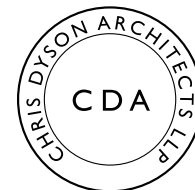


20 KEMPLAY ROAD
DESIGN & ACCESS STATEMENT



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1.0 INTRODUCTION

This Design and Access Statement has been prepared to support a planning application for the proposed alterations and refurbishment of 20 Kemplay Road, Hampstead.

The proposed changes comprise:

- Replacement of all existing sash windows with new micro-double glazed timber sash units to match existing profile.
- Raising two brick piers of front boundary wall and installation of metal railings and gate.
- Single storey rear extension with new access to the garden at lower ground floor level.
- Lowering of lower ground floor at rear and excavation of garden area.
- New parapet and replacement flat roof to rear closet wing.
- New ground floor terrace area with walk-on rooflight, privacy screen to party wall and stepped access to the garden.
- New fixed glazing panels to closet wing.
- Refurbishment and reconfiguration of ground floor/ lower ground floor living spaces.

This document will demonstrate our proposals to update and revitalise the property and sympathetically extend it to improve the spaces for the family's needs.

2.0 SITE

2.1 Location

20 Kemplay Road

Hampstead

London

NW3 1SY

The site is situated on Kemplay Road and is part of a terrace of houses (no 4-24) that were completed by 1886.

Kemplay Road is in close proximity to both Hampstead High Street and Hampstead Heath. The house has a pleasant open aspect, overlooking Rosslyn Hill Chapel.

The property is not Listed but does lie within the Camden Conservation Area . The terrace itself is described in the Conservation Area Statement as making a 'positive contribution' to the Conservation Area.



Aerial View



Streetview of Kemplay Road

Application Site



Aerial View looking north



2.2 Planning history



Locations of planning application precedents

There are a number of extensions and alterations to the properties within the vicinity of the application site which this application has interpreted as precedent:

Application: 2009/2892/P
Address: 1 Kemplay Road
Development: Construction of glass conservatory over existing roof terrace of ground floor.
Decision: Permit

Application: 2006/2892/P
Address: 1 Kemplay Road
Development: Change of use of two maisonettes into a single dwelling house, together with alterations and additions including excavations to enlarge the basement including the provision of a light well to the front elevation, lowering the side passage to form a new access to the basement from the front of the site, and the erection of a single storey rear extension including a roof terrace above.
Decision: Permit

Application: 2014/1724/P
Address: 1 Kemplay Road
Development: Reinstatement of a front garden, including a new garden wall to the front of the property and the creation of ancillary accommodation at lower ground floor level under the garden with a flush walk-on skylight and a clerestory window to the side elevation
Decision: Permit

Application: 2007/3105/P
Address: 4a Kemplay Road
Development: Alterations and extension to the lower ground and ground floor flat including excavation at the rear to provide additional basement floorspace, enlargement of the existing rear ground floor extension and landscaping works to the front and rear gardens, including reconfiguration of the light wells.
Decision: Permit

Application: 17681
Address: 12 Kemplay Road
Development: Construction of a rear extension to the basement flat and works of conversion to the first floor flat.
Decision: Permit

Application: 2008/0981/P
Address: 24 Kemplay Road
Development: Erection of rear extension to lower ground floor level flat
Decision: Permit

Application: PW9902602
Address: 26 Kemplay Road
Development: Erection of a rear dormer, the installation of a conservation rooflight to the front roof slope and the erection of a single storey rear extension at ground floor level
Decision: Permit

Application: 2013/2303/P
Address: 27 Kemplay Road
Development: Installation of gates and fence to front boundary of single dwelling house (Class C3).
Decision: Permit

Application: 2009/2764/P
Address: 28 Kemplay Road
Development: Demolition of the existing side conservatory and erection of single storey side extension to existing dwelling house
Decision: Permit

Application: 2010/0561/P
Address: 4 Willoughby Road
Development: Erection of a rear extension at lower ground level and installation of a new door to create entrance lobby at lower ground level on the front of the building to single family dwelling
Decision: Permit

