

# 13A GAISFORD STREET

DESIGN & ACCESS STATEMENT  
11<sup>TH</sup> FEBRUARY 2022

# CONTENTS

1.0	Introduction	3
1.1	Planning	4
2.0	Design	7
2.1	Use, Amount & Layout	7
2.2	Scale, Landscape & Appearance	8
2.3	Access	8
3.0	Drawing List	9
4.0	Existing site photographs	10
5.0	Material Precedence	12



## 1.0 Introduction

This report describes the work that the applicant, wishes to undertake to improve and extend the property 13a Gaisford Street, of which they own the leasehold and private garden. The freehold is owned by the London Borough of Camden.

The property falls within the Bartholomew Conservation Area.

The existing property comprises a one bedroom ground floor flat with a large private south facing garden. The garden is raised approximately 1m above the level of the flat and terrace.

The main property was built circa 1865 with the rear three storey extension, housing the current kitchen, circa 1900. The flat is generally in a reasonable state of repair, although there are certain areas in which the applicant intends to make improvements to overcome problems such as; poor daylighting and some areas of damp or water ingress. This is also an opportunity to improve the properties energy efficiency.

The applicant has received full planning permission for a scheme: 2021/2814/P. It is felt that the principle of the development of the site has been established and this new application is of no material change.

The applicant seeks to gain full planning permission.



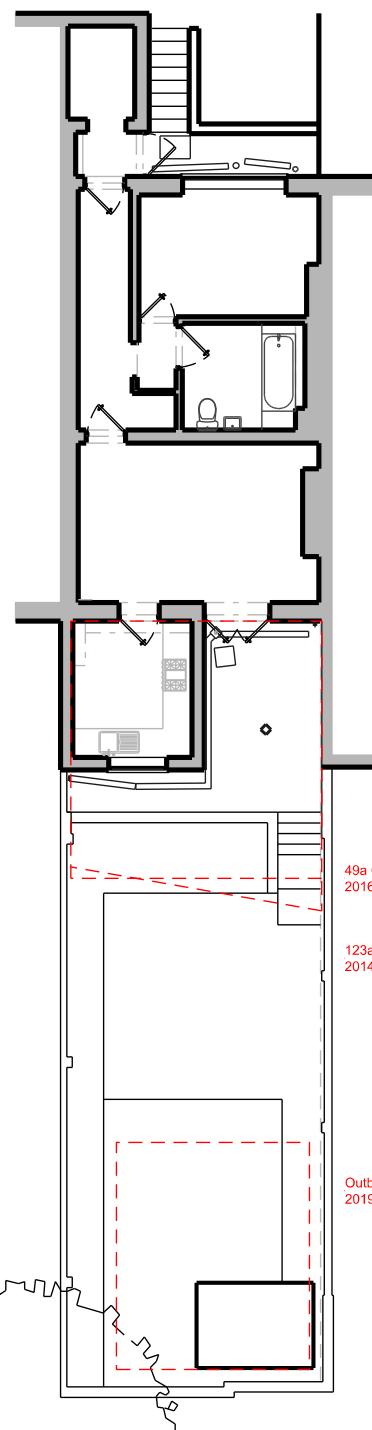
Photograph of 13 Gaisford Street, street elevation.



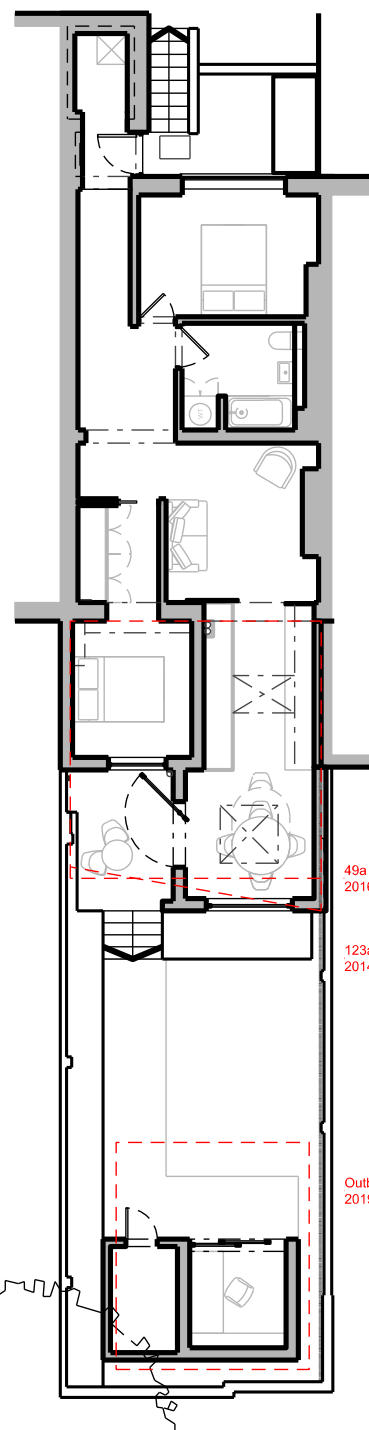
Photograph of 13 Gaisford Street, garden elevation.

Area for development highlighted in pink.





Existing plan with referenced locally granted planning approvals highlighted in red.



Proposed plan with referenced locally granted planning approvals highlighted in red.

## 1.1 Planning

13a Gaisford Street falls within the Bartholomew Conservation Area.

In accordance of the London Borough of Camden Local Plan 2017 the proposal for the extension of 13a Gaisford street attempts to 'enhance the heritage assets' and respect the 'local context and character' within the conservation area in which it is sited. Policy D1 and D2.

In accordance the Bartholomew Estate, Conservation Area statement 2000; the proposed extension attempts to be 'sensitive' in 'scale, material and design'. The proposal will seek to minimise any impact on neighbouring properties and conserve the character and appearance of the Conservation Area, whilst greatly improving the layout and performance of the existing flat. The scale of the proposed extension is proportionate to the scale of the property.

The extension will be subordinate to the original building due to its sunken setting and will be screened to a significant degree by the existing 7.5m high closet wings on each side, the raised garden (1m) and the 2.4m high brick garden walls to either side of the main property.

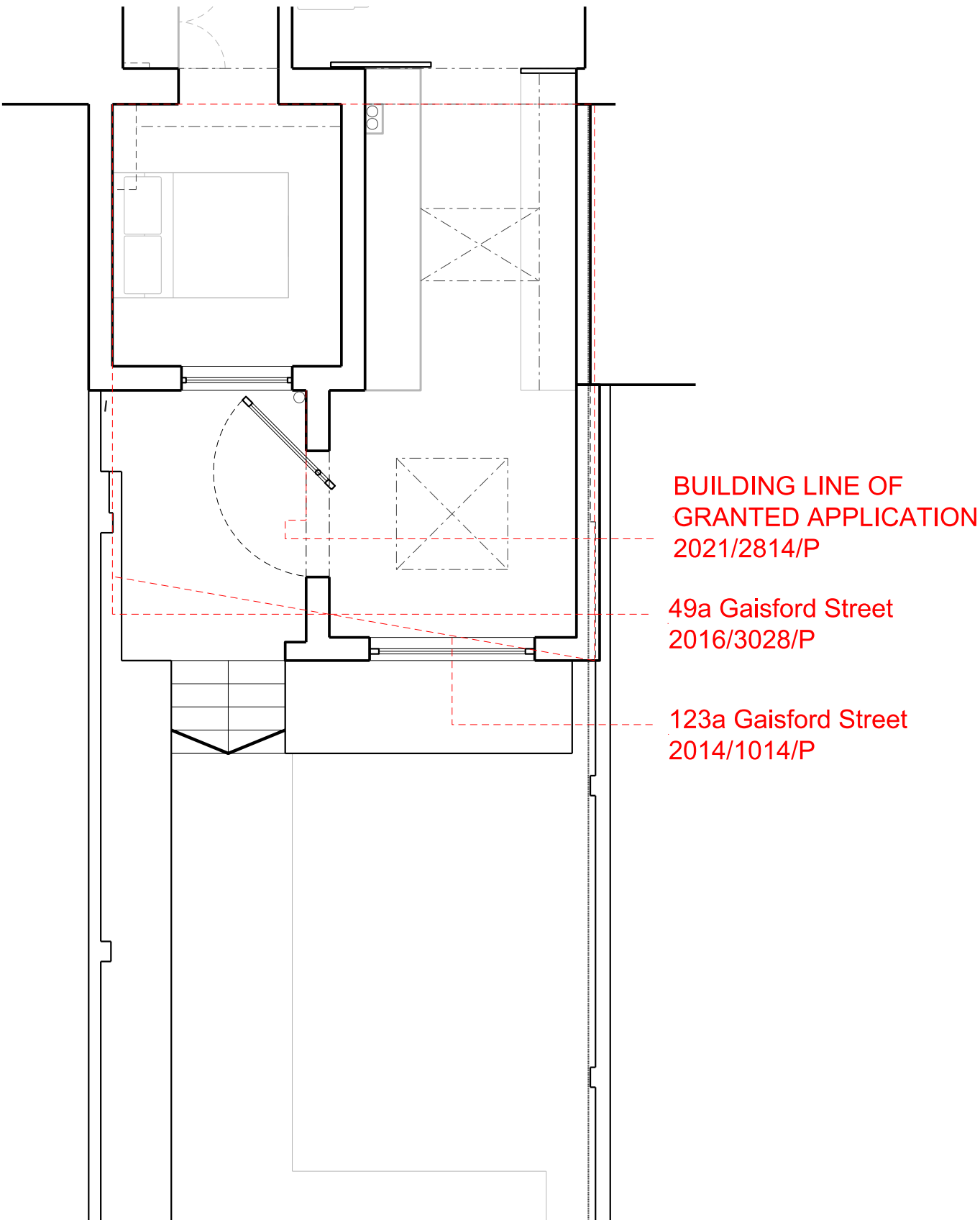
The design of the rear extension is not visible from any public highway.

