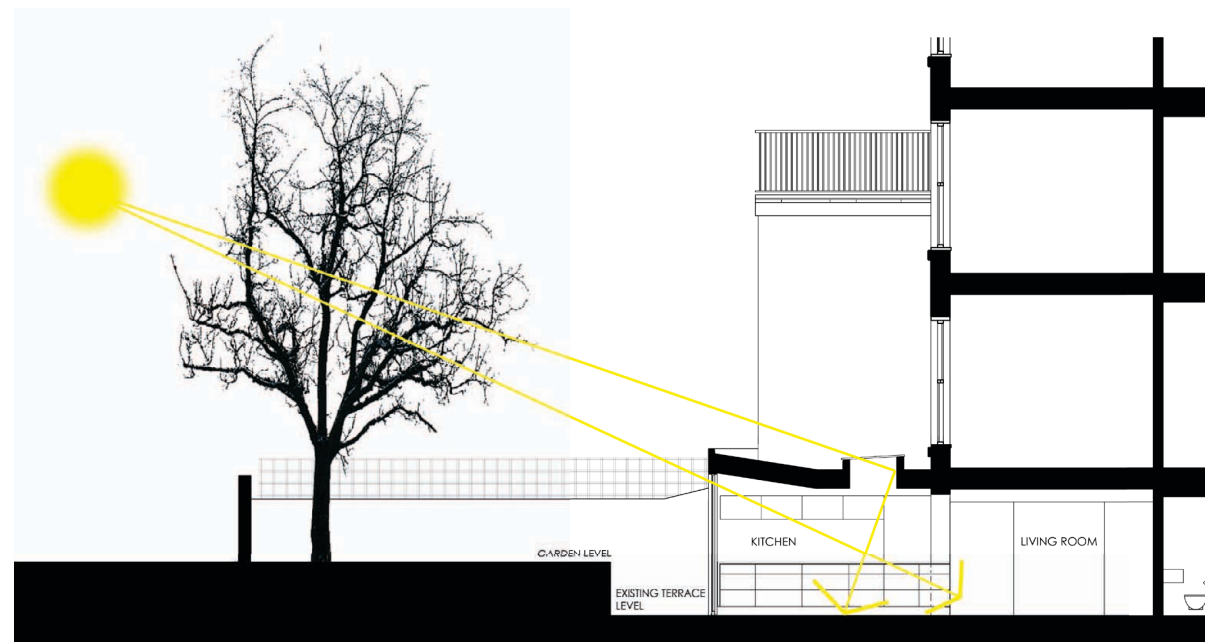




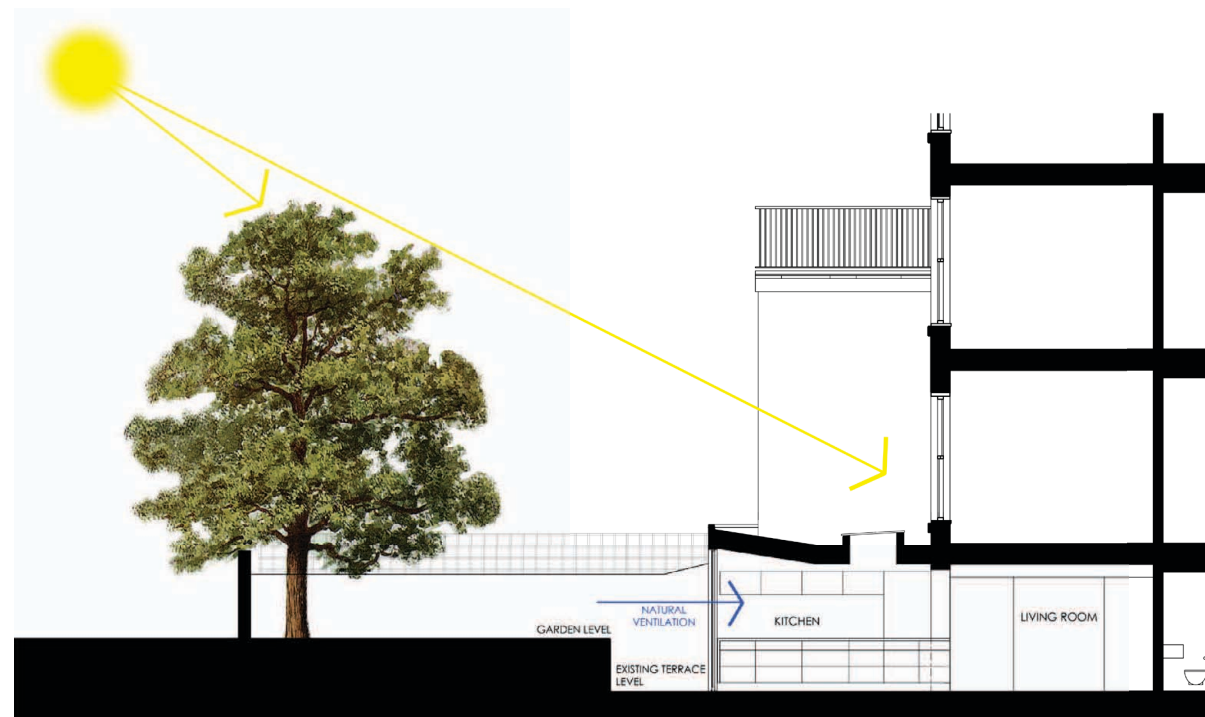
2.2 Scale & Appearance

The design of the rear extension seeks to minimise any impact on neighbouring properties and conserve the character and appearance of the Conservation Area, whilst greatly improving the layout and performance of the existing flat. The scale of the extension is proportionate to the scale of the flat and will provide a new kitchen of modest floor area. The extension will be subordinate to the original building due to its sunken setting and will be screened to a significant degree by the raised garden and the brick garden walls to either side of the main property. The proposed timber cladding, while sensitive to the Conservation Area, will contrast with the London stock masonry of the existing building allowing the form of the original structure to remain clearly legible.

The extension will not encroach significantly in to the rear garden which will remain some 40ft long. Instead the amenity space is improved through better connections between the living space and garden.



WINTER - Sun rays pass through the leafless line of tree canopies at the end of the garden, reaching deep in to the living space, naturally heating the flat.



SUMMER - The foliage shades the extension in the summer reducing solar heat gains, and the large patio doors can be fully opened to naturally ventilate the flat.

2.3 Environmental strategy

The existing flat suffers from poor thermal performance and daylight levels. The proposal will dramatically improve these issues through exploiting the south facing aspect of the flat which the current layout does not benefit from at all.

The proposed extension has full-height glazed bi-fold doors on to the garden, the roofline subtly pitching to maximise daylight and provide a fall to the roof for rainwater discharge, the downpipe of which will be concealed within an internal service zone so as not to be seen externally. The roof will be at the same level of an existing pagoda which covers the full footprint of the proposed extension.

