Old Hall Lodge

KIDDERPORE GARDENS, LONDON NW3 7SR

RIBA STAGE 3

DESIGN, ACCESS AND HERITAGE STATEMENT

April 2021

HEAT ISLAND
architecture + environment

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ABOUT THE ARCHITECTS
Heat Island is an architecture and design practice with a focus on sustainable design.

Advances in building technology are complemented by an understanding and appreciation of vernacular techniques and tradition.

Each project is seen as an opportunity to work towards the integration of the urban environment with nature, in a manner that positively shapes our city and enhances the quality of daily life.

REVISION HISTORY

Issue date	Revision	Purpose of issue	Prepared by	Checked by
00/00/00	-	-	-	-

1 Executive Summary

This Design and Access Statement forms part of the planning application at Old Hall Lodge, Kidderpore Gardens.

The Design and Access Statement has been provided to assist the London Borough of Camden in its determination of the planning application.

Ground floor rear and side extension inclusive of roof-light. First floor bay window reconfiguration to rear. New entrance door to front elevation. Extension of main roof including front, rear and side dormer windows.

Old Hall Lodge is a two storey detatched residential property in the Redington Frognal Conservation Area within the London borough of Camden.

The alterations proposed in this application are made to make best use of the existing space and provide additional internal floor space in line with the *Mayor's London Housing Design guide*.

It is both our intention and the client's desire to improve liveability without impacting or distracting from the fabric of the existing building.

A strong emphasis is placed on transforming the property into a sustainable urban dwelling. The design sets out to meet the challenge of climate change in a measured and confident way whilst contributing to the overall quality of the architectural design.

Proposals are also in accordance with the criteria set out in the *National Planning Policy Framework* (NPPF).
The proposal also takes into account the guidelines set out in *Camden Local Plan 2017*. The property is located within the Redington Frognal conservation area so particular note is taken of the *Redington Frognal Conservation Area Statement*.

Front elevation of Old Hall Lodge

2 Location

The property is located within the Redington Frognal Conservation area. The conservation area is sub-divided with Kidderpore Gardens sitting within Sub Area 5. Kidderpore Gardens runs between Kidderpore Avenue and Ferncroft Aveunue.

The street emerged as part of the suburban housing expansion that took place in London during the latter part of the Victorian era.

1:1250 scale - See drawing 171-002-3P for location plan

3 Site + Context Appraisal

Birds Eye View (approx boundary at red dotted line)

Rear birds eye view Old Hall Lodge

SITE CONTEXT

Old Hall Lodge sits towards the South end of Kidderpore Gardens and benefits from being one of the few fully detached properties in the immediate area.

Kidderpore Gardens is predominantly three and four storey semi-detatched houses which vary in appearance but have an overall coherence across the street in their approach to materials and elements.

Old Hall Lodge appears to be the only property along the street which has not yet converted its roof into a habitable space

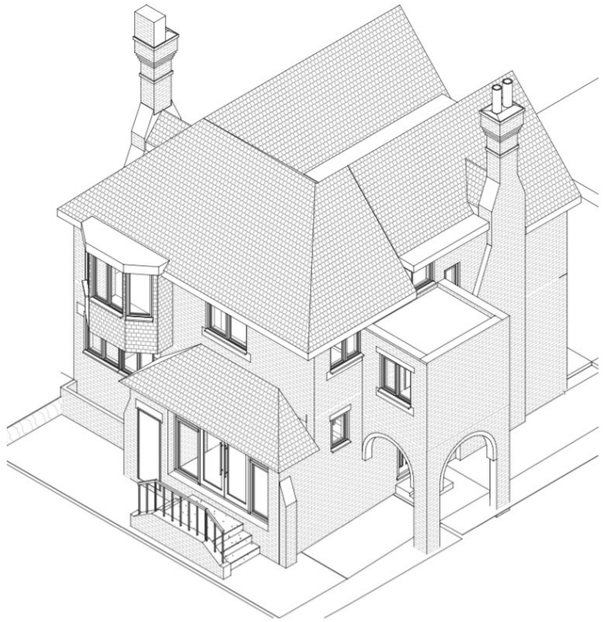
The property enjoys a well proportioned rear garden and benefits from being fully detached for a property of its size in this location.

