

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

JANUARY 2020

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 THE EXISTING ROOF SPACE AT SECOND FLOOR LEVEL, CREATING A FAR MORE LIGHT, SPACIOUS AND USABLE SPACE 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.

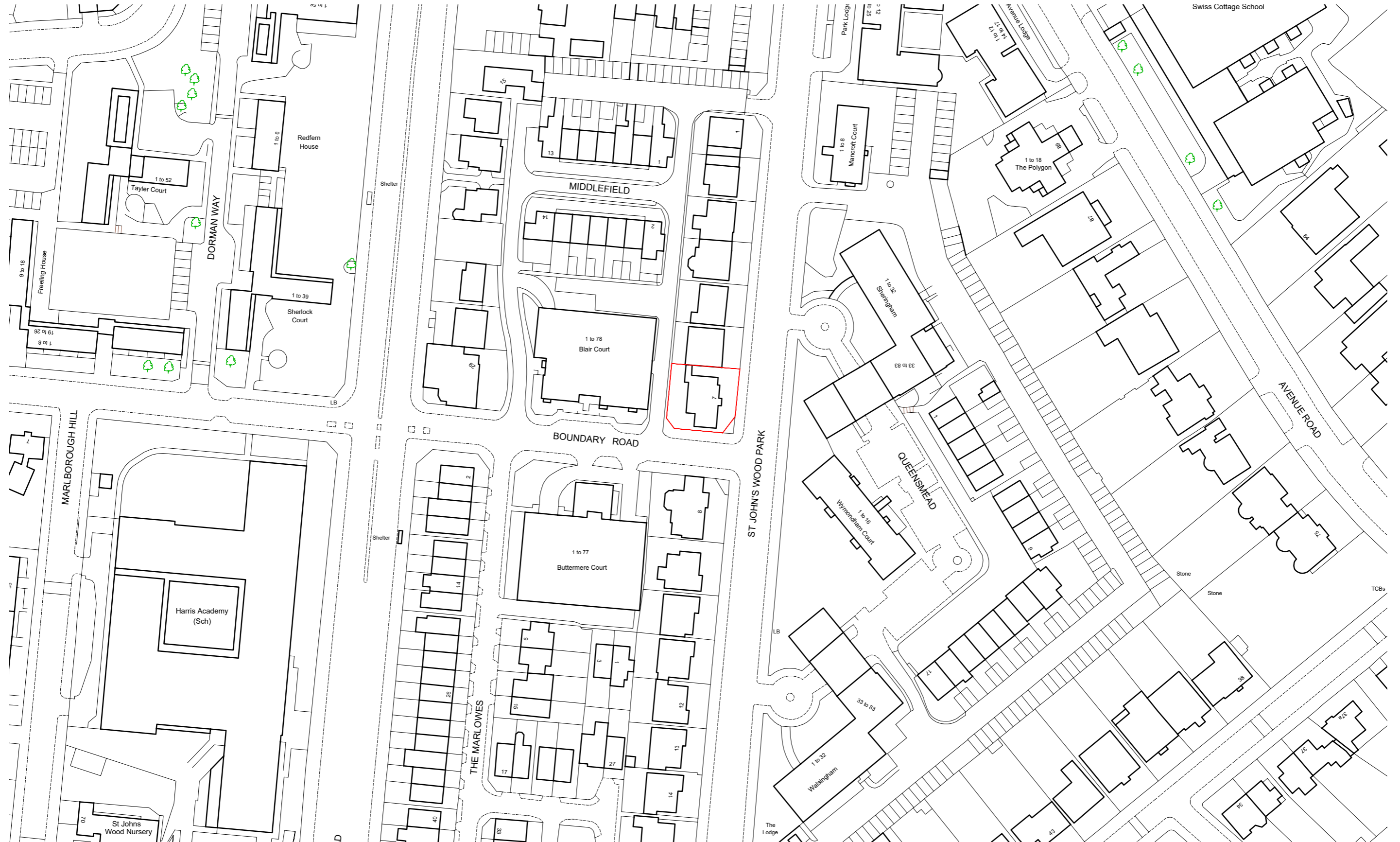
2.0 Use -

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 AT SECOND FLOOR LEVEL, SO AS TO PROVIDE FURTHER ACCESSIBLE LIVING ACCOMMODATION AND PROVIDES A MORE LIGHT, USABLE AND ACCESSIBLE SPACE THAT MEETS MODERN FAMILY EXPECTATIONS.

SITE LOCATION PLAN



3.0 Amount -

Architectural extent

THE APPLICATION PROPOSALS COMPRISES NO ALTERATIONS TO THE GROUND OR FIRST FLOOR BOTH INTERNALLY AND EXTERNALLY. AT SECOND FLOOR LEVEL, INTERNAL RECONFIGURATION OF THE EXISTING SPACE, WHICH LIES WITHIN THE ROOF SPACE, PROVIDES THE OPPORTUNITY TO MAXIMISE THE POTENTIAL USAGE OF THIS LEVEL BY RATIONALISING THE INTERNAL CONFIGURATION.

HOWEVER, IN ORDER TO ENSURE THIS SPACE REMAINS LIGHT AND SPACIOUS, CRUCIAL FOR A FAMILY HOME, A DORMER WINDOW IS PROPOSED ON THE FRONT ELEVATION. THIS ALSO ALLOWS A RELATIONSHIP BETWEEN THE INTERNAL SPACE AND THE EXTERNAL ENVIRONMENT TO BE FORMED AT THIS LEVEL. A RELATIONSHIP WHICH IS CURRENTLY LACKING.

THE EXISTING ROOFLIGHTS AT THIS LEVEL ARE ALSO SET TO BE REMOVED AND REPLACED WITH MORE EFFICIENT ALTERNATIVES, LOCATED IN MORE APPROPRIATE POSITIONS, ENSURING LIGHT FLOODS INTO THIS SPACE FOR THE OCCUPANTS.

THEREFORE THERE ARE MINOR ALTERATIONS TO THE EXTERNAL FACADE IN ORDER TO MAXIMISE THE POTENTIAL OF USE AT SECOND FLOOR LEVEL.

4.0 Layout -

Proposed alterations

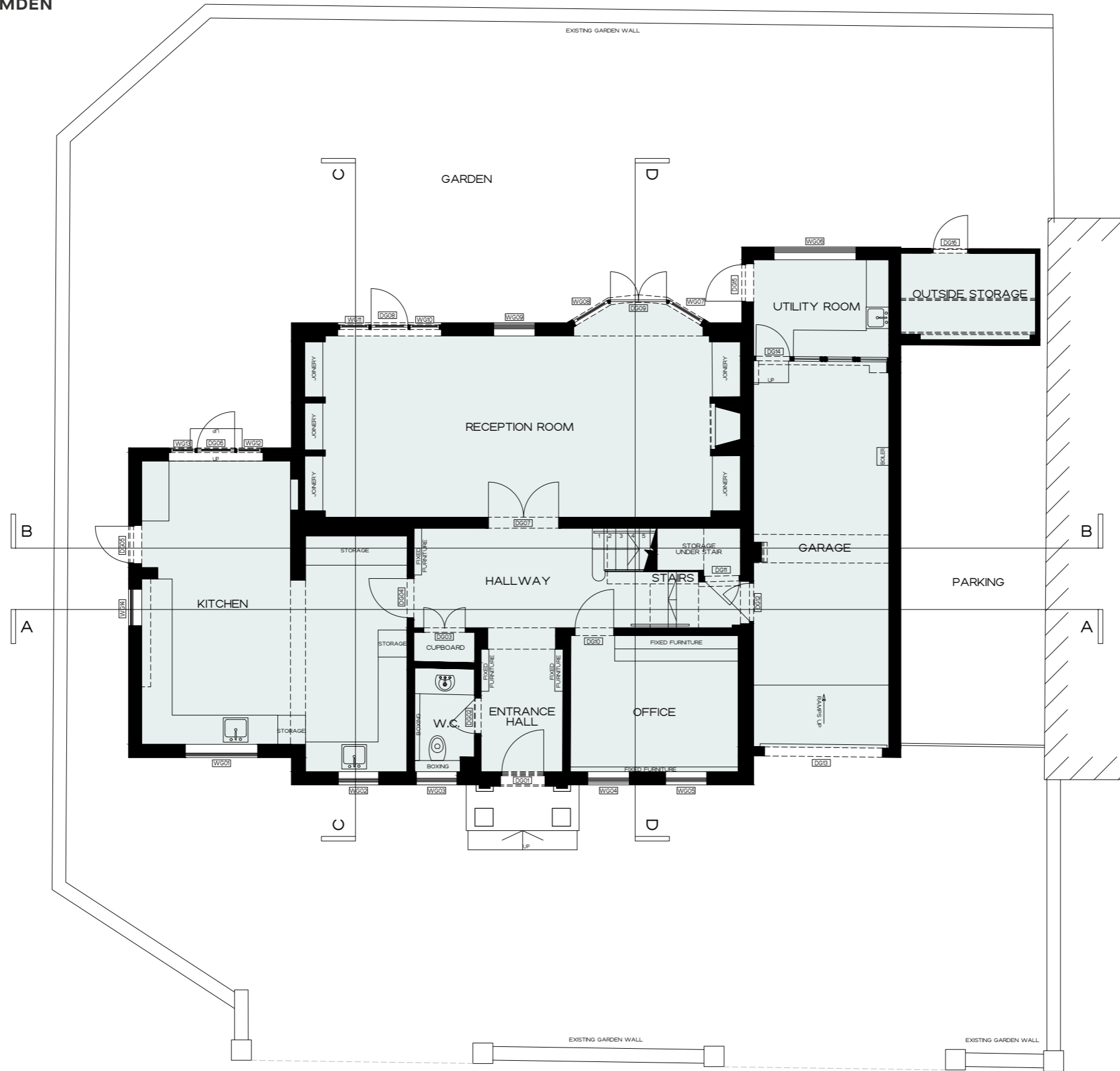
AT SECOND FLOOR LEVEL THE EXISTING STAIRCASE TO THE SECOND FLOOR AND LANDING SPACE IS TO REMAIN AS EXISTING. IT IS PROPOSED THAT 2 DOORS PROVIDE ACCESS OFF THE LANDING SPACE, WITH THE EXISTING BATHROOM CONVERTED AND SPACE MAXIMISED TO PROVIDE A STORAGE ROOM AT THIS LEVEL.

