

7 ST JOHNS WOOD PARK, CAMDEN

DESIGN & ACCESS STATEMENT

7 ST JOHNS WOOD PARK, CAMDEN

Design and Access Statement

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7 ST JOHNS WOOD PARK, CAMDEN

Design and Access Statement

OCTOBER 2019

1.0 Process -

Introduction

THIS STATEMENT USES THE COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT (CABE) HEADINGS FOR A DESIGN AND ACCESS STATEMENT AND INCORPORATES GUIDANCE PROVIDED BY THE LONDON BOROUGH OF CAMDEN.

THE SUBMITTED DESIGN PROPOSALS WILL HELP RE-GENERATE AND MODERNISE THE EXISTING PROPERTY, MAXIMISING THE OPPORTUNITIES FOR THE USE OF BOTH INTERNAL AND EXTERNAL SPACE, CREATING A FAR MORE LIGHT, SPACIOUS AND USABLE HOME FOR FAMILY LIVING.

THE DESIGN PROPOSALS PROVIDE A COHERENT SCHEME THAT EMBRACES THE BUILDING'S SENSE OF PLACE WITHIN THE LOCALITY, IMPROVING THE CONSISTENCY OF APPEARANCE WITH ITS PHYSICAL SURROUNDING AND TO PROVIDE A SAFE AND PLEASURABLE ENVIRONMENT IN WHICH TO LIVE.

The Site

THE DWELLING IS AN UNLISTED BUILDING, LOCATED IN A NON CONSERVATION AREA IN THE LONDON BOROUGH OF CAMDEN.

7 ST JOHNS WOOD PARK IS A DETACHED, LOW BUILT HOUSE COMPRISING OF 3,688 SQUARE FEET (343 SQ. MTRS) ARRANGED OVER THREE FLOORS.

SITUATED ON THE FAVOURED EAST-SIDE OF ST JOHN'S WOOD, THE PROPERTY IS WITHIN WALKING DISTANCE TO THE SHOPS, AMENITIES AND TRANSPORTS LINKS OF ST JOHN'S WOOD (JUBILEE LINE) AND SWISS COTTAGE/FINCHLEY ROAD (JUBILEE AND METROPOLITAN LINE).

ONCE PART OF THE GREAT MIDDLESEX FOREST, ST JOHNS WOOD AS WE KNOW IT TODAY WAS A PROPERTY OF ST JOHNS PRIORY, CLERKENWELL, KNOWN AS ST JOHNS WOOD FARM. THE AREA DEVELOPED FROM THE EARLY 19TH CENTURY ONWARDS. TODAY IT IS THE LOCATION OF LORDS CRICKET GROUND AND THE FAMOUS ABBEY ROAD STUDIOS AND THE STREET ABBEY ROAD, WHERE THE BEATLES RECORDED.

FROM HISTORICAL MAPS IT SUGGESTS THAT THE SITE SUFFERED FROM CONSIDERABLE DAMAGE DURING THE WWII BOMBING. AFTER THIS DESTRUCTION IT IS THOUGHT THAT THE PROPERTY WAS REBUILT ON THE SITE AFTER THE 1950S.

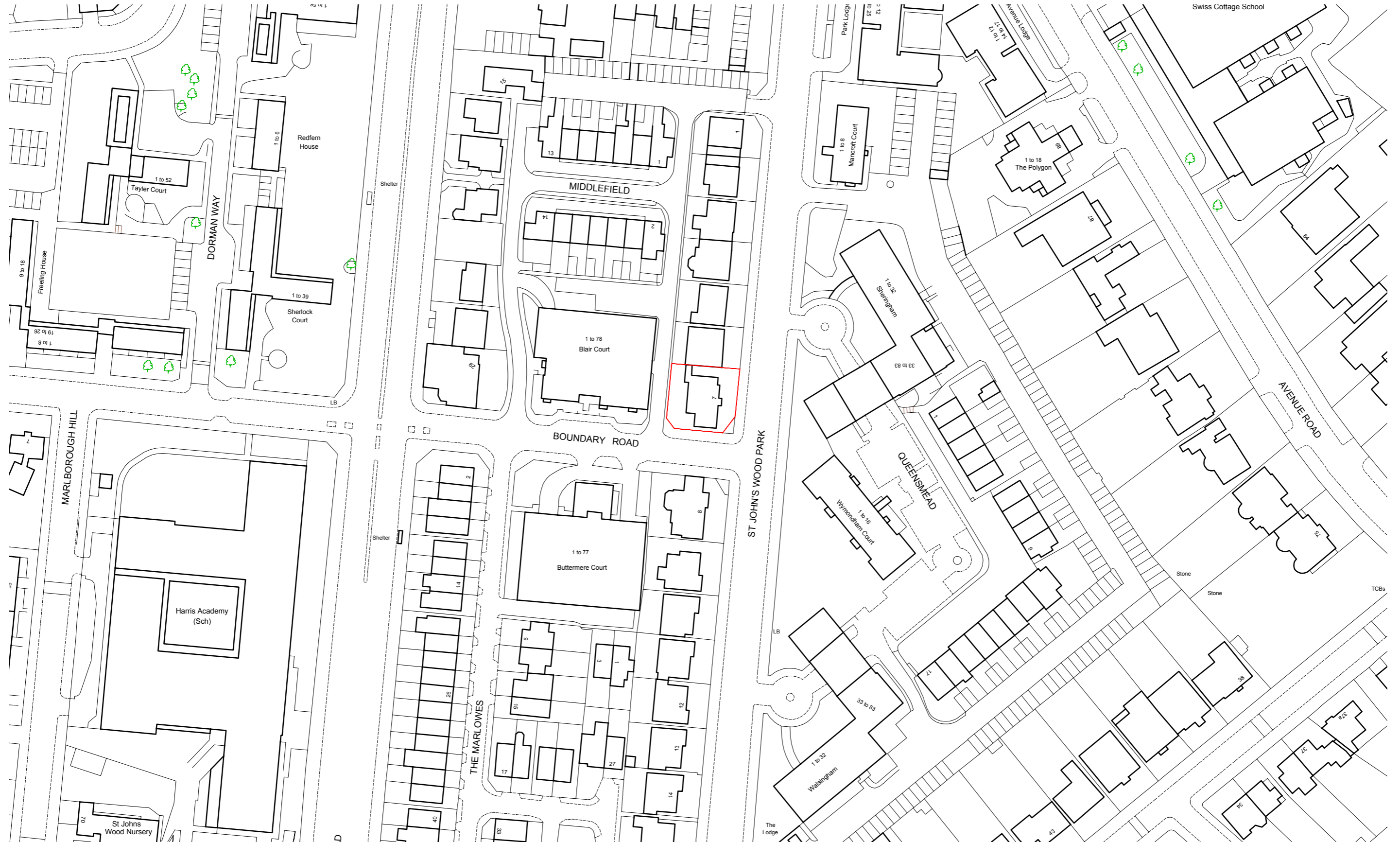
2.0 Use -

The Building

THE PROPERTY ONCE REFURBISHED WILL BE USED AS A FAMILY DWELLINGS, SUITABLE FOR THE CLIENT'S REQUIREMENTS, LIFESTYLE AND ASPIRATIONS PROVIDING UPGRADED LIVING ACCOMMODATION.

THESE PROPOSALS HELP TO SATISFY THE CLIENT'S SPECIFICATIONS AND MAXIMISE THE POTENTIAL OF THE PROPERTY, SO AS TO PROVIDE FURTHER ACCESSIBLE LIVING ACCOMMODATION AND PROVIDES A MORE LIGHT, USABLE AND ACCESSIBLE HOME THAT MEETS MODERN FAMILY EXPECTATIONS.

SITE LOCATION PLAN



3.0 Amount -

Architectural extent

THE APPLICATION PROPOSALS COMPRISES OF EXTENSIONS TO THE PROPERTY WITH PLAN FORM AND ELEVATIONAL ALTERATIONS IN ORDER TO RATIONALISE THE INTERNAL SPACES AND EXTERNAL APPEARANCE OF THE DWELLING.

THE EXTENT OF THE PROPOSALS CONSISTS OF THE EXTENSION OF THE AREA CURRENTLY HOUSING THE EXISTING GARAGE AND OUTSIDE STORAGE, INTO THE EXISTING PARKING AREA. THIS SIDE EXTENSION CONTINUES UP TO THE FIRST FLOOR, UTILISING THE EXISTING MUSIC ROOM AND FRONT TERRACE TO CREATE FAR MORE RATIONALISED INTERNAL SPACES.

A SMALL EXTENSION IS ALSO PROPOSED AT THE REAR OF THE PROPERTY, AGAIN TO PROVIDE A MORE RATIONAL SET OF INTERNAL SPACES NEEDED FOR MODERN FAMILY LIVING. THIS ALSO PROVIDES A SMALL REAR TERRACE TO RETAIN THE RELATIONSHIP WITH THE EXTERNAL ENVIRONMENT.

THESE INTRODUCTIONS FORM A MORE LEGIBLE AND USABLE PLAN . THE DESIGN ENSURES THAT IT MAXIMISES THE CONNECTION WITH THE EXTERIOR SPACE AND CREATING A LIGHT AND USABLE FAMILY HOME WHICH IS FAR MORE LEGIBLE AND TIDY BOTH INTERNALLY AND EXTERNALLY.

