

30a Gaisford Street, NW5 2ED

Design and Access Statement

May 2019

Covering statement to accompany drawings:

- GS (Location plan – 1:1250)
- GS 31 (Lower Ground Floor Plan existing – proposed 1:50)
- GS 32 (Raised Ground Floor Plan existing - proposed 1:50)
- GS 33 (Front Elevation existing – proposed 1:100)
- GS 34 (Section BB existing - proposed 1:50)
- GS 35 (Rear Elevation - Conservatory existing 1:50)
- GS 35 (Rear Elevation - Conservatory proposed 1:50)



Fig.1 photograph of No. 30A Gaisford Street elevation

The property is currently a two story sub-division of a four story terraced house dating from the second half of the 19th century, situated mid-terrace on Gaisford Street. The Maisonette comprises the lower ground floor and raised ground floor of the main building, with the original rear extension a half level between floors - this shifted property division is indicated on the rear elevation drawings with a red outline.

Planning Context

Our Client owns the lower maisonette, consisting of lower and upper ground floors. The application concerns only their demise. Camden Council is the Freeholder of the maisonette, which was purchased in 2018 by our client. The property currently does not conform to the used distribution advocated by Camden, which is to ensure floors with bedrooms do not sit above or below floors with living accommodation. The layout as purchased has living/dining/kitchen on the lower ground, living on the raised ground and bedrooms above in the second maisonette in the building. The proposal seeks to regularise this situation by reversing our client's accommodation such that the living spaces of the adjoining maisonettes are together.

In addition, a conservatory had been erected by the previous owner without the benefit of planning consent. This application seeks to incorporate the volume of this structure lawfully into the demise, rebuilding it in robust materials – polycarbonate replaced with double-glazing etc.

The terrace in which 30a sits has an apparently consistent elevation to the street but with minor variations of detail within the decorative stuccowork, surrounds to the windows and doors. At the rear, 30a is one of a run of five houses with identical 3 storey brick-built closet wings, the proposed conservatory sits between these rear wings at lower ground floor level. Permission to infill the spaces between these original rear wings is common, with several planning applications have been approved for rear additions, a selection of which are listed below:

2016/3028/P 49A Gaisford Street – 30-06-2016;

'Erection of part single storey and part two storey rear extension at lower and upper ground floor levels'; **Granted.**

2016/4155/P 75A Gaisford Street – 03-08-2016; 'Erection of lower ground floor single storey rear extension'; **Granted.**

2015/2625/P 65A Gaisford Street – 01-06-2015;

'Erection of lower ground floor extension, enlargement of existing roof terrace and alterations to fenestration'; **Granted.**

2014/3361/P 107A Gaisford Street – 18-06-2014;

'The erection of an extension at rear lower ground floor level, including provision of rear ground floor terrace, installation of rear staircase, replacement of rear windows and doors, and replacement of front porch with cantilevered porch'; **Granted.**

2014/3009/P 80A Gaisford Street – 02-05-2014;

'Single storey ground rear extension including rear patio and replacing existing windows to street and rear elevations'; **Granted.**

2014/1014/P 123A Gaisford Street – 12-02-2014;

'Erection of a single storey rear extension at lower ground floor level'; **Granted.**

2012/2738/P 31A Gaisford Street – 26/06/2012;

'Amendments, involving an additional 0.9m depth to the lower ground floor rear extension, to planning permission date 02/04/2012 (ref. 2012/0620/) for the erection of a single storey rear extension with roof light above and replacement of window at lower ground floor level to residential flat (Class C3)'; **Granted.**

The foremost planning context for the proposal is the Bartholomew Conservation area:

7.46 In order to preserve or enhance important elements of local character, we need to recognise and understand the factors that create that character. The Council has prepared a series of conservation area statements, appraisals and management plans that assess and analyse the character and appearance of each of our conservation areas and set out how we consider they can be preserved or enhanced. We will take these into account when assessing planning applications for development in conservation areas. We will seek to manage change in a way that retains the distinctive characters of our conservation areas and will expect new development to contribute positively to this. The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves or enhances the special character or appearance of the area.

7.47 The character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses. These elements should be identified and responded to in the design of new development. Design and Access Statements should include an assessment of local context and character and set out how the development has been informed by it and responds to it.

The principles of and justification for the proposed works at no.30a

No alterations to the Gaisford Street elevation are proposed, to the rear two existing WC/Bathroom windows are proposed to be converted to a larger (taller) window and a door to allow the raised ground floor living spaces to directly access the garden without utilising the power ground floor bedroom. The existing brick faced lintels above the WC/Bathroom windows are retained, dictating the opening sizes of the proposed. The SVP remain in-situ as it services the accommodation above, the branch connections to the existing WC/Bathroom are removed. A short flight of steps with a painted steel handrail is provided to garden level.

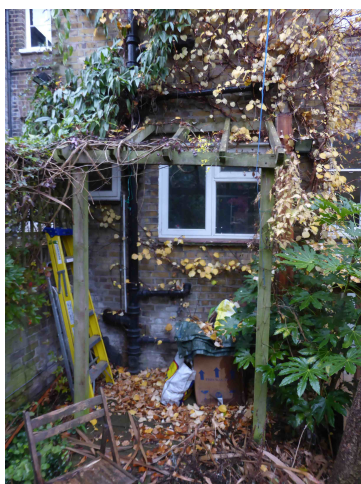


Fig.2 photograph of existing WC/Bathroom windows



Fig.2 Existing lower ground floor kitchen/dining offering poorly lit living space

The significance of building

The external alterations to the public façade are avoided, to the private garden elevation alterations are minor and utilise the existing openings to avoid changing the detailing or materiality of the existing house. The current conservatory is poorly constructed with inferior materials, replaced with high performance glazing and solid hardwood construction with access from the bedroom for quiet use.



Fig.3,4 photographs of the existing lower ground floor extension – Low quality glazing and softwood construction to be replaced.

As the property is unlisted, its significance derives from the contribution it makes to the public realm, designated a conservation area. To the rear the distinctive real closet wings are maintained, scale of the proposed alterations is diminutive, and no current environmental conditions are altered through the proposed works.



Fig 5, 6 existing conservatory in context with scale of adjoining closet wings to no's 32 (left) and 28 (right).

The impact of the proposal on the setting of adjacent building

The proposal will not result in the loss of amenity to the neighbouring properties. The condition of the existing extension indicates it has been extant for at least 5 years, its scale and location between wings presenting no impacts for adjoining neighbours. As the proposal seeks to maintain the height, width and depth of the conservatory, there will be no increase in a sense of enclosure, nor overlooking. As the conservatory faces North there are no issues of overshadowing. There are no new windows or apertures created near boundaries that impact overlooking of neighbouring properties.

The steps that have been taken to minimise any adverse impacts on the building

Structural considerations have been made prior to finalising the design in order to minimize or obviate interventions on the original fabric of the house. The structural alterations are restricted to internal floors and no party wall agreements will be required.

Access and Arboricultural statement

The property is eight steps up or six steps down from the street level, thereby precluding a fully accessible solution to the building, the dwelling is on the lower ground and raised ground floor. A lower ground floor WC is provided for ambulant disabled people, accessed via the dedicated (not shared) lower ground floor entrance door.

The garden is part of the applicant's maisonette. No works involving trees are being proposed, with no works below ground level necessary within the garden as the existing ground slab will be re-used.