Archive drawings of the original layout of the Old Hall Lodge suggest that it may originally have been used as a coach house with large span glazed windows to the front ground floor likely replacing timber double doors.

Like many of the houses along the street, Old Hall Lodge is built of red brick. The street facing elevation is treated with a black and white half timber and rendered upper floor with a dominant painted barge board and fascia to the gable end overhanging the upper bay windows.

The site slopes down from the street to the rear garden creating a significant step change at the rear access doors.

Existing Site



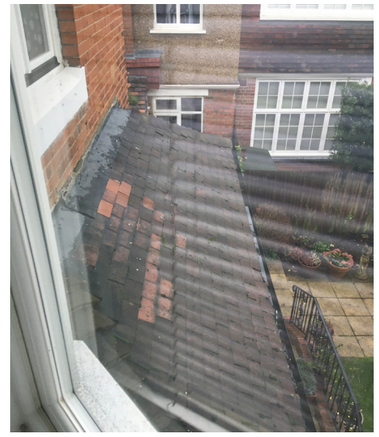
Existing Rear Elevation (not to scale) See Drawing 171-201-3P

The rear of the property has been remodelled and adapted in a piecemeal fashion over time without due consideration to the composition of the overall elevation.

An oriel window has been added to the first floor and the extension at ground floor are both poorly detailed and constructed and allow significant heat loss across the facade.

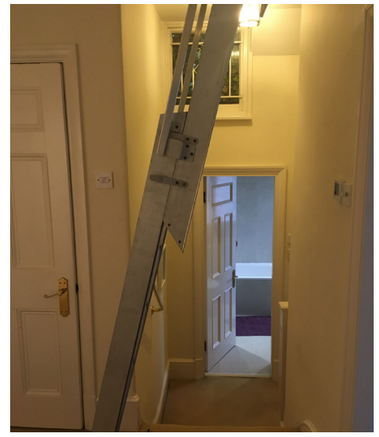
The external steps down to the garden at the rear entrance are relatively steep and poorly detailed and create an awkward transition between internal entrance hallway and the garden.

Overly large GF transitional space



Poor quality rear extensions

Incidental entrance storage



1F tight dark landing area

Steep stepped access disconnects in/out

Incoherant rear elevation comoposition

Kitchen is barrier to rear garden access

Loft heights insufficient for occupation

4 Design Proposal

MASSING AND FORM

Old Hall lodge roofline sits significantly lower than its immediate neighbours either side.

