

**The Old Hall Cottage
4B Kidderpore Avenue London NW3 7SP**

Design and Access Statement

Accompanying planning application dated 20th February 2019



View from Kidderpore Gardens

Planning History

The current application follows on from that for an identical extension to the property granted consent on 21.04.2012 reference 2010/1221/P and further re-newed on 14.01.2013 ref 2012/5903/P and then further re-newed on 22.04.2016 ref 2015/6639/P.

Following planning consent ref 2015/6639/P the consented drawings were modified by means of a Section 73 application which was granted consent on 22.09.2016 ref 2016/3452/P.

The current application is in exactly the same form as the Section 73 consent ref 2016/3452/P.

Since consent ref 2010/1221/P was granted, the applicant has implemented a separate consent ref 2012/0131/P dated 05.03.2012 to sub-divide the house into 2 separate flats, a 3 bedroomed basement flat now known as The Grden Flat, 4B Kidderpore Avenue and a separate 3 bedroomed flat on the ground and first floors known as The Old Hall Cottage, 4B Kidderpore Avenue .

Design Process

Originally 4 Kidderpore Avenue was constructed as large family villa and completed in 1904.

The house has subsequently been extended particularly to its northern and eastern elevations and sub-divided into 3 separate demises, numbers 4, 4A and 4B. The subject of this application is number 4B which lies at the northern end of the property.

Although in the Redington and Frognaal conservation area, the house is not listed.

There are a number of disparate additions to the rear of the main house. The portion of the house which now forms number 4B comprises 2 distinct phases of extension. The first dates from the 1930's and consists of a 3 storey extension in brickwork and render characterised by a large circular bay window to the rear together with curved circular gables to the rear and flank elevations.

To the front elevation there is a weak and ungainly 'dished' parapet line. This parapet is poorly detailed and is not finished in the same way as those to the rear and flank elevations which have a brick on edge detail. There is anecdotal evidence that this gable was originally a semi-circular gable matching that to the rear of the extension but was taken down in the 1950's on the grounds that it was unsafe. This would explain the ungainly and poorly detailed appearance of the front parapet as it appears currently.

In front of the 1930's addition is a later addition dating from the 1950's which has a flat metal roof.

The consequence of these additions and the modification to them is that the northern end of the main building appears cluttered and architecturally incoherent. In contrast at the southern end of the main building there is a turret and cupola feature which provides a strong architectural termination and balance to the symmetry of the main façade.

The substance of this application is to reinstate the circular gable to the front elevation to 4B to match that to the rear and behind this to construct a pitched tiled roof. The roof will consist of pitched tiles to front and rear with a section

of lead flat roof in the middle within which will be contained the additional accommodation.

The reinstated curved gable will provide a counterpoint to the turret to the southern end of the façade and will consequently not only be a reinstatement of the original architectural intention but will enhance the appearance of the conservation area.

Use

4B Kidderpore Avenue is a 3 bedroomed self-contained flat disposed on the ground and first floors created from the northern extension to the original house number 4.

The proposals provide for an additional bedroom with en suite bathroom for this flat. The additional accommodation will be located within a roof extension.

Layout

The proposed extension is at roof level and is located within the boundaries of the existing building footprint and would be set back behind the parapets. Whilst generally a room within the roof space, advantage is taken of the two gables to introduce bullseye windows within dormers extending from the front and back gables into the roofspace.

Scale

The proposed extension would have a minimum floor to ceiling height of 2.3m and would only be marginally higher, at 0.6m than the existing ridge to the pitched roofs which are already there.

The extension therefore would maintain virtually the same degree of subservience of scale as the existing roof pitches to the main house.

The proposed roof line would visually run through into the roof slope of the main house in similar fashion to that to the extension to the southern end of the building, thus providing better architectural unity in the relationship between the main house and its extensions than currently exists.

Appearance

The house lies within the Redington and Frogal Conservation Area.

The main visible feature of the proposals will be the reinstatement of the curved gable facing Kidderpore Gardens. All materials, and joinery details will match those to the existing house.

The proposals provide for a reinstatement of the original architectural feature to the northern end of the building and offer a significant improvement in the architectural coherence of the building as a whole.

Landscaping

The existing front and rear gardens will remain unaffected by the proposals.

Access

Vehicular and Transport Links : will not be affected by the proposals.
Inclusive Access : access to the flat will remain unaffected.

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