

Seesaw Studios



171 Kiln Place, London, NW5 4AP

Design & Access Statement

November 2021

Seesaw studios is an artistic architectural design studio with an ever-growing reputation for providing sustainable and creative results. We are committed to creating better places to live, work and sustainable for the future.

We believe in creating unique, functional spaces to synchronise all forms of creative disciplines, ensuring that each of our client's needs & concepts are successfully manifested in each project we develop.

Our team portfolio demonstrates considerable experience in residential, commercial and project management.

Creativity, excellence, great quality underpins our style and approach.

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1. Introduction

1.1 Seesaw Studios architectural practice has been appointed by our client at 171 Kiln Place to complete the following Design & Access statement in respect to the site which lies within Camden Area, relating to the accompanying application seeking to proposed planning permission for a ground floor side extension and first floor terrace. The proposal is to create an amenity space for our client in order to provide a private entrance into their home in order to enhance the living space whilst in-keeping with the architectural character of the site and neighbouring properties.

1.2 This statement is submitted as part of a formal application and is to be read in conjunction with all architectural drawings and associated documentation.



[digimap of the site & surrounding area]

2. Overview

2.1 The site is currently located within Kiln Place on Lambie Street between a 1959 – 1962 built estate rising five storeys tall.

2.2 The application building is part of a new development built both along one edge of the estate and into the knit of the existing blocks. A series of low-rise brick homes by Peter Barber Architects, completed in 2020.

2.3 The proposal has been designed through a process of carefully considering the existing building, in addition to any potential impact on its neighbours.

3. Site & Surroundings

3.1 The application site comprises a building which was completed in September 2020 as part of the Gospel Oak regeneration programme.

3.2 The current home was built along with the 15 new homes at Kiln place within two large post war housing estates.

3.3 These plots were developed on underused corners of the existing blocks and helped to re-organise and improve the current entrance to the existing buildings.

3.4 A development consisted of a series of buildings which created new, low rise, intimately scaled streets to improve connectivity across the estates, overlooking of public space and security. The development aimed to retain the majority of existing homes on the estates, allowing residents and their established community to stay put, refurbishing existing well-loved homes to provide much needed improvements to heating, plumbing and drainage, as well as creating a series of new streets through the estates. New rows of intimately scaled mews reinforce the edges of public spaces, with new high-quality landscaping and removal of existing decks to bring routes through down to street level.

3.5 The site is not within a conservation area

3.6 The row of houses to the south west of the development where 171 Kiln Place sits is formed of 2 two storey high dwellings with a balcony to the front and rear of both properties.

These row of houses are known to be 'Sites 1 & 2' and granted on planning permission 2014/6697/P described as below:

'Two rows of little houses form a picturesque backdrop to Kiln Place. On the north side of the street six 3 bedroom courtyard houses follow the slow curve of the street. Front gates lead to a sun trap courtyard, through a front door and up to a large sunny open plan living area with fully glazed retractable screen leading onto a sunny first floor terrace. Building heights alternate between one and three storeys high. A small lawned area and the existing tree coverage are left in place to maintain the privacy of residents to the rear. The notched profile of the terrace means that all homes are light airy and dual aspect. Importantly, the primary aspect of the houses faces Kiln Place, eliminating overlooking to the apartment buildings to the rear. The southern terrace comprises two 2 bedroomed cottages. Each cottage has a secluded private garden. The buildings are one and two storeys high. The new houses are constructed in a mixture of beautiful rustic pale yellow soft brick. The scale and material quality of the buildings is redolent of the Victorian houses of Oak Village itself.'

3.7 To the north of 171 Kiln Place is a side entrance to the rear of the site where the neighbouring property No 173 sits. The terraces above No 173 also overlook the side entrance.



172 Kiln Place

171 Kiln Place

[Images of the site]



Site: 171 Kiln Place

No.172

Proposal to match neighbouring property at 172 Kiln Place – Side extension with terrace above.

[Images of the site]

4. The proposals and their impact

4.1 The application we are proposing on behalf of the applicant details an efficient design and use of the space to create an amenity space whilst in keeping with the architectural character on the building and avoids overlooking to the neighbouring properties.

The alterations include:

- **Proposed side extension**

We have Proposed a side extension to create an amenity space for our client in order to provide a private entrance into their home and enhance the living space while resolving any overlooking feeling of the surrounding flats to the north of the site.

