

Design and Access Statement



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Design team

Architects - Crawford Partnership
Arboricultural Report - Middlemarch Environmental
Surveyors - Metro Plans

Note: The drawings in this document are NOT to scale.

1.0 Introduction

This proposal presents our design for a new ground floor rear extension as well as a roof dormer window and 3 roof skylights and seeks a full planning permission.

1.1 Design & Access Statement

This Design and Access Statement has been prepared to support a planning application for the proposed alterations and refurbishment of 17 Kemplay Road, Hampstead for the creation of a contemporary home for a family planning to live in the house.

The Key alterations include:

- New ground floor rear extension.
- A rear garden patio.
- A front garden titled path along with a wide entry step.
- Ground floor internal refurbishment to create a functional open plan space.
- First floor refurbishment
- New roof dormer window to improve the space condition and allow for a loft room.
- 3 new roof skylights
- Loft space refurbishment

This document will demonstrate our proposal to improve revitalise and enhance the property and sympathetically extend it to meet the family's needs.



2.0 Site and Context

The site is located in Hampstead, Camden, London and belongs to a conservation area. Hampstead sits on the sand and pebble-capped hills that extend across this part of North London from Finchley Road to Highgate and are visible from parts of central London. The Conservation Area spans the heights of the hill and rises to Whitestone Pond at 135m above sea level. It also falls to 60m at South End Green. The topography is at the heart of the townscape.

2.1 Location Plan



20 0 20 40 60 80 100



20 0 20

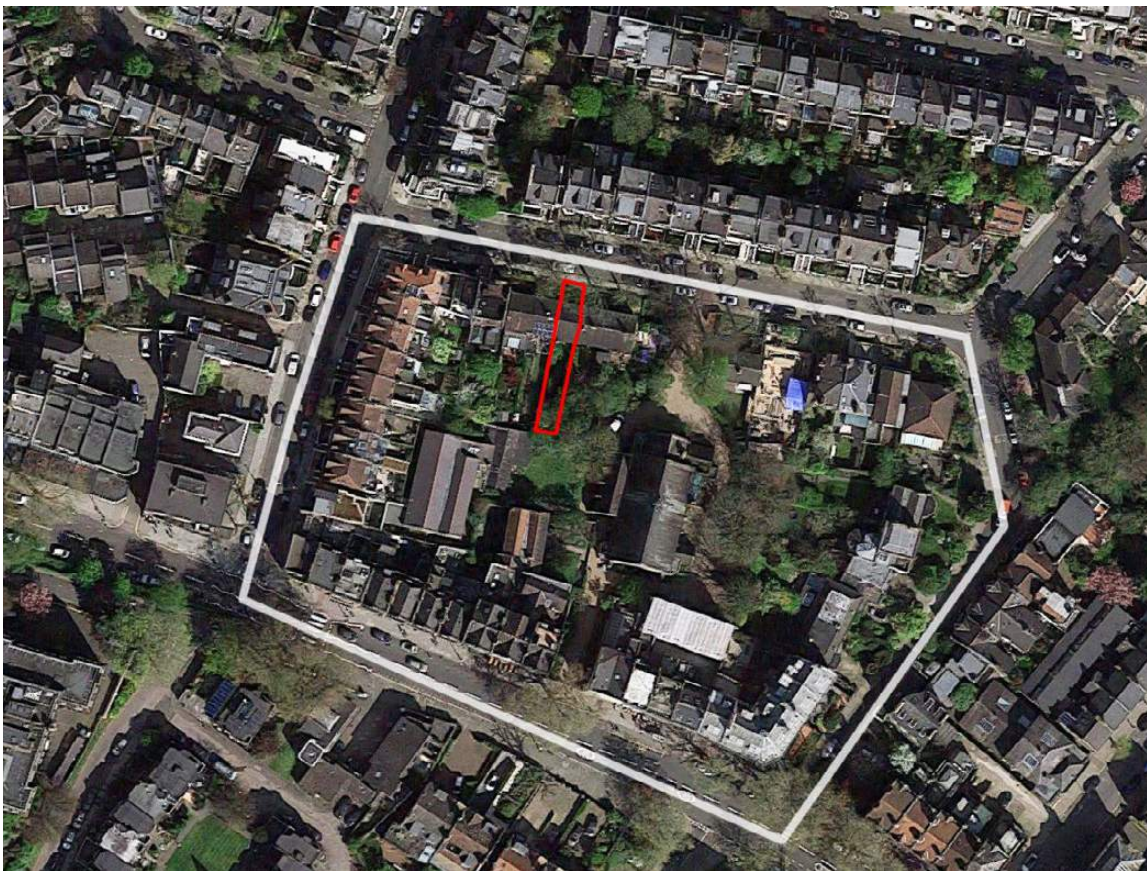
2.2 Site Description

The house is situated on Kemplay Road and is part of five terraced 2-storey dwellings. Number 17 is located in the middle of the five dwellings that were built in 1950's. (The house has been used in the past as a council office). Externally the houses are composed of fair-faced red brick walls, interlocking roof tiles and UPVC windows.

The site is located in Hampstead, Camden, London and belongs to a 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, it's topography, the Heath, the range excellence and mix of buildings, the street pattern and Hampstead's historical association with clean water and fresh air. Kemplay Road belongs to a sub area of the whole conservation space identified as Sub area three:Willoughby Road/Downshire Hill.

The property is not listed but does lie within Camden Conservation Area.

2.3 Aerial View



Plan View showing the extent of the site in red boundary.



North East of the site showing extent of site boundaries in red.



