



# Introduction

This design & access 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 rear 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.

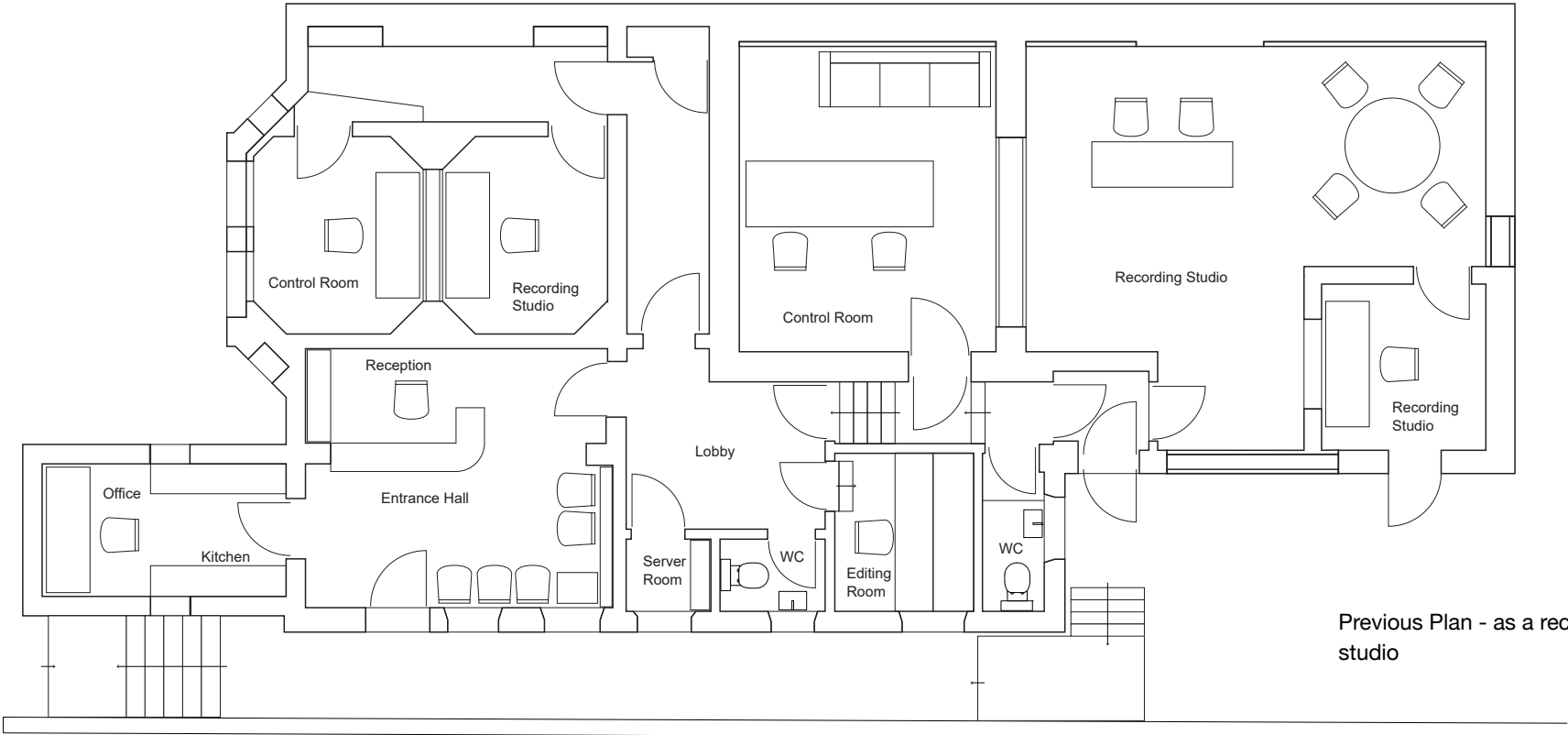
## Site Location

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.

