

Design and Access Statement

1. The addition of a new light well at the front.
2. A new door, window and external access stair with platform at the rear.
3. The addition of a new frameless lightweight glass enclosure above the stair leading to the basement in the playground.
4. A new entrance door and stepped window feature at basement level.
5. The addition of a new handrail on a stair leading to the basement at the rear.

18 Kidderpore Gardens, London, NW3 7SR

1.0 - GENERAL

This Design and Access statement has been prepared in support of a planning application for a new light well at the front, the replacement of a window with a new window and door at the rear and a new external access stair with platform also at the rear at no.18 Kidderpore Gardens.

2.0 - SITE CONTEXT

The property is within the Redington Froggnal Conservation Area.

Kidderpore Gardens and the surrounding area is a medium density residential area with a mixture of large detached and semi detached turn-of-the-century houses.

The majority of the semi-detached, three-storey houses are in part rendered and part in orange brick.

Kidderpore Gardens is lined with young trees and front boundaries to properties are a combination of low walls and hedges.

3.0 - SITE DESCRIPTION

The site is rectangular in shape, approximately 41m long and 20 m wide with the longer frontage onto Fencroft Avenue.

The building was built together with the adjacent houses on Kidderpore Gardens whose frontages align. The property is one part of a semi-detached pair, partnering number 16 Kidderpore Gardens. Located on the corner of Kidderpore Gardens and Fencroft Avenue both the front and side elevations are street facing.

St Margaret's is an Independent school for girls between the ages of 4 and 16 and recently celebrated it's 129th anniversary. It has been operating from the current site since 1954.

Constructed from red / orange 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 centered in the wall. The other windows are all timber framed sash windows.

There is a two storey extension on the side elevation dating from the early 1990's. This extension has a rounded bay window at Ground and at First Floor level and a pitched slate roof with modern 'Velux style' roof-lights.

There is also a newer addition to the rear constructed from yellow London stock bricks with a flat felt roof.

The main roof along the rear elevation is a mansard with two projecting dormers one of which allows egress via a metal escape staircase. The lower ground floor hall is also accessible from the rear.

Within the rear playground, semi permanent single storey classrooms have been erected to allow additional teaching space.



(1) Side view (Playground)



(2) Front & side elevation from the street

4.0 - DESIGN

The Use

This application does not propose a change in the use of the site.

Access

Access to the ground floor on the front facade will remain unaltered.

A new opening on the front facade at basement level will allow access to the new proposed light well.

The access to the small raised area in between the proposed Nursery outbuilding and Ground floor Hall will be improved through the addition of a small stair and raised platform.

5.0 PLANNING POLICY

National Planning Policy Framework

1. Section 7: Requiring good design

58: This should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

2. Section 11: Conserving and enhancing the natural environment

132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

134: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

3. Planning Policy Statement 5 (PPS5). Conservation principle 4 confirms that "change in the historic environment is inevitably caused by natural processes and by responses to social, economic and technological change." Paragraph 4.2 states that Conservation is "the process of managing change to significant place in its setting in ways which will be best sustain its heritage values"

Local Policy

1. Development plan policy DP22 (Securing high quality design) of the Council's LDF that requires all developments to be of a high standard design and take into consideration the character, setting, content, form and scale of the host building and surroundings properties.
2. Development plan policy DP25 (Conserving Camden's heritage) of the Council's LDF. In particular the need to preserve and enhance the character and appearance of the area.

3. Camden's policy Guidance (CPG1 – Design, 2. Design Excellence) states that excellence in design and schemes should consider:
 - The context of a development and its surrounding area
 - The design of the building itself
 - The use of the building
 - The materials used;
 - Public spaces
4. Camden's policy Guidance (CPG1 – Design, 3. Heritage) states that Camden has the responsibility to preserve, and where possible, enhance the architectural heritage areas and buildings.
5. Camden Core Strategy 2010-2015 (CS10 - Supporting community facilities and services)

10.4 - Education and training facilities: The Council aims to provide a high standard of education and training for everyone through the borough's network of schools, youth centres and arts and recreation facilities. We will also work with our partners, such as the higher and further education colleges and universities, neighbouring authorities and the community and voluntary sector, to ensure that suitable services and facilities for education and training are provided.

5. Reddington Froggnal Conservation Area

6.0 - Scale and Appearance

1. The addition of a new light well at the front.

The proposed new light well is designed to match with the neighbouring light well of Flat A no. 16 Kidderpore Gardens in terms of materiality & proportion.

Viewed from outside, the light well projects 1.5m away from the principal front elevation.

A horizontally placed glazed screen is located above the light well opening at a low level. Its scale, materiality and detailing will match that of the neighbouring property; no. 16 Kidderpore Gardens. The glass screen will safeguard the integrity of the principal elevation and will provide transparency, and security without the need for conventional balustrading.



(3) Light well, No. 16 Kidderpore Gardens - View 1



(4) Light well, No. 16 Kidderpore Gardens - View 2

The french doors on the basement level providing access to and from the new light well will match the existing openings on the principal elevation in terms of style, materiality and proportion.

2. A new door, window and external access stair with platform at the rear.



The new small stair and platform with balustrade in between the proposed Nursery outbuilding and Ground floor Hall will match the existing small stair and existing balustrade in its materiality.

The new window and door with in the outbuilding at the rear will match the existing window and door to its left in terms of style, proportion and materiality.

