DESIGN AND ACCESS STATEMENT
1A KEMPLAY ROAD, LONDON NW3

The Property

The property is a small gable fronted detached house converted in 1964 on the south side of Kemplay Road. It is situated in Hampstead Village Conservation Area in Willoughby Road/Downshire Hill sub area. The building has not been single out as one which makes a positive contribution to the character of the conservation area.

There is a garden at the front, with a terrace running the full width of the first floor. There is a larger enclosed garden at the rear.

To the west is a pair of four storey semi-detached Victorian houses. No 1 was converted back into a single dwelling in 2006 and new conservatory was added at the rear of the ground floor.

To the east is 11 Pilgrim's Lane, 2 storey inter-war detached house with a hipped roof and rendered a terracotta colour. It has a partly obscure glass block window that provides light to the staircase. This window is positioned opposite a light well on the east side of No 1A.

The buildings are of varied scale and appearance.

1A Kemplay Road

11 Pilgrim's Lane

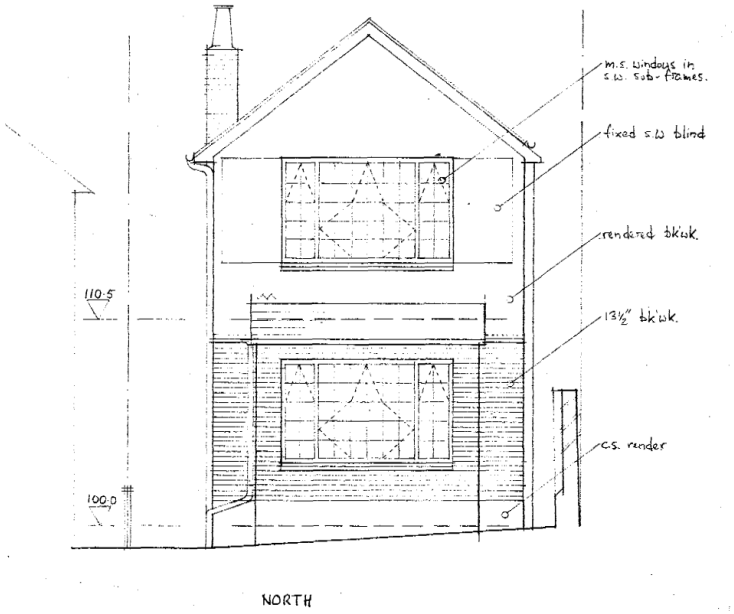
1 Kemplay Road

Rear Elevation

Rear of 1 Kemplay Road viewed from roof terrace

Planning History

- In 1966 Planning application to erect a single storey side extension (Ref: 2417)
- In 1997 Planning application to erect a first floor side extension (Ref: PW9702322) allowed on appeal.



Front elevation before the 1966 extension

Design Proposals

The proposed changes are:

- To increase the height of the roof to create enough space for a loft extension. The new roof will be a full width double pitch with two gable ends. This will make the building closer to the proportions of the original house and to the traditional Hampstead gable ends. The new roof will be clad in natural slate tiles.
- Two new side dormers, modest in scale and positioned at the rear of the property, facing No 1 Kemplay Rd, will be carefully sited to minimise the impact on the neighbouring building. Both dormers will have obscured glazing with openable lights above 1.7 meters to protect the privacy of the neighbours.
- The house will be externally insulated and rendered on all sides except the east side due to lack of space between the house and the boundary.
- The front of the house, the first floor and the roof will be extended to bring them level with the ground floor façade.
- The front façade windows and front door will have metal surrounds, anodised aluminium or similar, creating different projections. This will create an effect not dissimilar to the variety of planes and the fenestration in the conservation area with a contemporary interpretation.
- Front door will be changed to incorporate a side light to bring light to the entrance lobby.

- The side light well will be infilled, removing the 3 side windows and the roof lights. The new wall will be rendered finish to match the existing wall. A single translucent window to bring light to the first floor landing will be placed away from the neighbours stairwell glass block wall.
- The front windows with metal surrounds will be aluminium framed. The rest of windows and doors will be replaced with composite aluminium and timber double glazed units.
- New sliding doors to rear elevation will replace existing door and fixed panel.

