

Design and Access Statement

Rev04

35 Rudall Crescent

NW3 1RR

Householder Planning Application

Folding doors to the full width of garage door

Alteration of GF front window to three panel folding doors

Alteration of 1no. FF front window fenestration

Replacement of front and rear windows

Replacement of the rear doors

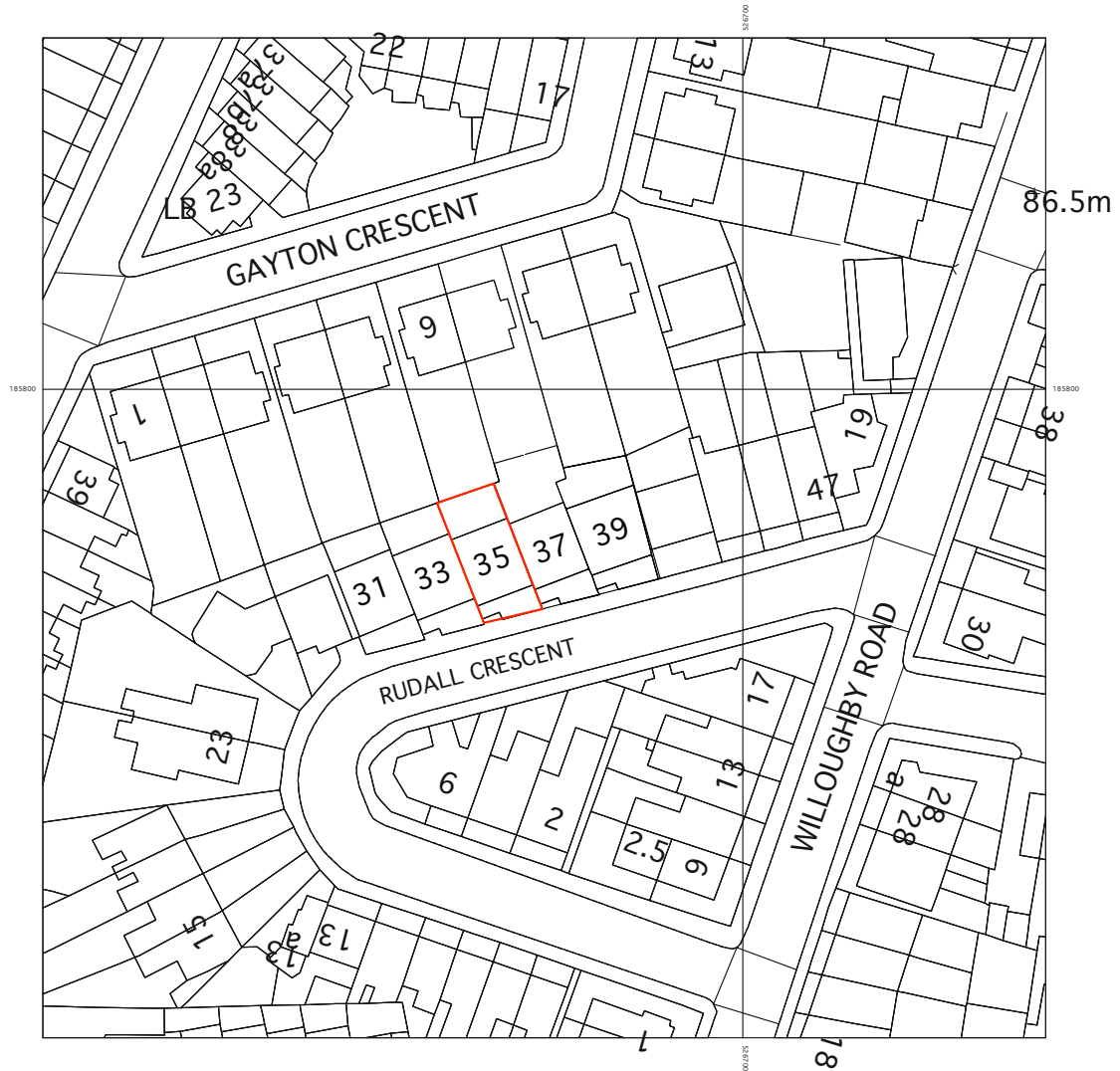
Replacement of the front door and side light

Enlargement of the waste and recycle store

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Location Plan



Existing Property

Rudall Crescent loops to the west of Willoughby Road and is a mixture of 19th and 20th century architecture. The property is part of a terrace of five dwellings, Nos.31-39 that were built in the gardens of 4-9 Gayton Crescent in the late 1950s on the North side of Rudall Crescent. The group creates a contrast to its Victorian neighbours, forming a two-storey terrace with wood cladding, set back behind a brick wall. The property is in the Hampstead Conservation Area.

No. 35 is a two storey including roofspace single family dwelling constructed of brickwork with white painted shiplap timber cladding to the front elevation, and render to the rear. The roof is clad in interlocking concrete tiles. The original integral garage has been converted into habitable accommodation as previously approved by Camden. The front garden is enclosed by a high brickwork wall, and timber gate providing access.

Photographs of Existing



Street view of No.35 Rudall Crescent within the terrace



Front first floor windows



Rear View of 35 Rudall Crescent



Front View of 35 Rudall Crescent



Rear View of Rudall Crescent



Front gate arrangement conceals much of the ground floor front façade

Planning History

Planning Application E7/11/C/1926

Permission Granted 06.07.1966 - The permission has been implemented.