THE OTHER DOOR PROVIDES ACCESS INTO THE MAIN SUITE. THE EXTENSION OF THE EXISTING ROOM FURTHER INTO THE UNUSED ROOF SPACE ALLOWS THE FLOOR AREA TO BE MAXIMISED, PROVIDING THE OPPORTUNITY TO PROVIDE AN ENSUITE AND DRESSING AREA FOR THE SUITE.

NEW ROOFLIGHTS, TO REPLACE THE EXISTING, ARE PROPOSED IN THE MAIN SUITE, WHICH ALONG WITH THE PROPOSED DORMER ENSURES THE ROOM REMAINS LIGHT AND SPACIOUS. ROOFLIGHTS ARE ALSO PROPOSED IN BOTH THE DRESSING AND ENSUITE TO ENSURE NATURAL LIGHT IS PROVIDED IN EACH OF THESE SPACES.

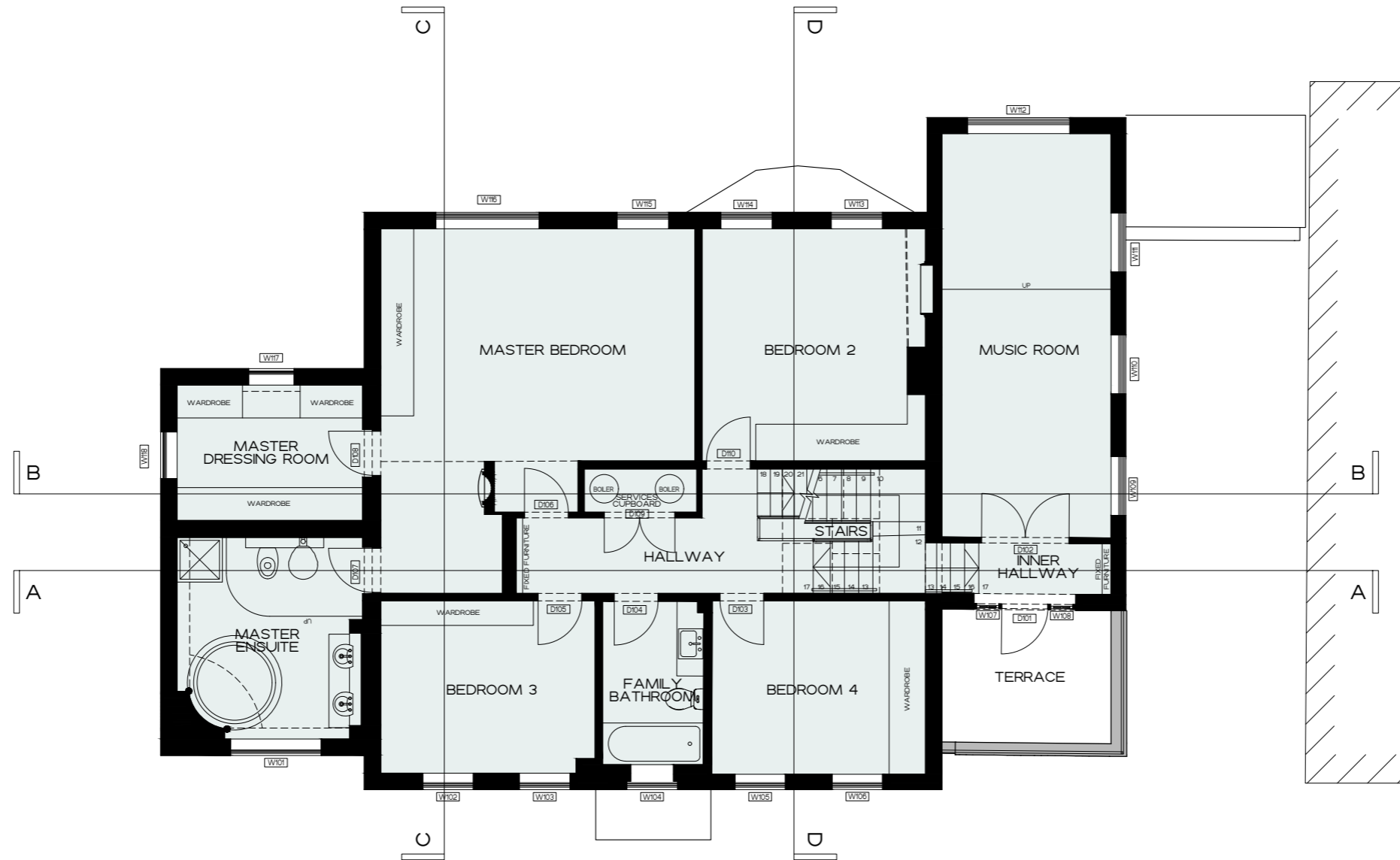
THE SYMPATHETIC PROPOSALS PROVIDE A MORE USEABLE, LIGHT AND LEGIBLE SECOND FLOOR SUITE, SUITABLE FOR FAMILY LIVING, WITH AN IMPROVED RELATIONSHIP AND RATIONAL BETWEEN THE INTERNAL AND EXTERNAL SPACE.