- **Proposed Windows**

Existing front windows to be moved and reused on the proposed extension in order to be in better keeping with the style and design of the original development.

- **Door Amendment**

We propose to amend the new door to a panelled timber door with glazing as existing on the rest of the existing character of the approved development. This is to improve the appearance of the front entranceway and privacy of our client's home as it currently lacks the look of a traditional home entrance and would be described to look like a rear garden door.

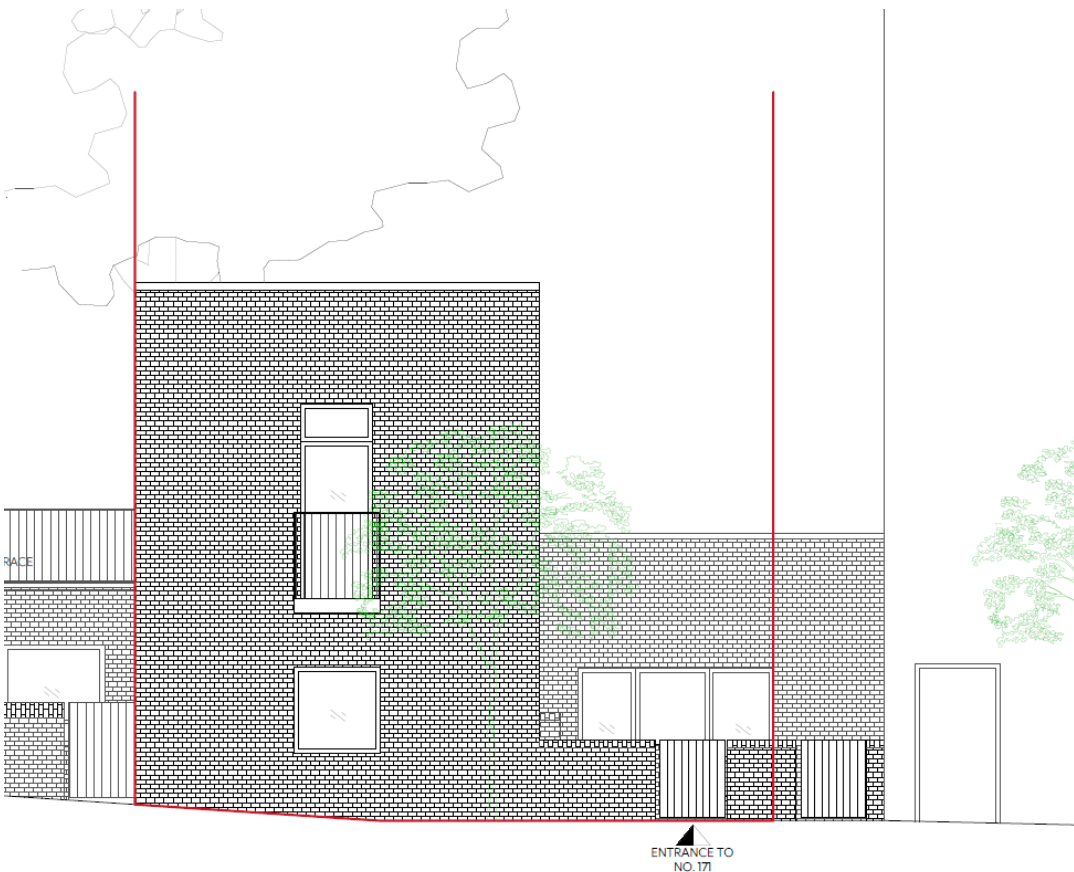
Terrace

- Proposed Terrace to have a 1.1m balustrade to the front elevation to match the neighbour at No 172 and a 1.8m high frosted privacy screen Proposed to the side elevation. This is to create a private amenity space for our client as the site does not have a secluded private garden as mentioned on the approved planning statement. *'...Each cottage has a secluded private garden.'*
- The proposal uses materials in keeping with the existing materials found on the property, as granted on planning permission 2014/6697/P.

