

DESIGN AND ACCESS ASSESSMENT STATEMENT

FOR THE PROPOSED CHANGE OF USE FROM TWO FLATS TO A SINGLE FAMILY HOUSE WITH THE ENLARGEMENT BY A TWO STOREY EXTENSION AT THE ENTRANCE + THE USE OF THE ATTIC SPACE AS RESIDENTIAL SPACE + THE REMOVAL OF A REAR SINGLE STOREY EXTENSION + OTHER MINOR ALTERATIONS TO THE PROPERTY KNOWN AS 2A KIDDERPORE GARDENS HAMPSTEAD LONDON NW3



VIEW TOWARDS 2A KIDDERPORE GARDENS

LOCATION

The property lies within The Redington and Frognal Conservation Area. The conservation area is further sub-divided and Kidderpore Gardens lies within Sub Area 5. Kidderpore Gardens runs between Kidderpore Avenue and Ferncroft Avenue. Kidderpore Gardens largely comprises of semi-detached houses of varied individual appearance but with a “mix and match” set of elements and materials. This gives the street an overall coherent appearance. While most of the houses are built of red brick, these are interspersed by houses with rendered upper floors or tile hanging. The continuity of a small palette of materials plays a significant roll in the overall harmony of the appearance of Kidderpore Gardens.

Windows are timber framed traditional sash and casement style.

The fronts of the houses are set mainly as pairs of houses or a few detached properties. However, the rear of these houses have changed considerably over the years. There is an eclectic mix of sizes and styles of architecture from traditional to modern at the rear.

The rear gardens are generally pleasant and any landscaping work should be kept to a minimum to avoid the need for any retaining walls.

HISTORY

The property was built as a family house and has been used as two separate units for the last 20 years.

There are 3 planning applications that I can find within the planning department records. Each relates to tree works.

Planning Application Search Results

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2012/0640/T	2A Kidderpore Gardens London NW3 7SR	FRONT GARDEN: 1 x Lime - Remove.	FINAL DECISION	31-01-2012	No Objection to Works to Tree(s) in CA
2008/2277/T	2A Kidderpore Gardens, London, NW3 7SR	FRONT GARDEN: 2 x Lime - Reduce crown by up to 25%. Remove recent regrowth. Remove trunk growth. Restore shape and balance.	FINAL DECISION	09-05-2008	No Objection to Works to Tree(s) in CA
9091047	2A Kidderpore Gardens NW3	Advice on trees.	FINAL DECISION	13-03-1990	Agree to pruning of Trees

REASON FOR THE PROPOSAL

This application is to unite the two units to create a single-family house. The house has been used as two separate units for a minimum of 25 years. The resident, Annette Franklin, confirms she has been a tenant occupying the self-contained first floor unit since the late 1980s. (She said that she has been living there for over 26 years.)

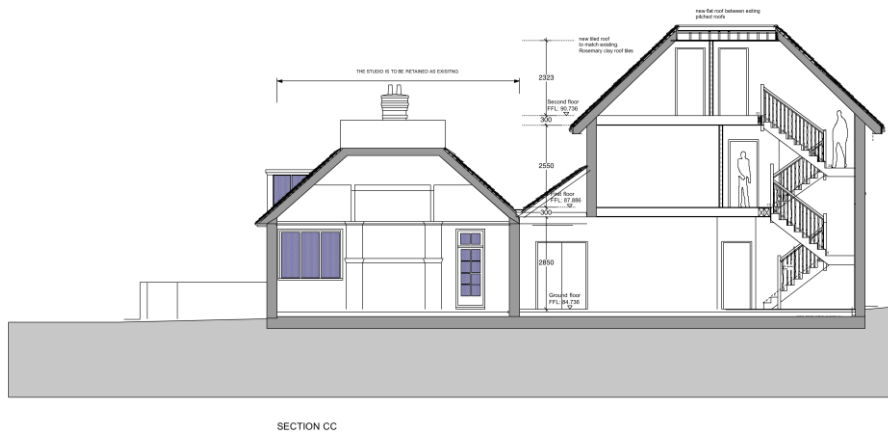
In consideration of the creation of a single-family house for the two floors, the weakness of this property is the limited floor area at First floor level. There is an extensive Ground floor area and a wonderful Studio/Sitting room. At first floor there would be a maximum of two bedrooms. It would be necessary for my client to have three bedrooms and therefore there is a need to extend into the attic space.