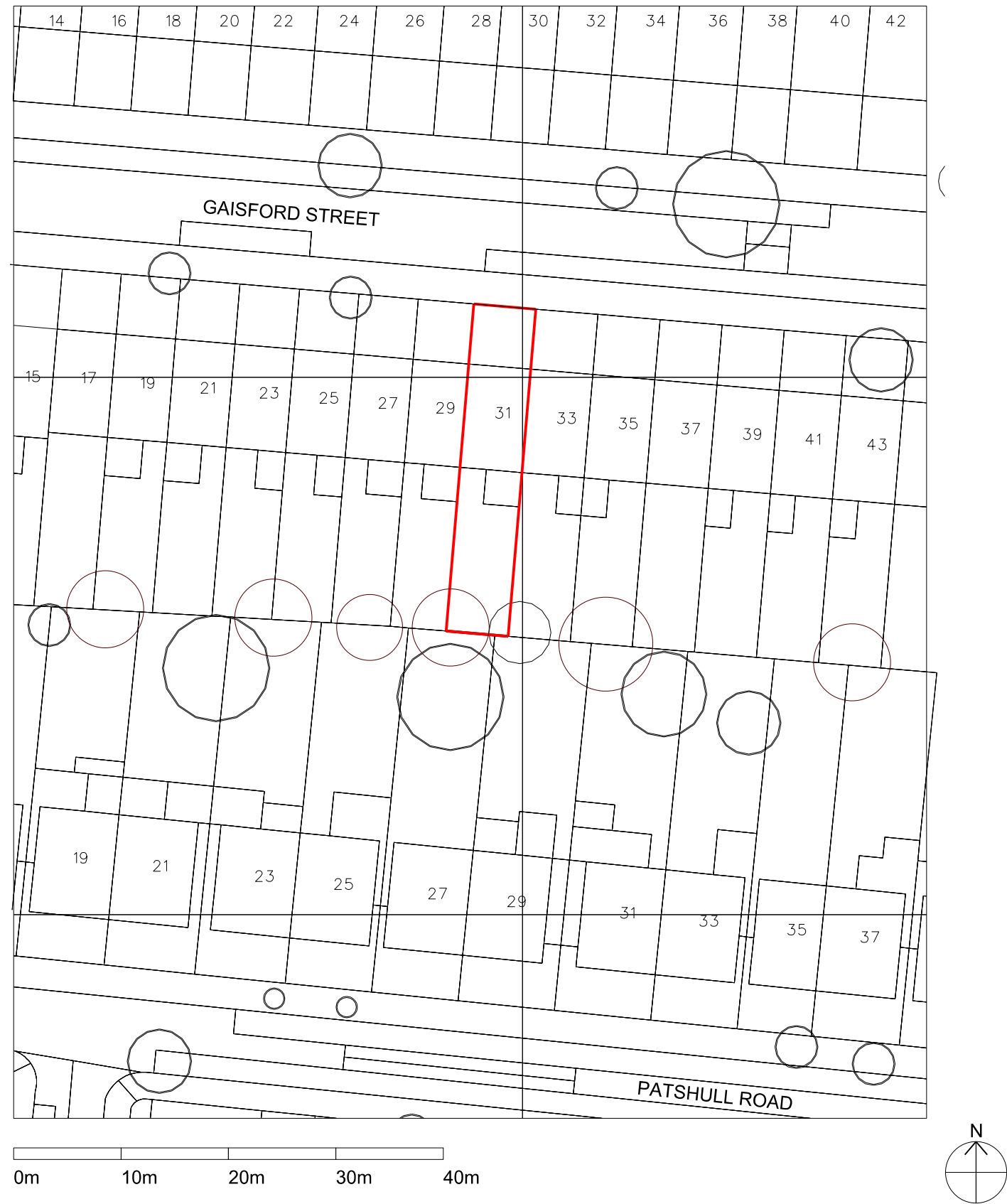
The area of glazing to the south elevation of the proposed extension plays an important environmental role as highlighted in the diagrams opposite. Along the southern boundary of the gardens lie a line of mature deciduous trees. In the winter the low sun angle passing through the leafless tree canopies will flood the extension and living space with light, naturally heating the flat via solar gains. In the summer the foliage of the tree canopy will provide shade to the extension reducing these solar gains, and the large patio doors to the extension can be opened to greatly improve natural ventilation to the flat.

2.4 Access

Access to the property is not affected by this application.

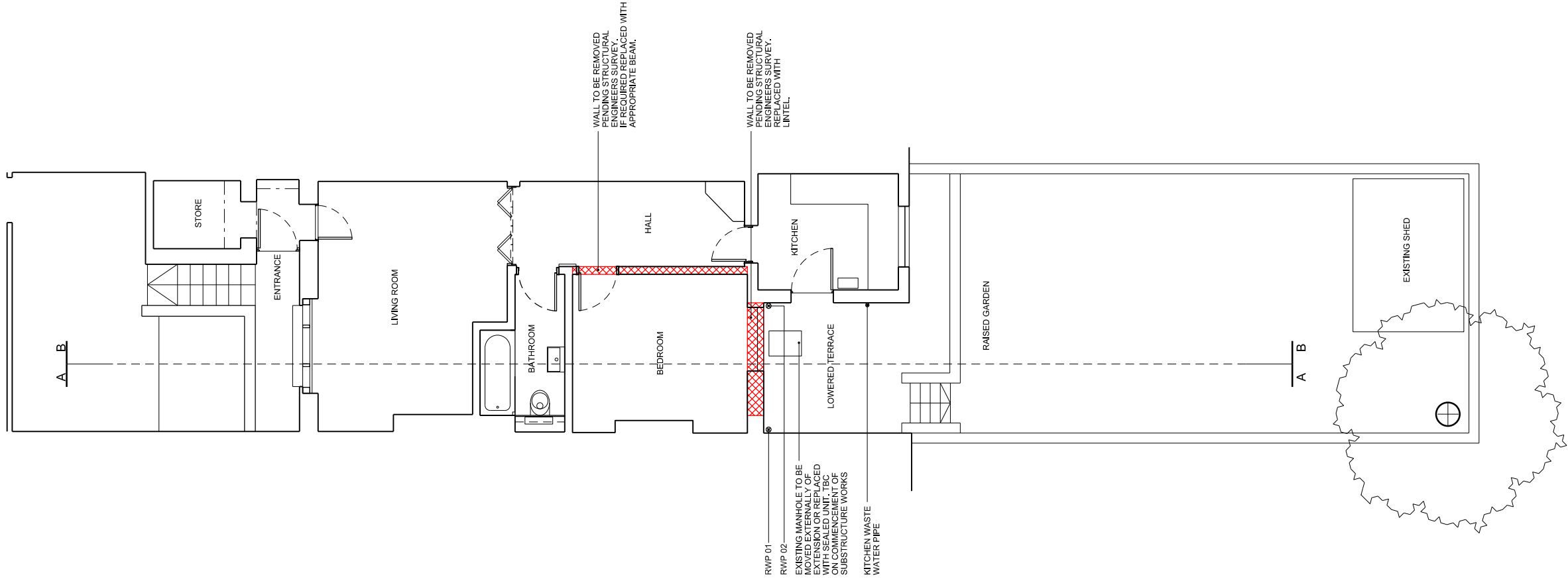
3.0 Existing & proposed drawings

00-000	Site location plan (1:500)
Scale 1:100 drawings	
00-100	Existing & proposed floor plans
00-101	Existing sections
00-102	Proposed sections
00-103	Existing & proposed rear elevation
00-104	Existing & proposed roof plan
Scale 1:50 drawings	
00-105	Proposed floor plan
00-106	Proposed section AA
00-107	Proposed section BB
00-108	Existing & proposed rear elevation
00-109	Proposed elevations from neighbouring properties
00-110	Proposed roof plan



