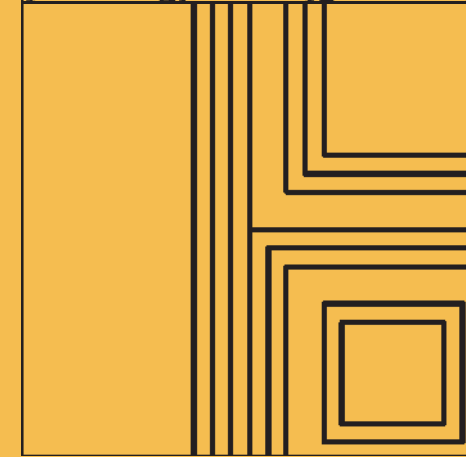
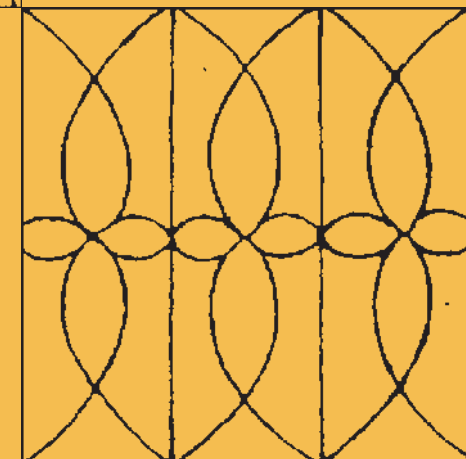
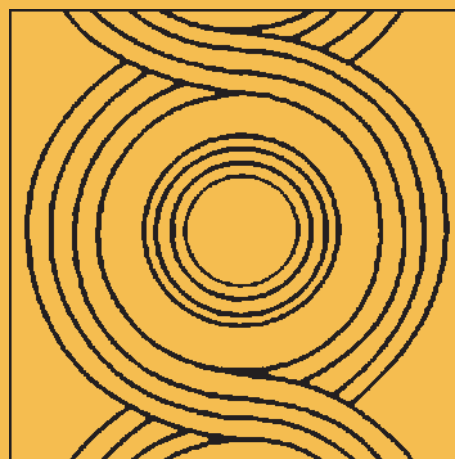
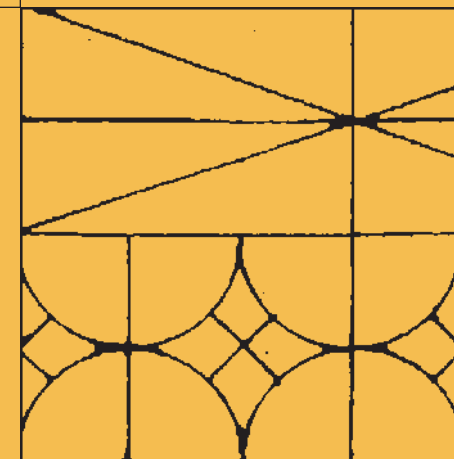


✧ 13 Kemplay Road | NW3 1TA

Design and Access Statement

February 2022 - Rev 00

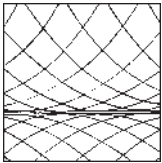
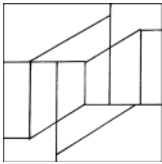
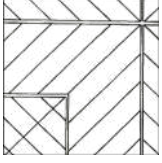
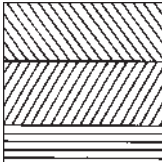
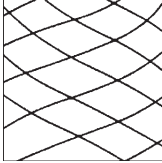


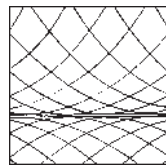
prepared by
JK

checked by
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notes

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1.0 Introduction and Context

Introduction

This Design and Access Statement has been prepared for the purpose of supporting the Planning Application.

The commentary aims to summarise the design intent, providing support for the design through an overview of the history and current standard of the site.

This document should be read in conjunction with the planning drawings and other reports prepared by the design team.

1.1 Project Brief

The owners of 13 Kemplay Road have approached Charlton Brown Architects to assist with the creation of a replacement family home on the site. The intention is to bring this private residence up to modern standards.

In addition to providing accommodation that is better suited to modern living, the brief is to provide a replacement house at 13 Kemplay Road that will be high-performance in terms of energy use. It's whole-life carbon and in-use energy have been carefully considered to meet Camden's ambitious targets.

The design rationale for the proposal is based on the following key objectives:

1. Provide a family home that is comfortable and well suited to modern living, with a strong connection between the outdoor and indoor;
2. Redesign the front entrance, improving the accessibility of the ground floor and improving the appearance from the street through renewed landscaping and boundary wall
3. Benefits from improved sustainability and environmental credentials;
4. Contributes to the setting of the Grade II listed Roslyn Hill Chapel, and maintains views from the street to this important heritage asset
5. Positively contributes to the Hampstead street scene and conservation area, with style and detailing drawn from the best features of neighbouring buildings.



Street view of 13 Kemplay Road

1.2 Site Location & Surrounding Area

13 Kemplay Road is located within the Hampstead Town ward of the London Borough of Camden.

The site currently comprises an end-of-terrace, 2 storey, residential dwelling with private rear garden. It is currently in use as a single family residential dwelling (Use Class C3).

The current dwelling is two storeys with a pitched roof. The house is constructed of red brick. The roof has a low pitch and there is a prominent, unfenestrated gabled flank elevation visible to the street. Windows are casement windows in white painted timber frames.

The site is located towards the centre of Kemplay Road, a residential street to the south east of the main town centre around Hampstead station, and east of Hampstead High Street. The surrounding area is predominantly residential in nature, characterised by large family houses and proximity to local schools.

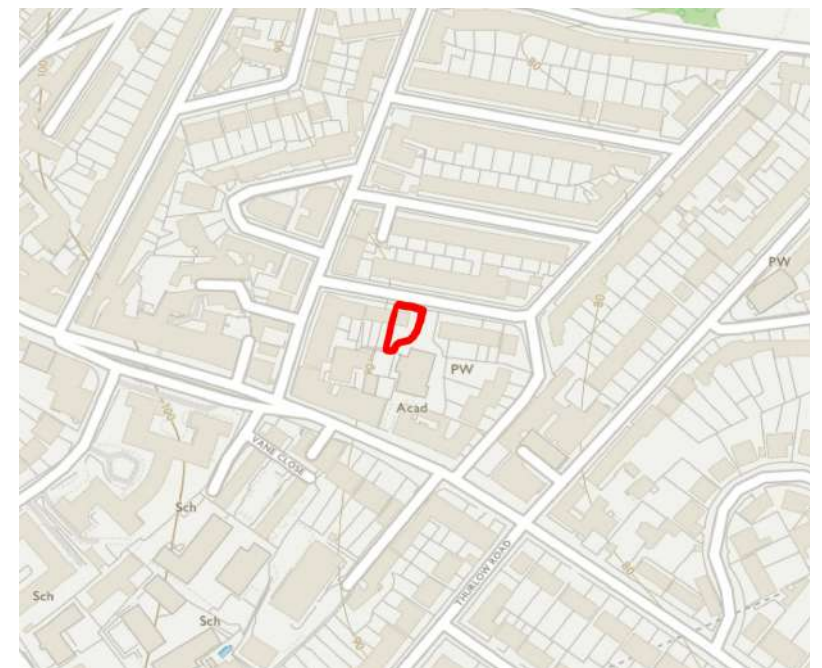
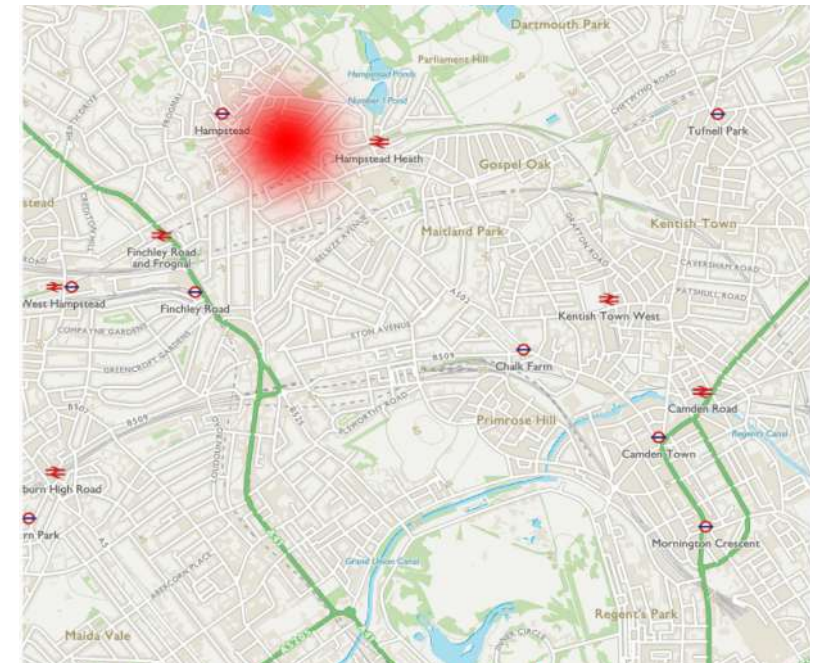
The site has good public transport links. It is within PTAL 3 and is a 5 minute walk from Hampstead Underground station to the north, and a 10 minute walk from Finchley Road and Frognal overground train station to the south-west.