In order to access the attic space we have moved the existing staircase to allow headroom to the new Second floor without altering the slope or height of the pitched roof structure. Thus there will be minimal alterations to the roof. See drawing below.

It is proposed to retain the gable roof to overlap with the remaining gable and have an attractive "arts and crafts" link to the original house.

The existing garden wraps around the house on three sides but is not huge on any side. As stated above the Ground floor accommodation is generous and my clients suggest that we remove the single storey rear extension to simplify the design of the house and increase the available space for the garden area.

The main Studio has magnificent light and is of good proportion. The ornate cornice detail, any picture rails, skirting, window shutters and door architraves are original and the client can retain these features.



SECTION CC

PROPOSAL - USE

The current use of the building is that as two separate units. There are two kitchens and bathroom on each of the Ground and First floor. The property has been used as two separate units for a minimum of 25 years. The resident, Annette Franklin, confirms she has been a tenant occupying the self-contained first floor unit since the late 1980s. (She said that she has been living there for over 26 years.)

It is intended to create a single-family house and it will remain as a single household.

It is intended to create additional accommodation to the First floor and form a new Second floor. In this way the house will be fully SUSTAINABLE for more generations.

PLANNING & DESIGN CONSIDERATIONS

The Council recognizes that there can be benefits from extensions to existing houses, but is concerned to ensure that such development does not harm the recognized architectural character of buildings and surrounding areas, including gardens and nearby trees, and that the conservation area character is preserved or enhanced; that the biodiversity value of the site is conserved; that there is no detriment to the environment; that there is no undue harm to the amenity of neighbours; and that sustainable development is achieved.

This proposed alterations are very modest and will have no impact on the Conservation Area. There are no trees affected by this proposal. Please see accompanying Arboricultural Report for Mr Martin Dobson.

There will be sufficient soft landscaping in front of the light well to lessen its impact from the street view.

The present house is a large family house that is presently "bottom heavy" in that the bedroom space is very limited compared to the Ground floor the family rooms. This application will rectify this imbalance.

ALTERATIONS and EXTENSIONS TO EXISTING DWELLINGS

The majority of applications within the Redington/Froggnal Conservation Area involve minor alterations, extensions to existing buildings. While the cumulative impact has to be considered, each application should be treated on its own merits.

No 2A Redington Gardens is approached down a long driveway and it to the rear of no.2 Kidderpore Gardens. It is largely hidden and the proposed alterations will have little or no impact on the street scene.

UDP Policy EN31 states " The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution.

The only element of demolition is the removal of a single storey building. This will enable a larger garden area and this will enhance the environment.

Materials will match those of the existing house and will, therefore, be of the best quality.

Policy RF 27 states

Roof extensions or roof alterations would not be acceptable where

It would be detrimental to the form and character of the existing building – **IT DOES NOT**

The property forms part of a group - **IT DOES NOT**

The property forms part of a symmetrical composition - **IT DOES NOT**

The roof is prominent - **IT IS NOT. It is lower than neighbouring roofs.**

The building is higher than many of its surrounding neighbours. - **IT IS NOT**

BUILDING DESIGN - EXTRACTS FROM CPG DOCUMENT.

2.10 Good design should:

- ensure buildings do not significantly overshadow existing/proposed outdoor spaces, amenity areas

THE PROPOSAL DOES NOT OVERSHADOW ANY NEARBY BUILDING

- consider the extent to which developments may overlook the windows or private garden area of another dwelling;

THE NEW WINDOWS FACING 4 Kidderpore Gardens are staircase windows or secondary bathroom windows. There are no windows overlooking other properties on an new façade.

- consider views, both local and London wide.