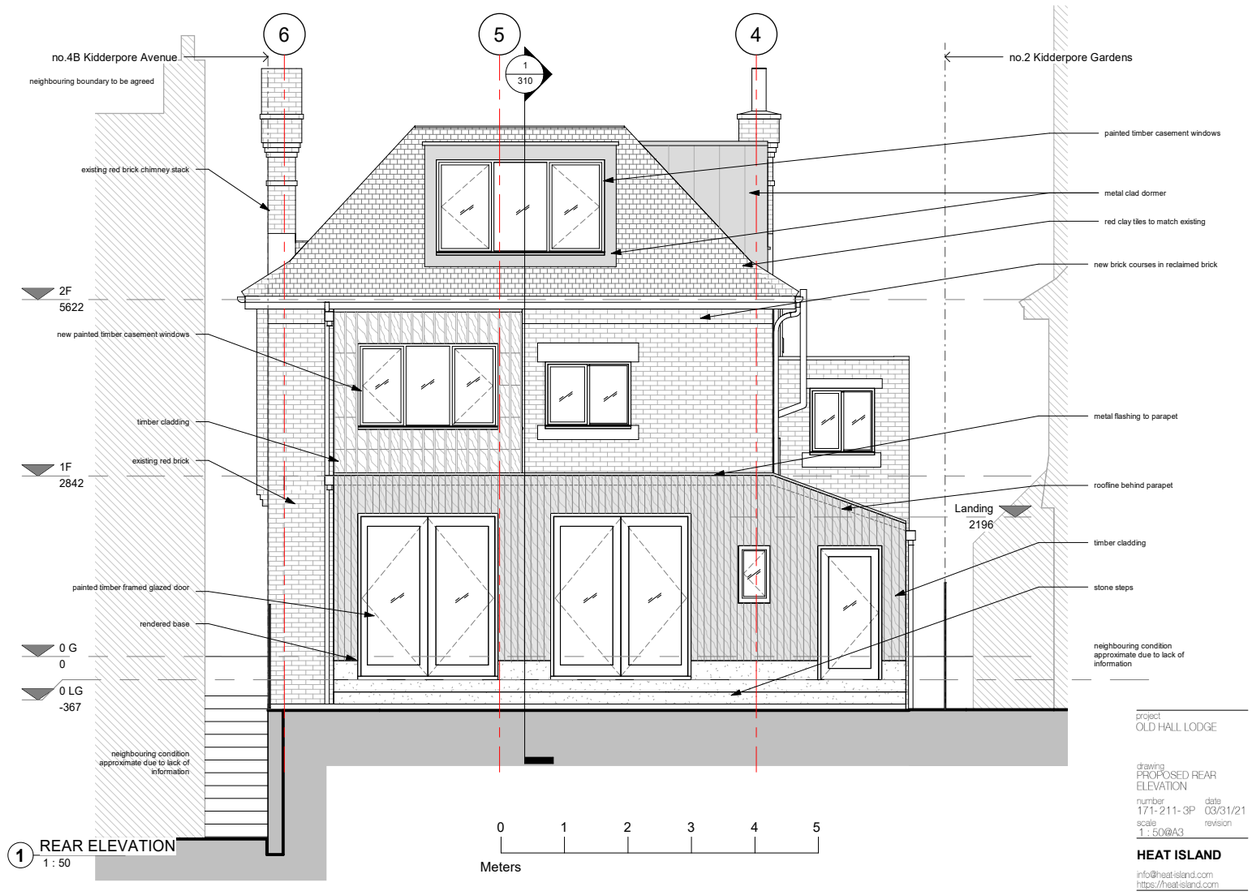
As the current head height within the existing roof-space is unusually low the proposed scheme adapts the existing roof into a habitable floor by remodelling and raising the rear portion of the roof and providing additional dormers.

In order to conserve the existing architectural character of the property the front gable portion of the roof is proposed to be retained in place.

The massing of all three dormers are modestly proportioned and subordinate to the main roof, stepping away from all roof margins. The dormer to the side of the property on the north side is proportioned to accommodate the stair. The windows are proposed to be fitted with obscured glazing to panels up to 1700mm from stair and landing.

Extending the ground floor at the rear and side provides increased usability of existing spaces and allows a much needed accessible WC to be added at entrance level. The overall mass steps in from the neighbours at 4B Kidderpore Avenue. The side extension pitches down to reduce impact on 2 Kidderpore Gardens on the other side and sits within the existing two storey brick arched extension to provide an enclosed entrance hall and fire protected stair to the first floor.

At First floor level the existing oriel window is proposed to be replaced by a new bay in keeping with the line of the ground floor extension, upgrading the thermal fabric and contributing to a more coherent composition.



Proposed Rear Elevation (not to scale) See Drawing 171-211-3P

INTERNAL LAYOUT

The current owner/occupant's desire is to provide a more appropriate and comfortable environment for their family to live in.

The existing internal layout on the ground floor is compromised by a large entrance hall with an unprotected staircase contributing to the overall feeling of transitional space.

The proposed layout provides additional space to the kitchen and a separate dining area. The separate lounge is retained to provide a variety of shared and private spaces now increasingly requested in opposition to previous 'open-plan' living trends.

The additional bedroom on the second floor frees up space on the first floor for study space for more members of the household to comfortably work from home into the future.

