

13 KEMPLAY ROAD

DESIGN & ACCESS STATEMENT



Existing No.13 Kemplay Road

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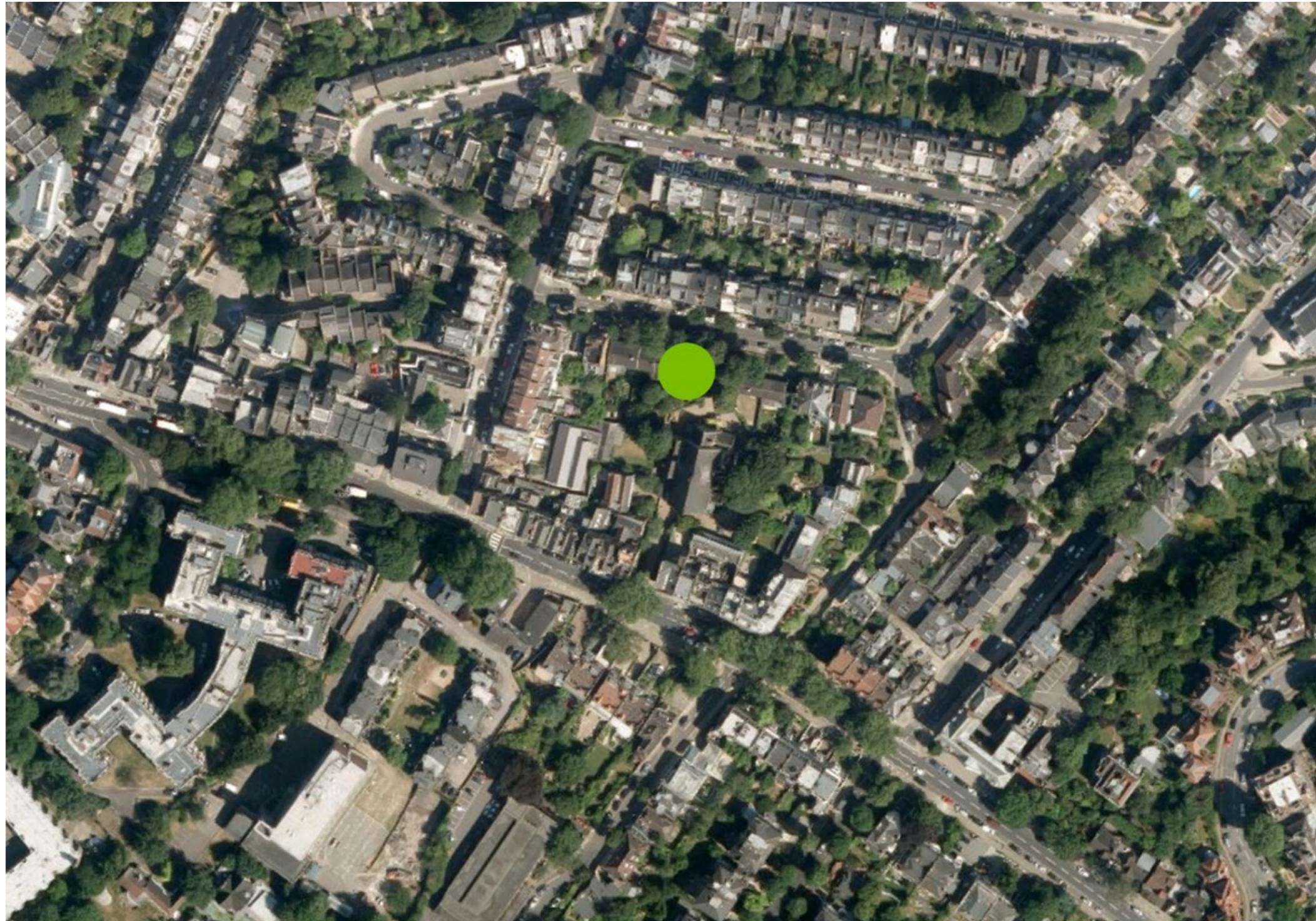
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1 OVERVIEW

1.1 INTRODUCTION



1.1 INTRODUCTION

The client has commissioned Archer Architects along with Randall Architecture to prepare a planning and conservation application for the redevelopment of 13 Kemplay Road, London. The proposed scheme is for a new, detached, residential dwelling.

