

Heritage Statement
Design and Access Statment
Energy and Sustainabilty Statment

76a Gaisford Street, London NW5 2EH

Singh Fudge Architects

www.singhfudge.com

Design Workspace
15 Teddington Business Park
Teddington TW11

t: 020 3289 8889 e:hello@singhfudge.

Contents

Practice Profile	page 3
Site Photographs	page 4
Design and Access and Heritage Statement	page 5
Energy and Sustainability Statement	page 5

Singh Fudge Architects

www.singhfudge.com

Design Workspace
15 Teddington Business Park
Teddington TW11

t: 020 3289 8889 e:hello@singhfudge.

Practice Profile

Singh Fudge Architects is a London-based practice founded in 2021 by Svinder Singh and Zoë Fudge. Svinder and Zoë are both chartered members of the RIBA and Architects registered with the ARB. The studio operates across a variety of sectors including private residential, multi-unit housing schemes, office fit-out, retail store design and education. The studio has a strong design focus and is recognised for the quality of its built work.

Singh Fudge Architects strive to produce architecture that positively transforms the experiences of its users and the wider community. Our projects are characterised by a sensitive approach to materials and intuitive understanding of construction and detail.

Our process is both meticulous and exploratory, underpinned by research, technical expertise and collaborative dialogue with clients, consultants and constructors.

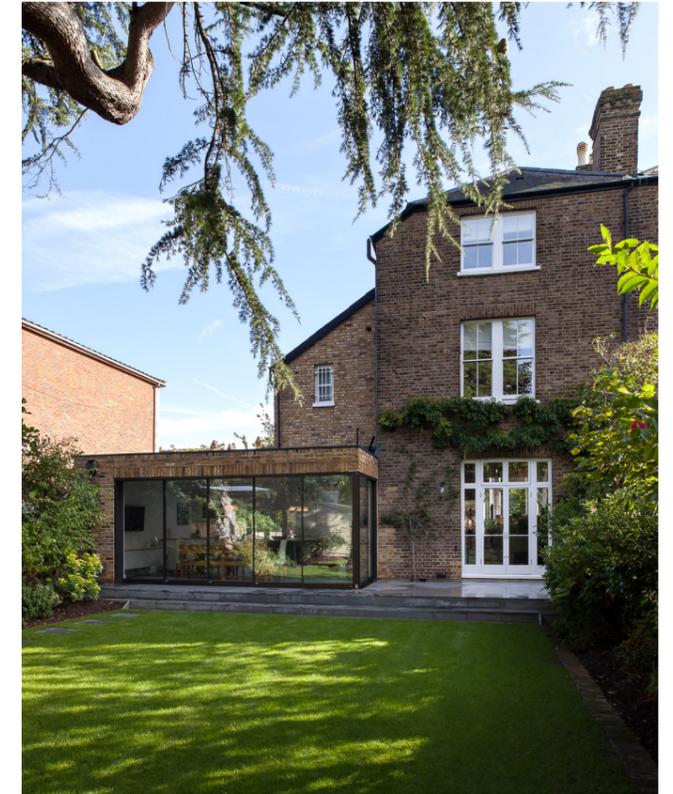
Sustainability is important to the practice and we endeavour to develop ecologically responsible projects through careful design and specification. Sensitive reuse and refurbishment of existing buildings is a foundation to sustainable development and through our work we hope to increase the heritage and cultural, as well as economic and environmental benefits to society.

We have extensive experience working with buildings in conservation areas or with listed building status, producing sensitive designs that enhance the character of the original building whilst upgrading the space for modern lifestyles.

Opposite are some examples of projects we have completed in conservation areas.



a.



c.



b.



d.

- a. A renovation of the exterior of a property in a conservation area in Richmond Borough, the design of the modern extension and garage conversion have no impact on the conserved front elevation.
- b. Rear elevation of a property in a conservation area in Richmond Borough showing the modern rear extension and garage conversion that sympathetically extends the living areas of the property.
- c. Rear elevation of an infill side extension to a terrace in the North Kilburn Conservation Area.
- d. The sensitive modern addition opens up the plan to bring in light, whilst retaining period features.