Application: 2014/2946/P
Address: 11 Willoughby Road
Development: Alterations at front, including lowering garden level, creation of timber bin enclosure and new railing to front boundary wall.
Decision: Permit

Application: 2015/2555/P
Address: 18 Willoughby Road
Development: Demolition of existing rear extension and erection of an infill and rear extension with green roof.
Decision: Permit

2.3 Hampstead Conservation Area

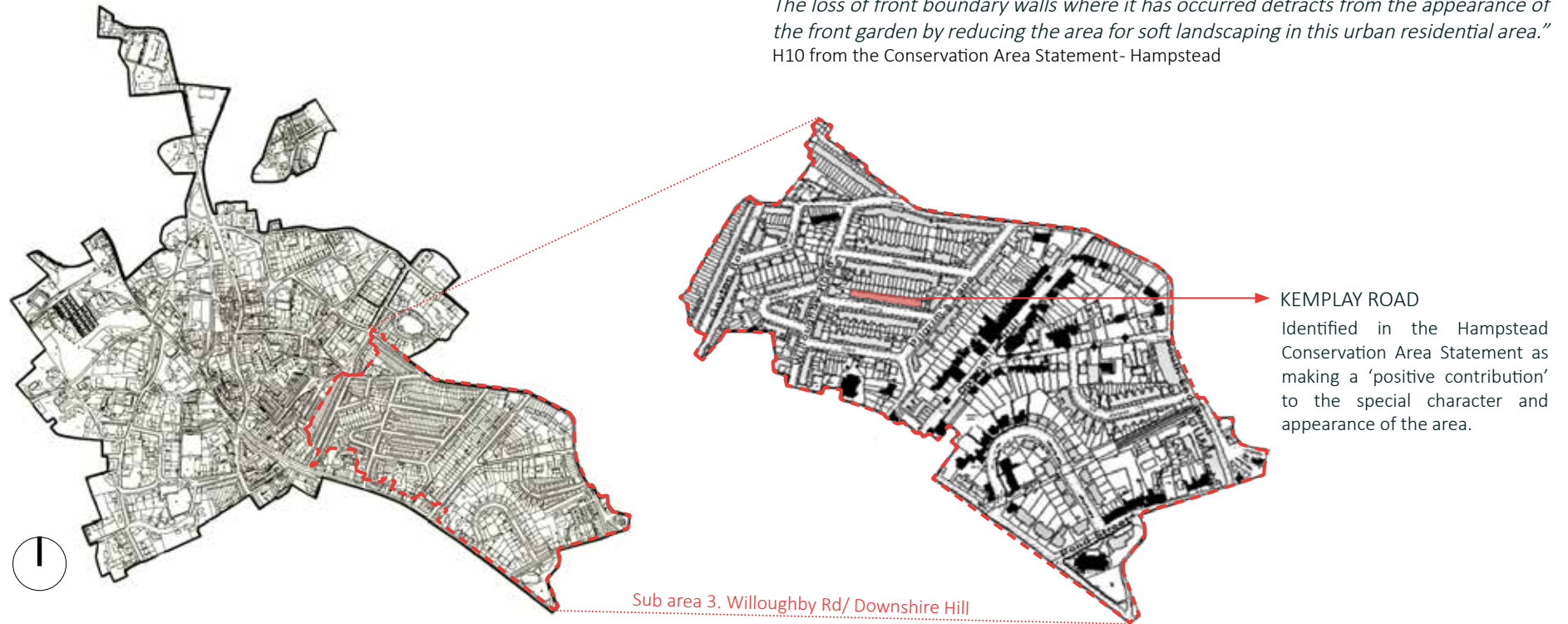
Although not Listed, 20 Kemplay Rd is situated within the heart of the Hampstead Conservation Area.

"Hampstead is a Conservation Area of considerable quality and variety. A range of factors and attributes come together to create its special character. These are principally; its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead's historical association with clean water and fresh air."