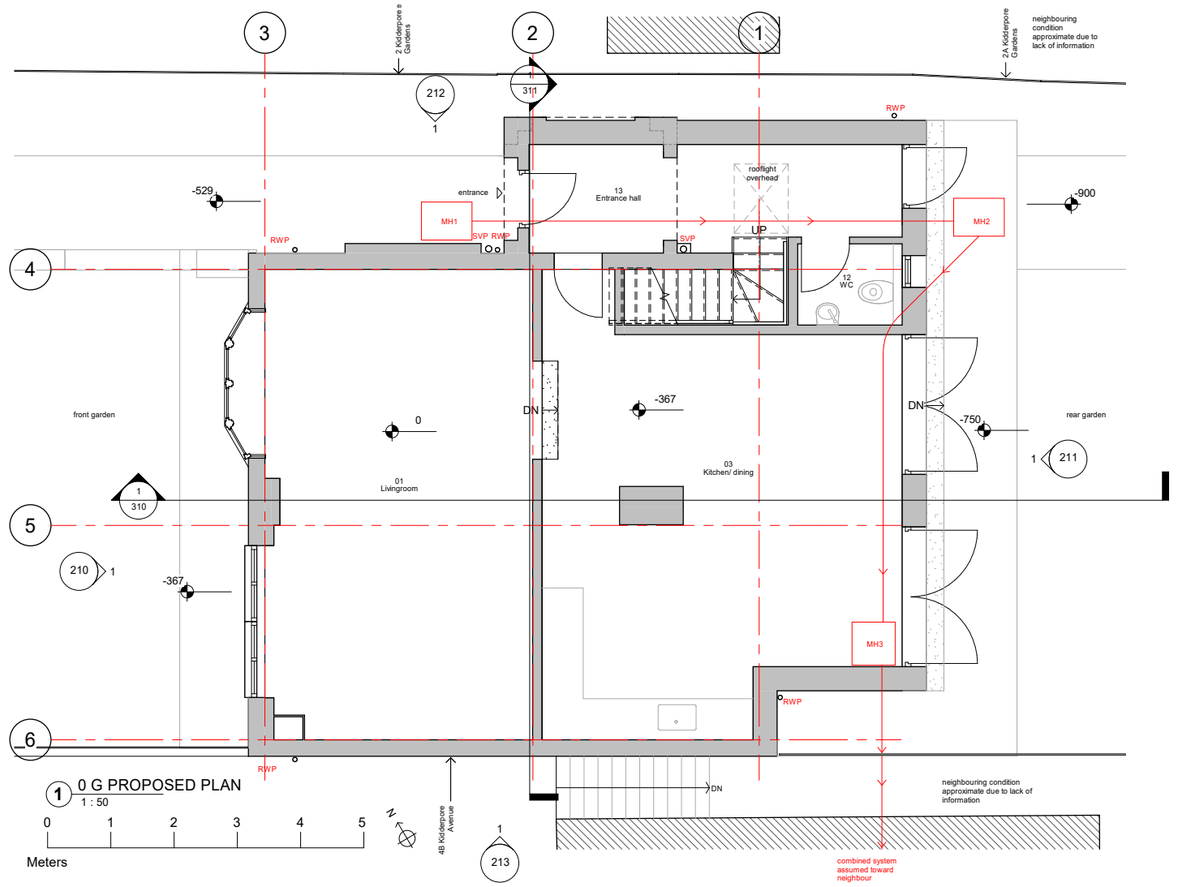
ACCESS AND OUTDOOR AMENITY

No changes are proposed to parking arrangements or to vehicular or pedestrian access from the street.

The addition of a WC to the entrance level is currently much needed, particularly for older less mobile members of the family.

The level change between the internal and external is currently handled through a set of relatively steep external steps. The proposals seek to partially lower the internal finished floor level to create a gentler transition between levels for older members of the family.

There is single step access to the property. A low ramp can be provided to give easy accessibility for a wheelchair user to the rear garden.