EXISTING PLANS



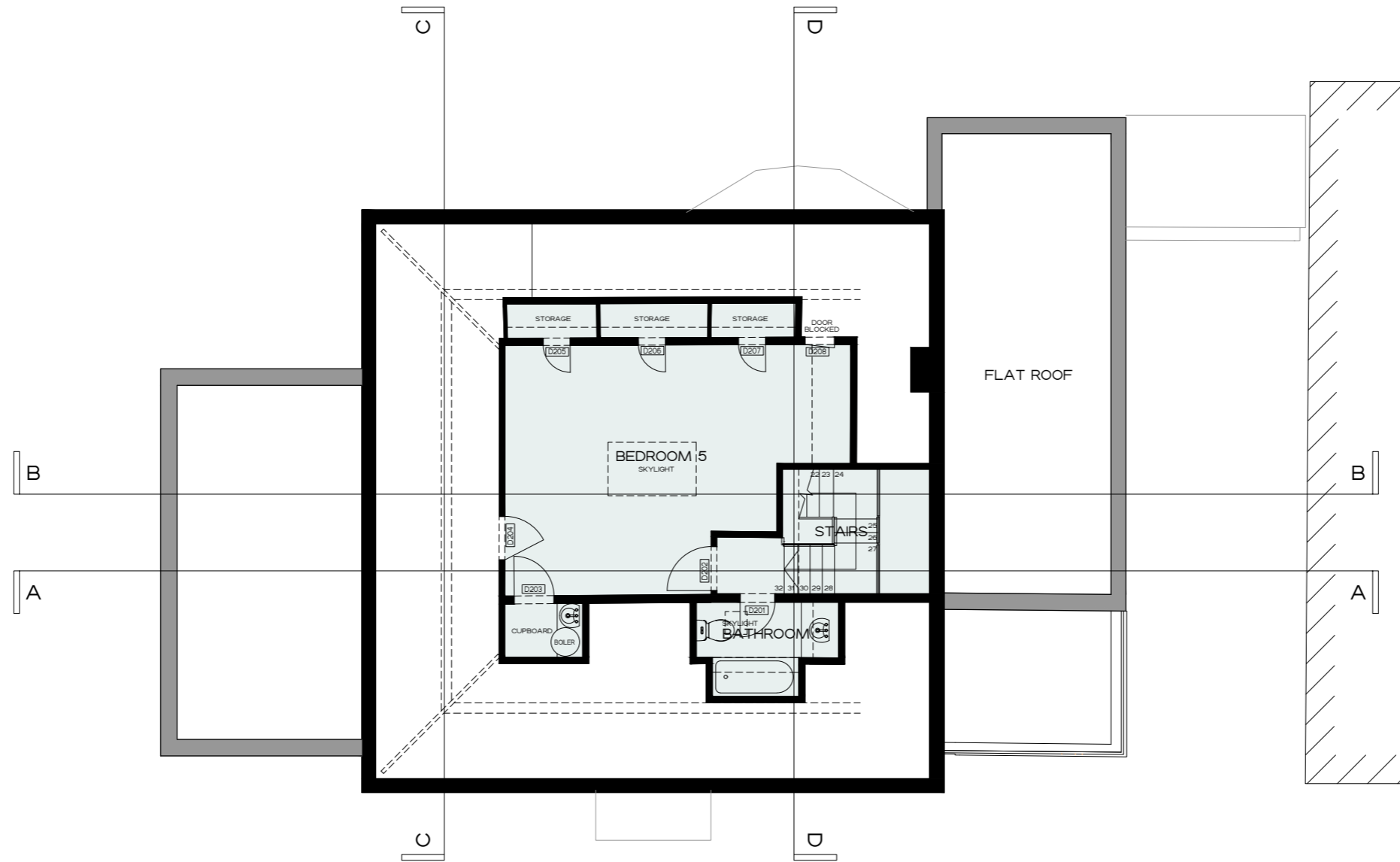
EXISTING
GROUND FLOOR

EXISTING PLANS



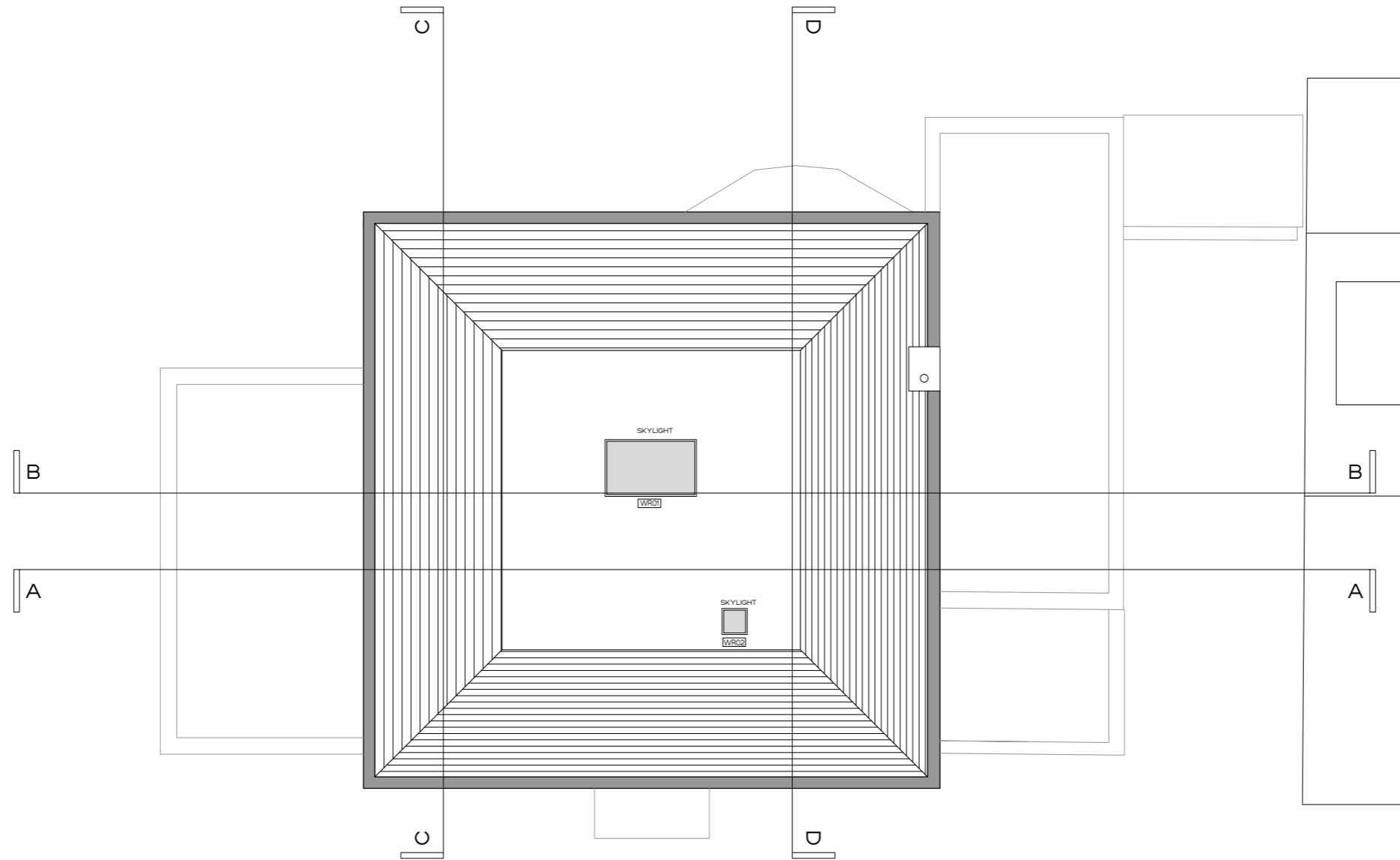
EXISTING
FIRST FLOOR

EXISTING PLANS