In terms of the existing planning context, the site falls within the following planning policy designations:

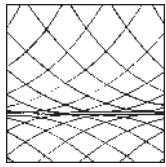
- Hampstead Conservation Area
- Hampstead Neighbourhood Plan Area

The statutory listed buildings in the immediate vicinity of this site is Rosslyn Hill Chapel. The site itself is not identified as being a property of particular interest or merit within the Conservation Area Appraisal and is noted as making a 'neutral' contribution to the conservation area.

The site is within an area of very low flood risk (0.1% risk).



Site Location



1.3 History of the Site and Surrounding area

(i) Surrounding Area

The Site is within the Willoughby Road / Downshire Hill sub-area of the Conservation Area, an area which was mainly constructed over a 20-year period from 1875 to 1895. Architectural styles are primarily three and four storey terraced houses typical of late 19th Century developments. 13 Kemplay Road itself is part of a mid-20th Century development of two terraces of plain two-storey houses built on land that had been, until the middle of the 20th Century, part of the chapel grounds.

The effect caused by the difference in scale between the original 19th Century developments and later infill developments - like the subject building - in the Willoughby Sub Area is noted in the Conservation Area Appraisal:

A few smaller, modern houses have been built on gap sites or back gardens. These generally have fewer floors, lower ceilings and smaller windows than the older houses and in some cases the disparity in scale is uncomfortable.



Site

Rosslyn Hill Chapel
Grade II listed



Key:

- 1 storey
- 2 stories
- 3+ stories
- undeveloped land

Houses constructed during the original 1875-1895 development of the area are 3-4 storeys.

Infill, and 20th century developments stand out by their smaller scale.

(ii) The site

No13 is part of an infill development on the former northern rear gardens of Rosslyn Chapel. The infill development comprised two terraces, Nos. 5 & 7, and Nos. 13- 21.

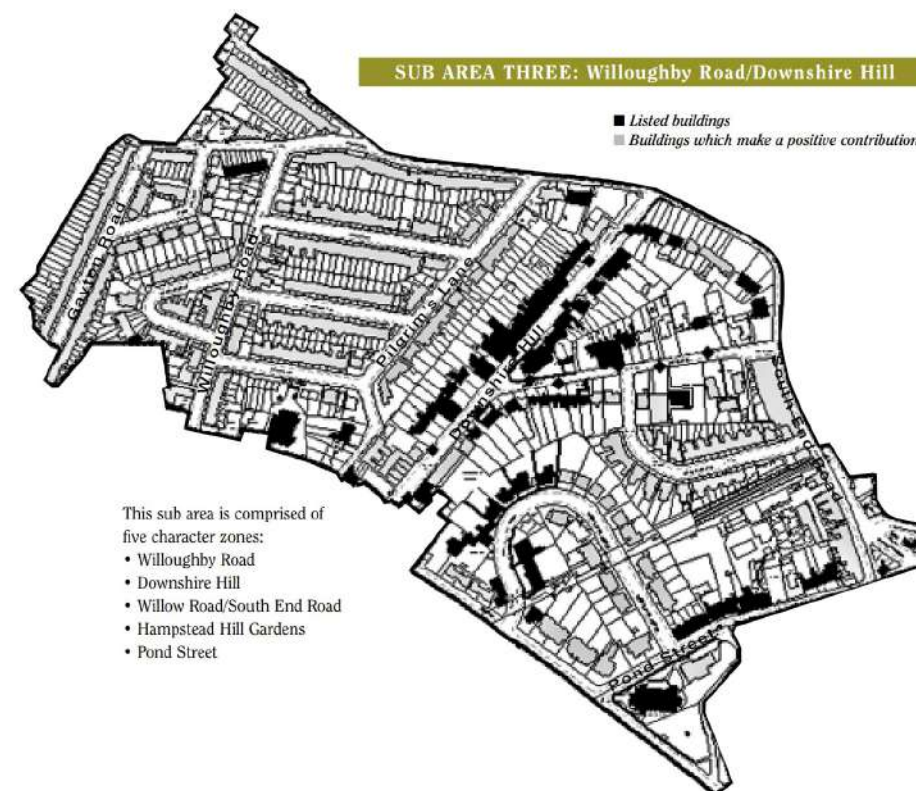
The development is characterised by several large, mature trees of a scale that was appropriate when they were within the undeveloped rear garden of the chapel; though they now provide an unusually high degree of screening between the subject site and No. 7, and seclusion to the rear garden.

These terraces comprised relatively plain houses, with flat elevations fronting the road, limited or no articulation and windows that do little to create rhythm along the terrace. These houses are noted as providing a 'neutral' contribution to the Conservation Area.

The Current condition of the infill development

Within the right hand side terrace, of which the subject building is part of, front gardens, boundary treatments and windows have all been replaced in a variety of styles and materials, eroding the sense of unity.

Within the left hand side terrace, No 5 Kemplay Road has been redeveloped in a modern style that contrasts with its neighbour. The result is a semi-detached pair comprising one original mid-20th Century house joined to a modern house with contrasting materials.



From the Hampstead CAA

The Site was subject to a successful planning application for a replacement dwelling with basement and front and rear lightwells obtained by a previous owner, reference number 2015/4373/P.

This previous application has been a useful resource to the design team to establish massing for the current proposal which has been demonstrated not to cause unacceptable harm to the setting of Rosslyn Hill Chapel. As such it is referred to extensively in this design and access statement and the application drawings.



2015/4373/P, by previous architects

(ii) The site - Kemplay Road



The right hand side terrace (Nos. 13-21)

New windows to Nos. 17 & 21 disrupt uniformity in the terrace's fenestration.

Porches and boundary treatments vary.



No. 17



No. 19

No. 21

(ii) The site - Kemplay Road



The view to the Chapel across the side garden of No.13

A partial view of the side aisle of Rosslyn Hill Chapel is provided across the side garden of the subject site.

The view is cropped by the existing fence which spans the full width of the garden, leaving only the top of the side aisle's gable visible.



The (remains of the) left hand side terrace (Nos. 5-7)

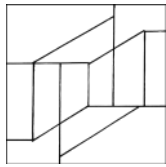
A replacement house at No. 5 means that No. 7 is now the lone original building of the 20th Century infill development on the left hand side of the Chapel's rear entrance.

The replacement house at No. 5 steps up from No. 7, contrary to the gradient of the road.



The rear of the left hand side terrace (Nos. 5-7)

The replacement house at No. 5 features contemporary design, oversized fenestration and glazed dormer with accessible roof terrace.



2.0 Overview

2.1 The Building

The exterior

The house at 13 Kemplay Road has remained largely unchanged. It is a two storey brick building with a pitched roof. There is a lack of facade articulation, and the masonry is in a low quality brick laid to stretcher bond.

There are two outbuildings, firstly a brick shed to the rear garden with a monopitched felt roof, secondly a steel shed to the side garden. There is a 2m high fence that crosses the side garden to the side boundary, separating the front garden from the rear.

The original fabric of the building does not contribute positively to the surrounding area.

The current dwelling on site is in a clear need of renewal in order to better meet the needs and requirements of the Applicant's family needs, and the aims and objectives set out in the design brief.

The exterior

Assessment of the current dwelling demonstrates poor energy performance and insulation.

The current Energy Performance Certificate shows a current rating of 61, which is only marginally within band D (scores between 55-68). This is lower than the average energy efficiency for a dwelling in England and Wales (60).

Based on the age of the building and analysis of wall thicknesses it is likely that the existing building has insulated cavity walls with less than 50mm insulation thickness.

The current envelope would need substantial overhauling only to raise the performance just above average, and the owner would have to rely on piecemeal measures for minimal performance gain. Internal and external wall insulation applied in addition to the existing cavity wall construction would present a significant condensation risk.

A holistic design approach incorporating environmental response as well as consideration for the form, fabric and services would be a much more effective long term solution for a successful, high quality and high performing home.



Existing Façade - Rear Elevation



Existing Façade - Front Elevation



Existing steel shed, seen from the neighbouring site over the existing fence



Existing fence to the side garden, looking from the rear of the site onto Kemplay Road

2.2 The Interior

Furthermore, the interior of the building is not conducive to modern family living. The layout and floorplans have resulted in dark interiors with poor quality living space. Upstairs there are only two bedrooms with a single bathroom,

It is clear that significant improvements would need to be made to the building to achieve the objectives of the owners as set out in the design brief in order to deliver an improved family dwelling on the site.

Most notably, the low ceiling heights have created rooms with minimal light, exacerbated by the lack of windows on the side elevation.

Remedying the floor levels and removing the spine wall would remove the 'rabbit warren' feeling and improve the lower ground floor through improved ceiling height and natural light.

A key objective of the brief is to provide a long-lasting building, and this can only be achieved by providing an appropriate interior which will remain a desirable place to live for years to come.

2.3 Principle of redevelopment

The options for the site

In light of the clear case for renewal of the dwelling, the Applicant along with the design team have explored various options. It is clear from this assessment that the demolition and redevelopment of the site is the most practical option for securing the necessary design improvements for the dwelling.

The following options have been assessed by the design team:

Extension

It is clear that the current footprint and layout of the existing building would benefit in terms of practical utility, design or liveability from being enlarged. The footprint of the building is currently under-proportioned to the plot and the previously consented scheme has demonstrated that the site can accommodate a wider and deeper main volume.

Refurbishment

Refurbishment has also been considered as an option, however, it has been determined that this would result in the need for significant remodelling so as to completely change the internal layout as well as implications for utilities, which is considered counter intuitive.