4.0 Layout -

Proposed alterations

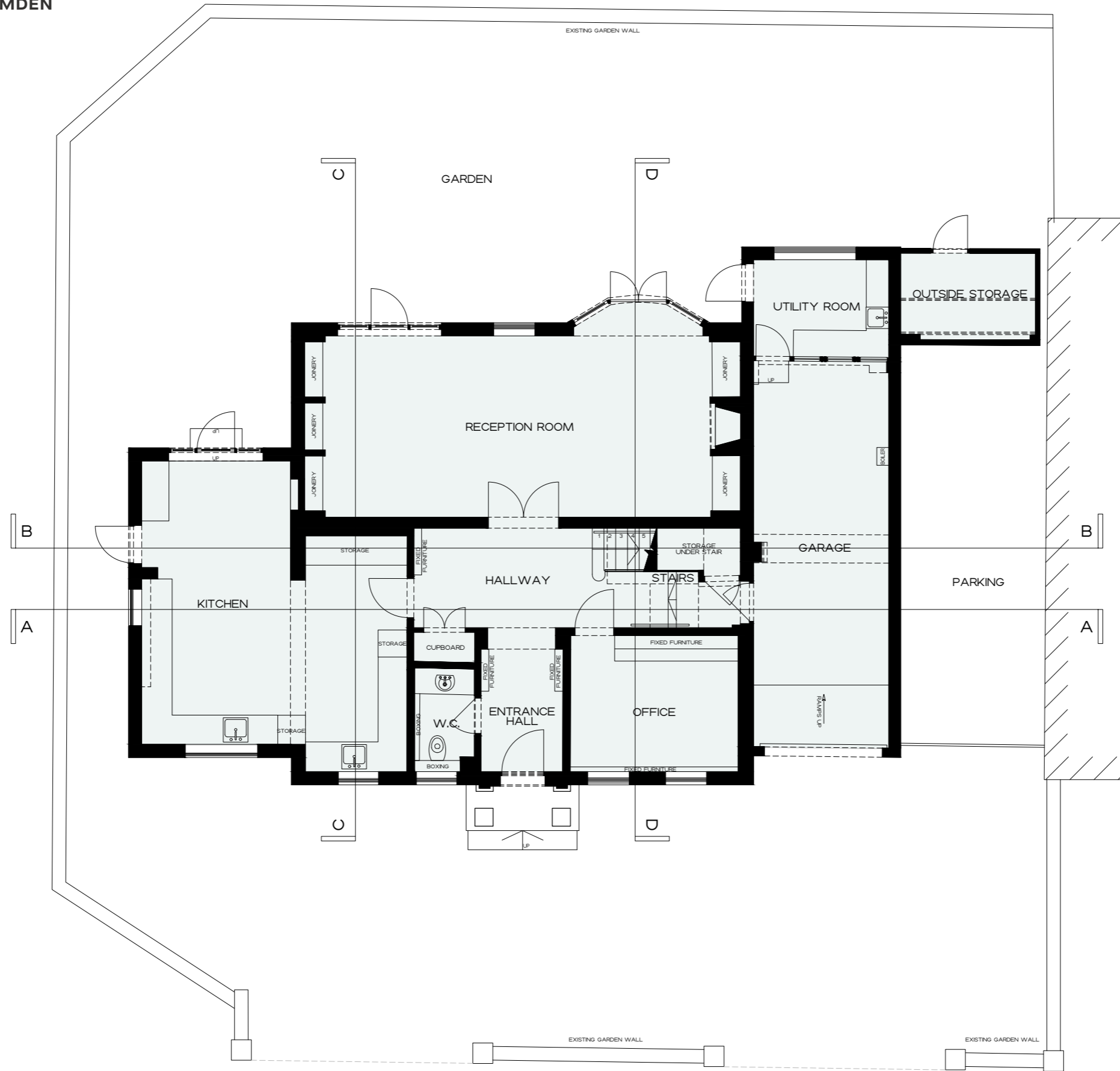
AT GROUND FLOOR LEVEL THE EXTENSION TO THE REAR OF THE PROPERTY AND RATIONALISATION OF THE INTERNAL SPACES CREATES OPPORTUNITY TO PROVIDE A FAR MORE LIGHT AND SPACIOUS RELOCATED FAMILY KITCHEN - DINER THAT HAS A STRONG RELATIONSHIP TO THE EXTERNAL ENVIRONMENT. A UTILITY AND LAUNDRY, PERFECT FOR MODERN DAY FAMILY LIVING, IS ALSO PROPOSED WITHIN THIS EXTENSION.

AT FIRST FLOOR LEVEL THIS EXTENSION ALONG WITH SOME INTERNAL RECONFIGURATION PROVIDES A FAR MORE LEGIBLE CIRCULATORY PLAN AS WELL AS AN EXTENSIVE MASTER SUITE, LARGE RELOCATED FAMILY BATHROOM AND AN EXTERNAL TERRACE, LOOKING OVER THE GARDEN AREA, SERVING THE MASTER SUITE AND REAR BEDROOM.

THE EXTENSION OF THE EXISTING GARAGE INTO THE EXISTING PARKING AREA, AT THE SIDE OF THE PROPERTY, PROVIDES A MEDIA ROOM TO THE FRONT AND AN ART ROOM TO THE REAR OF THE PROPERTY. THIS SIDE EXTENSION CONTINUES UP TO FIRST FLOOR LEVEL, EXTENDING THE EXISTING MUSIC ROOM AND OVER THE EXISTING TERRACE TO PROVIDE A GYM, GAMES ROOM AND WC TO SERVE THE AREA.

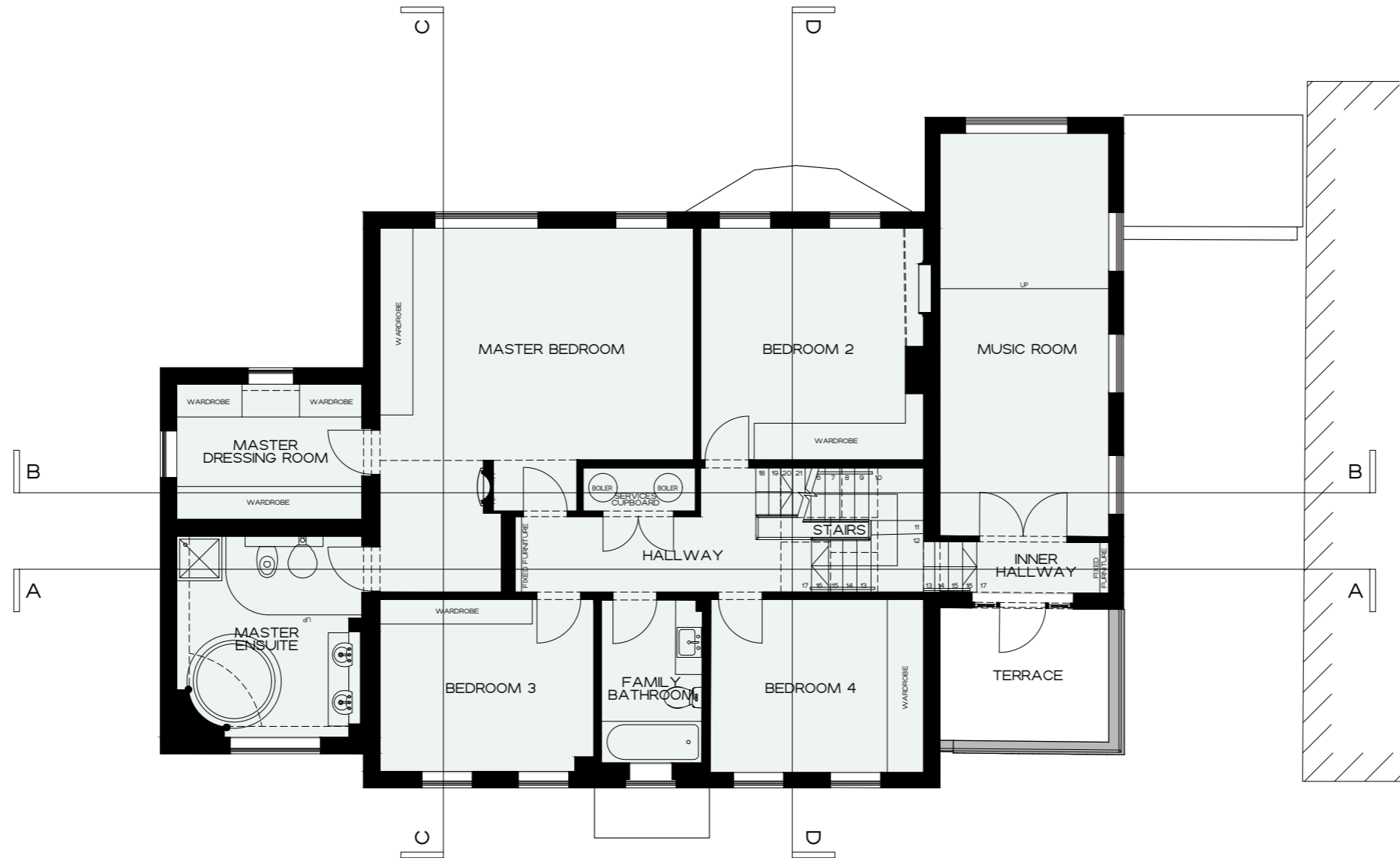
THE SYMPATHETIC PROPOSALS INSTEAD PROVIDE MORE SECURE, LIGHT AND LEGIBLE HOME, SUITABLE FOR FAMILY LIVING, WITH AN IMPROVED RELATIONSHIP AND RATIONAL BETWEEN THE INTERNAL AND EXTERNAL SPACE. CIRCULATION AND GENERAL ACCESS THROUGH THE BUILDING IS ALSO IMPROVED BY THE PROPOSALS.

