



# Introduction

This heritage statement has been prepared on behalf of our client in support of a full planning application for works to number 35A Broadhurst Gardens London NW6 3QT.

Flat A is located at the lower ground floor of number 35, and is accessible down steps to the West side of the property. The building is a detached building, with 4 floors from Lower Ground to Second floor.

Our client wishes to make some layout alterations and improvements to the front of the property to aid operation of the multi property building. The important aspect of the application is to consolidate the built forms of the previous approvals to reduce the overall impact.

This document describes the proposal, showing the materiality, volume and massing of the rear extension, layout changes, and upgrades to the overall property.

This document should be read in conjunction with all other supporting documents.

Site Location

35a Broadhurst Garden is located on the edge of the South Hampstead conservation area and is not listed. The neighbouring buildings are predominantly made of red brick with decorative brick bonds over windows and on projecting bays.



# Conservation Area Character

## ASSESSMENT OF SPECIAL INTEREST

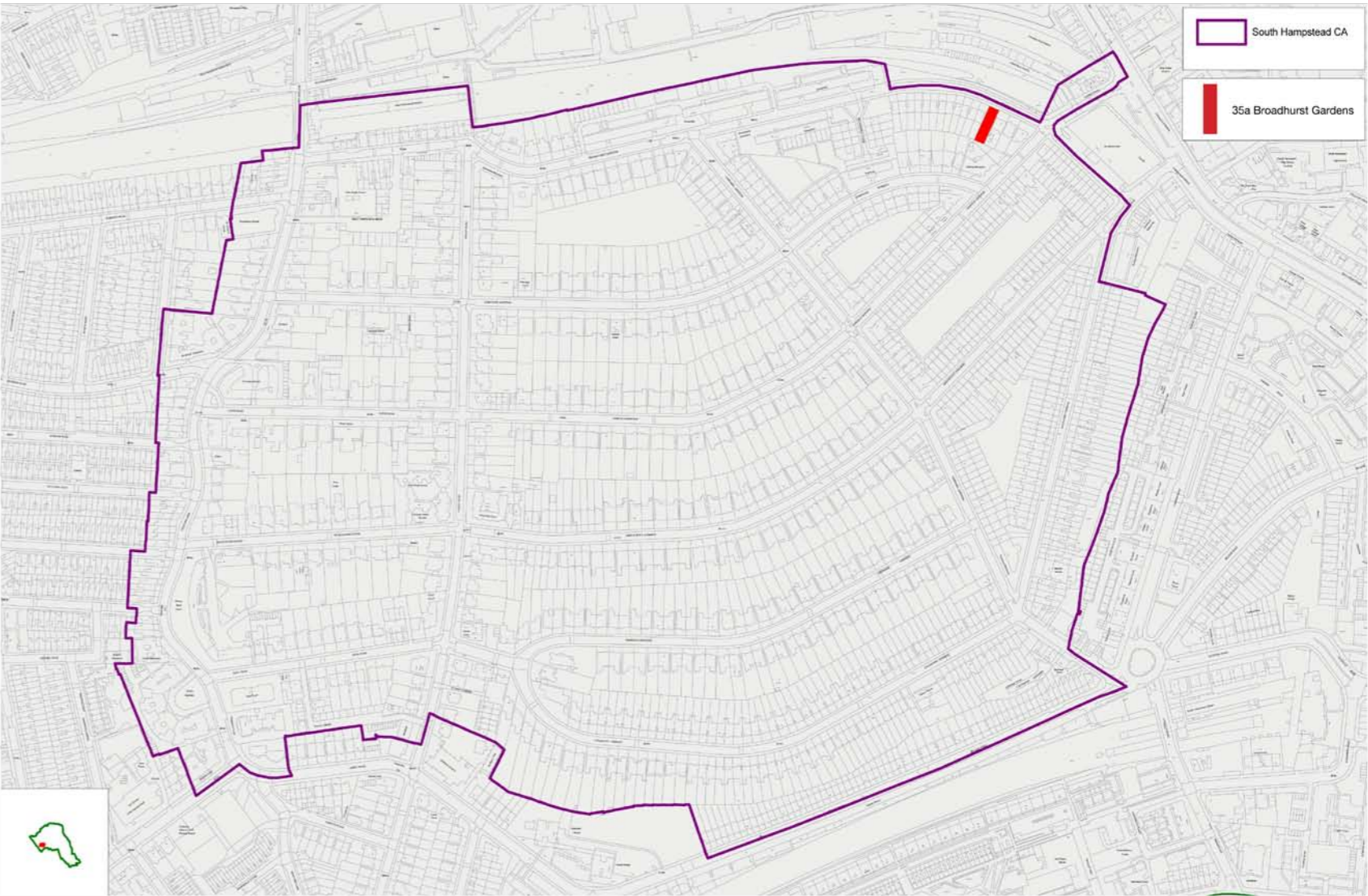
### Summary Definition of Special Interest