31A GAISFORD STREET, LONDON NW5 2EB	DRAWING NO. 00-000	1:500 @ A4
SITE LOCATION PLAN	STATUS PLANNING	

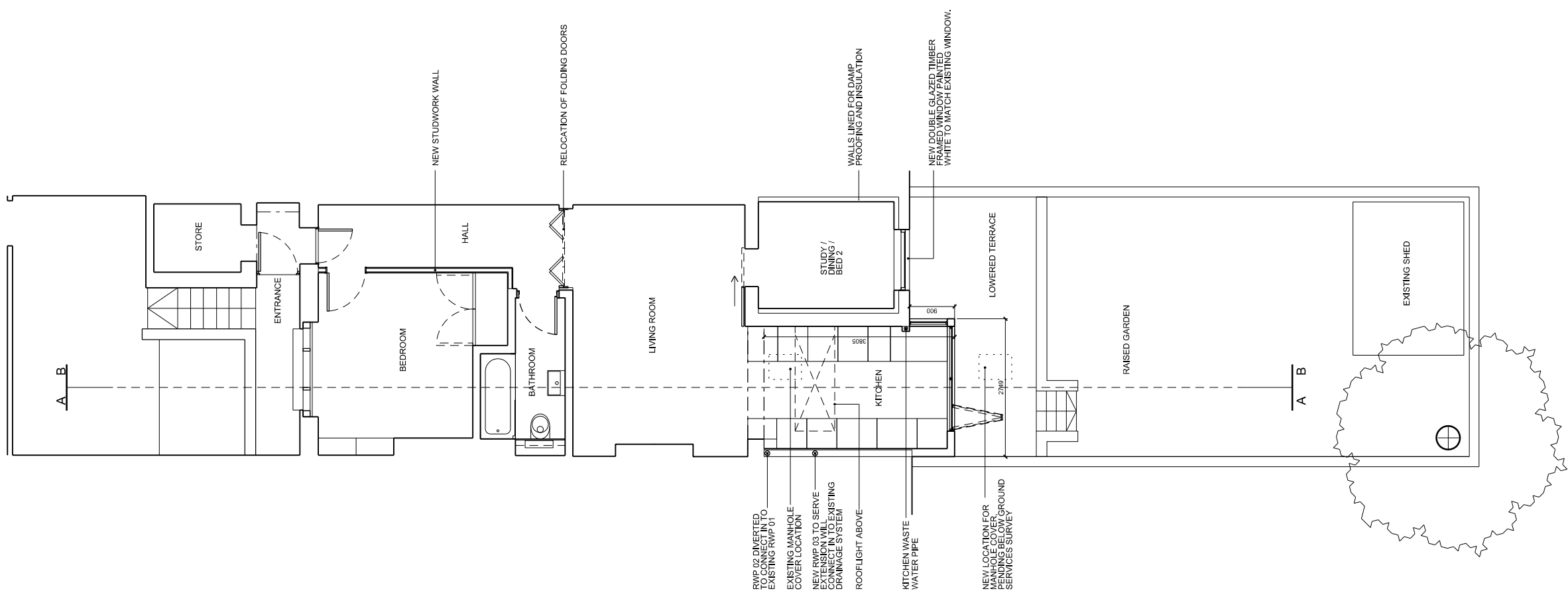
GAISFORD STREET



EXISTING PLAN



GAISFORD STREET



PROPOSED PLAN



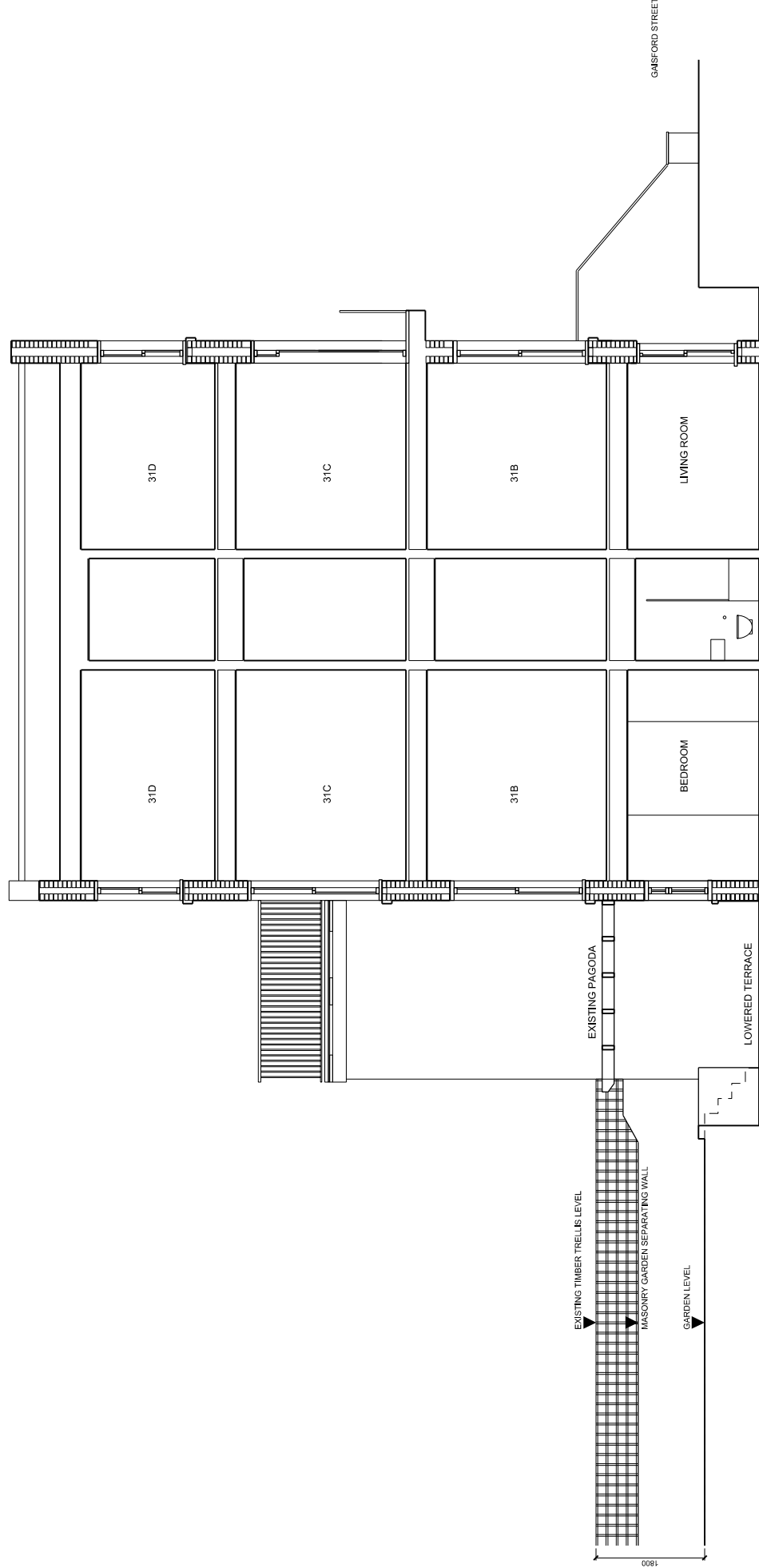
31A GAISFORD STREET, LONDON NW5 2EB
EXTENSION PROPOSAL

DRAWING NO.