EXISTING PLANS



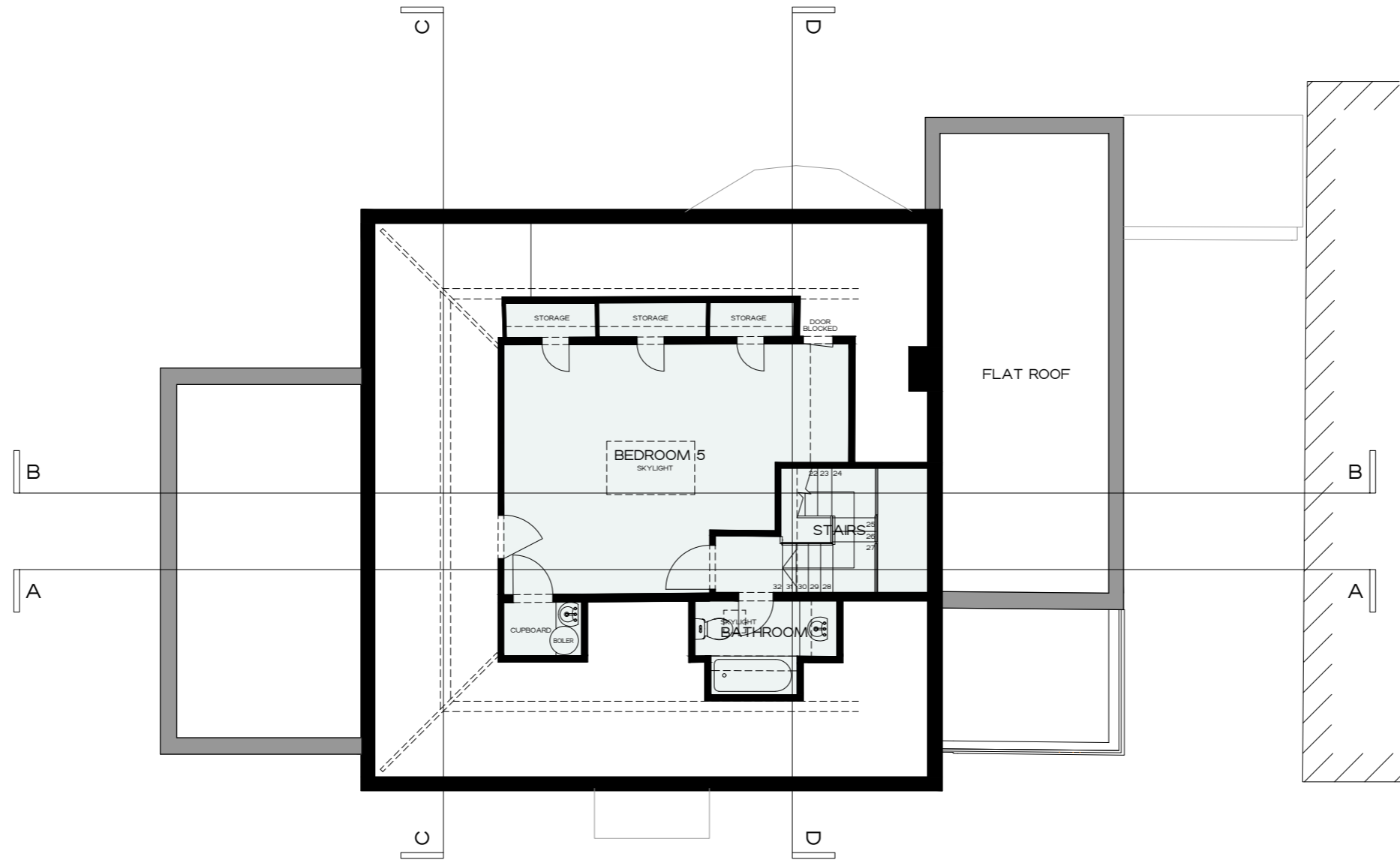
EXISTING
GROUND FLOOR

EXISTING PLANS



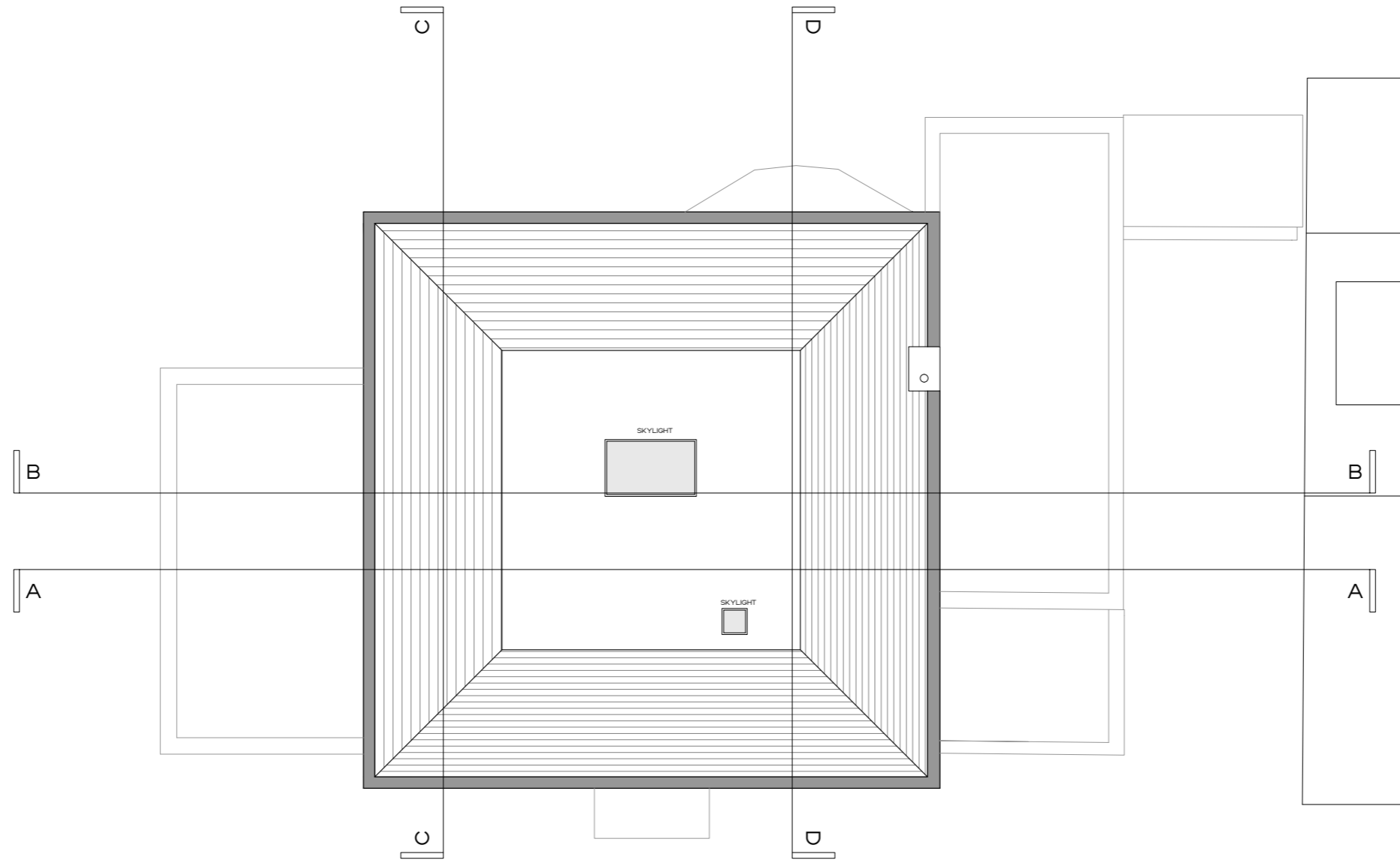
EXISTING
FIRST FLOOR

EXISTING PLANS



EXISTING
SECOND FLOOR

EXISTING PLANS

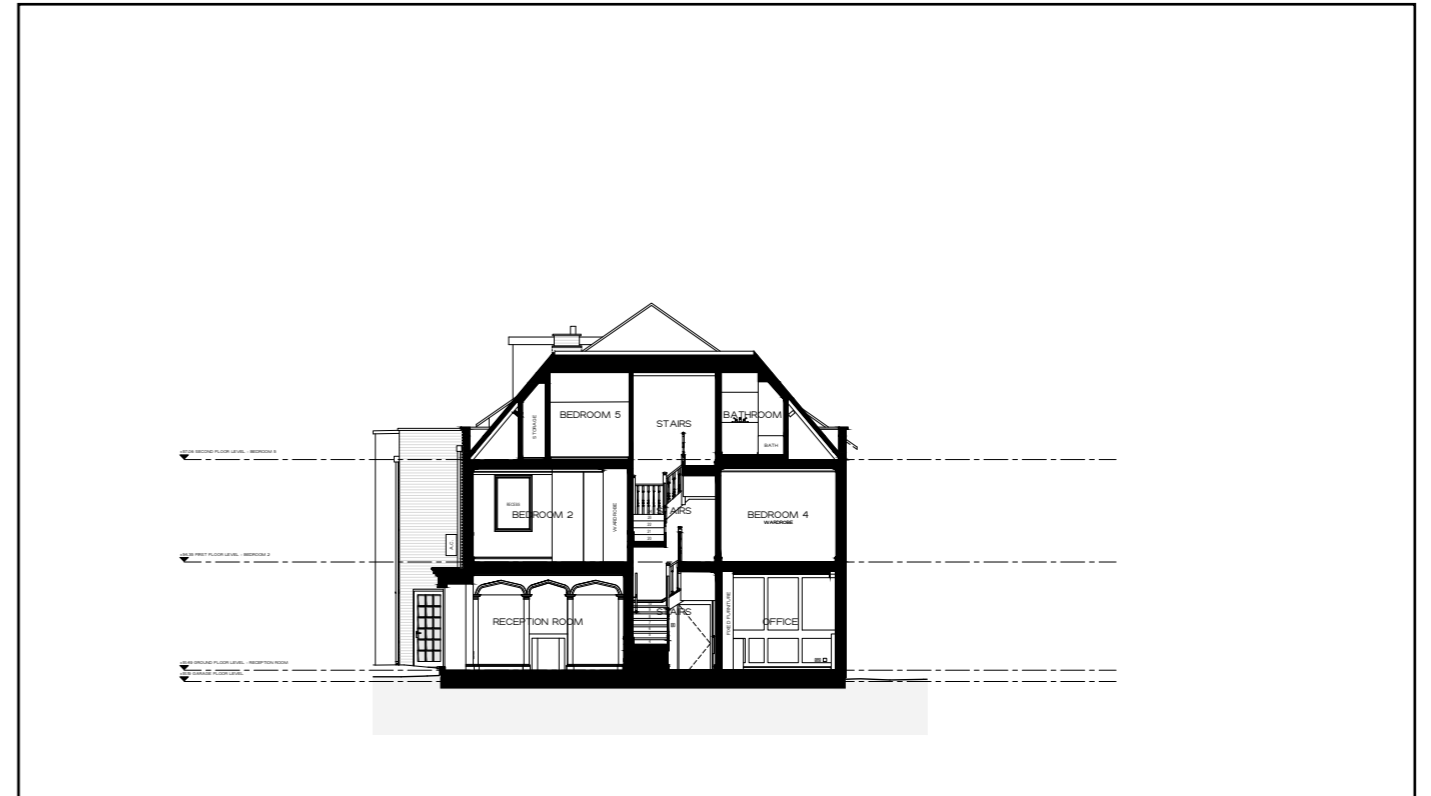
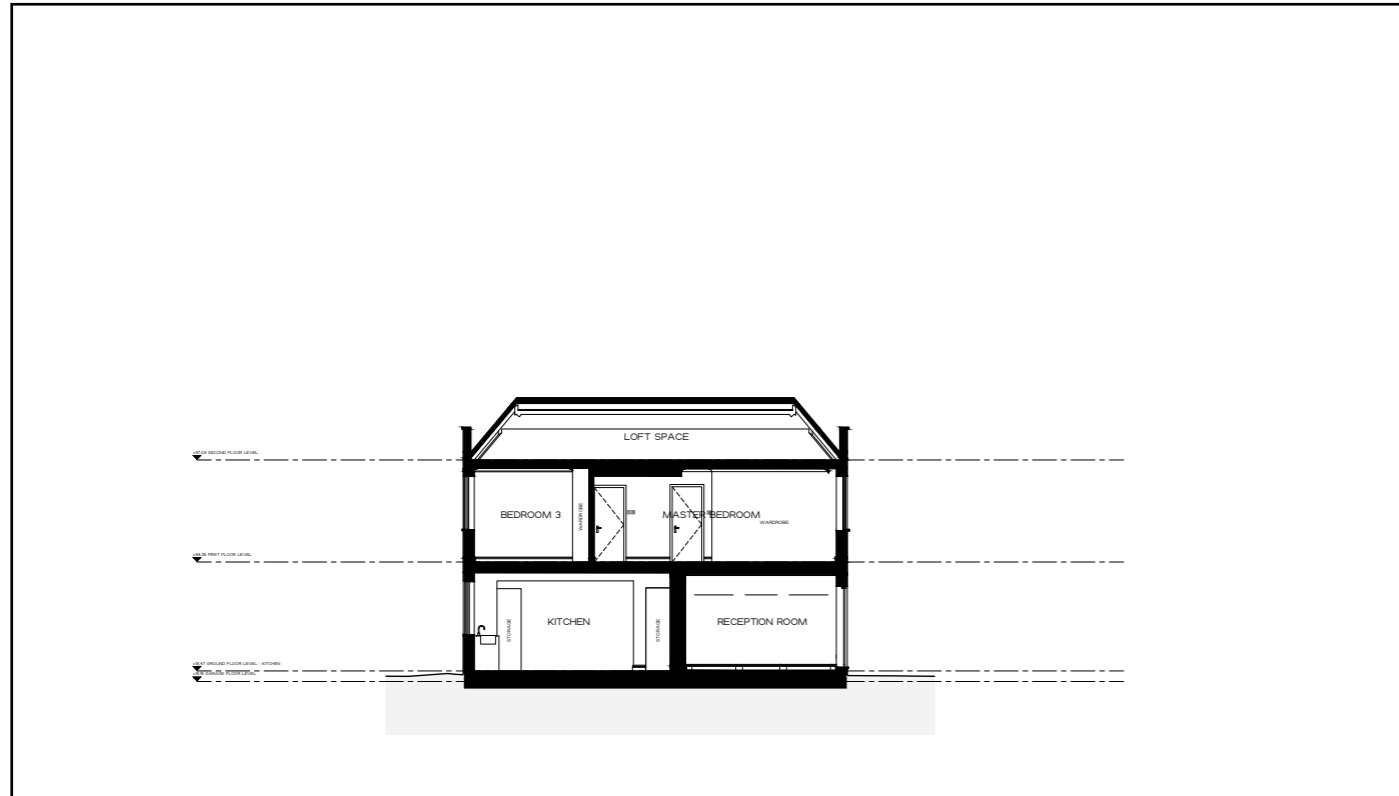