North View of the site showing extent of site boundaries in red.



North West of the site showing extent of site boundaries in red.

2.4 Existing Site Photos



House Frontage



House Rear Elevation and Garden



House Rear Elevation and Garden

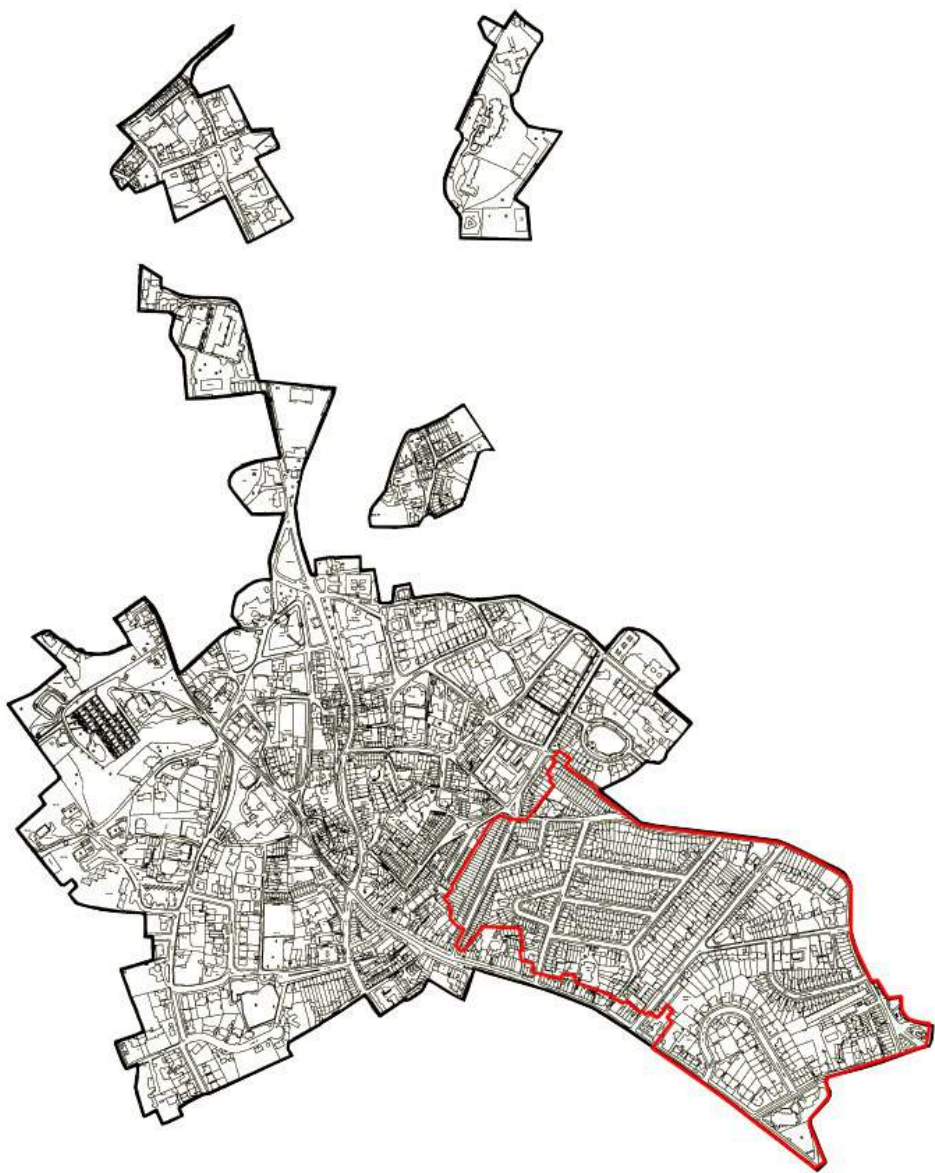


Rear Garden

2.5 Hampstead Conservation Area

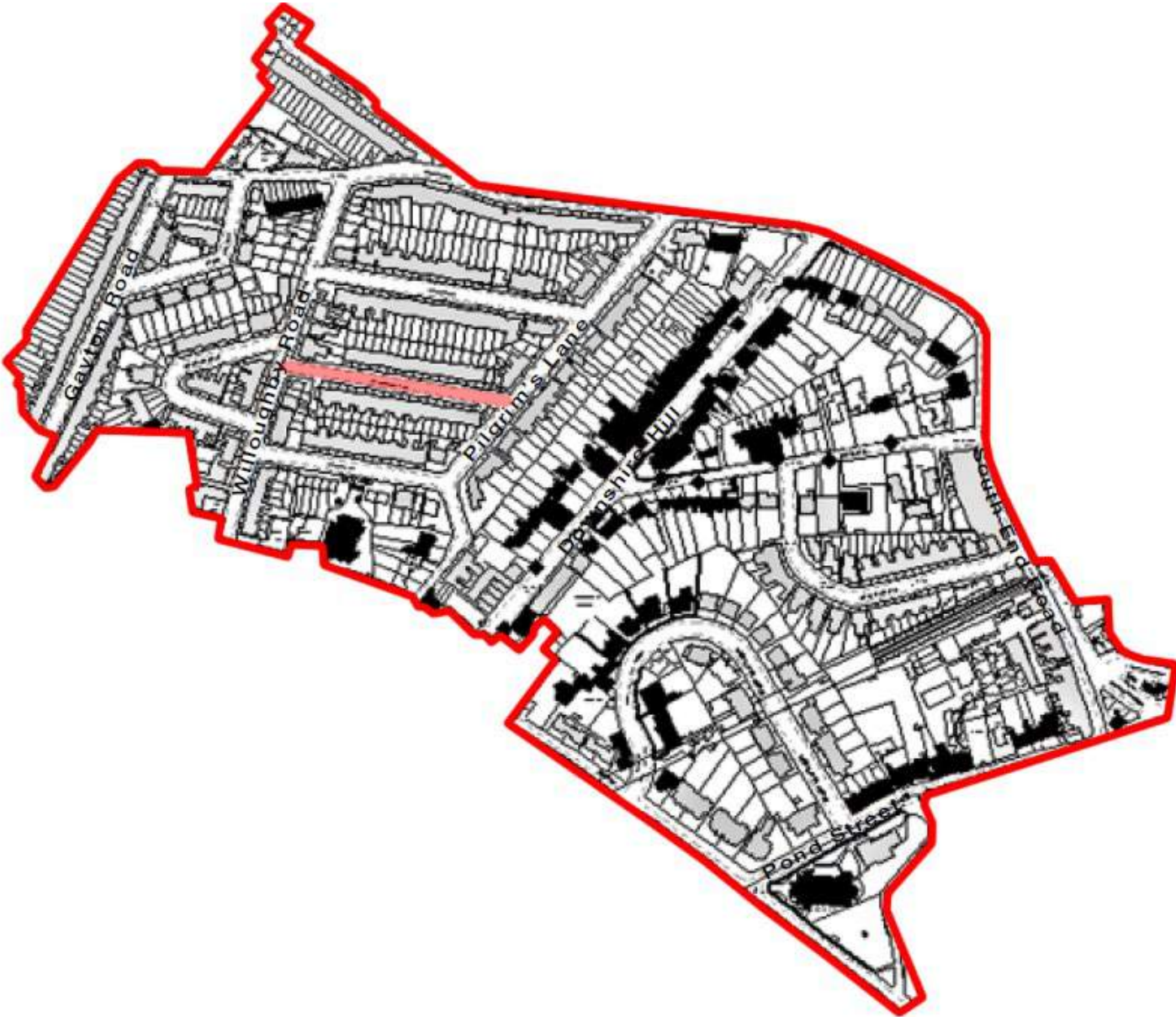
"Hampstead is a Conservation Area of considerable quality and variety. A range of factors and attributes come together to create its special character. These are principally; its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead's historical association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



2.6 Kemplay Road Conservation Information

"Most of the north side is a terrace (Nos.4-24) that steps up the hill. Built in gault brick with three storeys and raised ground floor and a semi-basement. The windows have a distinctive arch detail in carved brickwork; originally built with a small dormer there are now a number of large harmful dormers (Nos. 4, 10, 14, 18, 22, 24). At the corner with Pilgrim's Lane is No.2, a two storey double fronted house with similar brickwork to the adjacent terrace. The single storey bay and porch has a parapet and balustrade and there are pollarded trees in the front garden. The south side has three storey Victorian properties at either end but the central section has a lower profile with the Rosslyn Hill Unitarian Chapel (listed) set back from the street. It also has an entrance on Rosslyn Hill. The Chapel is in Kentish ragstone rubble with Portland Stone dressings. Either side of the Chapel, on a site that was part of the chapel garden and was left unbuilt until the middle of the 20th century are some plain two storey terraces - Nos.5&7 and Nos.13-21. There are mature trees in the chapel garden and in the front gardens of Nos.5-21. Tucked away to the west of the Chapel is Pilgrim's Place, a listed terrace of three mid 19th century unrendered cottages."
Conservation Area Statement - Hampstead



