

10 Kemplay Road

Hampstead, London NW3

Design & Access Statement
(Incorporating Photographs and Heritage Assessment)

September 2022



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Contents

1	Introduction	3
2	Site	4
3	Aerial photographs	5
4	Historical development	6
5	Existing propoerty	8
6	Drawings as existing	12
7	Planning history	17
8	Planning policy and guidance	18
9	The proposals	20
10	Drawings as proposed	21
11	Heritage Statement	29
12	Sustainability Statement	31
13	Access	32
14	Impact on Neighbours	32
15	Conclusion	33
14	Drawings List	33

Appendices

Window Scheulde

Tree report

1.0 Introduction

This Design and Access Statement has been prepared by Malcolm Fryer Architects to support the Planning Application for the proposed alterations and refurbishment of 10 Kemplay Road

The proposed changes include:

- Replacement of all existing sash windows with new slim-lite double glazed timber sash windows to match existing profiles
- Re cladding of the existing front dormer and replacement of existing sliding doors with new balustrading
- Removal of existing tree to the front well and addition of a new bin and bike store
- Removal of the existing paint work and rationalising existing pipe work to the front elevation
- New dormer to the rear elevation
- Removal of the garden access addition to the out-shot and the rebuilding of the current structure as required
- Lowering of the existing out-shot parapet wall with new roofing
- New single storey rear infill extension with new access to the garden at lower ground floor level, and half width addition at ground floor also providing garden access
- General refurbishment and re configuration of the entire house, formally 2 dwellings

This report incorporates a Heritage Statement that assesses the impact of the proposals on the character and setting of the Conservation Area.

Malcolm Fryer Architects

Based in Islington, Malcolm Fryer Architects are a growing architectural practice offering a unique combination of sensitive contemporary design and historic building expertise.

Under the direction of Malcolm Fryer, the experience of the practice ranges from careful building repairs through to large scale adaptive re-use and master-planning projects.

Our design philosophy is one of seeking creative and flexible yet robust solutions, which respect the significance of existing buildings and their contexts whilst adding a layer of contemporary distinction. The practice seeks to make buildings sustainable in the widest sense, reflecting the needs of users socially and economically as well as environmentally.

Malcolm Fryer has been responsible for designing and delivering award winning buildings for a wide range of private, institutional, and ecclesiastical clients.

Membership of the RIBA and accreditation in historic building conservation (AABC) ensures that the highest standards are maintained at all times.

2.0 Site



View of Kemplay Road



Location of 10 Kemplay Road

3.0 Aerial Photographs



4.0 Hampstead Conservation Area

Although the house is not listed, Kemplay Road does lie within the Hampstead Conservation Area.

Designation and Planning History

Hampstead was designated a Conservation Area (with North End, the Elms, Vale of Health, Downshire Hill) on 29 January 1968. The reasons given for its designation were:

- *the large number of listed buildings of architectural interest, the historical association of these buildings in terms of former residents and of the village in the context of the history of London as a whole;*
- *the street pattern of the original village which is retained and is reflected in the fragmentation of the street blocks and close and irregular grouping of the old buildings;*
- *the striking topography which gives rise to the complex of narrow streets and steps characteristic of the village and provides an important skyline when viewed from other parts of London;*
- *the proximity of the unique open space of Hampstead Heath and its integration with the village on the northern side. (LB Camden, Planning & Development Committee - 30 October 1967, Report of the Planning Officer).*

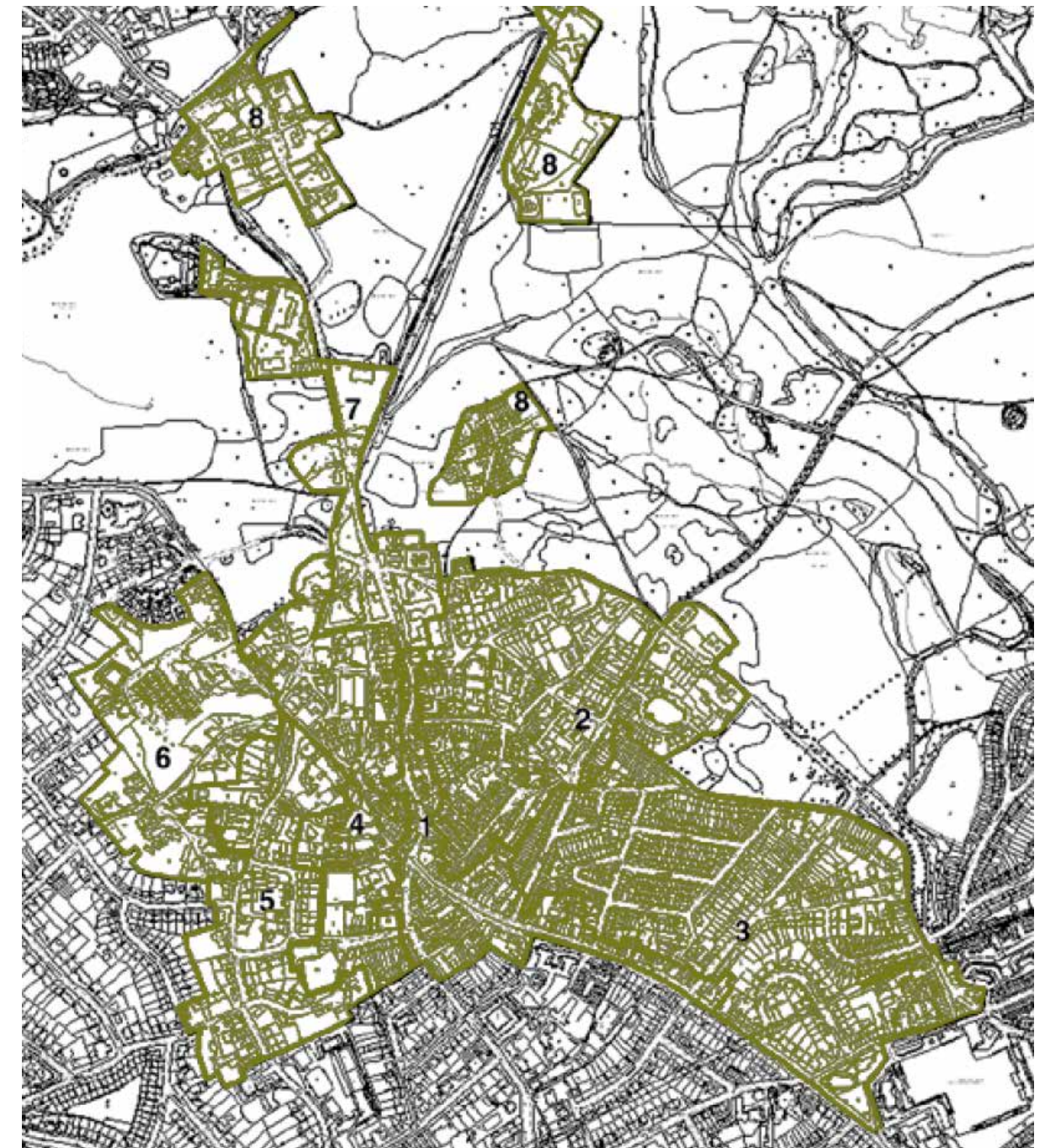
When designated the area was named Hampstead Village Conservation Area. As it has been extended beyond the original village it is now known as Hampstead Conservation Area.

Kemplay Road lies within Sub Area 3

Sub Area Three: Willoughby Road / Downshire Hill

The Willoughby Road / Downshire Hill sub area is composed of five identifiable areas or character zones:

- *Willoughby Road*
- *Downshire Hill*
- *Willow Road / South End Road*
- *Hampstead Hill Gardens*
- *Pond Street*



Hampstead Conservation Area - Sub Areas

4.0 Hampstead Conservation Area

Willoughby Road Area

These streets form one of the most dense and homogenous parts of Hampstead, laid out somewhat like a grid. The houses are mostly of red or gault brick. Few are of high architectural quality, but many have attractive timber porches, ornamental brickwork or other flourishes typical of their period. Denning Road, Carlingford Road, Kemplay Road all run downhill away from Willoughby Road comprising largely four storey terraced Victorian houses with their rooflines stepping downhill to the east. Many of the houses have semi-basements and steps up to the front door with boundary walls to the pavement. Architectural details vary from street to street adding character to the area as a whole. 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.

Kemplay Road

Most of the north side is a terrace (Nos.4-24) that steps up the hill. Built in gault brick with three storeys and raised ground floor and a semi-basement. The windows have a distinctive arch detail in carved brickwork; originally built with a small dormer there are now a number of large harmful dormers (Nos. 4, 10, 14, 18, 22, 24). At the corner with Pilgrim's Lane is No.2, a two storey double fronted house with similar brickwork to the adjacent terrace. The single storey bay and porch has a parapet and balustrade and there are pollarded trees in the front garden. The south side has three storey Victorian properties at either end but the central section has a lower profile with the Rosslyn Hill Unitarian Chapel (listed) set back from the street. It also has an entrance on Rosslyn Hill. The Chapel is in Kentish ragstone rubble with Portland Stone dressings. Either side of the Chapel, on a site that was part of the chapel garden and was left unbuilt until the middle of the 20th century are some plain two storey terraces - Nos.5&7 and Nos.13-21. There are mature trees in the chapel garden and in the front gardens of Nos.5-21. Tucked away to the west of the Chapel is Pilgrim's Place, a listed terrace of three mid 19th century unrendered cottages.



Sub Area Three - Willoughby Road/ Dewnshire Hill

■ Kemplay Road

5.0 Existing Property

10 Kemplay Road is part of a terrace of houses (no 4-24) that were completed by 1886.

The property is a late Victorian four storey terraced house, plus attic level. The house is constructed in traditional brickwork of various thicknesses reducing to the upper floors with timber walls internally. It features a two-storey rear out-shot with a modern addition/ garden access at lower ground/ ground floor.