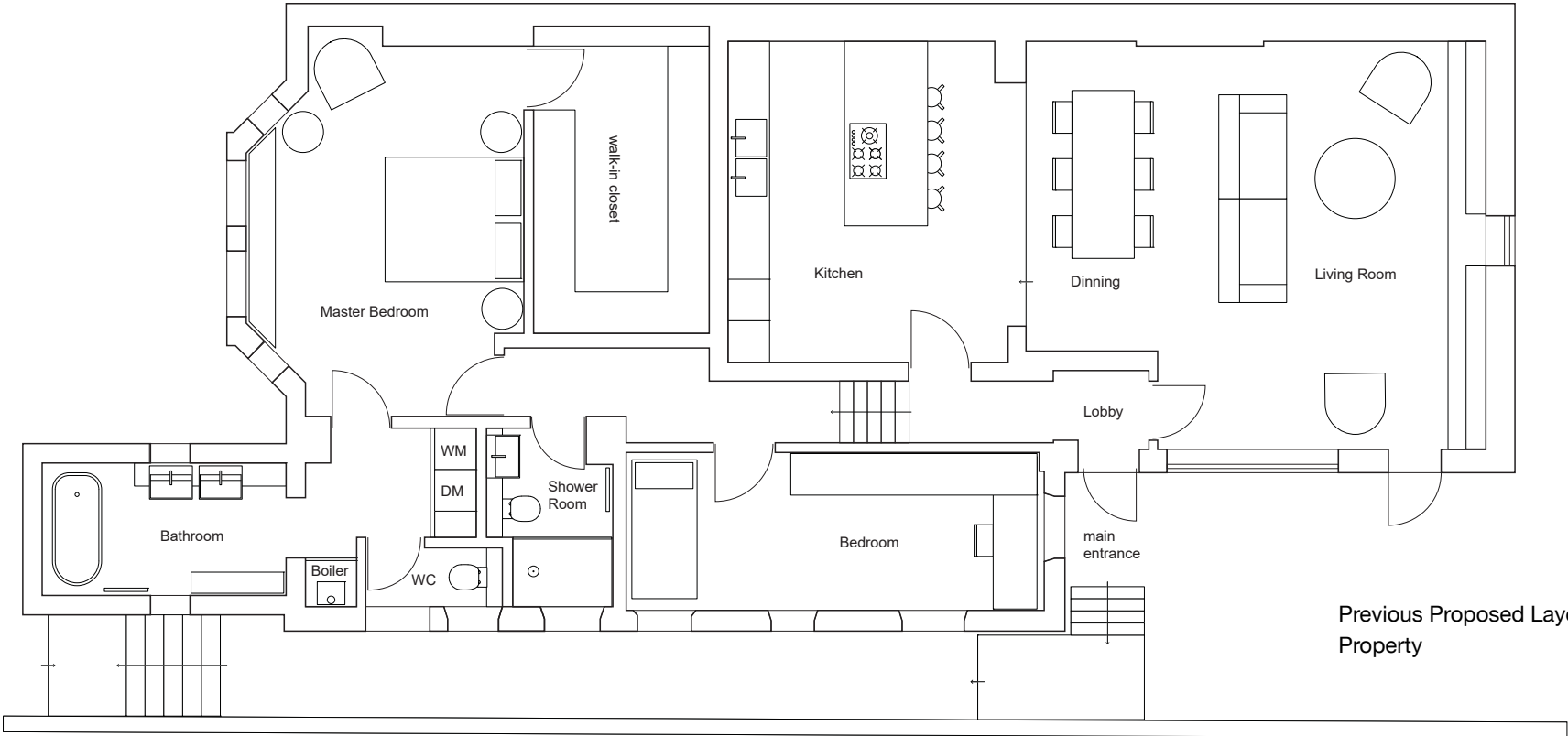


Existing Property Lower Ground Floor Flat

The apartment has been developed in accordance with approved application (2018/1961/P) into a 2 bedroom flat with off street parking. Building control sign off was given onXXXX which marks the completion of the first phase of works.