This document describes the design strategy for the new dwelling with the architectural intent for the external appearance of the proposal. The following is to be read in conjunction with the architectural drawings prepared by Archer architects and Randall Architecture.

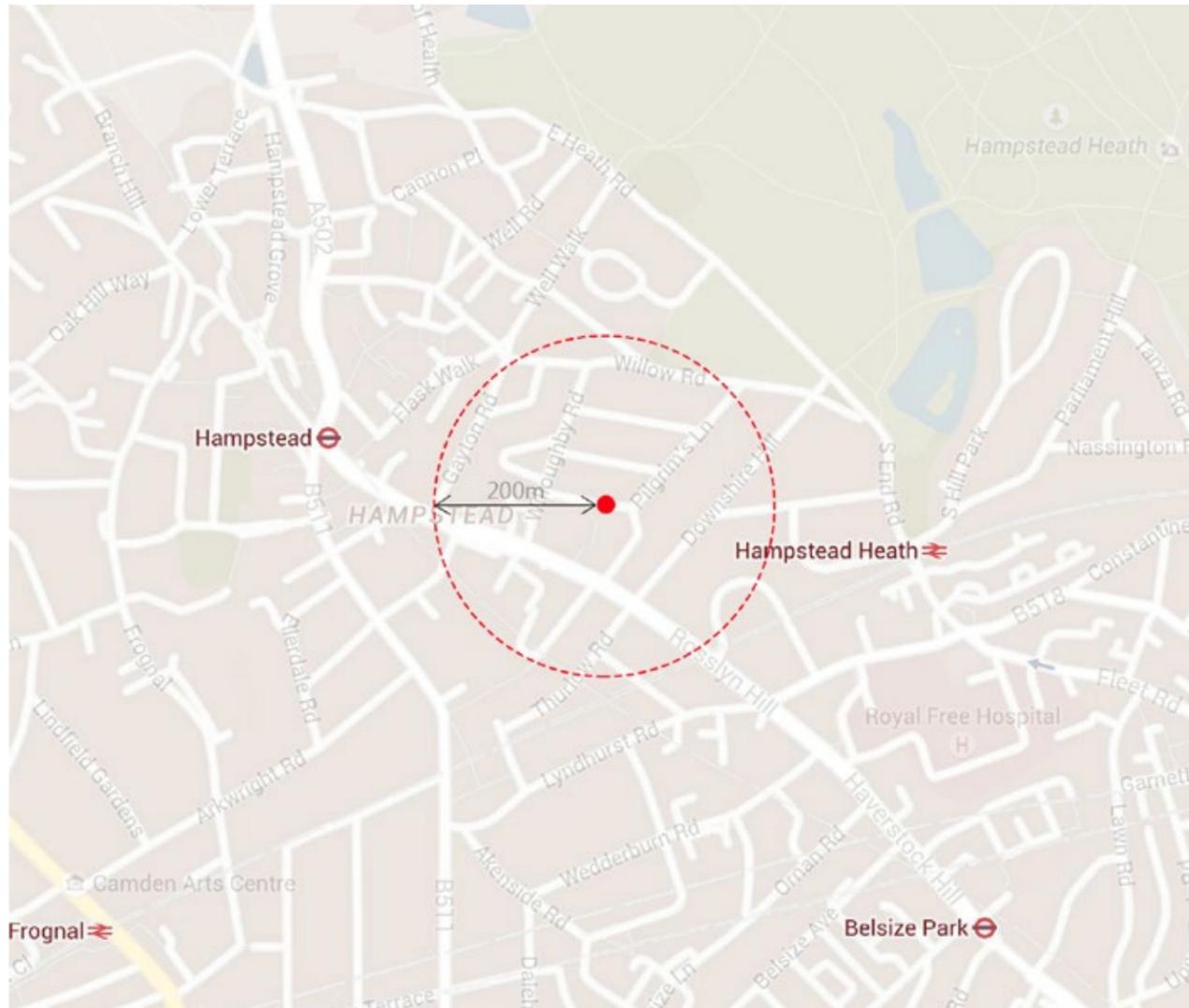
This document describes the site location and context in accordance with best practice, acknowledges the national and local planning policies and guidance relevant to the design and access issues for the site. The document will also refer to any consultations during the process; evaluate the constraints and opportunities present, and the design development and proposed design, explaining the design and access solutions in detail.