Both front and rear elevations feature dormers, a smaller traditional dormer to the rear along with two sky lights, and a larger dormer to the street elevation with balcony set within the roof. The roof is constructed from man made slate.

The front elevation is constructed in gault brick which has been painted entirely, possibly an attempt to conceal the numerous soil and rainwater pipes across the elevation. This in turn conceals the distinctive brick arch detailing to the windows seen on neighboring properties.

The ground floor is accessed via steps from the street level, with separate steps down to the lower ground floor well.

The rear elevation is built in London stock brick and does not feature the elevation detail found to the front elevation. There are a number of window types and sizes varying from the top of the house to the lower ground floor. The sash windows are a 2 over 2, excluding the primary ground floor windows which are large 1 over 1 sash windows. The rear out-shot is painted as the street elevation, the main elevation remains in stock brick.

The property is generally in a poor state of repair, particularly in terms of damp, building services, finishes, fixtures and fittings. The property was previously converted into two dwellings, with many harm full interventions. The current owners wish to refurbish and reinstate to one dwelling.



Front view of 10 Kemplay Road



Front view of 10 Kemplay Road



Existing well at 10 Kemplay Road



Rear view of 10 Kemplay Road



Out-shot addition



Neighboring property (6-8 Kemplay Road)

5.0 Existing Property



Lower ground floor stair to ground floor



Lower ground floor view to the garden



Lower ground floor view to the front well



Lower ground floor view to out-shot



Ground floor entrance hallway



Ground floor view towards the garden



Ground floor existing partitioning to stair



Ground floor view to lower ground floor



Ground floor view towards the garden

5.0 Existing Property



First floor stair landing



First floor view to the street



First floor view to outshot/ garden access



First floor view to garden



First floor view to the street



Second floor view to the street



Second floor view to the garden



Second floor view to the street



Second floor stair landing



Second floor view to garden

5.0 Existing Property



Third floor landing



Third floor rear dormer



Third floor front dormer



Third floor balcony



Third floor balcony



Existing skirting



Existing cornice



Existing window panelling

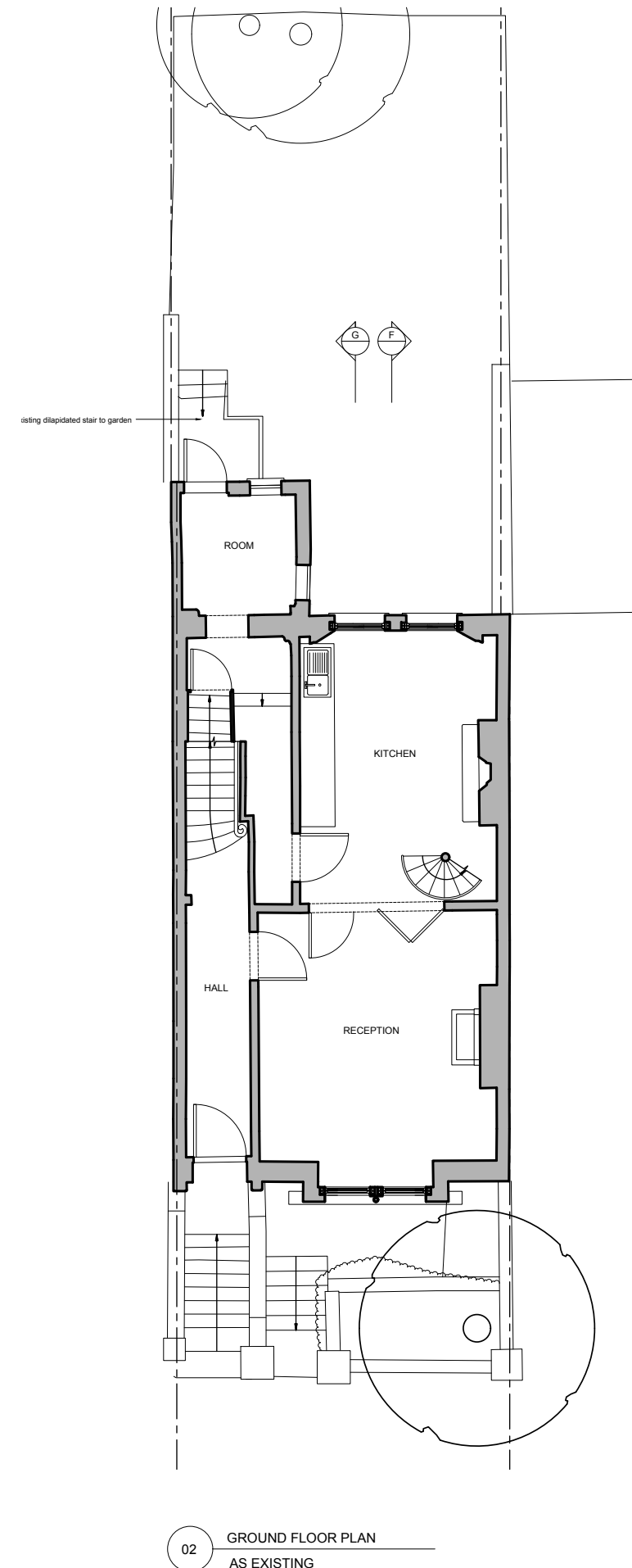
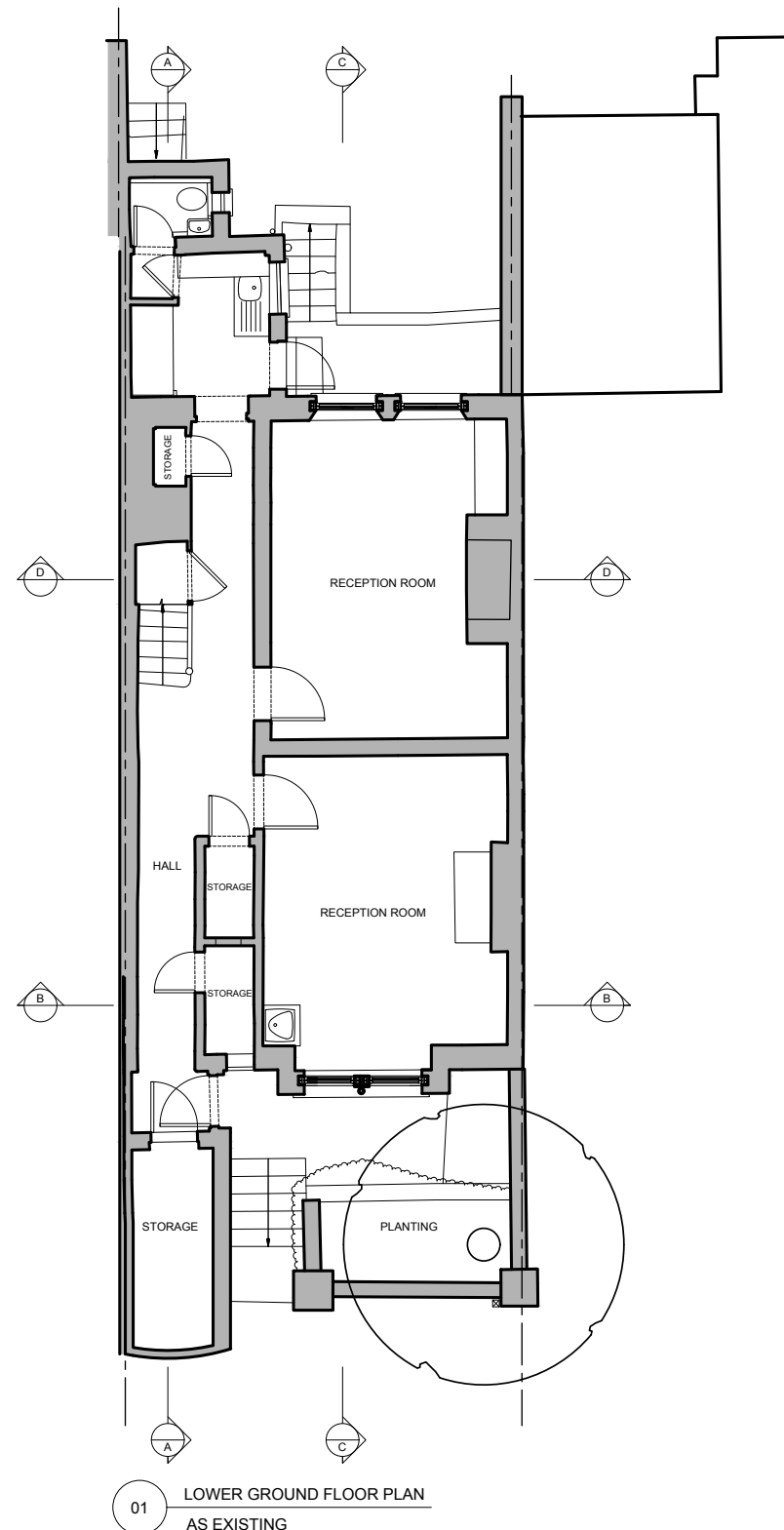