EXISTING
ROOF PLAN

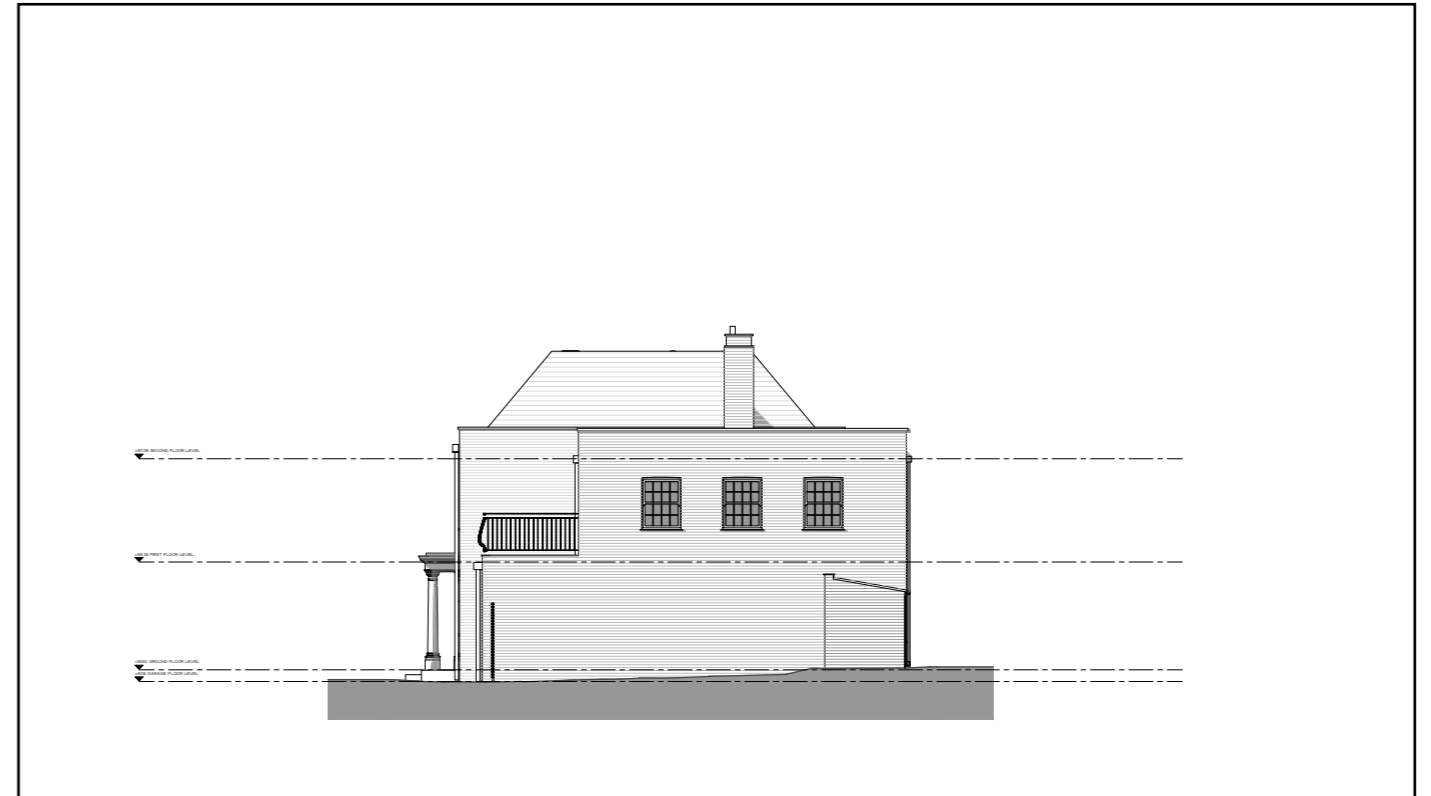
EXISTING SECTIONS



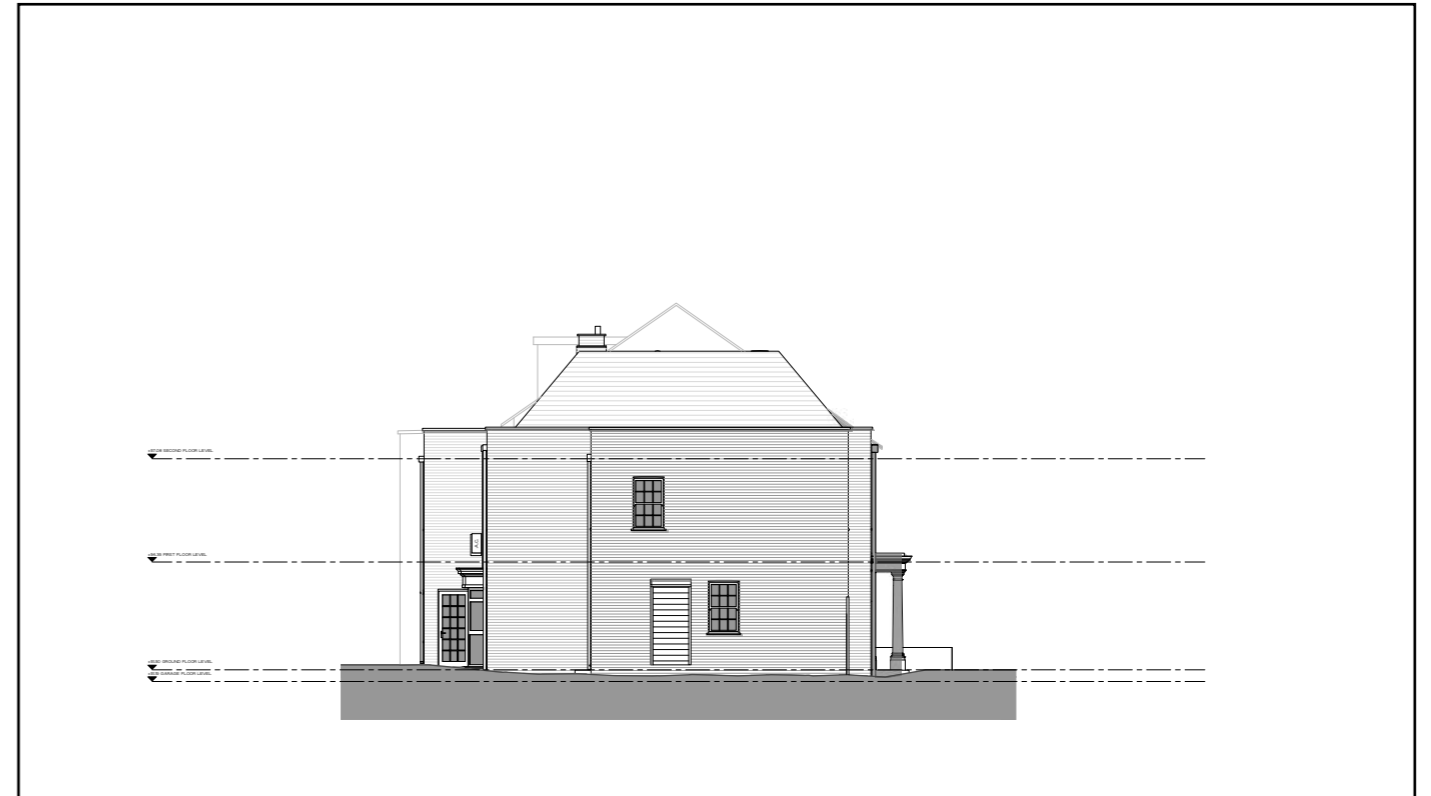
EXISTING SECTIONS



EXISTING ELEVATIONS



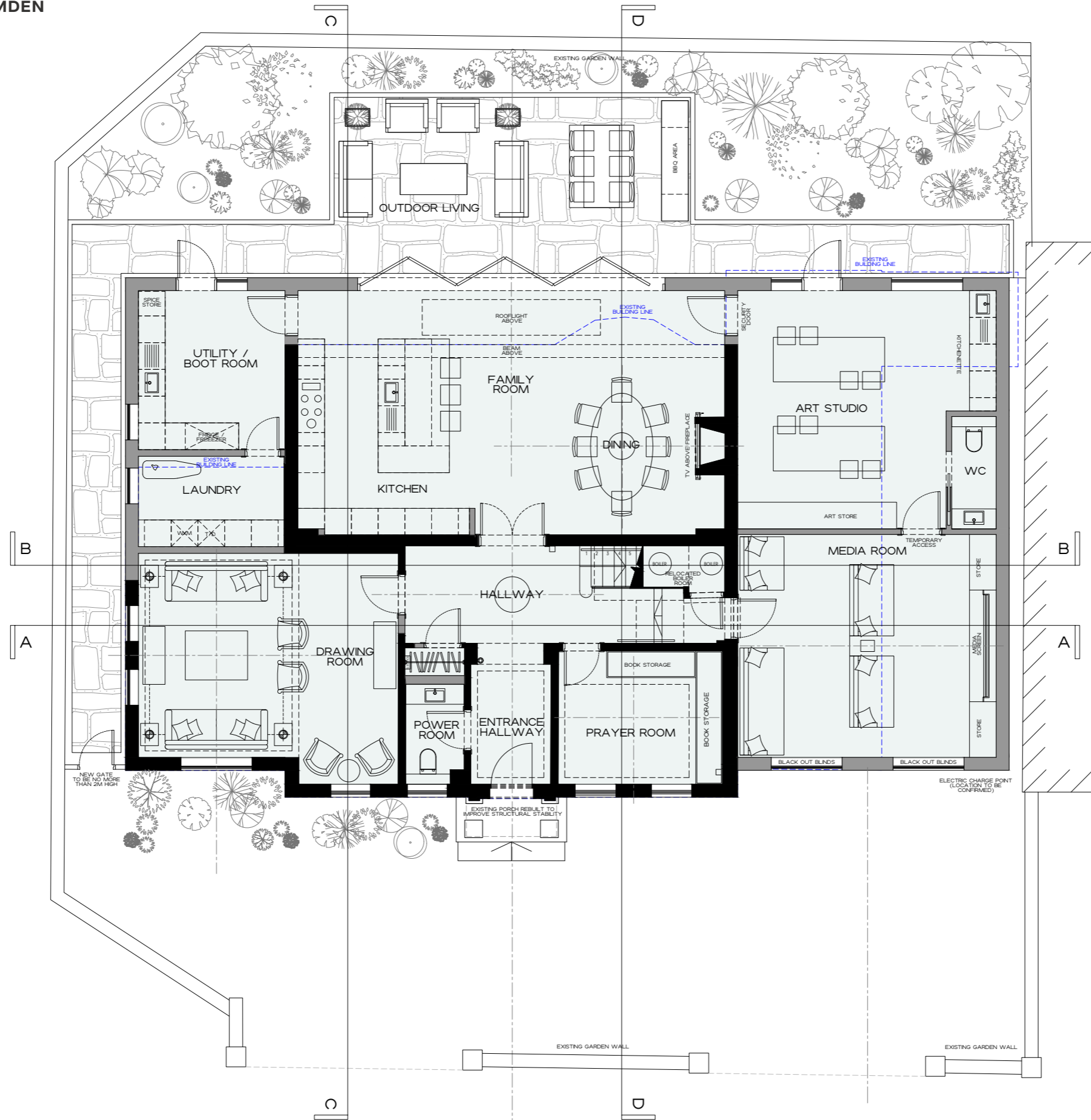
