

70A GAISFORD STREET NW5

DESIGN & ACCESS STATEMENT

REF: 70AGS

DATE: DECEMBER 2021

REV: -



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This report accompanies the planning application dated October 2021 for the proposed work at 70A Gaisford Street London NW5. The application is for an extension to the rear of the property, which is a Victorian 4 storey terrace house, split into flats. 70A Gaisford Street occupies the lower two floors with sole use of the rear garden.

The proposal has no effect on the frontage onto Gaisford Street. To the rear of the property, the proposal is to carefully remove the existing two storey rear extension and redesign and rebuild it and extend into the garden. Historically, the rear of the Gaisford Street houses have had poorly designed extensions, many of which suffer from poor maintenance, they are tired, worn and inappropriate. This is an opportunity to redress this and set a standard.

C O N T E N T S

- 1 Site Location
- 2 Context Site and Existing
- 3 Conservation Area
- 4 Planning History and Precedents
- 5 Design Proposals / Access / Overlooking / Light / Materials / Areas
- 6 Conclusion

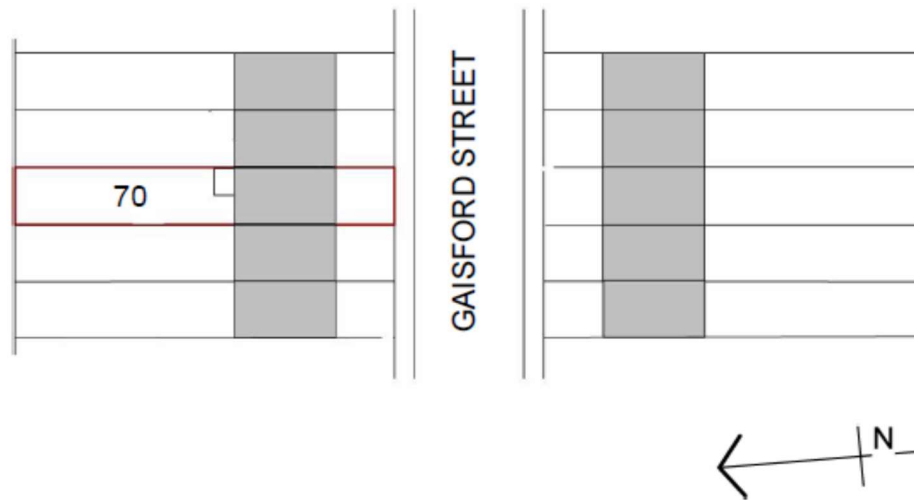
Appendices:

Drawings
Daylight Report

1 SITE LOCATION

The site is shown outlined in red – a 1:1250 scale drawing 70A / P000 is in the application

The front of the house is south facing.



2 C O N T E X T / S I T E / E X I S T I N G / P H O T O G R A P H S

70A Gaisford Street is the lower two stories of a Victorian house set mid terrace on the street.

The flat is accessed from the front garden down steps adjacent to the main stairs to the property.

It has a small patio area at lower ground floor level next to the entrance door.

The rear grader is for the sole use of the property. It is about 18 metres long - which a timber decking area adjacent to the house and grass and planting for the rest. The boundaries are timber fenced with extensive planting.

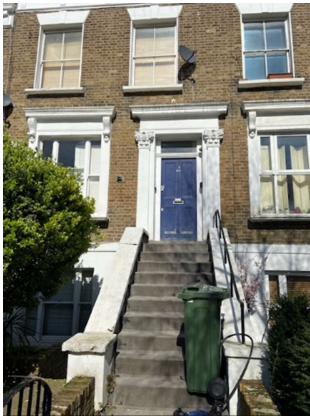
The lower ground 70A/P002 and upper ground floor 70A /P003 flat plans are below,
as are the existing front, rear and side, elevations.