Proposed Ground Floor Plan (not to scale) See Drawing 171-111-3P

SUSTAINABILITY AND ENVIRONMENTAL STRATEGY

The proposed scheme is rooted in the principles of environmental design and where possible sets out to exceed current best practice for a retrofitted house of this kind.

The existing extension has very poor thermal performance due to a lack of insulation. The need to heat the spaces in winter currently wastes significant amounts of energy.

Using high performance window and door units and new highly insulted walls will help to improve thermal performance. The retrofit also provides an opportunity to upgrade to low energy lighting.

The existing roof insulation is currently inadequate. The new upgraded roof extension integrates high performance insulation which will have a positive impact on the overall energy performance rating of the building.

CHECKLIST

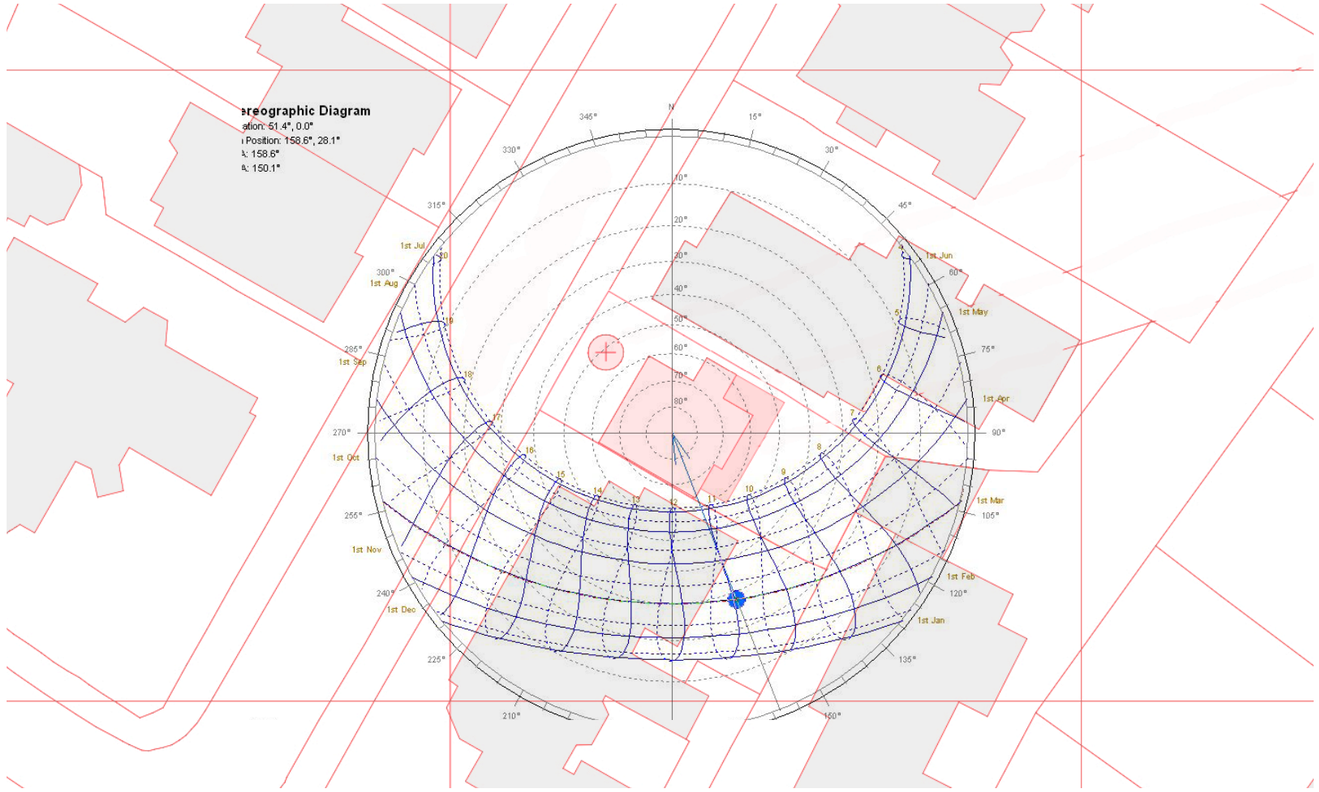
- A 'fabric-first' approach to superinsulating the external envelope, including areas of shallow build up such as dormers to avoid cold-bridging.
- Use of sustainable wall and roof build ups, including cork, wood fibre and mineral wool insulation.
- Internal plan form designed to exploit natural light and ventilation, maintaining dual aspect of new bedroom to reduce artificial lighting and ventilation loads.
- Materials have been chosen that are robust and durable in use, decreasing the need for costly maintenance and replacement. Timber will be specified from sustainable sources.
- A greening and landscaping strategy to the rear garden to enhance the biodiversity and amenity value of the site.