Site Location

1 OVERVIEW

1.2 BRIEF SUMMARY



Location Map



Existing Buildings



Existing Buildings

1.2.1 THE SITE

The site lies within the Hampstead Conservation Area. Kemplay Road runs west from the junction with Pilgrims Lane to the junction with Willoughby Road.

Number 13 Kemplay Road is located midway of the two roads on the south side, which forms part of a small row of terraces. These are all 2-storey houses built around 1950's, in fair-faced red brick walls, UPVC windows with interlocking tiles to the main pitched roof. No. 13 is situated at the end of the row.

1.2.2 EXISTING BUILDINGS

The remaining buildings on the south side of Kemplay Road are three Victorian joined up houses at the western end of the road and a pair of large Victorian semi-detached houses (No.'s 1 & 3) at the eastern end of the road, No.15 is directly adjacent to the site of the proposed development to No.13. No 13 is adjacent to the access road to the chapel therefore the next dwelling close to the proposed site is No 7 this house forms a semi-detached two-storey cottages of mid 1900's origins. No 5 has been recently been granted permission to be converted in to detached dwelling

In summary, the south side of Kemplay road is characterised mainly by a number of mid-1900's small two-

storey council and ex-council houses and cottages built during the post-war 'austerity' period, of fair-faced red brick and pitched tiled roofs. The two small groups of Victorian houses, at the western end, and at the opposite eastern end of the road offer a visual contrast from the cottages. The north side of Kemplay Road is of much more unified character, a long, mix of Victorian terraces of 4- and 5- storey houses, properties No.22 & 24 are facing the opposite the proposed site

1.2.3 QUALITY AND DESIGN STANDARDS

The proposed scheme for the redevelopment of No 13 is to provide a high quality designed dwelling to enhance the

conservation area.

The development proposal in this document aims to achieve the following:

- Enhance the conservation area.
- Provide a contextual urban response of appropriate architectural style in order to create a coherent and legible streetscape of Kemplay Road.
- Provide a new residential dwelling with off street parking of a high quality standard.
- Provide a new dwelling that enhances the street scene and the surrounding context and encompasses a high degree of energy efficiency and sustainable dwelling.

1 OVERVIEW

1.3 VISION

1.3 VISION

The development proposal outlined in this document aims to achieve the following;

- Enhance the surrounding context with a new proposed dwelling house to meet the client's aspirations and to meet the Local Authorities policies and guidance.
- Provide a contextual urban response of appropriate mass height in order to create a coherent legible streetscape to Kemplay Road.
- Provide a new detached residential dwelling to accommodate high quality living standards.
- Provide a new contemporary dwelling externally that is in keeping with the surrounding context as well as enhancing the Conservation area. The proposed scheme will enhance the site
- Minimise any loss of views to the existing Chapel to the rear of the site.