E X I S T I N G

Site Plan	70A / P001
Lower Ground Floor	70A / P002
Upper Ground Floor	70A / P003
Front Elevation	70A / P004
Rear Elevation	70A / P005
Side Elevations	70A / P006

SELECTED PHOTOGRAPHS

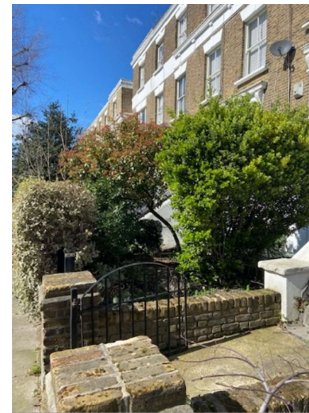
FRONT



Front of 70 – entrance steps to above



Entrance to 70A



View of 70 Gaisford Street front garden

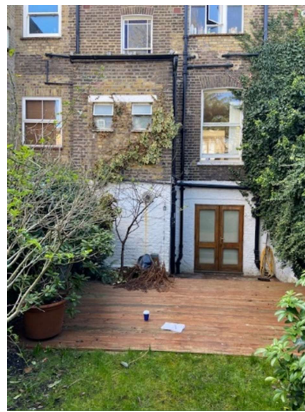


Lower Ground front terrace and bins

REAR



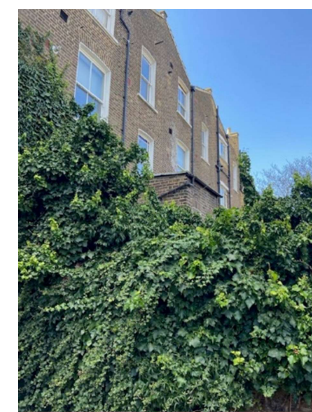
Rear of 70 from the 70A private garden



Decking replaced by the extension



View of 72, 74, 76 over the fence / planting



View of 68, 66, 64 over the fence / planting

3 CONSERVATION AREA / HISTORICAL DESIGN

Gaisford Street is located in the centre of the Bartholomew Estate Conservation Area in Sub-Area 1, The Christ Church Estate. The estate has retained much of its Victorian integrity and development in the estate has been carefully controlled. The estate started to evolve in the 1860's. Gaisford Street was laid out between 1863 and 1865.

AUDIT

LISTED BUILDINGS

The only building currently on the statutory list of buildings of Architectural or Historic Interest is:

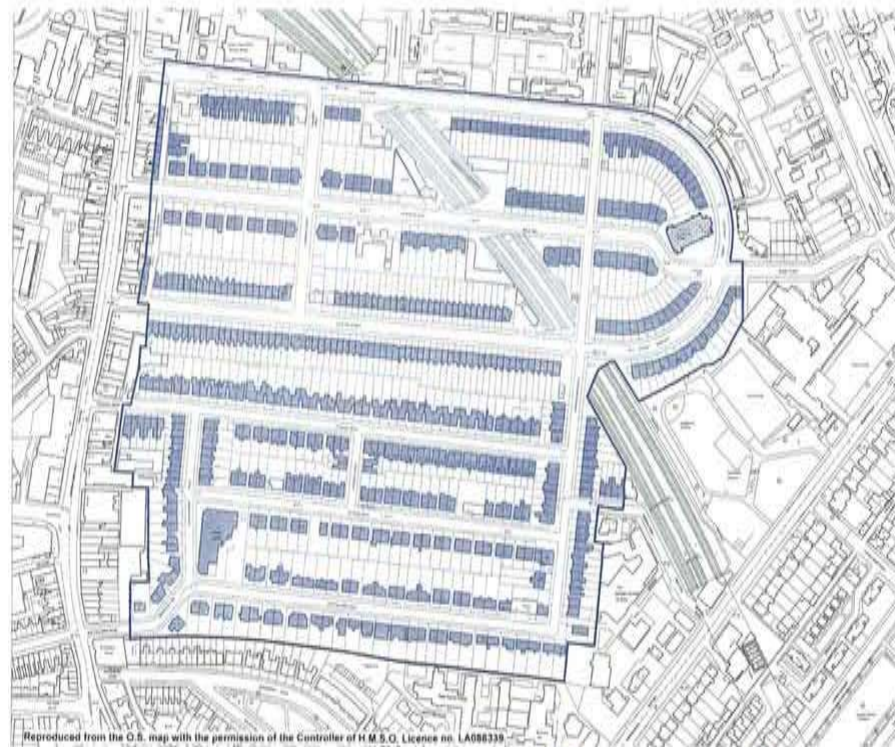
Oseney Crescent Church of St Luke with St Paul II*