- Simplified view of the elevation showing the different projections.

Materials

- **Walls** will be painted render finish as existing.
- **Front windows** will be aluminium finish.
- **Doors and Windows** will be double or triple glazed composite aluminium and timber units.
- **Roof** will be clad in natural slate tiles.
- **Roof lights** will be conservation roof lights.
- **Dormer windows** will be clad in lead or zinc.

Environmental

The house will have a new roof which will be insulated to contemporary standards or higher. External wall insulation will be applied where possible.

New windows and doors will be insulated at much higher standards than the existing.

The roof lights have been sited to bring in natural light southern to the interior spaces as much as possible

Closing the side light well, reduces the number of external walls creating a more compact dwelling, more energy efficient.

Accessibility

The new layout of the ground floor has been designed with the view of becoming a Lifetime Home. There will be a shower room, separate room that could become a bedroom, level thresholds to patio and low-level windows. By moving the staircase, the entrance lobby becomes more spacious allowing more accessible circulation.

Trees

No trees will be affected by the new construction.

Pre-Application advice

The advice given at a meeting with Edward Jarvis (Urban Design) and Patrick Marfleet (planning officer) and a subsequent report:

The raising of the existing roof height by approximately 1.5m would not add an excessive amount of scale and bulk to the host building and is considered acceptable. Similarly, the size, scale and design of the proposed side dormers would represent subordinate additions that would not detract from the character of the host property or the surrounding conservation area. Whilst officers are generally satisfied with the fenestration of the front façade the applicant is encouraged to explore ways of refining the design of the proposed windows to achieve more prominent architectural features whilst maintaining a residential vernacular. The proposals would not significantly impact the residential amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

Context

There quite a few examples of **contemporary houses in Hampstead** that stand out for their unique design and sophisticated use of materials.