EXISTING ELEVATIONS



EXISTING STREET ELEVATION

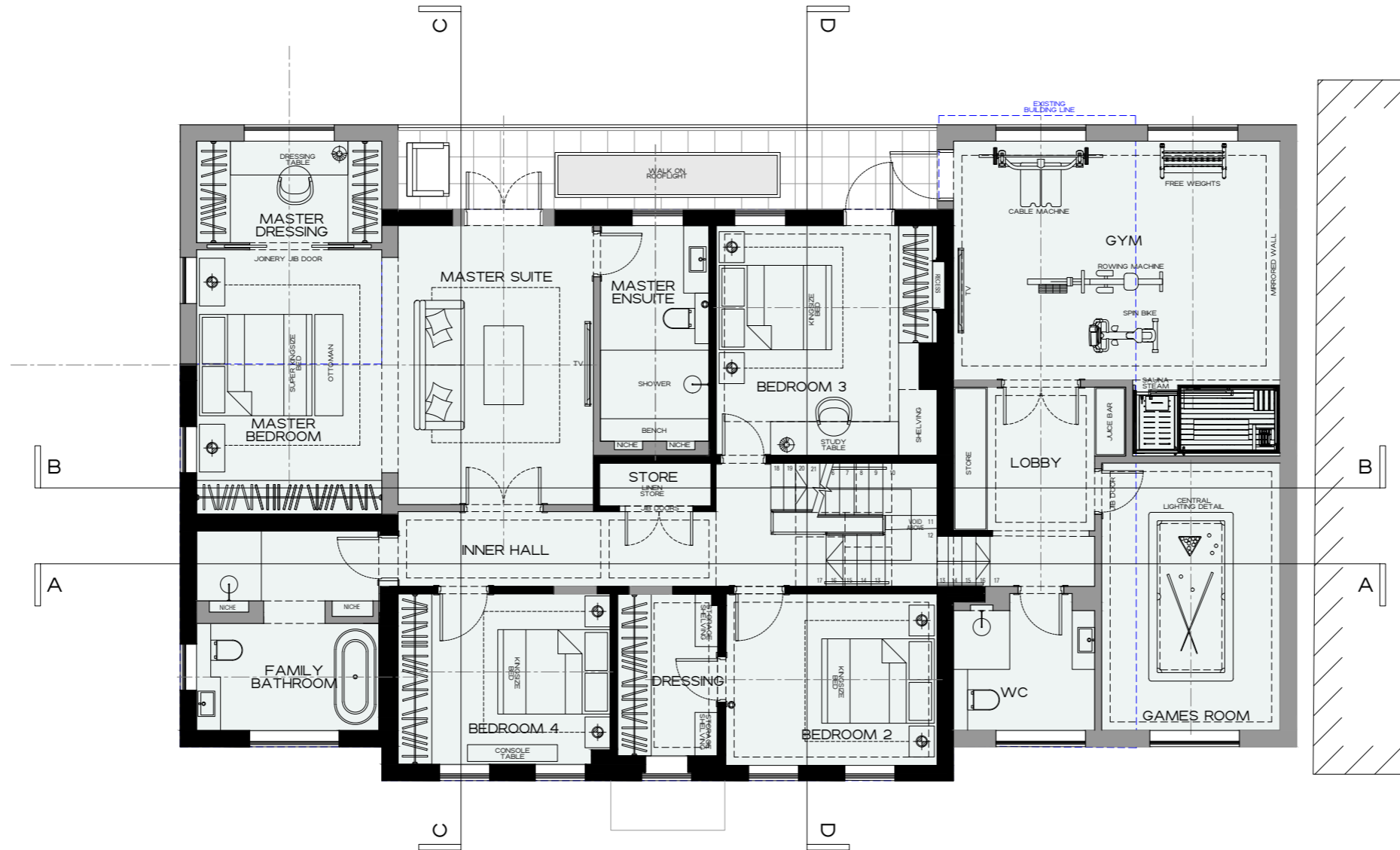


PROPOSED PLANS



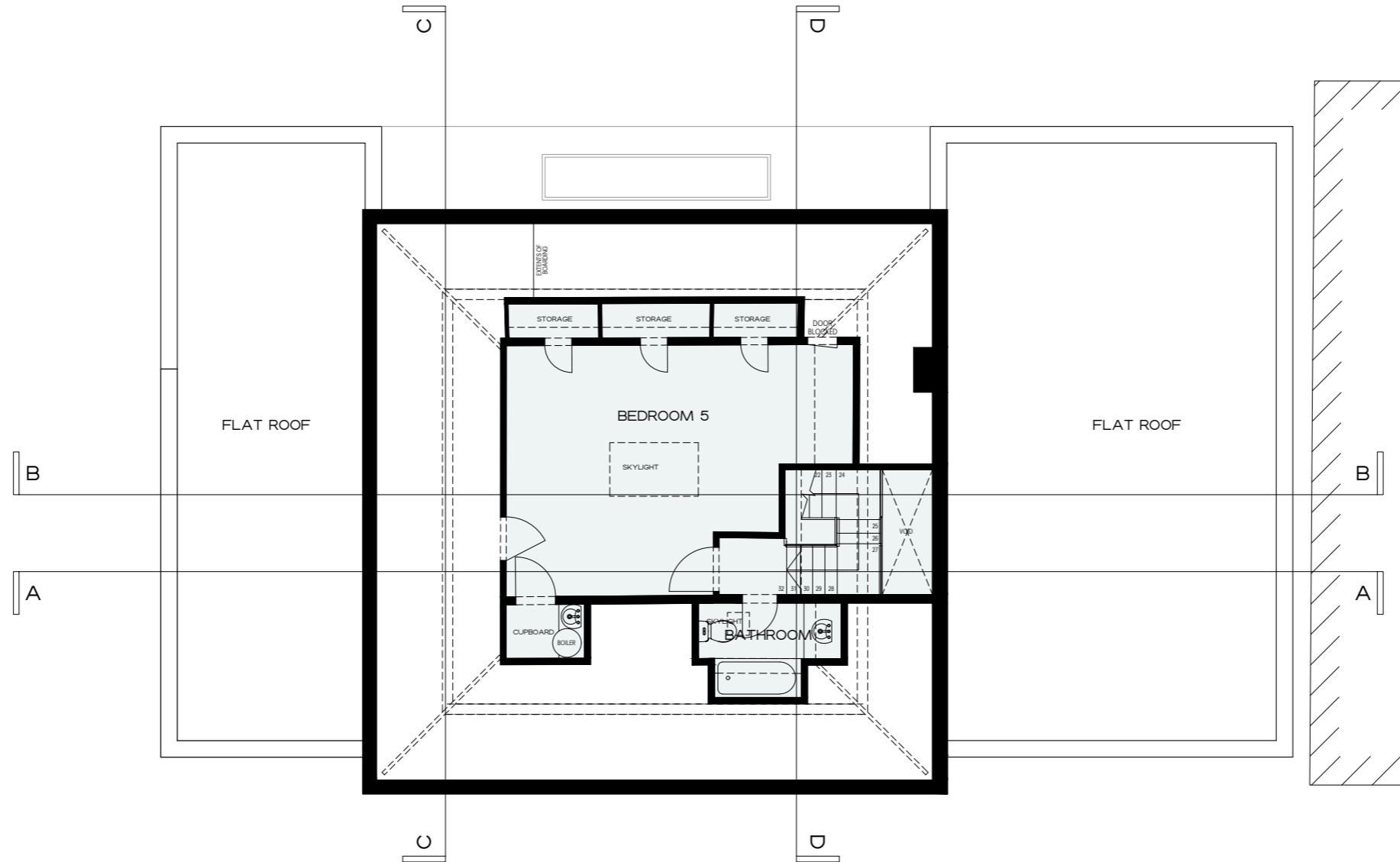
PROPOSED GROUND FLOOR

PROPOSED PLANS



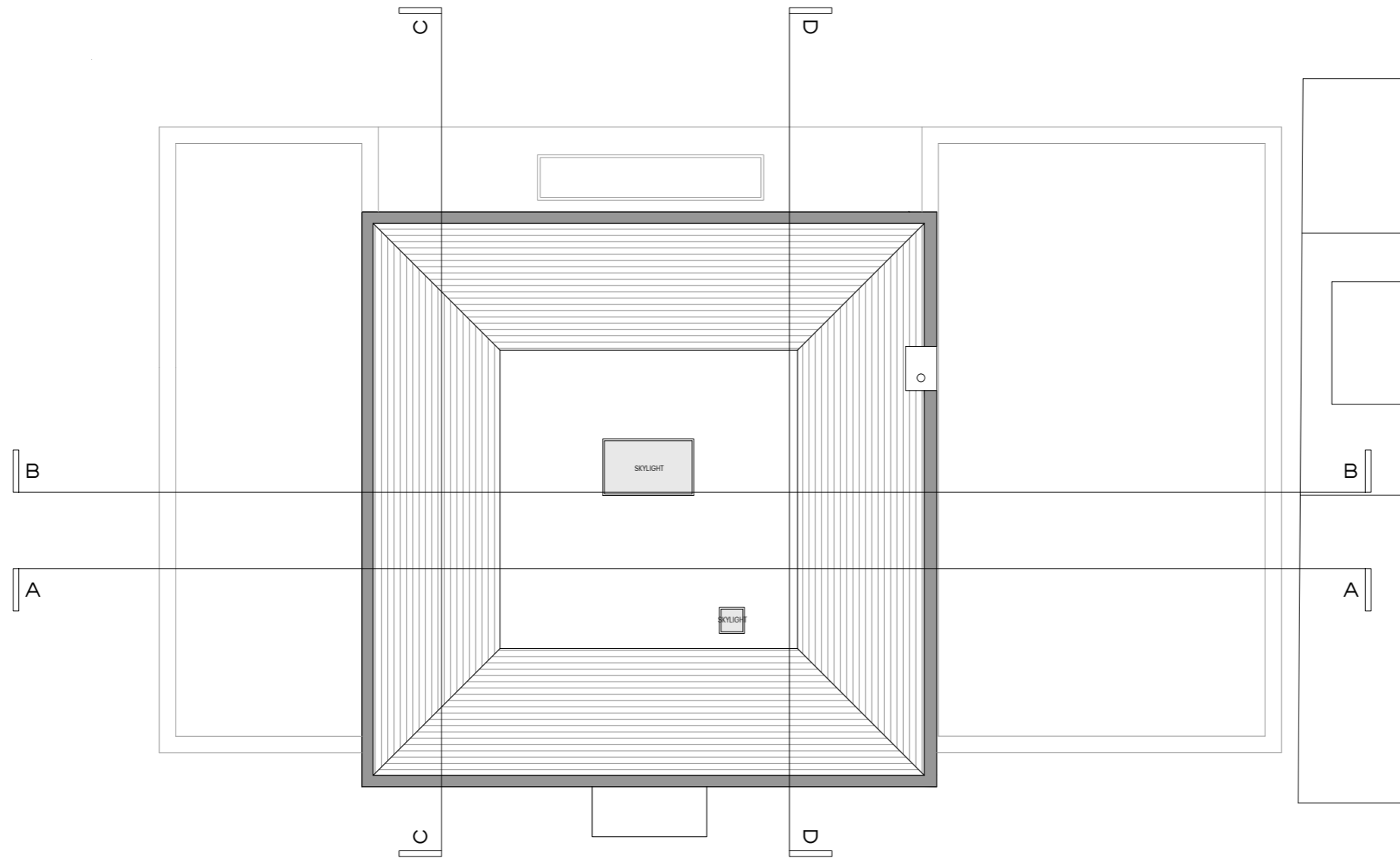