Retrofit

Similarly, the option of improving the environmental performance of the building through retrofitting sustainability measures is impractical. This would likely require building fabric upgrade, mechanical ventilation systems and space for duct work, triple-glazed windows, insulation (internal, external), and therefore it would be impossible to achieve sufficiently improved standards through retrofitting.

Demolition and Redevelopment

Bearing in mind the previous application on the site secured the demolition of the existing building, and in light of the above considerations, the most appropriate action for achieving the design brief is to demolish and rebuild.

As part of consideration of the proposal for demolition of the existing dwelling and construction of a new building, consideration must be given to the location within a conservation area and sustainability matters.

(a) Contribution to the Conservation Area

As already assessed, the existing building is considered to be of no heritage significance, being a much later infill development, and is deemed to be plainly designed, and providing a neutral contribution to the character and appearance of the Conservation Area. This is based on its incongruent and relatively low quality design, and lack of sympathetic materials, and partly due to its form and scale. The Conservation Area Appraisal notes the terraces from No. 5-7 and No 13-21 as providing a neutral contribution. This matches our own analysis of the Site and its surrounding area. Features which are particularly dissimilar include the houses construction in low quality red brick, and the unarticulated facades, and unfenestrated side elevation, a characteristic feature of low cost construction which is uncharacteristic of the Conservation Area.

Demolition is considered the most suitable approach to renew the building as it allows for the construction of an entirely new dwelling which can be designed to sensitively respond to the surrounding built environment, while providing for the needs of its future occupants. As the existing house has been identified as providing a neutral contribution to the character and appearance of the Conservation Area, and to Sub Area 3 in particular, as a mid-20th Century infill development which is of no identifiable historic interest, the principle of demolition is viewed as being entirely acceptable. Furthermore, an improvement to the Area may be sought through its replacement with a high-quality, well designed, contemporary dwelling, which is contextual to more historic development of the Area, resulting in a more positive contribution to the character and appearance of the Conservation Area.

(b) Sustainability

A replacement dwelling will be built to a higher energy performance standard than the existing dwelling, therefore the proposed scheme will be significantly more efficient in its operation. Based on this, there will be a quantifiable reduction in carbon emissions as a direct result of the proposed development.

These principles will be explored as part of the design process and will feed into one of the key principles for the replacement dwelling in order to achieve a reduction in embodied carbon as well as improved sustainability measures.

Consideration must also be given to the need to reduce embodied carbon, in line with emerging draft London Plan policy S17. and Camden CPG planning guidance. Through the demolition of the existing dwelling, the option of material recovery and reuse will be explored, as this will limit the embodied carbon associated with the proposed scheme, therefore taking account of emerging London Plan Policy S17.

Summary:

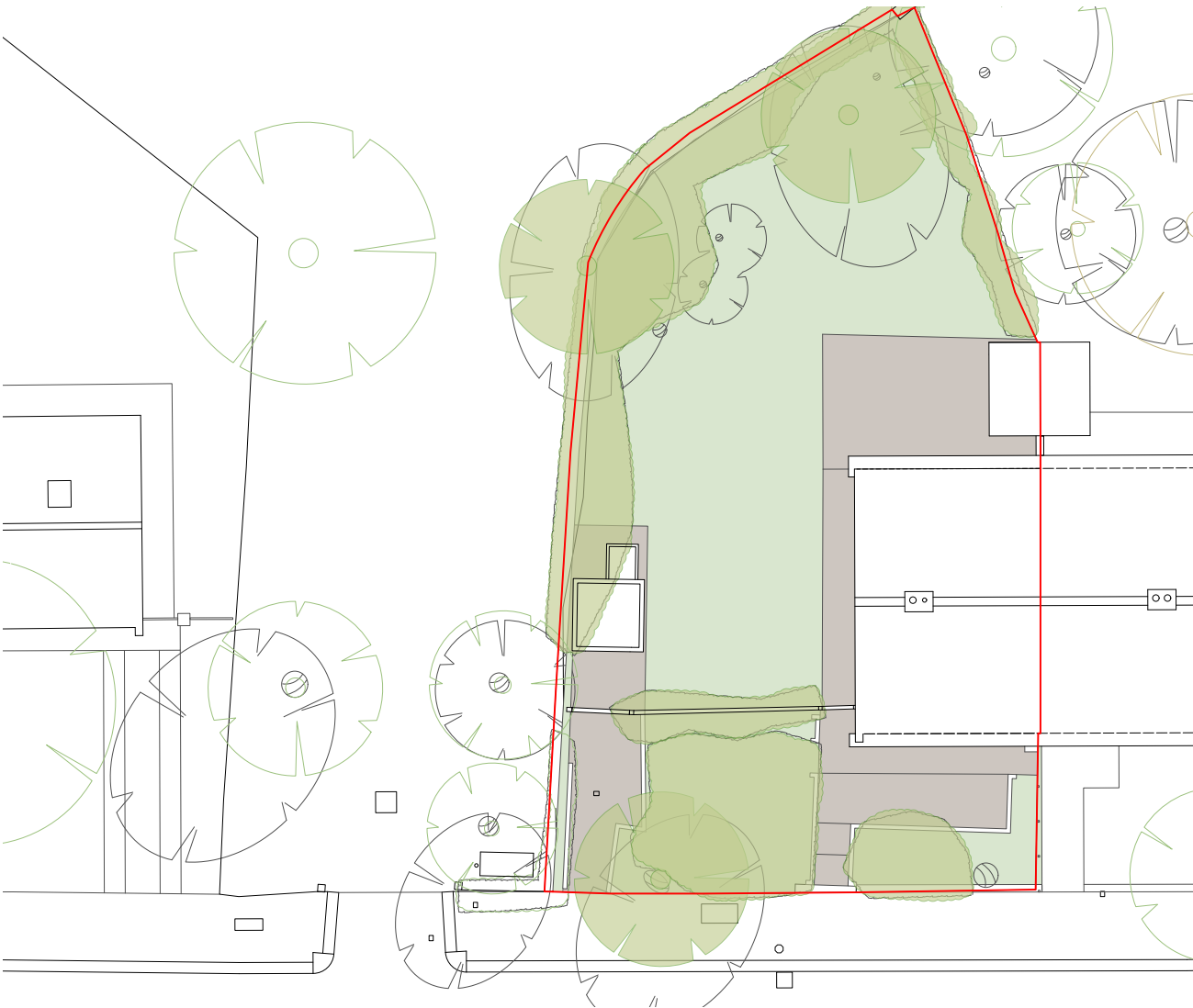
As such, demolition of the existing building and development of a replacement dwelling is considered the most appropriate option to ensure that improvements to the building can be brought forward with comprehensive good design included from the outset.

Contextual design of the replacement dwelling and sustainability measures to address both operational and embedded carbon reductions will need to inform the key principles for the replacement dwelling. The key principles for the replacement dwelling in line with the objectives for the site and the assessment for demolition would be:

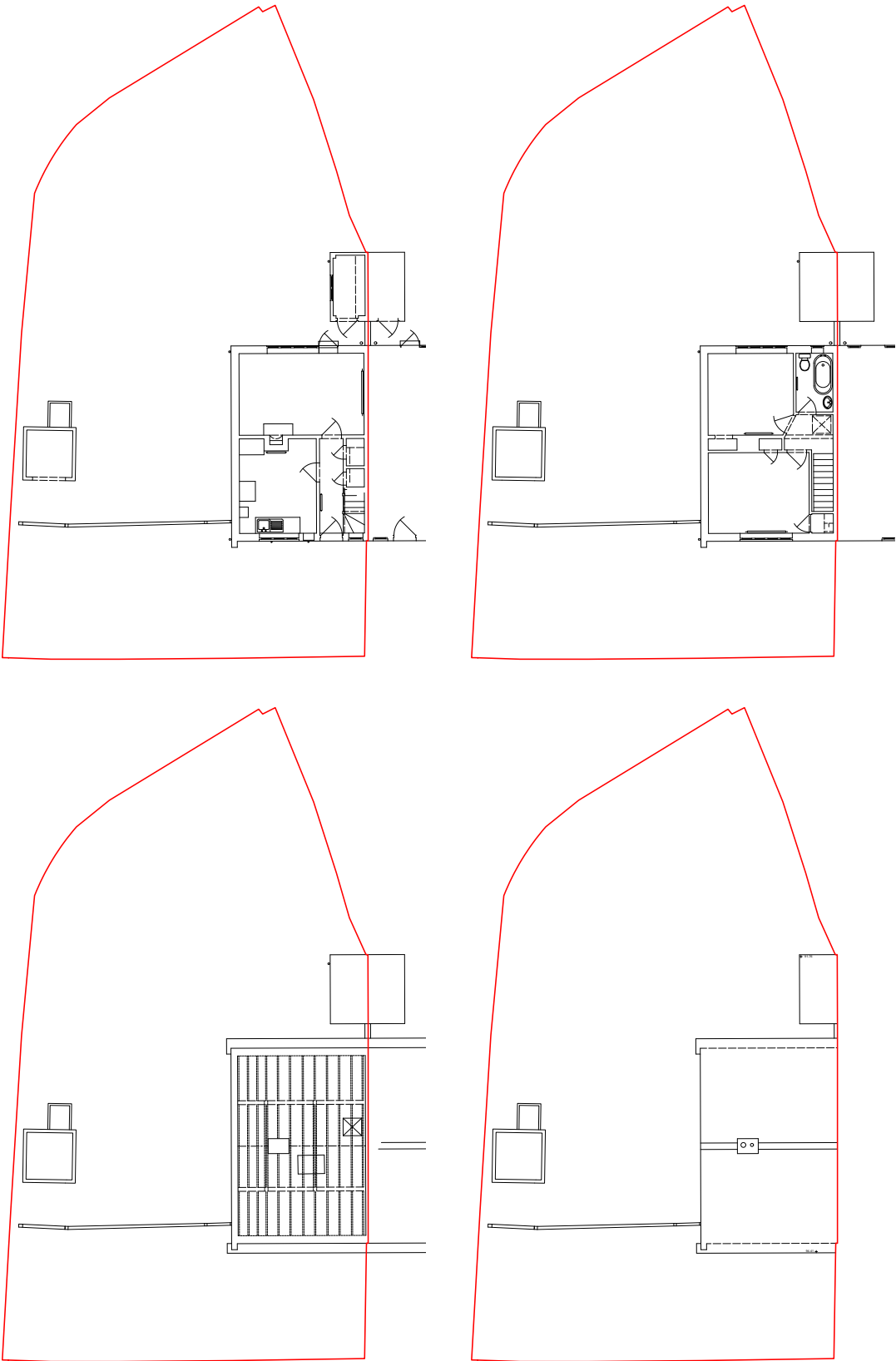
- Erection of one family dwelling to replace the existing
- Increase in floorspace yet minimal change to the massing of the previously consented replacement house.
- Siting and positioning of the new dwelling similar to existing
- Contextual design to preserve and enhance the conservation area
- Improved sustainability through design
- Measures to reduce embodied carbon