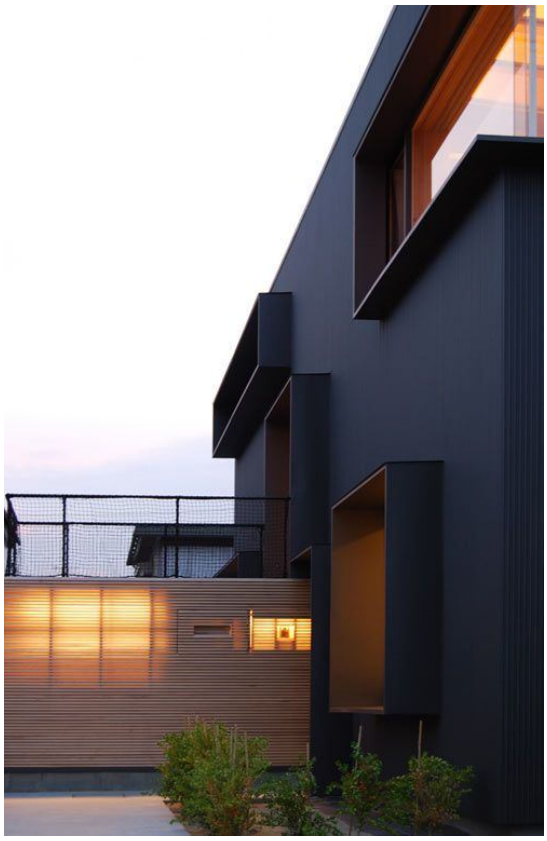
28 Glenilla Road

27 Redington Road

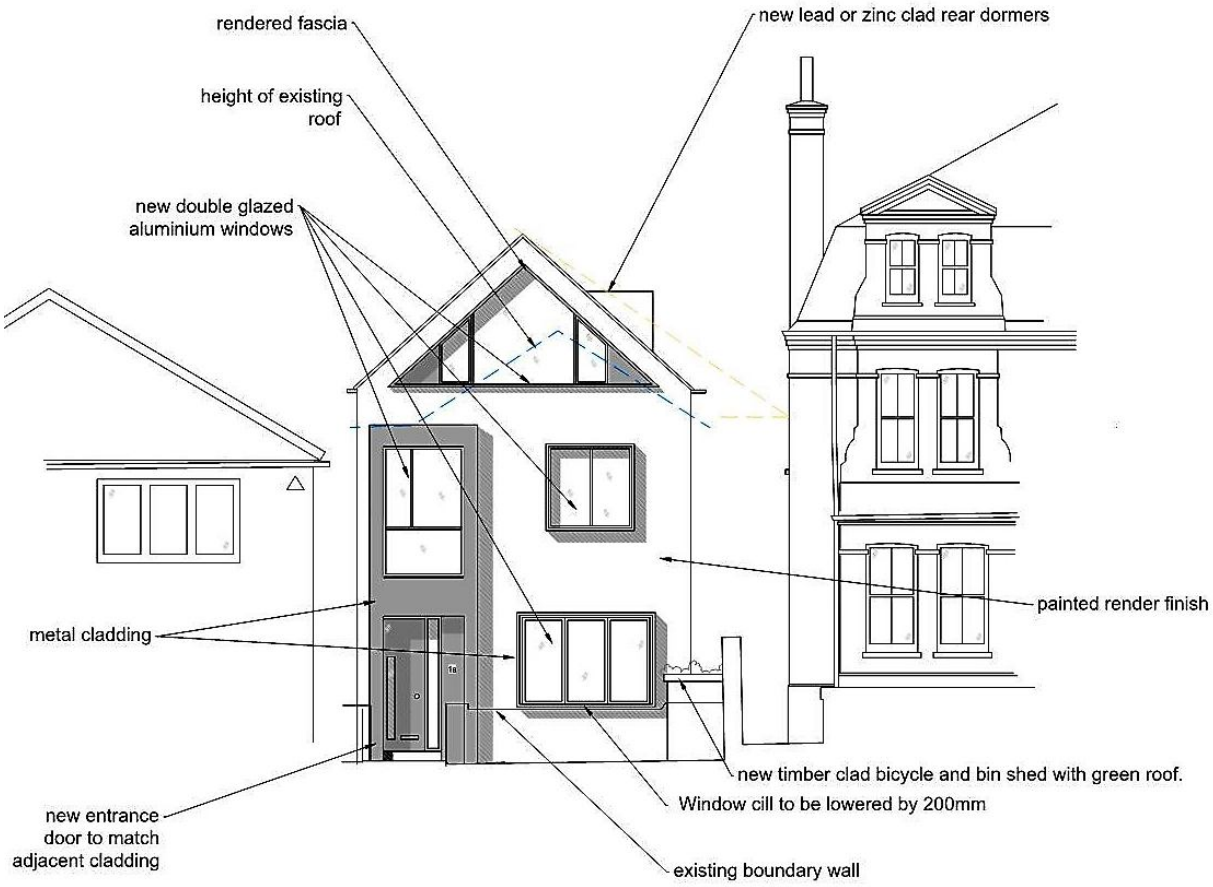
6 Reddington Road

44 Willougby Road

Window treatment inspiration

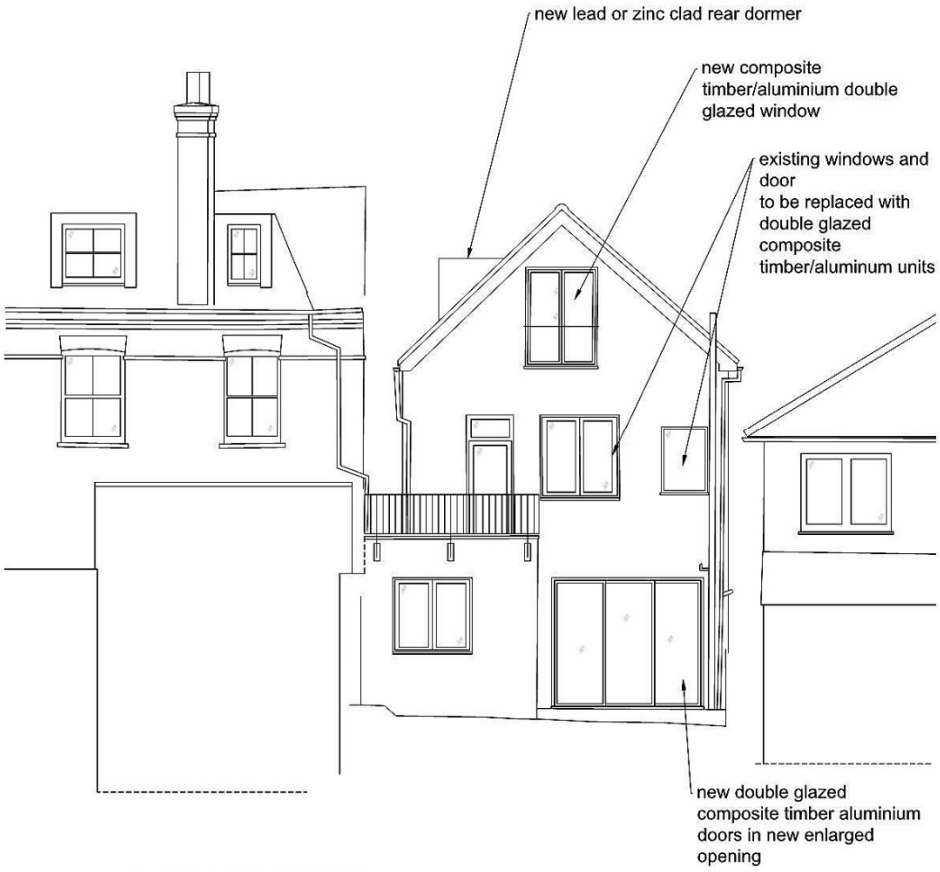


