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Introduction

This Design and Access Statement accompanies an application for the refurbishment of a family house located at 72 Maresfield Gardens. The scope of works includes alterations to the front, rear and side façades, and the replacement of existing roof. The building – an early, mid-century, brick building comprising of two storeys, basement and attic levels – is in a relatively poor condition. The roof is suffering from degradation and needs to be replaced. The roof structure internally has been through several phases of structural alteration which has resulted in incoherent spaces that are not easy to use, and failures that have rotted the timbers. The brickwork on the facade is spalling with several blown bricks, particularly around the parapets, and damp has penetrated through the existing walls due to years of failure in the rainwater disposal system.

The proposals include major improvement to the environmental performance of the property with a full renovation of the building fabric based on passivhaus principles. This includes new overclad insulation to all walls, a new highly insulated roof, high performance glazing and a new highly efficient MEP system.

The proposals also seek to enhance the existing architecture and landscaping, with special consideration taken to improve the property's contribution to the wider conservation area. The existing basement level garage door is currently visible from the road, and the proposals seek to remove this and create a ground level driveway. Extensive new landscaping will soften the boundaries to the street.

A new symmetrical roof design with well proportioned dormers will replace the existing asymmetrical hipped roof, and will allow the plan to be reconfigured and the stair located to a central location rather than winding through the house as it currently does. At the rear of the property, the existing small windows from the living room form a barrier to the garden. Our proposal is to form a new opening which will allow this modern family to enjoy the beautiful garden. These changes will give the building a balanced appearance without altering the existing massing and height. Overall the aim of the project is to provide a beautiful, 21st Century home for a young family.



Site Overview



Street Overview

72 Maresfield Gardens is a detached red brick house of two storeys located at the north-eastern end of Maresfield Gardens, at the junction with Netherhall Gardens. Maresfield Gardens contains few street trees compared to the rest of the area, and instead its character comes from trees and other vegetation in private gardens. The area is characterised by individual properties with separation to the boundaries.



Frontage and Setting

Front boundary treatments along Maresfield Gardens are varied with no predominant style, however planting and vegetation in front gardens is common, softening the edge of the street. The austere arrangement of fencing and heavy brick piers at the site's street boundary is out of context with the surrounding area. The brick used along the boundary is hard and uniform, and does not match either the adjoining walls or the house itself.

The Site

72 Maresfield Gardens was constructed from 1937-1938. The existing building provides approximately 421m² GIA. The main fabric of the application site comprises of the existing house, front and back garden, with an area of approximately 491m².

The site sits within the Fitzjohns/Netherhall Conservation Area, however it is not identified as 'a building which makes a positive contribution' to the area, at best making a neutral contribution. The Conservation Area Appraisal only notes that it forms a group with Nos. 70 and 42, but only 'in terms of scale', rather than design. It also notes that some aspects of the Site make a negative contribution, namely the 'hard, unsympathetic front boundary with a garage at semi-basement level'.

The Building

Various modifications and additions to the property have had a negative impact on its appearance. The roof has been converted poorly into occupied space and asymmetrical dormers added. The building has also suffered from poor maintenance over the past two decades, with some aspects of the building fabric in poor condition, namely the roof and front parapet wall.

The rear elevation is punctuated by a series of small openings which do not relate the property well to its spacious garden.

There are no relevant historic planning applications for the site.



72 Maresfield Gardens street frontage- semi basement garage is clearly visible



Loft space showing series of alterations over time



Rear elevation shows extent of neglect



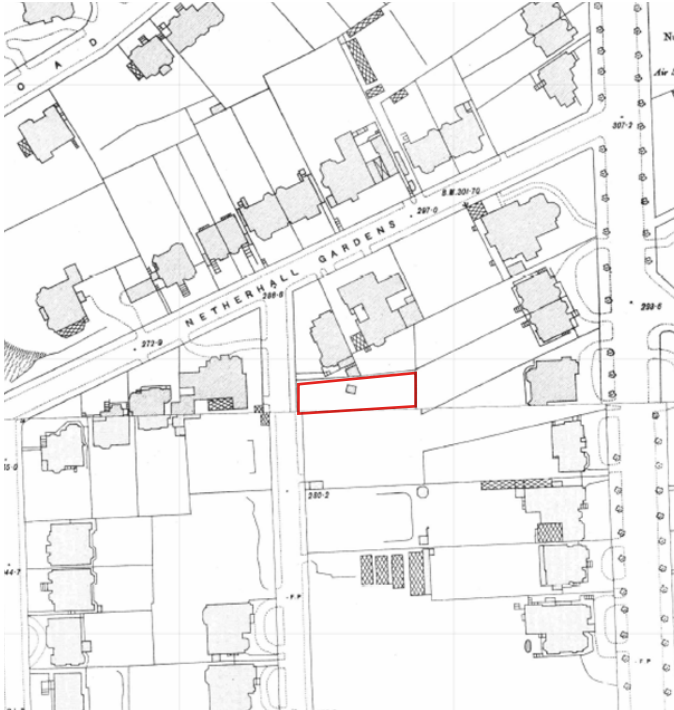
Existing relationship to garden could be improved

Fitzjohns Netherhall Conservation Area



Norman Shaw, Severn House, 42 Netherhall Gardens

The Fitzjohns/Netherhall Conservation Area was divided between three historic estates with architectural interest arising from freehold buyers commissioning architects to create high quality, one off buildings. Popular architectural styles varied, and include Queen Anne revival, Arts and Crafts – influenced by Norman Shaw, who built three properties in the area two which survive – and Gothic.