Singh Fudge Architects

www.singhfudge.com

Design Workspace
15 Teddington Business Park
Teddington TW11

t: 020 3289 8889 e:hello@singhfudge.

Existing Site Photographs



Front elevation 76 Gaisford Street showing its dilapidated condition.



View from rear of property into the large garden.



Boundary condition with 74 Gaisford Street.



Internal view of lower ground floor bay window detailing to be replaced with double glazed versions to match the existing detailing.



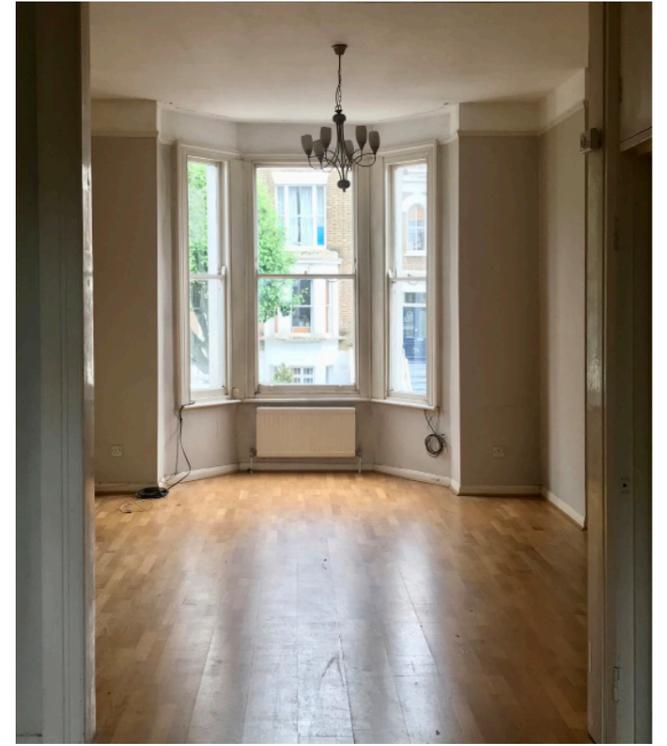
Rear elevation of 76 Gaisford Street.



The forecourt of 76 Gaisford Street showing lack of dedicated bin storage and general state of disrepair.



Boundary condition with 78 Gaisford Street.



Internal view of upper ground floor bay window detailing to be replaced with double glazed versions to match existing.

Singh Fudge Architects

www.singhfudge.com

Design Workspace
15 Teddington Business Park
Teddington TW11

t: 020 3289 8889 e:hello@singhfudge.

Design and Access Statement

Heritage Statement and Planning Context

76a Gaisford Street is located within the Bartholomew Conservation Area. The building is a 4 storey brick built Victorian terraced house. The proposals in this application relate to the lower maisonette, consisting of lower and upper ground floors. There is a separately owned maisonette to the first and second floors. The owners of the leaseholds for the two maisonettes also own a share of freehold.

The terrace in which 76a sits has mostly been maintained in its original form. It suffers from neglect and these proposals seek to upgrade the existing front elevation contributing positively to the conservation area.

To the rear the applicant seeks to add a small, full width extension at lower ground floor level. At the rear, numbers 74, 76 & 78 have a 3 storey brick-built outriggers.

There are many approved rear extensions to properties in Gaisford street and to properties on other streets within the Bartholomew Conservation Area. Therefore rear extensions could be seen as a common feature of the buildings within the area.

Several planning applications have been approved for rear additions in recent years. Approval has been given for rear extensions that exceed beyond the building line of the rear outrigger. Some are listed below for reference:

2020/1254/P 121A Gaisford Street
Erection of a part one, part two storey rear extension. Replacement of front lower ground floor window and side entrance door. Granted.

2017/5992/P 73A Gaisford Street
External alterations including erection of single storey side/rear infill extension at lower ground floor level. Granted.

2016/3028/P 49A Gaisford Street
Erection of part single storey and part two storey rear extension at lower and upper ground floor levels. Granted.

2016/4155/P 75A Gaisford Street
Erection of lower ground floor single storey rear extension. Granted.