PROPOSED FIRST FLOOR

PROPOSED PLANS



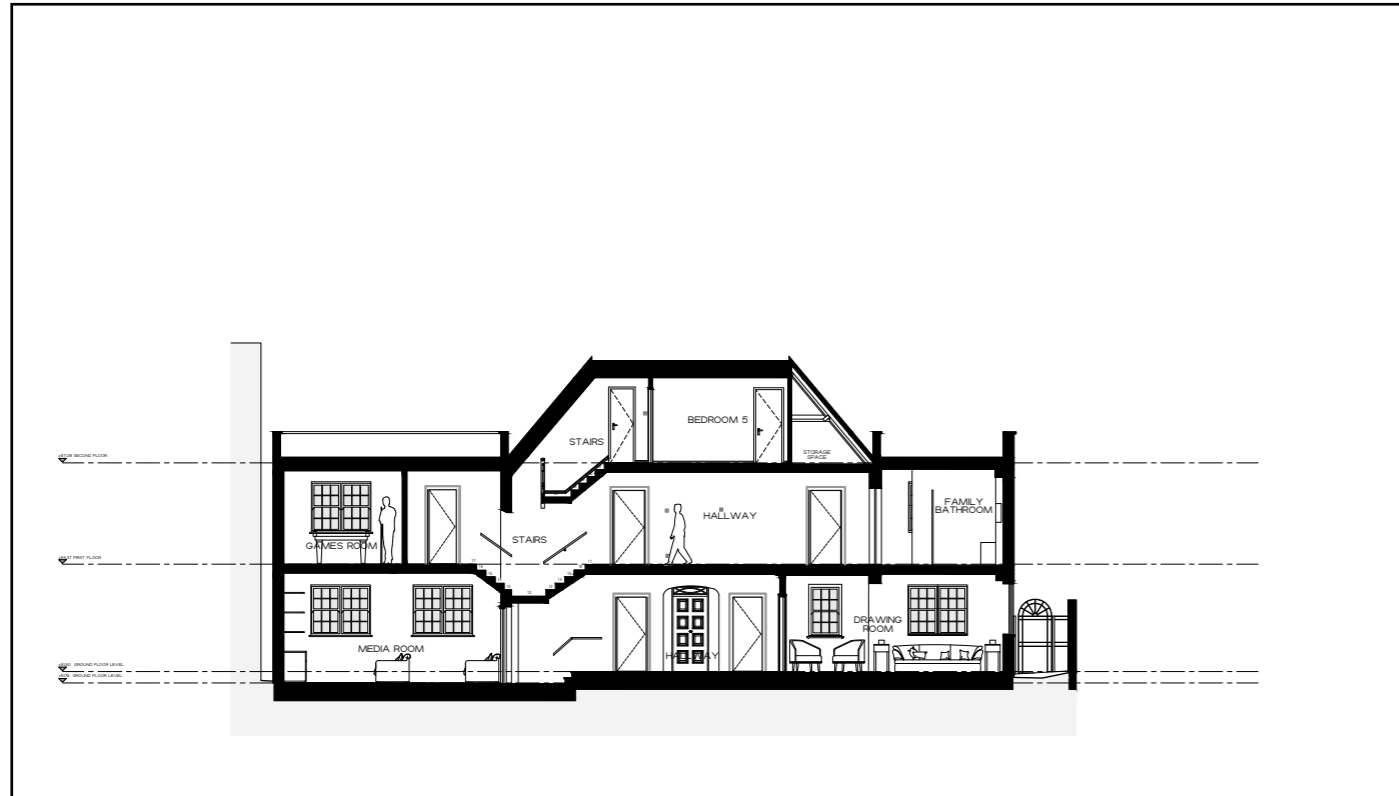
PROPOSED SECOND FLOOR

PROPOSED PLANS

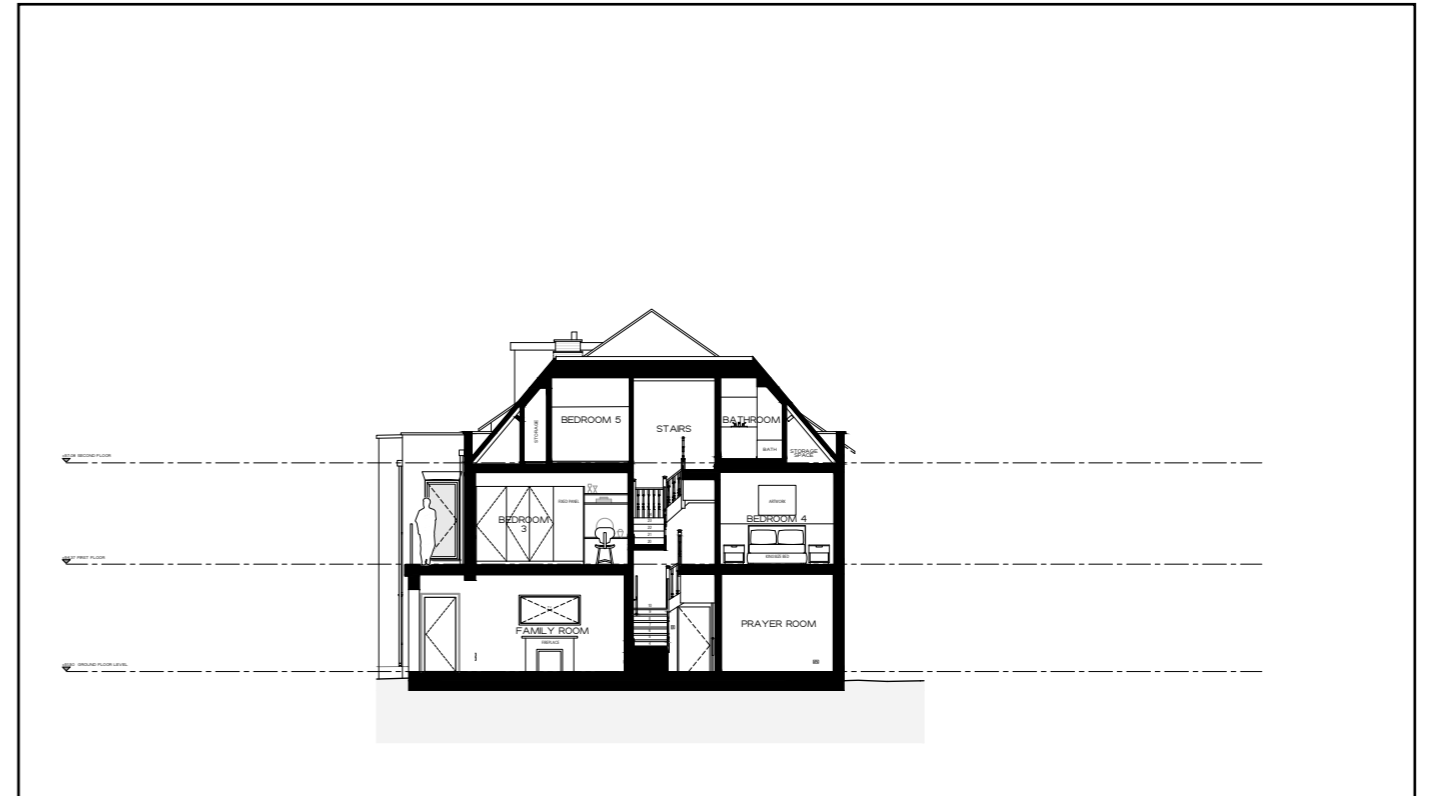
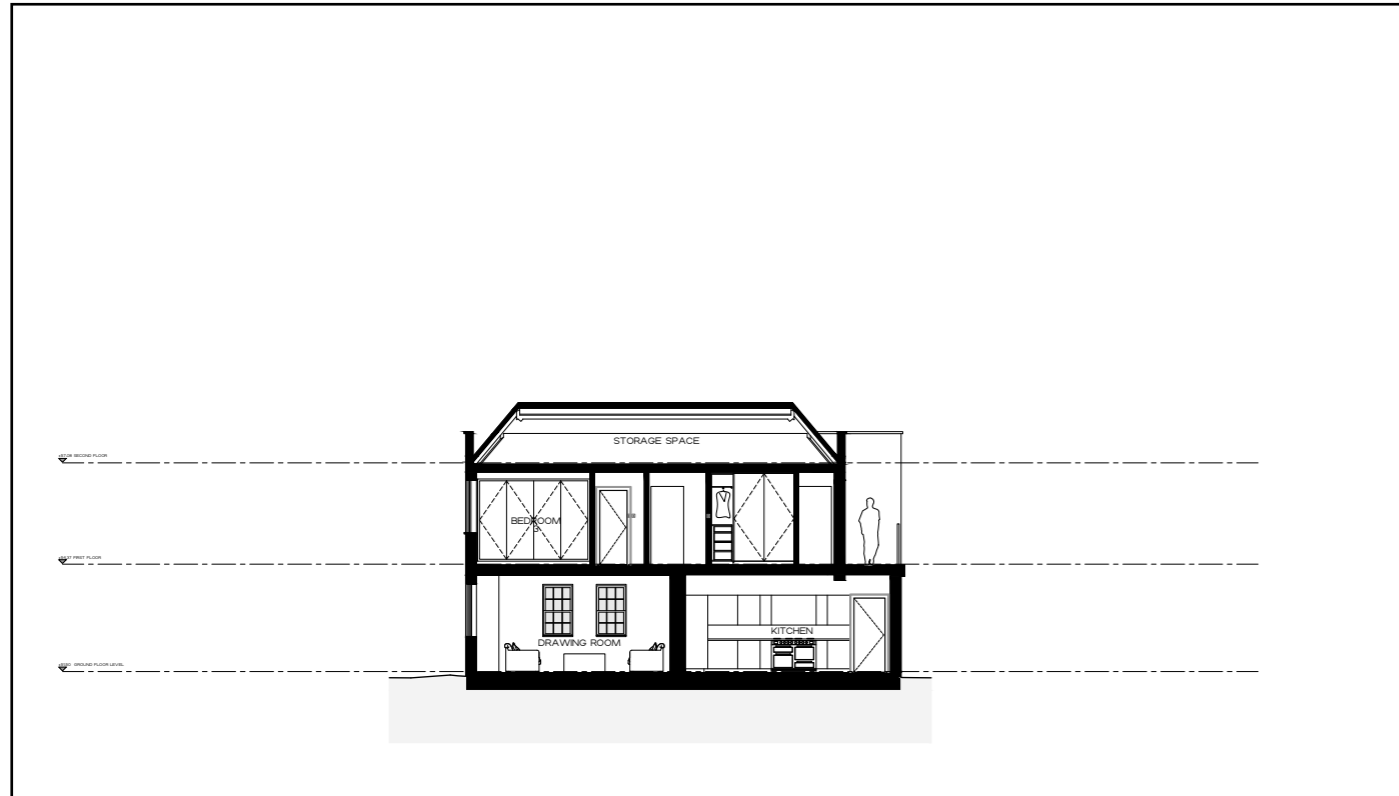