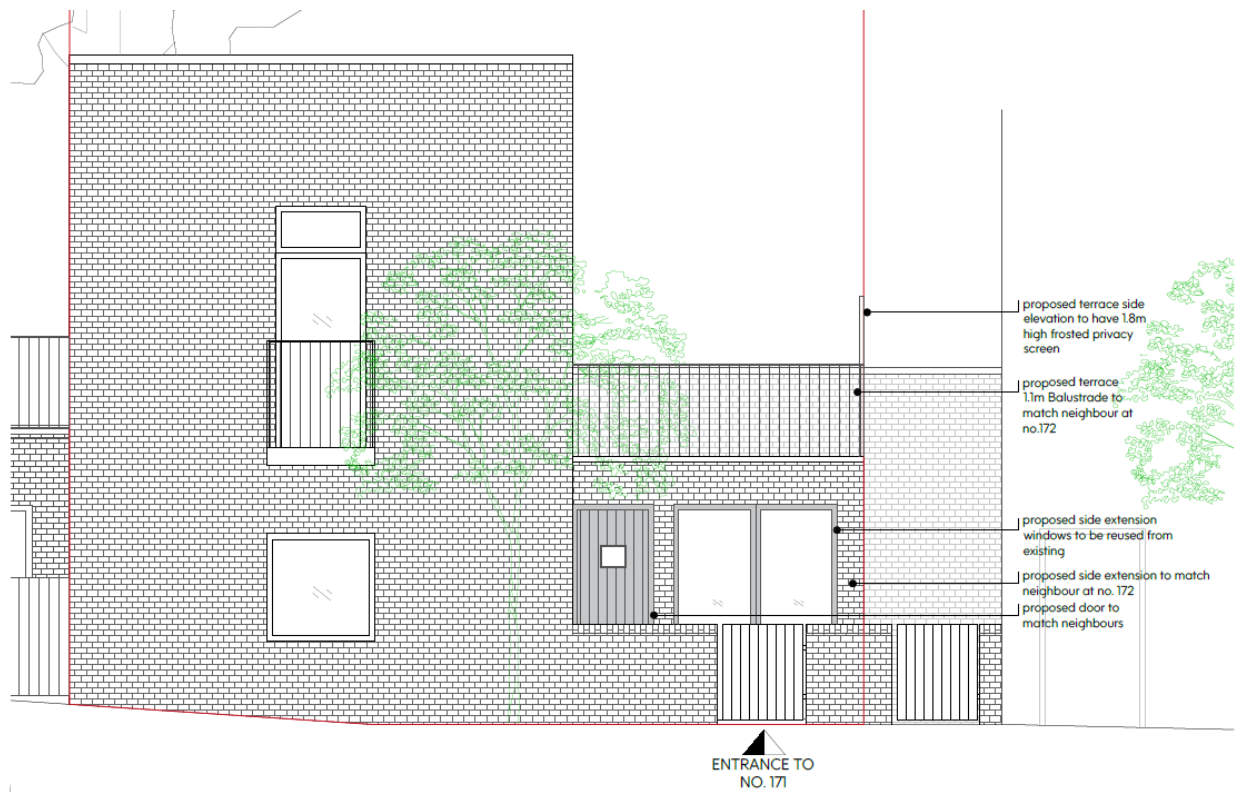


Terrace above 172
Kiln place currently
directly overlooking
into the property