Conservation Area Statement- Hampstead

"Front and rear gardens are an integral characteristic of the Conservation Area, many of which retain boundary walls/ railings and planting. Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area as the walls/railings alongside the road and within properties add to the attractive appearance of the front gardens and architectural setting of the buildings in the Conservation Area. Proposals should respect the original style of boundary and these should be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area."

H10 from the Conservation Area Statement- Hampstead



2.4 Historic context

During the 1880s and 1890s, streets of terraced houses filled in all the undeveloped land between South End Green and Hampstead.

After the sale of Carlisle House for building purposes, its extensive grounds were developed into Willoughby Road, Rudall Crescent, Denning Road, Carlingford Road, Kemplay Road and Worsley Road (now Pilgrims Lane) over the course of 20 years.

These streets are lined with the three and four storey terraced houses that became typical of 19th century developments.

The streets in this area form one of the most dense and homogenous parts of Hampstead, laid out in a grid formation. Many of these houses have attractive timber porches, ornamental brickwork and other flourishes typical of their period.



Historic Map- Site indicated in 1870's before development



Historic Map- Site location in 1890's

3.0 EXISTING BUILDING

3.1 Overview

This existing mid-terraced Victorian property has three storeys plus an attic level and lower ground floor as per the rest of the properties that make up the terrace on Kemplay Road.

The bedrooms are located on the first, second and third floors; whilst the communal living spaces are split between an open plan Kitchen/ Lounge on ground floor and a Family Room with garden access on the lower ground floor.

3.2 Front Elevation

The house is constructed in gault brick and the windows are detailed with the distinctive carved brick archways that have become synonymous with the area's architectural character. The roof is constructed from slate tiles and the roofline steps downhill to the east.

The ground floor level is accessed by steps up from street level, with boundary walls to the pavement. Separate steps lead from the street level down to a lower ground floor courtyard access with external storage below the front garden. At present there is no gate or railings on this street side which makes this external storage vulnerable.

3.3 Rear Elevation

The rear elevation of 20 Kemplay Road lacks the brick architectural detailing and unity of the street side. There is a range of window locations and sizes both on the main building and rear closet wing. The lower ground floor level is white painted and the elevation is further split up by an assortment of rainwater and soil pipes at positioned at various locations across the rear facade.



Existing Front Elevation



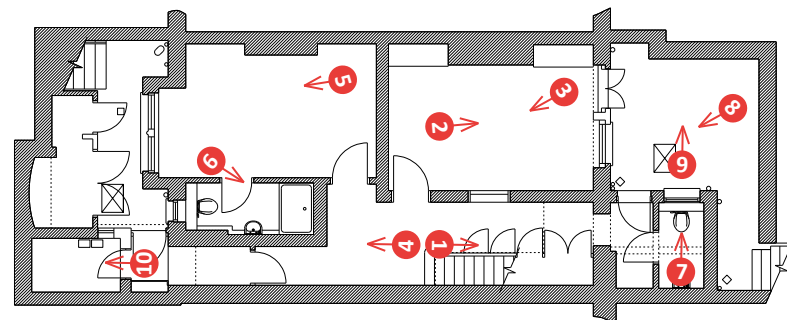
Existing Rear Elevation

3.4 Existing Lower Ground Floor

The existing lower ground floor is comprised of a family room, spare bedroom with ensuite shower room, a small WC and an outdoor courtyard area to the front of the property with external storage. The rear garden is also accessed from this level but is isolated from the rest of the house.

At present the lower ground floor is badly lit and under used with a large proportion of the floor space lost to corridor and circulation routes.

The existing Family Room at this level is disconnected from the other communal living areas located on the ground floor. As a result it does not serve the purpose of being a comfortable family area in which to congregate and relax and has subsequently become redundant within the larger context of the house.