Sub Area 3: Willoughby Road/Downshire Hill

2.7 Historic Context

1800 - 1875

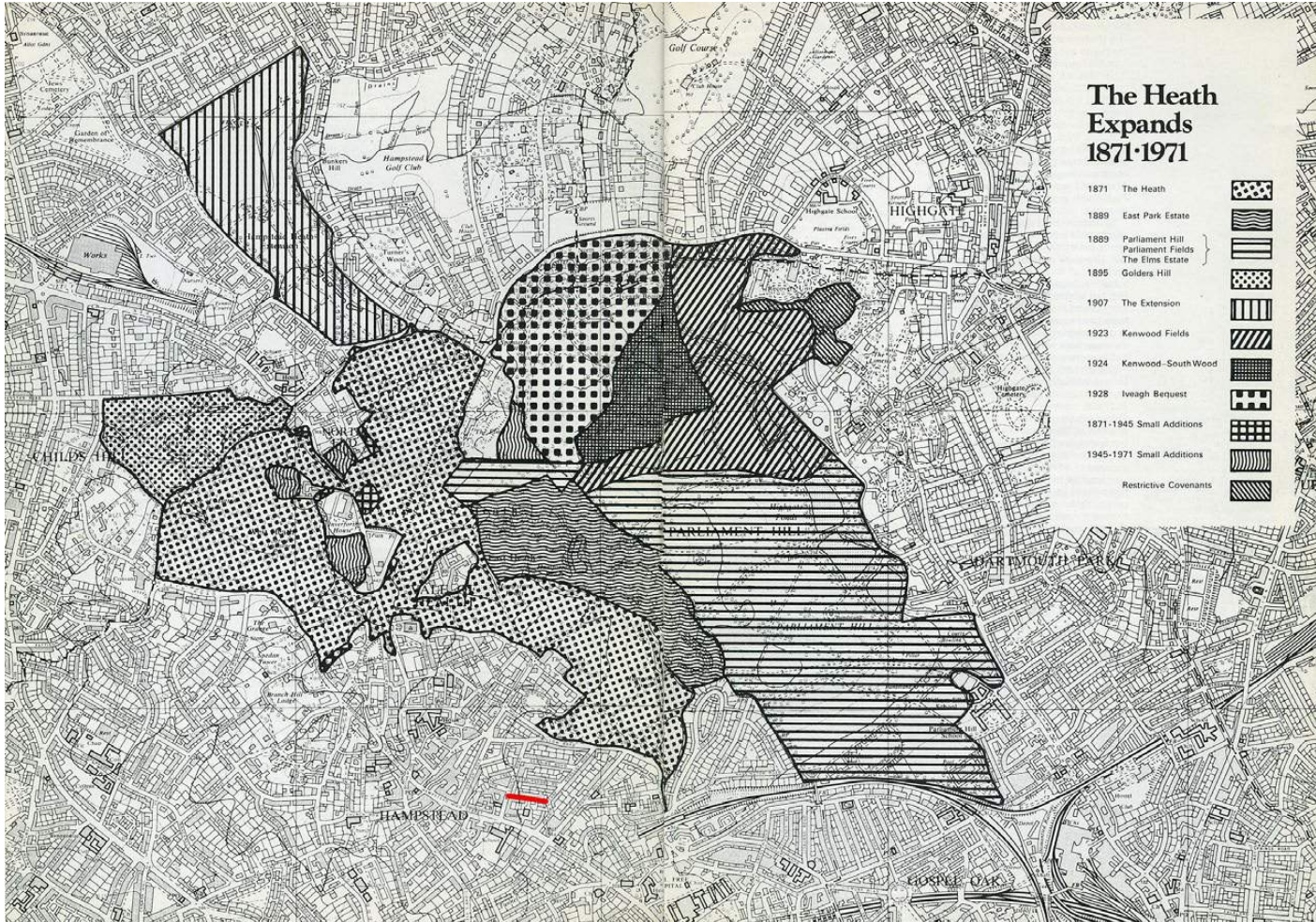
'By the early 19th century a number of large houses had been built in and adjacent to the centre of the village and on either side of the High Street there were also dense areas of working class cottages. The Hamlets of North End and Vale of Health had also grown up. Frognal and New End had become physically part of Hampstead Village. Many of the large houses still survive, including Fenton House, Old Grove House, Frognal Grove, Burgh House, Cannon Hall, Romney's House etc, but most of the poorer areas have been swept away.'

Conservation Area Statement - Hampstead

20TH CENTURY

More prestigious houses continued to be built on the western slopes around Frognal and Fitzjohns Avenue in a variety of inventive arts-and crafts styles, gradually becoming more conventionally neo-Georgian as the 20th century progressed. A number of striking modern houses were built in the 1930s around Frognal and in Willow Road that defied convention, and the Hampstead tradition of avant-garde architecture established in the 1870s, continued through the 20th century. After the Second World War both private and public housing attempted to fit sensitively into Hampstead. During the 1960's the Borough of Camden's housing programme affected the periphery, at Dunboyne Road, Alexandra Road and Branch Hill. In the 1970's the south of the village became a favoured location for famous architect's houses, and on a smaller scale in-fill development occurred within the village. Finally West Heath saw the encroachment of a number of large houses during the 1980's and 1990's.

Conservation Area Statement - Hampstead



1871-1971 Hampstead Heath expansion - kemplay Road illustrated in red line
hampsteadheath.net/files/The-Heath-expands-1871-1971



1910 part of Hampstead & District - Kemplay Road illustrated in Red
hampsteadheath.net/files/The-Heath-expands-1871-1971

