

Design and Access Statement
4 Keats Grove, London, NW3 2RT

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155A Regent's Park Road,
London, NW1 8BB



Street Photograph, 4 Keats Grove, London NW3



1. Introduction

This Design and Access statement has been prepared in reference to 4 Keats Grove, London NW3 2RT in support of a planning and listed building consent application. The proposed works are for the demolition of the existing entrance porch and erection of a replacement porch, alternations to fenestration, landscaping to front and rear gardens including provision of an off-street parking space and internal alterations in connection with change of use from 3 flats to 1 x 3-bedroom flat and 1 x 1-bedroom flat and other internal alterations to the listed building.

This Design and Access statement is to be read in conjunction with the Historical Building Impact Assessment prepared by Firstplan Ltd.

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2. The Site Garden and and the House

The attached aerial photos show the site in the context of the mature silvan setting of Keats Grove, the nearby St. Johns Church, library and other houses and villas. There is significant topography as Keats Grove itself is a steep hill and from the entrance to the site to the ground floor there is a rise- and the lower ground floor and garden level lie significantly below this to the south.

The south facing aspect allows light to filter through the house from the rear garden.

Firstplan have set out the house history and they have evaluated the proposal within the context of the historic evolution of the property.

3. Existing Images

The attached images show the front and rear gardens and highlight the way the light streams through from the rear to the front of the house.



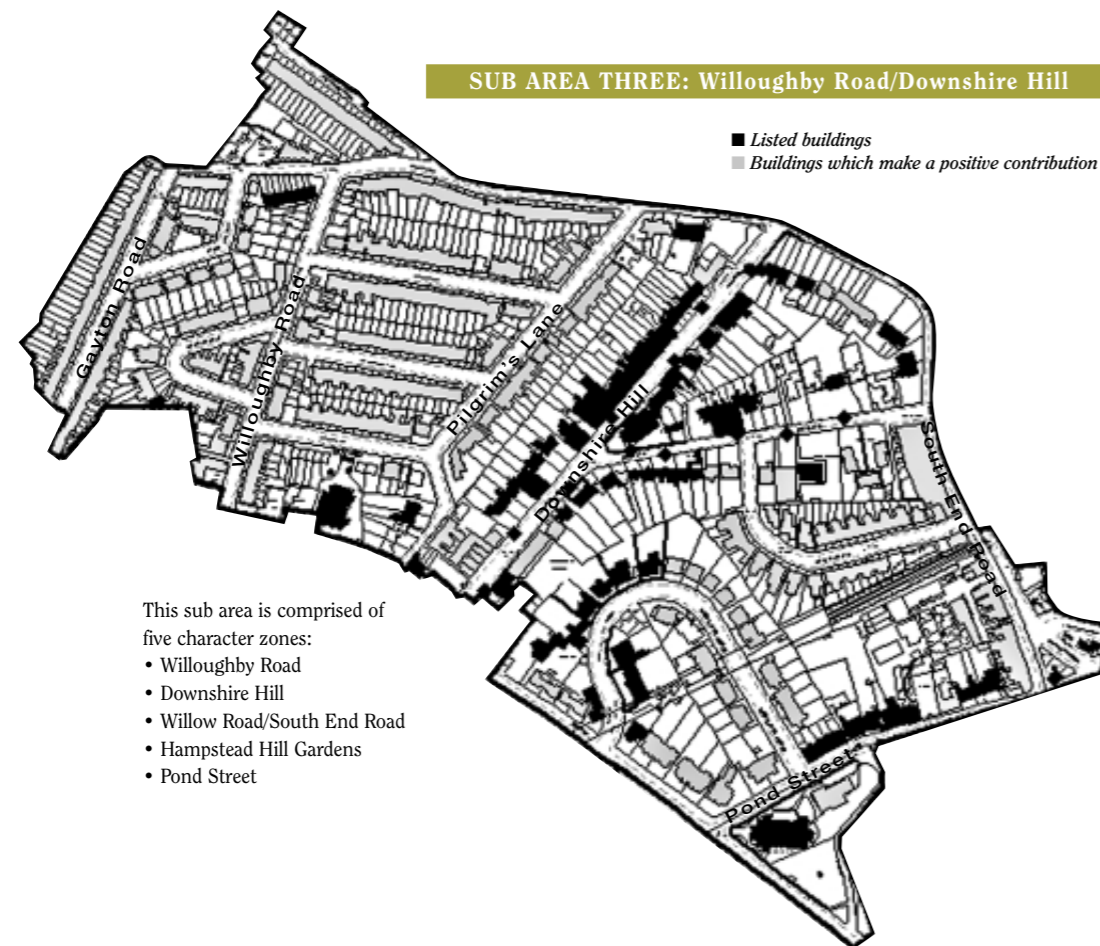
4. The Planning Background

(Please refer also to the Historic Building Impact assessment prepared by Firstplan.)