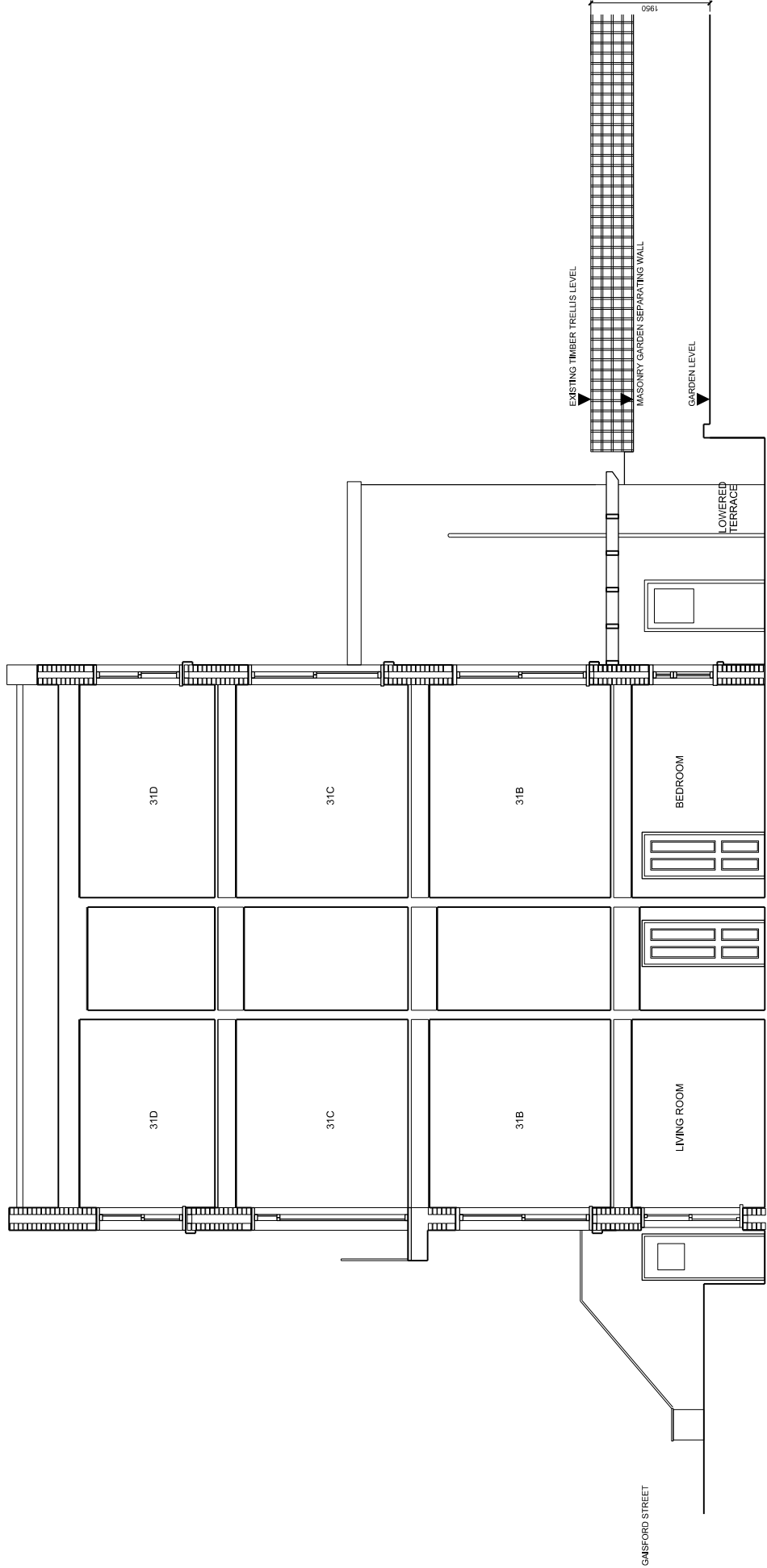
00-100

1:100 @ A3

EXISTING & PROPOSED FLOOR PLANS



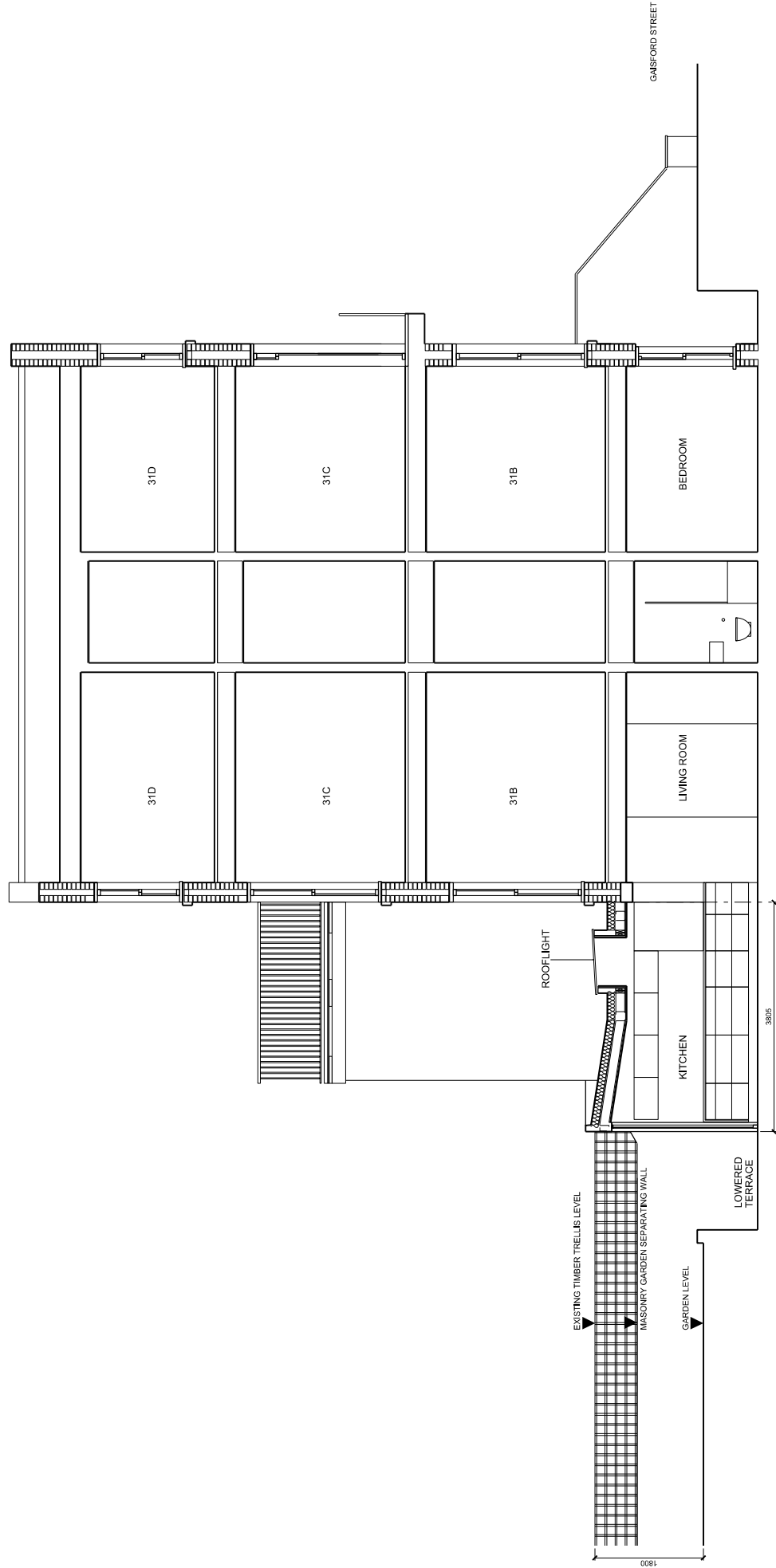
EXISTING SECTION AA



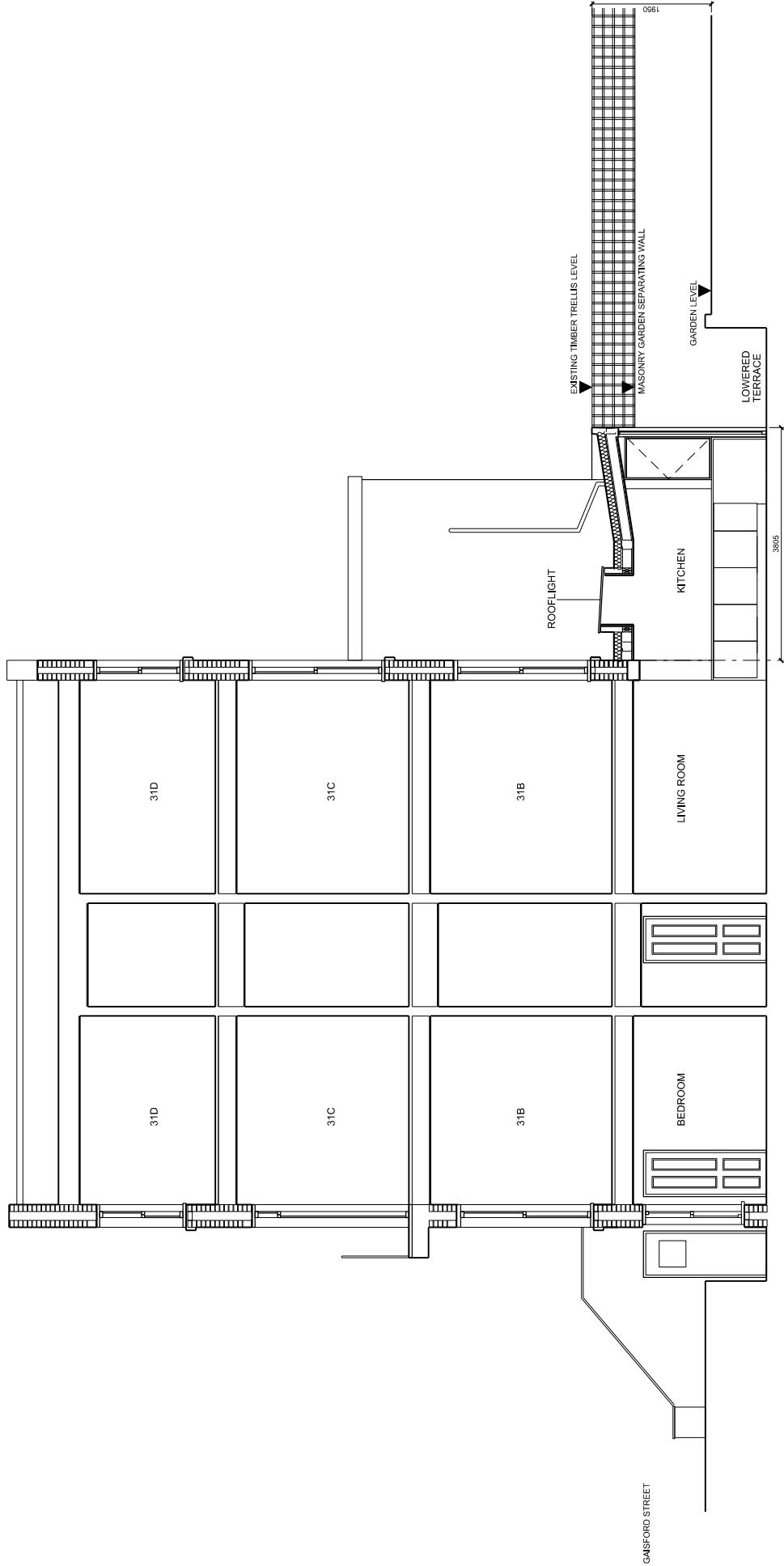
EXISTING SECTION BB



31A GAISFORD STREET, LONDON NW5 2EB EXTENSION