Existing stair

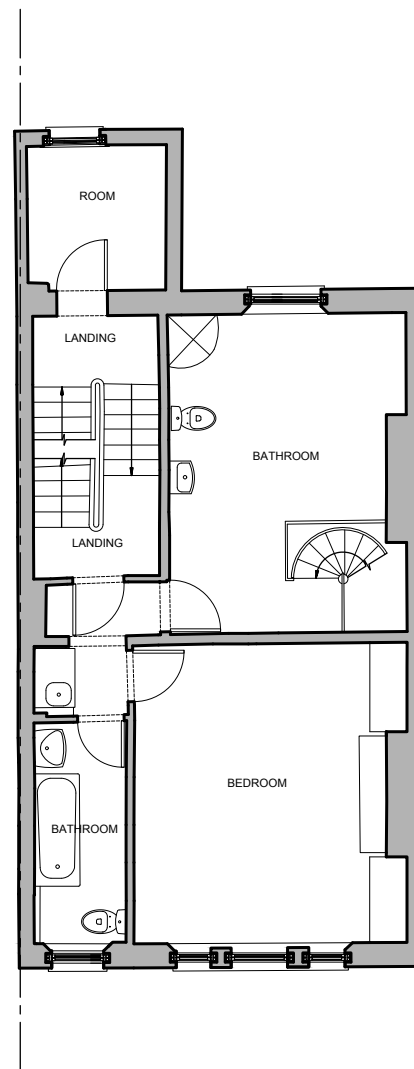


Existing window panelling

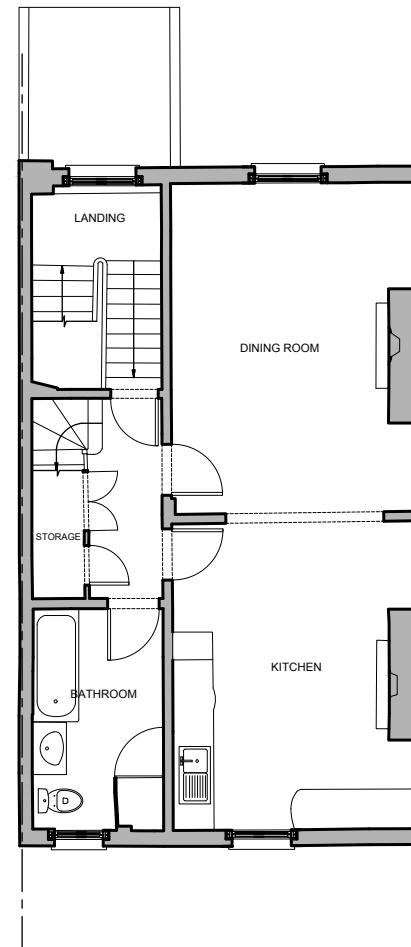
6.0 Drawings as existing



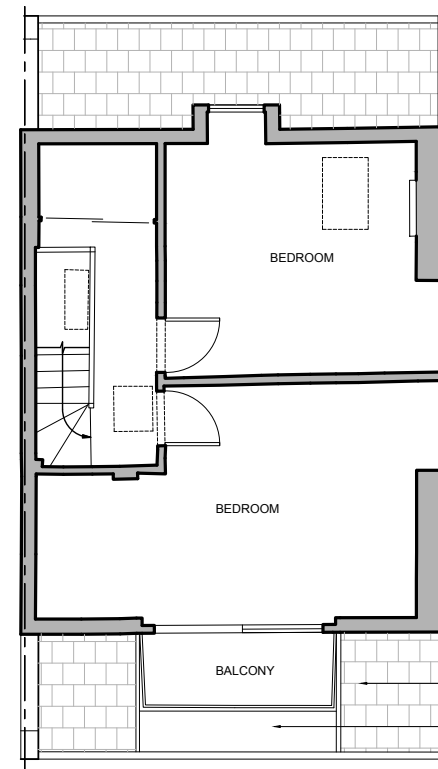
6.0 Drawings as existing



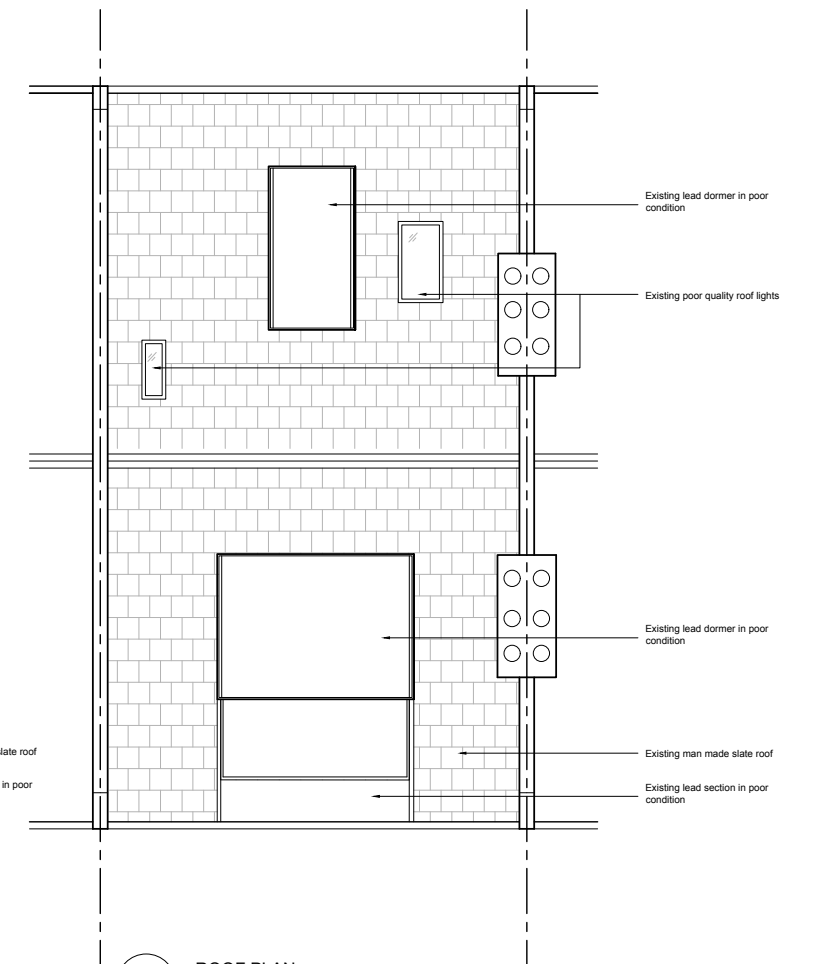
01 FIRST FLOOR PLAN
AS EXISTING



02 SECOND FLOOR PLAN
AS EXISTING

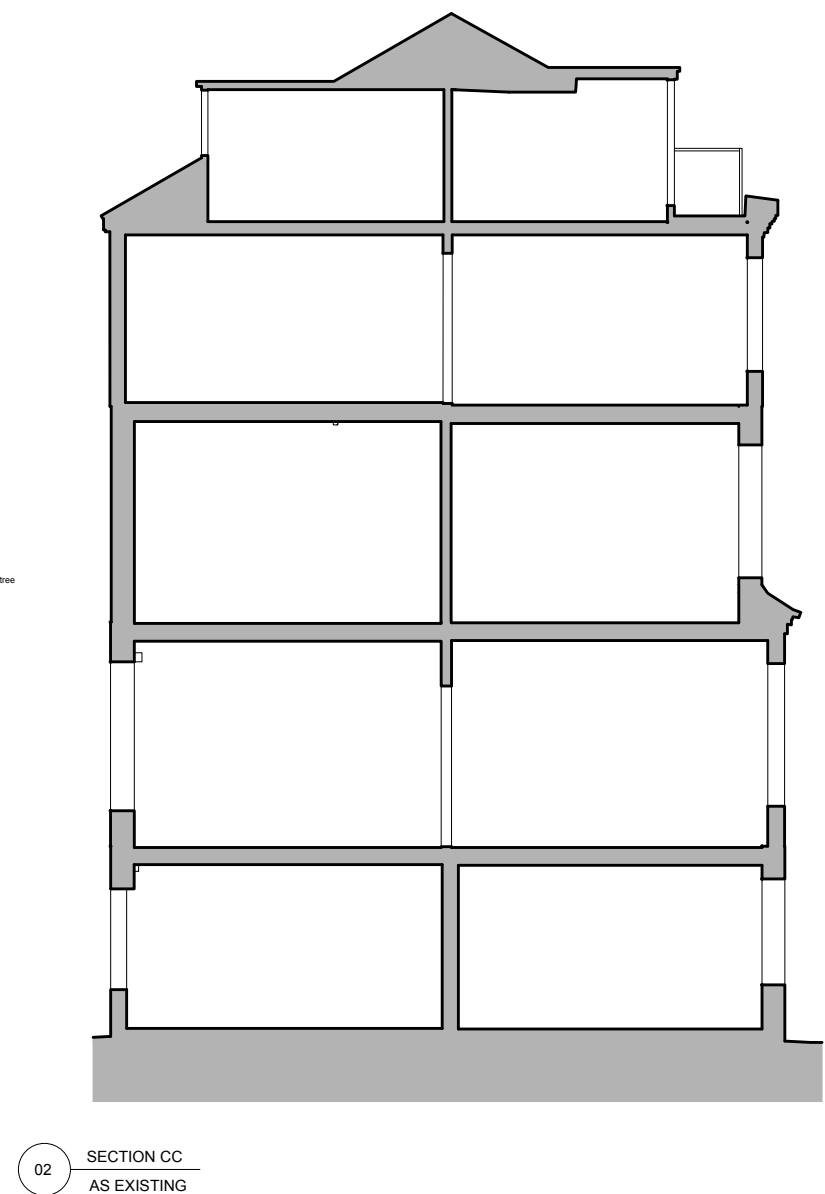


01 THIRD FLOOR PLAN
AS EXISTING



02 ROOF PLAN
AS EXISTING

6.0 Drawings as existing



6.0 Drawings as existing

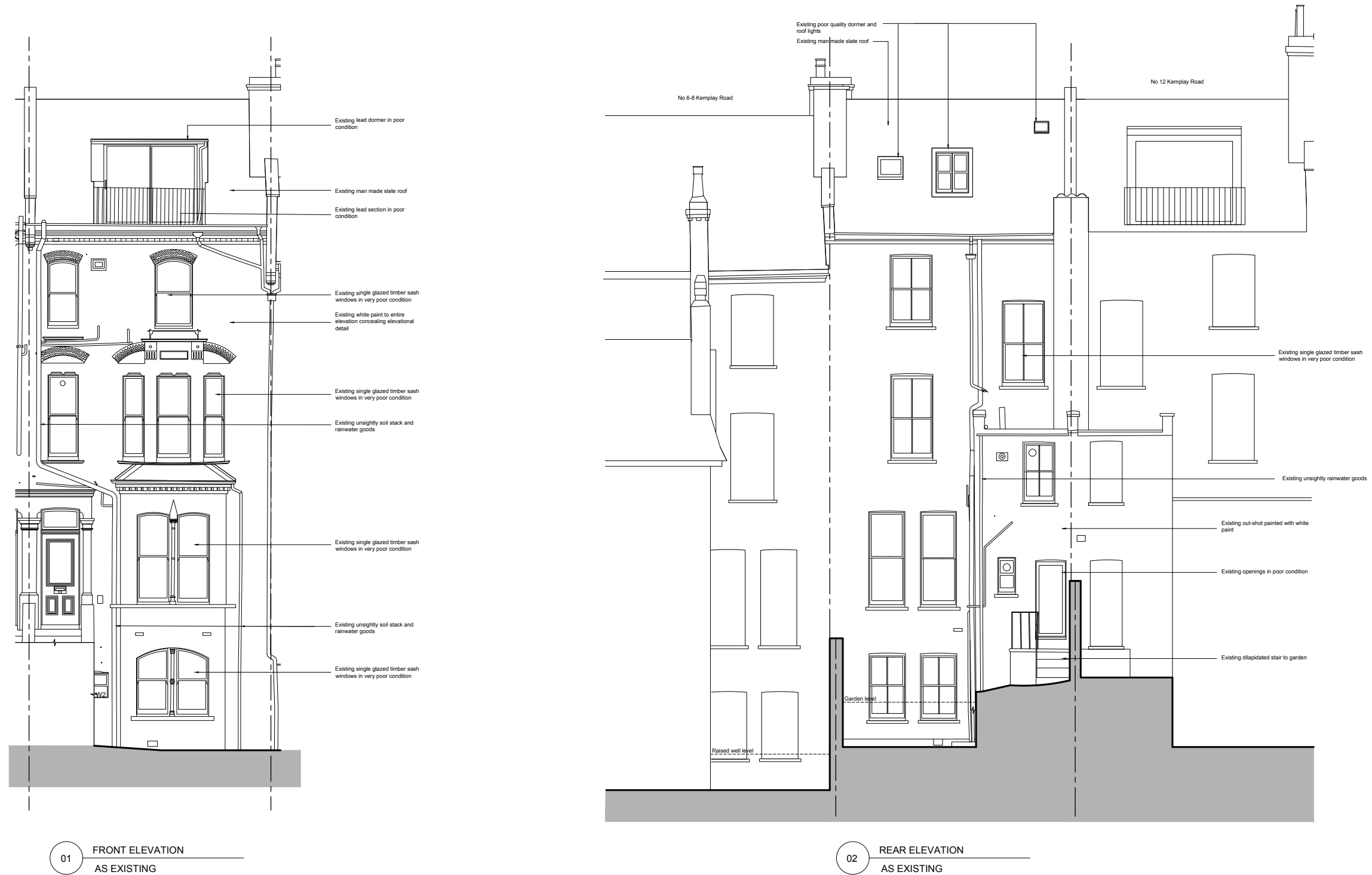


01 ELEVATION GG
AS EXISTING



02 ELEVATION FF
AS EXISTING

6.0 Drawings as existing



7.0 Planning History

Comparative planning applications of neighboring properties

A summary of comparative recent planning applications which have been approved

6-8 Kemplay Road

Change of use from hostel to residential units (Class C3) to provide 9 no. affordable 1 bed and 1 no. affordable 2 bed self-contained units; conversion and alterations including replacement 'like-for-like' windows and doors, creation of amenity courtyards at rear and enlargement of the existing front and rear dormer windows.

Ref: 2020/2104/P

Date: 24-06-2020

Decision: Approval subject to section 106

5 Kemplay Road

Tree removal

Ref: 2018/1661/T

Date: 06-04-2018

Decision: No objection

12 Kemplay Road

Installation of enlarged front (south elevation) and rear (north elevation) dormer roof extensions with Juliet balcony to front dormer and roof terrace to rear dormer for second and third floor maisonette

Ref: 2011/1055/P

Date: 17-02-2016

Decision: Approved with conditions

20 Kemplay Road

Lower ground floor rear extension with roof terrace and privacy screen, and terracing of garden area. Installation of new metal framed doors and windows. Alterations to fenestration of closet wing and new parapet. Replacement of existing timber sash windows with micro double glazing to match existing design. Alterations to front boundary wall and installation of metal railings and gate to dwelling house

Ref: 2016/1313/P

Date: 13-05-2016

Decision: Approved

8.0 Planning policy & guidance

Key Planning Policies

Camden Planning Guidance (CPG): Altering and extending your home (2019)

Extensions: rear and side – Good practice principles

3.1 The following considerations should be reflected in an extension to ensure it is not insensitively or inappropriately designed and to ensure it does not spoil the appearance of the property or group of properties or harm the amenity of neighbouring properties. Proposals should:

- be secondary to the building being extended, in relation to its location, form, scale, proportions, dimensions and detailing;
- be built from materials that are sympathetic to the existing building wherever possible;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy [...]
- allow for the retention of a reasonably sized garden;
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area;
- allow for the retention of wildlife corridors, in particular at the end of streets.

Height and depth of a rear extension

3.3 In order for a new extension to be subordinate to the original building, its height and depth should respect the existing common pattern of rear extensions at neighbouring sites, where they exist. As such, the following is advised:

- A single storey ground floor extension is generally preferable to those proposed at higher levels/floors, as extensions above ground floor tend to have greater negative impacts on neighbouring amenity. In cases where a higher extension is found to be appropriate, a smaller footprint will generally be required in order to mitigate any increase in visual mass and bulk, overshadowing and sense of enclosure that would be caused by the additional height of the extension.
- Extensions that are higher than one full storey below roof eaves parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged. This is because such extensions no longer appear subordinate to the building.

Width of a rear extension

3.4 The width of a rear extension should be designed so that it is not visible from the street and should respect the rhythm of existing rear extensions in neighbouring sites.

3.5 Sometimes the rear of a building may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. Where architectural merit exists, the Council will seek to preserve it where it is considered appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.

Balconies and roof terraces

4.12 Balconies and terraces should complement the elevation upon which they are to be located. Consideration should therefore be given to the following:

- detailed design to reduce the impact on the existing elevation;
- careful choice of materials and colour to match the existing elevation;
- possible use of setbacks to minimise overlooking – a roof terrace need not necessarily cover the entire available roof space;

• possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook;