## Relevant Applications

On the 31st January 2022 the applicant received full planning permission for the scheme: 2021/2814/P.

It is felt that the principle of the development of the site has been established and this new application is of no material change. The new application seeks to extend an additional 1.3m, making the extension 6m in depth from the host building although only half the width. There is no fixed precedence established over the length of extensions on Gaisford street, the next images demonstrates this.





The applicant seeks to keep all the consented principles of application 2021/2814/P but extend an additional 1.3m in reference to the below applications.

2016/3028/P 49a Gaisford Street, Granted 2016. Full width extension.

2014/1014/P 123a Gaisford Street, Granted 2014. Full width extension.

**A quote from the decision notice for Application 2016/3028/P**

***Reasons for granting permission***

*The proposed extensions are to the rear of the property, where they would not be visible in the streetscene along Gaisford Street. It is considered that the proposed extensions would relate well to the host building in terms of location, form, scale, proportions, dimensions and detailing.*

*It is considered that the proposed extensions would respect and preserve the original design and proportions of the building, including its architectural period and style.*

***The lower ground floor part of the proposed rear extension would measure 5.5 metres deep; however, the host building has a relatively deep footprint (approximately 9 metres) and, on balance, the extension is considered to be subordinate in scale. The upper ground floor element would be smaller and would only measure 2.8 metres long, which is considered to be acceptable as a smaller footprint is usually expected of higher level extensions.***

*The proposal would also allow for the retention of a reasonable sized garden area, which is welcomed.*

Similarly, 13A Gaisford street's proposed extension is 6m deep and 2.8m wide, however the footprint of the host building is 9.3m deep (excluding the closet wing) and 5.4m wide, therefore is subordinate in scale.



## 2.0 Design

### 2.1 Use, Amount & Layout

The lower ground floor flat at 13a Gaisford street is currently a one bedroom self-contained residential property. The applicant intends to develop the property to make it a two bedroom property, replacing the current kitchen with a bedroom and developing the lowered terrace area adjacent to the closet wing to create a new kitchen/diner.

The extension will not encroach significantly on the rear garden which will remain some 9.5m long.

Furthermore the applicant wishes to replace the garden shed with a modest lightweight structure to house; shed storage and a small home office.

Additionally at the front of the property, the UPVc bedroom window is to be replaced with a timber double glazed sash, to match the existing original windows. The lightwell is also to be increased in size to allow for more natural light in the north facing bedroom but also allow for a small bike store.

Please refer to the full set of plans, elevations and sections (existing and proposed) included separately as part of this application.