PROPOSAL		DRAWING NO. 00-101	1:100 @ A3
EXISTING SECTIONS			



PROPOSED SECTION AA



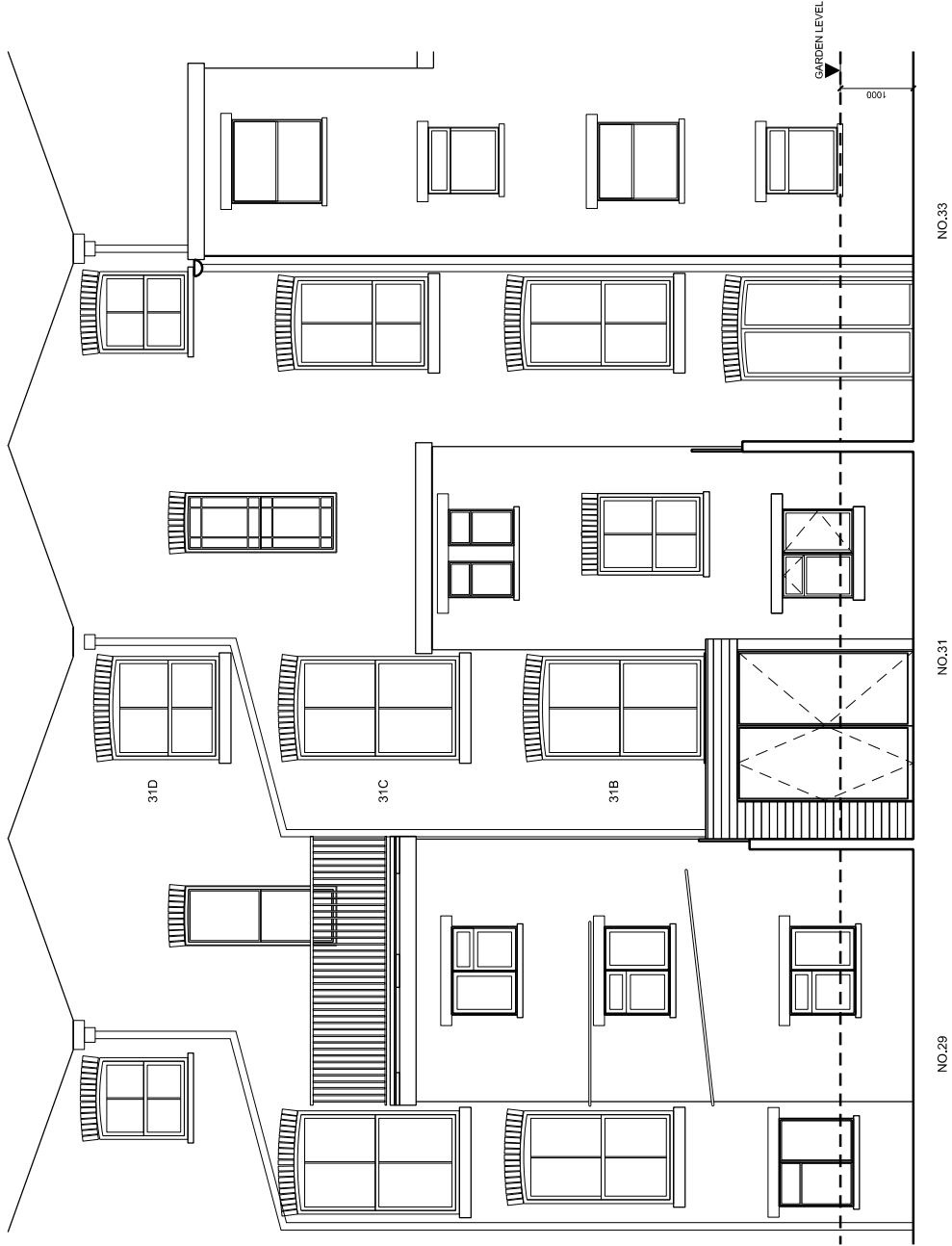
PROPOSED SECTION BB



31A GASFORD STREET, LONDON NW5 2EB EXTENSION PROPOSAL		DRAWING NO. 00-102	1:100 @ A3
PROPOSED SECTIONS			



