

## Design and Access Statement

Pondfield House, 24 Clifton Gardens, W9 1DS

August 2021 | 1906 - Pondfield House

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This Design and Access Statement has been compiled as part of the preparation of proposal for alterations to Pondfield House, situated at 24 Clifton Gardens, London W9 1DS, an eight storey high building, that occupies the corner plot between Clifton Gardens and Randolph Crescent in City of Westminster borough in London.

Pondfield House is a standalone eight storey-high building that was built in the 60's for Metropolitan Police with all the flats now privately owned with a share of freehold.

The property is not listed and is within Maida Vale Conservation Area.

Obiter Architecture has been appointed to prepare architectural designs for the renovation and re-design of the existing facades to the front, side and rear and addition of the rear balconies adjacent to the refurbished and improved stairwell volume. This document has been prepared with reference to a number of sources including relevant guidance from Westminster Development Plan, City Plan 2019-2040, Planning Practice Guidance, National design Guide, Historic England Guidance, National Planning Policy Framework, Maida Vale Conservation Area Leaflet and London Plan.



Figure 1: Street view

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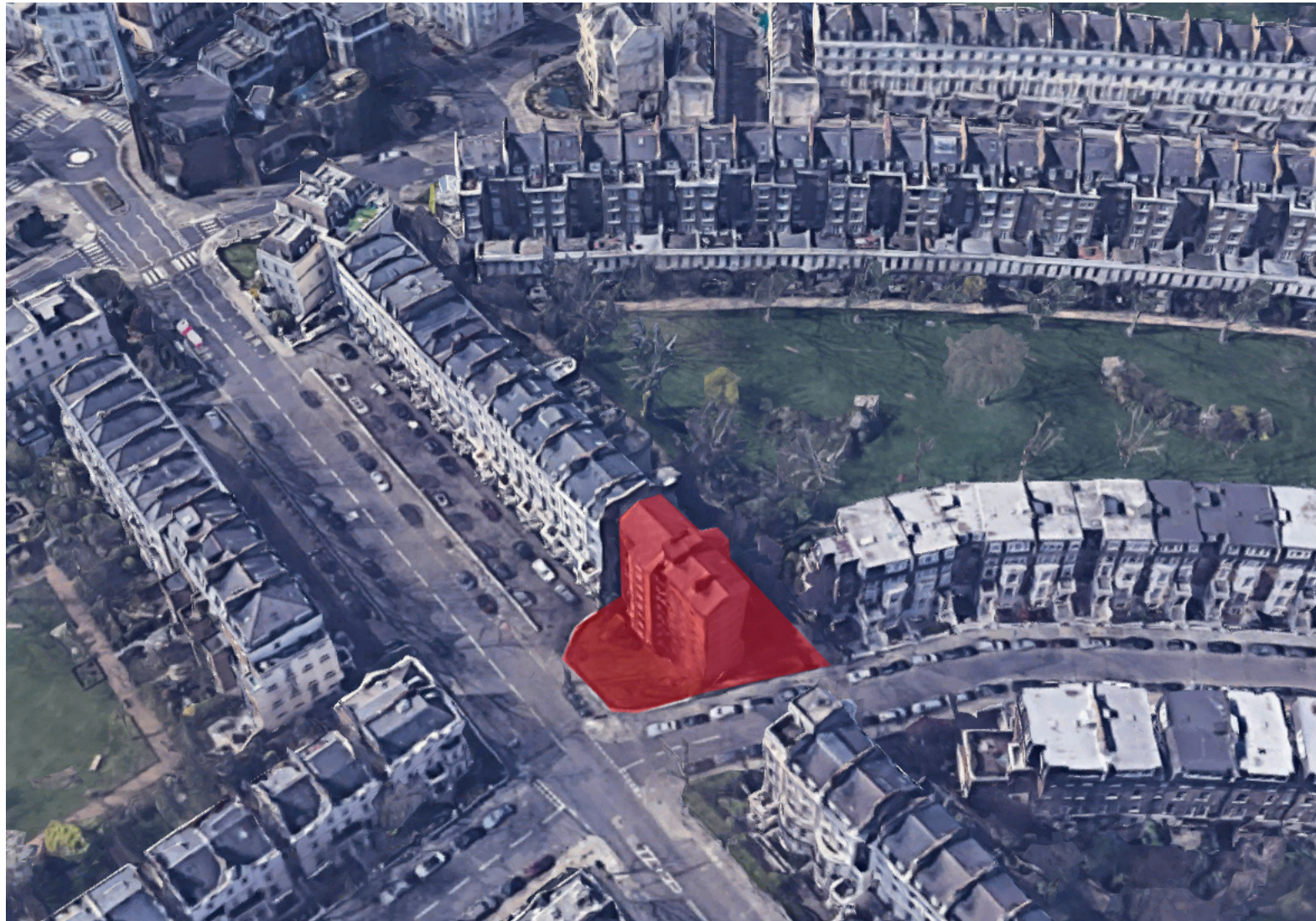