4 Keats Grove lies within the Hampstead Conservation Area located in North London, within the Royal Borough of Camden.

The Hampstead Conservation Area largely comprises of residential properties which vary in style and character due to the historical development of Hampstead from the 18th Century.

Hampstead Conservation Area is subdivided into 8 areas to better categorise the character zones. Keats Grove is located within Sub-Area 3: Willoughby Road/Downshire Hill.



Relevant planning history: This is the formal history since 1986 that can be seen also in the context of the evolution of the house since it was built.

Reference	Summary description	Decision and date
2013/5112/L Flat A, 4 Keats Grove	Internal alterations to form new wall and door openings, infill a door and relocate and remove existing partition walls, in connection with the creation of two additional bathrooms to flat at ground and basement levels (Class C3).	Granted 09/09/2013
2010/2348/L Flat A, 4 Keats Grove	Works in association with the erection of new enlarged timber shed/ garden room in rear garden (following demolition of existing garden shed) in association with Flat A 4 Keats Grove (Class C3).	Granted 27/05/2010
2006/0829/L Flat B, 4 Keats Grove	Internal and external alterations to first floor level, to demolish partition wall in living room and construction of new partition wall, and the blocking up of an existing kitchen window at front first floor level, as works to first floor flat.	Granted 02/03/2006
2004/1882/L 4 Keats Grove	Demolition of storeroom in the basement, excavations to enlarge front area, reconfiguration of steps to basement, installation of handrails to these and to the front steps leading to the entrance and replacement of side garden gate with gate to match main gate.	Granted 25/06/2004
2003/1531/L The Studio, 4 Keats Grove	Installation of timber doors to garden elevation of hall to create new entrance.	Granted 18/08/2003
LWX0202433 4 Keats Grove	Various external and internal alterations and extensions, including raising the roof of the main building and of the rear extension, lowering the ground floor, inserting a new mezzanine floor, creating a new entrance from the rear vestibule, and installing a new dormer window on west elevation and new windows on west and south elevations.	Granted L B Consent with Conditions 28/10/1981
L9602436R1 Flat A & D, 4 Keats Grove	Conversion from two residential units to one unit, together with internal and external alterations	Granted L B Consent with Conditions 08/11/1996
L9602436 Flat A, 4 Keats Grove	Enclosure of bay at lower-ground floor; revised fenestration to the rear elevation; internal refurbishment; and incorporation of separate cottage to create one residential unit.	Withdrawn Application revision received 16/08/1996
9370197 Flat A, 4 Keats Grove	The insertion of two windows at the garden level of the projecting bay at the rear as shown on drawing no(s) 9309-01.	Grant List.Build. or Cons.Area Consent 27/09/1993

5. The Proposal

Planning permission, Listed Building consent and Conservation Area consent is sought for the demolition of the existing entrance porch and erection of a replacement porch, alternations to fenestration to the front and rear, landscaping to front and rear gardens including provision of an off-street parking space to the front, new vehicular crossover and dropped kerb and internal alterations in connection with change of use from 3 flats to 1 x 3-bedroom flat and 1 x 1-bedroom flat at 4 Keats Grove London NW3.

The property is a four storey, part stucco and part brick house, originally built as a detached dwelling but with the addition of side extensions over time it has become physically linked the houses to either side laterally.

Dating from the early 19th Century the house has been altered and extended from shortly after its construction with later modifications in the late 19th Century and 20th Century. Presently, the main house is sub-divided into 3 flats - 4A, 4B and 4C - and the an independent property to the front of the site - the studio - which is connected to the main house by a late 19 C style porch.

The applicant seeks to convert the property from 3 flats to 2 flats and the proposal has been made in compliance with Camden's policies.

The first flat proposed combines a portion of the lower ground floor, the ground floor, first floor and second floor accommodation of the main house into a single dwelling and form a second dwelling at lower ground floor.

A floor by floor area breakdown is included in the design and access statement for reference.

