Design and Access Statement
Rev00

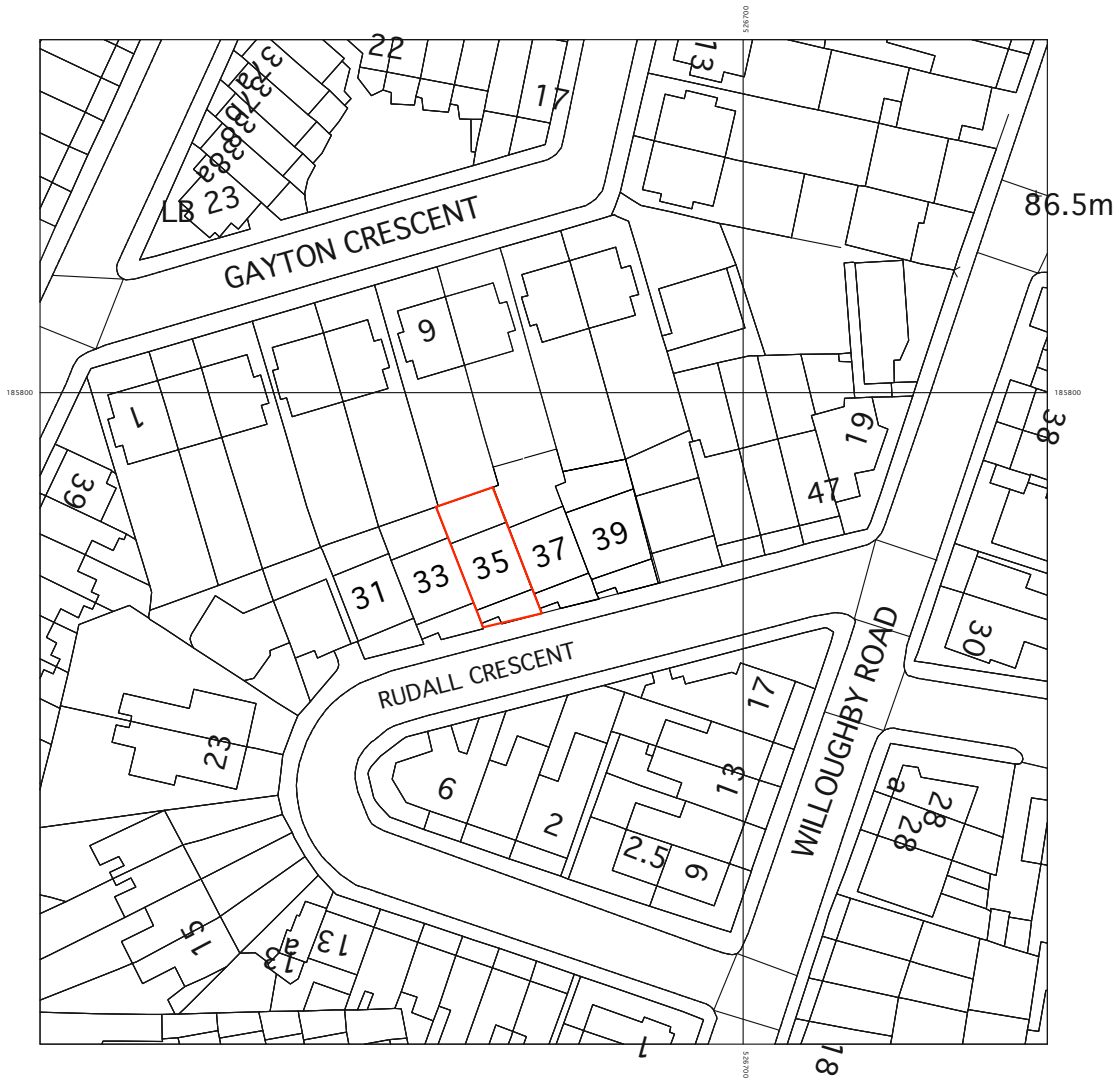
35 Rudall Crescent
NW3 1RR

Householder Planning Application

Lowering of cill to rear bathroom window.
Video entry cosole and letter box to front garden wall.
Rendered plinth to front garden wall.

Contents

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.