2015/2625/P 65A Gaisford Street
Erection of lower ground floor extension, enlargement of existing roof terrace and alterations to fenestration Granted.

2014/1014/P 123A Gaisford Street
Erection of a single storey rear extension at lower ground floor level. Granted.

2014/3361/P 107A Gaisford Street
The erection of an extension at rear lower ground floor level, including provision of rear ground floor terrace, installation of rear staircase, replacement of rear windows and doors, and replacement of front porch with cantilevered porch. Granted.

2014/3009/P 80A Gaisford Street
Single storey ground floor rear extension including rear patio and replacing existing windows to street and rear elevations. Granted.

2012/2738/P 31a Gaisford Street
Erection of a single storey rear extension with rooflight above and replacement of window at lower ground floor level to residential flat. Granted.

The proposal will not result in the loss of amenity to the neighbouring properties. The lowered lower ground floor extension in its nature, height and outlook will not increase a sense of enclosure, nor overlooking. There are no new windows or apertures created near boundaries that increase overlooking of neighbouring properties.

Proposal Use

No.76a is an existing residential maisonette in need of repair and modernisation. Our clients wish to carry out renovations and a rearward extension to bring the house up to modern living standards. This will include works to restore the front of the property which is currently in disrepair, which will be an enhancement to the conservation area.

Layout & extension

The existing layout enters at the lower level to reach living spaces at the upper level. This inefficient layout will be reversed to provide living space at lower ground floor entry with a direct link to the garden. Bedrooms and bathrooms will be at upper ground floor level.

The existing lower ground floor has poor natural light and the layout does not allow for light to penetrate the plan. To maximise natural light and efficient modern living, it is proposed to extend towards the garden with double glazed, sliding doors, and generally to modernise with an open plan arrangement. Roof lights in the extension will bring further light into the living spaces.

Scale

The sunken terrace at the rear of the house sits below the level of the garden area, by approximately 500mm allowing an extension to be built without overshadowing the neighbouring properties or creating a sense of enclosure.

The rear extension openings of numbers 74 & 78 Gaisford Street are already overshadowed by the existing garden walls and extensive planting (see existing images), so the proposed single storey extension has no measurable impact in terms of overshadowing.

Landscape

Presently the garden is unkempt and in poor condition. Original garden walls surrounding the garden will be retained and restored.

The step up into the garden sits against the rear outrigger creating issues with damp in the existing rear bathroom. There is a damp and dark north facing external space in the recess formed by the rear outrigger.

The proposal seeks to extend the sunken courtyard into the garden to improve the transition to the garden and alleviate issues with damp.

No trees will be affected by the proposals.

Appearance

The rear ground floor extension will be built from London stock brick to the flank walls and door surround to match the existing building and full height glazing with minimal polyester powder coated frames.

Access

There is no change proposed to access to the front garden. Level access will be provided to the rear garden.

Energy and Sustainability

We will be retrofitting the property to improve the current D rated EPC certificate. The new extension will be built to a minimum Part L compliance and we will upgrade the performance of any existing fabric where possible. New double glazed windows to existing openings will be installed along with a new front door all of which will be fully draft proof and Part L compliant.

We will be installing an air source heat pump to provide hot water and heating to the property.

We have specified a green roof to the extension roof to improve biodiversity and slow water run off. Any new exterior surface will be permeable.

Drainage to the extension roof and any associated rain water drainage routes will be fed to a soakaway in the garden.

Conclusion

The proposals will have no impact to the front of the property and street scene, other than to refurbish and upgrade the front of the property. Repairs and refurbishment will take place to render and paint, installation of new double glazed windows, front door, surfacing and bin store and planting. The inherited, existing satellite dish will be removed.

The proposal is in line with other rear extensions that have gained planning consent in Gaisford Street. It will have negligible impact on the neighbouring properties. The proposal will enhance both the living environment of the owner-occupiers, improve the immediate and long-term sustainability of this building, enhance the private garden realm within the local Conservation Area and improve the street elevation of the property contributing positively to the Conservation area.

Singh Fudge Architects

www.singhfudge.com

Design Workspace
15 Teddington Business Park
Teddington TW11

t: 020 3289 8889 e:hello@singhfudge.