Existing Lower Ground Floor Plan



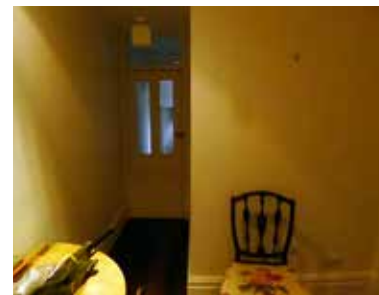
View 1: Hallway



View 2: Family Room



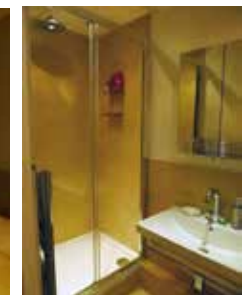
View 3: Family Room



View 4: Hallway



View 5: Bedroom



View 6: En suite



View 7: WC



View 8: Patio



View 9: Patio



View 10: External Store

3.5 Existing Ground Floor

The existing ground floor is comprised of an open plan Living Room and Kitchen. There is a small WC to the rear of the property.

The only relationship to the garden is the view from the large Kitchen windows.

Currently the Kitchen and Living Room are the most used communal family spaces in the property. However, the family have found that this arrangement is unsuitable and ill-equipped to accommodate their needs. CDA were appointed to design an inclusive and multi-functional family orientated space for cooking, dining, living, relaxing, studying; with an enhanced connection to the garden.



View 11: Entrance Hall



View 12: Entrance Hall



View 13: Living Room



View 14: Back Garden



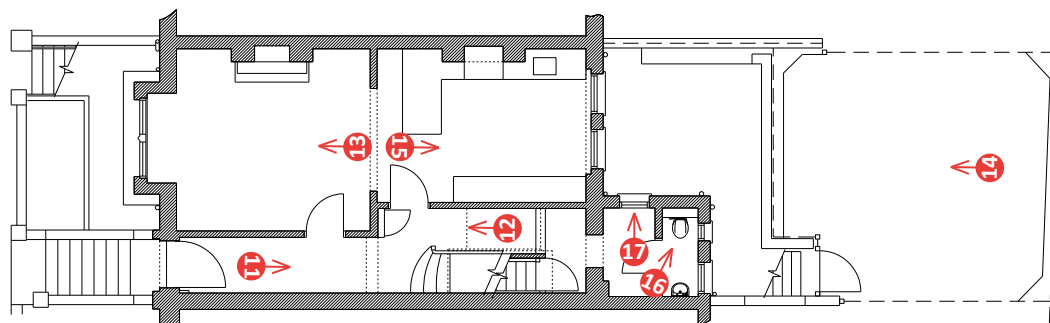
View 15: Kitchen



View 16: WC



View 17: Window

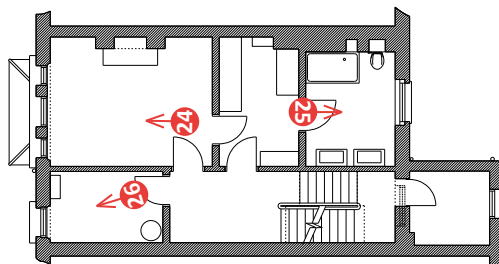
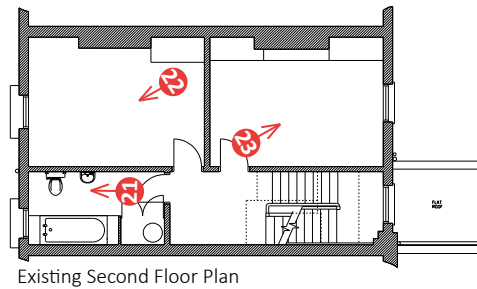
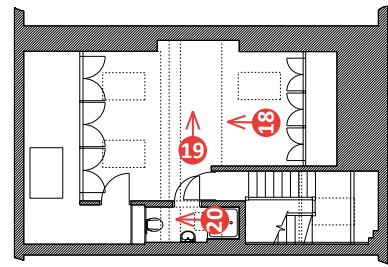


Existing Ground Floor Plan



3.6 Existing additional floors

The Bedrooms, Utility Room and existing Study are located throughout the first, second and attic floors. These are well suited to meet the needs of the occupiers, providing more private, independent space.