OS Map c.1896

The local context was predominantly built over a period of ten years, from the late 1870s to 1880s, and the large scale individual houses are noted for their varied roofscapes and separation to the boundaries. Since the initial development of the area there has been some small scale backland development, particularly in the 1920s-30s, while in the 1970s, a number of local authority housing schemes were built by the London Borough of Camden on the sites of demolished houses.



OS Map c.1953

No. 72 Maresfield Gardens is judged to be of negligible historic or architectural interest to the Conservation Area. Any interest that does exist is limited to the building's massing and scale, as a detached house that sits comfortably within the local streetscape.

Local Area & Planning Documents

The council's adopted policies map designates the site as within the Fitzjohns Netherhall Conservation Area. The planning policy documents relating to the premises include:

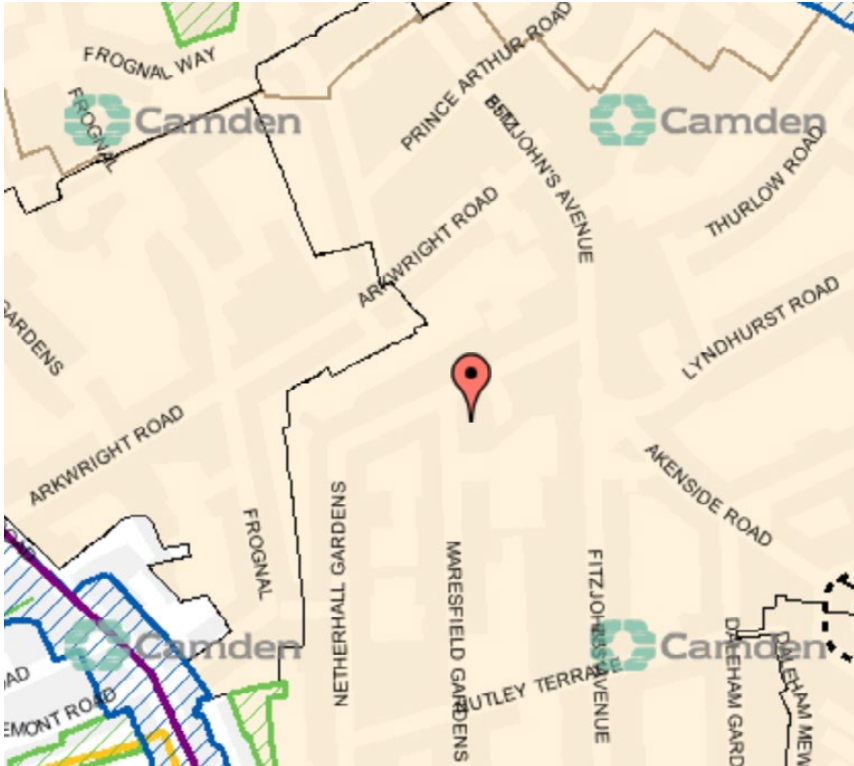
- National Planning Policy Framework - 2012
- The London Plan - 2016
- Camden Development Policies - 2010
- Camden Core Strategy - 2010

Planning policy map

Find planning policies by clicking the map or using the address / postcode search

Map key

- Conservation Area
- Fitzjohns Netherhall



Camden Core Strategy

Policy CS14

Promoting high quality places and conserving heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens; (...)

Camden Local Development Framework

Policy DP24

Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

Policy DP25

Conserving Camden's heritage

Conservation areas

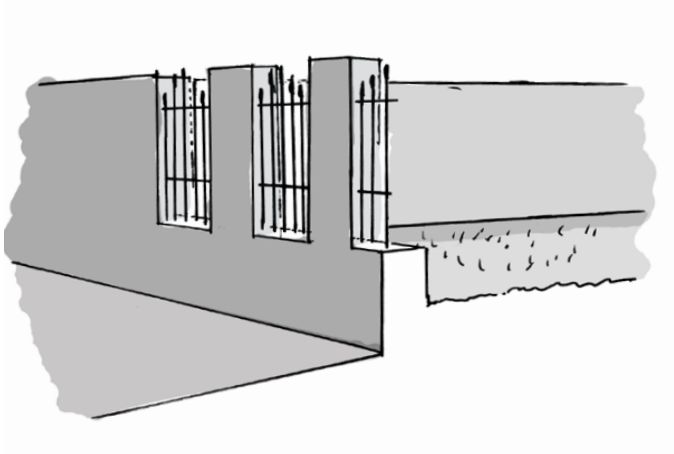
In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

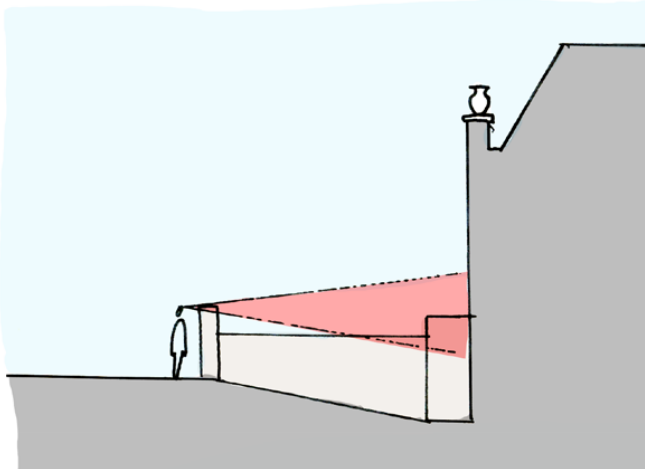
Heritage Consultant View

A review of the historic development of No. 72 Maresfield Gardens and the Fitzjohns/Netherhall Conservation Area has identified that the Site holds negligible architectural or historic interest or significance, and that there is limited interest in the Site as a contributor to the character and appearance of the Conservation Area. The Conservation Area is of high heritage significance more broadly, with some degree of variation within this overall assessment. The character of the Area has been determined to be of detached and semi-detached houses in a range of architectural styles, with heavy planting and well-designed boundary treatments.