EXISTING FRONT ELEVATION

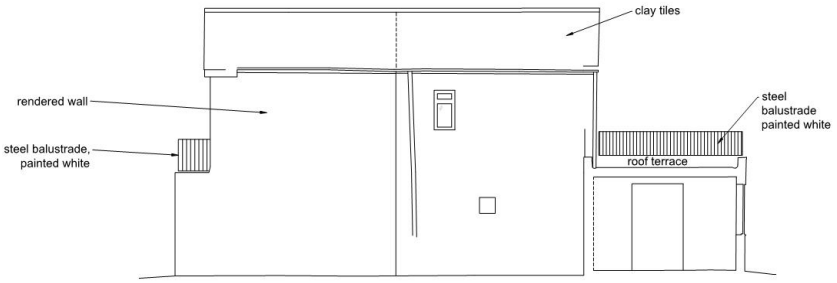


PROPOSED FRONT ELEVATION

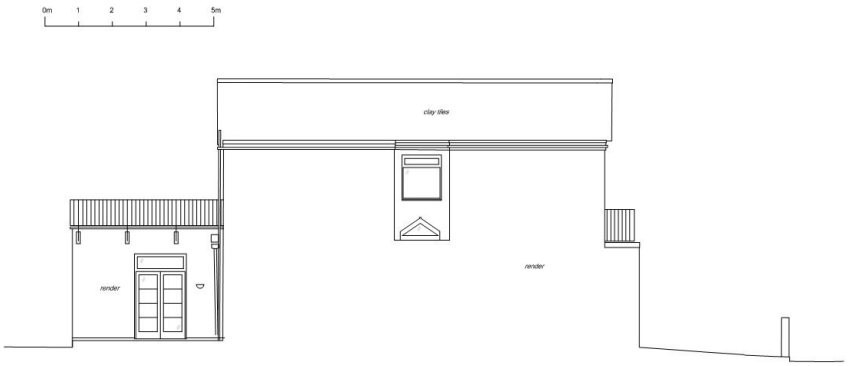
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