Existing Third Floor Images



View 18: Bedroom



View 19: Bedroom



View 20: Ensuite

Existing Second Floor Images



View 21: Bathroom



View 22: Bedroom



View 23: Bedroom

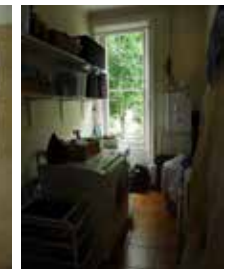
Existing First Floor Images



View 24: Bedroom



View 25: Bathroom



View 26: Utility

4.0 PROPOSALS

4.1 Design approach

The design team has identified the current inefficiencies of the property and proposes to make internal layout and external alterations in order to maximise its potential.

Throughout, the approach has been to respect and retain the original characteristics of the terraced house whilst altering and extending in a manner that is sympathetic yet contemporary to meet the needs of family life more effectively.

4.2 Street Elevation & Front Garden

The street elevation will largely retain its existing characteristics; however we are proposing to refurbish and enhance the front garden and courtyard by:

- Introducing tiered planting beds as seen at no. 16 Kemplay Road. This will improve the view out of the new Kitchen window and allow more natural light into the Lower Ground Floor.
- Raising the height of two of the brick piers to mirror the height the piers at no. 22 Kemplay Rd. This will improve the continuity of street elevation between the two properties.
- Introducing a metal railing along the front boundary wall with a matching metal gate to lower ground floor level access and courtyard. The owners have experienced several breaches of security to the storage areas at the front of the house and they feel that the introduction of railings and a gate would act as a deterrent as well as enhancing the appearance of the front garden.

The design team recognises the importance of sensitively designed front boundaries to the character of the Hampstead Conservation Area. Whilst the immediately adjacent neighbors do not exhibit railings and gates, it is felt that these may have at some point been removed. There are markings on the original brick piers that indicate the historic presence of gates.

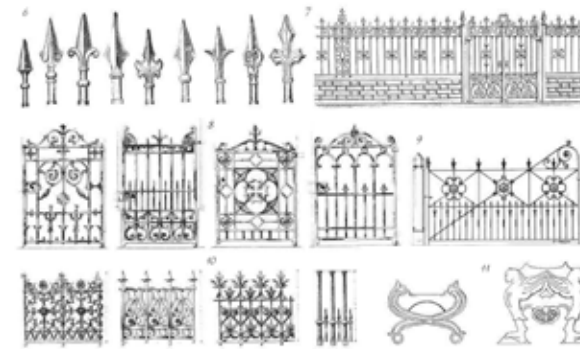
It is noted that Camden encourage the reinstatement of lost original features such as these. There are many original, beautifully designed wrought iron gate and railing examples in the Willoughby Road/ Devonshire Hill Area which add to the attractive appearance of the front gardens. The design team propose to faithfully recreate one such suitable design.



Tiered front planting at 16 Kemplay Road



Existing brick pier heights at 20 & 22 Kemplay Road



19th century metalwork precedents
Calloway, S (2005). The Elements of Style, 3rd ed. London: Mitchell Beazley, p269.



Existing access demonstrates markings that indicate the previous presence of a gate



Precedent gate and railing design: 66 Pilgrim's Lane

4.3 Existing Windows

All original timber sash windows on both the front and rear elevation will be replaced with micro double glazing to match the style and glazing profile of the existing windows. This will help improve the environmental efficiency of the property.