2 SITE ANALYSIS

2.1 SITE CONTEXT



Site Context

-  Open Space
-  High Street
-  Transport Links
-  Rosslyn Hill Chapel
-  Site

2.1.7 LAND USE

We understand that the site used to belong to the Chapel and then was used to construct the five terraces that are situated to the front of the Chapel. The Land around the house now forms the amenity space to the house. The curtilage around the site is vast providing opportunity for a new detached dwelling and still maintaining ample amenity space to the front and rear of the proposed scheme.

2.1.8 EXISTING BUILDING

The existing house at 13 Kemplay Road is the end terrace on a row of five houses of similar styles. Although it falls within a conservation area, the dwelling is of no architectural merit and has been built to a poor standard. This does not make any positive contribution to the conservation area.

It appears that the house and the others of similar style on this street were constructed due to shortage of housing accommodation in the immediate post-war period.

2.1.9 EXISTING SITE

The site has an excellent sunlight exposure, with the rear garden facing due south. The rear garden is very private, practically free of overlooking neighbours. The views to the rear are attractive, with most visible houses a good distance away and the nearest ones well screened by mature trees and foliage.

The key focus to the rear of the property is the nineteenth century Methodist chapel building of traditional ecclesiastical style and construction, in light stone, with steep pitched roofs and an attractive spire.

The views to the front which are as equally as attractive, with good quality nineteenth century terrace of townhouses on the opposite side of the road.

The existing front garden offers high level privacy to the dwelling with low level boundaries and foliage.

As the existing dwelling is an End terrace there is a side garden in addition to the front and rear gardens.

2.1.1 LOCATION

The site and the locality are almost entirely residential, with a Methodist Chapel to the rear of the site. Within walking distance is a high street (Rosslyn Hill) with numerous retail and office facilities, offering good public transport links to other parts of town.

2.1.2 CONNECTIONS AND MOVEMENT

Kemplay Road sits north of the main High street, access to the main road can be made from Willoughby Road or via Pilgrims Lane both vehicular and pedestrian access to and from the site can be made from these roads. Hampstead London underground station and Hampstead Heath over ground are both within a 10 minute radius of the site providing very good connection links to both inner and outer London.

2.1.3 OPEN SPACE

Directly Northwest of the proposed site within a 5 minute walking distance there is Hampstead heath which is a vast area of open green fields with a number of activities. The green area accommodates a number of sports facilities from tennis courts to football pitches. This area can be enjoyed from all parts of the community.

2.1.4 LOCAL FACILITIES

The site is in close proximity to the Hampstead High street and Pilgram Place where there are a range of businesses ranging from clothes shops, eating establishments and many more.

2.1.5 LOCAL LAND MARKS

The main landmark in conjunction with the proposed scheme is the Methodist Chapel to the rear of the site. During the design development of the Scheme it was important for us to ensure the views to the Chapel were retained.

2.1.6 CONSERVATION AREA

The site is in Hampstead Conservation Area. The building on the site, No. 13 Kemplay Road is noted in the Conservation Area Statement as making neutral contribution to the Conservation Area. As the proposed scheme falls within the conservation area we have ensured that the new proposed scheme will enhance the area and be an additional value to the area more than the existing dwelling on the site.

2 SITE ANALYSIS

2.2 OPPORTUNITIES

2.2 OPPORTUNITIES

Due to the existing site being situated on an end terrace this has given us an advantage to ensure that the proposed scheme could be maximised more than other sites. These opportunities included converting the house from an end terrace house to a detached by pushing the building away from No 15.

The key element to the proposed being achievable has been the access road to the Chapel, as the proposed scheme only had to reflect elements of ridge heights and eaves levels from only one side which has been reflected in the proposed scheme. This ensures that the remaining houses that form the terrace will still have the original visual look. That the original scheme was designed as four houses not five.

The opportunity to design a contemporary dwelling has been favoured for the site as a recent application to No 5 Kemplay has been approved which is also a contemporary building in a 21st century architectural style.