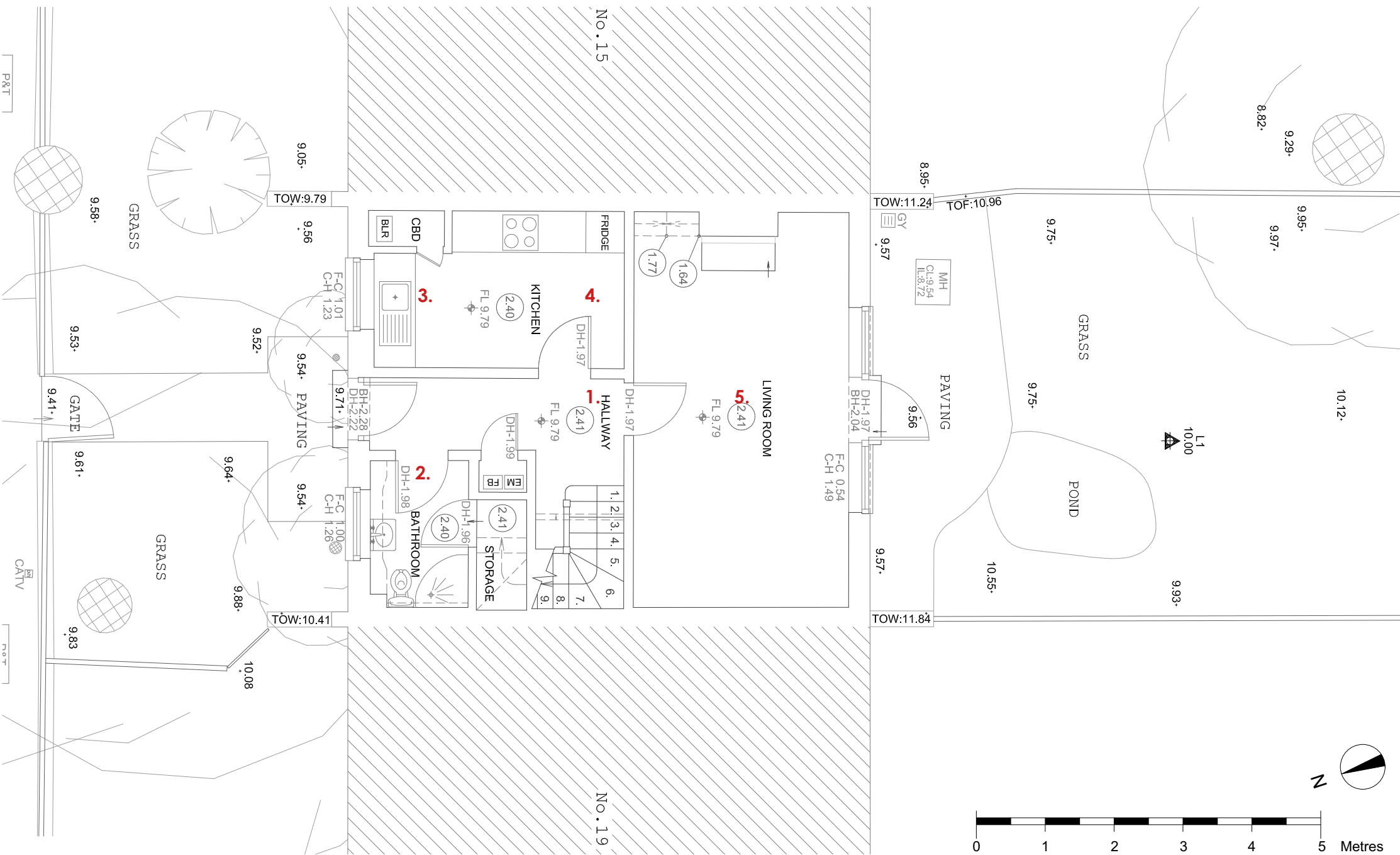
3.0 Existing Building

3.1 Existing Ground Floor Plan

The existing house sits on a 182 m² site and has a foot print of 48 m².
The front garden of the house has an area of 28.5 m² and the rear garden has an area of 111.7 m² (6m x 18m).

The existing ground floor is composed of an enclosed kitchen room a bathroom by the