• preference for screens to be 1.7m high, made of timber, and not be visually permeable and;

• need to avoid creating climbing opportunities for burglars.

Camden Local Plan 2017

7. Design

Local context and character

7.2 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.

8.0 Planning policy & guidance (continued)

Hampstead Neighbourhood Plan 2018-2033

Policy DH1: Design

1. Development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas identified in Map 2 and Appendix 2 through their design and landscaping.
2. Development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s) by:
 - a. Ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges.
 - b. Incorporating and enhancing permeability in and around new developments to secure safe and convenient access for pedestrians and cyclists, and avoiding lockable gates and fencing that restricts through access.
 - c. Responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.
 - d. Protecting the amenity and privacy of neighbouring properties.
 - e. Demonstrating how the proposal protects and enhances the views as shown on Map 4.
3. All development proposals which are required to produce a design and access statement will need to produce additional information on how the proposal conserves and / or enhances the relevant character area(s) relating to that proposal.
4. Development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported.

Policy DH2: Conservation areas and listed buildings

1. Planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies (Hampstead Conservation Area Statement <https://www.camden.gov.uk/hampstead-conservation-area>)

2. In reference to NPPF paragraphs 131 to 136, the Plan provides further guidance on the application of these policies below.

3. New development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas.

4. Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation Area, as identified in the relevant Conservation Area Appraisals and Management Strategies (see Appendix 3).

9.0 The proposals

The proposals seek to enhance the relationship between the house and the garden with the addition of a new infill extension at lower ground floor to align with the existing out-shot, providing direct access to the garden from a new family gym area. The addition of an extension to the existing out-shot at ground floor level also provides enhanced amenity space along with garden access at this level, connecting the kitchen, dining and reception rooms with the garden, currently a very disconnected relationship via a narrow hallway to the out-shot. The proposals look to remove the harmful partitioning following the division of the property in to separate dwellings, and open up the spaces to better connect with one another and the garden for contemporary family living.

The addition is to be faced in London stock brick to match the existing rear elevation, with glazed elements following the fenestration of the existing sash windows in a modern fine glazing system. The existing poor quality door and window to the out-shot will be replaced with a modern window to align with the new glazing adjacent and the sash window above. The new lower ground floor extension will sit below the existing garden party wall level, with a new planted trellis over to screen the neighbouring property from the new terrace level. The extension has been designed to be entirely subordinate to the existing building and to read as an addition to the existing out-shot. While the language of the proposal is clearly contemporary, the scale and material palette responds to the existing building.

The proposed changes aim to improve the relationship between the house at both ground and lower ground floor levels and the garden, to provide a strong lateral relationship for enhanced living amenity.

The proposals aim to improve the aesthetic of the rear elevation removing poor quality glazed elements and paint work to harmonise the elevation of the house, the out-shot and the new addition.

To the front of the property, it is proposed to reinstate stone steps to both ground and lower ground floor access. The existing decaying tree will be removed from the front well and replaced with a smaller Magnolia tree or similar as per the attached tree report. A much needed bin and bike store is proposed to the front well with a sedum roof. The modern paint to the front elevation will be removed and the brickwork cleaned and repaired. The existing mass of pipe work will be rationalised and replaced, with only required rainwater goods retained, and all soil stacks relocated to the rear elevation. The existing poor

quality dormer to the front elevation will be upgraded thermally and re clad in zinc. The existing balcony doors will also be replaced. A new enlarged dormer is proposed to the rear elevation to match the levels of the existing front dormer also clad in zinc.