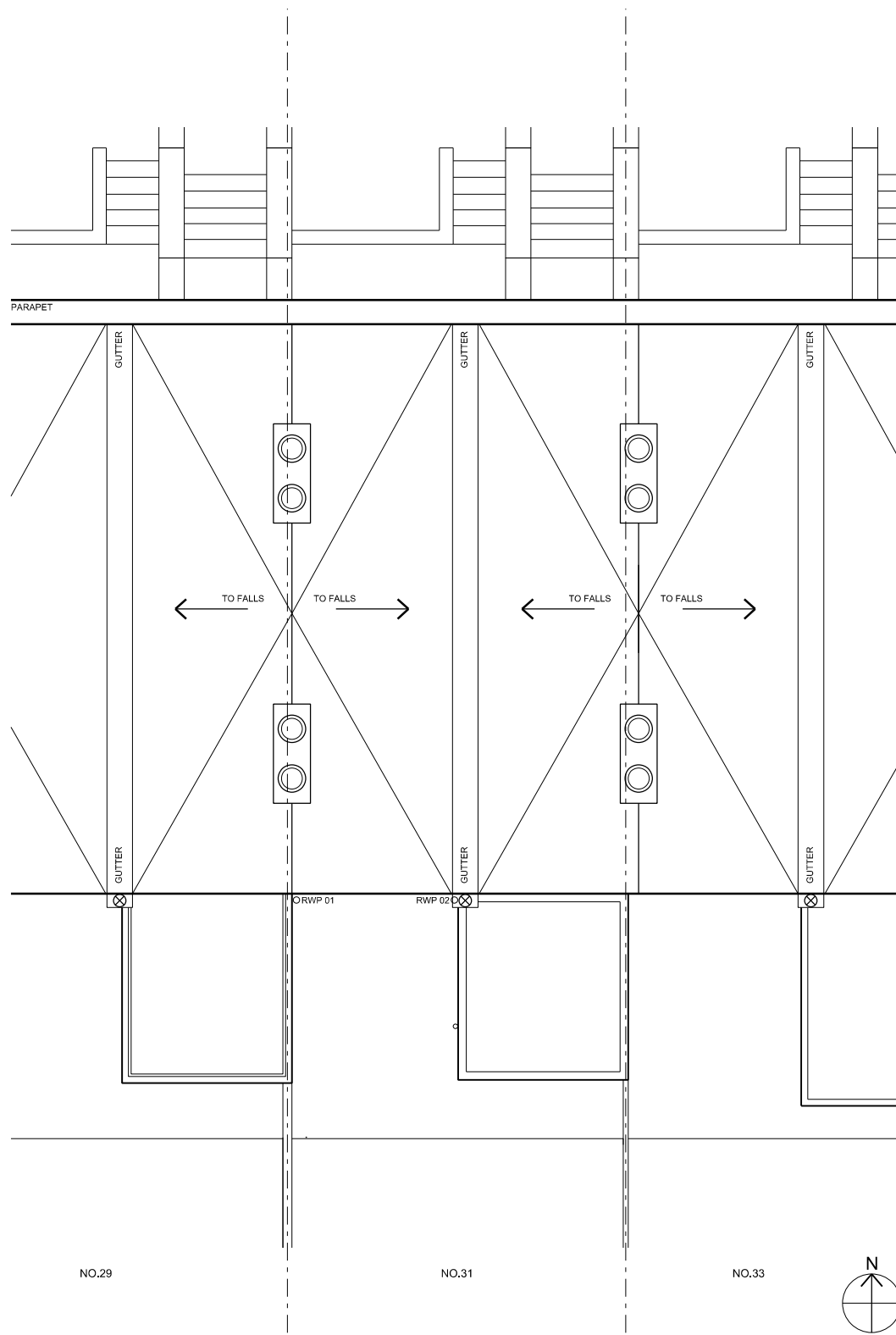
EXISTING ELEVATION



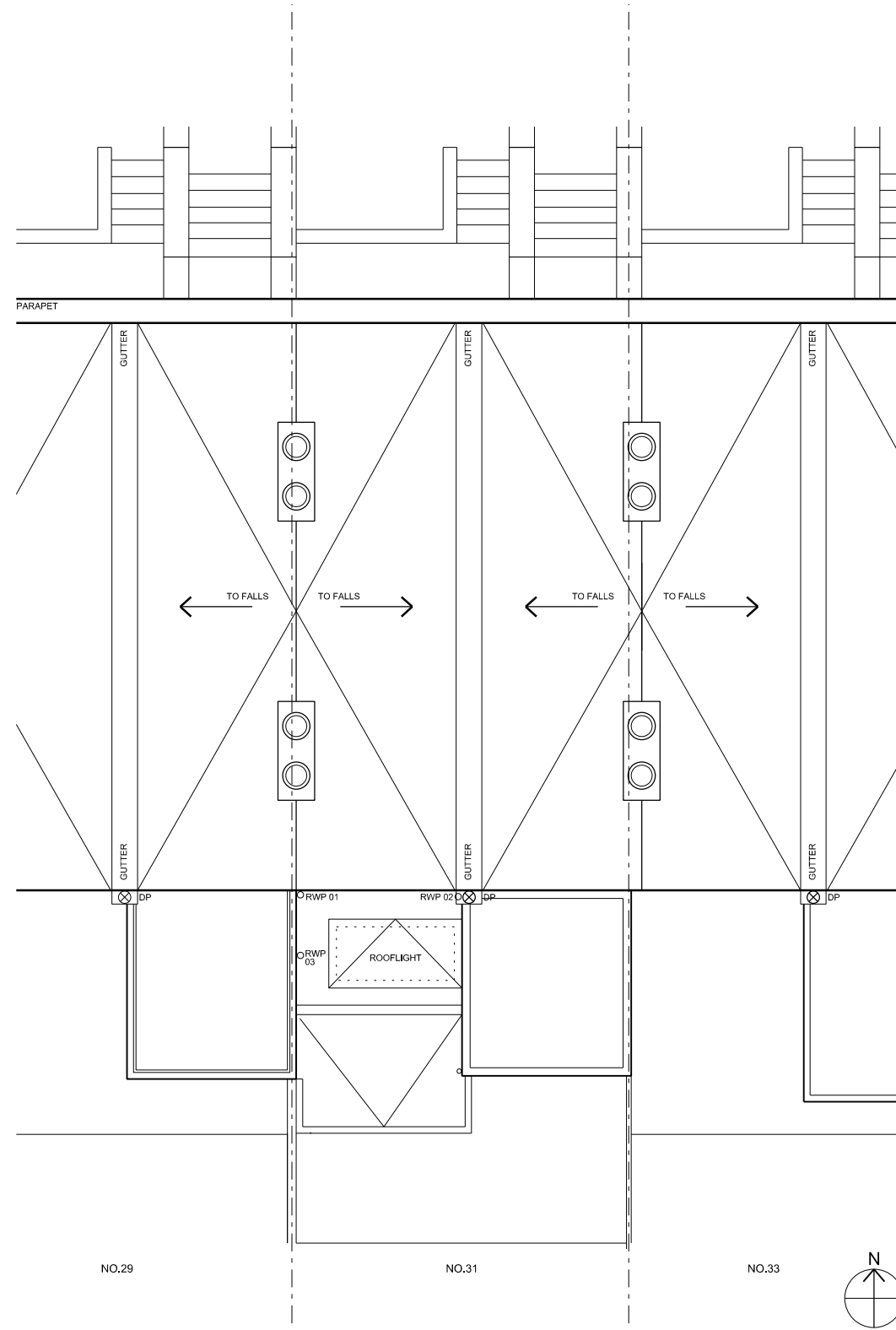
PROPOSED ELEVATION



31A GAISFORD STREET, LONDON NW5 2EB EXTENSION PROPOSAL		DRAWING NO. 00-103	1:100 @ A3
EXISTING AND PROPOSED REAR (GARDEN SIDE) ELEVATION			



