



121A Gaisford Street

# Design and Access Statement

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# Introduction

This planning submission was part of an architectural appointment by Stephen Hutchinson, 121A Gaisford Street to develop a rear extension to his home on 121A Gaisford Street, Kentish Town. It is part of a row of terrace Victorian houses over four storeys. Ownership demise includes for the lower ground floor and ground floor. It is a 2-bed house and currently occupied by the client and his family.

This report is a design and access statement to support the planning application of a rear extension. Assumptions have been based on information taken from site visits, client meeting, site photographs and advice sought from Camden Duty Officer.

# The Brief

- Statement of Need
- » To accommodate a growing family without moving location;
  - » Provide a flexible and an adaptable home;
  - » To live a happy, healthy life and raise a family.

- Project objectives
- » Rear extension;
  - » Provide an extra bedroom - move from 2-bed to a 3 bed home;
  - » Deliver sustainability elements where possible.

# Architect

Architect, Tahera Rouf BSc (Hons), PG Dip (Hons), PG Dip PPM

Tahera has practised as an Architect for over 10 years. She studied at the University of East London and has since worked widely across London at award-winning Architectural practices including RCKa, David Kohn Architects and Cottrell & Vermeulen Architects.

Tahera has extensive experience in the education, community sector, large scale residential housing and domestic projects. At RCKa, Tahera completed a 38 unit residential scheme in Harpenden. At David Kohn Architects, Tahera was integral in co-producing tender information for a refurbishment and extension of a £4m domestic house. At Cottrell and Vermeulen Architecture Tahera was Project Architect for Clare College post-graduate student accommodation for Cambridge University and was integral in the completion of the RIBA award-winning Brentwood Sixth Form Centre in Essex.

Tahera has delivered and attended design crits at the University of East London and London Metropolitan University and continues to mentor undergraduate students intermittently throughout the year.



Site Photos - Existing Property



View looking down Gaisford Street



Existing street elevation of 121A Gaisford Street



Existing rear elevation of 121A Gaisford Street



3-Storey closet wing of neighbouring property, 123A Gaisford Street



# Site Character & Context



Aerial view of Gaisford Street

## Ownership

The site lies within the London Borough of Camden. The freehold is shared with the neighbours that live in the flat above.

## Heritage

The site is within the Bartholomew Estate Conservation Area, whilst there are locally listed buildings nearby, there are none within the setting of the site.

## Site character

The terrace in which 123a sits has a strong parapet line on the front elevation and a fairly uniform line of decorative stuccowork surrounds to the windows and doors including raised entrance porticos flanked by Doric columns. At the rear, there is less uniformity. Unlike the neighbouring properties either side, 121a has no closet wing and is formed of London stock brick with portions of the wall plastered over with a skin of render that is painted white.

## Topography

The lower ground floor is 1m lower than the street level. The garden is also higher in topography.

## Arboriculture

There are no trees nearby the rear elevation, there are some in the neighbouring properties towards the back of the garden. There is one in the front garden. By virtue of being within the Bartholomew Estate Conservation Area, these trees are protected. Given the locations of the existing trees, the location of the development will not impact them.

## Utilities

There is a man-hole chamber located in the rear garden. At this stage it is not possible to determine if there are any sewers running across the site. Moving forward a statutory authority search will be sought and build over agreement undertaken commencing any works.

## Orientation, Daylight and Sunlight

The existing house is orientated north- south approximately, with the rear elevation getting most of the sun. As it stands the window to the rear of 123a is already overshadowed by its respective closet wing. Any new development at first floor won't make any more of a detrimental impact to daylight levels. See more on this under 'impact' on the following pages.

## CIL, S106 and Specialist Housing

The CIL regulations (2010) exempts any development under 100sqm. A CIL payment is not required for a project of this scale.

## Trees

There are no trees on site that will be impacted by the development proposal.

The aerial view shown on this page is taken from google maps. For recent photos of the site please refer to the previous page.