4.4 Rear Elevation & Garden

The proposed changes to the rear extension comprise:

- Addition of a single storey lower ground floor brick extension that will extend in line with the closet wing. This will enlarge the space available for a large, open-plan family Kitchen, Living and Dining Room, whilst improving and enhancing the physical and visual access to the re-landscaped garden. A crittall-style glazed double door screen with fixed side and top lights will increase the levels of natural light that currently enter this lower floor.
- Creation of a ground floor terrace accessed via a crittall-style glazed double door with fixed side and top lights that replaces the existing large Kitchen windows. The terrace floor incorporates walk-on obscured glass to bring natural light into the lower ground floor living spaces. A privacy screen on the party wall boundary eliminates any overlooking issues.
- External steps that link the terrace to the re-landscaped garden at Lower Ground Floor level. This will improve the relationship of the house with the re-landscaped garden.
- Upgrading and re-insulating the existing flat roof of the closet wing. We are proposing to replace this roof and improve the appearance of the rear elevation as a whole by building up the brick parapet to match the existing side parapets of the closet wing. A new fixed glazed panel will be inserted in line with the existing top window to help unify the rear elevation, bring light into the lower ground floor and improve the connection between the two floors of communal living space.



- Excavating and re-landscaping the existing garden into a series of terraces. The lower levels closer to the house mean that light is able to enter the lower ground floor. Whereas the retained higher levels of planting at the rear of the garden would retain the advantage of direct sunlight. The aim is to improve the relationship between the house and garden and transform the garden into a pleasant space and aspect from the house.

4.5 Lower Ground Floor

The proposals at this level focus on the need to create a suitable communal family space whilst also bringing natural light into the property. Externally the front courtyard and external storage areas will be reconfigured to create a main family entrance and a small WC.

We have redesigned the layout of the lower ground floor to minimise inefficient circulation space and maximise open plan Kitchen, Living and Dining areas. We are proposing the lower the floor level in the Living & Dining Areas to increase the floor to ceiling height and make these main living areas feel less like a basement. The new brick extension enables a larger living area and an obscured walk-on roof light brings natural light into the depth of the property.

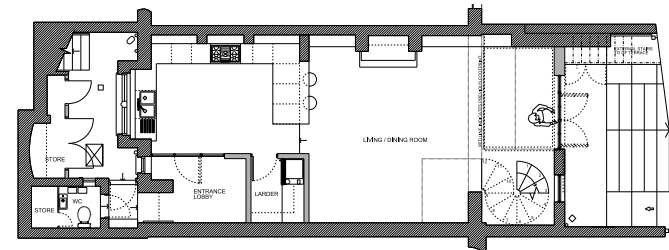
A new staircase will be located within the closet wing and run past the fixed glazed panel on the external elevation. We envisage this staircase as being beautifully designed, to be as light and open as possible maximising light from the glazed panel. It will greatly improve the connection between the communal areas on the ground and lower ground floors, and to the relandscaped garden.

4.6 Ground Floor

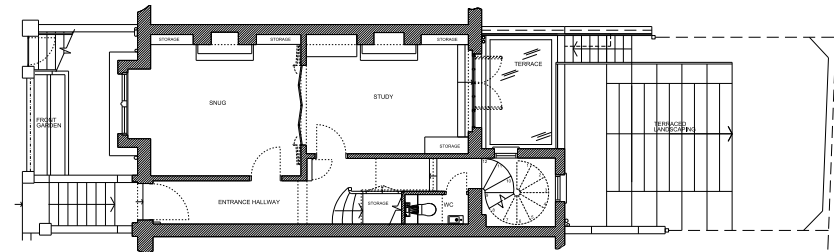
The design driver for the ground floor is flexible living and working space with an improved connection to the garden via the new terrace and external steps.

4.7 Other floors

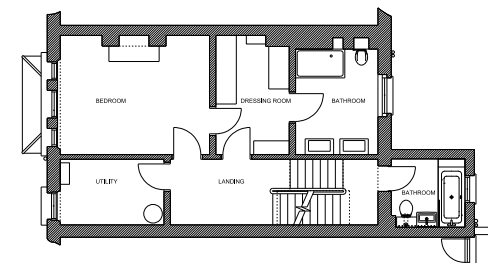
Minimal alterations will be taking place to the first, second and attic floors as they are already well suited to meet the needs of the family's private spaces. We are proposing to reinstate a bathroom into the existing Study at first floor. By relocating the Study to the ground floor we have been aiming to bring this activity into the heart of the house and family life.