BUILDINGS AT RISK

Oseney Crescent Church of St Luke with St Paul II* redundant

BLUE PLAQUES

50 Lawford Road George Orwell resident 1935-36



Listed building and buildings which make a positive contribution

■ Positive contribution ■ Listed building

It has continuous four storey housing with a strong parapet line which occasionally steps down the gentle slope to Kentish Town. The front gardens are fairly small and generally well planted. The entrances are raised and the porches / doors are flanked by Doric columns. The roofs are front parapet, concealing a valley behind. This results in a continuous composition of valley roof profiles at the rear.

Whilst the valley is a strong feature at the upper levels, what lies beneath is a different matter - a 'mish-mash' of poorly designed and maintained 'closet returns' and fenestration.

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Camden's Local Plan Document is supported by CPG Altering & Extending Your Home. Policy D2 (Heritage) states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

The extensions should be small in scale in relation to the building's overall size, and be considered subordinate in terms of its height, bulk and massing. Generally, extensions have limited visibility from the street and would not cause any harm to the character of the surrounding conservation area. An extension should use the palette of existing materials, so, be faced in brick to match the existing building.

Considerable importance and weight relates to harmful alterations and requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Paragraph 196 of the NPPF (2019) states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

The Bartholomew Estate Conservation Area Statement notes that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.

The Conservation Area statement has a section on Rear Extensions / Conservatories, BE19 to BE23. The applicable ones are primarily BE20 and BE21, and these are referred to in section 5 Design below.

4 PLANNING HISTORY / PRECEDENTS

The house at 70 Gaisford Street has no planning history, save that at one stage it was divided into flats. To the rear, there have been completely out of character windows installed into new openings probably in the 1960's and 1970's. Along the street, there have been a few alterations to the rooftops but largely the front elevations have changed little since the mid 19th century.

This certainly cannot be said of the rear elevations and historically, the 'rear extensions' are a mix of one, two and three storey. Fine Victorian windows, which probably needed repair, have often been replaced with cheap timber windows, totally out of character with the originals. Brick arches have been removed and replaced with concrete lintels.

Planning Records for one and two storey rear extensions over the last 10 years are listed below - all have been granted planning permission except for 2018/5036P which was generally supportive but refused on the basis of lack of information on excavation for the new rear extension.

Gaisford Street No.	Reference:	Description:
89	2021/2814P	single storey
121A	2020/1779P	part one / part two storey
78A	2020/1254P	single storey plus side
36A	2019/5528P	upper ground
30A	2019/2670P	single storey
86A	2018/5036P	part one / part two
73A	2017/5992P	single storey side + rear infil
75A	2016/4155P	single storey
49A	2016/3028P	part one / part two storey
107A	2014/3361P	single storey
123A	2014/1014P	single storey
80A	2014/3009P	single storey

5 DESIGN

The existing two storey flat layout, as two bedroom accommodation with garden access, is very badly laid out for modern family use. The living area is only accessed through a cramped kitchen space, the only access to the garden is through the second bedroom and the living area is very remote from the entrance door which is at lower ground floor level under the main Gaisford Street entrance steps. The bathroom provision is poor.

There are, however, some relatively easy changes which can provide a layout which will work for family use and the 'new normal' working from home, as follows -

- putting the bedrooms and bathrooms on the upper level
- extending into the garden to make a living / kitchen / dining area with good access to the garden
- creating a study room / guest bedroom / living area at the front at lower ground floor level, near to the front entrance door

What was 4 rooms, is still 4 rooms, albeit that the extension into the garden gives a much larger and better living space.

The garden access is level with the house and so there is no affect on foundations or the neighbours. The extension height is set at a level that is not dissimilar to the existing boundary fence heights to protect privacy and light, the windows face directly onto the garden.

At upper ground level, the existing rear extension is widened to allow a better double bedroom to the rear. Importantly, a daylight report has been done to show that the proposal has insignificant impact on the adjoining properties at 68 and 72 Gaisford Street. This report is at the end of this Design & Access Statement.