# Character of Rear Elevation

## Single Storey Extensions

In the group no. 71–127 Gaisford Street only five properties (no. 79, 85, 103, 121 & 125) do not presently have a rear extension, meaning a majority of 82 % have modern rear extensions. Therefore rear extensions could be seen as a common feature of the buildings within the terrace.

## Closet Wings

The rear elevation along Gaisford Street is made up of closet wings. They are between 2-4 storeys and depths of between 2.5 and 3m. Typically the pattern is between one closet wing per dwelling to double closet wings between two dwellings (sharing of party wall) as highlighted in the diagram opposite.

The development site has no closet wing, but given closet wings are considered to be common features of the buildings within these terraces, there is opportunity to extend the property to include one.



Rear elevation analysis



# Planning Context

## Planning Context

The rear elevation is quite varied along the length of the terrace. Several planning applications have been approved for rear additions and there is a general lack of coherence. In the last 13 years there have been 6 consents for rear extensions granted along Gaisford Street and no prior planning application sought for 121a Gaisford Street. The consented schemes are listed below:

2014/1014/P 123A Gaisford Street – 17/04/2014;  
‘Erection of a single storey rear extension at lower ground floor level. (Class C3); Granted approval.

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 approval.

2012/0620/P 31A Gaisford Street – 02/04/2012;  
‘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 approval.

2011/0259/P 71A Gaisford Street – 21/03/2011;  
‘Single storey rear extension to lower ground floor flat following demolition of existing extension (Class C3); Granted approval

2008/5679/P 12A Gaisford Street – 06/11/2009;  
‘Erection of a part three storey, part single storey rear extension, installation of two front and rear dormers, and change of use from 2 maisonettes to 4 self contained flats’; Granted subject to a Section 106 Legal Agreement;

2008/1714/P 97A Gaisford Street – 11/10/2007;  
‘Additions and alterations to maisonette including erection of a rear lower ground floor extension, enlarged window opening to create access to new terrace and stair to garden’;Granted approval.

The proposals made for this application will not result in the loss of amenity to the neighbouring properties. The existing step up to the gardens mean that the overall height of the extension will not create a sense of enclosure. Similarly, the proposal for a new closet wing result in no worsening of the existing shadowing situation (see “Scale” section for further details.)

# Design & Access

## Statement of need

Our Client currently resides in the property with his family; his wife, his young son and daughter. At ground floor level there are two bedrooms and a bathroom without a WC. At lower ground level, there is an under stair WC, living room with access to the front garden, a kitchen and a passageway for access to the rear garden. There are two accesses into the house, one at lower ground level and the other at ground floor via a shared staircase. The family use the lower ground access as their principal entrance.

As it stands, the smaller single bedroom is shared by the two young children, in the next few years, this will no longer be suitable for the growing family. The upstairs bathroom is too small and can only accommodate one bathtub and a washbasin. Similarly, the under-stair WC is too small and lacks insufficient head height at one end.

The rear extension was based on the need to provide a third bedroom for the children, a larger upstairs bathroom with a WC and better quality kitchen and living area. They also want to bring the house up to modern family living standards. It is not proposed to change the use class.

## Layout

The existing lower ground floor is dark and warren-like. It is proposed to significantly open-up the spaces on this floor by providing a single storey rear extension with large glazed doors, windows and rooflights to maximise daylighting to deeper areas of the plan.

In relocating the living and kitchen to the rear, it allows the existing living room to be converted into much needed third bedroom. The layout further provides a service zone between the bedroom and living room with a utility, shower and WC facility.

In order to increase the size of the bathroom and single bedroom, a closet wing has been proposed to the rear elevation that mimics the depth and approximate width of the neighbouring closet wing (191A). Furthermore, the window to the upstairs passageway has been enlarged to match the window sizes along the rear elevation.