PROPOSED
ROOF PLAN

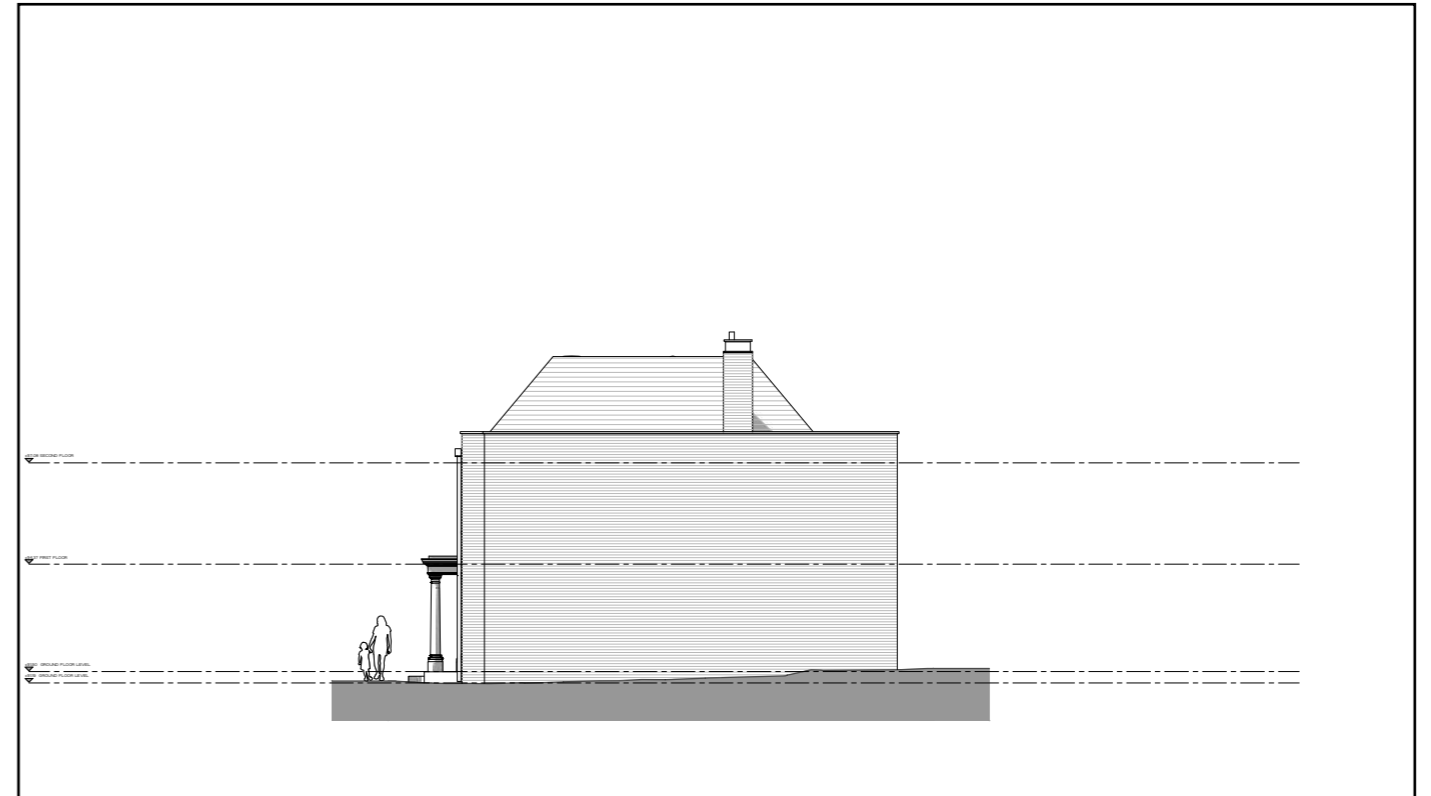
PROPOSED SECTIONS



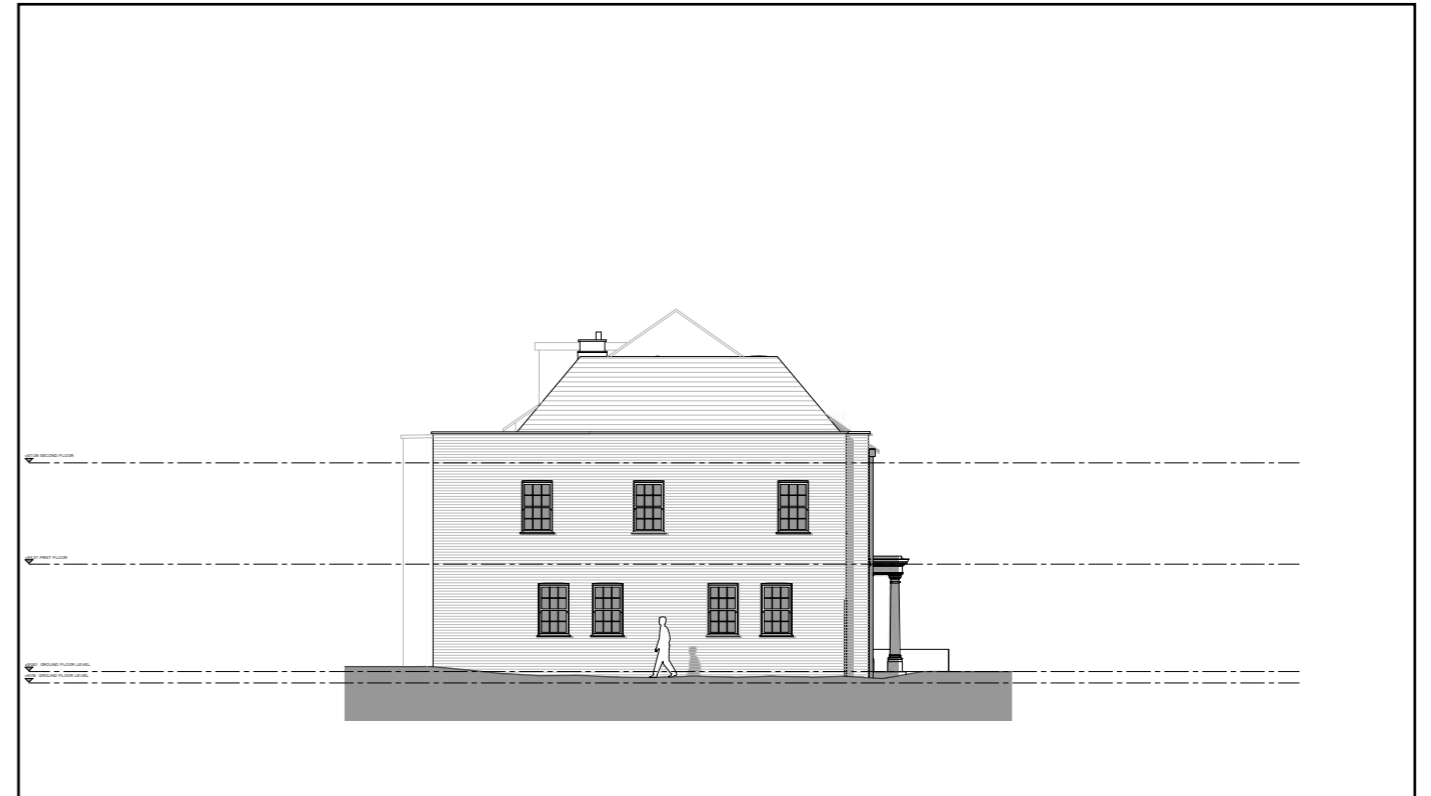
PROPOSED SECTIONS



PROPOSED ELEVATIONS



PROPOSED ELEVATIONS



PROPOSED STREET ELEVATION



5.0 Scale -

Architectural Approach

OUR PROPOSAL AIMS TO MAXIMISE THE POTENTIAL OF THE PROPERTY BOTH AESTHETICALLY AND SPATIALLY FOR THE CLIENT BY IMPROVING ACCESSIBILITY AND USE OF INTERNAL AND EXTERNAL SPACE SO AS TO PROVIDE LIVING SPACES THAT MEET MODERN EXPECTATION BUT ARE STILL IN KEEPING WITH THE STYLE AND THE CHARACTER OF THE BUILDING AND ITS PHYSICAL SURROUNDINGS TO PRESERVE ITS ARCHITECTURAL SIGNIFICANCE.

THROUGH THE PROPOSALS WE AIM TO RATIONALISE THE REAR EXTERNAL ELEVATIONAL AESTHETIC OF THE PROPERTY AND INTERNAL SPACES, PROVIDING A HOME THAT IS USABLE FOR THE CLIENT AND FAMILY.

6.0 Appearance -

Appearance

THE SIGNIFICANCE OF THE BUILDING LAYS IN ITS POTENTIAL ARCHITECTURAL QUALITIES AND INTERESTS OF THE EXTERNAL FRONT ELEVATION AND ITS CONTRIBUTION TO THE TOWNSCAPE, AN APPEARANCE WHICH REMAINS APPROPRIATE TO THE PLOT AND CONTEXT.`

THE PROPOSED ELEVATIONAL ADDITION TO PARTY WALL SIDE OF THE PROPERTY, FROM THE SIDE EXTENSION, TAKES PRECEDENT FROM THE EXISTING BUILDING IN TERMS OF PROPORTIONAL, FENESTRATION AND DETAILING. IT ALSO TAKES INSPIRATION FROM THE DEVELOPMENTS AND ADDITIONS TO THE NEIGHBOURING PROPERTIES, MANY OF WHICH HAVE HAD EXTENSIONS THEMSELVES.

TAKING PRECEDENT FROM THE EXISTING BUILDING, SURROUNDING BUILDINGS AND THEIR RESPECTIVE DEVELOPMENTS ENSURES THAT THE BUILDING MAINTAINS ITS ARCHITECTURAL AESTHETIC QUALITY AND SITS COMFORTABLY WITHIN ITS CONTEXT AND ENVIRONMENT.

THE DESIGN PROPOSALS ENSURE THAT THIS NEW ADDITION REMAINS SUBSERVIENT, HOWEVER, TO THE EXISTING BUILDING. THIS ALLOWS THE EXISTING AND HISTORICAL ELEVATIONAL FORM TO REMAIN LEGIBLE.

7.0 Access -

Access Statement

ACCESS WITHIN THE BUILDING AND TO THE EXTERNAL ENVIRONMENT WILL BE GREATLY IMPROVED BY THE PROPOSALS BY THE FAR MORE LEGIBLE CIRCULATION THROUGH THE BUILDING AND ALSO WITH THE GENEROUS CENTRAL HALLS AT BOTH LEVELS AND CIRCULATION THROUGH THE BUILDING WITH CORRIDORS AND FURTHER HALLWAYS.

GENEROUS INTERNAL SPACES, DOOR WIDTHS AND A RENOVATED HALLWAY PROVIDE GOOD CIRCULATION FOR OCCUPANTS INTERNALLY.

THE DESIGN TEAM'S APPROACH TOWARDS ACCESS HAS BEEN ONE OF INCLUSIVE ACCESS FOR ALL WITHIN THE CONFINES OF THE EXISTING BUILDING. POTENTIAL ACCESS FOR DISABLED PEOPLE IS A PARAMOUNT CONSIDERATION THAT THE TEAM HAVE EMBRACED THROUGH THESE PROPOSALS.