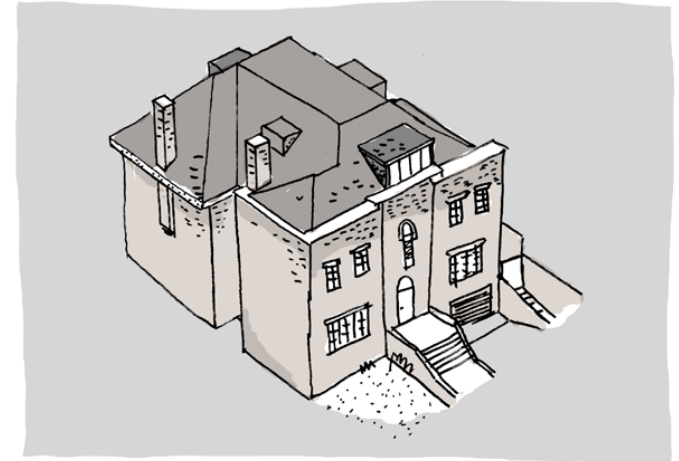
Please refer to attached heritage statement for more information.



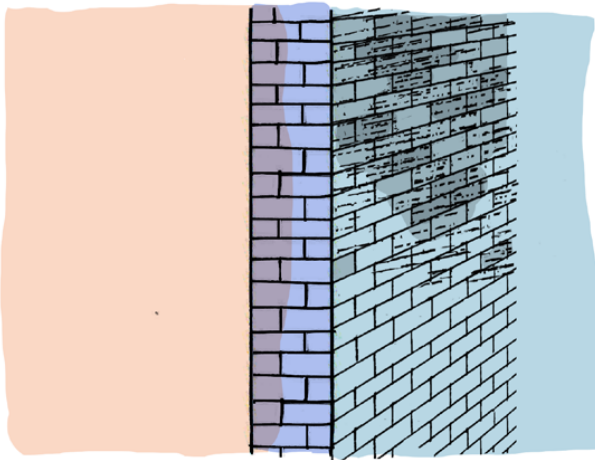
1. Hard boundary to street



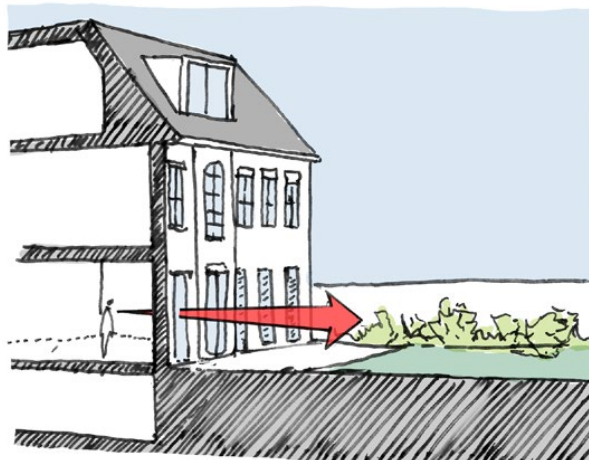
2. Sunken driveway with visible garage door



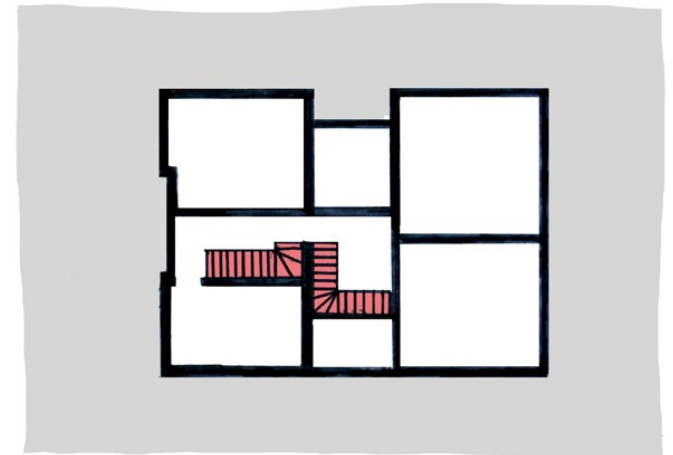
3. Incoherent roof form resulting from previous works



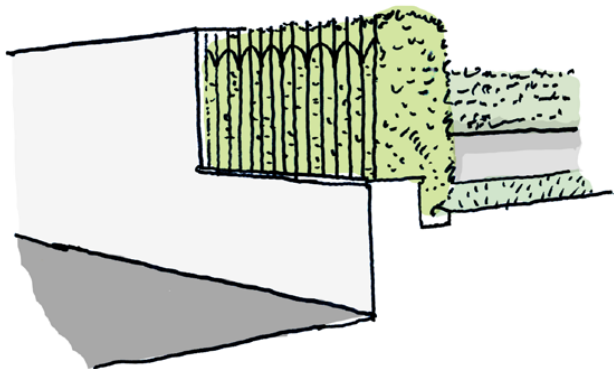
4. Solid wall construction, poor fabric condition