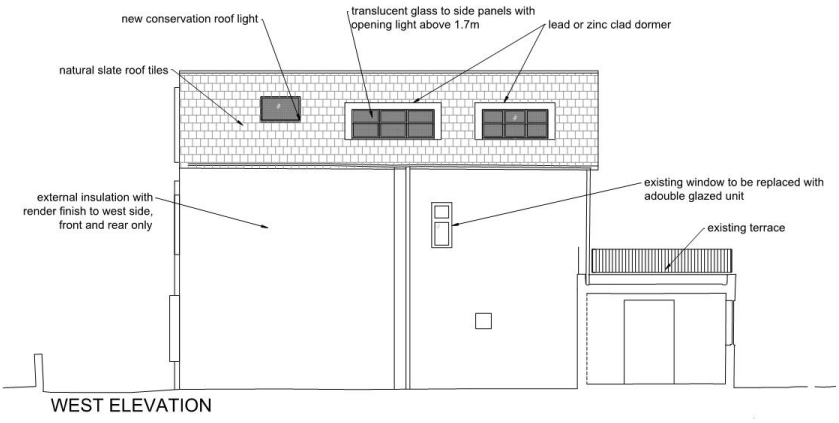


WEST ELEVATION

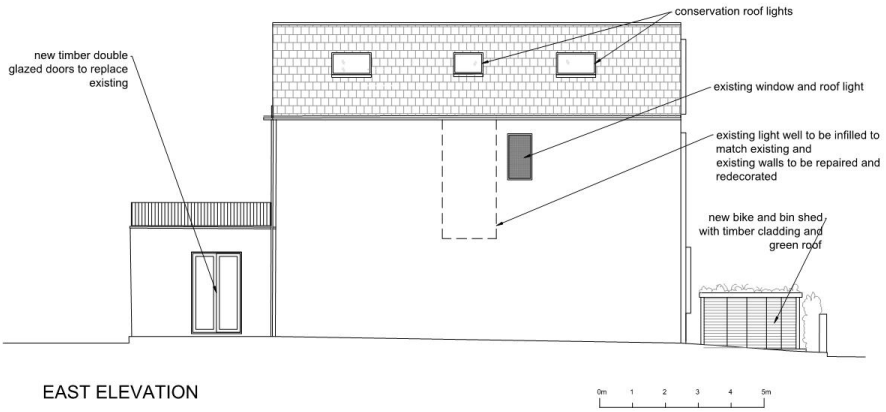


EAST ELEVATION

EXISTING SIDE ELEVATIONS

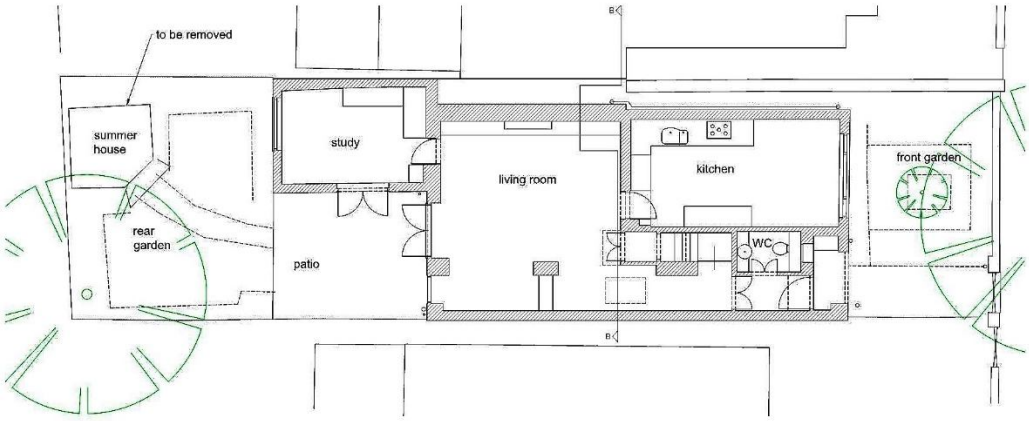


WEST ELEVATION

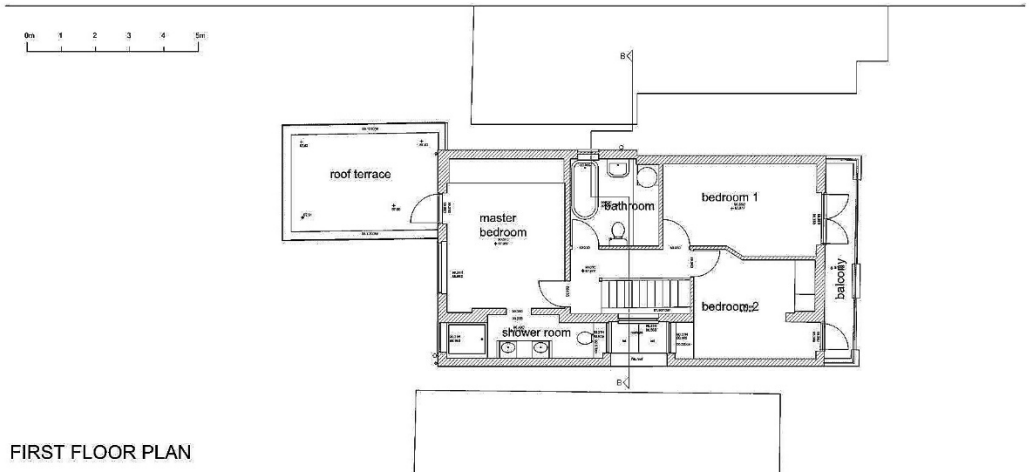


EAST ELEVATION

PROPOSED SIDE ELEVATIONS

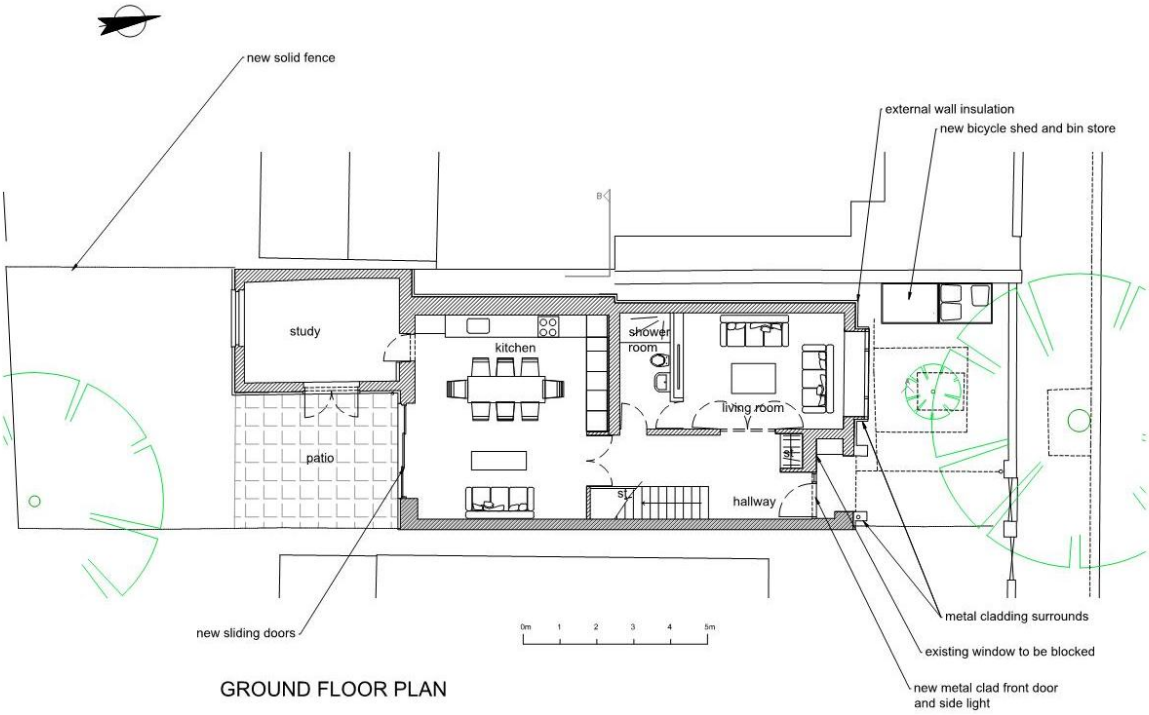


GROUND FLOOR PLAN