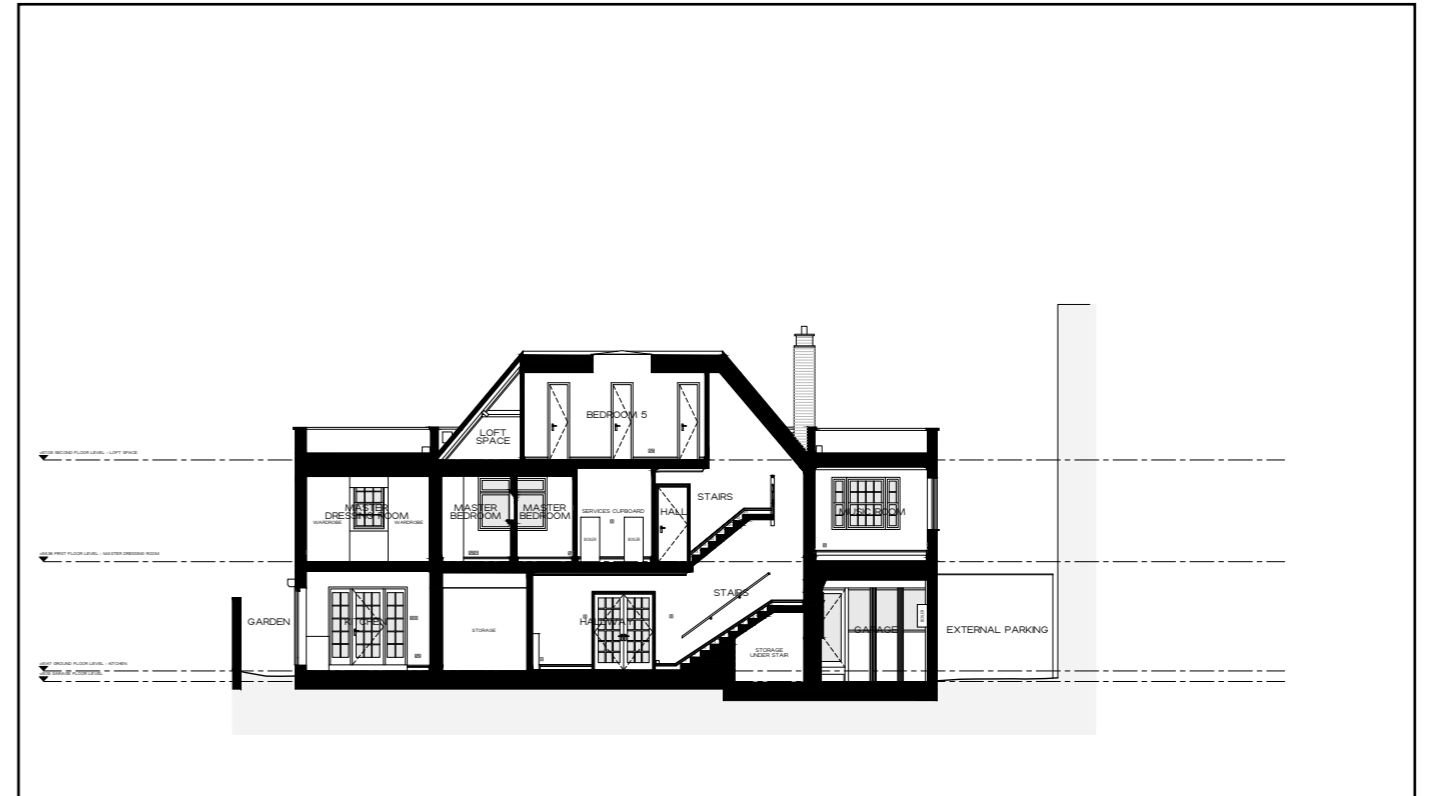
EXISTING
SECOND FLOOR

EXISTING PLANS

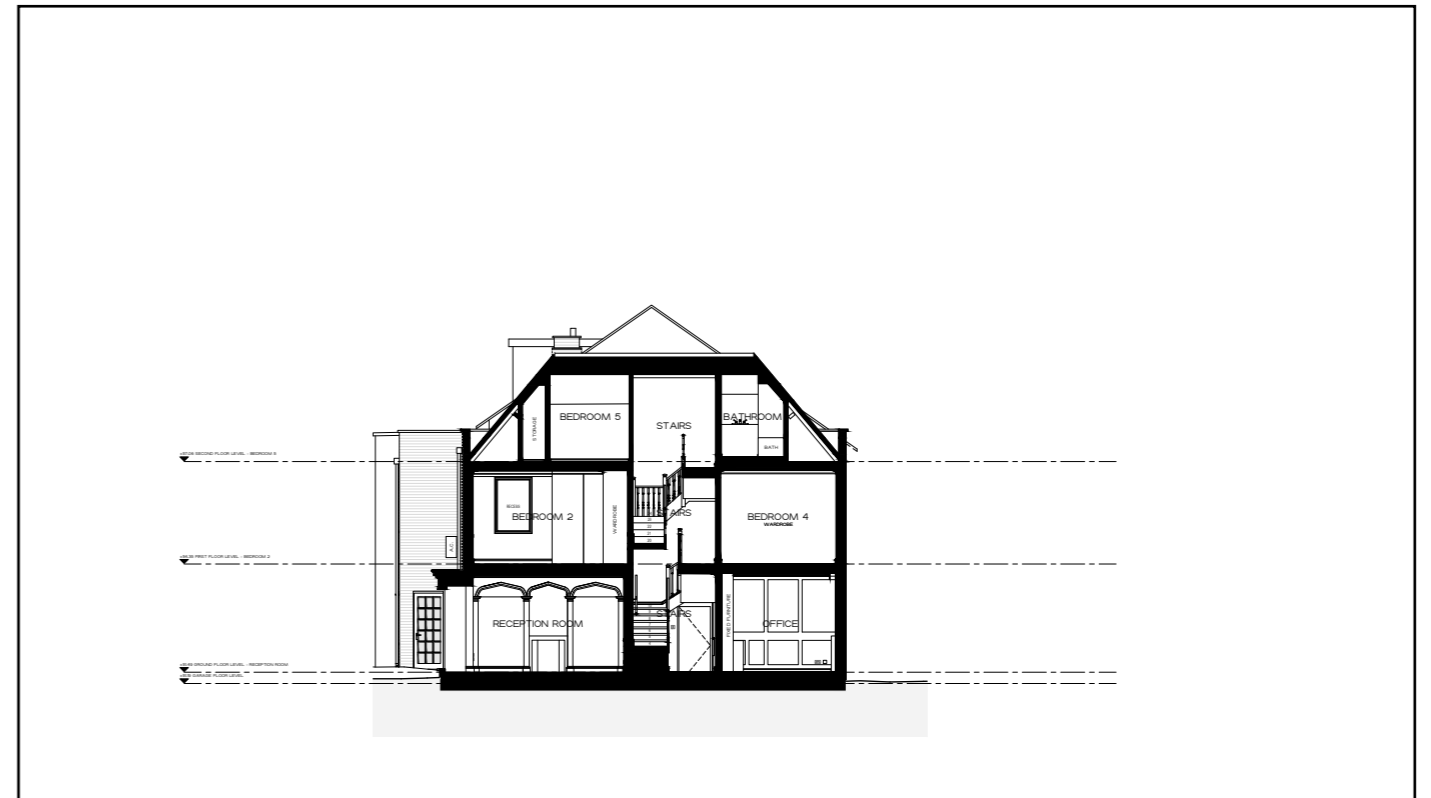
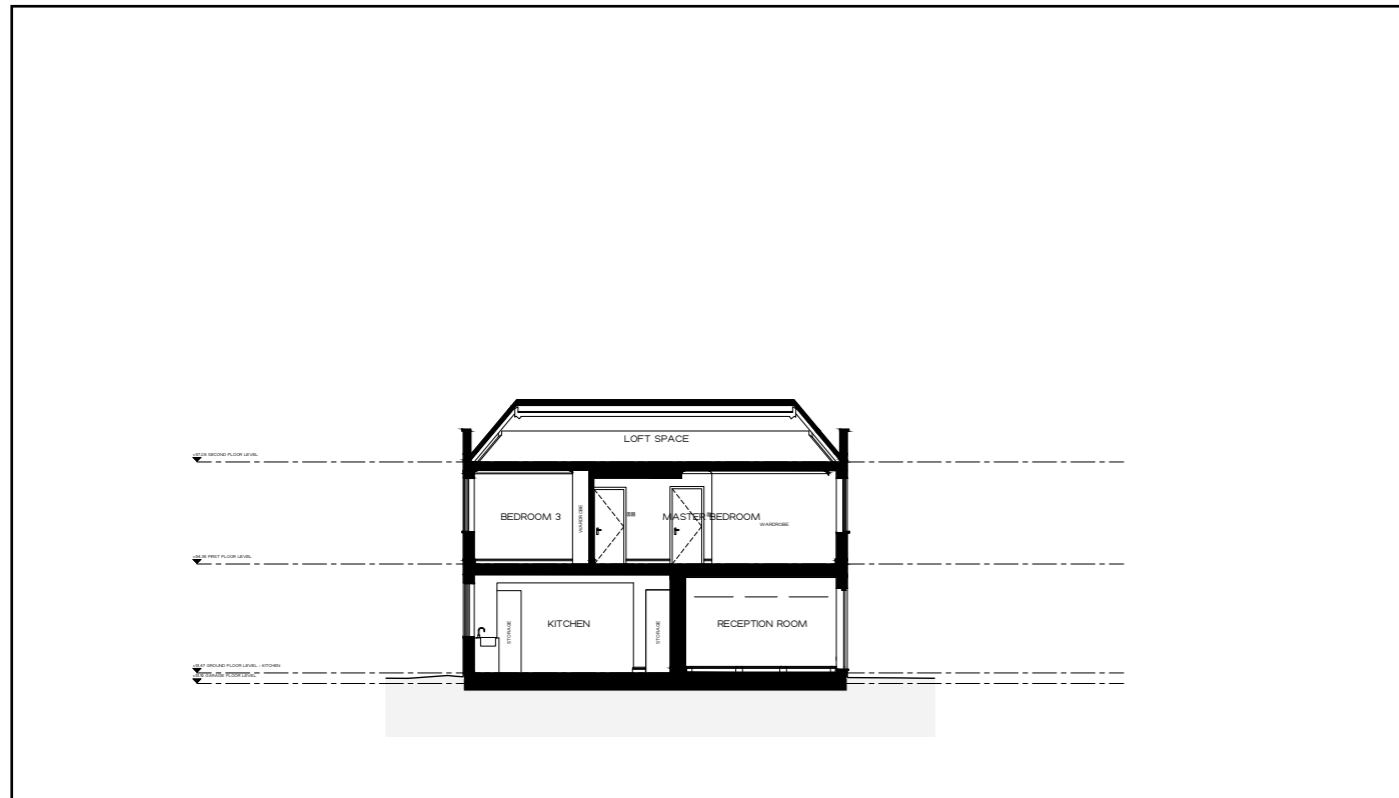