The principle of demolition was tested during the pre-application stage and it was considered that the demolition and replacement of the existing building is acceptable in principle.

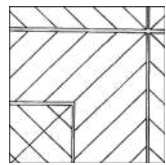
2.4 Existing plans



Existing site plan



Clockwise from top left:
Existing ground, first, attic
and roof plans



3.0 Design Considerations

3.1 Key design principles

1 Scale and height to fit in and respect the wider streetscape

The proposed replacement house at No. 13 Kemplay Road will match its roof ridge and eaves levels to its neighbour to ensure that it would not look out of proportion.

The ground floor level would be lowered to match the pavement level, allowing level access to the front door for the first time. This would also allow internal ceilings to be high enough for high quality residential spaces.

The floor level of the kitchen will be raised by half a storey relative to the previously consented proposal, to a level that could be accommodated wholly below the level of the existing fence and located to the side of the main part of the house.

The proposed massing of the side element is equal or lower than the existing fence and this design approach together with enhanced landscaping improves views towards the chapel from the street. The footprint of the side element is held back from the side fence to reduce the visible bulk compared to the existing shed outbuilding.



Existing side garden

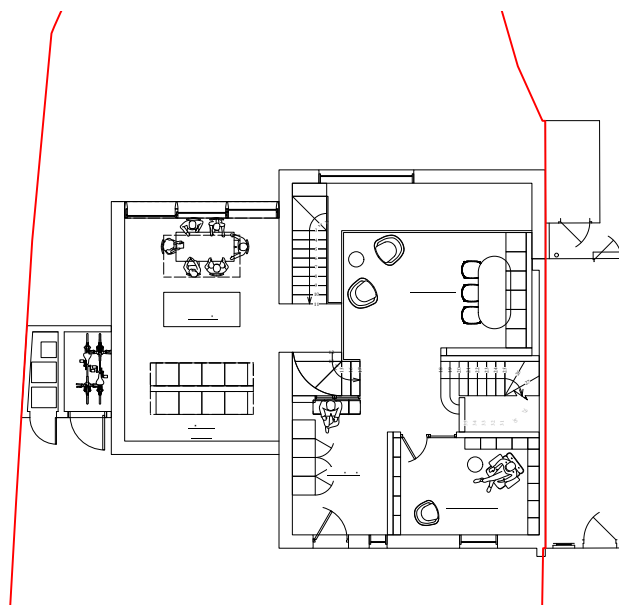


Neutral/positive impact of the side extension relative to the existing fence and shed

2 Considered, legible and flexible plan forming well-lit rooms and circulation space

The existing building provides two bedrooms and a single bathroom, with small, separate living spaces that are poorly suited to modern living. The previously consented scheme improved on the internal spaces, but several of the main living spaces were wholly below ground and would be dark and unappealing.

This current proposal is designed to provide well proportioned, naturally lit living spaces with good outlook. Provision for sufficient bedrooms and bathrooms for the needs of a family of four are proposed.



Internal layouts allow for modern, open-plan living, cooking and dining

3 A response to the language of neighbouring buildings and wider context

Despite being part of a relatively diminutive two-storey terrace in an area defined by predominantly four-storey terraces, the subject site has a significant role to play in the street scene and the setting of Rosslyn Hill Chapel behind.

It is relatively prominent due to the gradient of the street, and its eastern flank elevation is clearly visible from the street.

The proposals' front elevation responds to the collective elevations of the buildings that make up the terrace of Nos. 13-21, combining a pitched roof and vertical articulation to relate to the established building widths.

The proposal introduces vertical articulation and windows to the eastern flank elevation to further improve the building's appearance from Kempay Road.

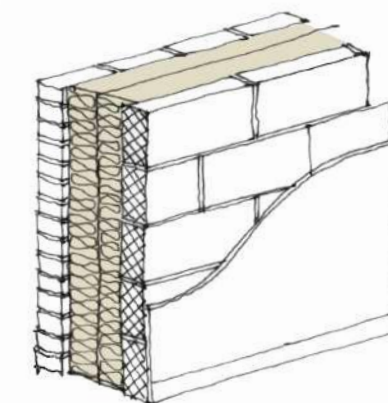
4 A high performing home with enhanced fabric and efficient services

The design responds to the environment through its orientation and layout, using the south facing aspect of the rear garden to its advantage.

The plot also naturally gives way to a stacked arrangement of accommodation, considered more energy efficient and 'compact' than a more lateral design. The basement would also act as a thermal buffer. The plan form places the principle living accommodation on the south side to maximise comfort and solar access, whilst also being flexible with movable partitions for changing requirements, following a 'loose fit, long life' principle.

Robust, high quality materials are proposed to reduce the life time costs of the building, re-used or recycled and locally sourced where possible to minimise embodied energy. A thick external envelope with continuous insulation is proposed to aid thermal efficiency as part of a 'fabric first' approach to reduce heat demands.

A services strategy would be developed to be integrated with the architectural design to meet the remaining demands for space heating, hot water, electricity and ventilation.



3.2 Pre application discussions

Pre-application August 2020

Pre-application advice on the proposal was sought originally in August 2020.

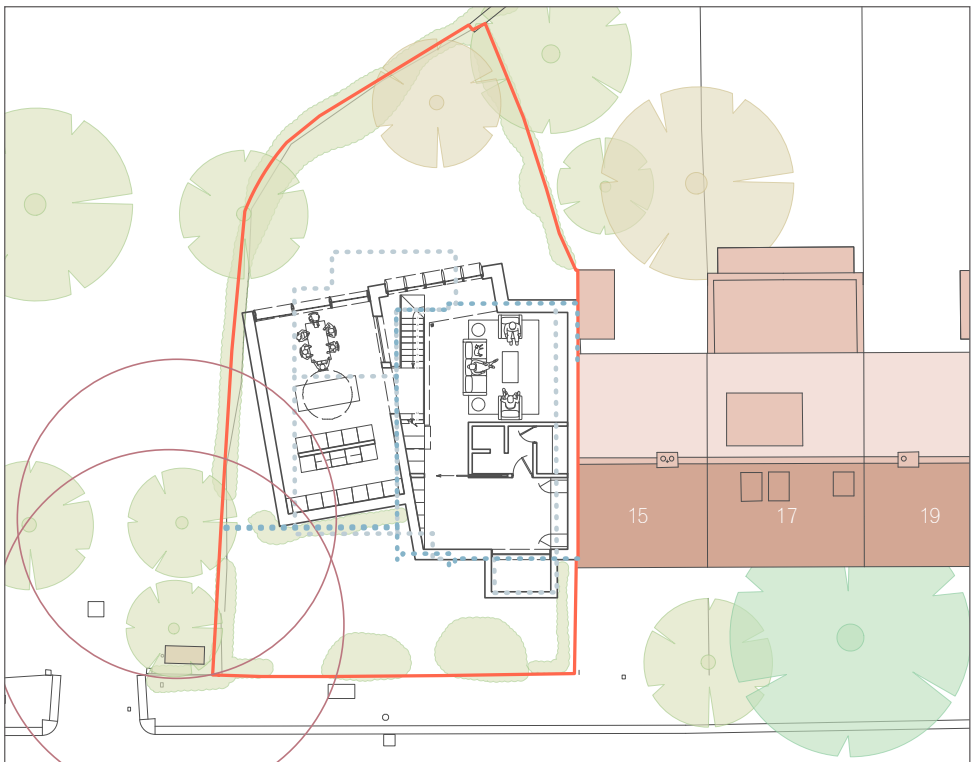
The proposals and design rationale (extracts of the pre-application submission are shown on the right of this page) were presented to the officers. The proposals followed the key design principles discussed on the previous pages, but employed a contemporary style with a mansard rather than pitched roof.