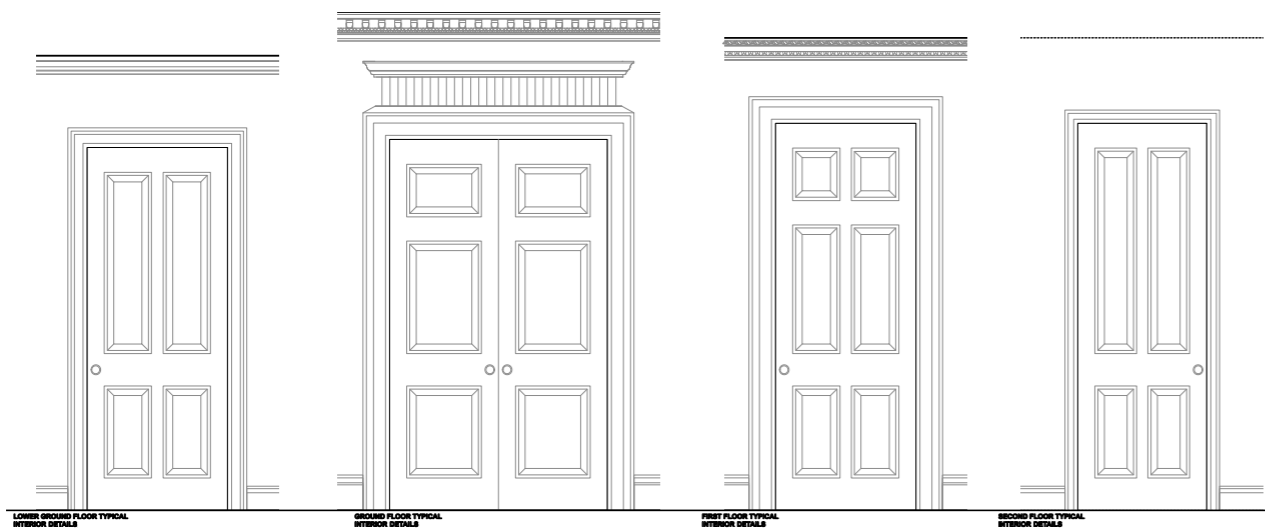
The proposals include changes to rationalise the accommodation. These changes have been proposed to take account of the original fabric of the house and the masonry walls that form the listed building rooms at all levels. In addition to rationalising the accommodation -the proposals clear un necessary clutter and unsightly details from the property that have been added over time- some of which are inappropriate.



The most noticeable enhancements that contribute to the proposed rearrangements are -

- i) the opening up of the main staircase and reinstatement of the balustrading and handrail,
- ii) the removal of the secondary ground floor to basement staircase and the reinstatement of the main stair from ground floor to basement,
- iii) the removal of secondary bathrooms and kitchens and kitchenettes on the main half landings and the side wing will simplify and restore the form of a number of the main rooms

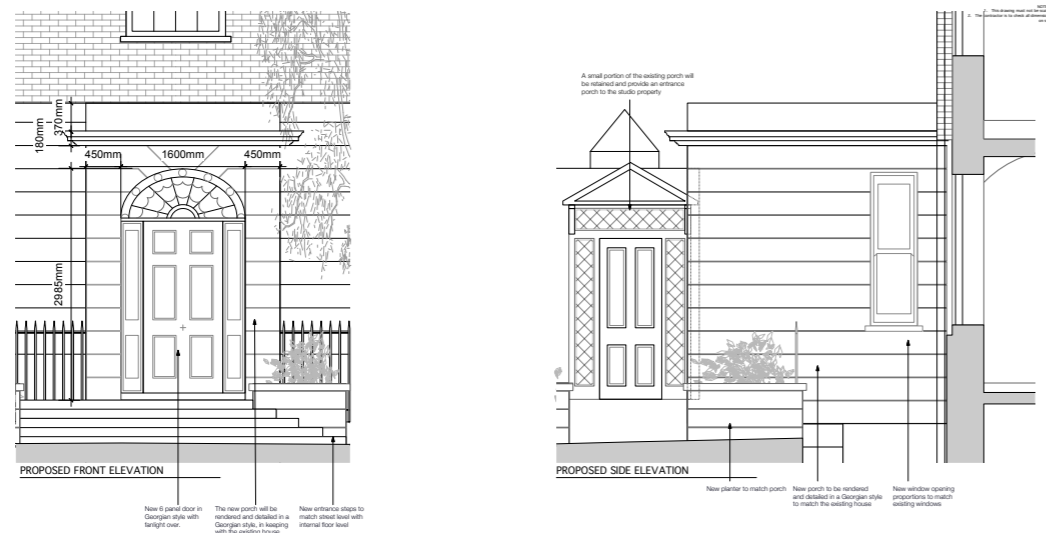
There appears to be little of the original fabric and historic details within the rooms and the house has many restoration and refurbished features that are a mixture of styles, some more appropriate than others for the original age of the house. The applicant hopes to obtain Listed Building consent to rationalise these architectural features and establish a hierarchy and order between the principle two floors and the top floor in terms of the doors and their panelling and the skirtings, architraves and cornices used at each level.