EXISTING
ROOF PLAN

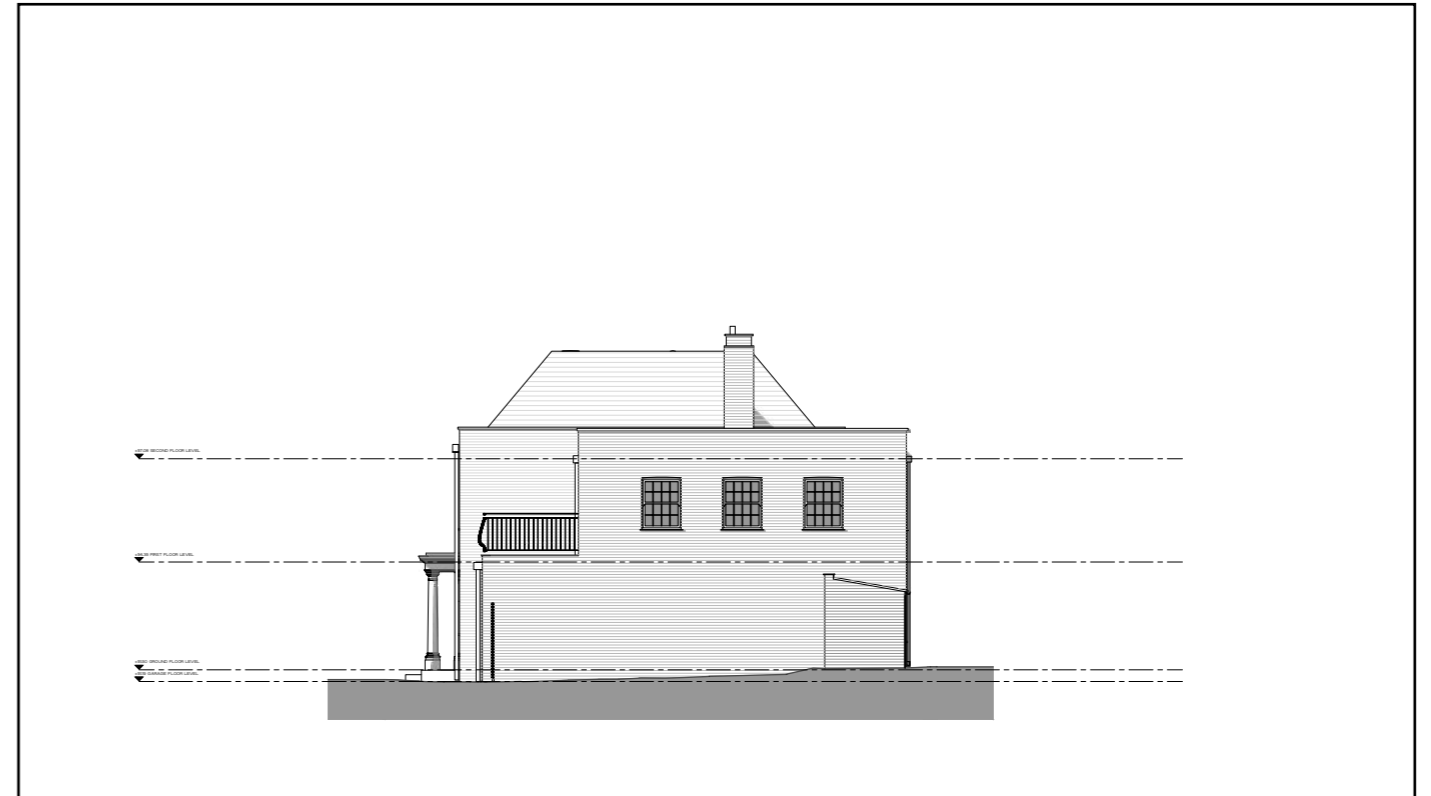
EXISTING SECTIONS



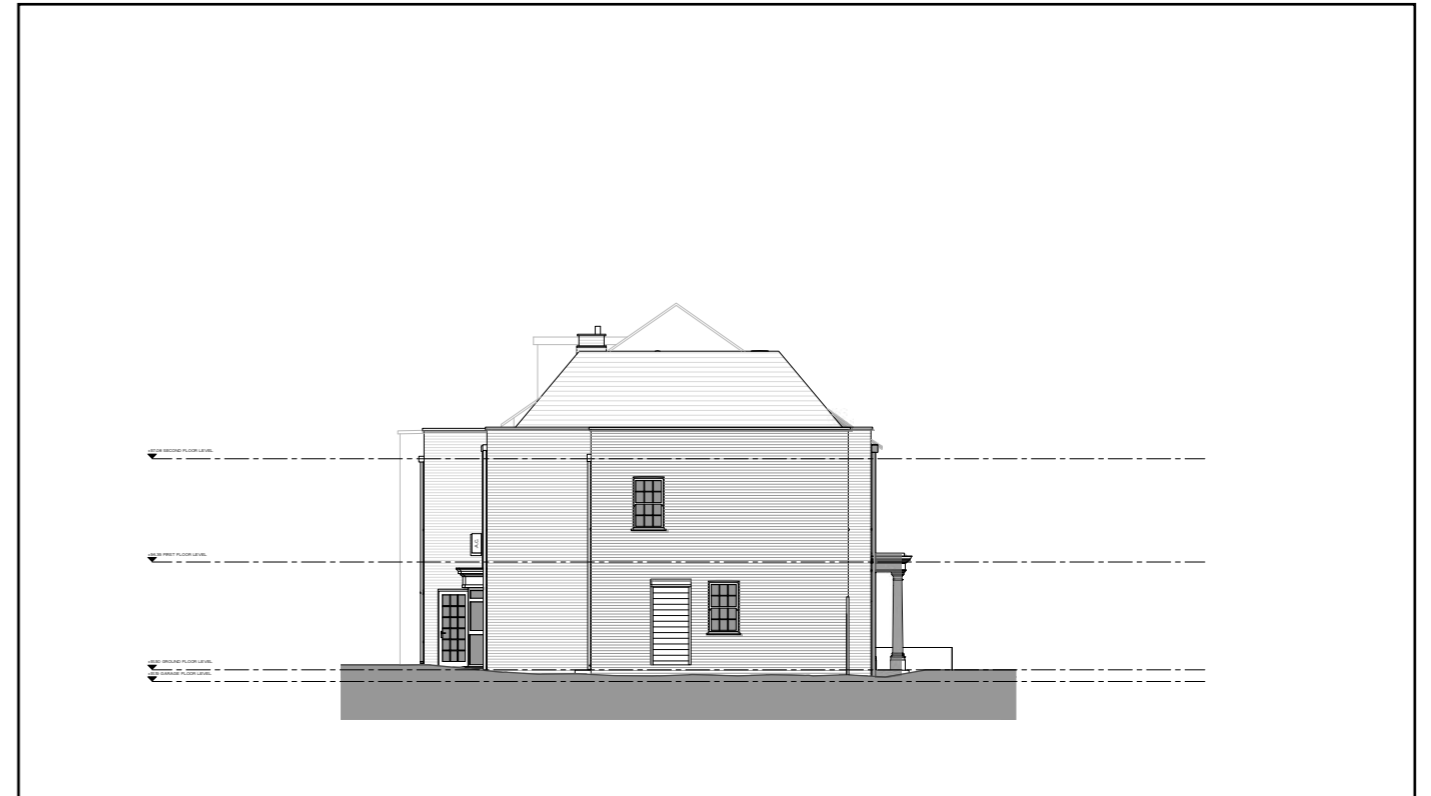
EXISTING SECTIONS



EXISTING ELEVATIONS



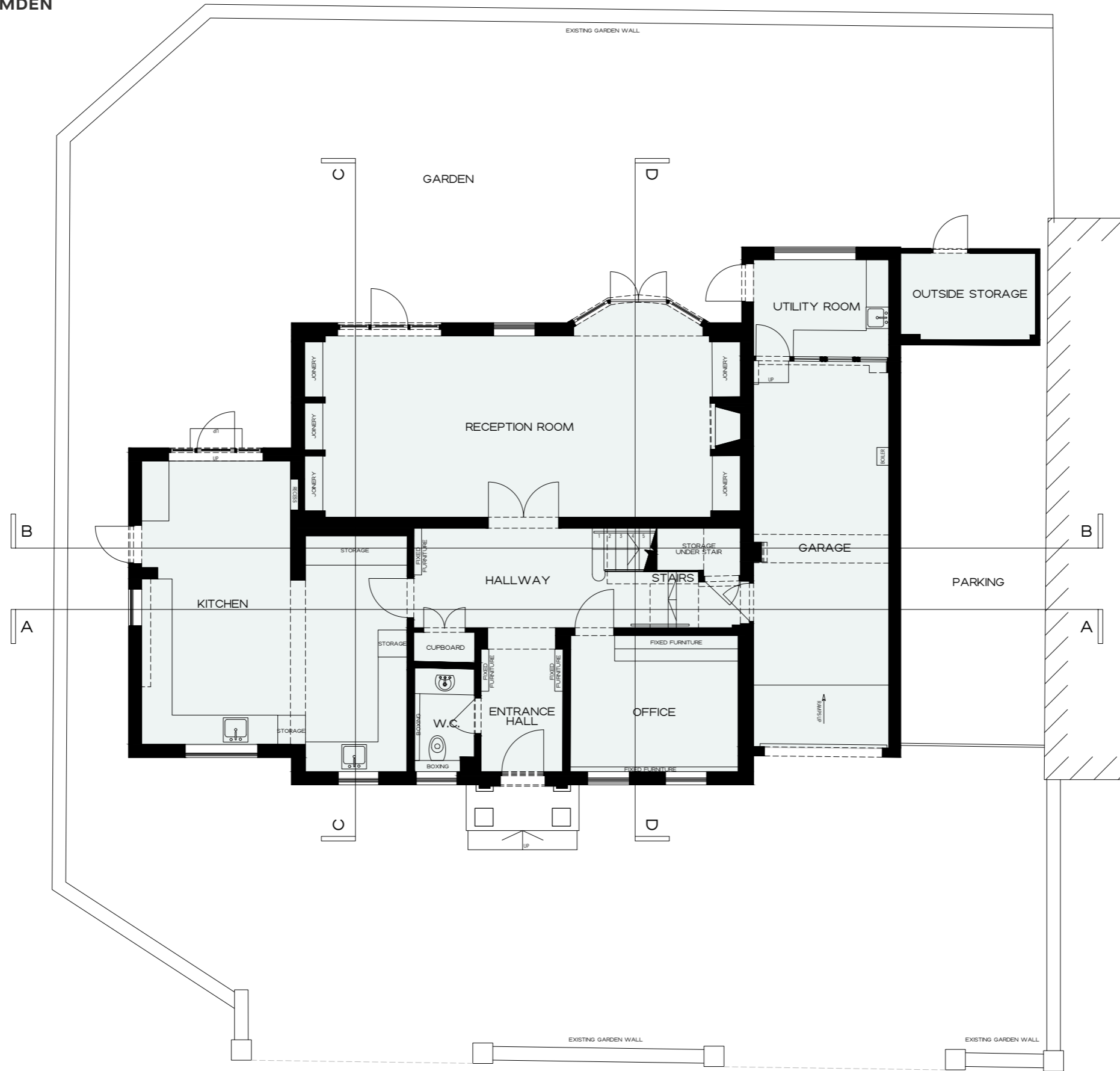
EXISTING ELEVATIONS