Existing and proposed plans showing the use of space.



Sketch of garden extension

## 2.2 Scale, Landscaping & Appearance

The proposal seeks to minimise any impact on neighbouring properties and conserve the character and appearance of the Conservation Area

The proposed scale of the extension is proportionate to the scale of the property. The extension will be subordinate to the original building due to its sunken setting and will be screened to a significant degree by the existing closet wings on with side, the raised garden and the brick garden walls and fences to either side of the main property. There should therefore be no affect on day-lighting to the neighbouring properties.

The extension's garden facing elevation is to be finished with a light brick, similar in tone to the london stock, garden walls and host building but paler. The solider course along the top and terrace reveal, introduces some of the detailing from the existing building.

The extension's terrace facing elevation is white rendered to continue the language of the lower ground floor of the host building.

All glazing is timber framed to be muted in tone and discreet.

The modest garden studio, is to be a lightweight structure. The roof line dips to the boundary walls minimising its affect on neighbouring properties. The studio is proposed to be clad in timber shingles, to mimic the pattern of the brick buildings and garden walls, whilst having a more naturally tonal quality, to blend subtly with the gardens intended planting and the mature trees in the neighbouring properties.

See section, '5.0 Material Precedence' to see examples of the suggested materials.

## 2.4 Access

Access to the property is not affected by this application and remains as existing.



## 3.0 Drawing List

This design and access statement is to be read in conjunction with the 'Planning Application Drawing Set':

1025_000_001	Site Location Plan
1025_100_001	Existing Ground Floor Plan
1025_100_002	Existing Roof Plan
1025_200_001	Existing Elevation North and South
1025_200_002	Existing Elevation West
1025_200_003	Existing Section AA, BB and East Elevation
1025_100_011	Proposed Ground Floor Plan
1025_100_112	Proposed Roof Plan
1025_200_011	Proposed Elevation North and South
1025_200_012	Proposed Elevation West and garden studio
1025_200_013	Proposed Section AA, BB and East Elevation

## 4.0 Existing Site Photos



Image 1



Image 2

Image 1: Area at back of the house, proposed for extension

Image 2: Large south facing garden.

additional photograph on next page. All of existing private garden site.







## 5.0 Material Precedence



Image 1



Image 3



Image 2

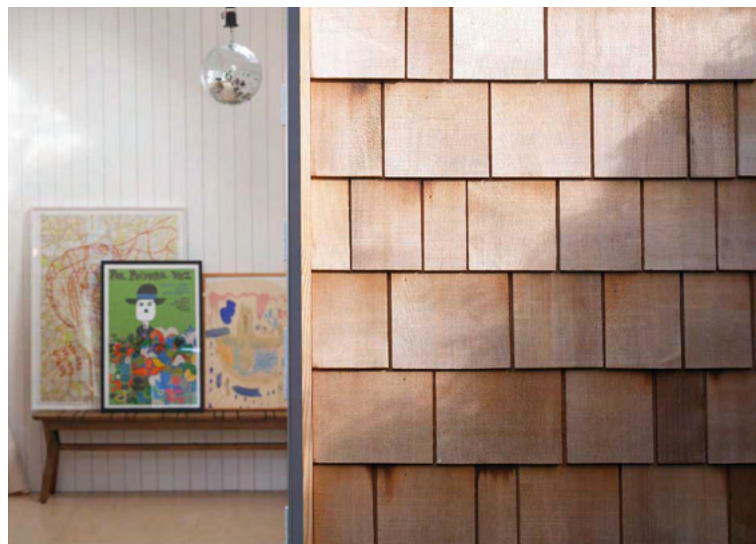


Image 4

Image 1: Pale brick and timber framed fenestration proposed for garden facing elevation for new extension.

Reference: Erbar Mattes Architects: Harvey Road, Crouch End, London.

Image 2: Pale brick proposed for garden facing elevation for extension.

Reference: Erbar Mattes Architects: Harvey Road, Crouch End, London.

Image 3: Timber shingles proposed for cladding garden studio.

Reference: Douglas Architects, Hackney, London.

Image 4: Timber shingles proposed for cladding garden studio.

Reference: Douglas Architects, Hackney, London.