## Scale

The yard at the rear of the house is lower than the garden area and this allows a single storey extension and closet wing extension to be built without overshadowing the neighbouring properties or creating a sense of enclosure.

A very tall brick wall exists between no.121 and no.123 Gaisford St. It is proposed to build the roofline below the line of this wall. The rear opening to 123 Gaisford Street is currently overshadowed by its existing rear closet wing and the proposed closet wing or extension will not make the situation worse.

To the west, the proposed closet wing mimics the depths of the neighbouring closet wing, as a result, will not overshadow or make this situation worse.

The plan diagram on the next page is overlaid with Camden’s Planning Appendix 5 - 45-degree floor plan test (Amenity; Daylight Sunlight), which show that the proposal is compliant with the guidance document.

## Overlooking

It is a common feature for closet wings to be formed of habitable rooms such as bedrooms and study rooms with large windows such as the neighbouring properties of 191a and 123a Gaisford Street. The window to the proposed closet wing (bedroom) is more than 18m away from the nearest habitable window, so will not have an impact on overlooking.

## Landscape

Presently the garden is unkempt. There are no visible trees close to the rear façade of house. There are however some trees to the end of garden but these will not be impacted by the proposals of the extension. A large area of hard landscaping is proposed for alfresco dining and barbecues. This area mimics the proportions of the open plan living room. The remainder of the garden will be soft landscaped and design for this will not form part of the planning submission.

## Appearance

Approximately one-third of the flank wall of the new closet wing is already present and built out of London stock brick. The remaining walls will be built in brick to match the existing brick and bond of the rear elevation. The render that is currently present on the rear façade is not in keeping with the character of the original terrace housing and is proposed to be removed and the brick replaced / re-pointed to match the existing.

Similarly, to the closet wing, approximately two thirds of the flank walls are available to form the lower ground extension and are built out of London stock brick. The remaining visible south elevational façade will be formed out a coloured glazed brick in a woven basket weave bond to contextualise the Victorian architecture around Gaisford street.

The rear face of the extension will be canted at a slight angle to take the best advantage of the evening sun. The new glazed doors and windows at lower and upper ground floors will be thin stile metal framed. The roof of the extension will be laid with a green roof to encourage local biodiversity, attenuate rainwater run-off and be aesthetically pleasing and enhance the already verdant rear garden environment.

The existing drains are to be reformed in part below the new extension. They will in other respects remain the same, with the same inlet connections, including those from the existing roofs and rear yard gullies.