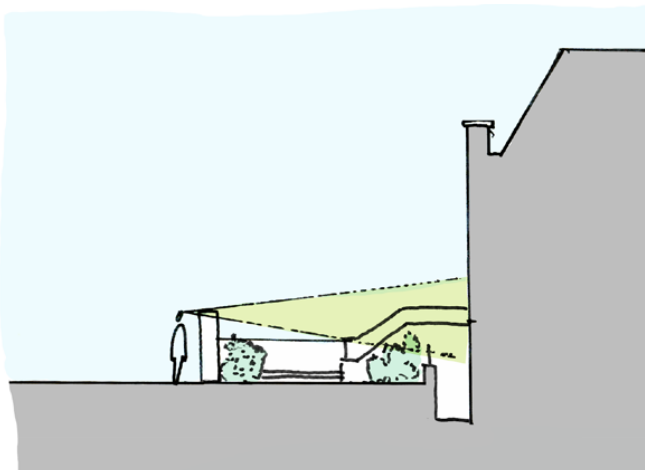
5. Small windows, poor connection to garden



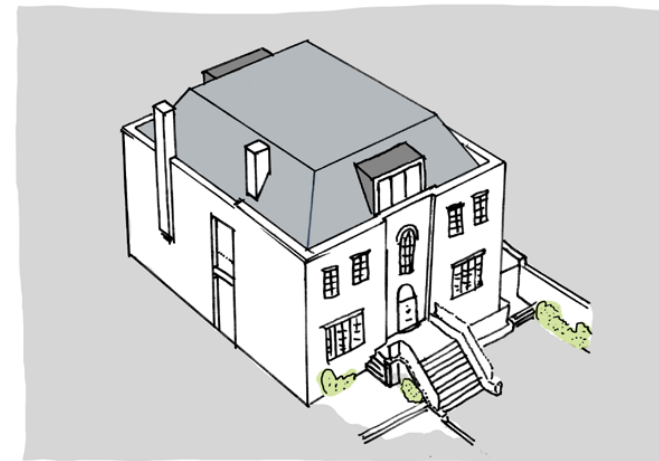
6. Awkward plan form with disjointed circulation



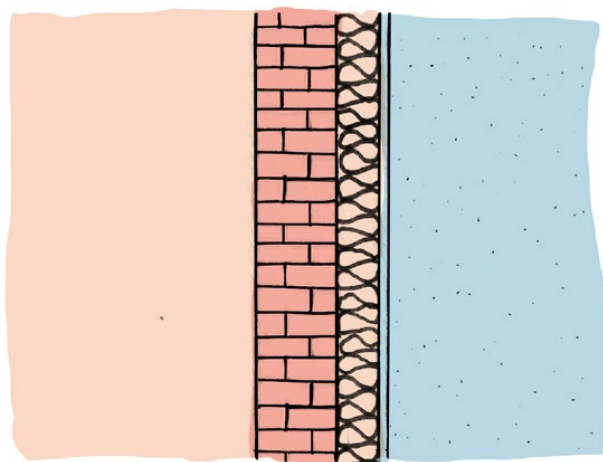
1. Softened street boundary, enhanced landscaping / ecosystem



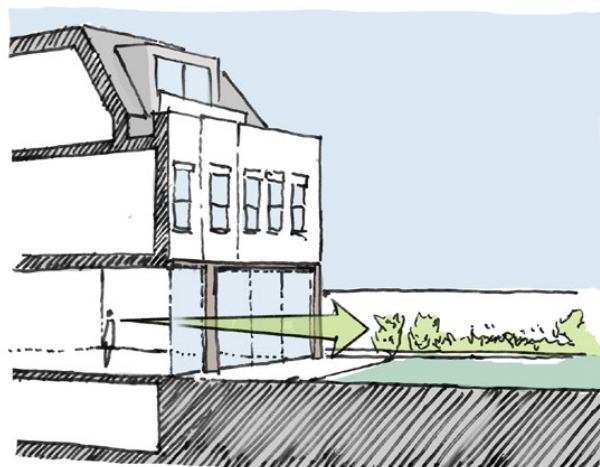
2. Driveway backfilled, new light-well formed



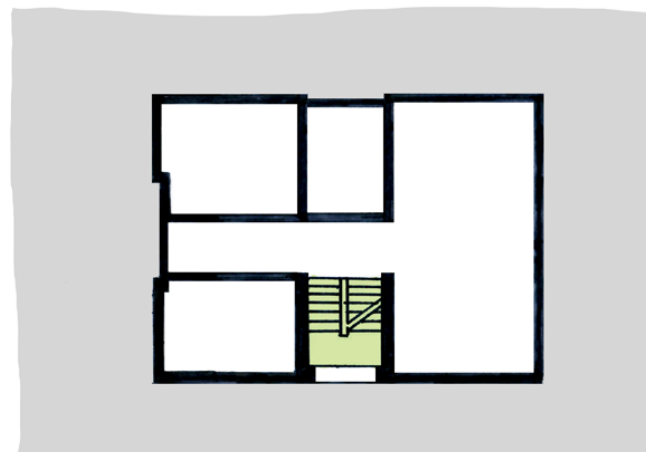
3. Improvements to facade and replacement roof