Surrounding flats are
currently directly
overlooking into the
property

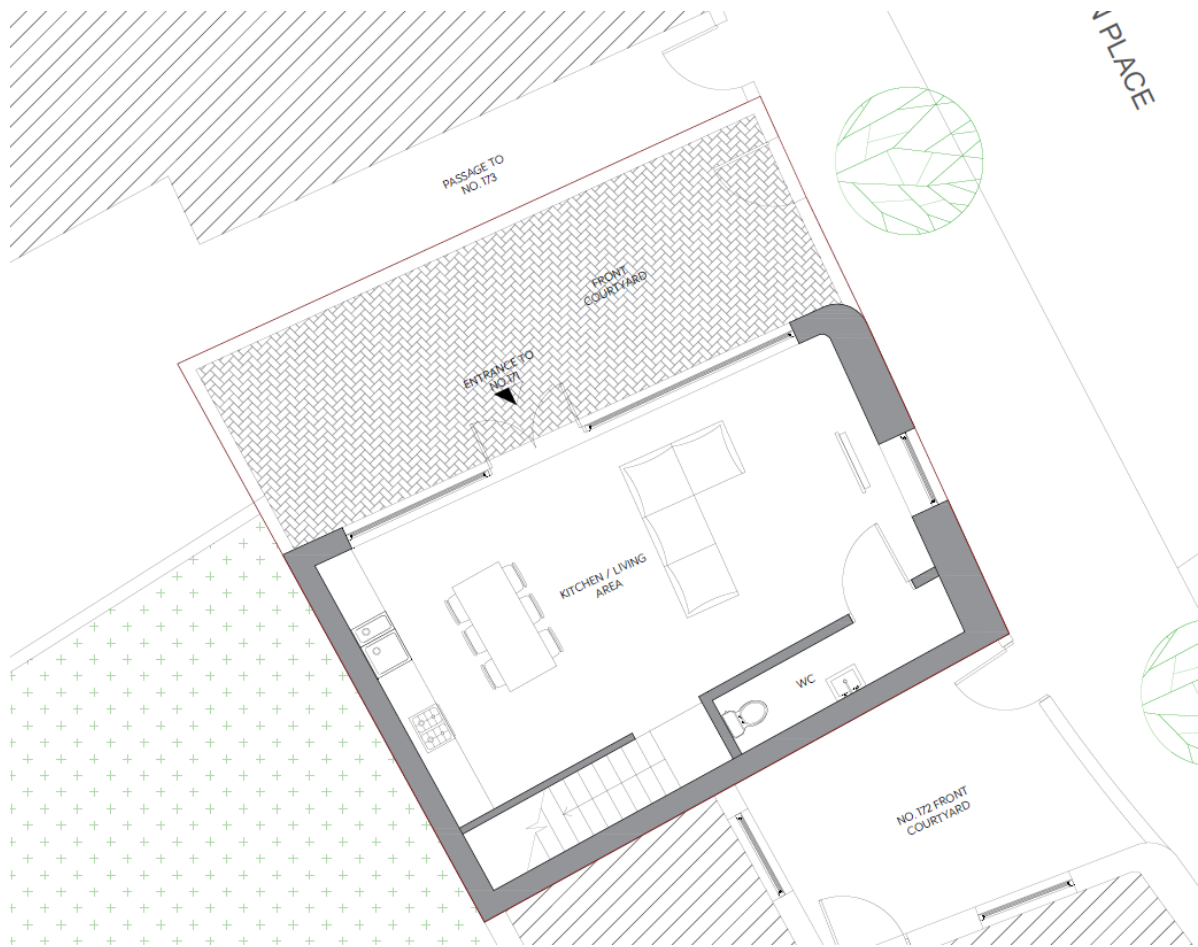


[Existing Elevation]