It is proposed to replace all existing sash windows with new slim-lite double glazed sash windows to match existing to provide enhanced thermal performance to the property.

Internally it is proposed to remove the detracting modern partitioning and re-form a single family dwelling, reinstating original details, joinery etc.

Scale

The proposals do not occupy any excessive portion of the rear garden area and serve to utilise it in a far more effective way for modern living. The overall additional internal floor area of the proposals is 11m². At lower ground floor level, the infill extension aligns with the depth of the existing out-shot and sits below the existing garden party wall to number 6-8 Kemplay Road. At ground floor the partial width extension aligns with the existing opening and sits 1.8m away from the party wall. The height of the addition at ground floor is set by the existing ceiling level and sits comfortably below the adjacent existing sash window. Minor adjustments of the garden level is proposed to suit the new proposed access. This does not require under pinning of the party walls.

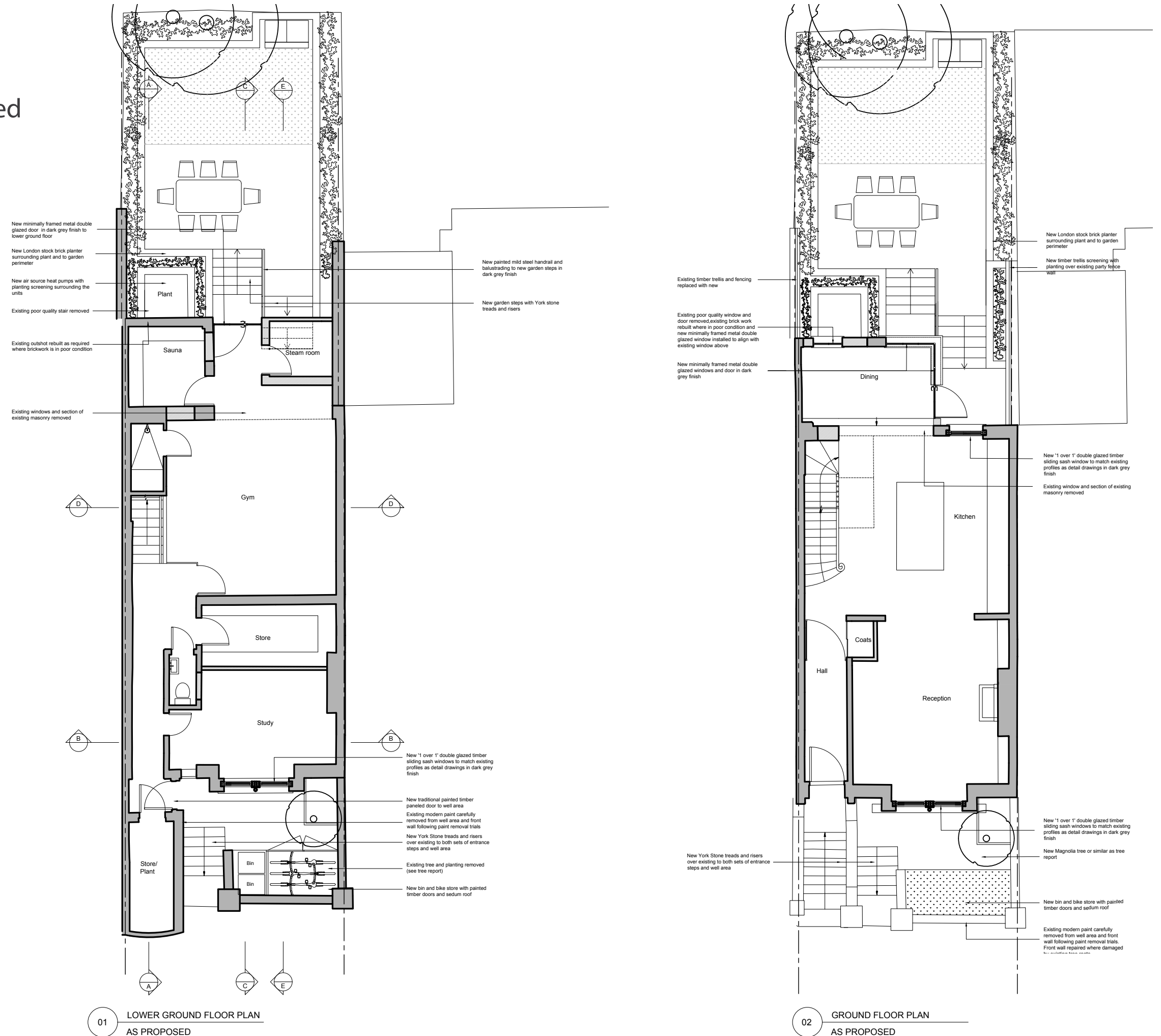
Material Finishes

The material finishes of the new addition are designed to reflect those of the existing building. London stock brickwork is proposed to the new external wall surfaces to match the existing rear elevation. The new roofing to the addition and the existing out-shot is proposed to be a standing seam zinc roof. The new rainwater goods to these elements are proposed to be dark grey simple box sections to follow the line of the brick elements.

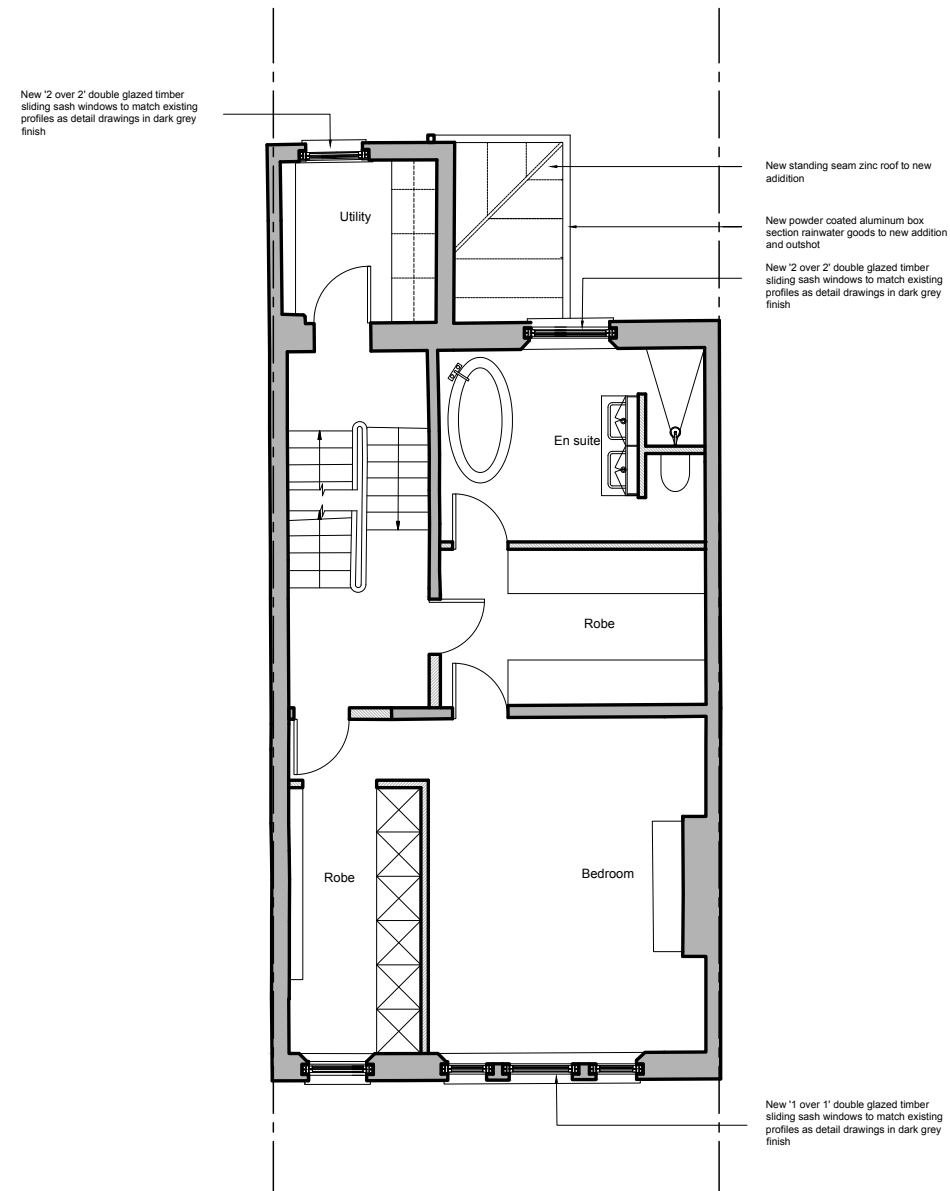
The minimally framed crittall type glazed elements to the rear elevation and terrace will read as a contemporary element following the existing fenestration. It is proposed that all glazed elements are finished in dark grey to unify the existing and new elements.