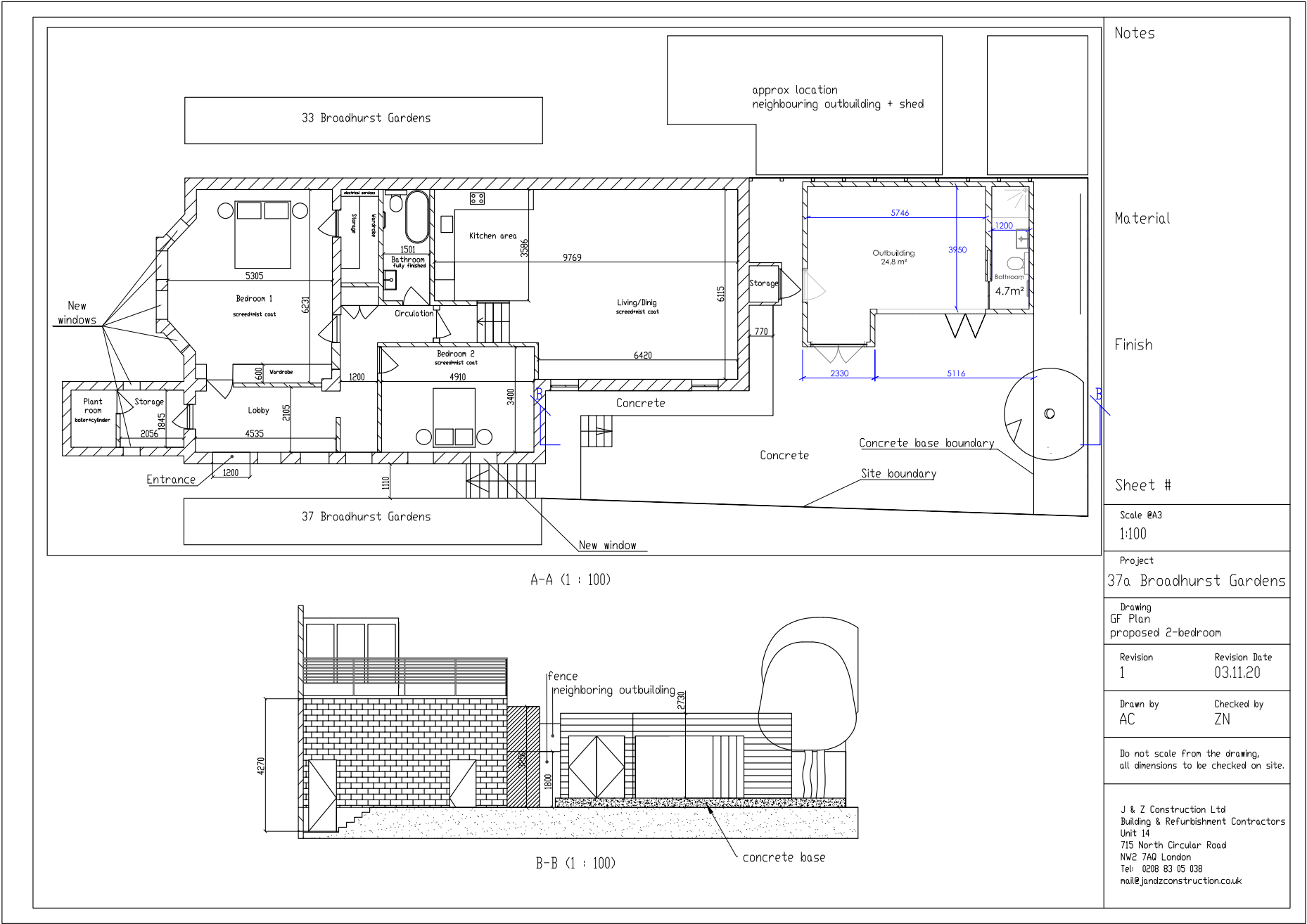
Previous Plan - as a recording studio



Previous Proposed Layout for Property

Existing Rear Outbuildings

The change of use application did not account for work associated with the arrangement of dilapidated outbuildings in the garden. The current arrangement is detrimental to the overall view from properties that are adjacent and opposite. An application was granted (2021/0412/P) to replace the existing outbuildings with a new outbuilding.



# Planning History

Below is the planning history for 35a Broadhurst Gardens to date. The application is following the completion of works related to the change of use from light industrial to residential.