In relation to parts BE20 and BE21 of the Conservation Area statement, the proposed part one, part two storey rear extension is considered subordinate to the original 'host' dwelling in terms of scale and design. The first floor element would consist of materials to match the host property with exposed London stock brickwork and a timber framed sash window. The ground floor element is of a more contemporary design, incorporating full width metal glazed doors. This is considered acceptable in this instance as this contemporary element of the proposal would be at lower ground floor level, to the rear of the property, and not readily visible from the public realm and as such would not harm the character and appearance of the wider conservation area. The design, scale, siting and materials of the proposal would be in keeping with what has been established within the terrace grouping, and as such the character and appearance of conservation area would remain preserved.

There is no significant detrimental impact to residential amenity. The access points to the property would remain similar to existing and there would be no change in use.

The new rear window to the first floor extension would afford similar views to the existing first floor rear window, all other proposed windows would replace existing.



The new lower ground floor rear extension would be similar to other rear extensions.

The ground floor rear extension incorporates a green roof which would help contribute to biodiversity and reduce flood risk.

Special regard has been attached to the desirability of preserving or enhancing as much of the boundary planting.

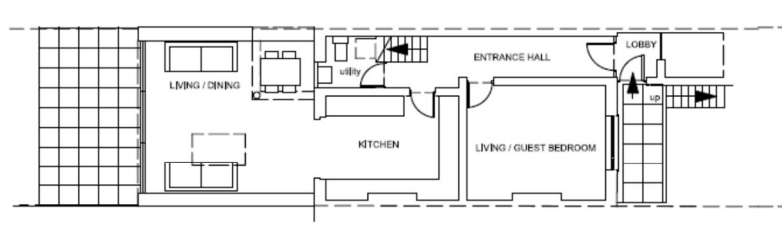
The proposed lower ground floor extension would be full-width, and extend approximately 5 metres to the rear of the host building. The extension would not alter any significant architectural features of note and gives rear garden of approximately 15 metres deep – so, the development would still allow for the retention of a good sized and usable garden space.

The proposed upper ground floor extension would be full-width, and extend approximately only 1.8 metres to the rear of the original building.

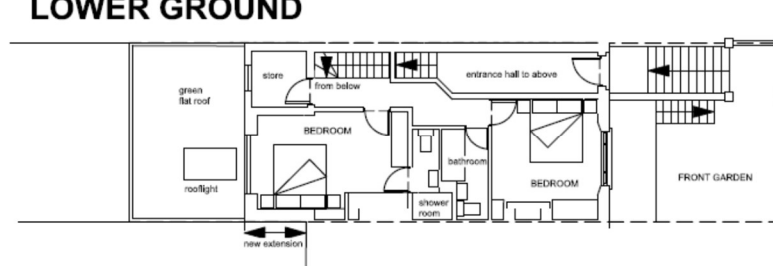
The upper ground floor element would align with the existing rear extension and similar extensions along this part of the street.

It is of sufficient distance from No's 68 and 72 and as such, there will not be a significant detrimental impact to light or outlook to either neighbouring property.

70



LOWER GROUND



UPPER GROUND

The materials are shown on the drawings –

WALLS - brickwork to match existing

WINDOWS - metal sliding triple glazed doors at lower ground, timber windows at upper ground