The intention was to respond to the prominence of the site as the termination of the terrace, with a roof form that presented an attractive appearance to views from the street as well as from the side.

The kitchen box to the side garden was also proposed to be raised, relative to that previously proposed as part of the original submission for the previous application, to a level equal to the height of the existing fence.

Following the site visit, officers issued a pre-application response on 23rd November 2020.

This noted that the demolition and replacement of the existing house was acceptable in principle, however they raised some concerns regarding the design of the proposed replacement dwelling which have been subsequently addressed. These are discussed on the following page.



The proposal



3.3 Addressing pre application feedback

Camden Feedback

Design response in current proposals

1 Roof form: Mansard roof

Concern was raised about the shape of the proposal's roof, creating a building mass that would stand out from the terrace as a 'statement' building.



The mansard roof form has been changed to a pitched roof, with a front pitch to match the neighbouring buildings.

2 Massing: Single storey side element

Concern was raised with respect of the proposed single storey side element in terms of the proposal filling the full width of the site.



The design team acknowledged that the drawings and views presented during the pre-application could have been clearer in demonstrating that the mass of the side element would appear smaller than the existing fence, therefore delivering an improvement in sight lines across the side garden. Extensive 3D views and comparison elevations have been provided to demonstrate the proposed mass of the side element beyond doubt.

The side element has nonetheless been reduced in width to further reduce its bulk.

3 Fenestration

The fenestration scale and composition was commented on as needing to relate to that of the rest of the terrace.



The fenestration has been redesigned. The 1st floor windows have been arranged to form a group that mimics the large, landscape aspect 1st floor windows of the neighbouring buildings. Windows on the rear elevation have been reduced in size and the composition revised to deliver a more traditional appearance with separate, smaller windows that relate to the internal building levels.

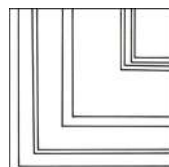
4 Style

Generally, a concern was raised that the style of the proposal was not right for the site. Officers' commented that the proposal should adopt the same approach as the previously consented scheme in terms of style, that it should be plainly designed to fit-in visually with the rest of the existing terrace.



The feature corner detail has been removed, as have the previously proposed mullion and roof details that officers comments noted as contributing to an inappropriate 'statement building' appearance.

The result is that the proposal is now a modest replacement of the end-of-terrace house, with form and detailing designed not to stand out unnecessarily.



4.0 Design proposals

Massing and height

The general form and massing of the building is shown to the right. A pitched roof and simple facade articulation reflects the local buildings and street scene.

The eaves of the proposed building is located at the same point as the existing eaves. The ridge height is designed to match the level of the existing building's roof.

Daylight and Sunlight:

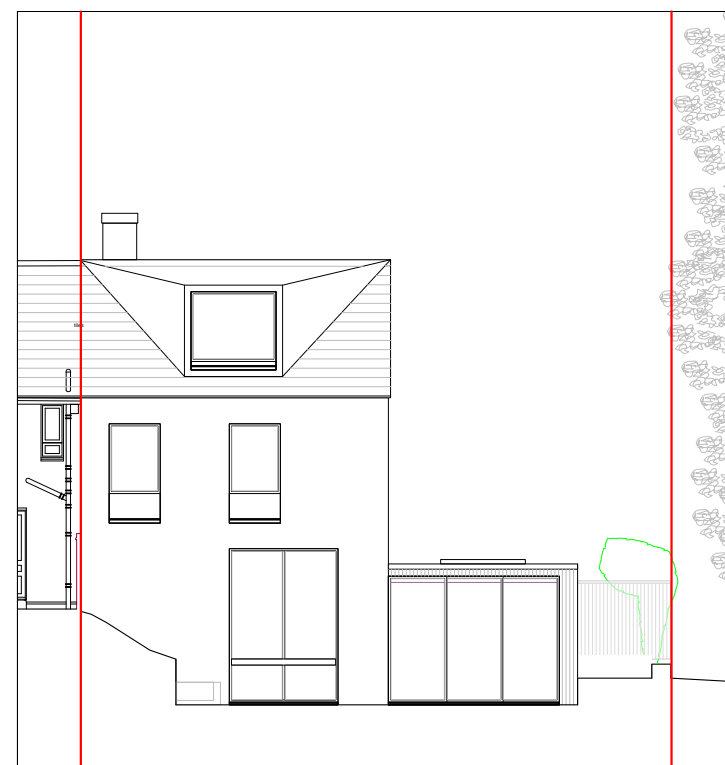
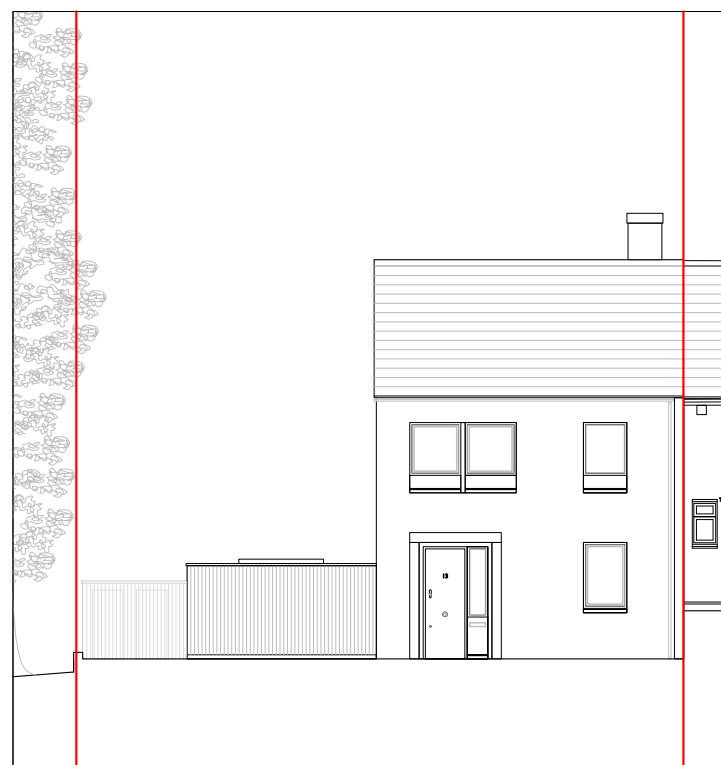
At the rear the proposal steps out, to the same extent as was permitted in the previously consented scheme. Windows in the neighbouring building do not suffer unacceptable loss of daylight or sunlight, as evidenced by the supporting statement on Daylight and Sunlight impact.



Existing site photograph



Rendered view of the proposal



Proposed elevations - Front and rear



Proposed streetscene elevation

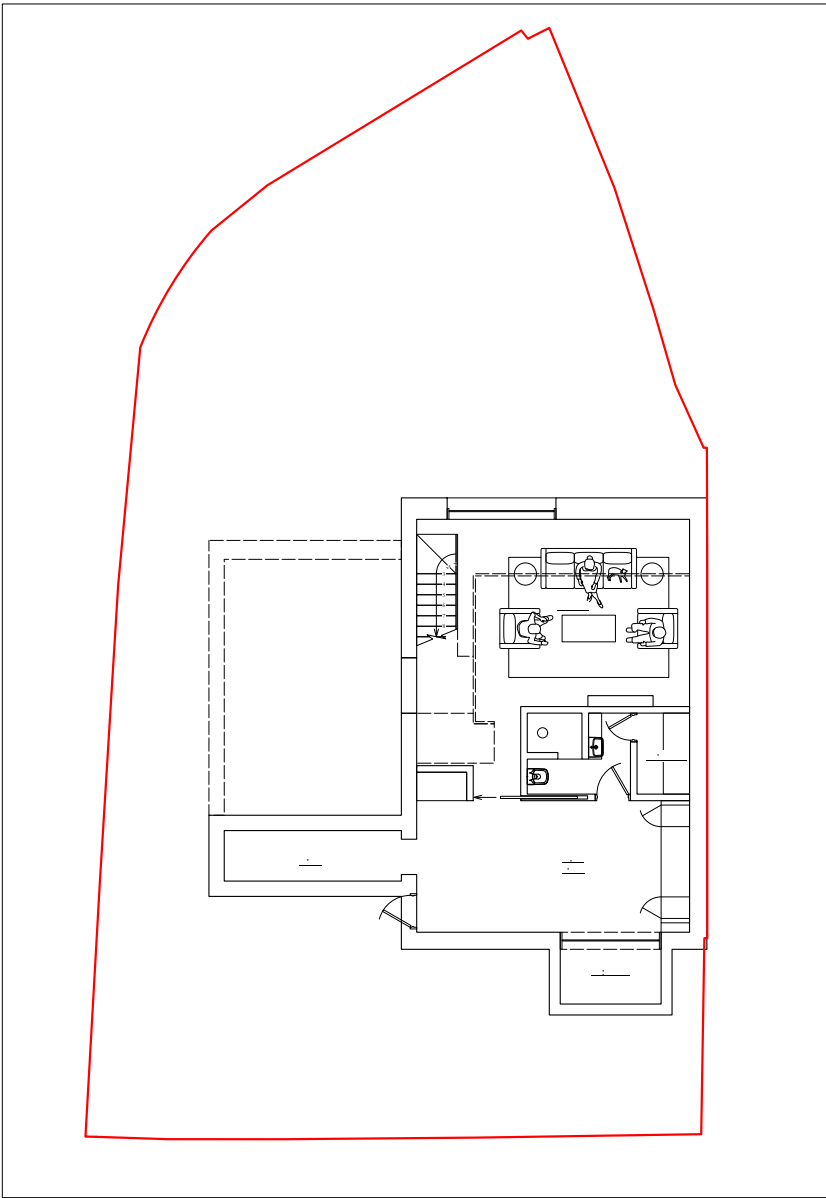
Basement Excavation

A single storey basement is proposed underneath the house which complies with the requirements of Camden’s Policy A5 as illustrated in the table opposite. Further consideration demonstrating compliance with all the criteria of Policy A5 is set out within Appendix 1 of the Planning and Heritage Statement.