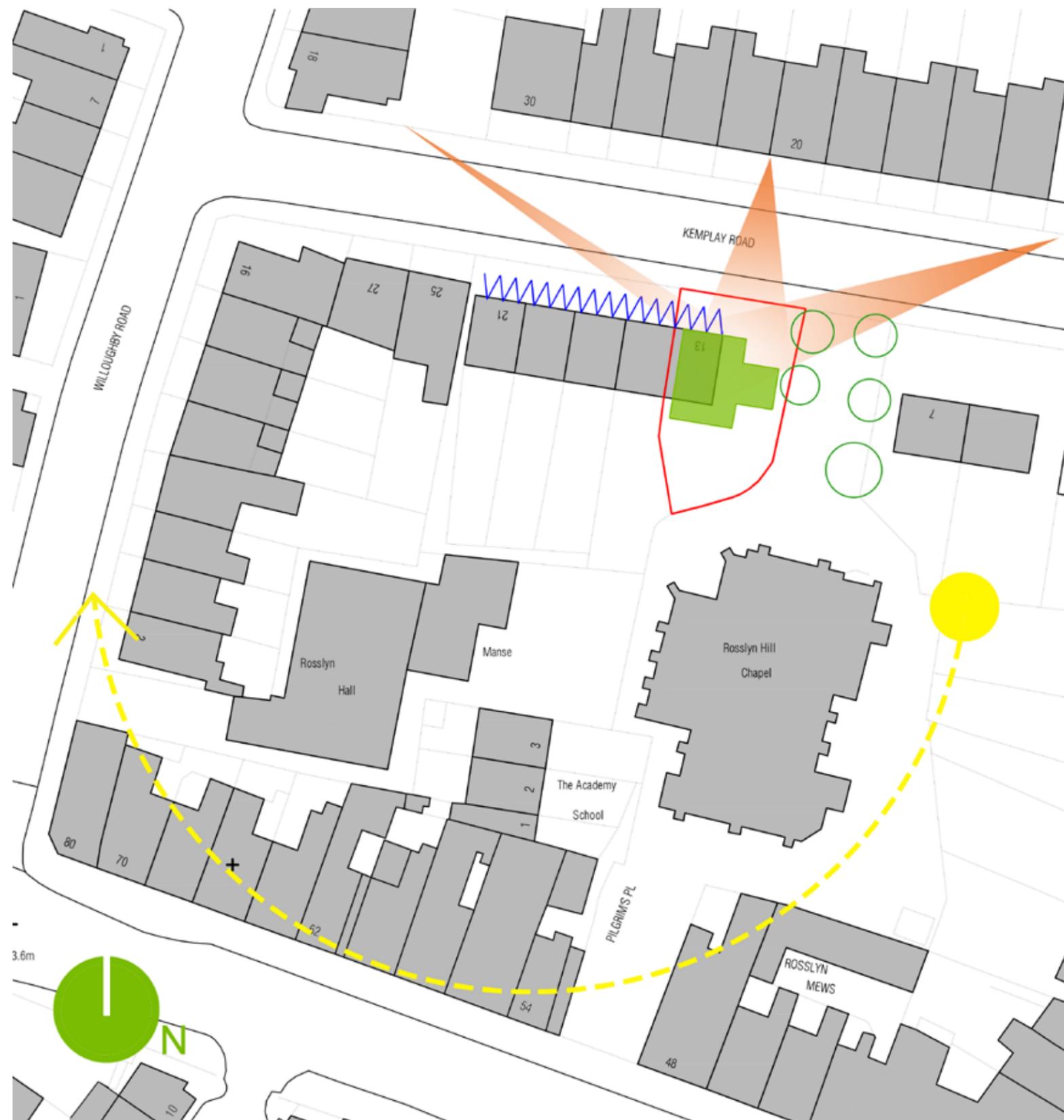


Diagram 1

2 SITE ANALYSIS

2.3 CONSTRAINTS

2.3 CONSTRAINTS

The main constraint encountered during the design proposed was the existing Chapel to the rear of the site. Any scheme proposed for the site would have to ensure that the views would not be affected. In addition to this our building mass and height had to be in keeping with the adjacent dwellings.



