

12 Kidderpore Gardens

London, NW3 7SR

DESIGN, ACCESS & PLANNING STATEMENT

April 2022



PURPOSE OF THIS DOCUMENT

This statement has been prepared by KSdesign on behalf of the applicant Mr & Mrs Aboody in support of a proposal to replace the first floor flat rear window with a door and to erect a steel balustrade around the existing flat roof at first floor level in connection with its use as a roof terrace for a property located at 12 Kidderpore Gardens, London, NW3 7SR.

This report should be read in conjunction with the KSdesign drawings submitted as part of this application, including existing and proposed layouts:

Planning design drawings

303_010_-_LOCATION PLAN_1-1250A3
303_011_-_SITE PLAN_1-200A3
303_20_-_ EXISTING FIRST FLOOR _1-100A3
303_21_-_ PROPOSED FIRST FLOOR _1-100A3
303_30_-_EXISTING & PROPOSED ELEVATION 1_1-100A3
303_31_-_EXISTING & PROPOSED ELEVATION 2_1-100A3
303_40_-_EXISTING & PROPOSED SECTION AA _1-100A3
303_50_-_EXISTING & PROPOSED 3D VIEWS

Site and surroundings

The application site is located within the London Borough of Camden and falls within the Redington and Frognal Conservation area and Redington and Frognal Neighbourhood Plan Area.

The property includes a three story semi-detached building comprising three flats and a large rear garden. The ground floor flat has been extended at the rear with the addition of a one storey extension with a flat roof.

The building has been identified within the Conservation Area statement as making a positive contribution to the character and appearance of the conservation area.

Proposal

It is proposed to replace the first floor flat rear window with French doors, to form a terrace above the ground floor rear extension and to install a steel staircase and a balustrade around the newly formed terrace.

Pre- application consultation and advice

In line with the Government Guidance on best practice pre-application discussions were undertaken with Officers at Camden Council. KSdesign submitted pre-application documents in May 2021 and received a formal response in August 2021. The initial proposal aimed at using a large portion of the flat roof and at providing a high level of privacy to the terrace and neighbours. For this purpose it included 1.5m high timber fencing.

The response from the planners was as follows:

- The principle of the terrace is acceptable in design and heritage terms subject to detailed design considerations.
- The proposed balustrading should be reduced from 1.5m to 1.1m in height to reduce the visual impact of the terrace.
- Railings with a slim profile should be used to reduce visual prominence. The balustrade should be traditional black metal.
- The formation of multi-pane French doors from the first floor window is acceptable subject to the use of timber to match the existing building
- The extent of the terrace should be reduced by pulling in from each side to prevent opportunities to overlook neighbouring windows.