A small light well is proposed at the front to allow light to enter the space. This is the same size and location as the light well permitted in the previously consented scheme.

Local Plan Policy A5 sets out criteria that basement development must meet to have minimal impact on, and be subordinate to, the host building and therefore be considered acceptable. Further guidance on these requirements is expanded upon in Camden’s Basements CPG (March 2018) sets out specific requirements for basement development. The current proposals meet all these requirements as demonstrated in the table below and diagram opposite.

In relation to the two lime trees in the neighbouring chapel's grounds, and the sycamore tree on the front boundary, the impact to these trees has been carefully considered. The proposal has been designed to minimise incursion into the root protection areas, and tree protection measures have been included to ensure that trees are not impacted.

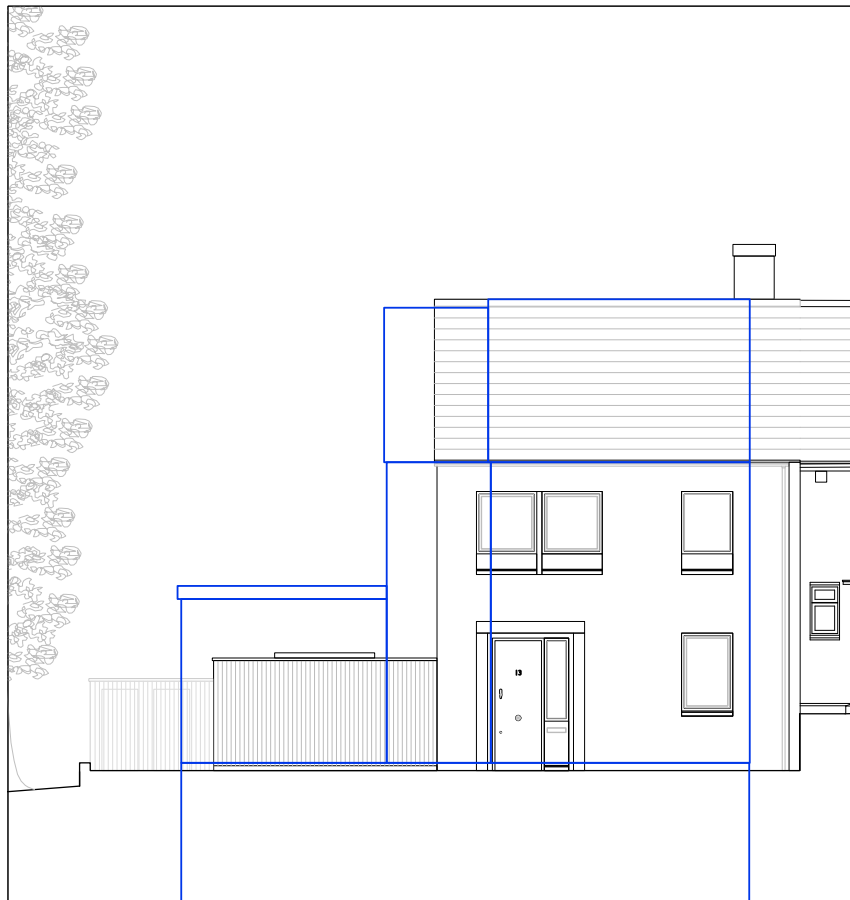


Proposed Basement Plan

POLICY A5 REQUIREMENT	COMPLIANCE OF PROPOSAL
f. not comprise of more than one storey	✓
g. not be built under an existing basement	✓
h. not exceed 50% of each garden within the property	✓
i. be less than 1.5 times the footprint of the host building in area	✓
j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation	✓
k. not extend into or underneath the garden further than 50% of the depth of the garden	✓
l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building	✓
m. avoid the loss of garden space or trees of townscape or amenity value.-	✓

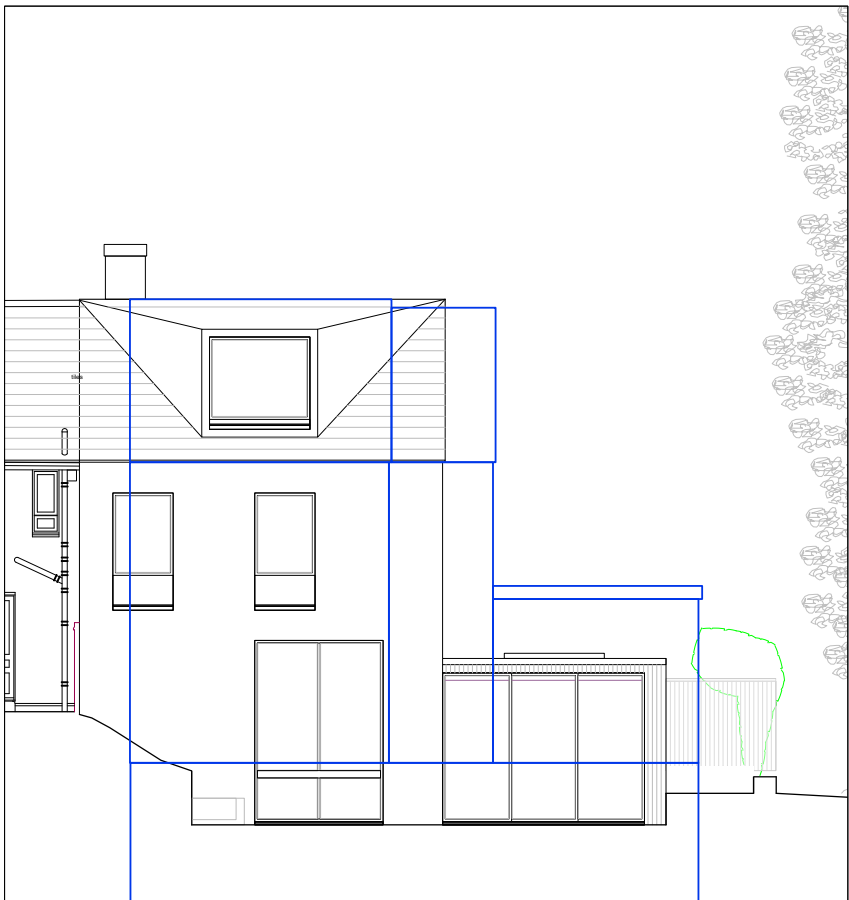
Comparison with the previously consented scheme

a) Comparison with the previously consented scheme, as it was originally submitted

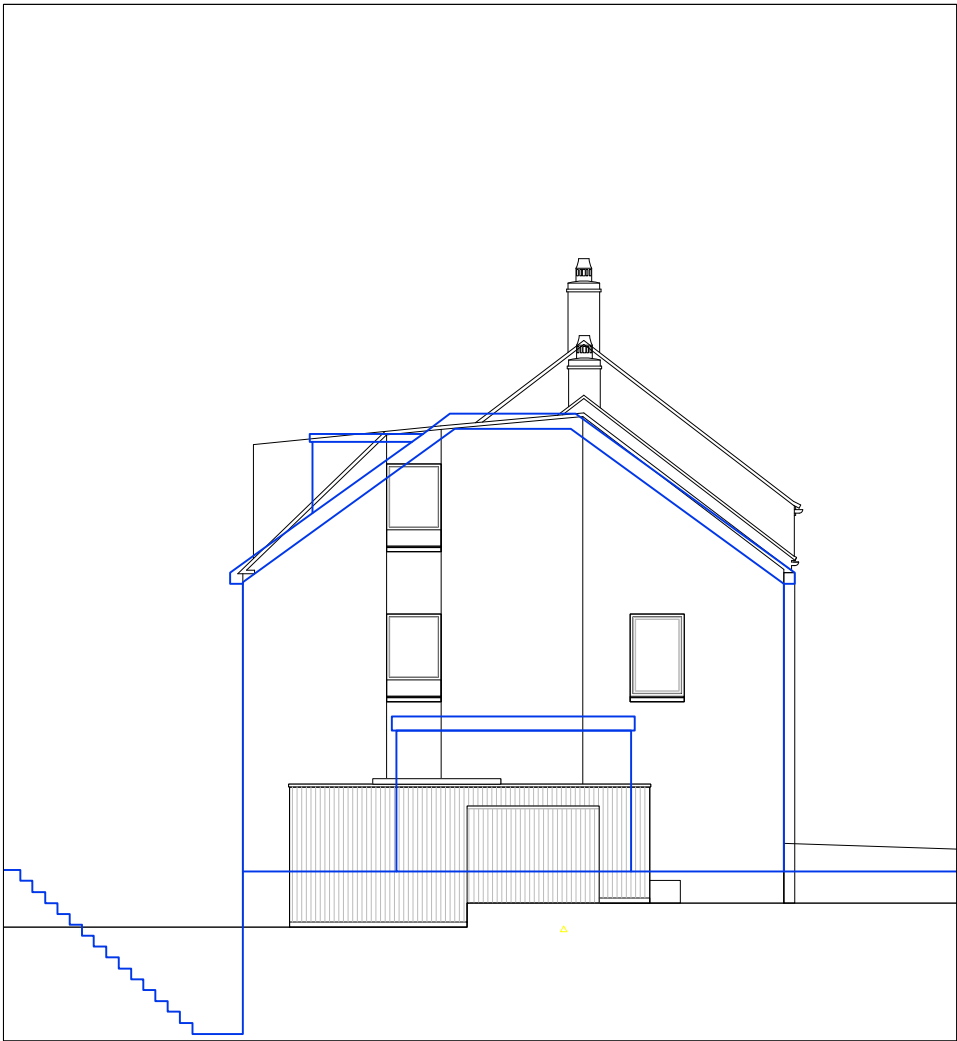


Proposed elevation - Front

The main element of the current proposal is narrower, and the side element is narrower and shorter than those previously proposed