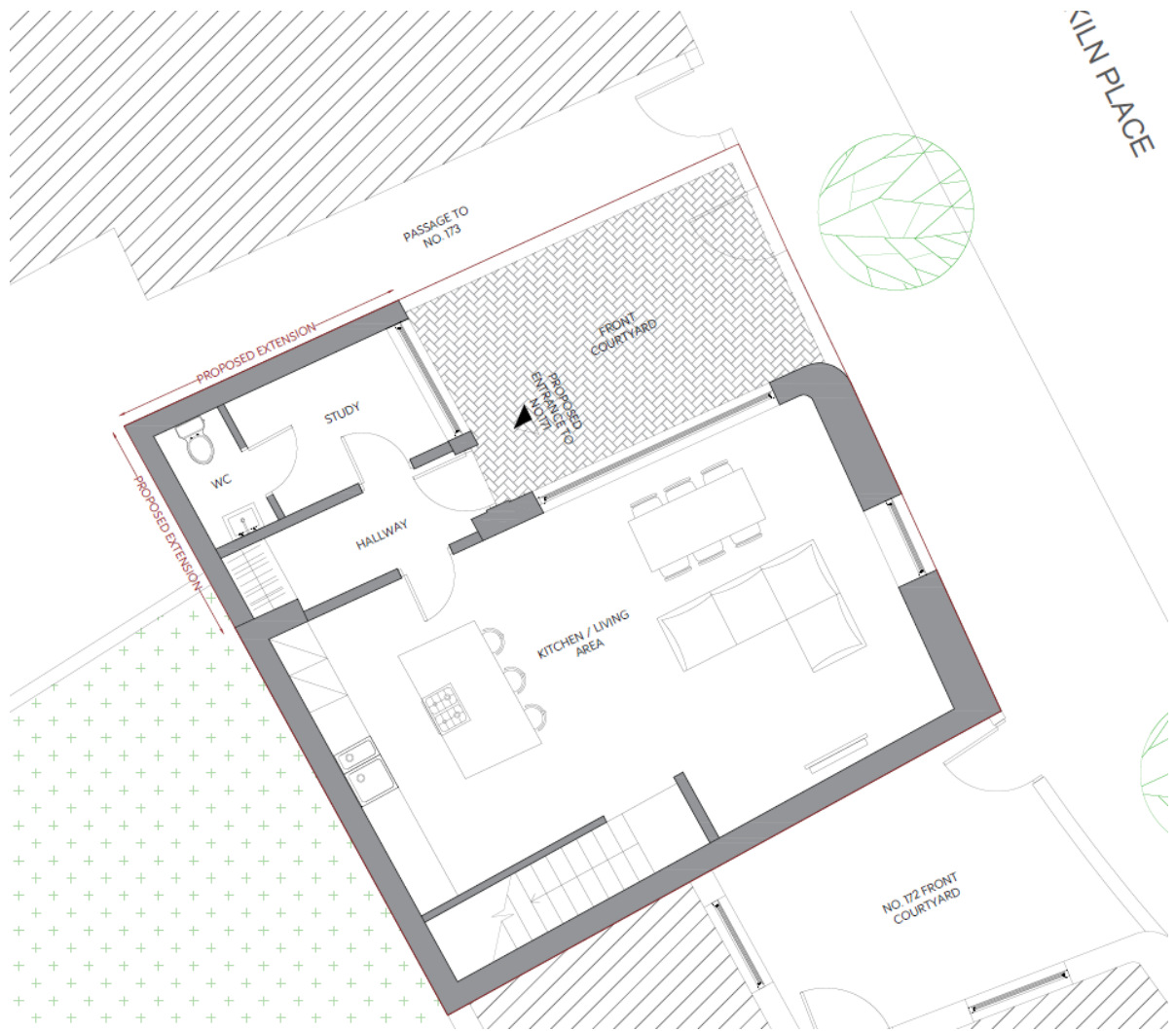
[Proposed Elevation]

4.2 The current layout lacks functionality and consists of an entrance through the front courtyard which leads directly into an open plan layout as you enter the house through the glass double doors.



[Existing Ground Floor Layout]

4.3 Internally, the plan is being altered to propose a double storey extension by reusing the windows at the existing ground floor elevation and creating a private and welcoming entrance into our client's home to create a sense of security.



[Proposed Ground Floor Layout]

As stated on (HDSPG 220) C3 from street to front door:

'The design of the threshold between the public realm of the street and the private realm of the home affects people's sense of security and ownership. Entrances should feel welcoming, offer shelter and be celebrated. It is especially important that individual homes in blocks of flats are given front doors that are clearly recognisable as such, and that the main entrances are of high quality'

The proposal has been carefully considered and adjustments have been done in a way that is holistic and sensitive to the existing development and building fabric while meeting the needs of our clients. The ambition is for a high-quality design that will last for many years to come.

5. Conclusion

5.1 The central aim of the proposal is to alter the existing design and non-identifiable entrance to our client's home which currently feels alienated and lacks the feeling of a main entrance into a home. The neighbouring properties currently directly overlook into the property as there is no separation between the entrance and open plan living space. The proposal has been carefully designed to create a safe and welcoming adjustment to the layout of the entrance while in keeping with the existing character of the development and neighbouring properties which will help adapt the permanent sense of home for our client. The proposed side extension will cause no harm in planning terms. There would be no significant difference in the external appearance of the building and the overall design approach to the building has been carefully considered to match the neighbouring properties from the same development. Accordingly, it is considered that the scale and nature of the development is not substantially different from the one which has been previously approved. The design changes proposed are of high quality, seek to meet the needs of existing and future residents, and accord with all relevant adopted planning policy.

6. Commitment to Quality

6.1 This document has been produced on behalf of Seesaw Studios. If you feel that this design & access statement would benefit from elaboration or alteration, please do not hesitate to contact us via e-mail at: info@seesaw-studios.com

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