-  Application Boundary
-  Proposed Development
-  Street Frontage
-  View of Chapel
-  Sun Path

Diagram 2

3 DESIGN DEVELOPMENT

3.1 DESIGN DRIVERS



Caption



3.1 DESIGN DRIVERS

One of the main focal elements to the proposed scheme was the view to the chapel at the rear of the site. It was important that this element of the street scene was maintained. As both houses on either side of the access road to the Chapel were originally designed to make sure the chapel could be viewed from Kemplay Road.

3 DESIGN DEVELOPMENT

3.2 DESIGN EVOLUTION



Corner of Pilgrim's Lane and Kemplay Rd



Corner of Willoughby Rd and Kemplay Rd



Existing Site



Early Design - Front Elevation

3.2 DESIGN EVOLUTION

Originally the scheme that was proposed for the site was a 2.5 storey semi-detached dwelling house; this was to reflect the Victorian houses which are prominent to the street and the area.

During Pre planning consultation Ref: 2014/7433/NEW with the local authority this application was not in favour of the councils policies as the massing was much greater than that of the current dwelling on the site. The scheme then evolved into a single detached dwelling which reflected the ridge levels to the adjacent houses and was much more in keeping with the south side of the street scene.

This has been discussed at length with Camden Council Planning Officers during the pre-planning consultation submission and meetings. The conclusions were that satisfactory arrangement would be achieved if the new house continues the visual scale of the existing house it replaces. It was agreed that the ridge and eaves lines of the new building are to correspond with ridge and eaves lines of the adjacent building.

4 DESIGN PROPOSAL

4.1 MASSING AND ORIENTATION

4.1 MASSING AND ORIENTATION

The proposed scheme has been designed as a detached dwelling rather than an end terrace, which has allowed us to enhance the architectural style of the proposed scheme.

A lot of consideration of the proposed scheme has been taken into account to ensure the design would be suitable to the surrounding context. The proposed scheme has a simple form but will reflect contemporary detailing and construction standards.

The scheme is a 2.5 storey high building plus a basement. Within the basement the main family living area is at this level with open plan living, dining and kitchen area. At ground floor level there is a formal reception area and a small TV room there is a double height space at this level which visually links the ground floor and basement level. On the first and second floor level there are bedrooms all with En-suite facilities.

To ensure natural light to the basement the scheme introduces two light-wells one to the front and one to the rear. The Rear light-well forms an external patio area with external steps leading back up to the rear garden on ground floor level which also forms a visual link with the two levels.

Due to the orientation of the plot and the building all the living space reception room/ family room are all located to the rear elevation as this all Southward facing maximising the amount of natural daylight to these areas. Bedrooms and secondary rooms are Northward facing which do not require as much natural daylight.



Proposed Site/Ground Floor Plan

4 DESIGN PROPOSAL

4.2 USE AND AMOUNT

To the rear of the building we have introduced two terrace areas one at basement level and one at ground level. The scheme introduces a number of external steps and stepped planters to allow access to both levels. The rear half of the garden is to be laid with a new lawn, with new shrubs to the back garden.

The scheme proposes for a number of small hedges/ bushes to the area adjacent to the single storey element, to enhance Chapel in the background amongst the soft landscaping.

4.2 USE AND AMOUNT

The proposed development is to be used as a residential dwelling as the existing.

The site measures 282.2msq 0.028 hectares. The existing building of the site had an external gross building footprint of 40.7msq. The proposed scheme has a building footprint of 86.6msq. The main facade of the building measures 7m wide and 9.945m deep. The single storey element measures 3.97m wide and 4.29m deep. The overall width of the building at ground floor level is 10.97m wide.