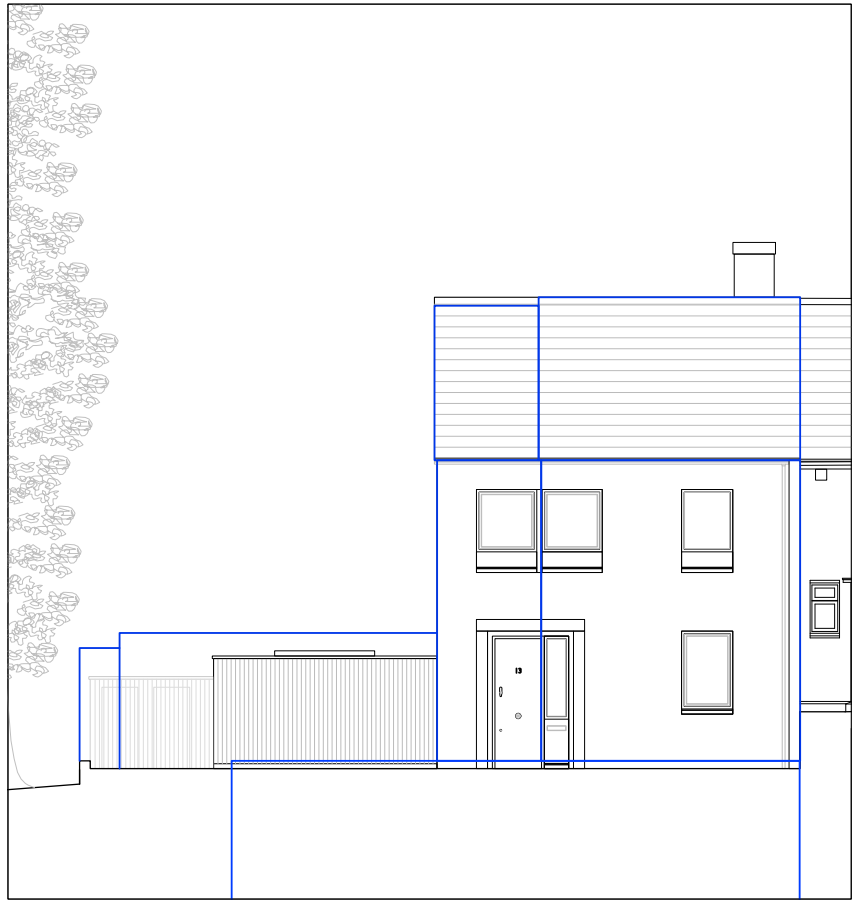
Proposed elevation - Rear



Proposed elevation - Side

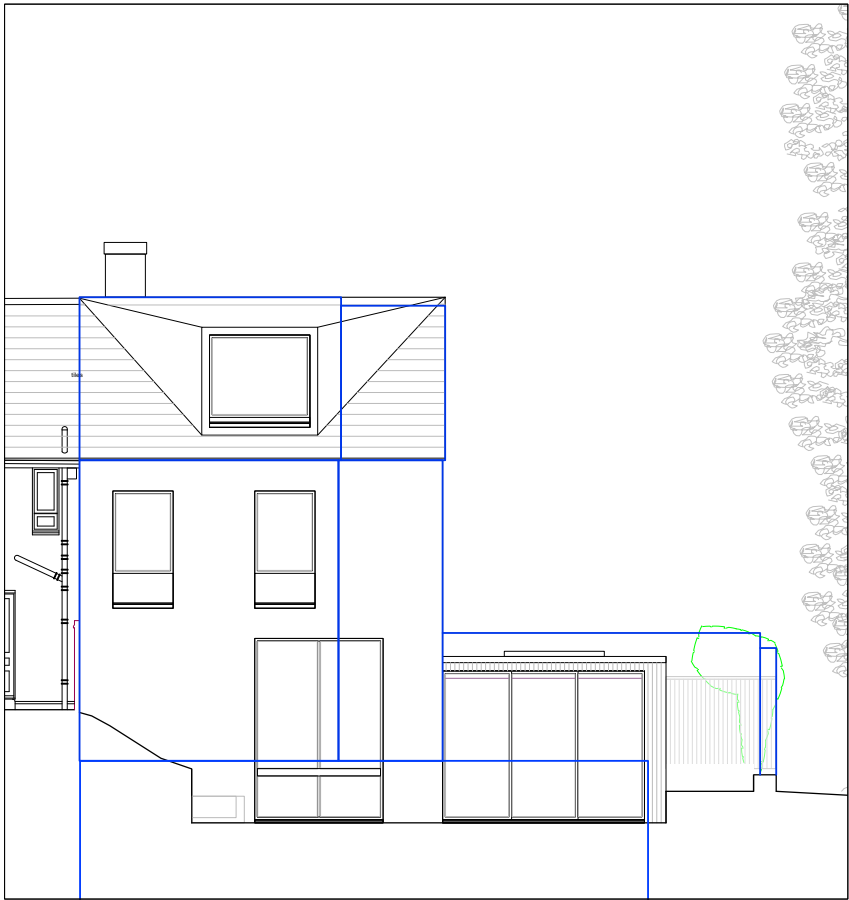
The main element of the current proposal is equal in depth to that previously proposed

a) Comparison with the previously consented scheme, as it was consented

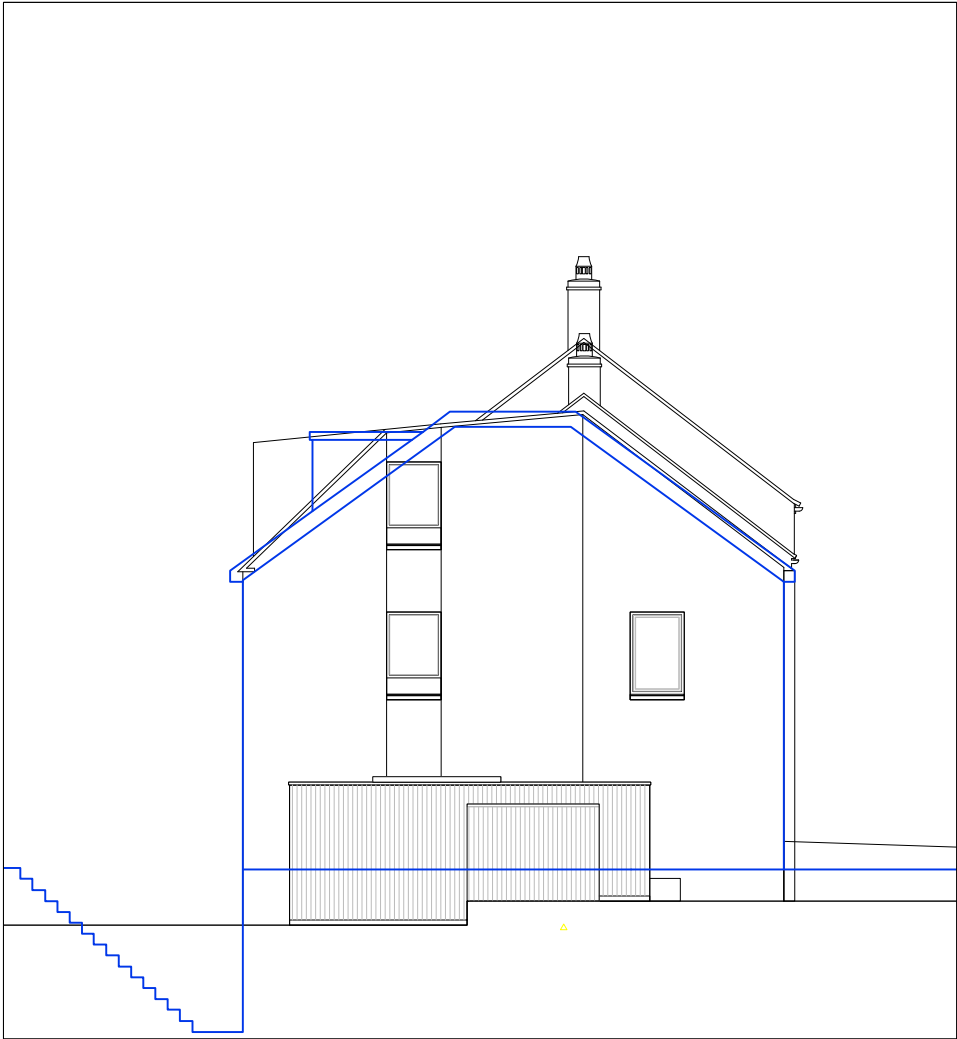


Proposed elevation - Front

The main element of the current proposal is equal in width to that consented in the previous scheme. The side element is narrower and shorter than the fence consented in the previous scheme.