- 35a Broadhurst Gardens London NW6 3QT (2017/1341/P)  
Refuse Prior Approval (Apr 28 2017) - GPDO Prior Approval Class O  
Change of use B1 to C3  
Conversion of recording studios (Class B1) to residential (Class C3 providing 1 x 2 bed flat (Class O, Prior Approval Application)
- 35A Broadhurst Gardens London NW6 3QT (2018/1961/P)  
Granted Prior approval subject to Section 106 Legal agreement (Jun 21 2018) - GPDO Prior Approval Class O Change of use B1 to C3  
Change of use from a recording studio (B1c light industrial use) to residential (C3 use) comprising 1x2 bedroom flat with off-street parking.
- 35a Broadhurst Gardens London NW6 3QT (2018/3127/P)  
Granted (Sep 24 2018) - Approval of Details  
Details of a contaminated land investigation and asbestos survey pursuant to planning conditions 3 and 4 of application ref: 2018/1961/P dated 21/06/2018 (change of use from a recording studio (B1c light industrial use) to residential (C3 use) comprising 1x2 bedroom flat with off-street parking)
- 35A Broadhurst Gardens London NW6 3QT (2021/0412/P)  
Granted (May 11 2021) - Full Planning Permission  
Erection of a timber-clad outbuilding with green roof in rear garden following demolition of the existing garden room.
- 35A Broadhurst Gardens London NW6 3QT (2023/0702/P)  
Granted June 2023  
Installation of front gate, relocation of a bin enclosure, infilling a side elevation door and removal of 2 additional side elevation doors and replacing with glazed doors at lower ground floor level. Installation of new side elevation door and a replacement of rear elevation window. Erection of a rear bike store and landscapes works to the front and rear gardens. .
- Outbuilding to rear of 35A Broadhurst Gardens London NW6 3QT (2018/4983/P)  
Granted Prior approval subject to Section 106 Legal agreement (Dec 11 2018) - GPDO Prior Approval Class PA Change of use B1 to C3  
Change of use from light industrial (Class B1c) to residential (Class C3) comprising 1x studio flat

# Relevant Planning Policy

The site sits within the South Hampstead Conservation Area, and within the ‘Central Wedge’ character area. The following extracts are from the Conservation Area Assessment, where number 35 is noted with the built heritage audit as a ‘positive contributor’ to the built heritage.

“However private rear open spaces and long, undeveloped rear gardens are overlooked by whole streets of residents and therefore form an important aspect of the area’s significance.”

“The majority of properties in the CA are faced in red brick – very fashionable in the late 19th century because of the revival in domestic vernacular architecture and the Arts & Crafts movement. Yellow stock brick – cheaper and readily available in London - is used for the backs and sides of these houses... Render is used occasionally – to pick out details; and terracotta panels – for example with the typically Arts & Crafts device of a sun flower on Broadhurst Gardens – is used extensively.”

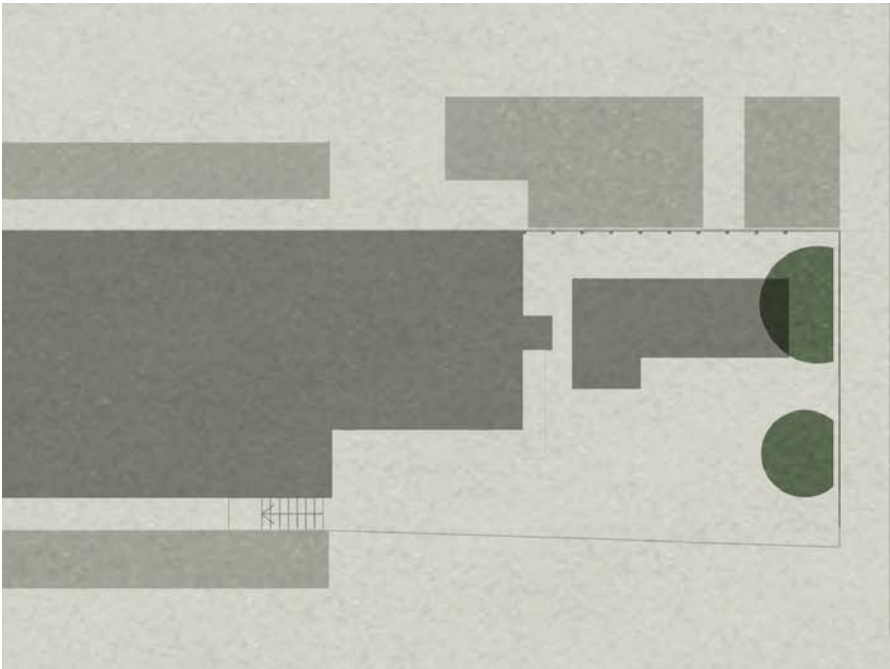
“These substantial residential properties could easily dominate views to either side, however their bulk is moderated both by their placement ... and because their elevations are carefully modelled, using recession and projection and decorative details to great effect.”

