

Design and Access Statement

Rev00

**Two Terrace Houses
37 & 39 Rudall Crescent**

Conversion of Garage to Habitable Space

and

Dismantling and Re-building Front Wall and Gate

and

Access Ramp to Front External

and

Rear Extension

and

Altering Front Door and Garage Door

and

Dormer Window to Rear Roof Pitch

and

Aluminium Framed Windows to Front and Rear Elevations

and

Roof Lights to Rear Roof Pitch

and

Redecoration of Front Façade

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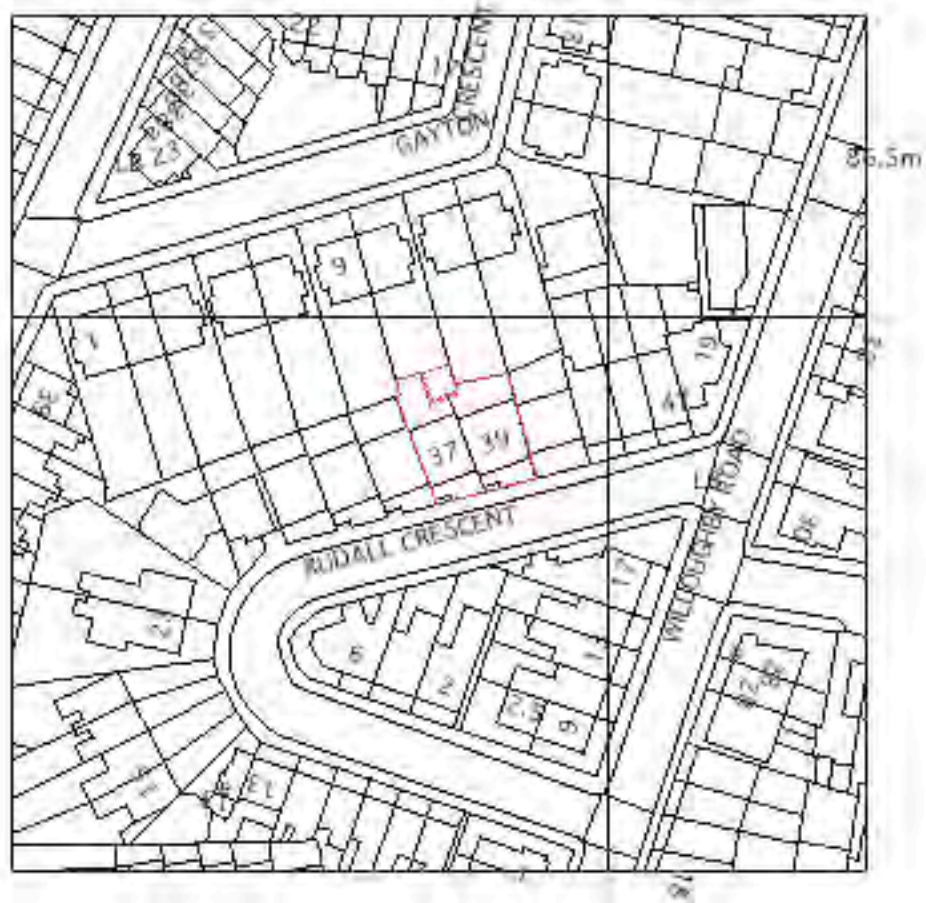
Location Plan

Existing Property

Existing Photos

Design Statement Including Previous Planning Approvals

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.

Photographs of Existing



37 Rudall Crescent- Front Elevation



39 Rudall Crescent- Front Elevation



37 Rudall Crescent- Front Elevation



37 Rudall Crescent- Front Elevation



37 Rudall Crescent- Rear Elevation



37 Rudall Crescent- Rear Elevation



37 Rudall Crescent- Rear Elevation



39 Rudall Crescent- Rear Elevation



39 Rudall Crescent- Rear Elevation

Design Statement-

The application is for:

The full refurbishment, alteration and extension of No. 37 and No. 39 Rudall Crescent.

Applications have previously been approved for the following:

1. Conversion of Garage to Habitable Space- approved application 2013/0824/P.
2. Dismantling and re-building front wall and gate- approved application 2013/0824/P.
3. Access Ramp to Front External- approved application 2013/0824/P.
4. Rear Extension- approved application 2013/0824/P.
5. Altering Front Door and Garage Door- approved application 2013/0824/P.
6. Aluminium Framed Windows to Front and Rear Elevations- approved application 2015/6896/P.
7. Roof Lights to Rear Roof Pitch- approved application 2015/6896/P.
8. Redecoration of front façade- approved application 2013/0824/P.