Proposed Lower Ground Floor



Proposed Ground Floor



Proposed First Floor

4.8 Form, scale & materials

The new proposals will all be of high quality materials.

4.8.1 New metal railings and gate

- Raise height of two brick piers of the front boundary wall in reclaimed brick to match existing material, coursing and detailing. New wrought iron metal railings and access gate to lower ground floor courtyard.

4.8.2 New windows, rooflights & doors

- The existing white-painted timber sash windows will be replaced with new white-painted timber micro double glazed sash windows to match the style and glazing profile of the existing windows.

- New metal framed Crittall-style glazed door screens with fixed top and side lights for new ground and lower ground floor access to the garden.

- Frameless fixed glazed panels to the rear and side elevation of the existing rear closet wing.

- Fixed walk-on roof light with obscured glass to the new ground floor terrace.

4.8.3 New brick extension

This will be constructed from reclaimed bricks to match the brick type, mortar and coursing of the existing London Stock Brick.

4.8.4 Internal refurbishment

Existing features at Ground Floor level such as the ceramic floor tiles, fireplace and cornice moulding details will be refurbished and retained.

The new flooring for Lower Ground Floor and other finishes and fixtures will be of a high quality. The internal refurbishments will modernise the apartments with high quality kitchen and bathroom fittings.

4.9 Access

Access to the property remains as existing. However; it will be enhanced by improving the lower ground floor access. We envisage that this will become the main, day-to day route for the family into their Kitchen and Living spaces via the new Entrance/Lobby with cloakroom storage. The existing raised ground floor access will be retained but is likely to be used for more formal occasions.

The access to the rear garden at ground floor level and lower ground floor will be greatly improved through the use of glazed door screens.

5.0 PRECEDENTS

5.1 Alterations & extensions to existing buildings

Throughout the design process we have been inspired by alteration and extension projects that fuse contemporary design with sympathy for the existing building. These London based examples help illustrate our intention to have clarity where a new element is added into the facade; for instance the use of a fixed, glazed panel in the closet wing of 20 Kemplay Raod and the use of crittall-style glazed door screen to the Terrace and Garden.



Chris Dyson Architects



TSURUTA Architects



David Mikhail Architects



David Mikhail Architects



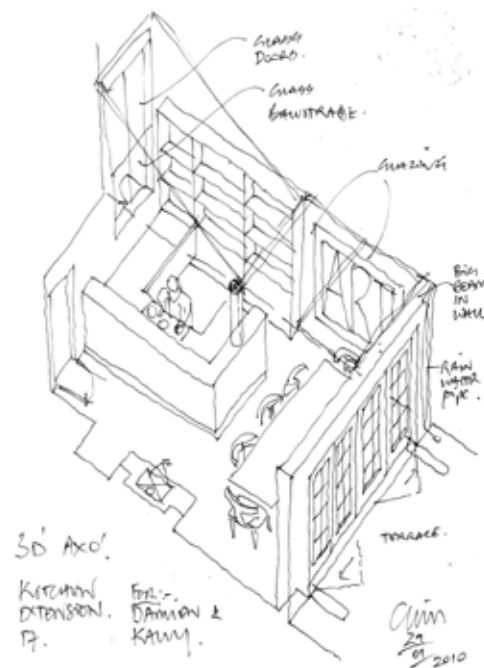
Fraher Architects

5.2 CDA Precedents: Campdale Road

Residential / Extension

17 Campdale Road is a late 19th century house arranged over four floors (including the attic). The proposal was to enlarge the existing kitchen by extending it into the adjacent flank space between the external wall of the existing kitchen and the boundary wall with 18 Campdale Road.

There is a flat roof on the extension along with monopitched glazing which rises up towards the rear wall to allow more light into the kitchen. Access to the garden has been improved by widening the present opening with double doors and a glazed wall; this creates a closer relationship with the garden and natural daylight.