(4) Existing Stair, No. 18 Kidderpore Gardens

3. The addition of a new frameless lightweight glass enclosure above the stair leading to the basement in the playground.

The proposed frameless lightweight glass enclosure is to replace the existing, dated polycarbonate canopy situated at the rear of the property.

The frameless glass enclosure is proposed to be enclosed on three sides, this will allow for improved sheltering of the access stair from rain thus improving the safety of the stair for both staff and pupils.

The roof of the enclosure will have a shallow pitch to allow for sufficient water egress.

The enclosure is designed to be as unobtrusive as possible; its glass construction allows for transparency. This will maintain the character and appearance of the host elevation.

The enclosures design & construction will reinforce the historic character of the host building and will allow it to be seen as a later addition.

The frameless glass enclosure will measure 1.2m wide x 4m long.

Its footprint will be smaller than that of the existing polycarbonate canopy.

4. A new entrance door and stepped window feature at basement level.

The proposed new door & window at basement level will match the existing door and window in terms of style & materiality.

The proposed door will have a glass insert designed to bring more natural light with in the basement space.

The proposed stepped windows will follow the line of the existing stair and are designed to achieve the same purpose.

The proposed windows will have two fixed panes, the largest of the three panes will be tilt opening.

5. The addition of a new handrail on a stair leading to the basement at the rear.

The proposed handrail is being added to improve the safety of the existing stair.

7.0 - The Layout

Throughout the brief development for the proposed scheme, the client has placed great emphasis on functionality. All alterations are aimed to improve and optimise the usability of the existing spaces.

The integrated storage within the new proposed light well will provide much needed storage for staff and pupils alike.

The proposed new light well will flood the basement area with natural light, thereby substantially improving the well being of the occupants and the enjoyment of educational activities within the space.

8.0 - Landscape

Additions to the existing landscape at the rear will comprise of:

- The small access stair and balustrade (mentioned above) which is designed to match the existing small stair and balustrade there currently.
- The new frameless lightweight glass enclosure above the stair leading to the basement in the playground. (Mentioned above)
- The new handrail on the stair leading to the basement at the rear. (Mentioned above)

No other changes to the landscape are proposed as part of this application.

9.0 - RELEVANT DEVELOPMENTS IN THE VICINITY

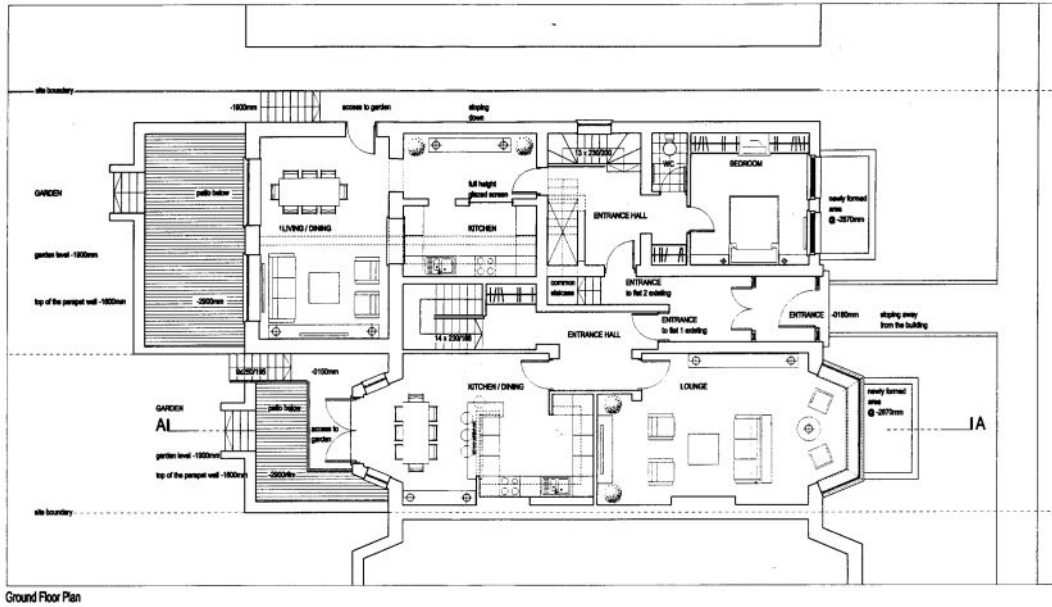
No 21 Kidderpore Gardens was granted Planning permission in 2012 (Ref:2012/0218/P) for Excavation of basement with two lightwells to the front elevation and two to the side elevation in connection with existing residential dwelling (class C3).

Garden Flat at No 14 Kidderpore Gardens was granted Planning permission in 2009 (Ref:2009/0659/P) for 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.

Flat A at No 8 Kidderpore Gardens was granted Planning permission in 2004 (Ref:2004/5207/P) for Enlargement of basement to provide new lower ground floor habitable space to the ground floor flat, 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.

Flat A at No 16 Kidderpore Gardens was granted Planning permission in 2003 (Ref:PWX0302338) 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.



10.0 - CONCLUSION

The proposed lightwell takes into consideration the proportion in relation to the original facade and it protects its integrity.

Careful consideration has been made to the final design of the light well and additions to the rear to allow for a high standard of design, workmanship and materials.

We believe that the proposal is in line with Camden Council Policy and therefore is considered to preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the Redington Froggnal Conservation Area. and individual property.