EXISTING STREET ELEVATION

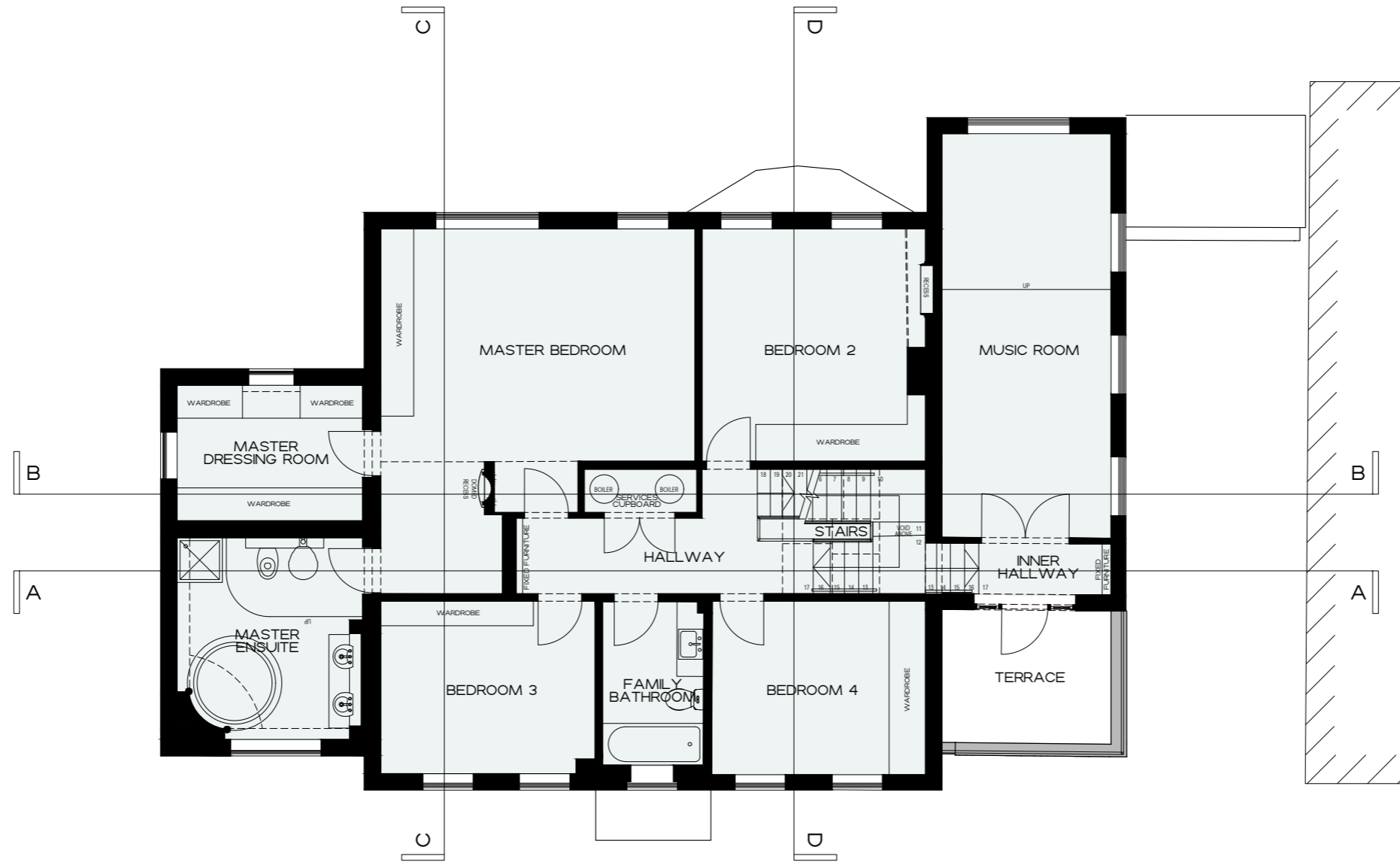


PROPOSED PLANS



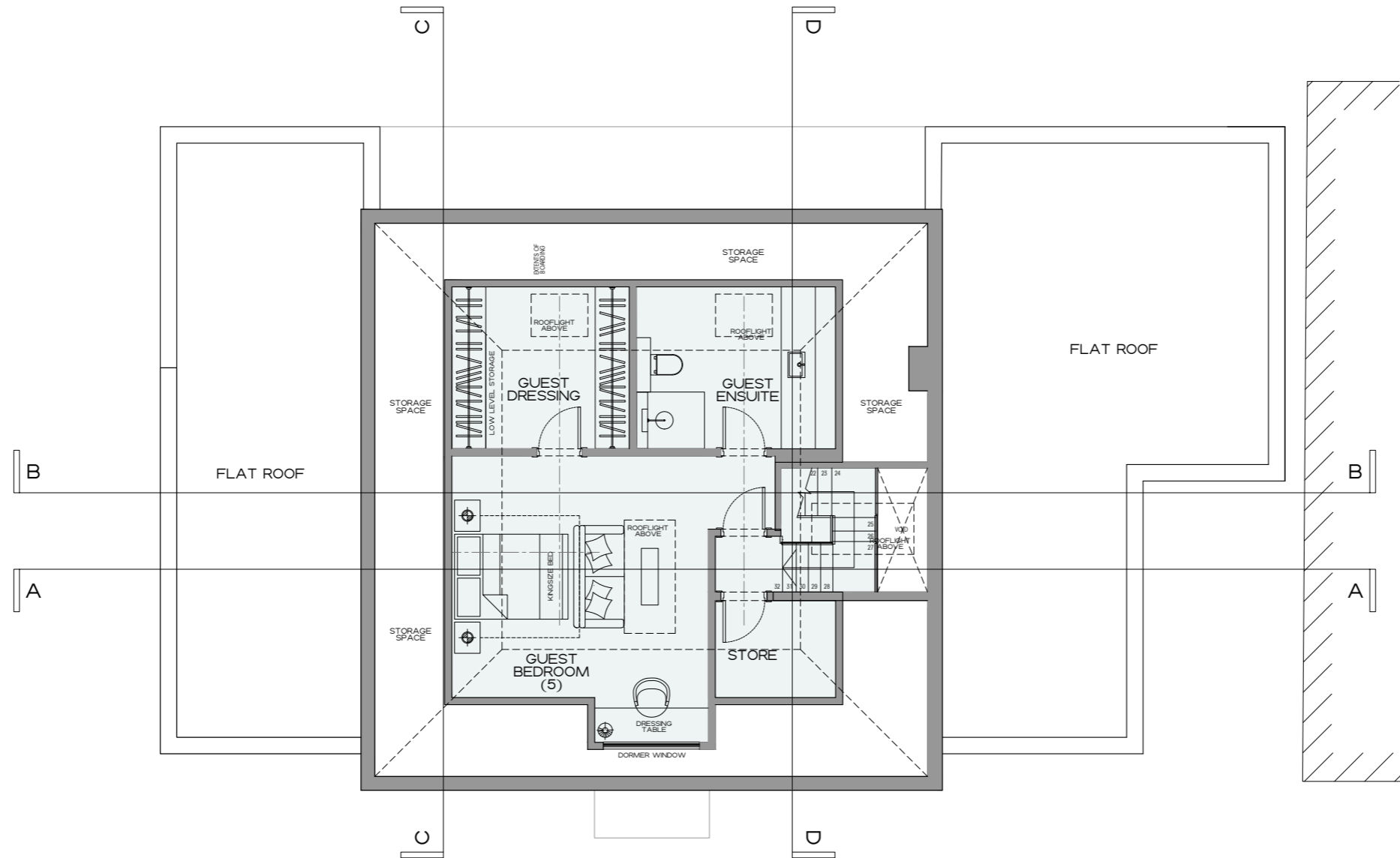
PROPOSED GROUND FLOOR

PROPOSED PLANS



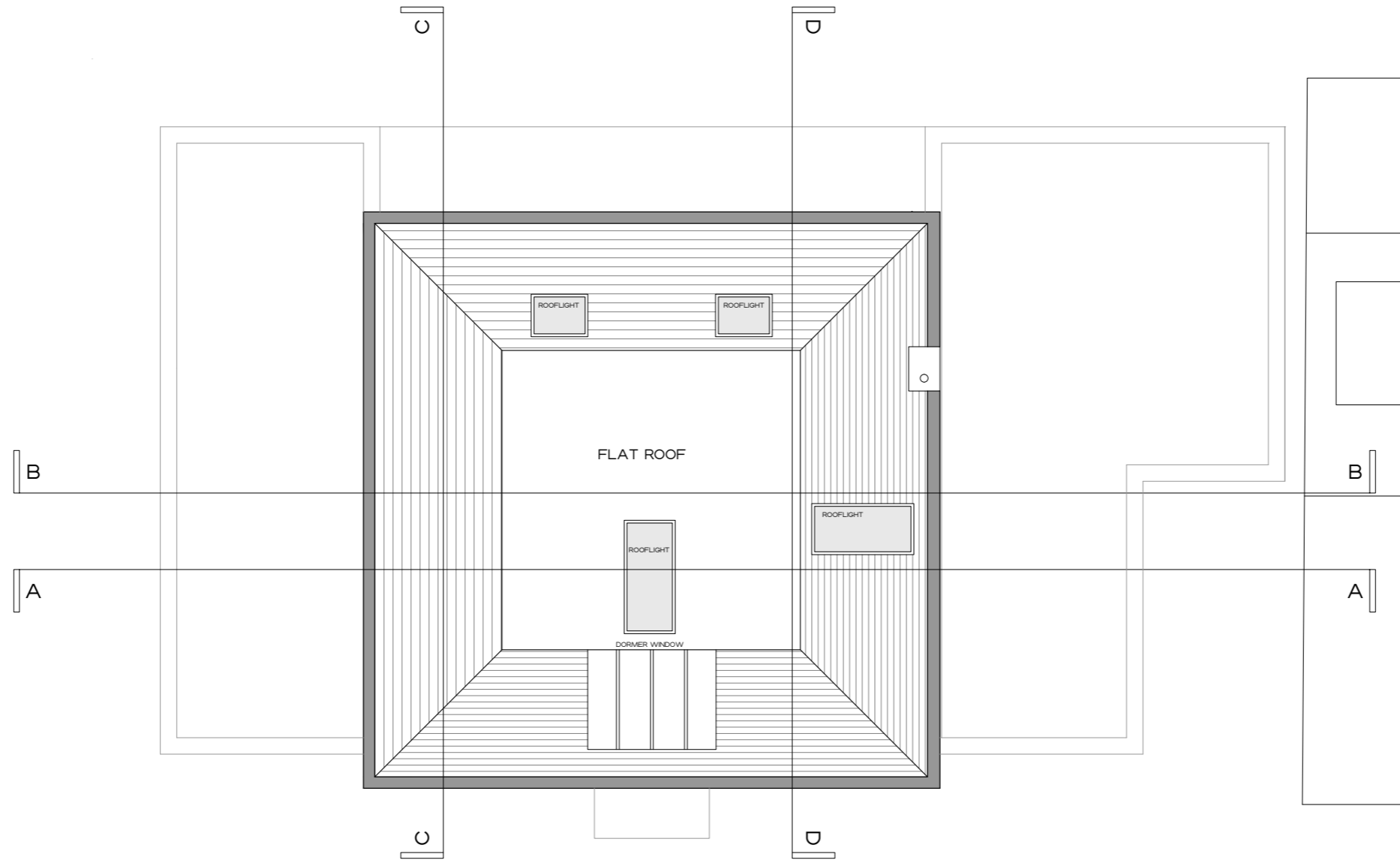
PROPOSED FIRST FLOOR