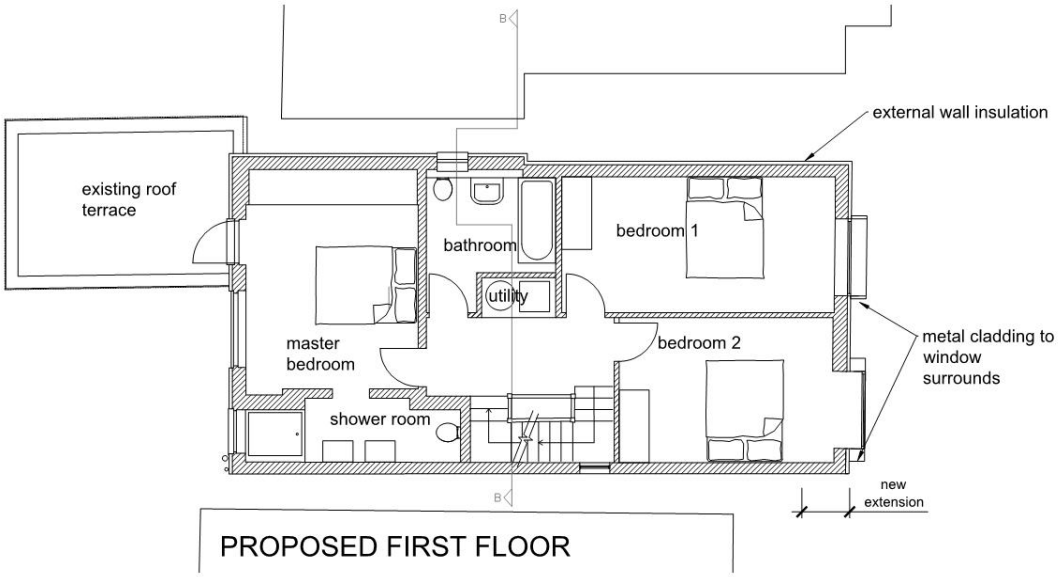
FIRST FLOOR PLAN

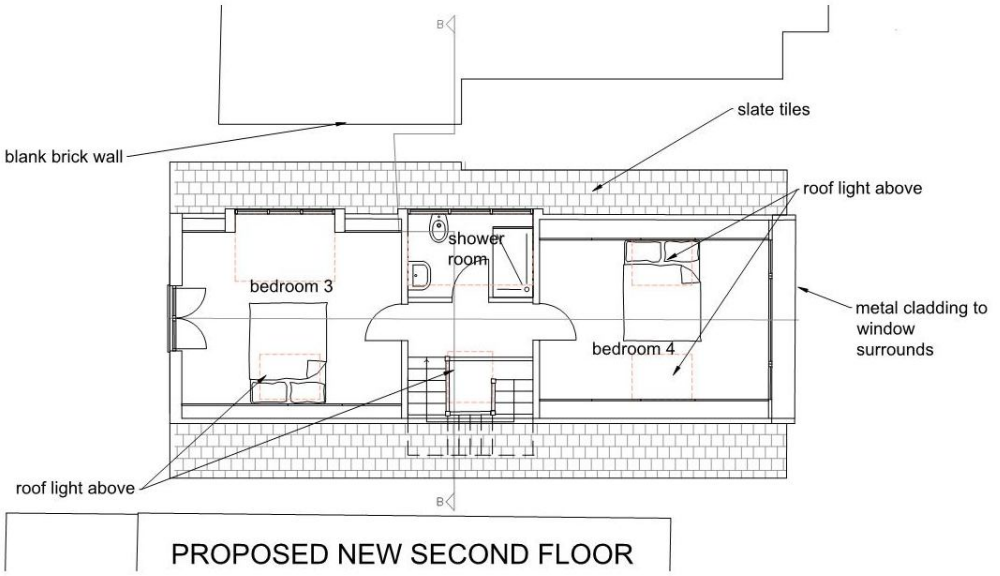
EXISTING PLANS



GROUND FLOOR PLAN

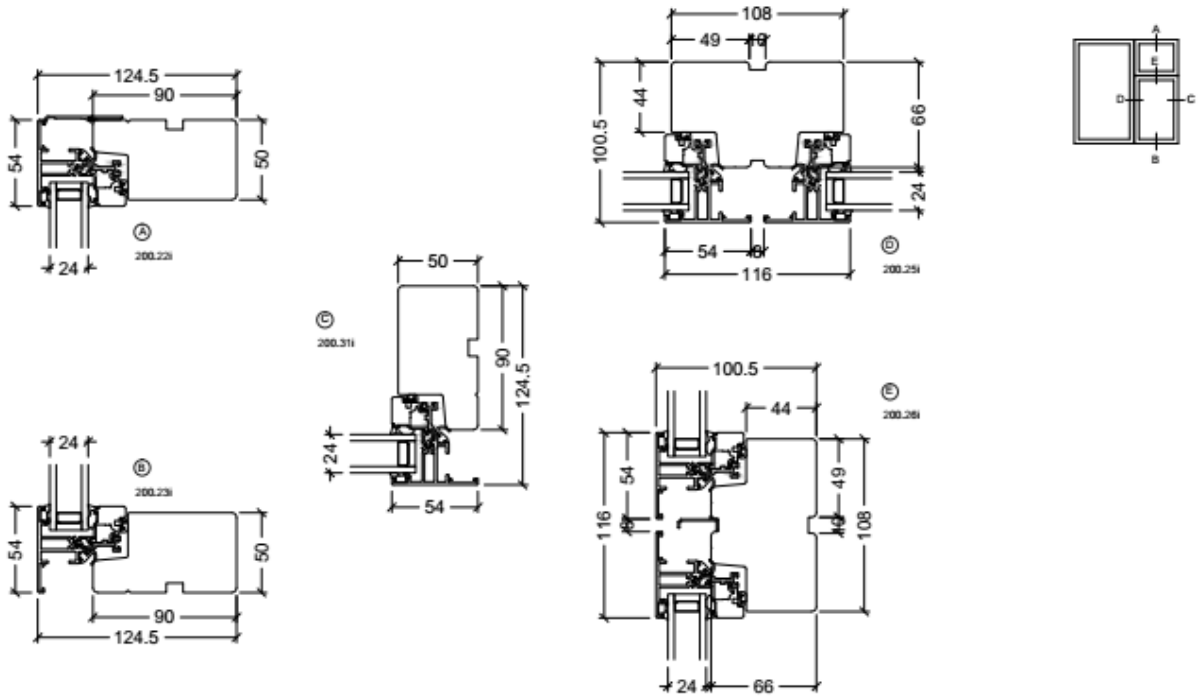
PROPOSED GROUND FLOOR PLAN


external wall insulation
existing roof terrace
bathroom
bedroom 1
utility
master bedroom
bedroom 2
shower room
metal cladding to window surrounds
