

Design and Access Statement

37 and 39 Rudall Crescent

Aluminium framed windows
Roof lights to rear roof pitch

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Location Plan

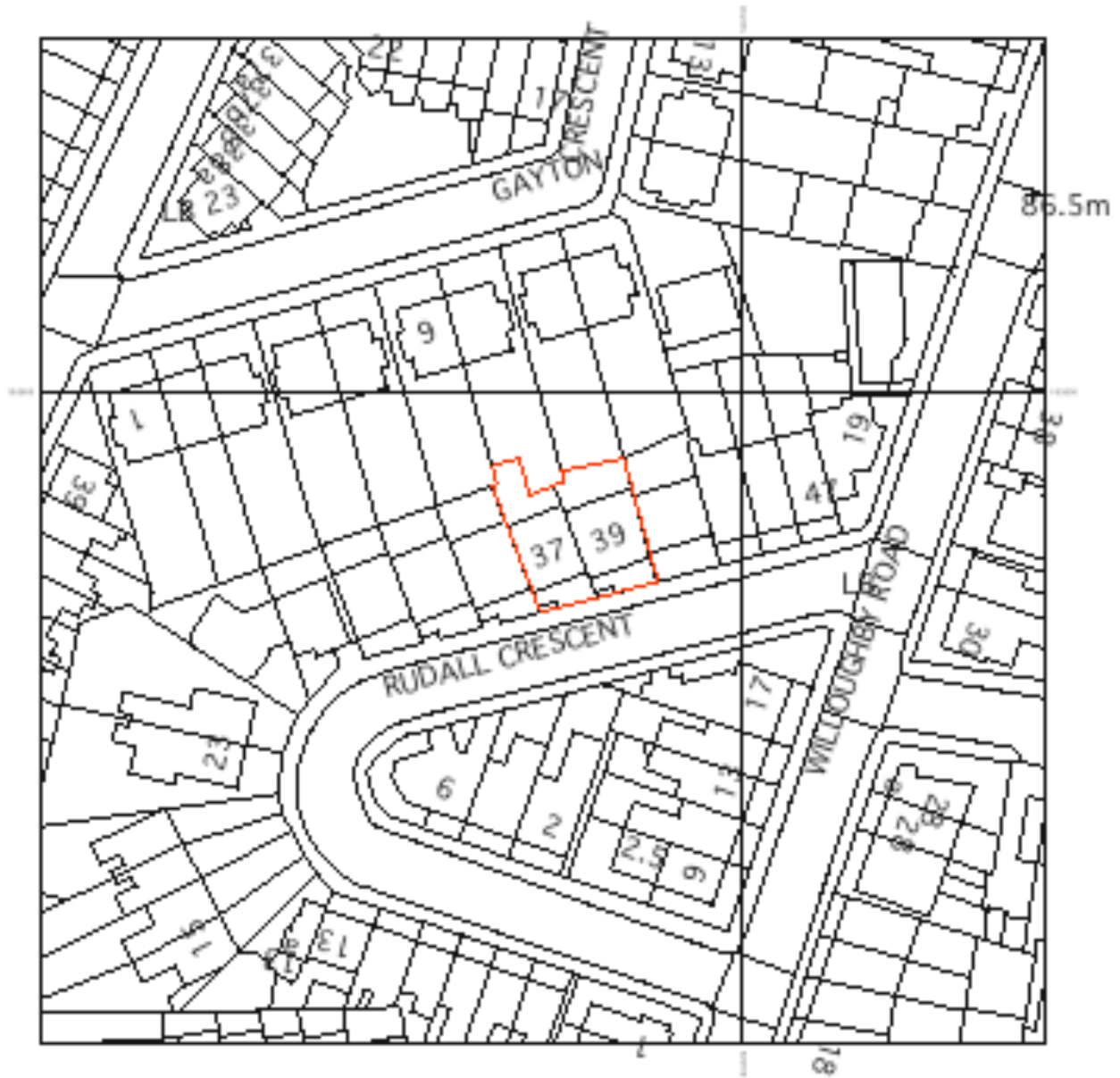
Existing Property

Existing Photos

Design Statement

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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 two properties are 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. The group creates a contrast to its Victorian neighbours, forming a two-storey terrace with pitched roofs. Materials to the front facades are brickwork and wood cladding. The front gardens are set behind a high brick wall to the pavement. There are existing roof lights to the rear roof slopes.

The properties are in the Hampstead Conservation Area.

Existing Photos



37 Rudall Crescent- Front Elevation



39 Rudall Crescent- Front Elevation



39 Rudall Crescent- Rear Elevation



39 Rudall Crescent- Rear Elevation



37 Rudall Crescent- Rear Elevation



37 Rudall Crescent- Rear Elevation

Previous Planning

Planning has previously been granted for the rear extension, changes to the facades and the basement extension under application: 2103/0824/P.

Premission has also been granted under appeal to change the windows from timber framed to aluminium framed for 35 Rudall Crescent, under application: APP/X5210/D/15/3130167.

Design Statement

Aluminium Framed Windows

It is proposed that the new windows to 37 and 39 Rudall Crescent are to be painted, aluminium framed to front and rear facades.

It is proposed that the windows are in aluminium rather than timber. This has been granted for 35 Rudall Crescent under appeal. It was found under appeal that “the use of aluminium is appropriate to the design and proportions of the house, so that the change of material would not be out of character. Aluminium framing would also provide clean lines that would complement the overall architectural concept”.

It is proposed that the windows to the rear at first floor are reconfigured to provide more natural light to the bedroom and bathroom internally and to provide a better external composition and improve the appearance of the rear facades in what is at present a design with no merit. The existing windows are small, limiting natural light to the rooms and poorly composed to the façade and therefore of poor design.

The enlarged window to the bedroom will not effectively increase overlooking as the buildings to the rear are over 24m away and the majority of the window increase will be below cill height. It is therefore proposed that the windows will be an improvement to the visual appearance of the properties and therefore a benefit to the Conservation Area. The proposal will improve the design of the buildings in terms of appearance and function.

The property does form part of a group or terrace, but it is not a symmetrical composition and 37 and 39 Rudall Crescent are lower than the adjoining terrace. It is therefore not prominent. The rear facades of 37 and 39 Rudall Crescent and indeed of the terrace are of no architectural merit. The proposed windows would therefore have no negative impact in terms of the architecture and with the previously approved extension at ground floor would serve to enhance the appearance whilst adding much needed daylight to the rooms beyond.

New roof lights are proposed to the rear roof pitch. The proposed roof lights will allow natural light to be brought into the stairwell, bedroom and ensuite bathroom at second floor making the rooms more pleasant spaces to inhabit.

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 houses.

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, down a few steps or a ramp.

04 External Entrances

The proposed entrance is illuminated by overhead lights.

05 Communal Stairs

There are no communal stairs as 37 and 39 are separate dwellings.

06 Doorways and Hallways

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

07 Wheelchair accessibility

By removing the stepped level between the existing lower ground floor and the ground floor (the entrance level) wheelchair accessibility is maximised by providing level access to the kitchen, dining and living spaces.

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

A WC is proposed at ground floor entrance 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.