THE PROPOSED EXTENSION WILL BE HARDLY VISIBLE FROM KIDDERPORE GARDENS AS IT IS SET BACK SOME 20M FROM THE HIGHWAY

- consider the degree of openness of an area and of open spaces, including gardens including views in and out of these spaces

THE VIEWS TO GARAGE AND BEYOND ARE NOT AFFECTED BY THIS PROPOSAL

- contributions to the character of certain parts of the borough;

THE PROPOSAL IS SENSITIVELY DESIGNED USING DETAILS FROM THE ARTS and CRAFTS PERIOD



house



Images if existing

- incorporate external facilities such as renewable energy installations

THE PROPOSAL HAS INCLUDED TWO SOLAR PANELS ON THE MAIN PITCHED TILED ROOF WHICH HAS A SOUTH FACING ASPECT.

THE PROPOSAL WILL INCORPORATE A RAINWATER HAVING WATER BUTT FOR CONTAINING WATER FOR WATERING THE GARDEN



SIDE ELEVATION

. Consideration of material Materials

Paragraph 2.12

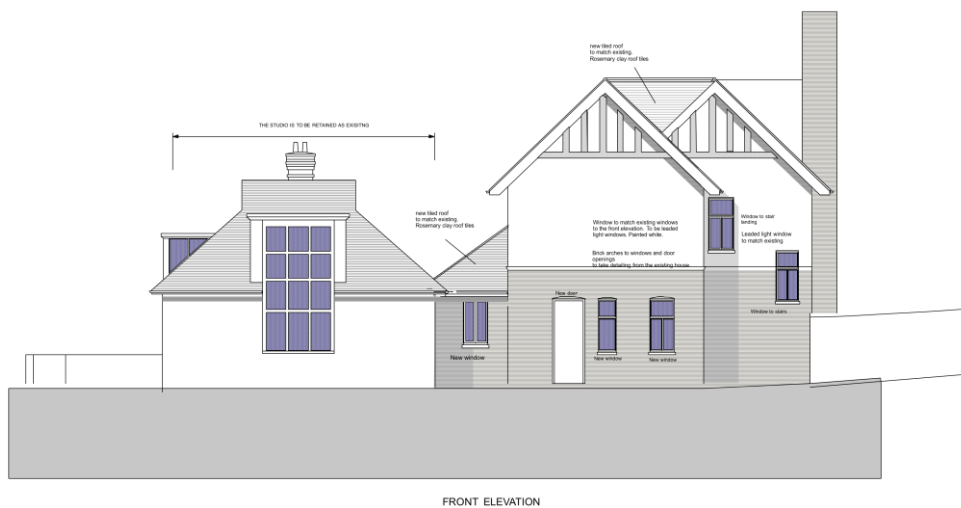
Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas.. .

IT IS INTENDED TO USE FACING BRICKWORK TO MATCH THE EXISTING BRICKWORK.

ROOF TILES WILL BE CLAY TO MATCH EXISTING.

IT IS INTENDED TO COPY THE BLACK and WHITE BOARDED GABLE ENDS
ENTRANCE OPENINGS

IT IS INTENDED TO USE TIMBER FRAMED CASEMENT WINDOWS TO THE SAME TRADITIONAL DESIGN



CHAPTER 4

Extensions and alterations.....

. _Alterations should always take into account the character and design of the property and its surroundings.

THIS HAS BEEN DONE

. _Windows, doors and materials should complement the existing building.

ALL NEW WINDOWS ARE TO BE TRADITIONAL DESIGN CONSTRUCTED OF TIMBER

Side extensions

4.16 Certain building forms may lend themselves to side extensions. Such extensions should be designed in accordance with the general considerations set out above in paragraph 4.10. Side extensions should also:

- be no taller than the porch; and
- set back from the main building.

**THE PORCH GUIDANCE IS NOT APPLICABLE IN THIS LOCALITY.
THE PROPOSED EXTENSION IS SET WELL BACK FROM THE HOST BUILDING
FRONTING KIDDERPORE GARDENS**

4.17 In many streets in the north of the Borough houses have mature rear gardens that can often be seen through gaps between buildings, softening the urban scene and providing visual interest. The infilling of gaps will not be considered acceptable where:

- significant views or gaps are compromised or blocked;
THE GAP IS RETAINED
- access to the rear of a property is lost.

ACCESS IS TO BE MAINTAINED

ROOF DESIGN

Any roof alteration should consider Impact on adjoining properties both in terms of bulk and design and amenity of neighbours, e.g. loss of light due to additional height;

- Sympathetic design and relationship to the main building.