4. Radical environmental upgrade, improved appearance

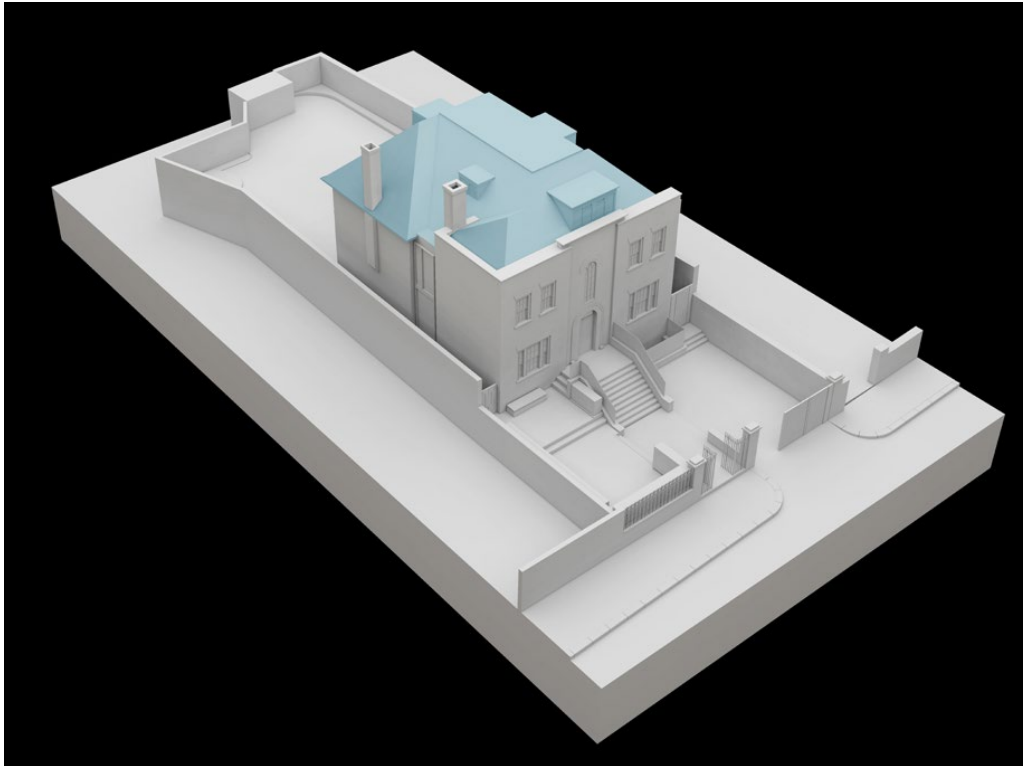


5. New connection to garden, central family space



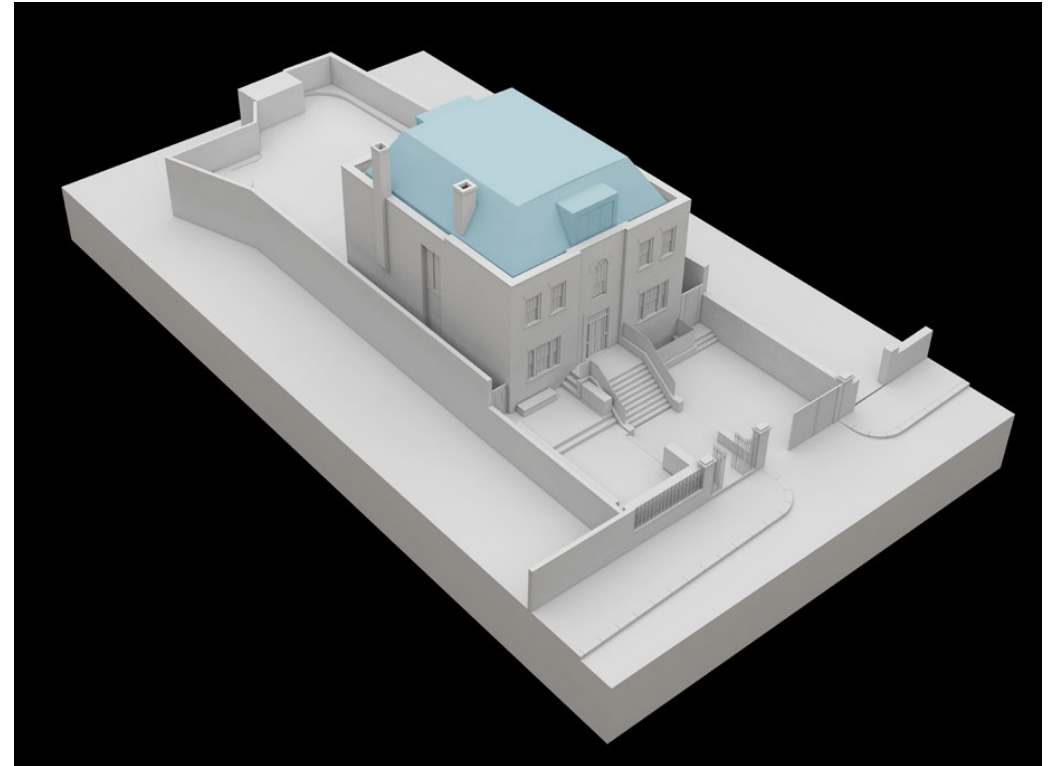
6. Resolved plan with central stairwell and clear circulation