IMPACT ASSESSMENT

The proposed extensions and alterations have been designed to minimise impact on adjacent properties.

The proposed extension and new glazing would not result in substantial loss of privacy of neighbours over and above that which already exists. The proposal would not restrict natural light reaching adjacent properties.

There will be minimal impact on daylighting conditions to the rear of neighbouring properties, and no impact on the levels of daylight received by neighbouring rear gardens.



Stereographic Diagram

5 Heritage Statement

We have paid close attention to the *Redington Frognal Conservation Area Statement*. The proposed scheme works to improve on the fabric of the existing, tying it in with surrounding houses more convincingly while respecting the historic patterns of development.

Policy RF 27 states:
Roof extensions or roof alterations would not be acceptable where it would be detrimental to the form and character of the existing building.

We have paid close attention to how to accommodate a second floor without negatively impacting the effect of the original frontage.

We note that proposals meet all criteria for acceptability and understand that such proposals should be assessed on an individual basis. As a detached property the roof does not form part of a group and is not prominent and is significantly lower than its neighbours.

The choice of external materials ties in with paragraph 4.7 of the *Camden Planning Guidance Design* document that states, ‘Wherever possible you should use materials that complement the colour and texture of the materials in the existing building’

We have also been careful to adhere to paragraph 12.12 which states;

“Development Policy DP24 ‘Securing high quality design’ requires all development to be of the highest standard of design, and expects developments to consider the character, setting, context, form and scale of neighbouring buildings, the quality of materials used, natural features and landscaping. The policy encourages outstanding design in contemporary or traditional styles.”

MATERIALS AND DETAIL

The new rear extension will use a limited palette of high quality, robust materials that will compliment the character and appearance of the existing building.

Heat treated timber cladding are to be carefully detailed to compliment the brickwork and roof in colour and texture accounting for weathering over time. Due to the site orientation, untreated / uncoloured timber will weather within an acceptable timeframe. A rendered base also helps to tie the design into the existing surrounding fabric.

We propose use of materials that have a low embodied energy wherever possible. Reclaimed materials will be sought where applicable. New materials would be sourced from sustainable sources and approved suppliers and fit in with our ecologically conscious approach to building design.

Clay tiles for the roof will intend to match existing and new casement windows are to be in timber to match in with the traditional design.

Material pallette - red brick, timber cladding, existing clay roof tiles, metal cladding (zinc)

6 Summary of Design Aims

For the reasons set out in this Design, Access and Heritage Statement, it is deemed that the proposals are compliant with the guidance provided.

In summary, the key aims and benefits of the proposed development are:

• To improve accessibility of the property by providing a WC at entrance level;

• To provide a well designed extension to the house that suits increased family needs, provides additional capacity to work from home and is enjoyed by its occupants;

• To achieve a design that both preserves the scale, context and character of the neighbourhood built with good quality construction materials;

• To preserve the existing building and Conservation Area.

• To use locally sourced, low energy materials wherever possible to minimise environmental impact of the development.

• To achieve an improved layout wih plans that accommodate the furniture, activity space and access requirements of the applicants, with improved and more enjoyable external connections between ground floor and garden.

• To improve the daylighting and thermal comfort of both new and existing interior spaces; and

• To encourage greening of existing external spaces, enhancing biodiversity and encouraging a stronger relationship with the exterior environment.