The existing man made slate roofing will be replaced with Welsh slate to match adjacent properties. The new and existing dormers will be clad in dark grey zinc

10.0 Drawings as proposed

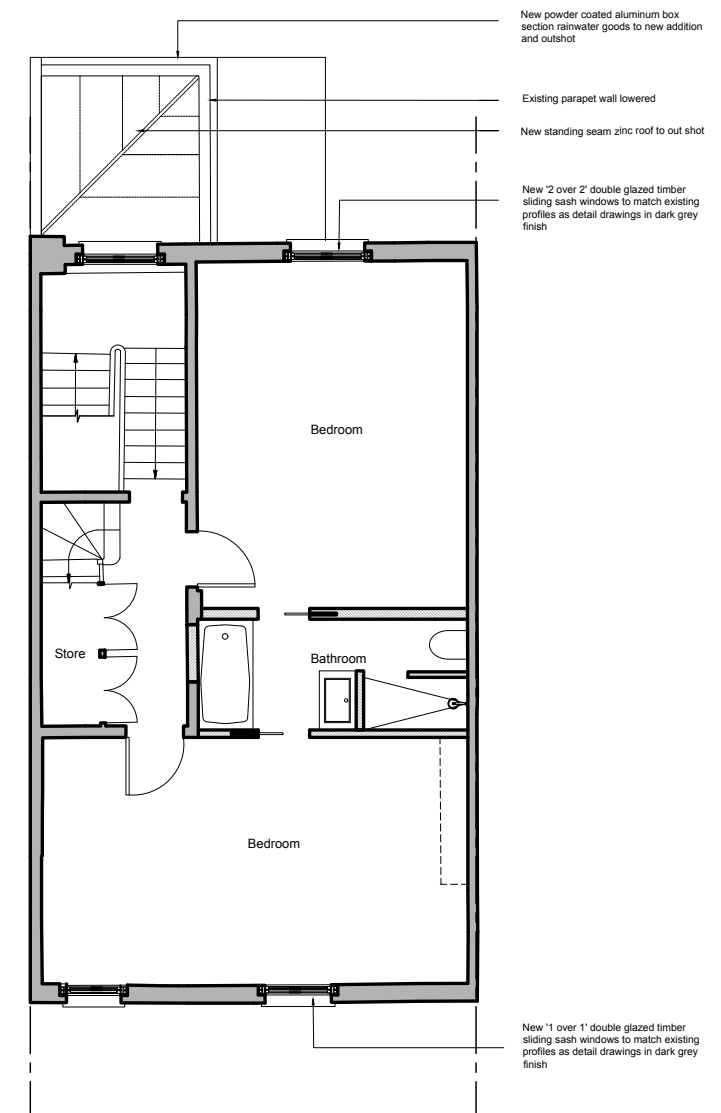


10.0 Drawings as proposed



01

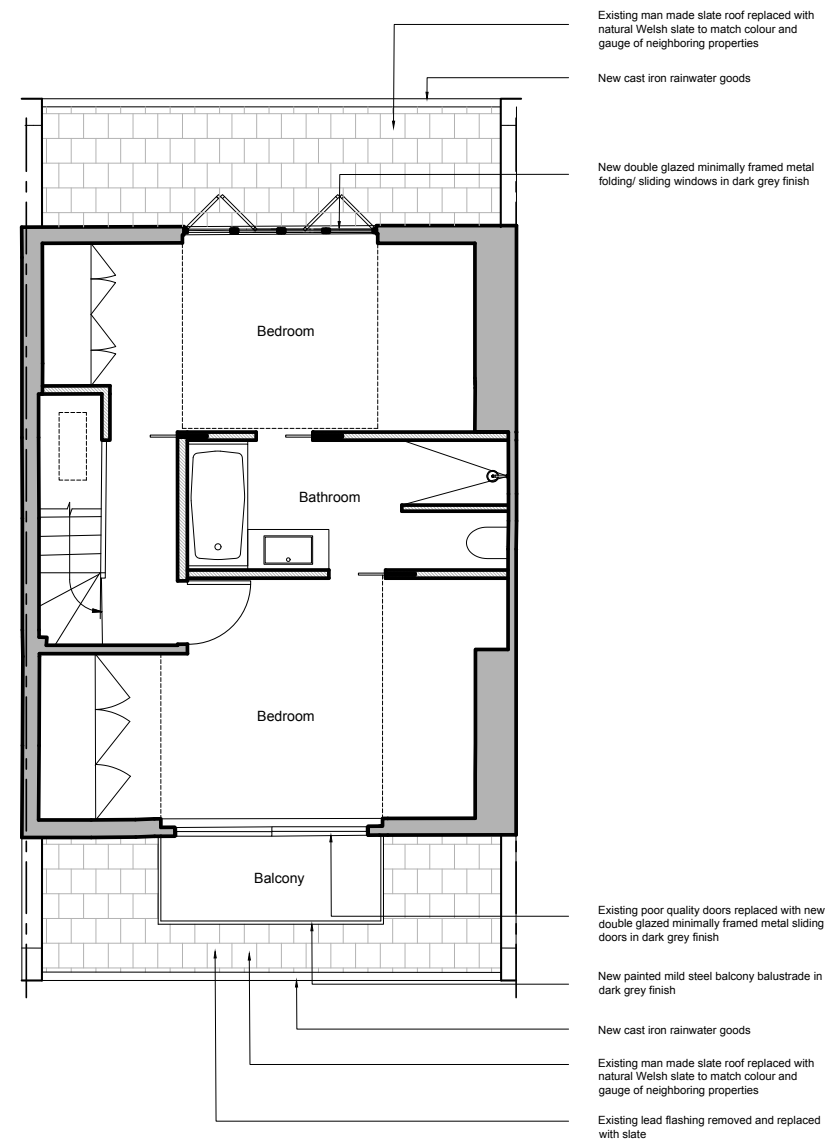
FIRST FLOOR PLAN
AS PROPOSED



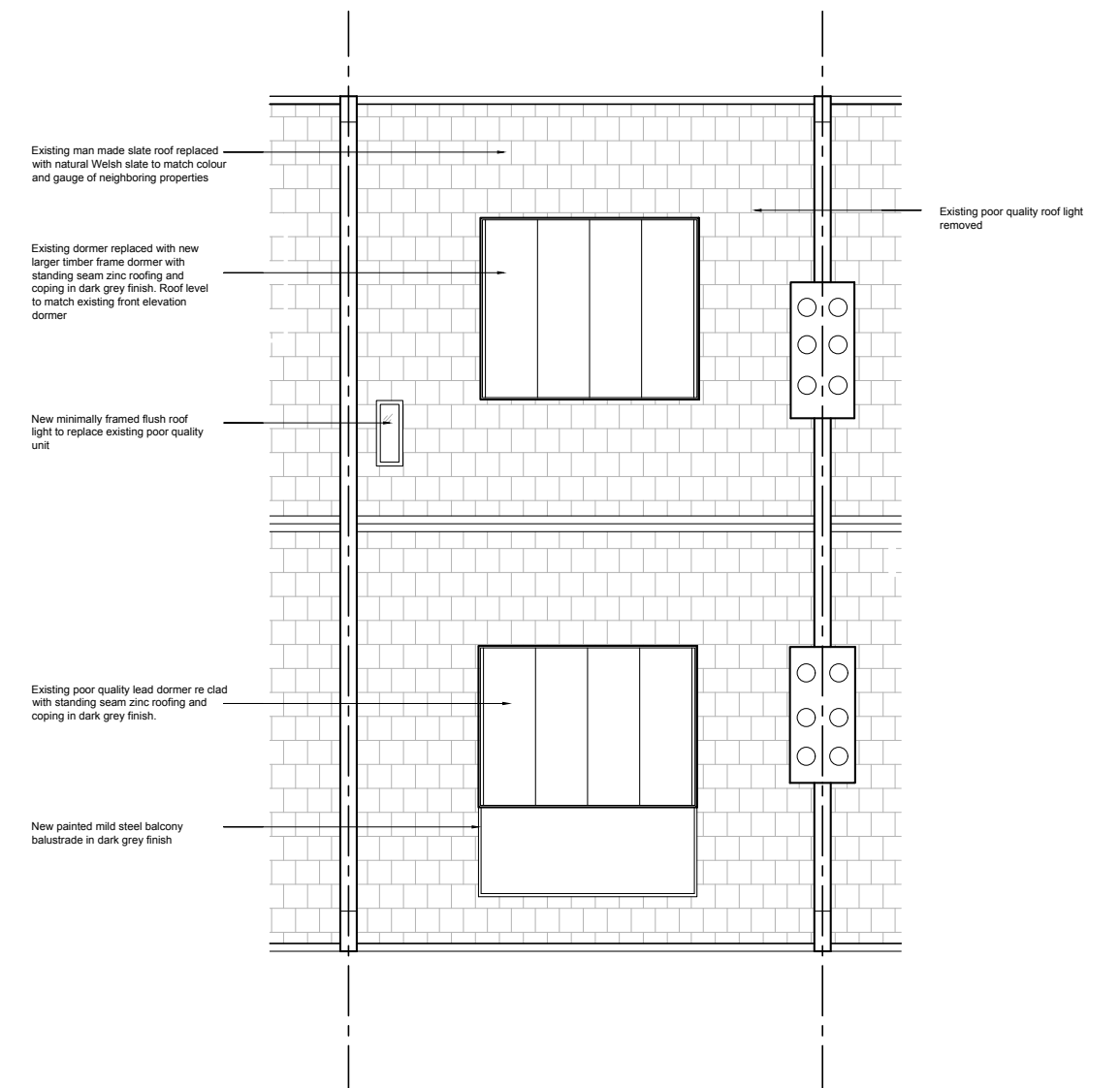
02

SECOND FLOOR PLAN
AS PROPOSED

10.0 Drawings as proposed



01 THIRD FLOOR PLAN
AS PROPOSED



02 ROOF PLAN
AS PROPOSED

10.0 Drawings as proposed



01 SECTION AA
AS PROPOSED

10.0 Drawings as proposed



01 SECTION CC
AS PROPOSED

10.0 Drawings as proposed



01 SECTION EE
AS PROPOSED

10.0 Drawings as proposed



10.0 Drawings as proposed



Rear elevation as proposed

11.0 Heritage Statement

The primary significance of no. 10 Kemplay Road lies in its group value as part of the late Victorian residential terrace on the east side of Kemplay Road and as part of the surrounding Hampstead conservation area, which is varied and eclectic in character.