Roof Articulation



Retaining Existing

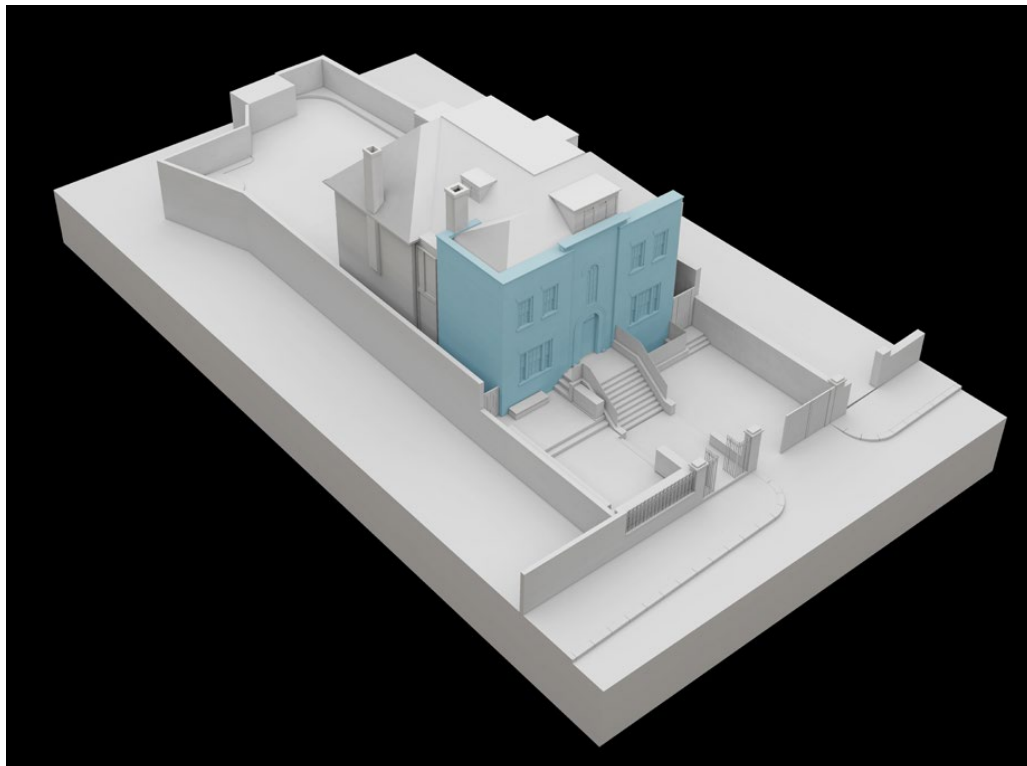
The existing massing of the roof is awkward and asymmetric and does not sit well with either the form of the existing property or the wider conservation area. While the front façade is reasonably stately in regards to its symmetry the existing roof structure and irregular parapet undermine this quality. Despite the relatively large massing of the roof the interior spaces are compromised by its irrational configuration, and the timbers have rotted from its failure over time.



Proposed

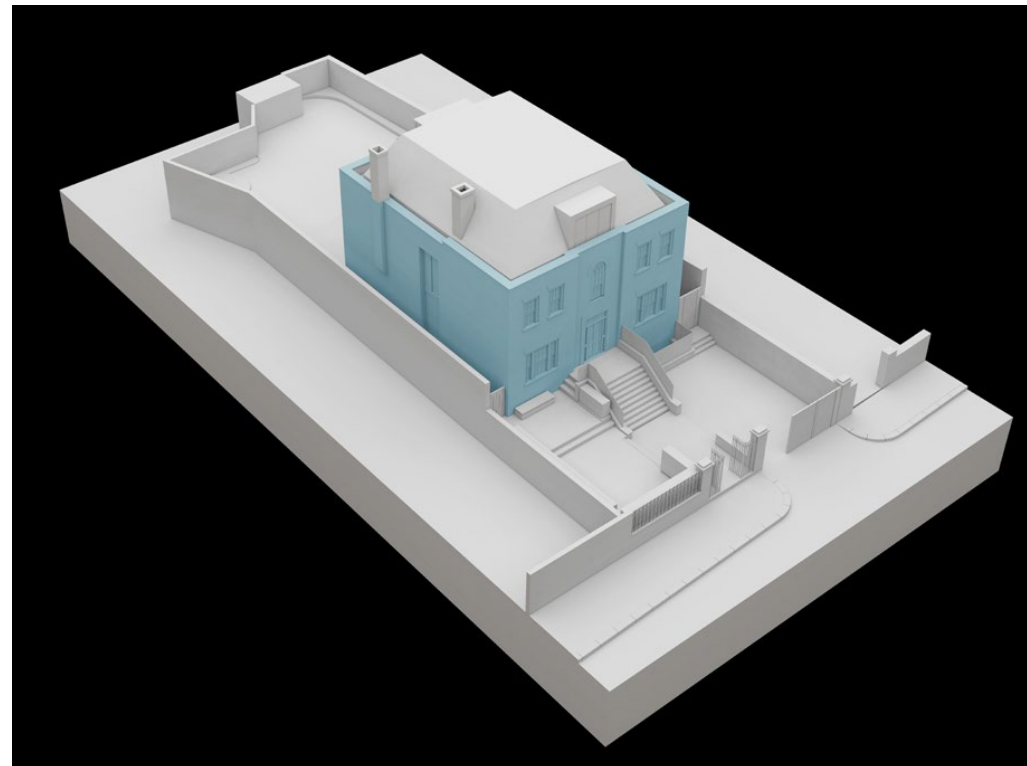
While overall the mass of the proposed roof remains similar in volume to the existing, the proposed replacement creates a balanced and symmetrical roof form that will enhance the appearance from ground level at both the front and rear. Additionally the decision to extend the parapet wall around the entire perimeter of the building rationalises the relationship between the front and the rear of the property. The existing off-centre dormers are replaced by centrally located, well-proportioned dormers.

Parapet Wall & Eaves



Retaining Existing

Further to the irregularities of the roof form, the appearance of the property from all sides is compromised by an incomplete parapet wall. This takes the form of an L-shape joining the primary elevation with a portion of the North facade, and terminating abruptly at the South Western corner of the property. At the rear of the property the eaves overhang the exterior wall, creating an awkward mix of architectural styles.



Proposed

The proposed roof redesign replaces the existing hipped roof with a new mansard and removes the overhanging eaves at the rear of the property by raising the exterior walls to form a continuous parapet wall around the property. This decision rationalises the exterior massing of the building, giving it a much tidier and cohesive outward appearance. A small reduction in the height of the central parapet creates a more traditional roof form better in keeping with the character of the surrounding Conservation Area.

Height Comparison



Existing

The building has an irregular hipped tile roof with an unusual tiered parapet and eaves line. The current height of the ridge line is 97.25m above sea level.