Figure 2: aerial view of the property

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### Location

24 Clifton Gardens is a corner plot situated between Clifton Gardens and Randolph Crescent with access to Randolph Crescent, a large crescent garden fronting three rows of Victorian terraces. There are number of green squares and crescents in the area with Regent's canal passing through the area, few recreation and sports ground and centers as well as number of schools in the close proximity of the site.

### Description

The following excerpt has been taken from the Maida Vale Conservation area leaflet:

*The development up to the 1860's is principally in brick and stucco, whereas the later areas are in red stock brick and include early examples of mansion blocks of flats and apartments around Elgin Avenue. However the imposing stucco crescents of Warrington Crescent and Formosa Street are the most notable features of the area. The tree lined streets, vistas and major private amenity spaces combine to give the entire area a leafy character and enhance the character of the buildings and the layout of roads.*

The existing building was built in 1960's replacing two large corner terrace blocks for the purpose of creating a denser urban matrix adding a larger number of residential units on site. It was commissioned by Metropolitan Police and since the 90's all flats have now been privatised and have a share of freehold.

The current building stands out from the tree-lined white stucco Victorian terrace row with tall sash windows and porticoed entrances. The building was built in London yellow stock with single glazed metal windows, concrete balconies with white render and black metal railings and white rendered panels below the window row as a facade feature to the protruding volume at the front facade. The basement level of the building is partially dug out and there are windows to the front and back. The ramped access to the building and Randolph Crescent gardens connects to the sloping drive-in from Randolph Crescent and the main entrance to the building is stepped and to the side of the building in a tall volume that houses the entrance and the stairs to upper storeys. The tiled roof of the building is pitched, sloping to the front and rear with lift core and two chimney stacks protruding from the volume. The apex of the roof is lower than the line of neighbouring terrace row chimney stacks.



Figure 3: Site plan

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Use

The existing building is residential use, flatted development, comprising 16 flats, eight 2-beds and eight 3-beds. There is no change to the use of the building.

Proposal

The proposed changes consist mostly of external facade changes, an effort to bring the building closer to the contemporary standard of living and enhance its appearance in order to create a positive contribution to the conservation area.

The building is of a different period and as such struggles to find likeness and appropriate architectural presence on the street that is predominantly of a different era and character.

The facade changes and inclusion of the internal draught lobbies to each flat tackle both of the above issues offering an improved internal layouts with bedroom and living area sizes compliant with London Plan standards, including private amenity space in the form of front and rear balconies.



Figure 4: View of the proposed front elevation

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### Amount

The site area is 892 sqm. The total gross internal net area of all the flats is 2240 sqm. (2-bed- 62 sqm and 3-bed - 78 sqm). The total gross internal net area of all the flats (including the draught lobbies now) is 2336 sqm (2 bed - 67.5 sqm and 3-bed - 78.5 sqm), an addition of 96 sqm of space or 6 sqm per each flat.

### Layout

The new layout allows bigger living room area and London Plan size rooms, offering further private amenity space as balconies to the rear adjacent to the new kitchen area.

### Scale

The proposed facade design follows the scale and size of the neighboring terrace row and the building has not change sin mass or height.

### Landscaping

The are no changes to the landscaping areas around the building.



Figure 5: Facade detail



## Appearance

The elongation of the window openings to front and rear facade follows more closely the proportions and scale of the tall, long sashes of the adjacent Victorian terraces and strategic use of Portland stone cladding of the protruding volume of the front facade emulates the white stucco work of the neighboring buildings. The improved appearance of the window and doors enhance the surrounding brickwork as well as the new metal railing to the balconies at the front and back.

## Privacy/Overlooking

There are no privacy or overlooking issues. The front of the building is 38 m away from the building on the opposite side of the street and the rear facade balconies are tucked and hidden by the stairwell core that protrudes from the main building 4m creating a setback for the proposed balconies. The building across is 16 m away from the balconies or 17m away from the main facade and there are no windows from the habitable rooms on the side facade facing Pondfield House.

## Access

The property is accessed from Randolph Crescent. There is no change in access from the main road.

The building is in PTAL zone 5 with excellent transport links and road network.



Figure 6: Street view - proposed changes