PROPOSED PLANS



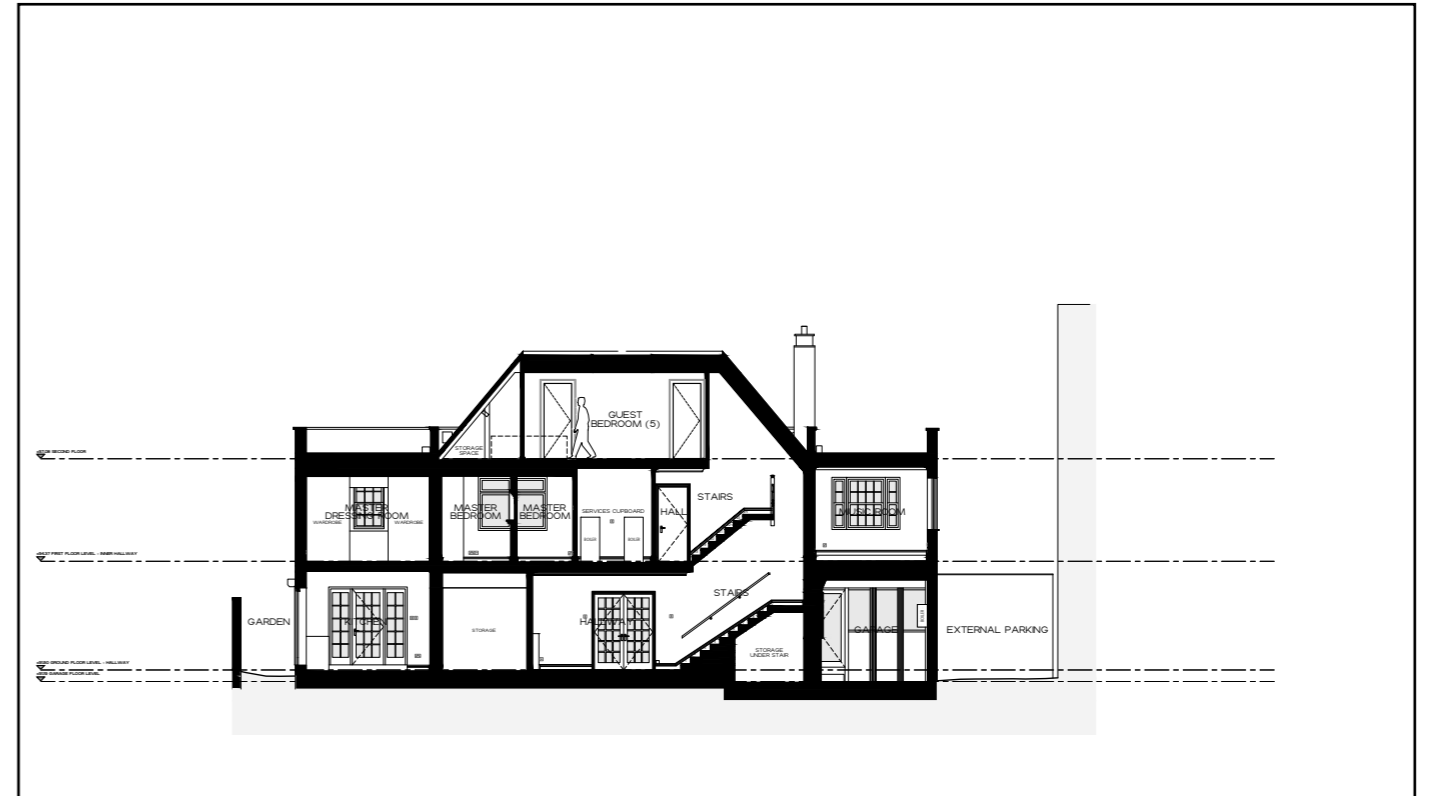
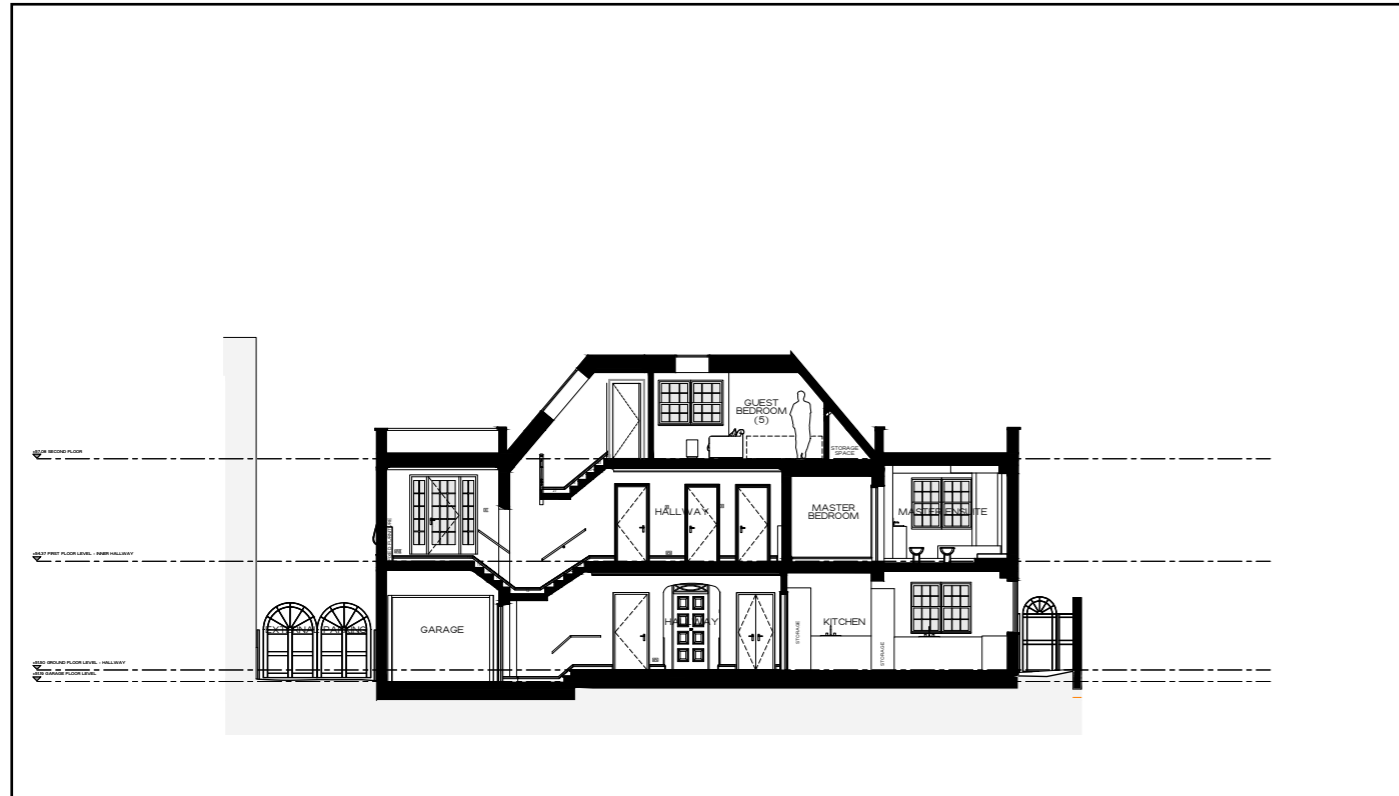
PROPOSED SECOND FLOOR

PROPOSED PLANS

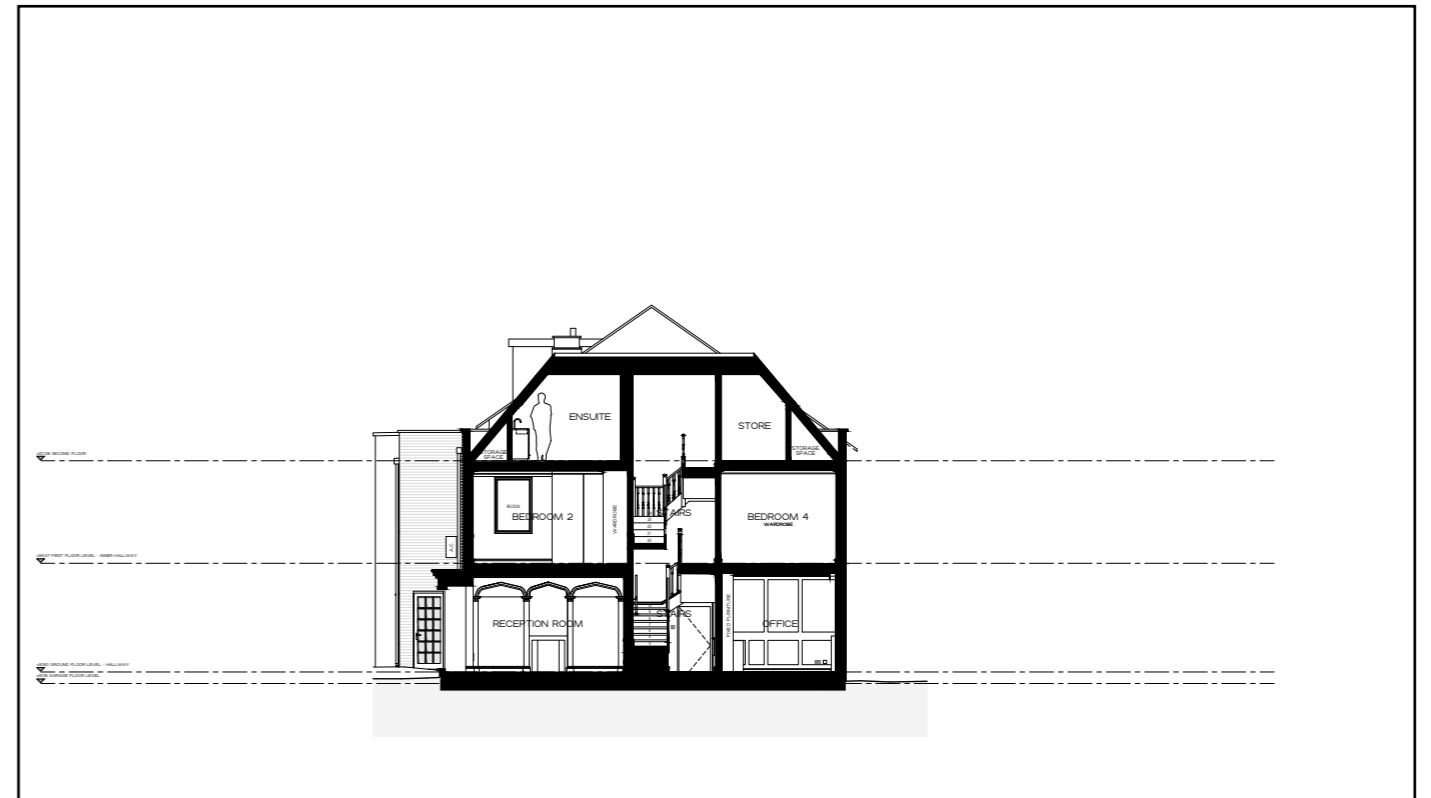
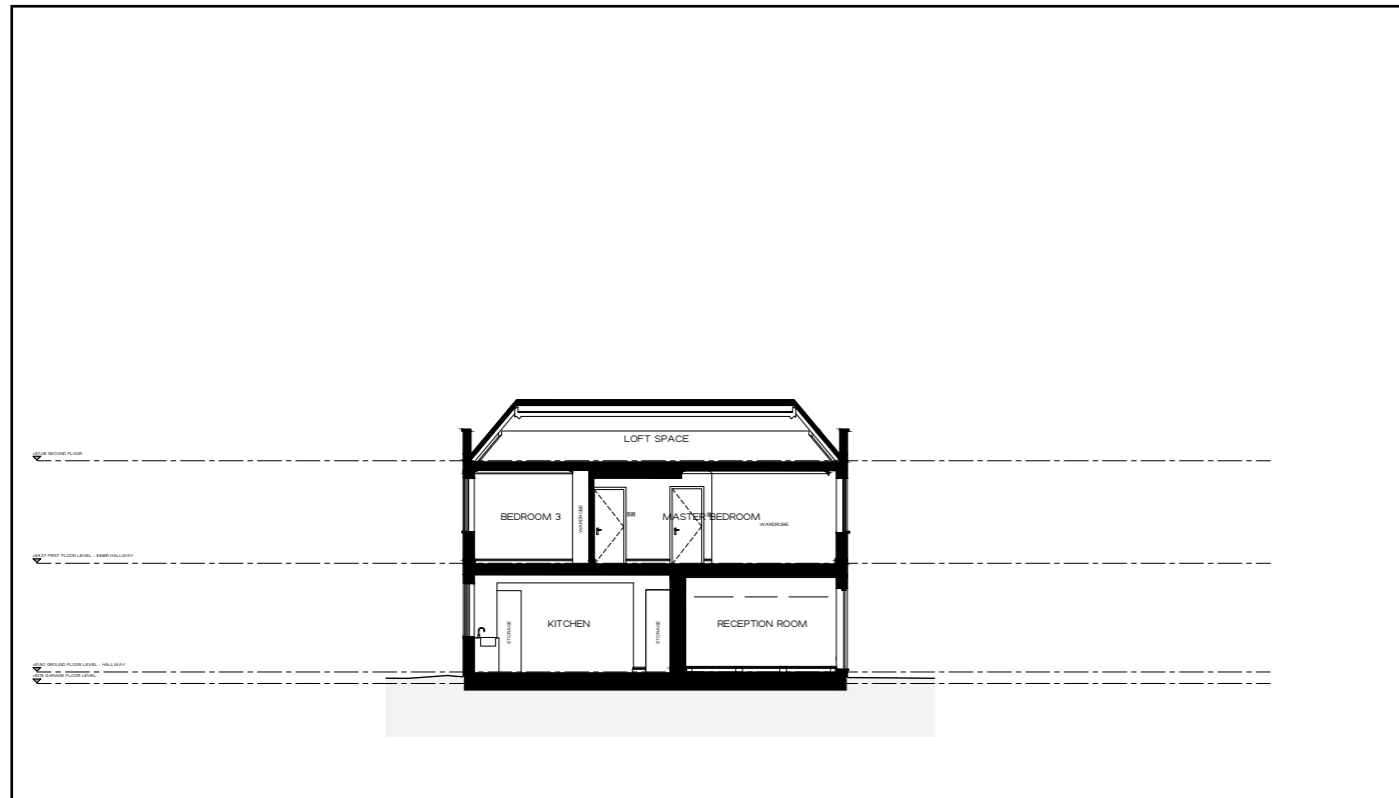