The proposed second dwelling occupies most of the lower ground floor and has separate access from the north elevation and external amenity space at the rear of the property. The proposal seeks to maximise the private external space associated with this dwelling by extending the existing terrace by removing some planters and relocating the low retaining wall. Associated with the enlarged terrace is the introduction of two single leaf glazed doors to either side of the splayed projecting bay (drawings of the proposed doors are provided as part of this application). To maximise the quality of the space of the second dwelling, the proposal seeks to lower the floor level to the maximum extent that the present footings will permit without undermining the property.

The existing porch structure dominates the view from the street and obscures. The new porch will be rendered and detailed in a Late Georgian / regency style, in keeping with the existing house (drawings of the proposed porch are provided as part of this application).

Other alterations to the front elevation include the provision of an off-street parking space and associated vehicular crossover adjacent to No. 3 Keats Grove. This would be facilitated by removing a small portion of the low boundary wall, constructing of a new brick pier and extending the existing hardstanding next to the existing pathway. This proposal requires minimal interventions and it is believed that these proposals do not harm the character or appearance of the listed building or the conservation area.



The applicant seeks to demolish the existing Late 19 C style porch which links the main house and the studio and to replace it with a new porch projection creating a new entrance to the main house. This will both reveal the house to a greater extent as it is presently partly screened by the link building. It will also enhance the character and appearance of the property and its frontage to the street. A small portion of the existing porch will be retained and provide an entrance porch to the studio property.

6. Schedule of Areas

The tables below indicate the schedule of areas associated with the two proposed dwellings and the studio which is to remain as existing.

1 x 3 bed flat Total Gross Internal Area approx. 327 sqm
 1 x 1 bed flat Total Gross Internal Area approx. 90 sqm
 Studio remains as existing Total Gross Internal Area approx. 70 sqm

4 KEATS GROVE, LONDON NW3 2RT
Schedule of Areas
 3 Bed Flat - Total Area Approx. 327sqm

Location	Gross Internal Area
Lower Ground Floor	TOTAL: 30 sqm approx.
R06 Utility R07 WC R08 Lobby	
Ground Floor	TOTAL: 120 sqm approx.
R09 Guest WC R10 Kitchen R11 Reception Room R12 Lounge R13 Dining R14 Entrance Hallway R15 Entrance Lobby	
First Floor	TOTAL: 92 sqm approx.
R16 Master Ensuite R17 Master Lounge R18 Master Bedroom R19 1st Floor Landing	
Second Floor	TOTAL: 85 sqm approx.
R20 Guest Ensuite 2 R21 Guest Bedroom 2 R22 2nd Floor Landing R23 Guest Lounge R24 Guest Bedroom 1 R25 Guest Ensuite 1	

4 KEATS GROVE, LONDON NW3 2RT
Schedule of Areas
 1 Bed Flat - Total Area Approx. 90 sqm

Location	Gross Internal Area
Lower Ground Floor	TOTAL : 90 sqm approx.
R01 Hallway R02 Lower Ground Floor Kitchen/Dining R03 Lower Ground Floor Lounge R04 Bedroom R05 WC	

4 KEATS GROVE, LONDON NW3 2RT
Schedule of Areas
 STUDIO - Total Area Approx. 70 sqm

Location	Gross Internal Area
Lower Ground Floor	TOTAL : 35 sqm approx.
Ground Floor	TOTAL : 35 sqm approx.

7. Design Process

Initial proposals were prepared for the scheme and these were submitted to Camden Council as a Pre Application submission reference 2014/4474/PRE .

Camden Council have confirmed the principle of the conversion of three to two flats within the main building would be deemed as acceptable,

The principle of the internal alterations would be acceptable as the building has undergone extensive alterations previously and if the proposal encompasses a move back towards the original arrangement of the building,

The principle of demolishing the existing porch and replacing it with a new smaller porch was considered acceptable subject to comment on the contribution that the original link building has made to the Listed Building.

In response to the Pre-Application advice detailed design of internal alterations and porch design are provided and the scheme has been developed and considered in greater detail.

8. Access

The property has single access entry and is gained directly from Keats Grove.

9. Sketches of Proposed Entrance

The attached sketches that are based on an accurate computer based model of the property show that the existing cornice features, the arched hallway details have been drawn out to enhance the existing rather cramped hallway. The new door to the main room and the opening of the staircase will restore the house to its original design quality.