South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass.

One of the most prominent features of the area is vegetation – both to the front and rear of properties. Green front gardens demarcated by low or ornate garden walls topped with hedges contribute strongly to the area’s character. Building lines of the residential streets are generally set-back from the pavement which, with the boundary landscape treatment and many mature specimen trees, are essential in giving the streetscape its attractive and serene quality.

The open green spaces of the private rear gardens and the communal gardens between terraces of houses remain undeveloped and are a very important amenity for local residents – both for those who look onto the spaces and those who have access to them. In some cases they are managed as natural wildlife spaces, in others as more formal parkland. These copses and gardens are a haven for wildlife with areas set aside as natural habitats, as well as picturesque herbaceous borders, flowering shrubs, fruit trees, communal vegetable plots and a number of mature trees. These private spaces, along with the green front gardens, are vital in providing wildlife corridors, enhancing biodiversity and reducing flood risk as well as in preserving the attractive, tranquil character of the conservation area .

South Hampstead conservation area



## Conservation Area Character

Number 35a Broadhurst Gardens has lost some of the character outlined below. In particular;

- Brickwork on the side and rear is currently in a poor state of repair.
  - The outbuildings are in a dilapidated state
  - The rear garden is in a state of disrepair with modern concrete finishes that are detrimental to the conservation area
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- The landscaping of the rear garden is made up of a un-kept soil and overgrown elements of lawn and planting. There is a concrete terrace with concrete steps. Dense shrubs have grown extensively near the rear boarder. Access and views of the rear garden from the lower ground floor at are through two narrow doors from the living room. To the rear of the garden is a tree that has been professionally surveyed and noted in the appended document as part of this application.

The proposed scheme aims to improve the buildings contribution to the conservation area by:

1. Improvements to rear glazing arrangement
2. Removal of piecemeal structures with a single extension with less height
3. New stepped glazing extending over the existing living space to improve connection to the garden
4. Updated landscaping including the retention of a large tree



# Existing Rear Elevation

The existing rear elevation has a brick finish to the main house. There appears to be the original brick of the main house with a more modern brick on the outrigger. The match between the two is suitable and does achieve some consistency to the rear of the property.

The parapet of the outrigger is crowned with timber posts linked with timber boards to form railings for the terrace. This feature is not within the demise of this application. The living space within the outrigger currently only has two small doors with no windows.

The ruin-like structure of the outbuildings are a major detriment to the experience of the garden. Additionally these outbuilding structures are very visible to the surrounding properties and therefore detrimental to the experience of the conservation area.



## Proposed Rear Elevation

The proposed rear elevations will be sympathetically improved with the addition of further accommodation in the form of an extension that follows the stepped form of the current outbuildings. There is currently permission granted to replace the current detached outbuilding with a new detached outbuilding with a larger footprint.

By attaching the new spaces as an extension a more harmonious arrangement of built forms can be achieved in the back garden.

### Volume and Massing

The proposed new extension will provide additional residential accommodation and tall / wide windows will offer improved access and views into the garden. The extension will be based upon the approved footprint of the outbuilding. We have made the following adjustments:

1. Flat roof as noted in the previous approved application
2. We have maintained the location of the intermediate step to ensure the impact upon neighbouring properties does not increase
3. Instead of having a gap between the original outrigger and the outbuilding, which is awkward, the proposal attaches the two. The area added from the gap is taken off from the end of the outbuilding to reduce the overall impact upon the conservation area and relationship to the tree.

