



# Design and Access Statement

June 9th 2021

# 12 Keats Grove, Hampstead, London, NW3 2RN

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## Minor Amendments Application & Discharge of Condition 4h: details of hard landscaping and external steps Design & Access Statement

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### Introduction

This Design and Access Statement has been prepared for a series of minor amendments to the permitted development and listed building consent for the existing Grade II listed residential property at 12 Keats Grove, Hampstead, London. The proposal involves fewer changes to the original fabric than originally envisioned, due to the differences in the lifestyle of the new owners of the property contrasted against the highly personal permission granted to the previous owners.

### Application History

The property was granted planning and listed building consent in February 2020, following which the property was sold as the previous owners moved out of London as a result of the pandemic. Our client, Kylie Richardson, began work to discharge conditions and apply for variations as required. This work was started with studio Dera and several conditions were signed off. Unfortunately the project lead at Studio Dera is indisposed at the present time and has had to step away from the project. 51 architecture has therefore been appointed discharge the outstanding conditions.

Included in our submission are a few pages from the original planning application's design and access statement as an aide memoir on the site and setting.

51 architecture has extensive experience extending and enhancing the life of historic buildings, and has worked with listed buildings and in conservation areas in Camden, other London Boroughs, and elsewhere in the UK. These have been largely residential and have successfully seen the integration of new materials to complement the historic fabric. Our ethos is to protect and repair what is already there wherever possible. This is not always feasible, and where this is the case we look to sympathetic fabric renewal or replacement using appropriate materials and craftsmanship.

51 architecture has prepared this submission together with James Fox of FFLO, a landscape practice specialising in designing highly crafted and sustainable landscapes often in historic settings, working in collaboration with Noel Kingsbury Planting studio for the soft landscape planting design of the gardens.

## Previously approved applications

2019/5443/P. Enlargement of existing side entrance porch at ground and lower ground floor levels including excavation, replacement front door and alteration to surrounding fenestration; Erection of single storey plus basement side extension including excavation (following demolition of existing garage extension); Replacement window frames to all elevations; Removal and reapplication of external render; Alterations to front boundary wall including infilling of vehicle gate and formation of new pedestrian gate; front garden side boundary wall and bin store; Front and rear garden landscaping including the erection of two garden outbuildings (following demolition of existing structures); Installation of 3 air conditioning units to rear garden.

2020/3585/L Enlargement of existing side entrance porch at ground and lower ground floor levels including excavation, replacement front door and alteration to surrounding fenestration; Erection of single storey plus basement side extension including excavation (following demolition of existing garage extension); Replacement window frames to all elevations; Removal and reapplication of external render: Front and rear garden landscaping including the erection of two garden outbuildings (following demolition of existing structures), front garden side boundary wall and bin store. Alterations to front boundary wall including infilling of vehicle gate and formation of new pedestrian gate. Internal works including: Internal alterations including the removal of later internal finishes/details, restoration, alterations to the plan form, installation of comfort cooling system. (Revision to ref. 2019/5469/L)

2020/5135/P Details of chartered engineer required by condition 7 of planning permission 2019/5443/P dated 26/02/2020 (as amended by 2020/3584/P dated 26/11/20) for excavation of basement and extensions with external alterations.

2021/0291/L and 2021/0026/P for the release of conditions relating to internal and external render.

PP-09675719 for the release of conditions relating to the boundary wall

PP-09676750 for the release of conditions relating to services

PP-09676961 Listed Building Consent granted for roofworks

21-2230P for the release of conditions relating to fireplaces, doors and joinery

Applications currently awaiting approval are for the release of condition 4b) Samples and/or manufacturer's details of all new external facing materials, 4e) Plan, elevation and section drawings of all new windows and rooflights at a scale of 1:10 with typical glazing bar details at 1:1 and 4i) Colour of the paint to be used on the kitchen extension and all external joinery, including windows and doors.

## Proposals for minor amendments

1. Do not reinstate a bedroom on the lower ground floor, a full two stories from the others and isolated from the rest of the family, but rather retain the use of the lower ground floor as purchased, keeping the open plan family living and informal dining and kitchen in the listed building. This approach retains existing service runs and requires no new notching of joists or opening out of existing fabric. See item **A** on attached drawing 8001.
2. Amend therefore to suit the approved kitchen on the upper ground floor of the new east

extension to become the formal dining room, with a serving counter with a hot plate and bar. See item **B** on attached drawing 8000.

3. Do not reopen and reinstate blocked in chimneys on the lower ground floor. See item **G** on attached drawing 8001.



Modern opening between two front rooms with modern reeded architrave and front facing bay windows overlooking the driveway. Proposed removal of architrave.



Existing Kitchen in rear room with rear facade window overlooking the garden.

4. The approved open plan laundry on the lower ground floor of the new east extension is an anomaly. It sits in a double volume open plan space, the upper section of which is almost entirely glazed. As such, and with stone floors, the acoustics of the space will be poor and the noise from the laundry will reverberate through both levels in an unacceptable way. This minor amendment seeks to enclose the laundry, along with an electrical plant room in the lower ground floor, and add a new wc for guests dining upstairs. See items **C**, **D** and **E** on attached drawing 8001.
5. The approved new jib doors between the bedrooms on the first floor are no longer proposed to be installed. See item **C** on attached drawing 8002.
6. The new rooflights into the entrance hall are not proposed to be installed, rather we would like to keep the existing window opening in the entrance hall and retain a traditional lead roof in this area, with external drainage as elsewhere. See items **C** on attached drawing 8000, **A** on attached drawing 8002 and **A** on attached drawing 8006, drawing 8008 and **A** and **B** on drawing 8009.
7. The previously approved schemes showed mounded earth to the new east extension, both north and south, with little or no thought for the impact this would have either on what would be needed to retain the boundary wall to the neighbouring property at 12a or the tree roots which the new works have been at such pains to step around and protect, to the extent that the whole of the rear of the east extension has been required to cantilever over the root protection zone. We propose not to place the mounded earth around the new east extension.
8. It does not help that the tree itself has been consistently drawn in the wrong position on all the previously approved plans. The knock-on effect of this is that the approved doors and steps are not achievable, and thus the proposal submitted here, to be read in conjunction with application for the release of Condition 4h) (details of new hard landscaping including materials of new steps and paths) shows both the steps, and the doors moved to the west, with minimal or no retaining earth. See item **A** on attached drawing 8005 and **A** on attached drawing 8007
9. On the second floor, we would like to keep the current bathroom wall in the same position, to avoid dividing the window. See item **A** on attached drawing 8003.

#### **Issue register**

- 8000 Upper Ground Floor Plan Proposed Minor Amendments
- 8001 Lower Ground Floor Plan Proposed Minor Amendments
- 8002 First Floor Plan Proposed Minor Amendments
- 8003 Second Floor Plan Proposed Minor Amendments
- 8005 South Elevation Proposed Minor Amendments
- 8006 West Elevation Proposed Minor Amendments
- 8007 North Elevation Proposed Minor Amendments
- 8008 East Elevation at Boundary
- 8009 East Extension Section BB Proposed Minor Amendments
- FFLO Keats Hard landscape Planning
- 8010 Front Steps Planning Condition
- 8011 Boot Room Steps Planning Condition
- 8012 East Extension front Steps Planning Condition
- 8013 Rear Steps Planning Condition
- 8014 East Extension Rear Steps Planning Condition