Proposed

The proposed roof line is lower than the existing roof line, with a ridge height of 97.00m above sea level. The irregular parapet will be levelled and lowered slightly. This will create a more traditional roof form better in keeping with the character of the surrounding Conservation Area.

Rear Elevation Articulation



Proportions, alignment and symmetry

The proposal for the rear elevation combines a number of smaller, existing openings at ground level, opening the main family space to the garden and maximising natural light. By simplifying the façade and removing the dilapidated balcony structure, the proposal aims to bring a degree of dignity back to property. The new insertion employs a simple, contemporary aesthetic, while its asymmetric composition – based on the locations and proportions of the existing openings – creates a sense interest over the existing configuration. The new rear dormer is well proportioned and suits the new modernised façade.



Rear configuration and the Conservation Area

The rear of the Site is entirely concealed from the Conservation Area, and the proposed alterations would therefore not impact the character or appearance of the immediate or wider Conservation Area.

Existing Brickwork

The existing brickwork is in poor condition in many places with evidence of severe spalling and a number of blown bricks, this is especially evident on the street facing elevation. This gives the building an untidy outward appearance. At the same time the solid wall construction used throughout the building performs poorly environmentally. A number of remedial solutions were explored to improve both the outward appearance and U-value of the building. Of these a high performance insulated render was seen as the most prudent. In terms of protecting the existing brickwork and improving the appearance of the building, insulated render brings a number of benefits over other options.

First of all it provides a waterproof coating, avoiding further damage to the brickwork. The red bricks used throughout the property are relatively soft and significant frost damage has arisen, especially around the parapet and at low level beneath the damp course (see right), both positions where moisture is tending to persist. The problem has been exacerbated by the use of hard mortar joints which are not compatible with the soft red bricks. Left untreated the brickwork throughout the property will continue to deteriorate.

Secondly, insulated render ensures a high quality of finish that cleaning and repairing the existing brickwork cannot. It is often hard to match brickwork accurately, therefore replacing individual bricks could result in a somewhat patchy and undesirable external appearance.



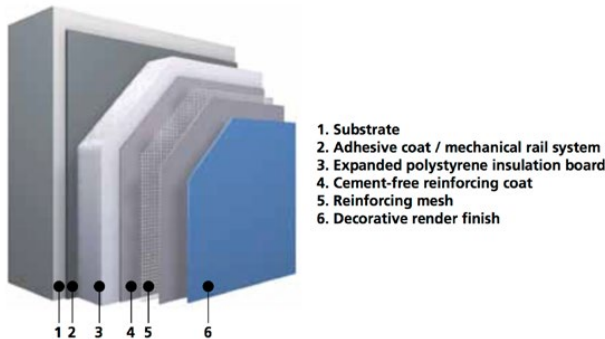
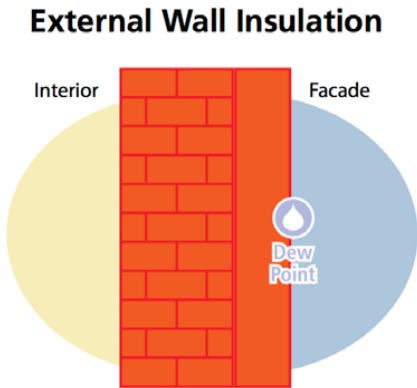
Photographs of the existing poor state of brickwork

Sustainability – Upgrades To Existing Fabric

As well as improving the outward appearance, the client is keen to upgrade the environmental performance of the property and put sustainability at the heart of the project. Given the building's solid masonry construction, there are limited options for upgrading the building's fabric. Internal insulation is known to cause interstitial condensation and damp issues. With an external insulation system up to 150mm of overclad, rendered insulation will be applied to the façade representing a significant improvement in environmental performance over the existing building fabric. Further, insulating externally brings a number of benefits, including utilising the full heat retention of capability the existing wall and removing the risk of cold bridging.

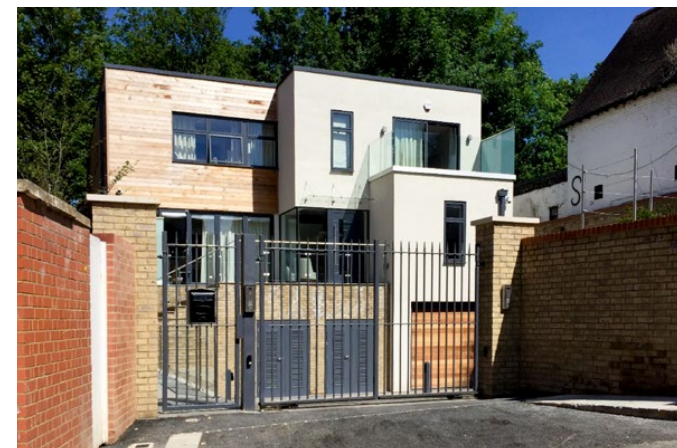
Other improvements to the building's thermal performance will include replacing the existing roof with a new highly insulated roof and the installation of double glazing throughout the property. Where appropriate painted timber restoration windows will be used to match the existing, maintaining the character of the conservation area.

At the rear and side elevations existing windows will be expanded to allow more natural light into the property reducing the need for artificial lighting. The entire MEP system will also be upgraded reducing the building's energy consumption. Overall, the proposal will benefit from a high performing thermal envelope which will improve thermal comfort of the spaces and reduce energy consumption. Plenty of additional natural daylight and natural ventilation provided through enlarged opening in the rear façade. This in turn will reduce the need for mechanical means of ventilation and artificial lighting.