6.0 CHRIS DYSON ARCHITECTS

6.01 History Of Chris Dyson Architects

CDA was founded in 2004 by Chris Dyson, a former senior designer at Sir James Stirling and Michael Wilford Associates, and more recently at Sir Terry Farrell and Partners. The practice is based in the historic Spitalfields area of London, where Dyson has lived and worked for 20 years, and where many of the practice's early projects are located.

We have a diverse portfolio of projects across the United Kingdom, from small private commissions to public buildings and urban planning proposals.

There are two primary strands to the practice: the first is historic conservation architecture applying skills in intelligent conservation and sensitive building design to projects, and the second is grand architecture concerned with cultural and commercial commissions.

We enjoy working on challenging projects of all scales, including many historic listed buildings. We pride ourselves on a high degree of attention to detail and a flair for innovative and modern design.



RIBA 
London Regional
Award Winner 2015

6.2 Architect's Journal Small Projects Award 2014

In 2014 Chris Dyson Architects were awarded the 'Architects Journal Small Projects Award' for the extension to a private residential project at Wapping Pier Head

The project was chosen ahead of 23 other finalists to win the award which celebrates the best schemes built with a contract budget of £250,000 or less.

The 'subtle, thoughtful yet mischevious' addition to a Georgian-style terrace in east London was described as 'architecture for architects, yet a building the public would walk by and equally enjoy'.



6.3 Conservation Architecture at CDA

The Conservation side of CDA is well established, the practice has completed numerous listed buildings, Grade I, Grade II *and Grade II. The office works hard to sympathetically restore and improve buildings of historic nature with clever detailing and improvements.

In 2011 Chris Dyson Architects were awarded the prestigious 'City Heritage Award' for number 5, 6 & 7 New Street in London (shown left centre) This award, now over 30 years old, is given each year to the best refurbishment project in the City. The three properties were previously used as a single office. CDA completed a sympathetic and quality refurbishment, and reinstated a domestic configuration. The award demonstrates CDA's experience and knowledge of Georgian architecture.



6.4 Harry Whittaker Conservation Architect

Harry Whittaker RIBA AABC has worked in the field of building conservation for over twenty years and is included on the approved list of Architects for the dioceses of Bath and Wells, Salisbury, Litchfield and Hereford. He has worked with English Heritage, CADW, The National Trust and a number of private and public heritage groups.

In recent years Historic England [formerly English Heritage] like CADW in Wales, Historic Scotland and the Heritage Lottery Fund, have revised their grant funding policies and now offer building repair grants only to schemes where the applicants employ a competent professional with conservation accreditation from a recognised body. Harry Whittaker is listed on the AABC, the register of Architects Accredited in Building Conservation and is therefore suitably qualified for projects that require such funding.

AABC is an independent accreditation body established in 1999 for and by skilled conservation architects. The primary purpose of the AABC Register is to protect the historic built environment from damaging interventions devised by people not skilled in historic building conservation and adaptation. This was the first such scheme to be introduced and recognised by the key conservation groups.



7.0 SCHEME DRAWINGS

DRAWING NO.	NAME	SCALE	PAPER SIZE
0299_A_0000_00	Existing Ground & Lower Ground Floor Plan	1:50/ 1:100	A1/ A3
0299_A_0001_00	Existing First, Second & Third Floor Plans	1:50/ 1:100	A1/ A3
0299_A_0010_00	Location Plan		A1
0299_A_0100_00	Existing Front & Rear Elevations	1:50/ 1:100	A1/ A3
0299_A_0200_00	Existing Cross Section	1:50/ 1:100	A1/ A3
0299_A_1000_04	Proposed Ground & Lower Ground Floor Plan	1:50/ 1:100	A1/ A3
0299_A_1001_01	Proposed First, Second & Third Floor Plans	1:50/ 1:100	A1/ A3
0299_A_1100_04	Proposed Front & Rear Elevations	1:50/ 1:100	A1/ A3
0299_A_1200_03	Proposed Cross Section	1:50/ 1:100	A1/ A3