Proposal - *The conversion of part of the garage at 35 Rudall Crescent, Camden to form a playroom and the provision of parking space in the front courtyard.*

Planning Application 2013/8062/P

Permission Granted 12.03.14 - The permission has not yet been implemented.

Proposal - *Alterations to the fenestration to the front and rear at ground and first floor level for the replacement/installation of new windows and doors, the erection of new waste/recyclable storage, installation of cycle stand and setting back of the existing gate to the ground floor front elevation, the erection of a single storey rear extension to the rear at ground floor level, the reconfiguration and installation of new windows to the rear elevation and the installation of new velux rooflights to the rear elevation.*

Design Statement

Design Matters

Folding doors to the full width of garage door

In the approved planning application 2013/8062/P permission was given to replace the garage door with a set of double glazed French doors with a fixed end panel clad in timber shiplap and painted white.

This application seeks to replace the garage door with a set of aluminium framed, glazed, folding doors with fixed end panel and casement window within the existing structural opening to further link the den to the front garden and maximise natural light in the deep plan space. The addition of three glazed panels will mirror the approved French doors of the right hand side aperture in the living room. The application includes removal of narrow fanlights as has been permitted for other properties in the terrace.

The high brickwork wall and fixed timber fence conceals most of the ground floor front façade from the wider public realm, therefore we do not feel these alterations have a detrimental effect on the property or the wider conservation area.

Alteration of GF front window to three panel folding doors

In the approved planning application 2013/8062/P permission was given to replace the existing windows with a set of double glazed French doors with a glazed fixed end panel.

This application includes splitting the French doors equally into three with a set of aluminium framed, glazed, folding doors with fixed end panel. Part of the fixed end panel will open as a casement window. We note the removal of the fanlight detail has been approved in other planning applications for work to the other houses within the group of five therefore we've removed it from the fenestration pattern.

Alteration of 1no. FF Front Window Fenestration

In the approved planning application 2013/8062/P permission was given to replace the existing first floor windows, and to alter the fenestration pattern of the right hand side window splitting it into two parts.

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This application seeks to split the right hand window into two equal casement windows. The glass to transom arrangement will match that of the original window with the wide, black painted, transom bisecting the aluminium framed windows to retain the integrity of the terrace and the wider conservation area.

Replacement of Front and Rear Windows

In the approved planning application 2013/8062/P all new windows were to be timber framed. This application proposes the existing windows are replaced with aluminium framed windows. To the front the glass to transom arrangement to the first floor will match that of the original windows with the wide, black painted, transom bisecting the windows to retain the integrity of the terrace and the wider conservation area. The fenestration pattern of the rear windows are as approved in the previous application.

Replacement of the Rear Doors

In the approved planning application 2013/8062/P the rear extension was approved with aluminium framed bi-fold doors. The existing sliding doors on the rear elevation are white powder-coated aluminium-framed, within a hardwood outer frame. This application proposes the approved bi-fold doors are changed to aluminium framed, three panel, sliding doors.

Replacement of the front door and side light

In the approved planning application 2013/8062/P the existing front door and set were pulled forward within the existing structural opening. It is proposed to change the existing door set for new aluminium framed glazed double doors. The new door set will sit in line with the front façade within the existing opening.

Enlargement of the waste and recycle store

A waste and recycle store was approved under planning application 2013/8062/P. It is proposed to relocate the electric and gas meter to this external enclosure, therefore the length of the store has been increased slightly. It is still to be timber clad, and 1350mm high as previously approved.

Summary

The proposal will have a minimal impact on the streetscape. The ground floor level of the front façade will be altered in a manner that still references the rhythm of the existing terrace, massing, and materials. The opening widths and heads of the structural openings are to be retained. The alterations will be concealed from view due to the fixed timber gate and brickwork wall boundary treatment.

Access for All

Within the constraints of an existing building the works to the house have been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:

The proposal is the refurbishment of the existing house.

01 Car Parking

Cars will be able to stop outside the front of the house where street parking is provided.

02 Access from car parking

Access from car to front gate is level.

03 Approach

Access from car to front door is direct and short, up a few steps.

04 External Entrances

The proposed entrance is illuminated by overhead lights.

05 Communal Stairs

There are no communal stairs as 35 is a single family dwelling.

06 Doorways and Hallways

Any new internal doors will have a minimum 700mm clear opening width.

07 Wheelchair accessibility

The property is split level as existing.

08 Living Room

The living room is on the principle floor – which is at ground floor level.

09 Bed space at ground floor

No bed space is provided on the ground floor entrance level as existing. Although the generous plan size means that a bedroom could be incorporated in the future.

10 WC at ground floor

Provision is being made for a WC to be added at a later date in the lower ground floor level.

11 Bathroom walls

New walls in the bathrooms will be constructed with timber stud and plywood that would be capable of supporting adaptations such as handrails.

12 Lift

The inclusion of a future lift is not possible.

13 Main Bedroom

The main bedroom and bathroom are on the same level on the first floor.

14 Bathroom Layout

The bathrooms are all generous in size.

15 Window Specification

New windows will be openable with long lever handles which allow easy operation.

16 Fixtures and Fittings

New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor.