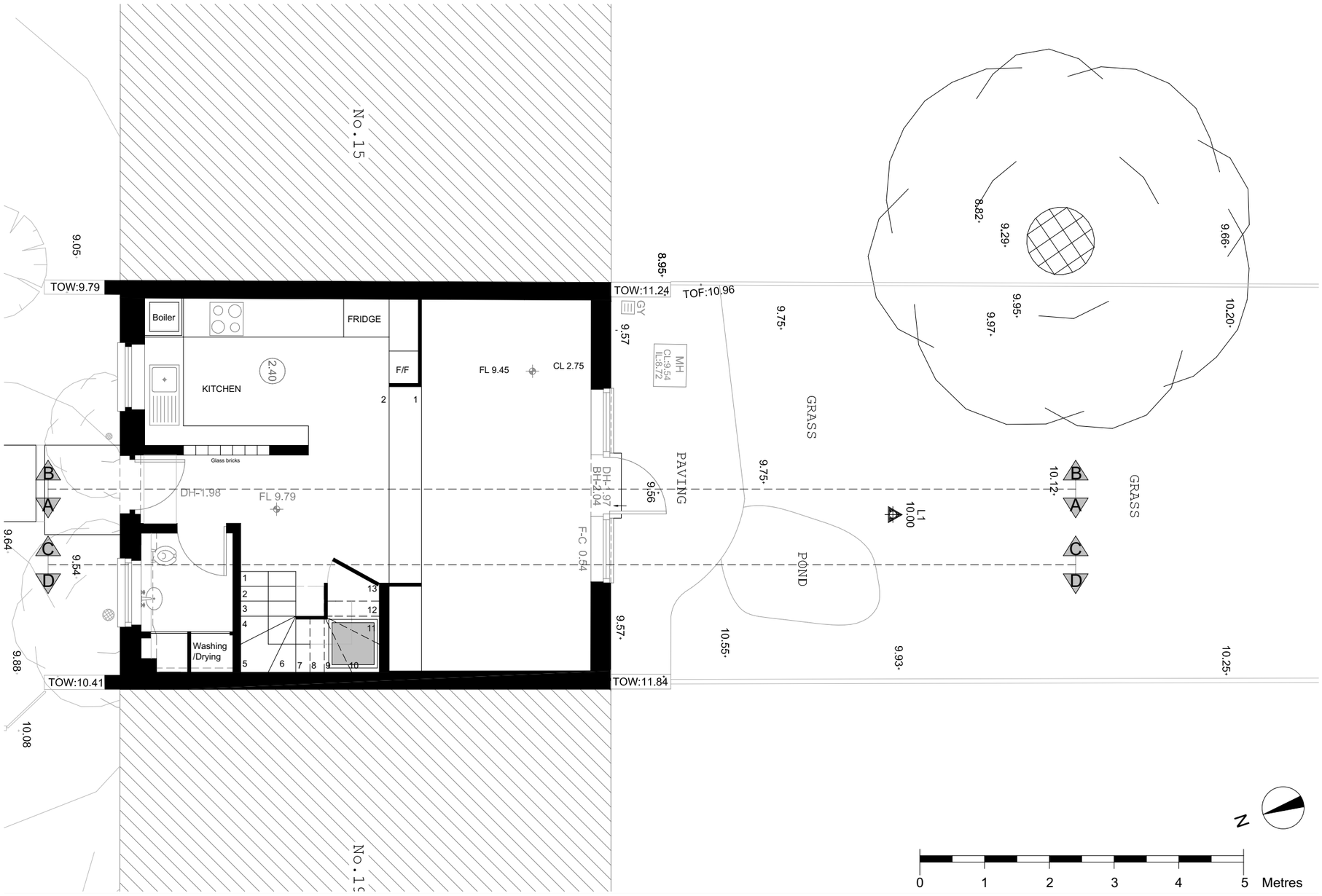
4.0 Proposed Design

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 plan is to refurbish the ground floor to a high design and quality standard and to introduce a new high end staircase as well as a new open plan kitchen. This design decision will blend the kitchen space with the dining area and the living room and thus enhancing the circulation and functionality of this space.

At the front we propose a tiled pathway towards the entrance and a wide step before the front door.



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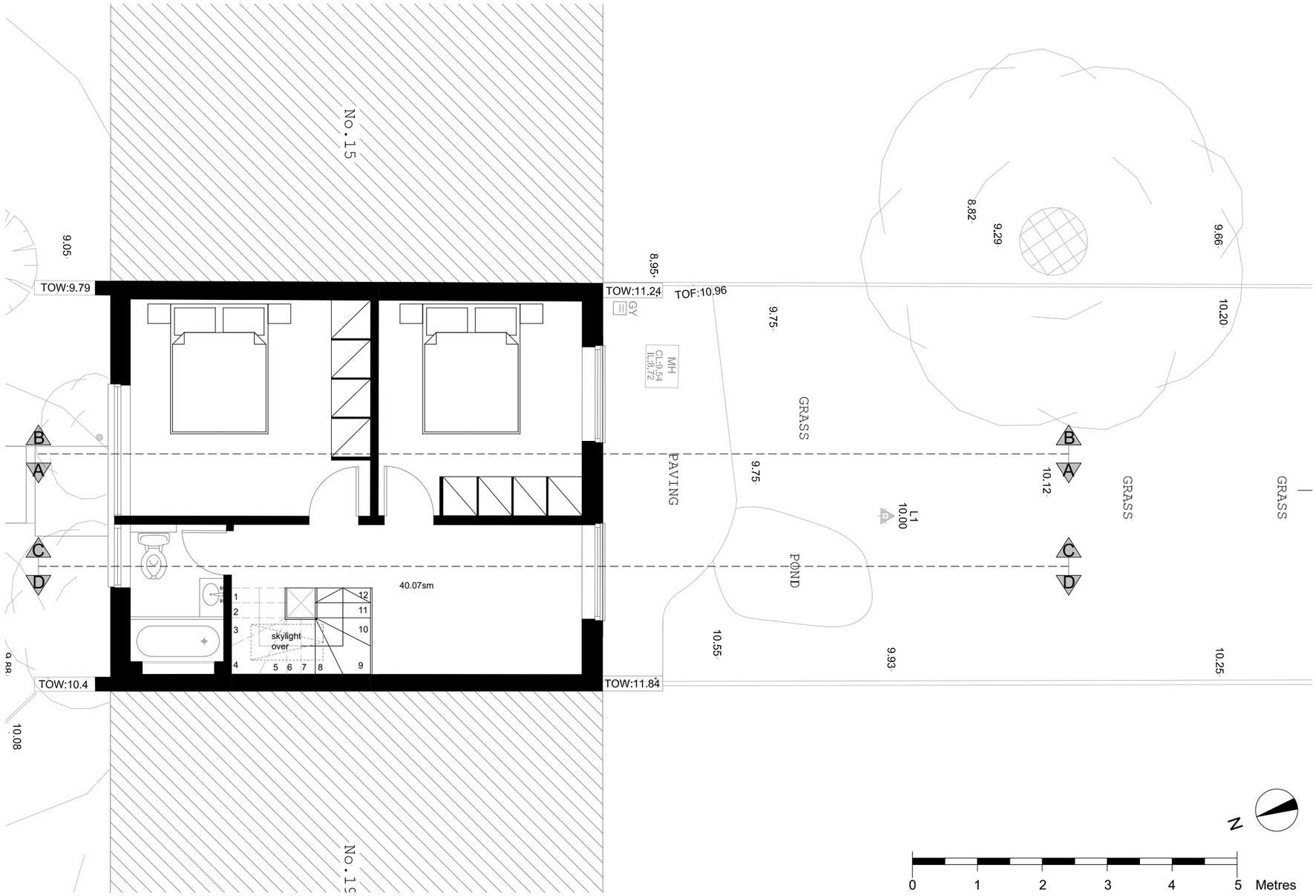
Job 2018-337
Date February 2018

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'.



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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.

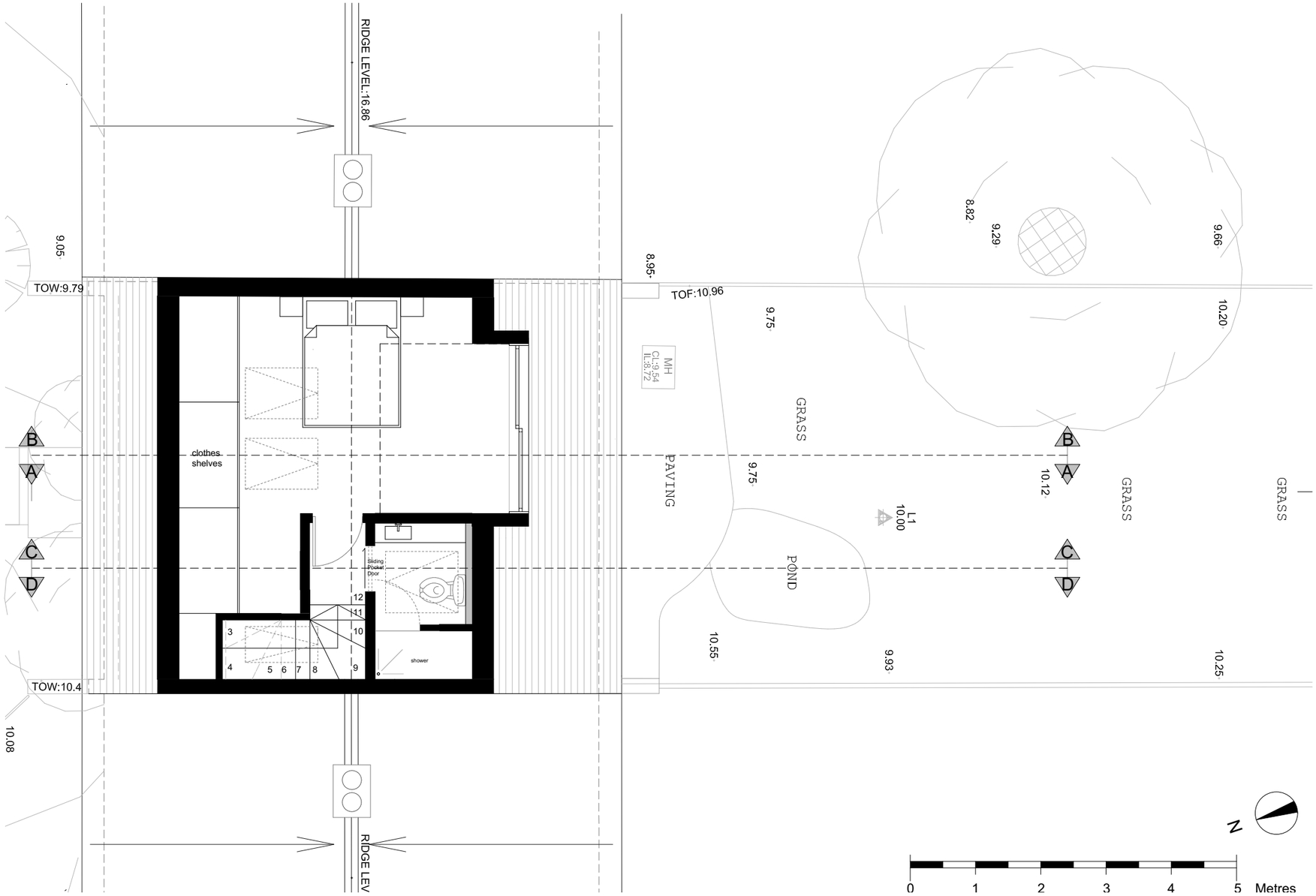
We propose to replace the current staircase with a new high quality staircase that will be a mirror to the existing one and will enable access to the Loft. On the loft level we are proposing a rear dormer window that will extend the living area by raising the ceiling height and utilise the dormer.

The dormer will measure externally 3 metres in width and 2.1 metres in depth and positioned towards the East side of the loft, leaving a generous space to the eaves and the ridge making it appear as a small projection on the roof.

On the South pitch of the roof we propose 3 **'conservation'** skylights from which two will be joined. These skylights will allow adequate natural light within the space that will be tranformed into a bedroom. The single skylight will be located over the proposed staircase.

On the North pitch we propose one **'conservation'** skylight to be located over the loft WC increasing the height of this space and also offering natural light.

The proposed **'conservation'** skylights and dormer will create a naturally lit room with enough head room to make it functional 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.



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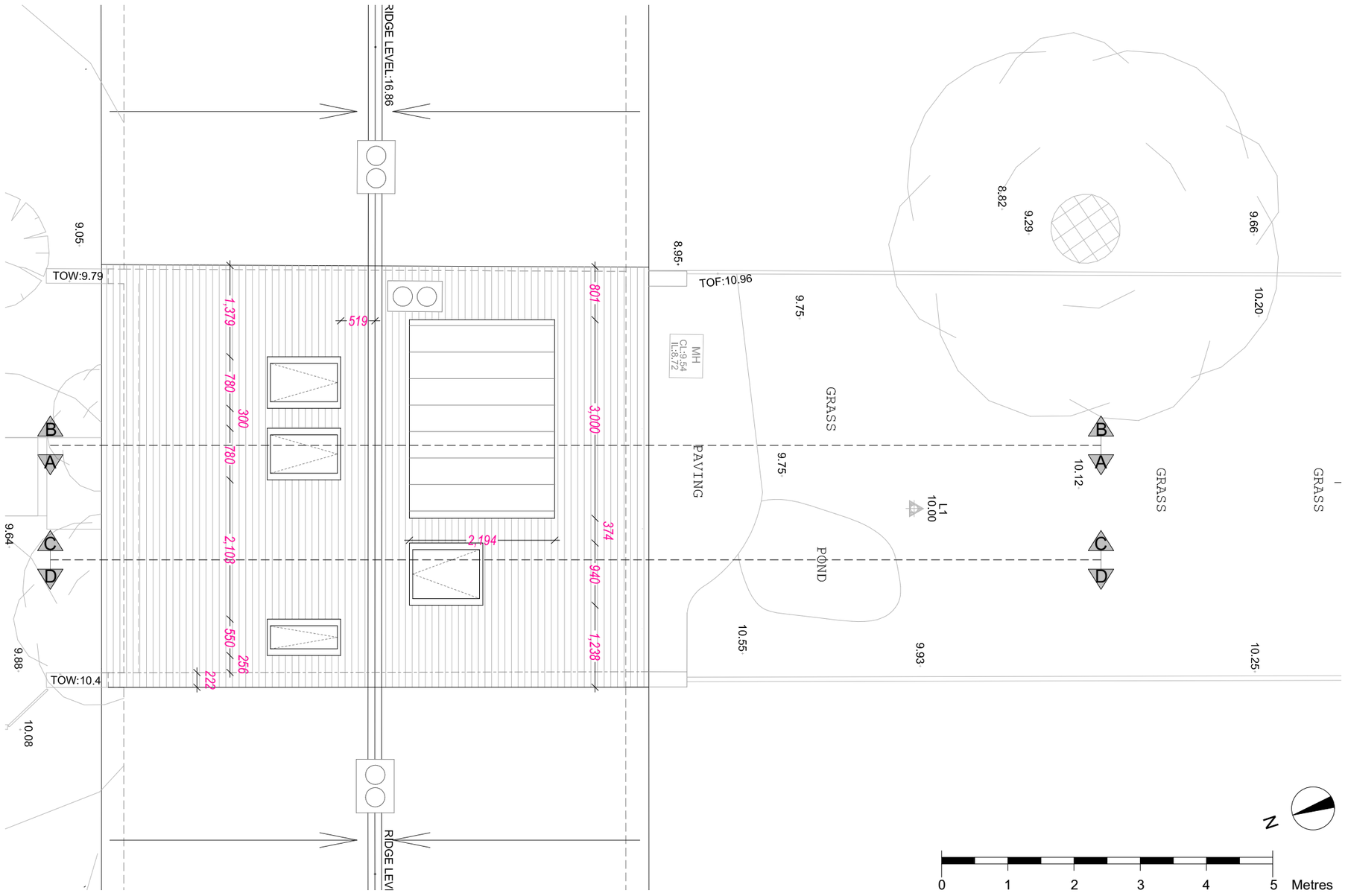
4.4 Proposed Roof Plan

The roof plan reveals the extent of the dormer window and the 4 skylights.

The roof dormer window is positioned towards the east side of the roof slope and measures 3 metres in width and 2.2 metres in depth and leaves a generous space between the roof eaves and the ridge that makes it appear as a small projection on the roof. Furthermore it is clad in zinc which is a very characteristic material for dormers and will appear harmonious with the existing interlocking Roman tiles.

Three **'conservation'** skylights are located on the North roof pitch and one is on the South roof pitch. The skylights will be of a conservation type and be flash with the roof in order to have a reduced visual impact on the existing character of the building while still contributing towards the creation of a naturally lit loft.

From the roof plan it can also be seen that the house is being protected from overlooking from the North due to 2 large trees one located at the front garden and one at the neighbours front garden and thus restrict the view from the houses situated opposite and blocks direct views to the Listed chapel.



4.5 Proposed South Elevation - Front

On the front elevation the only design changes are the placement of three '**conservation**' skylights on the roof side facing Kemplay Road and a new high quality front door.
The right hand side skylight is intended to bring natural light to the new stairway.
The two left hand side skylights are intended to bring natural light to the proposed loft and will be vital towards the creation of a habitable room that benefits from natural light.
Direct views to these proposed skylights will be protected from the existing trees located on the front of the properties and specifically from Kemplay 17 and 15.

The existing Upvc windows will be re-painted in grey colour in order to provide a contemporary appearance to the house.
The proposed skylights will be of aluminium frame and in grey colour.

We have assessed the surrounding area of Kemplay road and have identified a wide range of roof skylights.

4.6 Proposed North Elevation - Rear

The most significant design decisions towards the improvement of the existing house are located at the rear elevation of the property. These consist of a loft dormer window and a single conservation skylight.

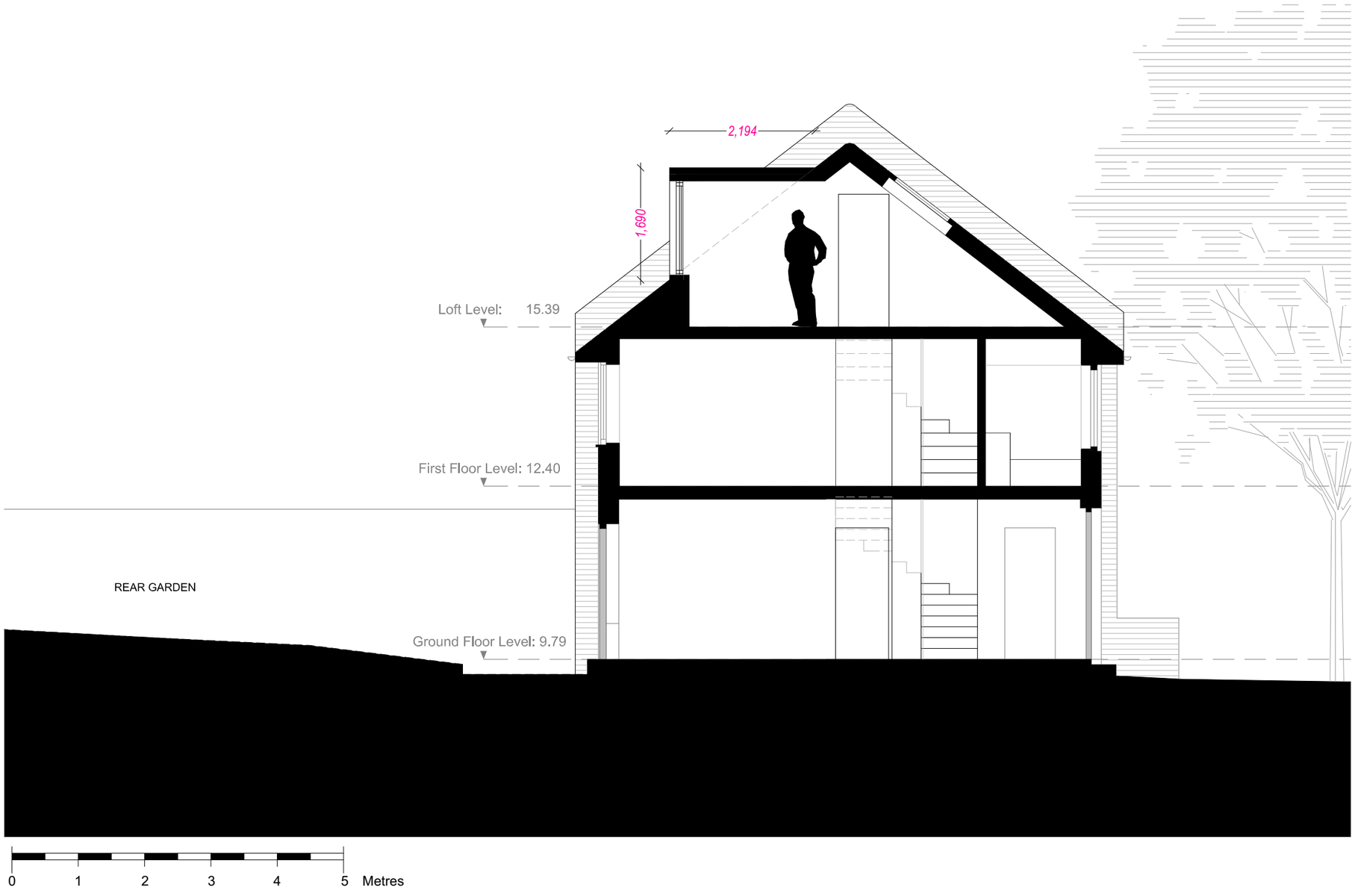
The loft dormer window will be positioned towards the right hand side of the elevation and measure 1.6 metres in height at it,s maximum and be distant from the roof ridge and more significantly from the eaves making it seem subordinate to the overall house appearing as a small projection on the roof. The proposed material for the dormer is zinc, which is a very common material used in dormer windows and conservation areas.
The '**conservation**' skylight will be located over the loft bathroom in order to bring natural light to the space.

The existing Upvc windows will be re-painted in grey colour in order to provide a contemporary appearance to the house.
The proposed skylights along with the window frames on the dormer will be from aluminium and in grey colour to match the others.

4.7 Proposed Section A-A

Section A-A demonstrates the proposed roof dormer window as well as the front skylight.
From this drawing the effect the dormer has in relation to the roof and the overall building size can be understood.

The proposed dormer is has a reduced depth and height in order to appear subordinate to the main house and thus appear as a small projection on the roof while still allowing for a habitable space within the second floor(loft) that is currently unused. This effect is further enhanced by the distance that we have kept from the roof ridge and eaves.



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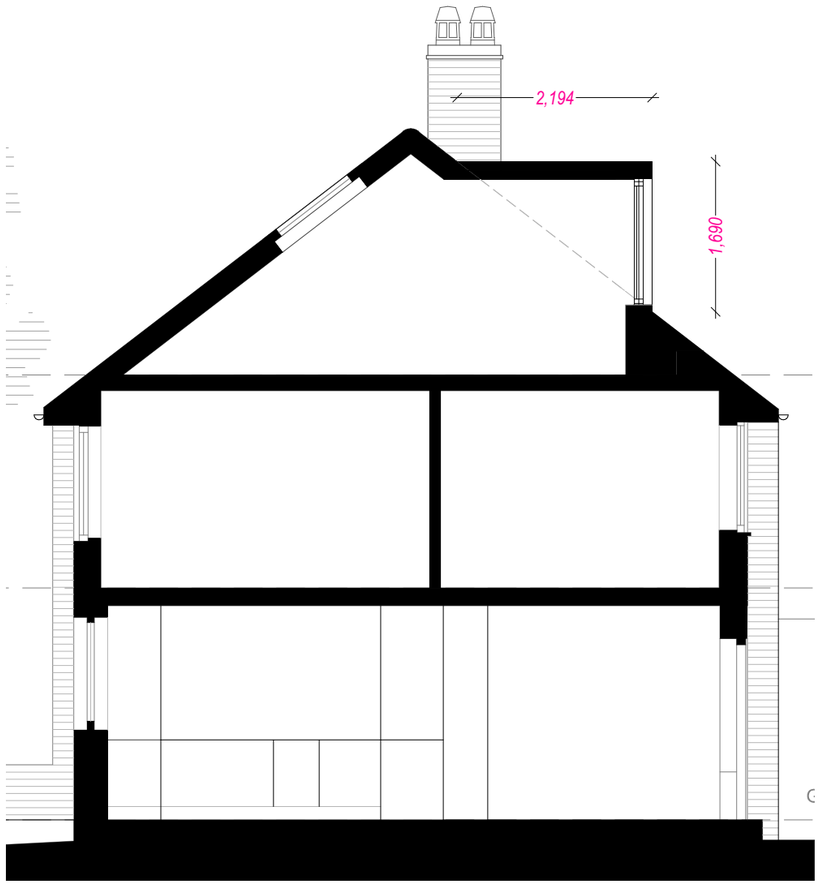
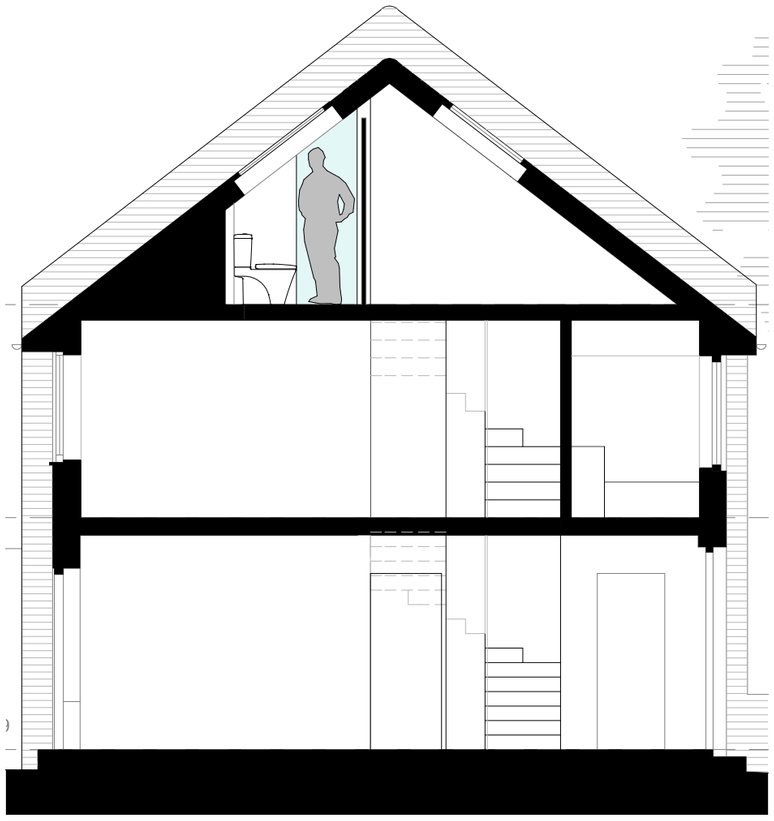
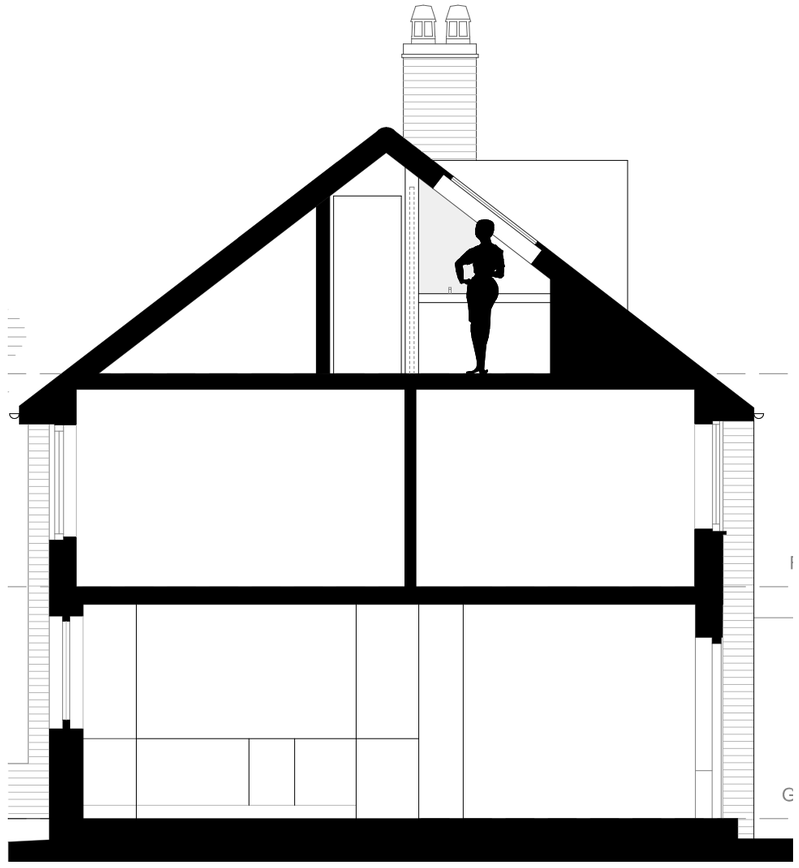
4.8 Proposed Sections



Proposed Section B-B



Proposed Section C-C



Proposed Section D-D

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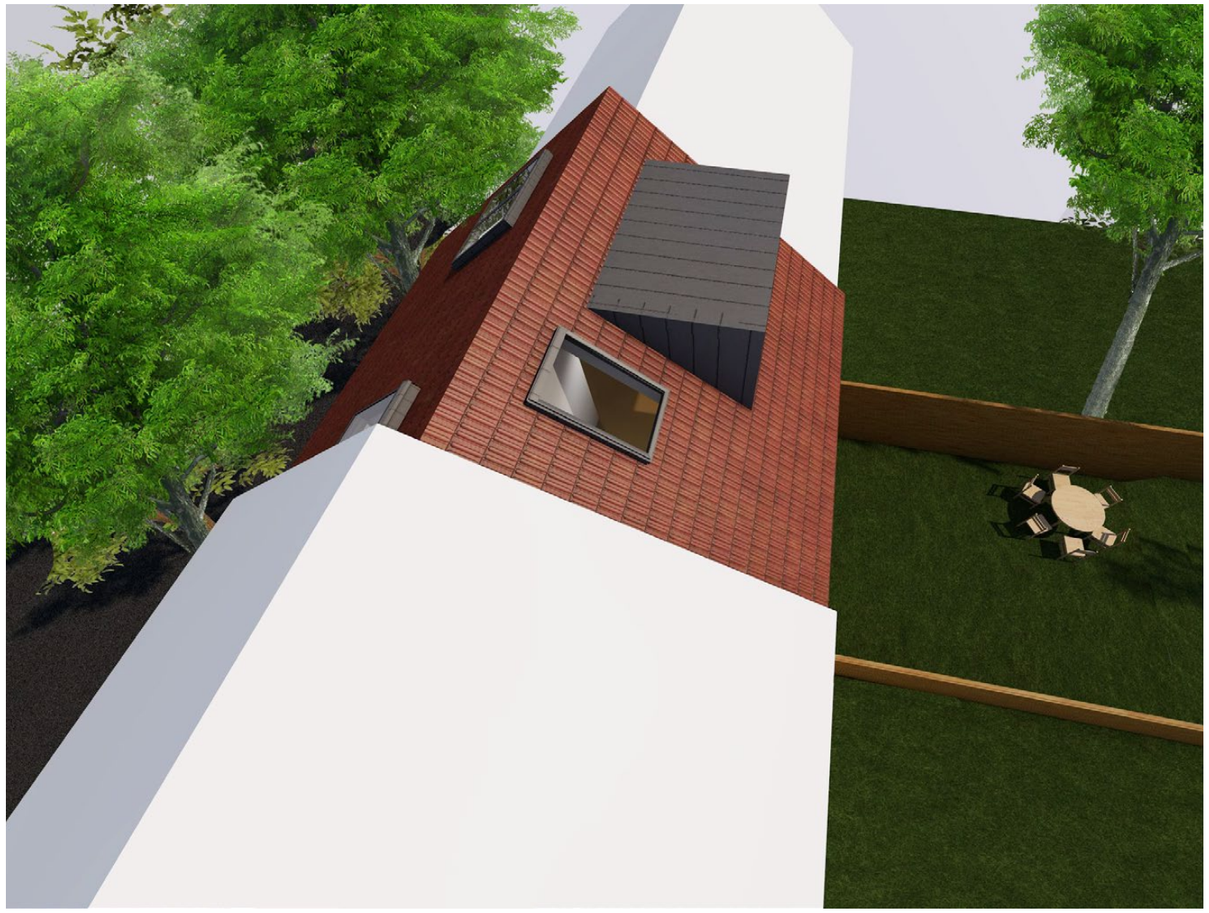


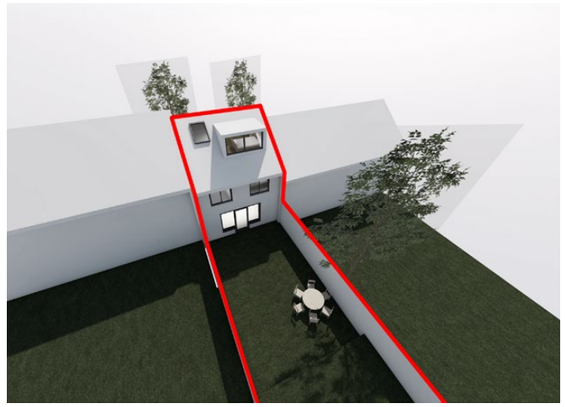
Top view of front and rear skylights and rear dormer.

Rear view of proposed Dormer and Skylight.

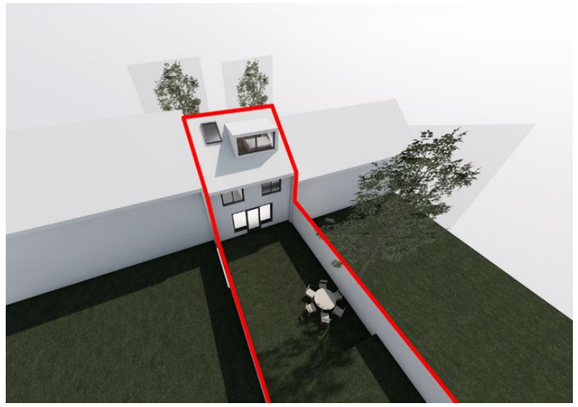
5.0 Detail Design

5.1 Sunpath Movement

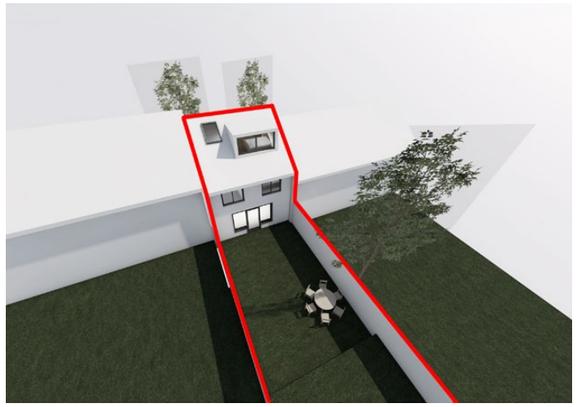
The diagrams on this page demonstrate the shadowing effect of the proposed dormer throughout the day. The proposal's frontage is orientated towards the North and the rear towards the South. The Sun follows a curved path from East to South to West and providing with a constant natural sunlight to the rear elevations of the dwellings from 06:30 to 19:30.



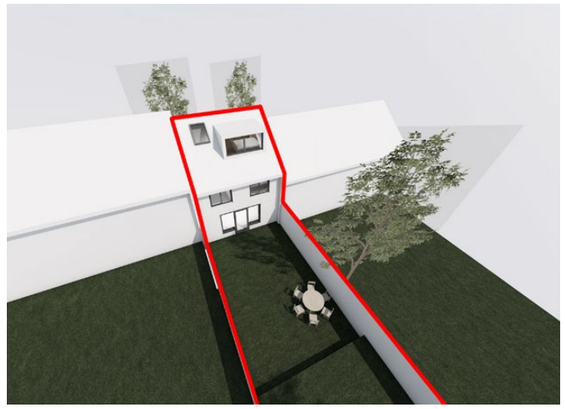
06:30 Sun Rise



08:00



10:00



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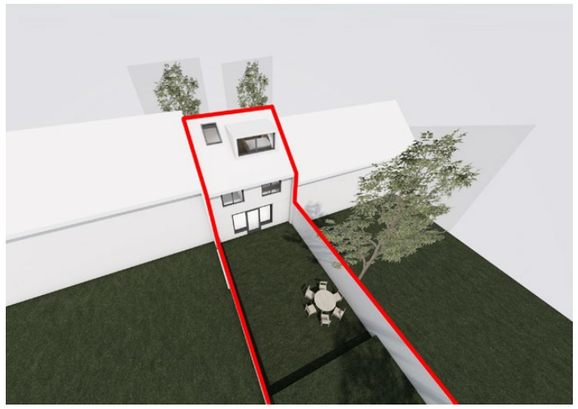
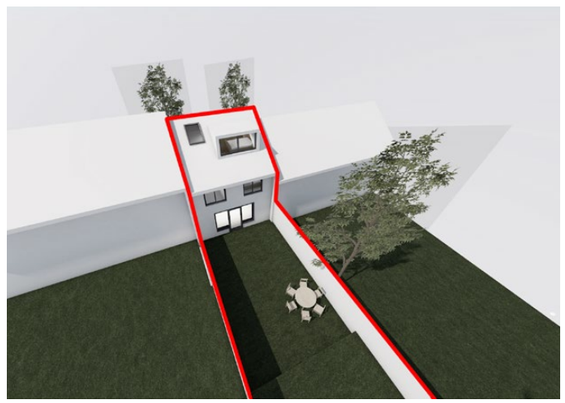
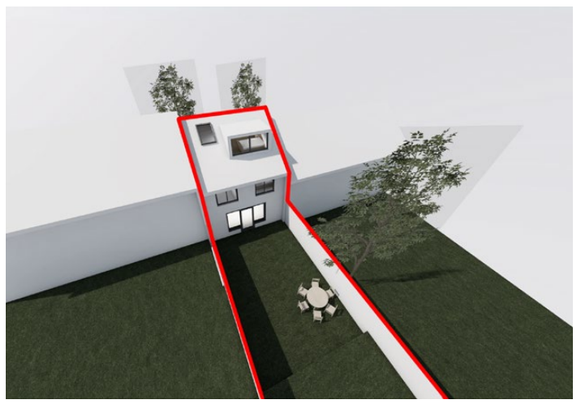


14:00

16:00



18:00



19:30 Sun Set

5.2 Materials

The materials proposed have been chosen according to their suitability to the character of the building and are intended to be sympathetic to the existing building and to their surroundings.
We understand that the building is located within a conservation area and we aim, through our proposed materials, to improve and enhance the current appearance and character of the house whilst being sensitive to the surroundings.

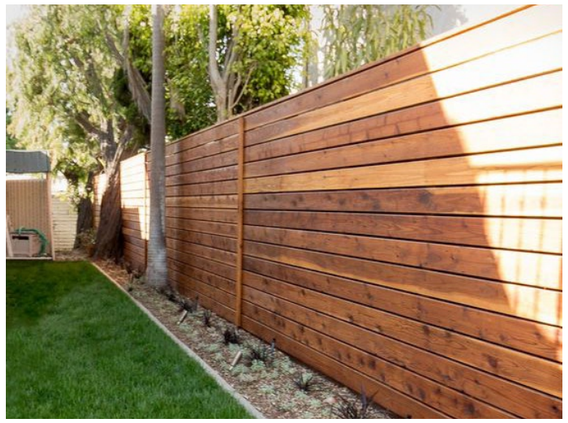
1. A new close boarded boundary timber fence.

2. All existing Upvc windows are proposed to be re-painted in grey colour that will provide a contemporary appearance to the existing building.

3. At roof level, on the south facing slope, we propose a rear facing dormer that will be clad in zinc, a material that is very common to dormer type windows, particularly in Hampstead.

4. On the roof we propose four conservation skylights with grey aluminium frames intended to bring natural light into the loft room and be flash with the roof interlocking tiles.

1.



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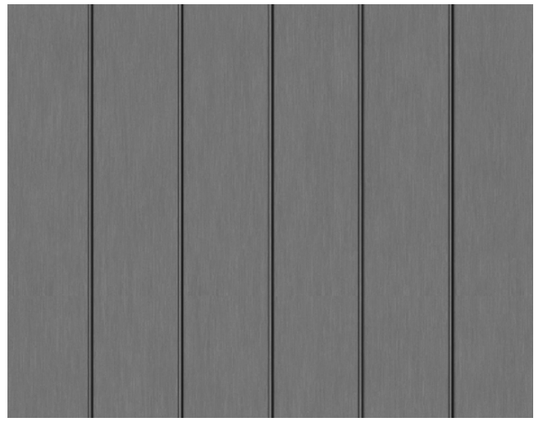
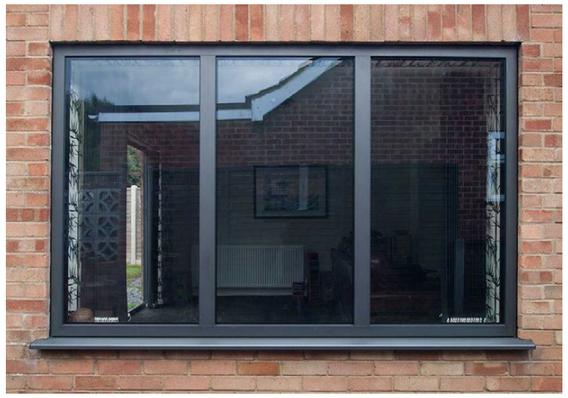


4.

2.



6.0 Precedents

6.2 Roof Dormers in Hampstead and kemplay Road.

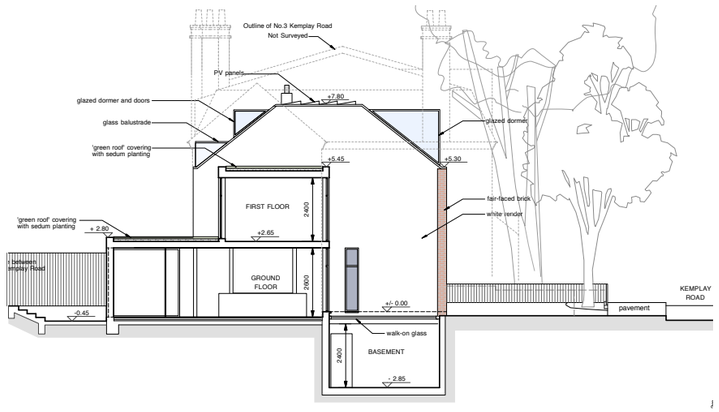
Front and rear roof dormers are a very common aspect of hampstead and especially the surrounding area of our given site. The satellite image above shows marked in red the roof dormers located in the immediate surroundings. From this it can be seen that there is a great variety in sizes and used in different buildings.

Satellite map of Hampstead

6.3 Roof Dormers on Kemplay Road.

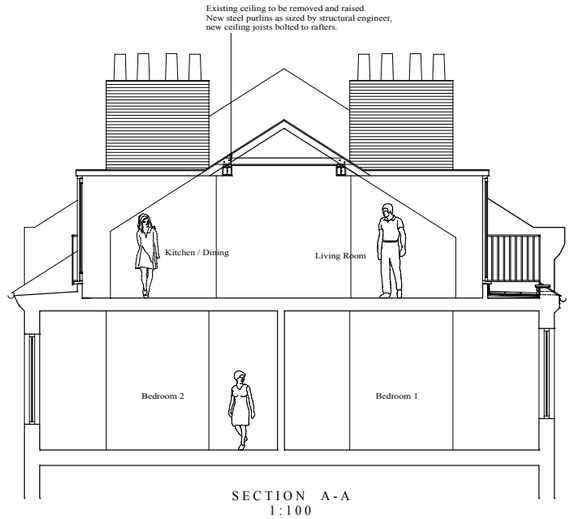
1.

Kemplay Road features an extensive amount of roof dormers many of which overlook the street and some properties include both front and rear dormers.
5 Kemplay Road is a relatively new development granted planning permission on 2013 and features 2 roof dormers one of large scale at the frontage facing the street and a subordinate dormer at the rear.



2.

Kemplay Road was granted permission for the enlargement of 2 dormers, one facing the street that features a Juliette balcony and a rear dormer leading to a roof terrace.
Below is the section that was part of the approved submitted drawings.



8.0 Crawford Partnership Architects

8.1 Design Precedents

The Crawford Partnership has successfully designed and built many houses which share similar site and design characteristics with this project. Often sites are relatively tight, urban in-fill plots which could benefit from a modest and open-plan type accommodation.

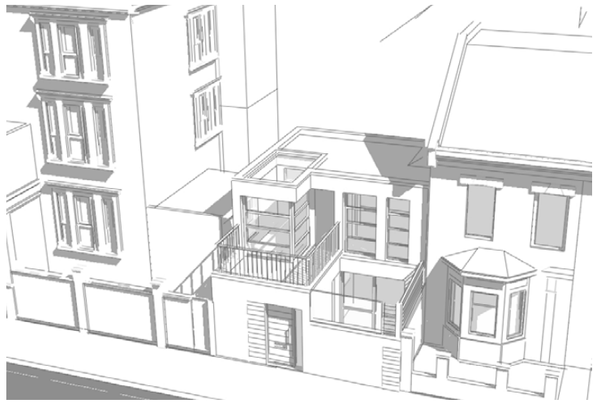
Provision of amenities is key in these kinds of developments which is why the design proposal integrates internal/external living to maximise the use of space.

This page shows some examples of our previous and current projects similar to the proposed.

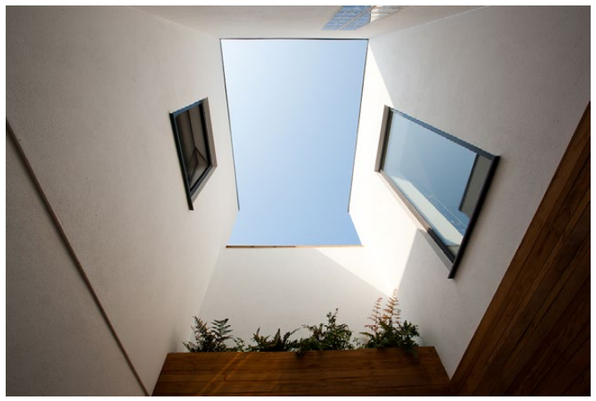
We have successfully completed a number of houses which have conserved the local vernacular through translating existing features into a contemporary design.

Richmond Crescent, Hammersmith

Redmore House, Hammersmith



Shepherds Bush Road



Fairfield Road, Crouch End (Lightwell)

- Winner of Best Home at Haringey Design Awards 2012

Clifton Road, Crouch End

Snowdon House - Street View

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Date February 2018


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9

8.2 Interior Precedents

Crawford Partnership has successfully completed numerous one-off residential schemes throughout London during the last 15 years. We have used flexible design and innovative technology to make even the most difficult sites into wonderful new homes. These opportunities benefit both the end user and the wider context by creating new residential space from sites of very little architectural merit - helping to improve the street scene and encourage new use of derelict sites.

These kinds of properties have become part of our signature design ethos. Most of them come from land which would previously have been occupied by disused building stock, much like 189 Castelnau.

The transformation of these sites into modern family homes with plenty of natural light are key in utilising brownfield sites in London.

These images are from just 3 of our recently completed houses.

1-4 Lighthouse, Crouch End
Ground floor courtyard, bedroom, living space & staircase to basement

5-7 Snowdon House, Kensington
Lightwell with fountains, ground floor living space (6 & 7)

8-9 Kew Garden House, Kew
Kitchen/Living space, bedroom

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