This application seeks to combine all the previously approved items above into one submission with the omission of the basement level (as approved under application 2013/0824/P) and with the addition of the following:

9. Dormer Window to the Rear of 37 and 39 Rudall Crescent.

Design Specifics-

1. Conversion of Garage to Habitable Space- approved application 2013/0824/P.

The existing garage is restricted in size for modern car dimensions. The garage hasn't been used for vehicle parking for many years. The use of this space for ground floor habitable accommodation will greatly improve the quality of the house and will provide additional space for the principle living area that can be accessed by all.

The style of front of the existing garage will be retained by using timber cladding (painted white) for the wall and door within it.

2. Removal of front wall and gates and re-building to match existing- approved application 2013/0824/P.

To enable the works to be undertaken the front boundary wall and gate will be dismantled.

At completion of the main works the front walls will be re-built to match existing and decorated to be consistent with the others in the group.

The gate will be re-built to match the existing in appearance but configured as a single pedestrian gate and a fixed side panel.

3. Access Ramp to Front External- approved application 2013/0824/P.

The existing properties currently have steps up to the ground floor. Proposed changes to part of the ground floor internal levels will change the steps to down to the front door. Although the overall access situation has not been worsened it has been considered that the development of the properties provides an opportunity to improve access by introducing a ramp.

The ramp will sit behind the front boundary wall and so will not be visible from the public realm.

The re-configuration of the front ground floor area will include new a hardstanding finish in a natural stone. Specific stone type to be confirmed before construction starts.

4. Rear Glazed Extension- approved application 2013/0824/P.

A lightweight, single storey rear extension is proposed for each property. The proposed extensions are full width and modest in depth. Aluminium framed glazed doors are proposed with a lead clad flat roof.

5. Altering Front Door and Garage Door- approved application 2013/0824/P.

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The front door to the properties is to be relocated to improve the layout of internal rooms at ground floor level and to ensure that a high level of natural light can be brought introduced to the floor plan. The existing front door will remain as glazed panels to match existing.

The style of front of the existing garage will be retained by using timber cladding for the wall and door within it.

The proposals respond to two previous planning applications (2011/4637/P and 2012/0214/P) which were withdrawn following comments received from the Planning Officer.

6. Aluminium Framed Windows to Front and Rear Elevations- approved application 2015/6896/P.

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. As well as being previously approved under application 2015/6896/P 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.

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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.

7. Roof Lights to Rear Roof Pitch- approved application 2015/6896/P.

As part of the approved application 2015/6896/P five roof lights were approved. This application seeks approval for four roof lights in a similar configuration with the inclusion of the dormer window.

8. Redecoration of the Front Facades- approved application 2013/0824/P.

The windows, timber cladding and other timber details will be re-decorated in white to be consistent with the front facades of the other properties in the group.

9. Dormer Window to the Rear of 37 and 39 Rudall Crescent.

Further to the approval under appeal (APP/X5210/D/16/3149740) of the dormer to 35 Rudall Crescent and the previous refused application for dormers at 37 and 39 Rudall Crescent the proposed dormers have been revised to be located on the centre line of the roof. The dormers have been designed to be proportionate to the existing buildings. The dormers are less than half the width of the roof width and set up from the eaves and down from the ridge. The dormer widths reflect the width of the host building in that the existing buildings are not of the same width with 39 Rudall Crescent be wider at the rear.

With the appeal for the dormer at 35 Rudall Crescent The Planning Inspectorate found that the dormer *“would be in keeping with the modern design of the host dwelling. In addition, the modern design and minor scale of the proposal would be part of the appealing contrast of the wider terrace with Victorian neighbouring properties”*.

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In regard to CPG1 they were also of the opinion that the dormer *“meets the purpose of CPG1 which is to promote design excellence and to ensure roof extensions do not harm the character and appearance of surrounding buildings”* and concluded that *“the proposal would not have a harmful effect on the character and appearance of the host building and the HCA as a whole”*.

Summary

This application seeks to combine all the previously approved items above into one submission with the omission of the basement level (as approved under application 2013/0824/P) and with the addition of rear dormers consistent with the dormer approved by The Planning Inspectorate at 35 Rudall Crescent.

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.

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