The 4 storey plus attic terraced row extends along the majority of the length of Kemplay Road and is characterised by large lower ground and ground floor front bays and high decorative polychrome brickwork of Gault face brick, red terracotta ornament, light painted stucco dressing and ironwork elements, stepping down along the topography of the hillside with small front gardens servicing the primary ground floor and secondary lower ground floor entrances. Chimneys are generally twinned across properties to create a rhythm of every two properties. The twinned houses at numbers 6 and 8 have been unified as a single property with single large entrance and extended extensively to the rear garden when converted to use as a YMCA hall. The uniformity of the pitched slate roofs along the row has been compromised by the majority having large front dormers and balconies. To the rear, the properties are of London stock brick with gauged openings and multi-pane sash windows (except at raised ground floor level) and have small 3 storey rear out-shots which are paired across the party walls, on opposite sides to the paired chimneys. There are roof dormers of some form on most of the rear roofs and many have balconies at roof level or rear terraces at ground floor level and above.

The significance of No. 10 within the terraced row is currently compromised by the uniform white decoration to the front elevation which has concealed all of the gault masonry and decorative terracotta elements. The external appearance has also been compromised by substantial and unsightly soil and rainwater goods across the front elevation (most likely the reason for painting the elevation), the front roof dormer and balcony which extends to the gutter and the general poor condition of the property internally and externally. The rear elevation is also compromised by the painted decoration to the out-shot and several poor quality accretions as well as poorly designed UPVC soil and rainwater goods. The out-shot parapet roof and edge gutter condition is also notably poor. Internally, the spatial arrangement of the property has been significantly compromised by the past subdivision into two maisonettes and the insertion of a new spiral stair between ground and first floor levels.

The proposals generally seek to maximise the sustainability of the property as a family home for the new owners by reuniting the upper and lower maisonettes (removing the second stair internally), improving living amenity and the relationship to the rear garden and providing substantial enhancements in environmental performance. The proposals are consistent with the guidelines of the conservation area in relation to rear extensions, terraces and roof additions. The proposed interventions have been designed to employ sensitive contemporary detailing, and to replicate historical materials and detail where appropriate to minimise impact.

The proposals to remove all unsightly and redundant drainage pipework and rationalise all rainwater goods to the front elevation of the property in traditional cast iron will remove a significant detracting feature and improve the character and setting of the conservation area.

The proposals to carefully remove the existing white paintwork and to clean and repair the historic polychrome masonry to the front elevation will remove the major detracting feature of the property within the conservation area, greatly improving its visual relationship to its neighbours within the terraced row, and substantially enhancing the character of the conservation area.

The new traditional York Stone paving, treads and risers to the front stairs of the house will reinstate an important missing historic feature of the property, improving its visual quality and relationship to its neighbours within the row, enhancing the character and setting of the conservation area. The cleaning and repairs to the existing front garden street wall to match the house and neighbours will further enhance the unity of the row. The creation of a new bike / bin store behind will remove the existing visual clutter and the proposed sedum roof to the bike store will retain the sense of a planted front garden, preserving and enhancing the character of the conservation area.

The proposals to replace the dilapidated man made slate roofing with natural welsh slate to match adjacent properties will serve to enhance the character and setting of the conservation area. The re-use of the existing terracotta copings will preserve the character and setting of the conservation area to the front aspect.

The proposed improvements to the existing front dormer and balcony will restore a section of the slate roof across the front of the house and reduce the visibility of the front balcony, railings and dormer, enhancing the character and setting of the house and wider conservation area. The re-cladding of the dormer in dark zinc and the replacement of the existing metal framed glazing and metal railing will improve the colour relationship with the new traditional Welsh slate roof, further improving its subordination.

The proposed rear extension is a simple, low lying multi-pane glazed bay addition to the rear out-shot at ground floor level set over a side return infill addition at lower ground floor level incorporating an external access stair to the garden from raised ground floor level and a part width glazed opening to the rear garden at lower ground floor level.

The out-shot projection is relatively short (2.4m) so the depth of these additions is modest. The height of the ground floor bay addition was determined by the existing ceiling height of the out-shot which is substantially lower than the primary ground floor ceiling. The ground floor addition is also set well back from the southern boundary, enabling the retention of one of the large ground floor rear window openings, and expressing the sub-ordination to both the original rear elevation of the primary range as well as the out-shot.

The small ground floor bay addition has been designed to read as part of the part-width original rear out-shot (cleaned of its current white painted finish), matching in materials, heights and multi-pane glazing proportions. The upper opening of the out-shot has been retained but the poor quality lower openings have been rationalised as a single one below the existing, which also aligns horizontally with the fenestration of the proposed addition. The poor quality parapet and gutter condition of the out-shot is proposed for improvement by creating a consistent parapet height and an improved roof and gutter detail to match the roof to the lower bay addition. This will serve to unify the rear elevation materially and compositionally, preserving and enhancing the character of the Conservation Area.

11.0 Heritage Statement

The proposed materials for the additions of matching reclaimed London stock brickwork with lime mortar, tied in to the existing, and multi paned metal framed glazing to match the existing traditional sash pane proportions of the rear out-shot, preserves the character of the conservation area whilst subtly reflecting the contemporary nature of the additions.

The proposed additions are modest in size and do not extend beyond the existing short out-shot so that they retain a well sized rear garden, maintaining the character and setting of the conservation area. The proposed combination of hard and soft landscaping will provide a sense of separation and greenery to the property whilst also aiding rainwater run-off and biodiversity.

The proposed new dormer to the rear roof range of the property aligns carefully with the fenestration lines below and sits well below the ridge line and back from the gutter to create a dormer of modest proportions in accordance with the guidelines. In accordance with policy, the proposed dormer does not interrupt an unbroken roofscape. To the contrary, from distant view within the conservation area, the dormer addition will read more congruously with its neighbours. The proposed zinc cladding and metal framed windows will also create a unified elevation with the materials of the proposed additions below, holistically preserving the character of the conservation area. The proposed new dormer also allows for the removal of the existing poor quality rooflight.

The proposals to replace all of the windows with more efficient traditional sash windows with double glazing will visually match the existing whilst greatly enhancing the thermal performance of the property, preserving the character of the conservation area. The existing windows are all in a highly dilapidated state and are considered to be largely beyond repair and in need of replacement as per the submission material. The impact will be mitigated by the careful replication of existing profiles and glazing bar arrangements.

Collectively, the proposals for number 10 Kemplay Road serve to preserve and enhance the character and setting of the property, improving amenity which will secure the long-term sustainability of the property.

12.0 Sustainability Statement

Environmental Sustainability and Energy Efficiency

Environmental Sustainability of the proposals was an important element of the client brief. The proposals will seek to improve the environmental performance of the building wherever possible if it can be carried out without impacting on the character and setting of the existing property. The new addition will balance high levels of thermal mass within the floor and roof, with high levels of thermal insulation to the building envelope, and high specification glazed elements. The replacement of the existing sash windows with high specification slim-lite double glazed units is key to upgrading the over all performance. The upgrading of the existing roof and dormers thermally will also significantly improve the property's performance.

Ventilation, Heating and Cooling

The proposals are to be naturally crossed ventilated. Heating will be provided by high efficiency under-floor heating through out. Proposals include installation of new air source heat pumps in place of a gas boiler, replacement of all existing servicing and upgrading of electrics generally.

Lighting and Passive Solar Heating

The design of the proposals with extensive glazing makes best use of natural light and reduces the need for artificial light. All glazing is to be double glazed and of a low e-glass within a high spec system which maximises solar heat gain while minimising heat loss. Artificial lighting will be provided by compact fluorescent or LED sources.

13.0 Access

Access to the Building

Access to the house is via Kemplay Road. The only entrance is via the front door via steps from the pavement or lower ground floor door via steps from the pavement to the well. The garden can only be accessed from the rear of the house as there is no side access.

14.0 Impact on Neighbours

Careful attention has been paid during the design development of the proposals to minimise impact on neighbouring properties.

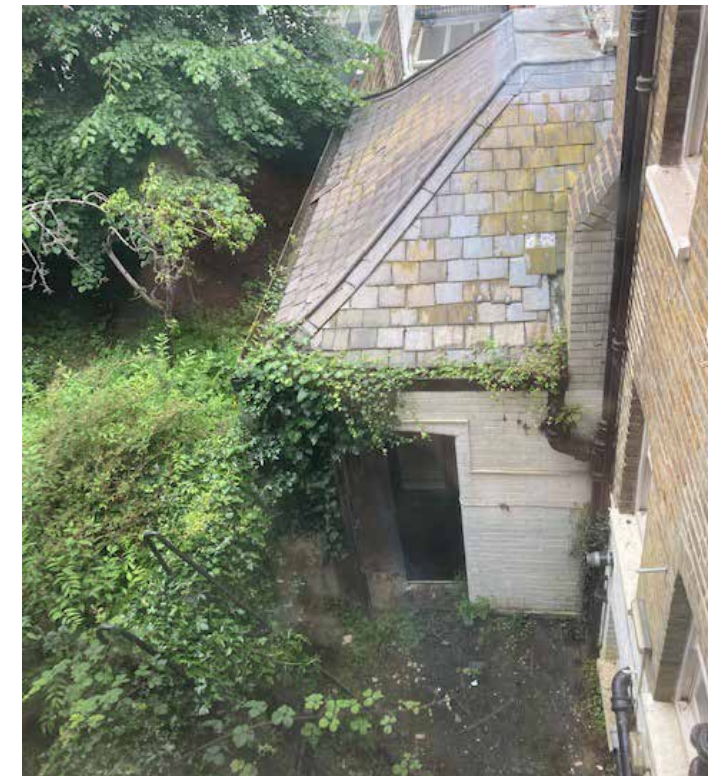
The proposed rear addition maintains the existing party wall conditions to both neighbouring properties and is set well below the height of the existing three storey out-shot so there would be no impact on neighbouring properties in terms of their existing solar gain and daylight amenity.