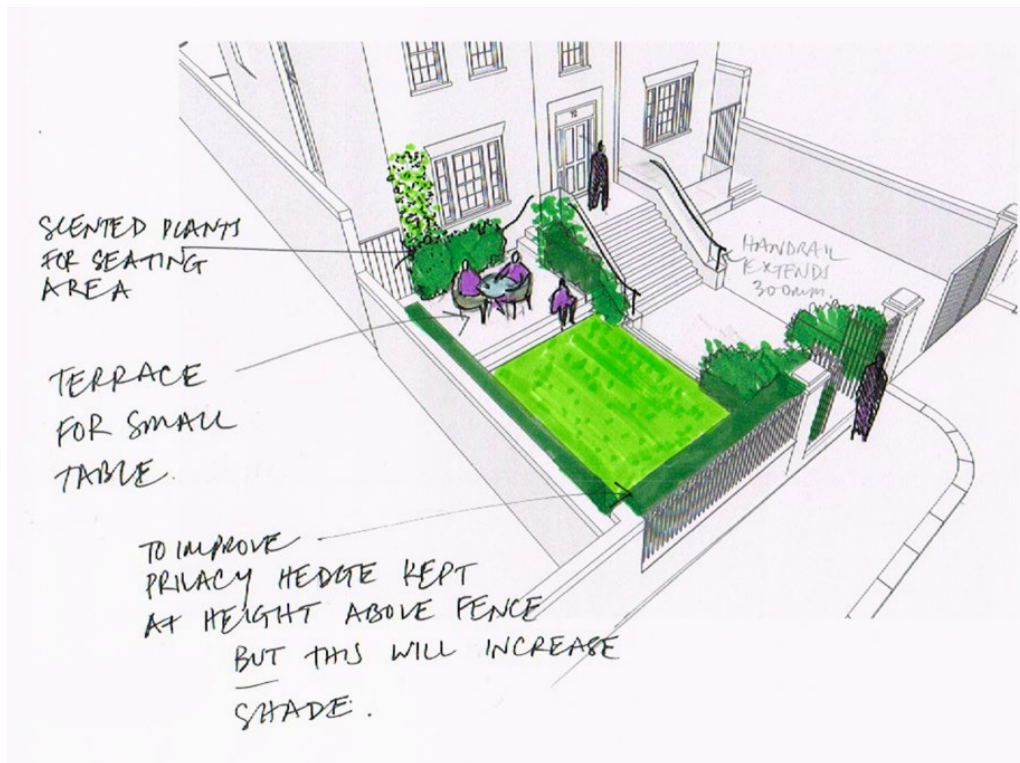


Painted Render and the Conservation Area

The heritage statement highlighted numerous examples of properties both rendered and painted within the conservation, either entirely or partially. It also notes the range of architectural styles within the conservation area including those in a contemporary style. The report concluded that rendering the building would have a neutral impact on the character or appearance of the Conservation Area.



Examples of painted, rendered and contemporary buildings within the conservation area.



Garden and Landscape Design Principles

The refurbished family house will have a redesigned front and back garden, that providing an elegant setting and family garden. The front garden with new classical railing and wall details, replaces the existing austere boundary treatment. The street view will be further enhanced by an evergreen, flowering hedge and glimpses of shrub planting and climbers adjacent to the house. The existing steps are to be rebuilt to improve access to the front door and create a relationship between the parking area and lawned front garden with terrace. The rear garden will incorporate a replacement deck, seating corner, play features, a lawn and shrub beds.



Planting Design and Ecology

The planting that will be selected will be chosen to create a seasonally varied garden, with floral richness and berries to attract wildlife and birds. It is proposed to incorporate bird boxes and a bug hotel within the sheltered boundaries. A new deciduous tree will be planted at the rear of the back garden.





2.1 Access

Access to the property will remain as existing, from Maresfield Gardens.

2.2 Refuse Storage and Collection

Provision for waste and recycling storage will be made to incorporate the existing 2x 120l wheelie bins, as well as food and green waste storage.

For location of the proposed waste bin shelter is illustrated in the ground floor plan drawing: 0158-GA-100.

2.3 Parking

No. 72 Maresfield Gardens currently includes a basement level garage with ramped access to fit one car. The proposal is to re-locate the parking space to an area of hardstanding in front of the house. This is considered to be more in keeping with surrounding context. For location of the proposed parking please refer to drawing 0158-GA-100.

Provision will be made for covered outside storage of 4-5 bikes.

3.0 List of Accompanying Documents

Drawing	Description	Drawing	Description	Other Documents
0158-GA-006	Location and Block Plan	0158-GA-099	Proposed Basement Plan	72 Maresfield Gardens Heritage Statement Iceni Projects
0158-GA-009	Existing Basement Plan	0158-GA-100	Proposed Ground Floor Plan	
0158-GA-010	Existing Ground Floor Plan	0158-GA-101	Proposed First Floor Plan	107-P-L02 Rev A – Front and Rear Landscape Plan Katy Staton Landscape Architecture
0158-GA-011	Existing First Floor Plan	0158-GA-102	Proposed Second Floor Plan	
0158-GA-012	Existing Second Floor Plan	0158-GA-103	Proposed Roof Plan	
0158-GA-013	Existing Roof Plan	0158-GA-600	Proposed West Elevation	
0158-GA-030	Existing West Elevation	0158-GA-601	Proposed North Elevation	
0158-GA-031	Existing North Elevation	0158-GA-602	Proposed South Elevation	
0158-GA-032	Existing South Elevation	0158-GA-603	Proposed East Elevation	
0158-GA-033	Existing East Elevation	0158-GA-635	Proposed Street Elevation	
0158-GA-035	Existing Street Elevation	0158-GA-801	Proposed Section BB	
0158-GA-051	Existing Section BB	0158-GA-802	Proposed Section CC	
0158-GA-052	Existing Section CC			