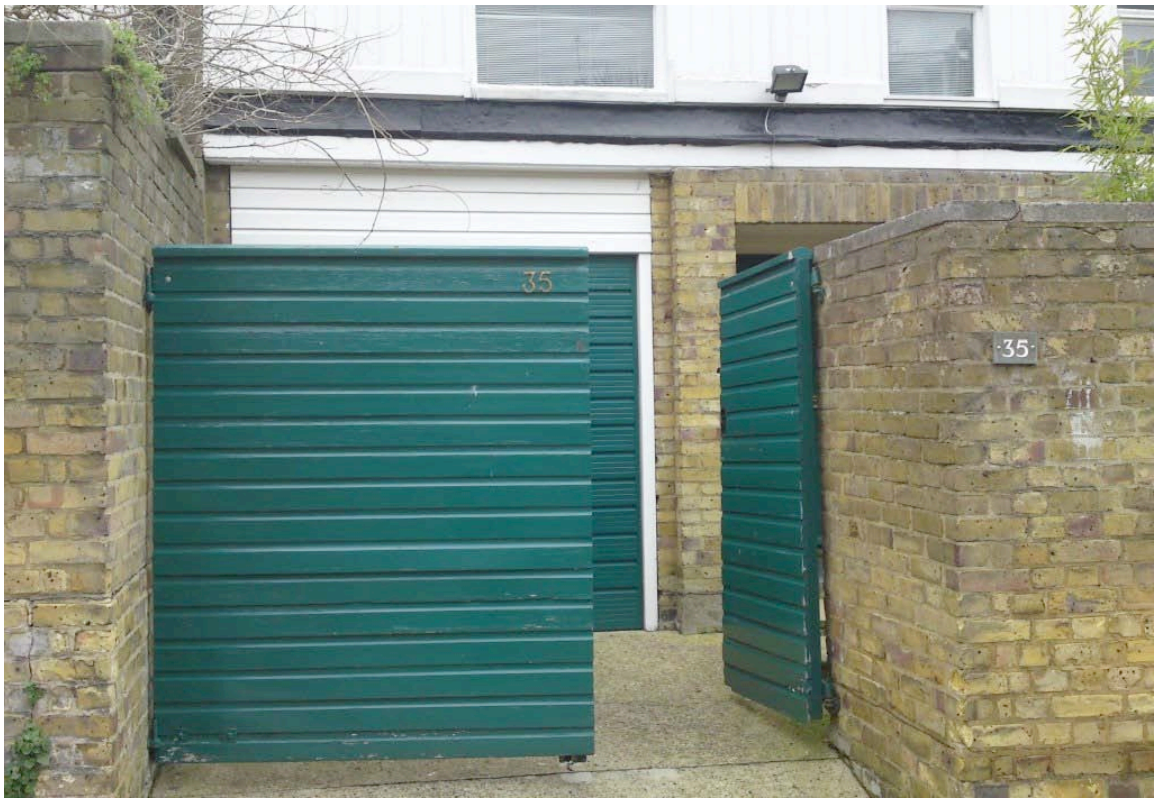
No. 35 is a two storey including roofspace single family dwelling constructed of brickwork with white painted shiplap timber cladding to the front elevation, and render to the rear. The roof is clad in interlocking concrete tiles. The original integral garage has been converted into habitable accommodation 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

Rear 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
Planning 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
Planning 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.

Planning Application 2015/1167/P
Planning permission refused 27.04.15.
Proposal- additions and alterations including installation of folding doors to the full width of garage door opening, alteration of ground floor front window to three panel folding doors; replacement of front and rear windows and doors and side light with aluminium frame, along with enlargement of waste and recycle store and installation of new velux rooflight to the rear elevation.
The refusal was appealed.

Appeal App/X5210/D/15/3130167
Planning permission granted 29.10.15.
Planning Application 2105/1167/P was appealed and planning permission was granted for the proposal- additions and alterations including installation of folding doors to the full width of garage door opening, alteration of ground floor front window to three panel folding doors; replacement of front and rear windows and doors and side light with aluminium frame, along with enlargement of waste and recycle store and installation of new velux rooflight to the rear elevation.

Design Statement

Lowering of cill to rear bathroom window
It is proposed that the cill to the bathroom at first floor is lowered to line through with the cills of the windows to either side, thus providing more daylight within the room and also resulting in a visually more appealing elevation.

Video entry cosole and letter box to front garden wall
It is proposed that a video entry console and letterbox are installed to the front garden brickwork wall. This is proposed to enhance the security of the property.

Rendered plinth to front garden wall
It is proposed that a rendered plinth to DPC level is installed to the front garden wall where the brickwork has spalled and is currently falling away. This is proposed to protect the structural integrity of the wall and approve the appearance.

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 proposal will increase the size of the bathroom making it easlier to use.
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.