The depth of the proposed addition aligns with the existing out-shot. The height of the proposed single storey lower ground floor infill addition sits below the garden wall to number 6-8 Kemplay road. The ground floor addition sits 1.8m back from the party wall line and is screened with a new trellis over the garden wall to provide improved privacy amenity for both properties. The addition will not be visible from the street and will be mostly screened from rear neighbours by planting. New trellis is proposed to the boundary with no. 12 to match the existing trellis height.

The proposed rear access terrace to the addition is sized for garden access only, rather than as an amenity space to preserve the privacy of neighbouring properties. It replaces an existing garden access off the out-shot at a similar level to the east of the outshot, improving privacy levels to number 12.



View to 6-8 Kemplay Road



View to 6-8 Kemplay Road rear well



View to 10 Kemplay Road from no. 6-8



View to 12 Kemplay Road

15.0 Conclusions

The development proposals for no. 10 Kemplay Road are in accordance with Camden policies and guidance and will serve to preserve and enhance the character and setting of the wider Conservation Area while providing a family home for the owners.

The proposals seek to reverse the substantial number of modern negative interventions; and to restore missing features in a highly informed manner based on evidence found within the other properties. The additions have been designed to be sensitive and subordinate to the existing building whilst greatly enhancing amenity.

The rear elevation is respected and enhanced by the proposed addition that will replace an under-utilised area of rear garden with additional living amenity space, whilst greatly improving the relationship of the house with the garden. The contemporary addition seeks to be of a very high design quality, responding sensitively to the immediate and wider context. The proposed material palette of London stock brick makes clear reference to the existing finishes of this elevation.

The proposals would not result in any significant loss of amenity to the adjoining properties. The proposals do not occupy an excessive portion of the rear garden area and serve to utilise it in a far more effective manner.

The restored front elevation also serves to enhance the Conservation Area.

Collectively, the proposals for number 10 Kemplay Road will preserve the character and setting of the property, improving amenity which will secure the long-term sustainability of the property.

Planning drawings list

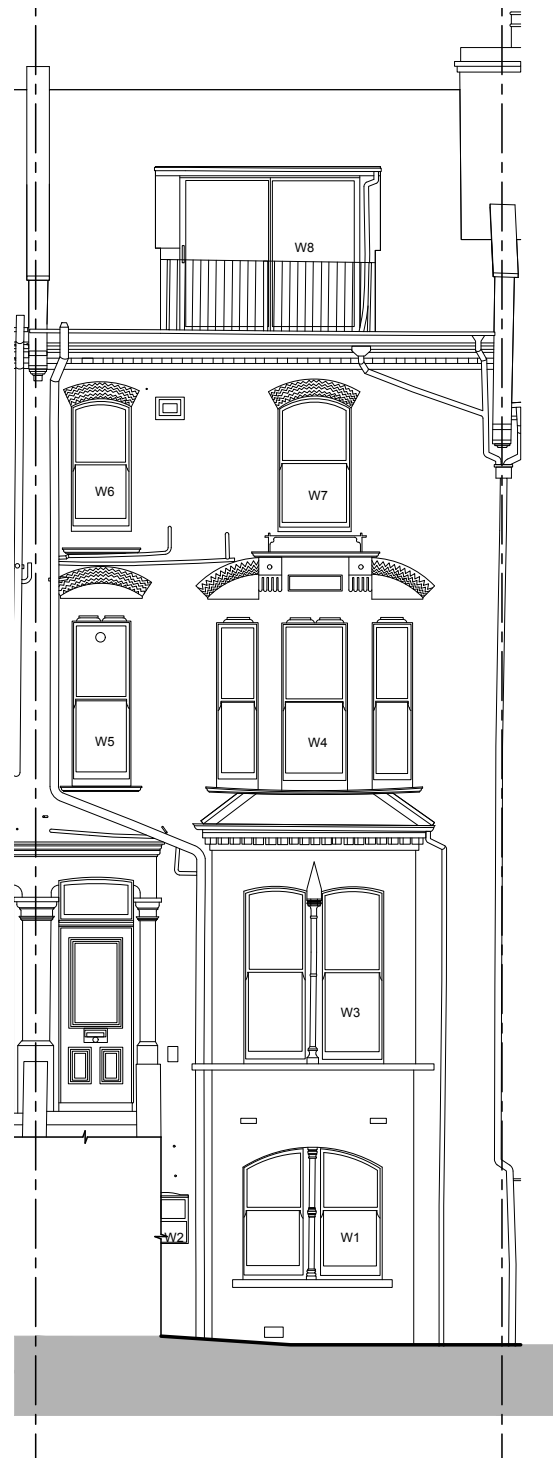
As existing

GROS01	Location Plan	A3	1:1250
KREX01	Lower ground and ground floor plans, as existing	A3	1:100
KREX02	1st and 2nd floor plans, as existing	A3	1:100
KREX03	3rd floor and roof plans, as existing	A3	1:100
KREX04	Section AA and DD, as existing	A3	1:100
KREX05	Garden elevations, as existing	A3	1:100
KREX06	Front and rear elevations, as existing	A3	1:100

As proposed

KRPR01	Lower ground and ground floor plans, as proposed	A3	1:100
KRPR02	1st and 2nd floor plans , as proposed	A3	1:100
KRPR03	3rd floor and roof plans, as proposed	A3	1:100
KRPR04	Section AA as proposed	A3	1:40
KRPR05	Section CC as proposed	A3	1:100
KRPR06	Section EE as proposed	A3	1:100
KRPR07	Front and Rear elevation as proposed	A3	1:100

Window Schedule



01 FRONT ELEVATION
AS EXISTING



02 REAR ELEVATION
AS EXISTING



03 SIDE ELEVATION
AS EXISTING

Window Schedule

W1



W2



Window Schedule

W3



W4



Window Schedule

W5



W6



Window Schedule

W7



W8



Window Schedule

W9 & 10



Window Schedule

W11 & 12



Window Schedule

W13 & 14



W15



Window Schedule

W16



W17



Window Schedule

W18



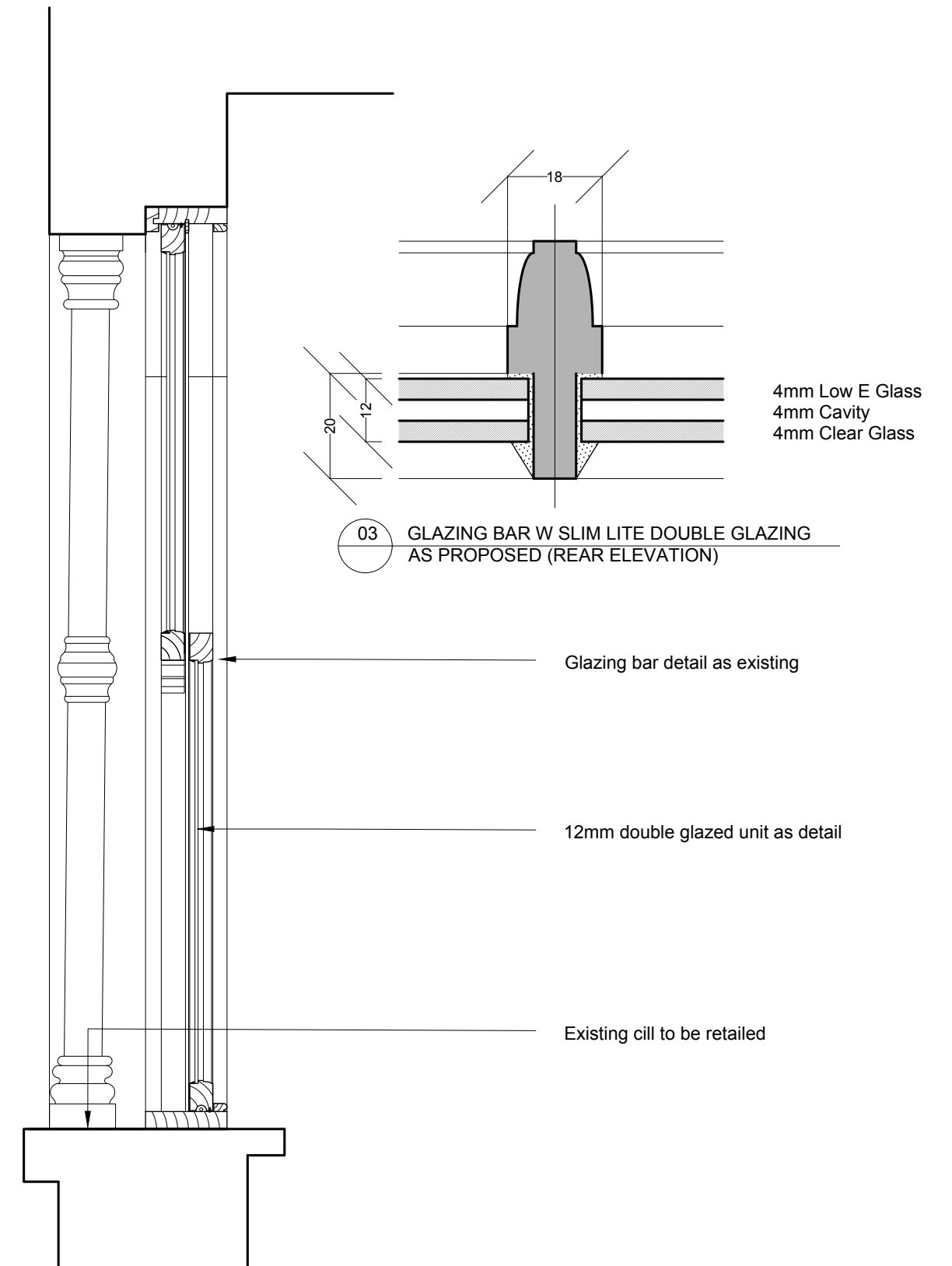
W20



Proposed window detail



01 W1 ELEVATION AS PROPOSED



02 W1 SECTION AS PROPOSED