PROPOSED
ROOF PLAN

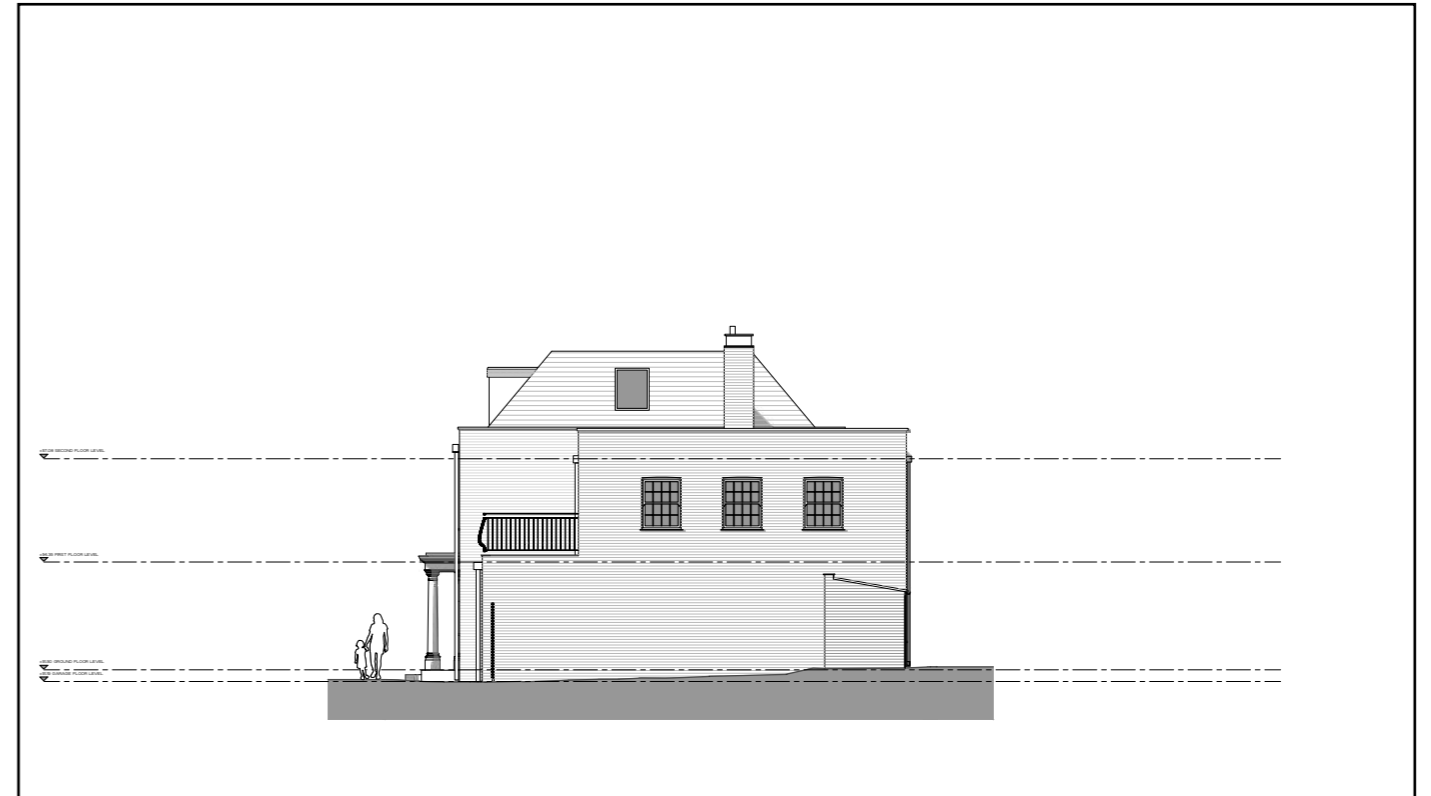
PROPOSED SECTIONS



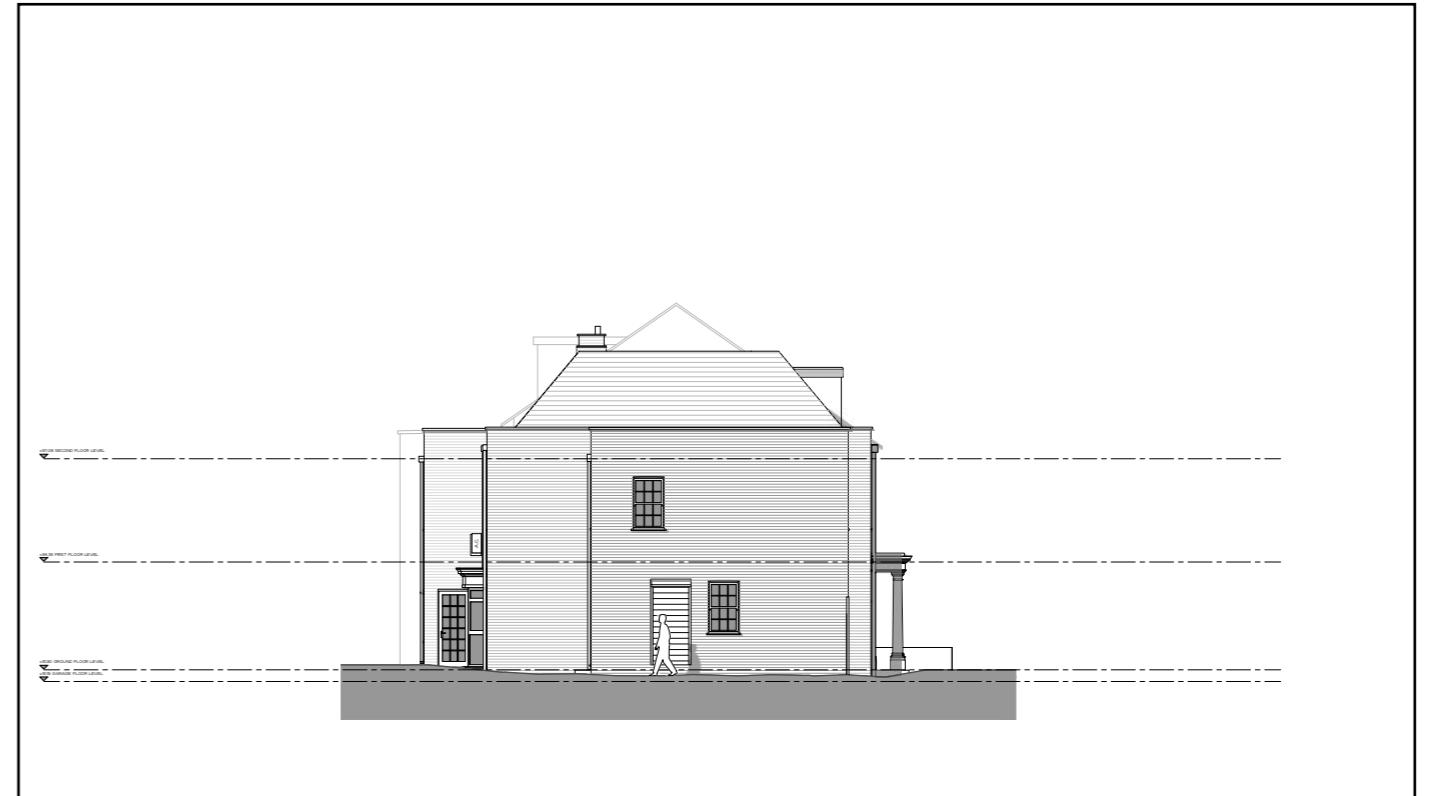
PROPOSED SECTIONS



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 THE INTERNAL SPACE AT SECOND FLOOR LEVEL, 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 AND MAXIMISE THE POTENTIAL OF THE SECOND FLOOR SPACE, PROVIDING ADDITIONS TO THE HOME, THAT ARE PERFECT FOR THE CLIENT AND FAMILY LIVING.

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 PREDOMINANTLY REMAINS UNTOUCHED.

THE DORMER ROOF ADDITION, 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 DORMER WINDOWS INTRODUCED ALSO.

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 AT SECOND FLOOR LEVEL WILL BE GREATLY IMPROVED BY THE PROPOSALS WITH A FAR MORE LEGIBLE CIRCULATORY ROUTE. BY MAXIMISING THE POTENTIAL USABLE SPACE AT SECOND FLOOR LEVEL AND RECONFIGURING THE INTERNAL SPACE IT ALLOWS THE CIRCULATION IN THE SUITE ITSELF TO ALSO BE GREATLY IMPROVED.

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 SECOND FLOOR AND PROPERTY AS A WHOLE.

THE ALTERATIONS INTERNALLY AND ADDITION OF A DORMER ROOF, HELPS TO MAXIMISE THE POTENTIAL OF THE SECOND FLOOR SPACE, ESPECIALLY BY EXTENDING THE SUITE INTO THE EXISTING ROOF SPACE. THIS PROVIDES A SUITE THAT IS LIGHT AND SPACIOUS WITH GENEROUS ROOM SIZES AND COMFORTABLE CIRCULATION THROUGH THE FLOOR LEVEL, PERFECT FOR FAMILY LIVING

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