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

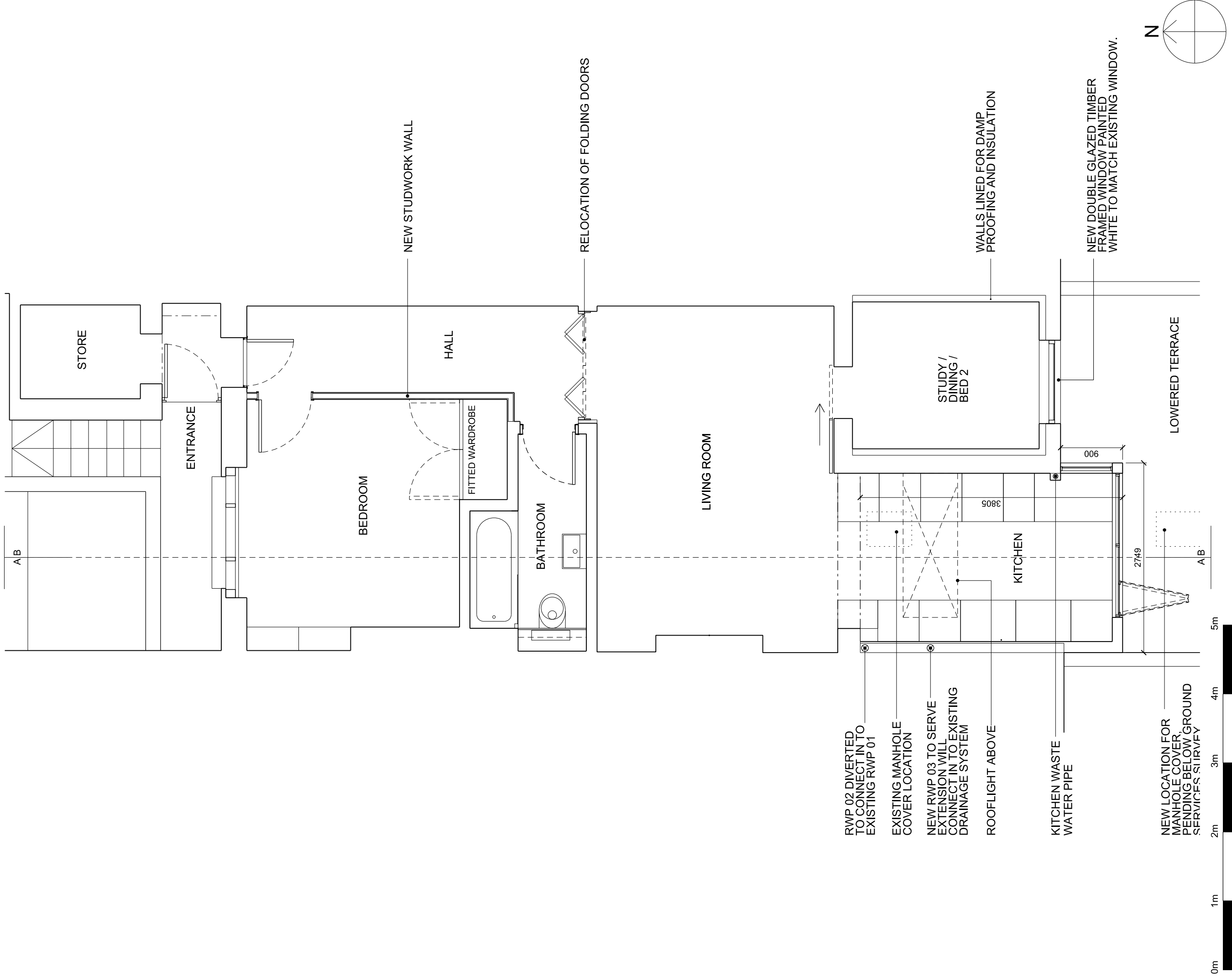


31A GAISFORD STREET, LONDON NW5 2EB
EXTENSION PROPOSAL

DRAWING NO.
00-104

1:100 @ A3

EXISTING AND PROPOSED ROOF PLAN

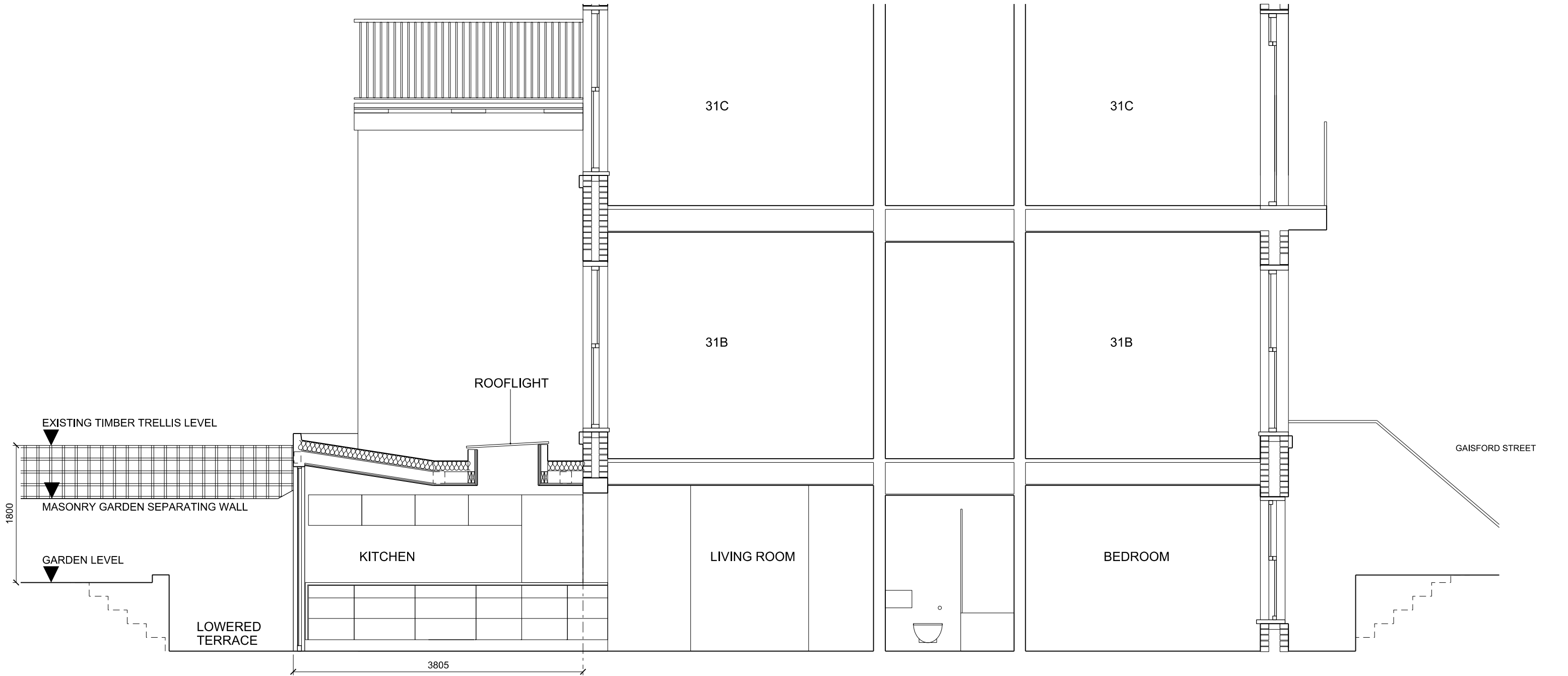


31A GAISFORD STREET, LONDON NW5 2EB

DRAWING NO.
00-105

1:50 @ A3

PROPOSED FLOOR PLAN

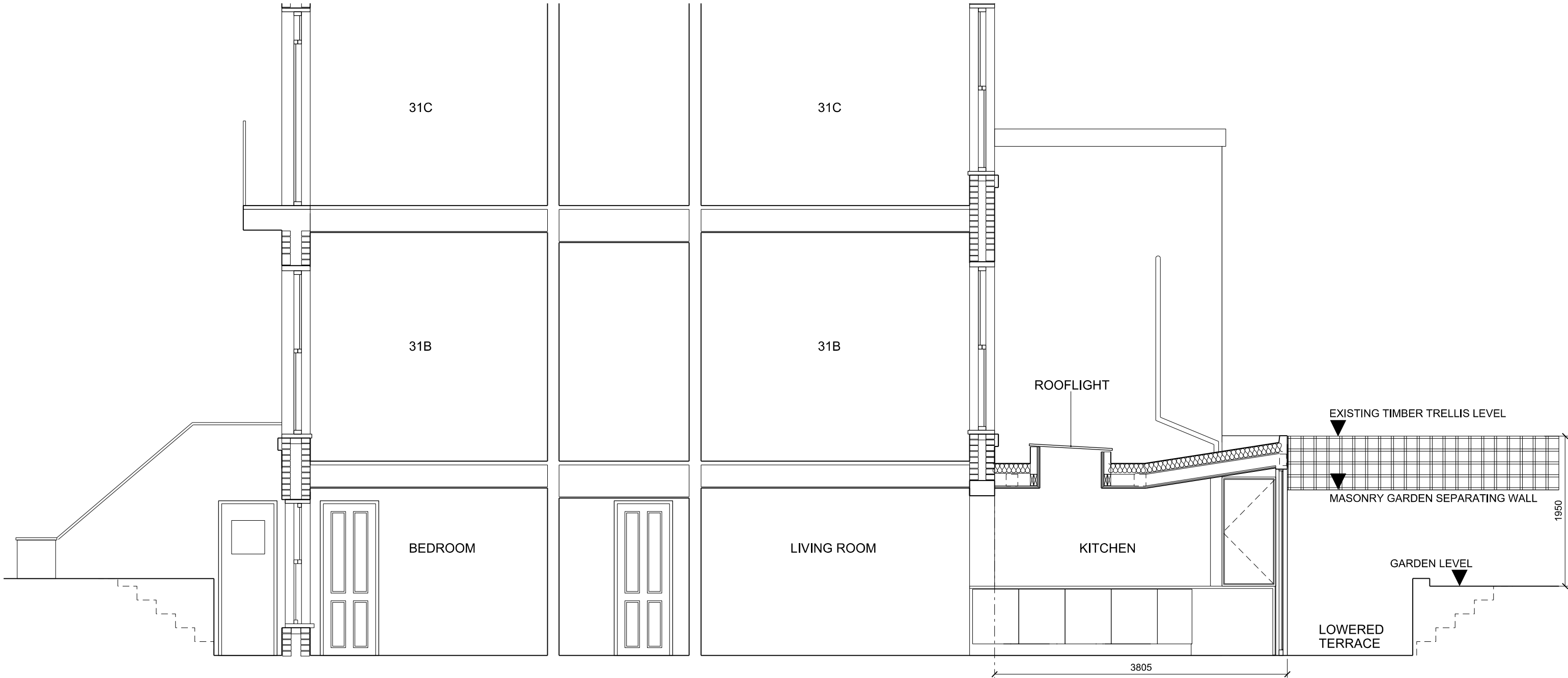


PROPOSED SECTION AA



31A GAISFORD STREET, LONDON NW5 2EB	DRAWING NO. 00-106	1:50 @ A3
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PROPOSED SECTION AA



PROPOSED SECTION BB

31A GAISFORD STREET, LONDON NW5 2EB	DRAWING NO. 00-107	1:50 @ A3
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PROPOSED SECTION BB