THE DESIGN TEAM RECOGNISE THAT AN ONGOING DIALOGUE WITH BUILDING CONTROL / APPROVED INSPECTORS AND THE FIRE OFFICER WILL TAKE PLACE POST PLANNING TO ENSURE THE BUILDINGS FULL COMPLIANCE.

8.0 Environmental and Sustainability -

RIGBY & RIGBY APPRECIATE THE IMPORTANCE OF SUSTAINABILITY AND WILL BE IMPLEMENTING THE FOLLOWING MEASURES THROUGHOUT THE REFURBISHMENT PROCESS AND PASSING THIS ON FOR THE LIFE OF THE BUILDING.

WITHIN THE DESIGN -

- MAXIMISING NATURAL LIGHT
- MAXIMISING NATURAL VENTILATION
- MINIMISING HEAT LOSS

WITHIN THE CONSTRUCTION -

- THE USE OF HIGH QUALITY MATERIALS THAT ARE MAINLY SOURCED / SPECIFIED FROM A LOCAL REPUTABLE SUPPLIER.
- MEASURES TO REDUCE CONSTRUCTION WASTE ON SITE; REFURBISHMENT AND REPAIR OF AS MANY ORIGINAL FEATURES AS POSSIBLE.
- FACILITIES TO IMPROVE THE SORTING AND RECYCLING OF GENERAL DAY TO DAY WASTE.

FURTHER MORE RIGBY & RIGBY ARE MEMBERS OF THE NATIONALLY RECOGNISED CONSIDERATE CONSTRUCTORS SCHEME AND THIS SITE WILL BE REGISTERED AS SUCH.



9.0 Assessment -

Architectural Assessment

THE APPLICATION SITE CONSISTS OF A UNLISTED BUILDING IN A NON-CONSERVATION AREA IN THE LONDON BOROUGH OF CAMDEN.

THE PROPOSED SCHEME WAS DESIGNED IN CONJUNCTION WITH A DETAILED ASSESSMENT OF THE PROPOSALS AGAINST THE RELEVANT PLANNING POLICY FRAMEWORK AND PLANNING POLICY CONSIDERATIONS SUCH AS DESIGN AND APPEARANCE, IMPACT ON THE AREA, IMPACT ON RESIDENTIAL AMENITY AND AN ASSESSMENT OF SUSTAINABILITY CREDENTIALS.

10.0 Conclusion -

Aims and Objectives

THIS APPLICATION PROVIDES SYMPATHETIC RENOVATIONS AND INTRODUCTIONS WHICH WILL INJECT A NEW LEASE OF LIFE, LIGHT AND USE OF THE EXTERNAL INTO THE PROPERTY AND BE A BENEFIT TO THE LOCAL AREA.

THE ALTERATIONS AND ADDITIONS HELP TO MAXIMISE THE POTENTIAL OF THE PROPERTY AND UTILISE THE DWELLING AS A LIGHT AND SPACIOUS HOME FOR FAMILY LIVING WITH GENEROUS ROOM SIZES AND COMFORTABLE CIRCULATION THROUGH THE BUILDING.

THE QUALITY OF THE EXISTING EXTERNAL APPEARANCE OF THE BUILDING IS MAINTAINED, WITH SYMPATHETIC ADDITIONS REMAINING SUBSERVIENT TO THE EXISTING MAIN FORM OF THE ELEVATION. THE BUILDING REMAINS COHERENT WITHIN THE PLOT AND ENVIRONMENT BY TAKING PRECEDENT FROM THE EXISTING BUILDING AND CONTEXT IN WHICH IT SITS TO INFORM THE ARCHITECTURAL ADDITIONS.

TO CONCLUDE THESE PROPOSALS AIMS TO PROVIDE A LIGHT, MODERN, FAMILY DWELLINGS IN WHICH TO LIVE AND PLAY THAT SITS COMFORTABLY WITHIN ITS SURROUNDING CONTEXT.

RIGBY & RIGBY