Site boundary

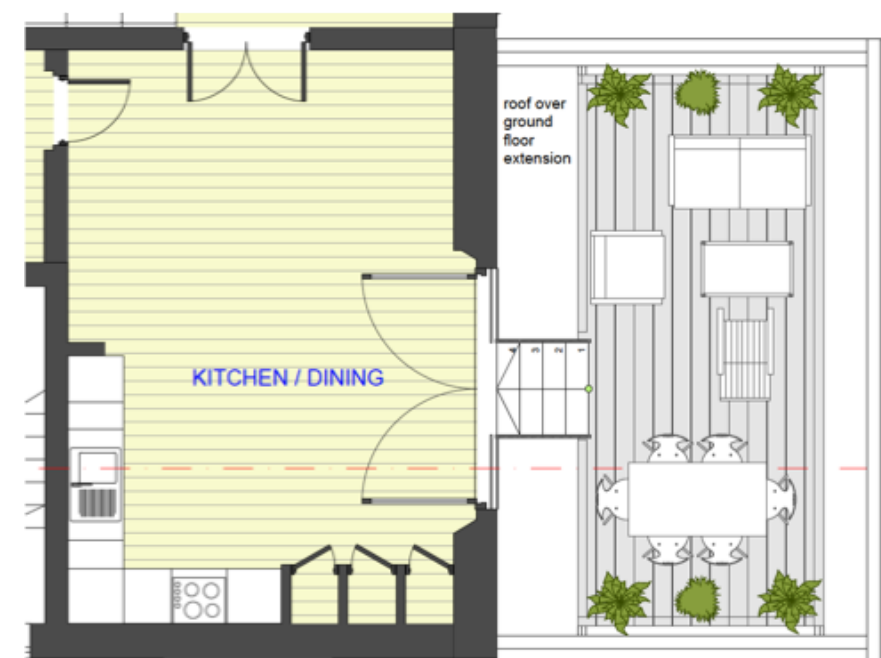
Birds eye view of the property



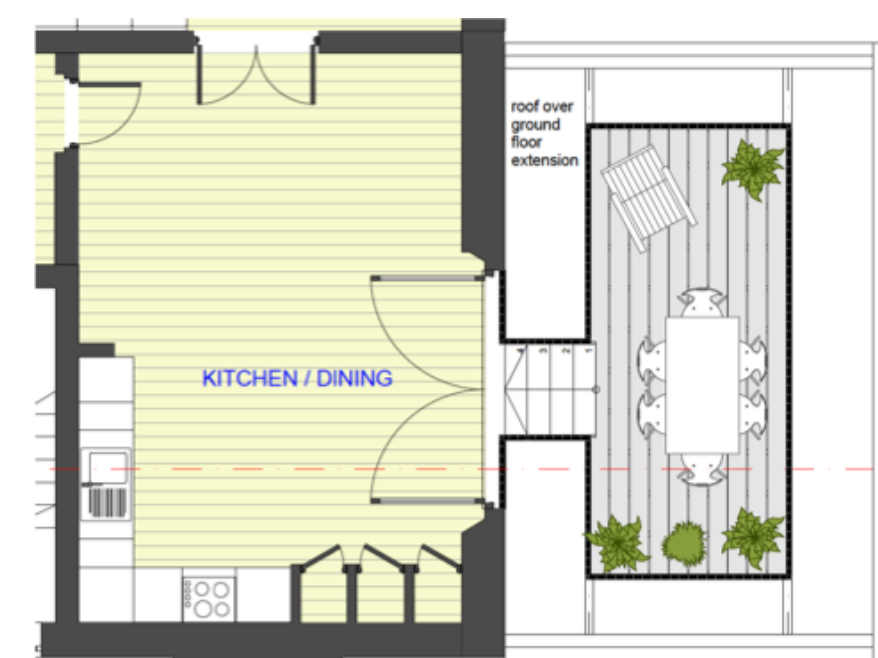
Pre-app proposal 3d view May 2021



Revised proposal 3d view April 2021



Pre-app proposal plan May 2021



Revised proposal plan April 2022

Design and access

The proposal involves the creation of a small terrace above the existing ground floor extension.

The proposed terrace will not cover the entire roof of the extension but will be recessed from all sides to minimise overlooking towards neighbouring habitable rooms and gardens. This approach has also been adopted to reduce the impact on the high level windows serving the ground floor flat.

The existing kitchen/dining window will be replaced with a set of French doors allowing level access to a metal staircase. This staircase will meet the requirements for an ambulant disabled person as set in the Approved Document part M.

The detail design of the staircase balustrading, as well as the one around the terrace, will be developed in accordance with the Approved Documents part M and Part K requirements.

The principle of the terrace is established in the area with similar terraces already built at No.14 and Flat B No. 6.

Planning policy context

Camden Local Plan 2017

Policy D1 Design:

The design respects local context and character.

Policy D2 Heritage:

The design enhances the character of the conservation area.

Policy A1 Managing the impact from development:

The balcony has been recessed and occupies a smaller portion of the flat roof to minimise potential negative impact by overlooking of the neighbours habitable rooms and gardens.

Redington and Frognal Neighbourhood Plan 2021

Policy SD 2 Redington Frognal Conservation Area:

The proposal does not alter the features of the rear garden and does not affect the gaps between buildings.

Policy SD 4 Redington Frognal Character:

The design complements the distinctive character of the area by adding interest to the flat roof of the ground floor extension.

Camden Planning Guidance (CPG)

Home improvements - January 2021:

The proposed terrace provides valuable amenity space for a flat with no private exterior space and is subordinate to the hosting ground floor extension flat roof. The use of metal balustrading will improve the integration with the building's character.