new extension
PROPOSED FIRST FLOOR


slate tiles
blank brick wall
roof light above
shower room
bedroom 3
bedroom 4
metal cladding to window surrounds
roof light above
PROPOSED NEW SECOND FLOOR

Proposed Window details

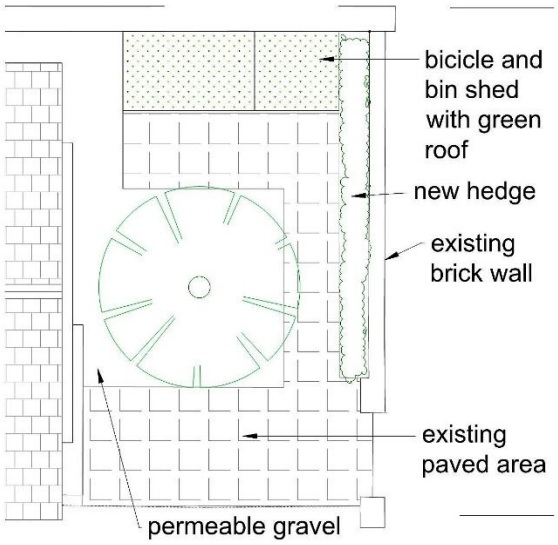
Type of composite window frame proposed

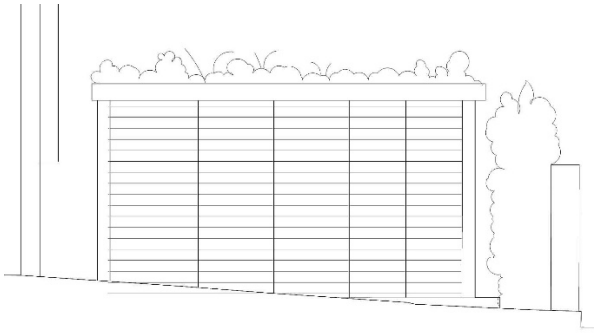


Window details.

BICICLE+ BIN STORAGE

The requirement to provide storage for multiple recycling and waste bins and the need to have a secure bike shed, make the need for a combine unit situated at the front of the house, in place of the existing seating area.





PLAN **ELEVATION**

PROPOSED FRONT AREA

SIMILAR STYLES OF SHED