The scale of the house proposed would reflect the existing height of the neighbouring property and to the existing house to be demolished. As the existing terraces were built on the chapel's land the building ensures that the views of the chapel are maintained to Kemplay Road.

To ensure that the views of the Chapel were retained and the clients' aspirations were met for a detached dwelling which meant pulling the proposed scheme to the left away from No 15 only a single storey element has been designed as part of the dwelling on the left hand side of the 2.5 storey building to ensure views to the Chapel were retained.



Proposed Street Elevation

4.3 LAYOUT

The amenities within the dwelling are proposed across the four levels of the building, with the main family areas on the basement and ground floor level and the bedrooms to the upper levels. The location of the dwelling is set back from the main road to align with the adjacent buildings.

4.4 LANDSCAPE

The proposed landscape to the site will be a combination of both hard and soft landscaping, to enhance the surrounding curtilage.

To the front of the house a new low level wall is proposed with an entrance gate to the front of the house, to the left of the main entrance door will be a car parking space with areas for soft landscaping, the soft landscaping will be introduced around the lightwell and to the front of the low level fencing, the remaining area will be paved in mixture slab sizes.

4 DESIGN PROPOSAL

4.5 SUSTAINABILITY

FORM AND ORIENTATION

The building form can be described as simplistic as it is a basic rectangular form. The orientation of the original building is the front of the building is north facing and the rear south facing. The proposed scheme has taken advantage of the original orientation of the site to ensure that the main family areas such as living rooms, dining areas which are used throughout the whole day are exposed to south making sure that it gains as much natural light during a typical day. The bedrooms are located on the north facing elevation as these rooms are mostly used at night.

VENTILATION AND LIGHTING

The extent of the glazed openings has been maximised where possible to ensure that adequate natural ventilation and daylight is provided. Therefore mechanical ventilation will not be required. Low energy light fittings internally and externally will be installed throughout.

ENERGY

Energy efficiency measures will be detailed within the scheme to ensure that the buildings will comply with the building regulations. The Energy efficiency measures will be achieved through building fabrics and materials, in conjunction with the orientation of the building.

WATER

The internal fit out of the sanitary ware to the proposed scheme will ensure low water consumption appliances, such as dual flush toilets and aerated shower heads to limit water consumption to less than 105 litres per person per day.

BUILDING AND WILDLIFE

Although the existing site has no key ecological value, the proposed development will provide areas to the front, side and rear of the property to introduce a number of areas of soft landscaping including new planting to the stepped planters at the rear of the property and a number of new planted beds to the front and allocated areas around the lawn for the introduction of new plants providing new areas for existing wildlife to relocate themselves.

GREEN TRAVEL

Even though the proposed development provides car parking spaces on site the location of the development is situated around good public transportation links such as underground tube and bus links for travel in and around London.

MATERIALS

The proposed development will be constructed using high quality long lasting materials to ensure the development will last for many years.

5 MATERIALS AND CHARACTER

5.1 MATERIALITY



Contemporary Concrete Roof tile



Garden to Basement External Stair Examples



Garden to Basement External Stair Example



5.1 MATERIALITY

To ensure that the new proposed dwelling is in keeping with the surround context material has been carefully considered.

The proposed new brick work will be at first floor level to match what is currently there on site red London Stock Brickwork and to establish a more contemporary look we have introduced fine course white render at ground floor level, which runs into the lightwell basement level, with Grey aluminium windows and a contemporary entrance door. Dark stained timber is proposed to the corner of the main entrance area.

The proposed roof is to be a grey concrete tile. The rear dormer window is to be clad in a grey aluminium panel system. The Juliet balconies will be brushed stainless steel glass system. The proposed rainwater goods are to be a black UPVC.