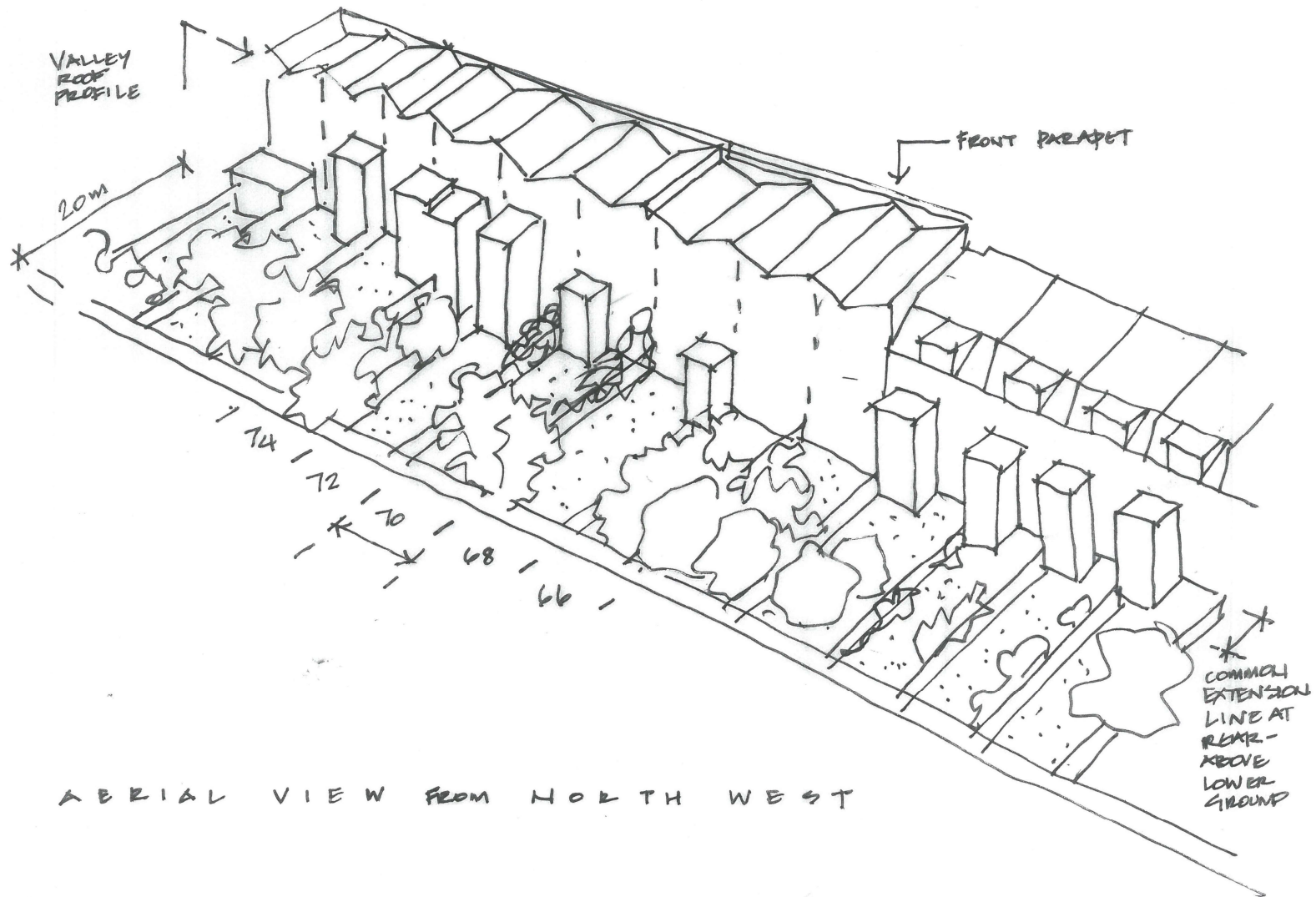
ROOF - green roof and a single ply membrane roof

A R E A S – Internal – in square metres

	Upper Ground Level	Lower Ground Level	Total
EXISTING	37	49	86
PROPOSED	42	70	112

P R O P O S E D D R A W I N G S

Garden Plan	70A / P011
Lower Ground Floor	70A / P012
Upper Ground Floor	70A / P013
Roof Plan	70A / P014
Front Elevation	70A / P015
Rear Elevation	70A / P016
Side Elevations	70A / P017





6 CONCLUSION

The proposal is for a long overdue and much needed improvement to a private flat for a couple who want to make it into a family home and also work from it. Very importantly, this is not a development opportunity !

The proposal creates a far better flat that -

- rectifies the internal layout putting the bedrooms on the upper level and the living areas on the lower level with access to the garden
- respects the Conservation Area
- dramatically improves the rear elevation, removing the existing rear extension and rebuilding it to the same depth at upper level
- uses a design language that respects the existing building
- retains a large garden
- retains the planting principles that already exist
- retains the privacy and light to adjacent houses
- retains a similar outlook
- uses a palette of materials in keeping with the conservation area

We ask for your approval for this.

APPENDICES

- 1 EXISTING DRAWINGS
- 2 PROPOSED DRAWINGS
- 3 DAYLIGHT / SUNLIGHT REPORT