entrance of the house and a rear enclosed living area.
At the rear a tiled patio approximately 2 metres deep that does not form an inviting or functional rear garden outdoor seating area.

The house has Upvc double glazed windows throughout the ground floor.



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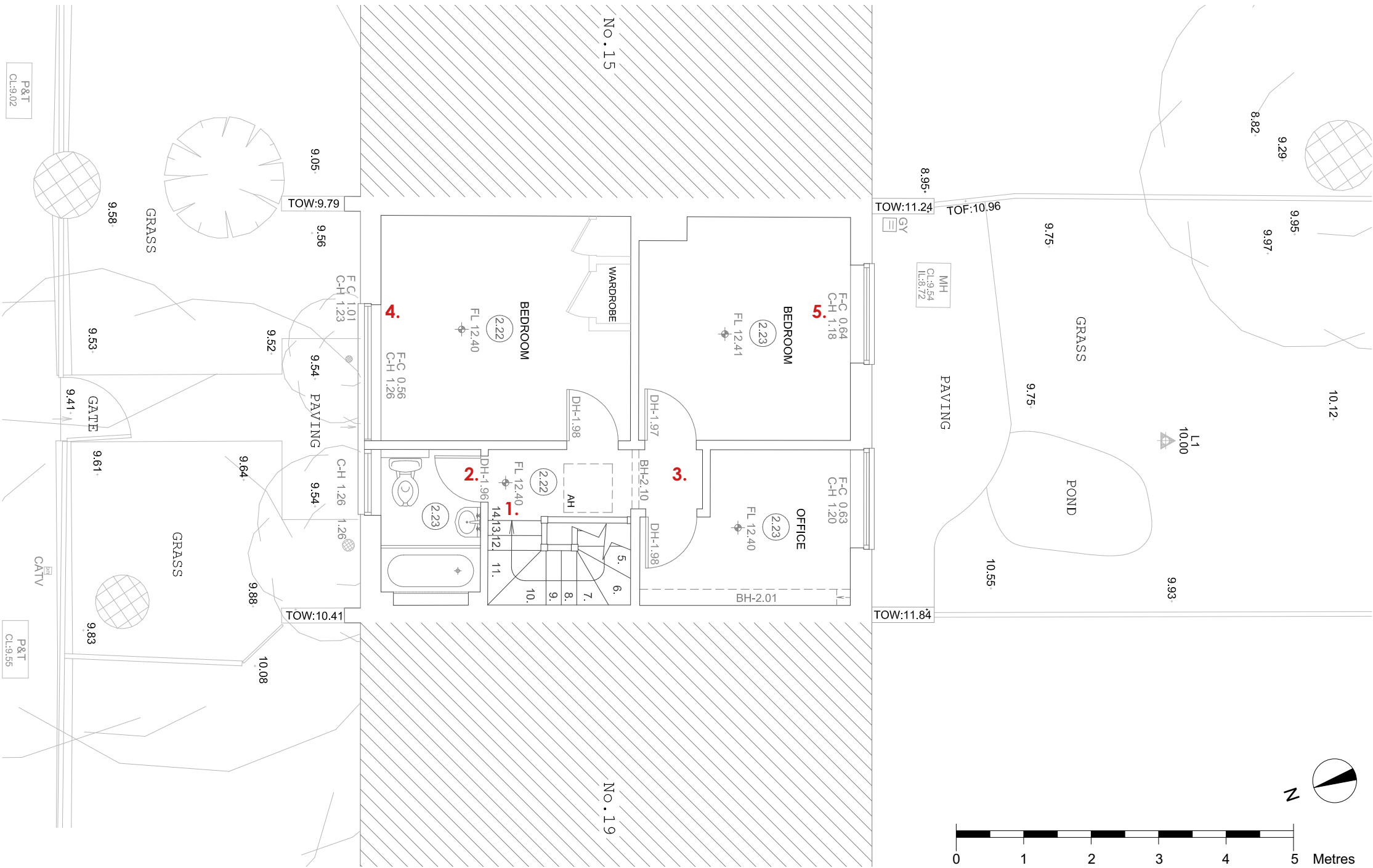
4.