NO.29 NO.31

EXISTING ELEVATION



NO.29 NO.31

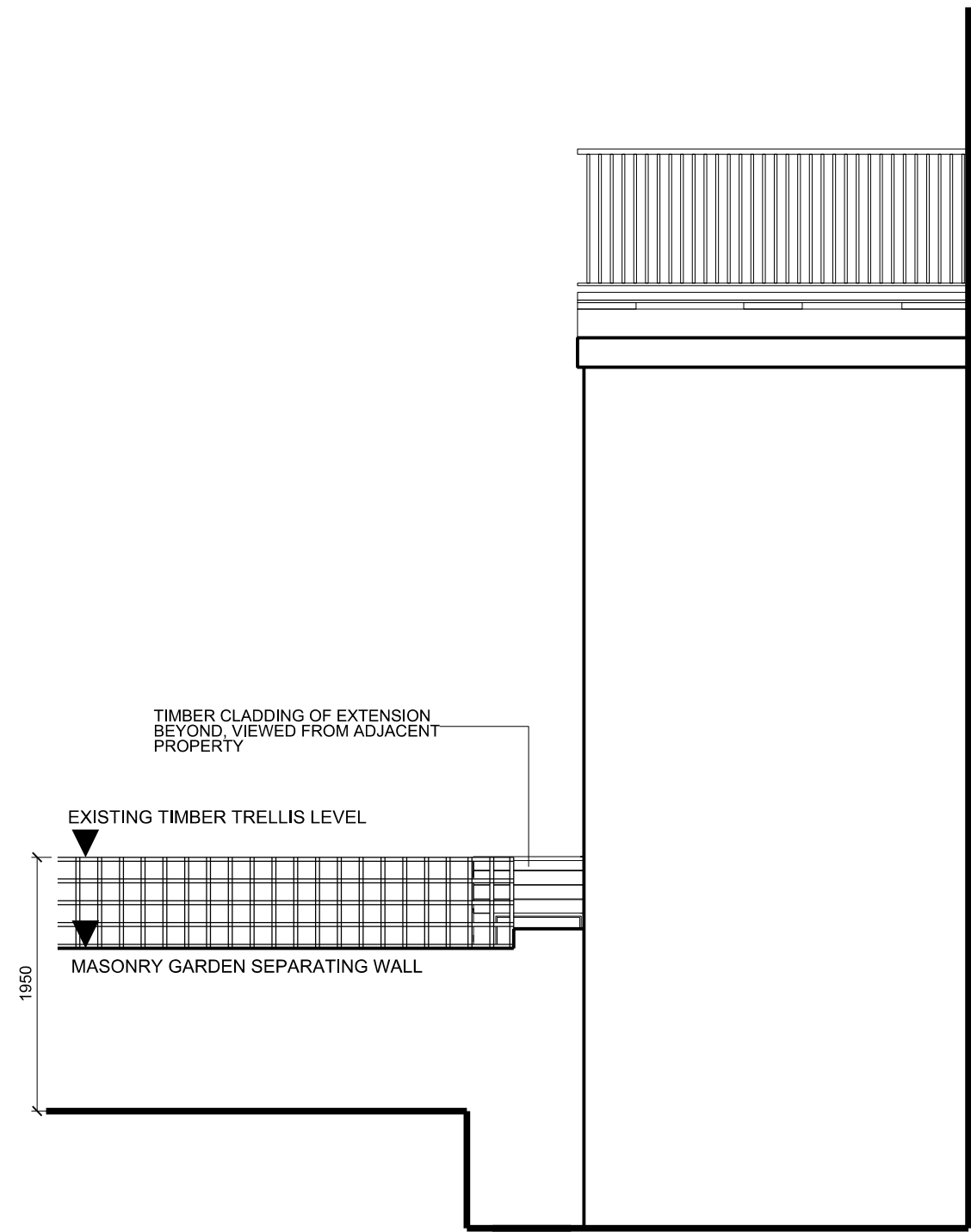
PROPOSED ELEVATION

31A GAISFORD STREET, LONDON NW5 2EB

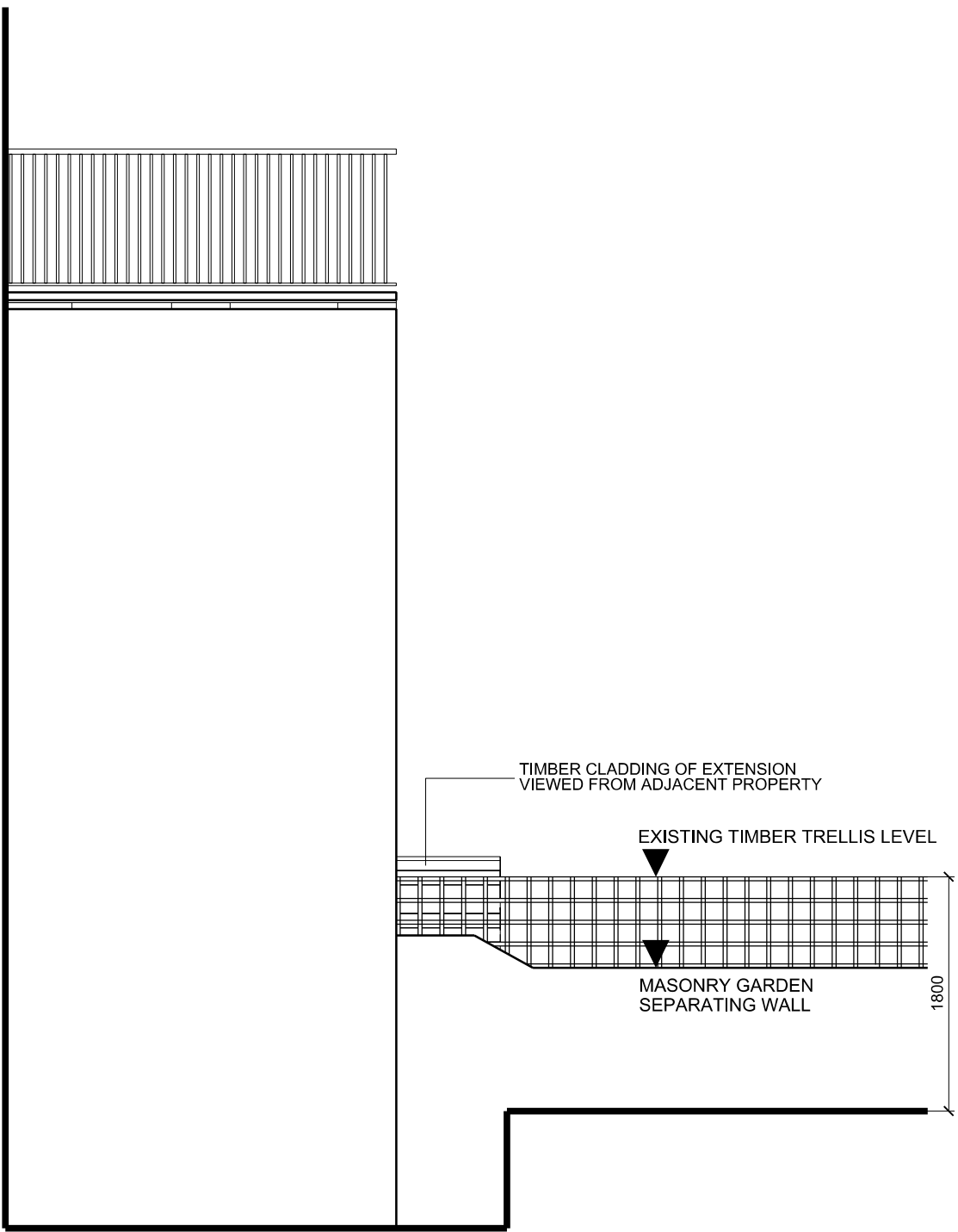
DRAWING NO.
00-108

1:50 @ A3

EXISTING AND PROPOSED REAR (GARDEN SIDE) ELEVATIONS



ELEVATION FROM GARDEN AT NO. 33



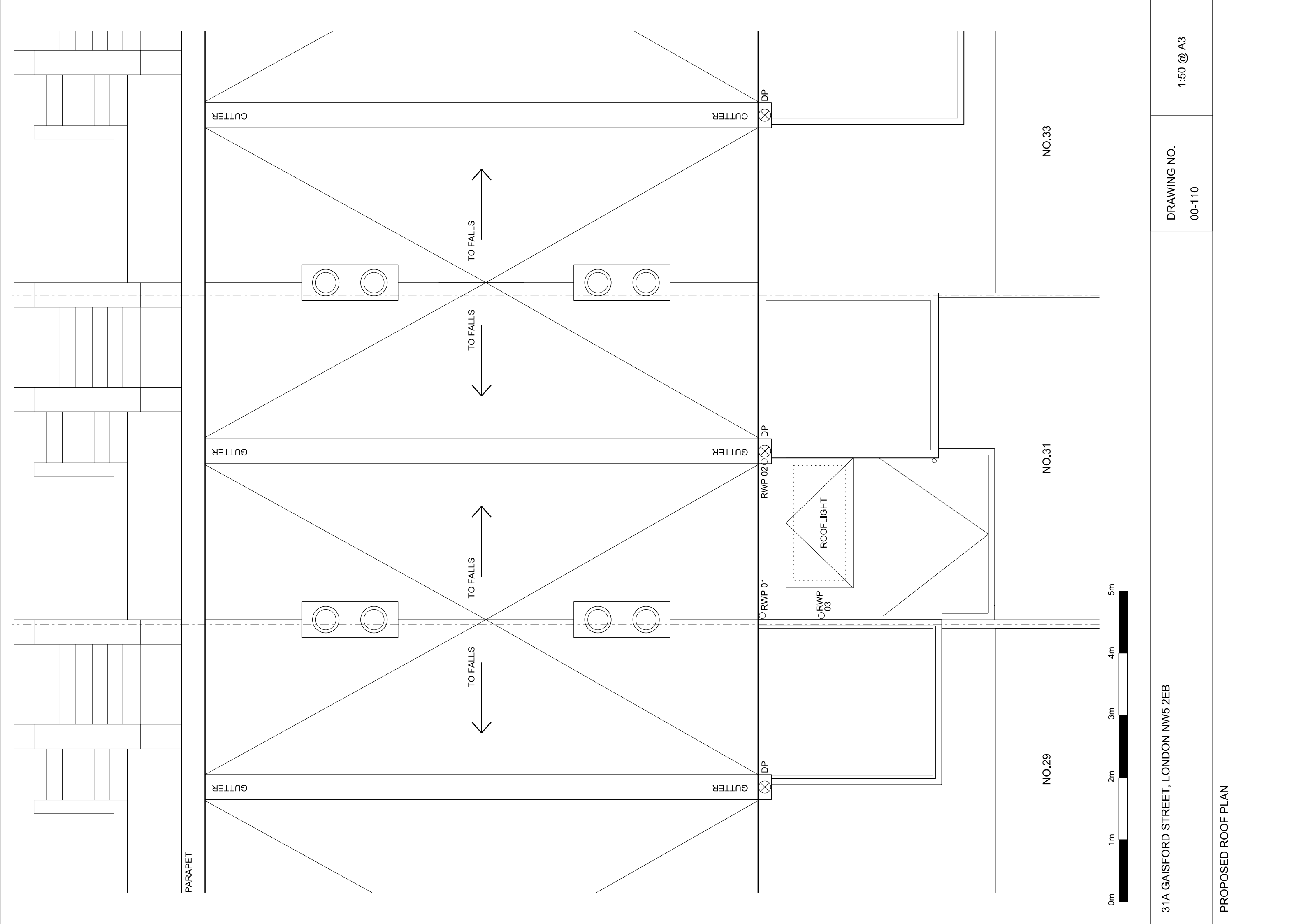
ELEVATION FROM GARDEN AT NO. 29

31A GAISFORD STREET, LONDON NW5 2EB

DRAWING NO.
00-109

1:50 @ A3

PROPOSED ELEVATIONS FROM NEIGHBOURING PROPERTIES



31A GAISFORD STREET, LONDON NW5 2EB

DRAWING NO.
00-110

1:50 @ A3

PROPOSED ROOF PLAN

4.0 Appendices

RE: Licence to Alter decision - 31A Gaisford Street, proposed rear extension

Cookson, Tara [Tara.Cookson@camden.gov.uk]

Sent: 12 May 2011 16:02

To: Henry Humphreys

Cc: Louise [louise.strachan@SheppardRobson.com]; Fearn, Matthew [Matthew.Fearn@camden.gov.uk]; Stewart, Grant [Grant.Stewart@camden.gov.uk]; Weller, April [April.Weller@camden.gov.uk]

Dear Henry

Thank you for your email.

I am pleased to be able to inform you that the proposal to build an extension to 31A Gaisford Street have been agreed subject to the necessary Planning and Building Control consents being in place.

The Council has yet to make a decision on the replacement of the large sash window on the street side, I hope to be able to advise you on the Council's decision on this part of the proposal within the coming fortnight. Please note, the Council normally only agrees replacement of windows where there is no future capital works programme planned for the property. Also, I must advise you that the leaseholder will remain responsible for contributing to the cost of future maintenance of all windows including patio doors, which are either replaced or fitted as new, as part of the proposed works.

My colleagues Matthew Fearn and Grant Stewart will be in contact with you shortly to advise you on the License to Alter process.

Kind regards

Tara Cookson
Ward Housing Manager

Telephone: 020 7974 6814

4.1 Licence to Alter - Agreement in Principle

The applicant submitted a design report detailing all the proposed changes to the Ward Housing Manager in April 2011 for initial consideration by the freeholder at a License to Alter panel meeting. The design of the extension presented to the Ward Housing Manager is the same as contained within this planning application. The scheme received agreement in principle on the 12th May 2011 (refer to email opposite) subject to all the necessary planning and Building Control consents being in place.

Please note that the applicant no longer wishes to replace the sash window on the street side elevation and therefore this is not considered within this planning application. The applicant does seek planning approval for the replacement of the existing kitchen window on the south elevation with a double glazed window to improve the insulation to this room, should this work not be planned already by the freeholder. Please refer to the drawings for further details.

4.2 Existing photographs



5.0 Applicant's contact details

Applicant's contact details:

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NW5 2EB

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Mobile: 07814021049