Proposed elevation - Rear



Proposed elevation - Side

The main element of the current proposal is equal in depth to that consented in the previous proposal.

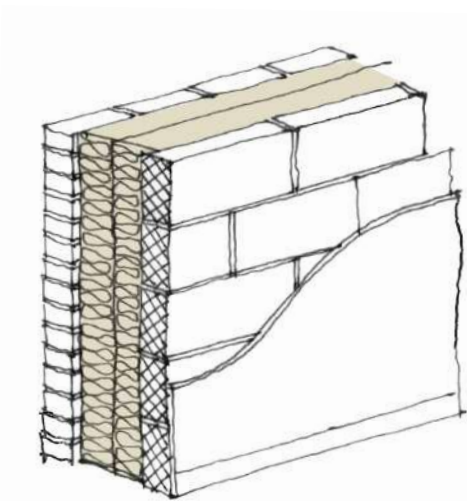
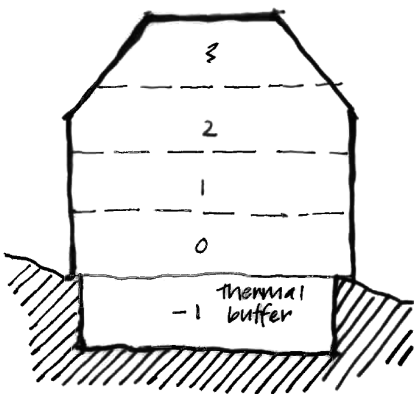
Sustainable Design

Sustainable design principles are central to the design rationale of this proposal.

- The proposed dwelling will target carbon dioxide emissions to exceed the upcoming 2022 update to the Approved Documents Part L through a “fabric first” approach, which will seek to minimise heat loss through good envelope design. This will entail high levels of insulation, high levels of air tightness, and the minimisation of thermal bridging.
- A highly efficient air source heat pump (ASHP) system is to be employed to serve both the space and water heating demands of the new dwelling, with further carbon dioxide emissions savings up to be targeted. When combined with the proposed energy efficiency measures, the elimination of the need for fossil fuel combustion on-site, considerable carbon dioxide savings to exceed Building Regulations targets can be achieved.
- The improvements to the envelope of the dwelling will enable the achievement of an Energy Performance Certificate (EPC) score of 88, placing the new dwelling in band B. This is a significant improvement over the EPC rating of the existing dwelling which, with a score of 61, falls within band D.
- It is intended that, where possible, resource efficiency will be maximised by following the principles of a circular economy, whereby the use of re-used and recycled materials will be prioritised. This, alongside the use of locally sourced materials, will aid in reducing the embodied carbon associated with the dwelling.
- In addition to maximising energy efficiency, the proposed dwelling will seek to achieve high levels of water efficiency during operation through the specification of water saving technology. The green roof on the side extension will provide storm water attenuation.
- To adapt to the impacts of climate change, both opening windows across the front and rear facades, and mechanical ventilation with heat recovery (MVHR), are to be employed to ensure the risk of overheating is mitigated.
- The existing biodiversity of the site is to be maintained and enhanced by the green roof and garden landscaping.

Further discussion of the proposal's approach to sustainability can be found in the Energy and Sustainability Statement and Whole Life Carbon Assessment. In summary:

- The proposed development will secure a 66.3% reduction in emissions when compared to the Building Regulations baseline and 67.79% ehn vompstrf yo s notional refurbishment of the existing building.
- The emissions from the construction and running of the proposal will be less than the emissions from the refurbishment and continued running of the building in less than six years.



Appearance and Materials Inspiration

The design approach is based on the intention to deliver a low-key, modest addition to the existing terrace.

The street elevation is unarticulated, with a single vertical projecting fin similar to neighbouring buildings. Simple window spandrel panels included as modest detail without disrupting the flat brickwork of the terrace.

Simple facade articulation is proposed on the flank wall to visually break up the width of the wall.



Simple facade articulation and window spandrel panels



Simplified building features including chimney and eaves.
Red brick, similar to the existing terrace



Street elevation - Proposed Material Palette

Accessibility

The house has been designed for a family of four, and with adaptability and flexibility at the forefront, so that the house can evolve as family life evolves.

The main access to the building is from Kemplay Road. The entrance is proposed to be lowered to match the level of the footway allowing level access.

The open plan nature of the layout provides the best potential for future adaptation if necessary.

The stair is situated at the centre of the plan, is easily accessible and all corridors and doors are of very generous proportions.

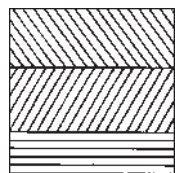
Refuse and Recycling

A dedicated storage area is allowed on the illustrative landscape masterplan at the front of the property for recycling and general waste storage for collection.

Proposed Landscaping



Illustrative Landscape Plan

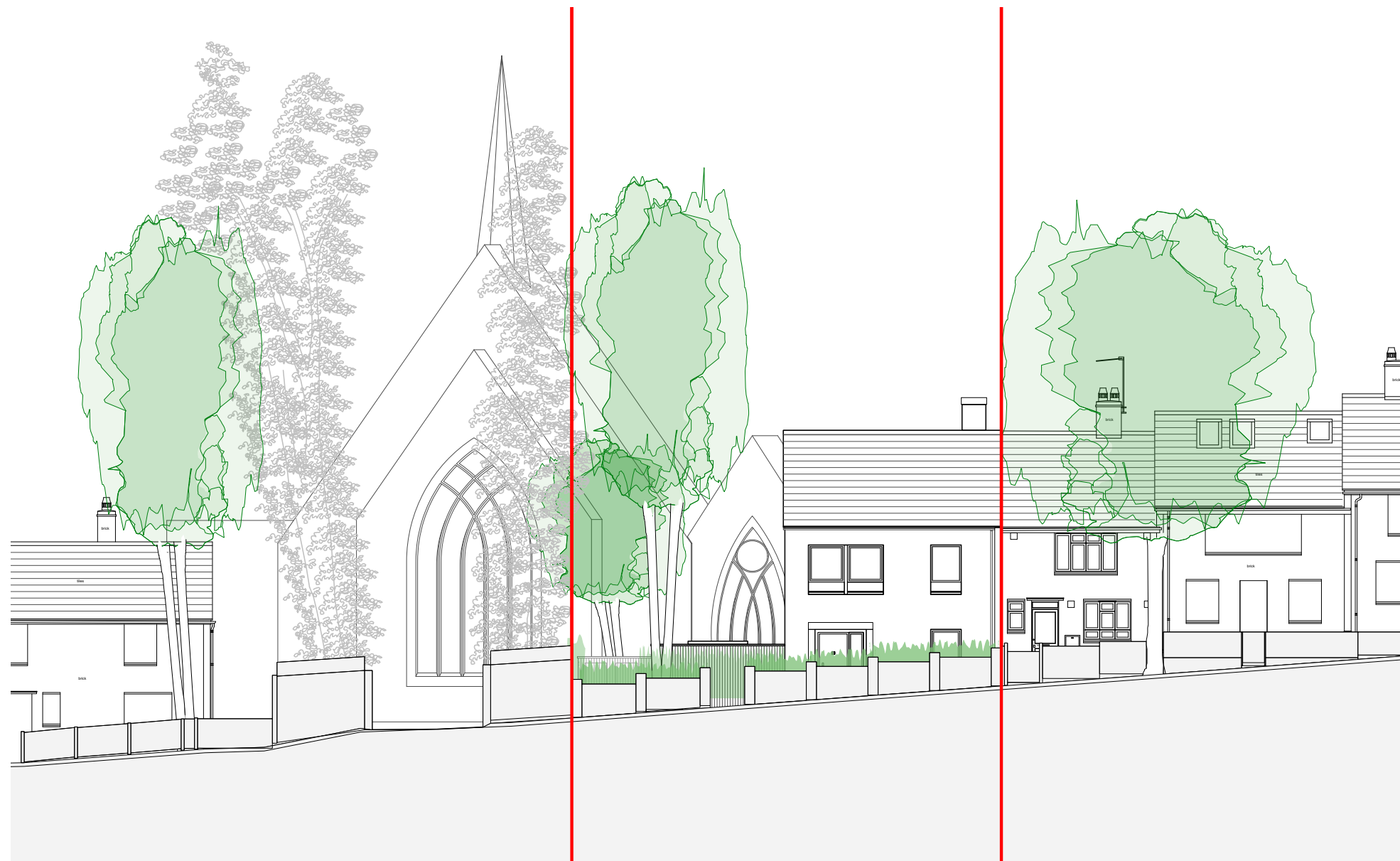


5.0 Conclusion

In summary, this proposal seeks to provide a replacement house at 13 Kemplay Road, with significantly improved internal accommodation, which for the first time, will be fit for use as a family home.

The proposal aims to achieve this while enhancing the setting of the listed Chapel behind, and views from the street towards it.

The replacement building is designed to appear as a modest and natural addition to the terrace of 13-21 Kemplay Road, while improving on the quality of the building, in terms of detailing and appearance, as well as performance and energy efficiency.



Proposed Façade - Kemplay Road Street Elevation