5.

3.2 Existing First Floor Plan

The existing first floor plan is composed of 3 bedrooms, two double bedrooms and one single bedroom and a bathroom facing Kemplay Road.
The access to the loft is via a ceiling hatch by the staircase landing.

The house has Upvc double glazed windows throughout the first floor.



1.



2.



3.



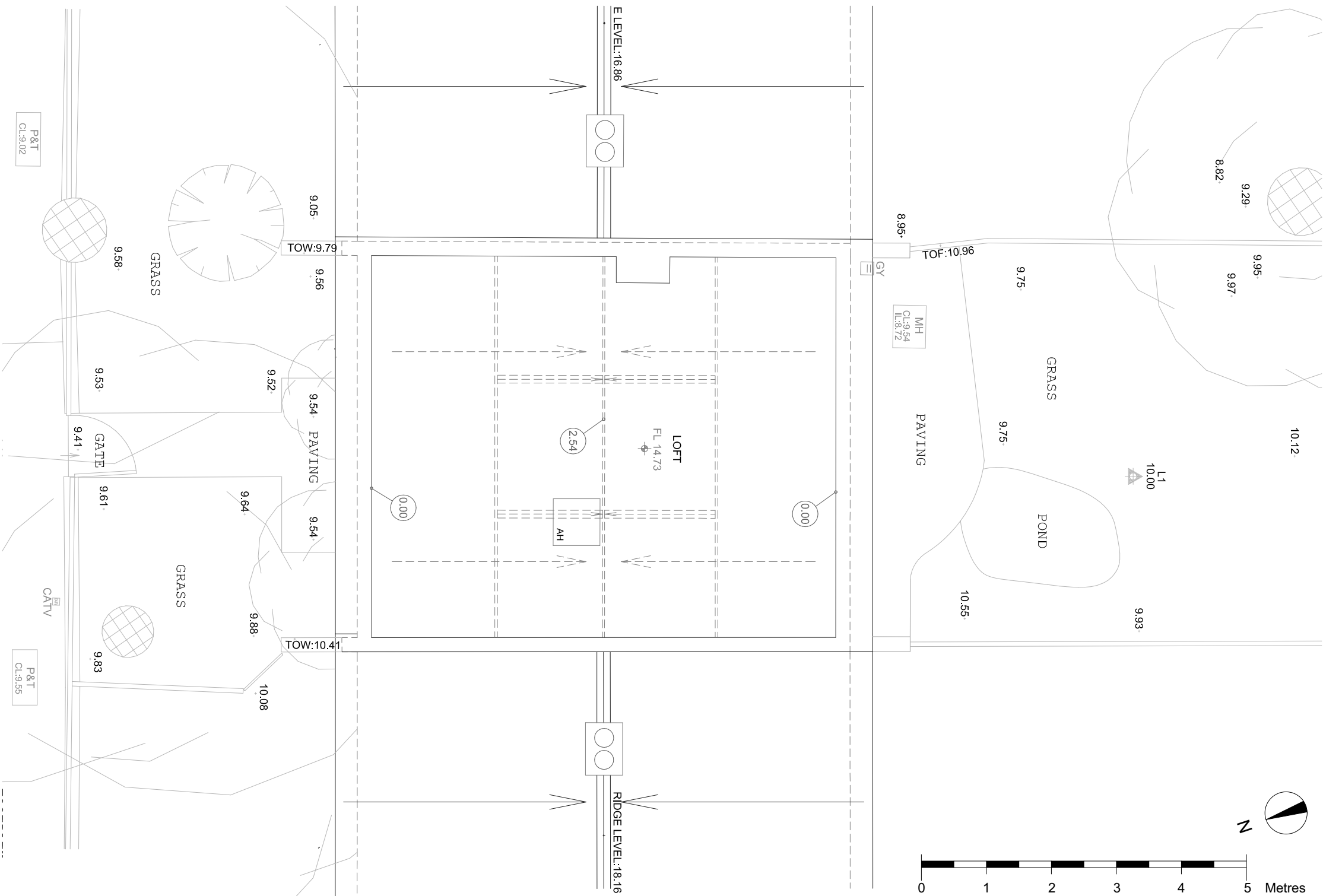
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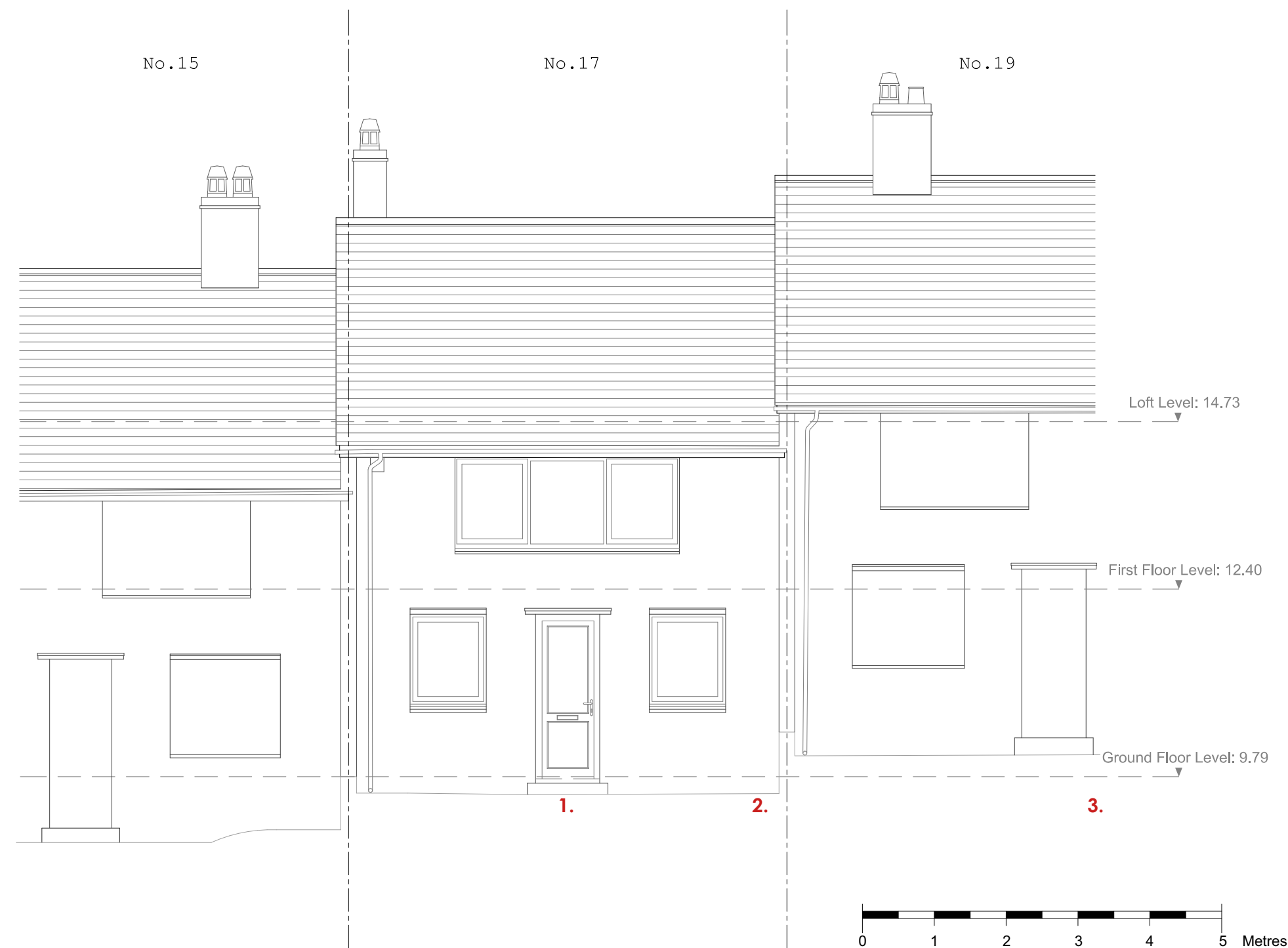
3.3 Existing Loft Plan