Timber Cladding to be used on a portion of the facade



Light-well Example - Internal



Light-well Example - External

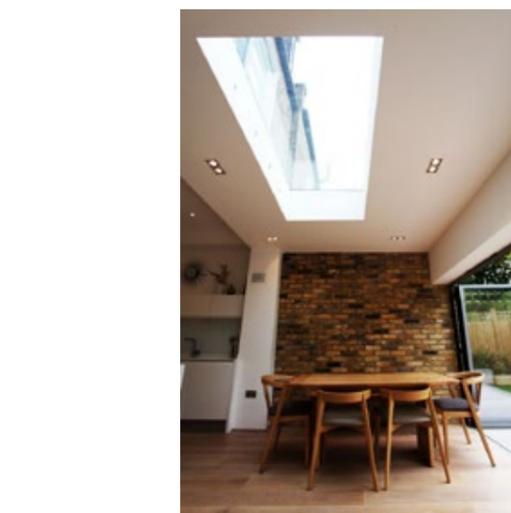
5.2 PRECEDENTS

The main precedent to the proposed scheme comes from the same road No 5 Kemplay Road, which has been recently granted permission and has also been done in a contemporary style using 21st Century construction methods.

The scheme at No 5 incorporates a basement and three floors above ground which we are also proposing the original scheme at No 5 also formed part of a semi-detached dwelling which now is a detached dwelling.



Dark Grey Hardwood contemporary door



Ceiling Light-well Example



Double-Height Space Example

6 ACCESS STATEMENT

6.1 SITE ACCESS

6.1 SITE ACCESS

The site is located in Camden, London. The area is well served by a number of various public transportation options, with many bus stops and Underground stations within walking distance of No 13 Kemplay Road

Access to the proposed scheme has not changed from the existing both vehicular and pedestrian access is of Kemplay Road. The proposed scheme provides off road parking bay which was not provide to the original house a single pedestrian gate is provided to access the site.

Access to the rear gardens can be made from the basement level and from ground floor level. There is a patio area on both levels which are both accessible from the main living areas of the house. Access to the ground level from basement is via external steps.

6.2 EMERGENCY ACCESS

Emergency access to the proposed scheme has not changed from the existing and remains as the original scheme which is satisfactory. There are no large obstructions to the front of the property

6.3 REFUSE STRATEGY

Refuse facilities will all be maintained as the exiting as these requirements have been set out by Camden Councils policies, we have allocated a small area to the front of the building rear of parking bay where bins can be stored and then brought out on the correct collection day for the refuse operatives to clear the waste.

6.4 INTERNAL LAYOUT

The Internal layout of the proposed scheme has ensured that the scheme is wheelchair user friendly at ground floor level. We have introduced a study room which also can be used as a bedroom with en-suite facilities. In addition to this there is also a separate WC and a large reception area with access to the rear garden with a level threshold access to maintain access to all the facilities at ground floor level.

7 APPENDICES

LIFETIME HOMES STANDARDS

	LIFETIME HOMES STANDARD	COMMENTS
1	Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300 mm width.	Achievable
2	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	Achievable – parking located to the front of the garden
3	The approach to all entrances should be level or gently sloping.	Achievable – level thresholds
4	All entrances should be illuminated, have level access over the threshold and have a covered main entrance.	Achievable – to be incorporated with the lighting strategy
5	Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible.	Not applicable
6	The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900 mm, where the clear opening width should be 900 mm rather than 800 mm. There should be 300 mm to the side of the leading edge of the doors on the entrance level.	Achievable –
7	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere.	Achievable – design as open plan
8	The living room should be at entrance level.	Achievable – reception area is located to rear of ground floor
9	In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space.	Achievable – Study area can be converted to bedroom
10	There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future.	Achievable – en-suite provide to bedroom on ground floor level and WC
11	Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	Achievable –
12	The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.	Achievable – large hallway can be incorporated at later stage
13	The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom.	Achievable – bedrooms have en-suite facilities
14	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.	Achievable –
15	Living room window glazing should begin at 800 mm or lower, and windows should be easy to open/operate	Achievable –
16	Switches sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 mm and 1200 mm from the floor).	Achievable –