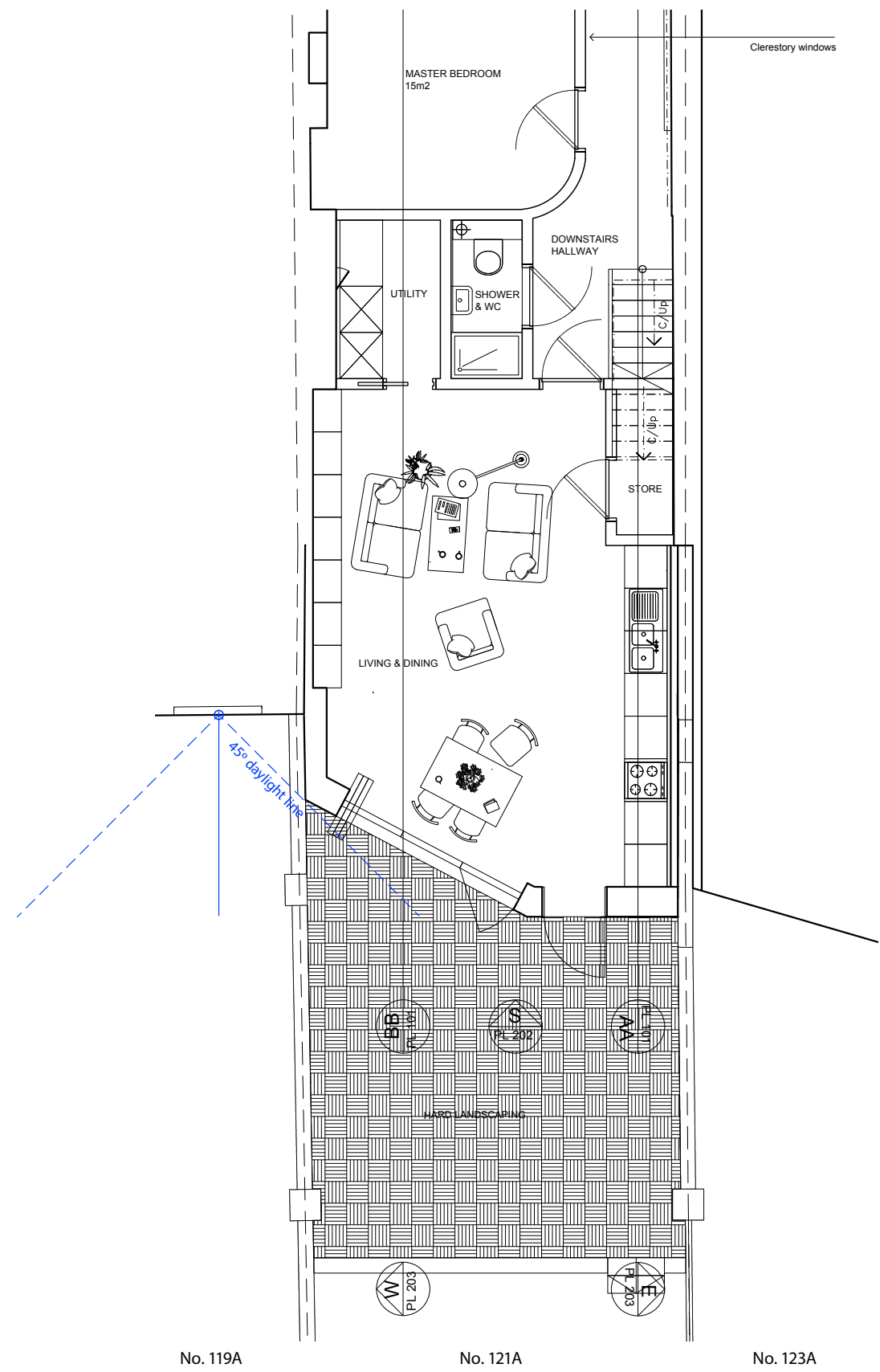
## Access

There are to be no works to the front garden except the upgrading of the existing window and principle entrance doors to meet secure by design PAS 24 standards. Upgrades will look to match the original features of windows along that street elevation. The access throughout the lower ground floor of the house will be greatly improved by widening the door openings. The rear yard will have level access as part of the works.

## Conclusion

The proposals to 121A Gaisford St will have no street impact at all and will have a negligible impact on the neighbours at the rear. They will enhance both the living condition and external amenity for the owner-occupiers within the heritage context, whilst providing much needed bedroom, living and bathroom spaces for a growing family.

Daylight & Sunlight - 45-degree rule



Camden's Planning Appendix 5 - 45-degree floor plan test (Amenity; Daylight Sunlight) - The diagram above shows that the proposal is compliant with the guidance document.



# Materiality

A warm and modest material palette is proposed which sits comfortably alongside the private amenity of the garden. The extension is made of a greeny-turquoise glazed brick; offering a colour palette and material warmth that picks up on the subdued colour of the existing London stock brick and references the glazed brick of Victorian architecture.

The plinth of the glazed brick extension is formed of fair-faced blockwork to provide a robust, textured base that complements the glossy brick above.

The thin stiles glazing at ground floor ensures the main living/dining spaces are flooded with light while also providing meaningful access to the expansive rear garden.

Additional window to the closet wing extension at first floor provides natural light to the first-floor bedroom and provides a more understated domestic scale openings to complement the glazing to the living/dining room.