The existing loft is currently used as a storage space that is largely unused and uninhabitable, but presents as an opportunity for a loft space that will drastically improve the house condition in terms of living space, life quality and make use of the unique space created by the roof.



3.4 Existing Front Elevation

The house No.17 is part of a 5 house dwelling development and is positioned at the centre of the development built in the 1950's. Externally the houses are composed of fair-faced red brick walls, interlocking roof tiles and Upvc double glazed windows.

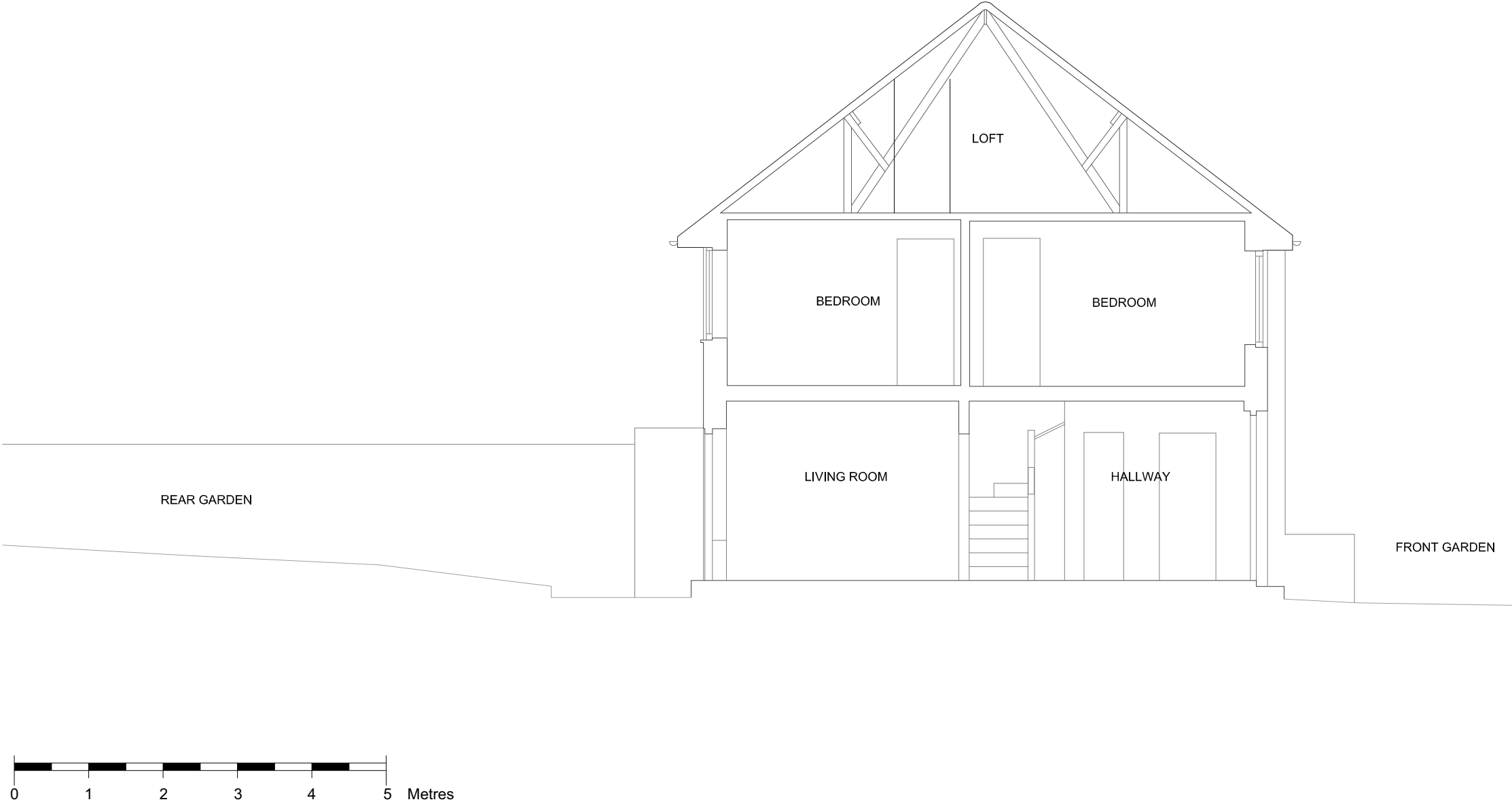


3.4 Existing Rear Elevation

The rear elevation of the house is composed from fair-faced red brick walls, interlocking roof tiles and Upvc double glazed windows. By observing the ground floor levels it can be seen that there is a significant level difference between the dwellings. In detail : Kemplay Road N.19 is 590 mm higher and Kemplay Road N.15 is 715 mm lower than the applicant's given site.



3.4 Existing Section A-A



4.0 Proposed Design

4.1 Proposed Ground Floor

This Design & Access Statement gives details of the proposed new development at 17 Kemplay Road. The statement outlines the design rationale.

The proposal adds a new ground floor rear extension that extends the living space into the garden area. This design decision will drastically improve the living condition of this 2-storey dwelling and create a functional open plan ground floor that maximizes the opportunities of the space and provides a contemporary living area. This design decision will blend the kitchen space with the dining area and the living room and thus improving and enhancing the circulation and functionality of this space.

The extension will benefit from a skylight that will bring natural sunlight to the rear of the living area that otherwise would not be possible.

The extension design seeks to sympathetically blend with the existing house by matching the proposed materials with the existing.

Furthermore we propose a green roof for the extension that during the summer will protect the building from solar heat and in winter will minimize heat loss through added insulation on the roof, it will also be beneficial visually to the residents and the neighbours.

The house currently has an 18 metre garden space that is not utilized and was left unused.

Together with the rear extension we are proposing a rear patio with a wooden deck floor that will create a useful outdoor area with a sensitive design to the surroundings.

On the front garden we propose a tiled pathway towards the entrance as well as a wide entry step.

The proposed single floor rear extension has approximately the same depth with Kemplay 21 that was granted planning permission on 25-06-1992. Furthermore the properties on Kemplay Road 13,15,17,19,21 all benefit from long rear gardens and make it ideal for rear single storey extensions.



4.2 Proposed First Floor Plan

The scope for the first floor is to keep the original two double bedrooms and the existing bathroom with its original layout and renovate them to a high quality standard. We proposed to remove the walls that enclose the single bedroom and use the space as a first floor 'lobby' that will bring natural light to the staircase and open up the space significantly.

As part of the works we are looking to install a new staircase that will follow the opposite direction of the existing staircase and will enable access to the loft space and improve the overall quality of the house. Furthermore the staircase will be lit with natural light from a roof sky light as well as from the side 'lobby'.



4.3 Proposed Loft Plan

As part of the overall design scope we are looking to create a liveable loft area that is currently unused and uninhabitable.

We propose to replace the current staircase with a new high quality staircase that will be a mirror to the existing one and will enable access to the Loft. On the loft level we are proposing a rear dormer window that will extend the living area by raising the ceiling height and will allow for a loft bathroom that will utilise a small part of the dormer.

The dormer will follow the same width as the rear windows on the first floor and externally leave a generous space below the roof ridge as well as space above the roof eaves and the side making it subordinate to the overall mass.

The loft space will be transformed into a bedroom that will include 2 skylights to allow for natural light as well as a skylight over the staircase. This will create a naturally lit room and create a sense of openness.

The loft room will also utilise the low point of the roof space as a main cupboard and storage.