### Materials

The proposed materials are a limited and considered palette of materials that are in contrast, but make strong reference to the original property.

1. Green roof – this will be a planted green roof as requested by the previous planning approval
2. Dark metal coping detail – a simple cap to the new extension which will be joint using standing seams
3. Dark stained timber cladding – a dark stained timber to avoid colour clashing with the original brick and create a calm element within the garden. The orientation and width of the boards will change according to their location
4. Dark framed aluminium glazing – the glazing is modern in its design which feels well suited to the location. The modern glazing only extends over the outrigger, not the original historic building



# Existing Windows and Doors

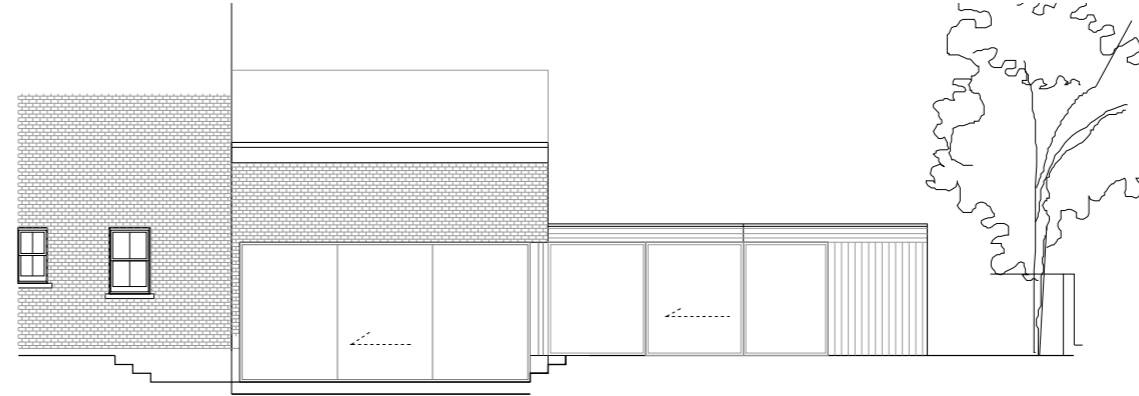
The majority of windows to the property have been replaced with timber double glazed units. There is a single window which appears to have been altered from the original height in terms on cill and head.

The outrigger element has two modern doors within openings that appear to have been formed using modern construction methods.



## Proposed Windows and Doors

The large scale glazing of the extension extends over the outrigger. The outrigger has been built after the original building and is of a poor architectural quality. Therefore the alternations proposed would benefit the overall building by bringing all elements together.



# Existing Landscape

The landscaping of the rear garden is made up of a un-kept soil and overgrown elements of lawn and planting. There is a concrete terrace with concrete steps. Dense shrubs have grown extensively near the rear boarder. Access and views of the rear garden from the lower ground floor at are through two narrow doors from the living room. To the rear of the garden is a tree that has been professionally surveyed and noted in the appended document as part of this application.

The passage to the side of the property is landscaped with a concrete floor finish.



## Proposed Landscape

The proposed works to the rear garden involve increasing the size of the terrace adjacent to the living spaces. It is proposed to retain the existing levels as much as possible. The new extension will be built on screw piles to ensure that the tree roots can remain intact as advised in the arbocultural impact document. The landscaping will be in an outdoor grade limestone that will be used on floors and steps. All garden walls will be in London stock brick.

The upper level of the garden will be given over to soft landscaping and deep flower beds to ensure that there is a large amount of non paved area.

The side passage will be laid with a resin bonded gravel to provide a robust semi porous surface which has some reference to the idea of gravel paths.



# Summary

The proposals are sensitive in their approach and seek to make improvements to the existing built condition whilst consolidating previous approvals. The proposals seek to minimise intervention when working with the most significant original building. The major intervention is centered around the low quality outrigger and dilapidated outbuildings.

We believe that the proposals have less impact upon the conservation area than the current approved schemes and result in a high quality piece of architecture that is sensitive and well considered.



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