

567
GROUND FLOOR FLAT
23 RUDALL CRESCENT
LONDON NW3 1RR
PLANNING DESIGN & ACCESS STATEMENT



DESCRIPTION OF THE PROPERTY

A three storey semi-detached house constructed of stock brickwork, painted bay, joinery windows and decorative barge boards, slate roofs, built late C19, the property is arranged as three flats:-

- Ground floor including the side and rear gardens
- First & second floors front maisonette
- First & second floors rear maisonette

Entrance to the ground floor flat is via the side gate and porch. The upper floors maisonettes are accessed from the main front door.

Access to the front garden and bins store and the side path up to the gas meter boxes, is shared. The side and back garden are private to the ground floor flat.

PURPOSE OF APPLICATION

The purpose of the proposals is to improve and upgrade the quality of accommodation in the ground floor flat both internally and in the relationship between interior and external space to provide good quality family living for the applicants and their two young children.

The living room, kitchen and main bedroom as currently arranged are dark and poorly proportioned, the bedroom in particular with little natural light. The layout of the flat is inconvenient, especially in the relationships between living and bedroom areas.

The application relates to the ground floor flat only. No alterations are proposed to the upper floors.

PLANNING HISTORY (excluding tree applications)

<i>decision date</i>	<i>details</i>	<i>reference</i>	<i>decision</i>
5 th Aug 2013	Single storey rear infill extension and 2no rooflights	2013/3426/P	<i>Approved but not implemented</i>
15 th Oct 1992	Erection of porch	9200701	<i>approved</i>
15 th Mar 1989	Erection of roof terrace	8804737	<i>refused</i>
15 th Mar 1989	Conversion of upper floors into two maisonettes with a new roof terrace	8804736	<i>refused</i>
23 rd Mar 1989	Retention of ground floor extension	8804719	<i>approved</i>
1 st Feb 1989	Conversion of upper floors into maisonette and flat	8804694	<i>approved</i>
25 th May 1989	Erection of rear mansard extension and conversion of upper floors into two flats	8804567	<i>approved</i>
1 st Feb 1989	Application for an Established Use Certificate for the use of the property as two self-contained residential units	8804547	<i>Certificate of established use</i>
31 st Mar 1958	Conversion of house into four self contained flats	21955	<i>approved</i>

LOCATION CONTEXT & SITE

The property is within the Hampstead Conservation Area, sub-area 3: Willoughby Road, Downshire Hill. The Statement describes Rudall Crescent:

... The road loops to the west of Willoughby Road and is a mixture of 19th and 20th century architecture. Nos.1-13 is a red brick terrace of three storeys with double canted bay and single dormer. On the other side of the road Nos.2-6 are a two storey version with similar details and a ground floor bay and decorative brick cornice. No.6 had an unsightly conservatory in front of the ground floor bay enclosing the whole front garden that is being altered as part of the conversion of the property. No.13a (Penn Studio) is set back from the street and was built as an artist's studio c1880/1900 and is a single storey rendered building with a canted front. As the road curves the properties are set back behind longer front gardens. Nos.15/17 are a pair of red brick Queen Anne style properties with a Dutch gable roof line. Nos.19-21 have a simpler design with a single storey bay, Nos.23/25 have a gable end with decorative bargeboard and arched windows on the upper floors.

the pair of houses nos. 23 & 25 are listed within the conservation guide as making a positive contribution to the streetscape.

Local Context

Nos 23 & 25, and the adjacent houses are arranged around the apex of the Crescent. The small groups of houses do not present any regularity of design or geometry. Two new houses have been infilled into the Victorian layout:

A new house at no 27 built in the 1960s

A new house no 25a built in mid-1980s, attached to no 25, as approved in 1979 and renewed in 1984, described in the planning application as *Erection of a five room 3-storey rear extension to form a separate dwelling unit*

And many of the adjacent houses in the Crescent have been extended to the side and rear with a variety of form and scale, at ground floor and upper floor levels.

Site

No 23 is situated at the apex of the curve of Rudall Crescent, and benefits from a plot that from a fairly standard 5m frontage broadens out to 17.5m at the rear boundary, forming a generous site with relatively low proportion of building to garden area in contrast to the typical house and plot sizes in this part of Hampstead.

The ground rises gently from the street towards the rear boundary, so that the rear garden landscape is *appx* 300-450mm above ground floor level.

On the southern boundary the flank wall of no 21, as extended up to the boundary line at ground floor, is unrelieved by windows, and a high boundary wall continues to the rear boundary effectively separating the properties from overlooking.