**THE PROPOSED EXTENSION BOTH RESPECTS THE ORIGINAL DESIGN AND
DOES NOT IMPACT ON ANY NEIGHBOURING BUILDING**



REAR ELEVATION

Rear Extension

Rear extensions – Camden Design Guidance state:

A rear extension is often the most appropriate way to extend a house or property.

IT HAS BEEN DESIGNED TO BE:

: secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;

: respect and preserve the original design and proportions of the building, including its architectural period and style;

: not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;

: allow for the retention of a reasonable sized garden; and

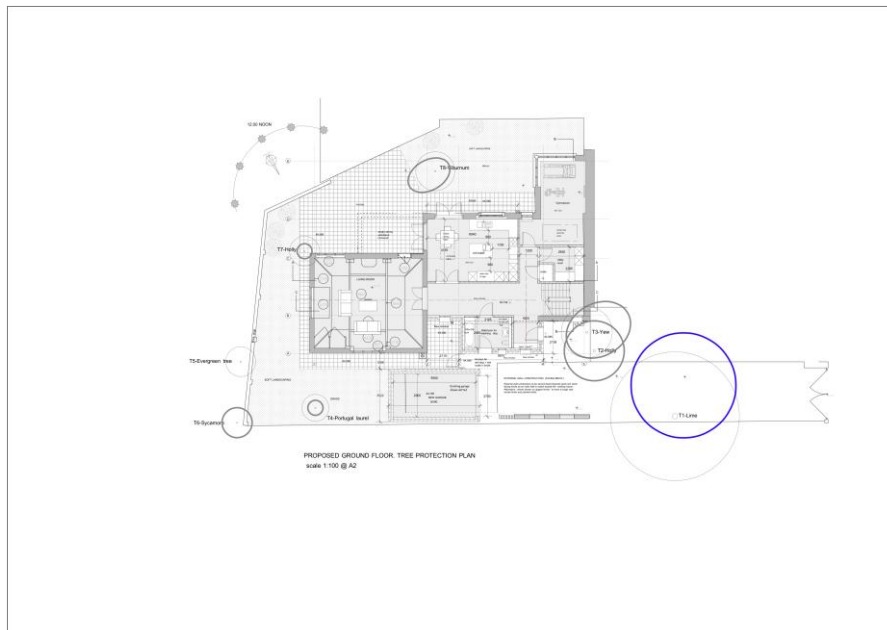
: the materials chosen are sympathetic to the existing building at Ground floor level

Impacts on the neighbours from construction period

Some problems affecting amenity are experienced during the construction phase of any development. Although this is temporary, it tends to create noise, vibration, dust, air and light pollution, and last lengthy periods of time. Full care and consideration shall be given to neighbouring properties during the construction period.

ALL CONSTRUCTION PROCESSES SHALL BE IN ACCORDANCE WITH THE CONSIDERATE CONSTRUCTORS SCHEME STANDARDS.

IT IS SUGGESTED THAT A CONSTRUCTION MANAGEMENT PLAN SHOULD BE A CONDITION OF ANY PLANNING APPROVAL.



Protecting The Built And Natural Environment

Structural stability

Once planning permission has been granted a fully qualified structural engineer shall be appointed to design the foundations to protect the neighbouring properties.

The application shall also require Party Wall Awards to be agreed and these will also follow subject to planning permission being granted.

Landscape and biodiversity

The proposal does not take up the whole garden of a property. The garden area is to be increased. Sufficient ground area remains to enable natural drainage processes to occur and for vegetation to grow naturally.

ACCESS

There is a slow and gentle ramp access leading from footpath to front entrance door. This is to remain.

The main front door has a single step access to this property. A low ramp can be provided to offer improved access for disabled users. The side door is similar to above. The rear French doors leading onto the garden is also only accessible by a single step down to the rear terrace level. A ramp can be provided to give access for the enjoyment of a wheelchair user.

Vehicular access will remain as existing and is unaffected by this application.

Domestic household refuse will be stored in the allocated space for dustbin and recycling material. These dustbins will be wheeled out to footpath level on collection days.

See drawing 08

The garage is deep enough to allow safe and secure storage for bicycles.

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