On the northern boundary a wall and fence separate the rear gardens of no 23 and no 25.

To the west are the back elevations and rear gardens of the Gayton Road terraces. To the south and west the aspect from the garden is fairly open with good sky and afternoon/evening sunlight.

TREES

There is a variety of young and mature trees within the rear garden of no 23, and close to the boundary within no 25. A tree survey has been carried out by Arboriculturist Oisín Kelly and his report and recommendations for tree protection are submitted with the application as a separate document.

Proposed replacement planting species and location:-

- Laurestine (*Viburnum tinus*) along the rear boundary.
- 1 no. Cox's Apple (*Malus domestica* cv.) in the rear garden (on MM106 root stock)
- 1 no. Conference Pear (*Malus domestica* cv.) in the rear garden (on MM106 root stock)
- 1 no. Juniperus 'Skyrocket' in the garden to the flank of the property between numbers 21 and 23.

PLANNING POLICY

Key aspects of policy shaping the design development:

- Preserving and enhancing the conservation area
- Designing in context
- Long views and impact on townscape
- Preserving open spaces between buildings
- Protecting amenity of neighbouring properties
- Quality of accommodation
 - o Design for living, scale and proportion, natural light & ventilation, access to outside space
- CPG2 Housing, and 16 criteria for Lifetime Homes

And from the Conservation Area Guide

- H27 - The acceptability of larger extensions depends on the particular site and circumstances.

DESIGN

The proposed plans will provide

- Generous and well-proportioned accommodation for the applicants family
- 3 bedrooms, one with ensuite bathroom and wardrobe
- Kitchen/dining area
- Family living room
- Playspace/study
- All habitable rooms will have good natural light and ventilation. The principle living areas are southwest facing, and open directly to outside space
- The arrangement of rooms is improved with clear separation of living and bedroom areas
- Improved access to and within the flat (see below)

Streetscape

The proposals do not alter the appearance of the building from the street.

Extension

The extension orientation and articulation are designed to relate to the shape and size of the garden and to maximise south west light and sun, with a deep eaves detail to provide solar shading in summer.

All new windows and doors are arranged to face into the garden, with no overlooking to adjacent properties.

Extending out at existing ground floor level, the extension sits into the rising garden landscape, so it will be effectively screened from adjoining properties with only the eaves and roofline visible above the boundary walls and fences.

The extension is designed in a simple contemporary style in contrast to the original house, but with continuity of proportion and selected materials the extension will comprise

- Reclaimed brickwork to match existing in colour, bond and pointing
- Timber structure, roof and overhanging eaves
- Painted metal framed windows and doors
- Conservation style skylight and roof windows
- Natural slate lean to roof against the existing rear elevation, matching the main roofscape
- 'green' flat roofing system

The sedum green roof will provide

- A visual 'soft landscape' to views from upper floors
- natural habitat and biodiversity
- reduced rainwater runoff

Skylights over the living and dining areas will ensure good natural light and ventilation, and reduce energy use.

The extension as proposed replaces the two disparate extensions added in the 1980s; the additional 'footprint' area of 36m² coverage is just under 15% of the present garden area of 242m²

Windows to the existing building

Sash windows at ground floor level to the front bay and side elevation will be upgraded with new painted joinery sashes incorporating slimlite double glazing units to fit within joinery details and profiles exactly matching existing, all fully weatherstripped, to reduce heatloss and energy use.

The existing porch is to be converted into a study bay for Bedroom 3, the existing door and windows to be replaced with painted joinery sash windows all detailed to match the original windows to the house, as above.

Externally

- a new close boarded timber fence and gate to the side path, adjacent to the gas meters, to provide improved security and privacy.
- new close boarded timber fence to the rear boundary
- garden landscaping with a mixture of soft landscaping and porous paving to reduce runoff into the main drainage system
- maintaining the foliage along the rear boundary which provides enclosure and visual separation from the rear of the Gayton Road terraces

Recycling and refuse bins & Bicycle storage

The shared refuse and recycling bin store will remain as existing in the front garden

On-site bicycle storage is to be provided within a joinery lean-to shelter inside the side entrance fence and gate

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ACCESS

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The proposals will provide level access from the street and throughout the flat.

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The internal layout and detailed design of doors, kitchen, bathroom and WCs, will improve accessibility into and around the house, and to be compliant with CPG2 Housing, and meeting the 16 criteria for Lifetime Homes.