# Proposed Plan

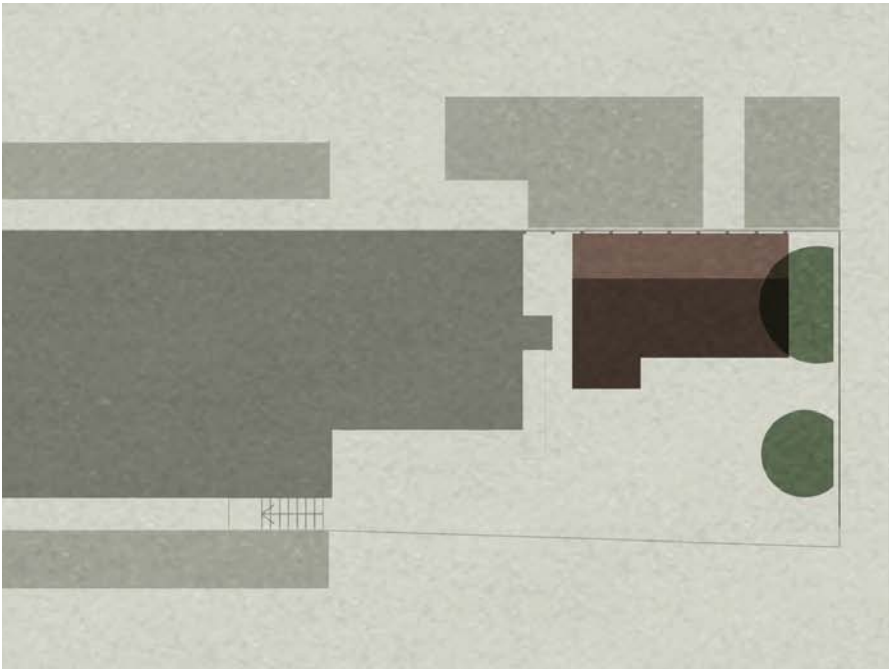
It is proposed to consolidate the approved piecemeal volumes and instead have an extension to the main property.

The proposed scheme is reduced in length compared to the current outbuilding, and the current approved scheme. We are therefore reducing the overall impact of the scheme.

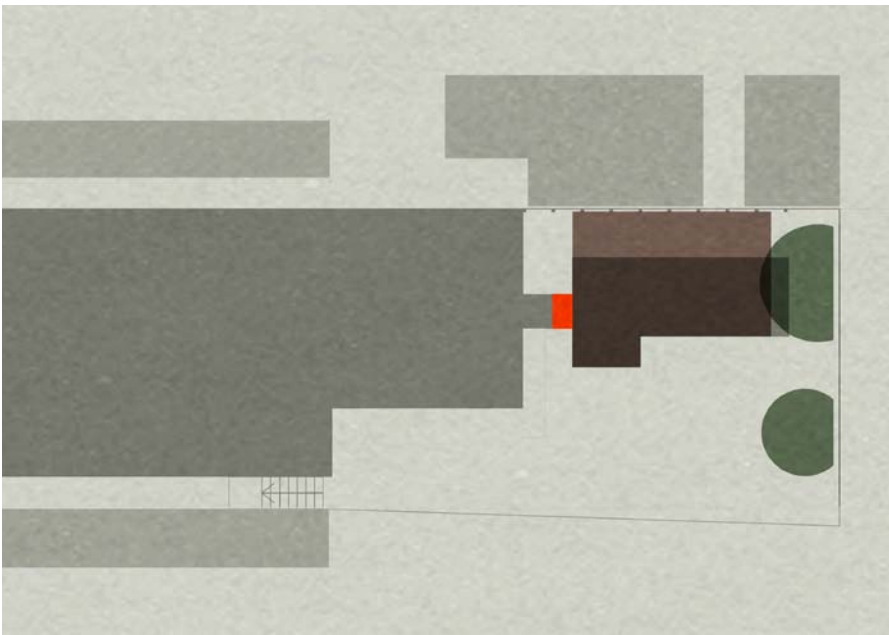
The link between the brick store, and the outbuilding is additional area proposed in a location that would not be visible from neighbouring properties, therefore having minimal impact.



Existing Plan



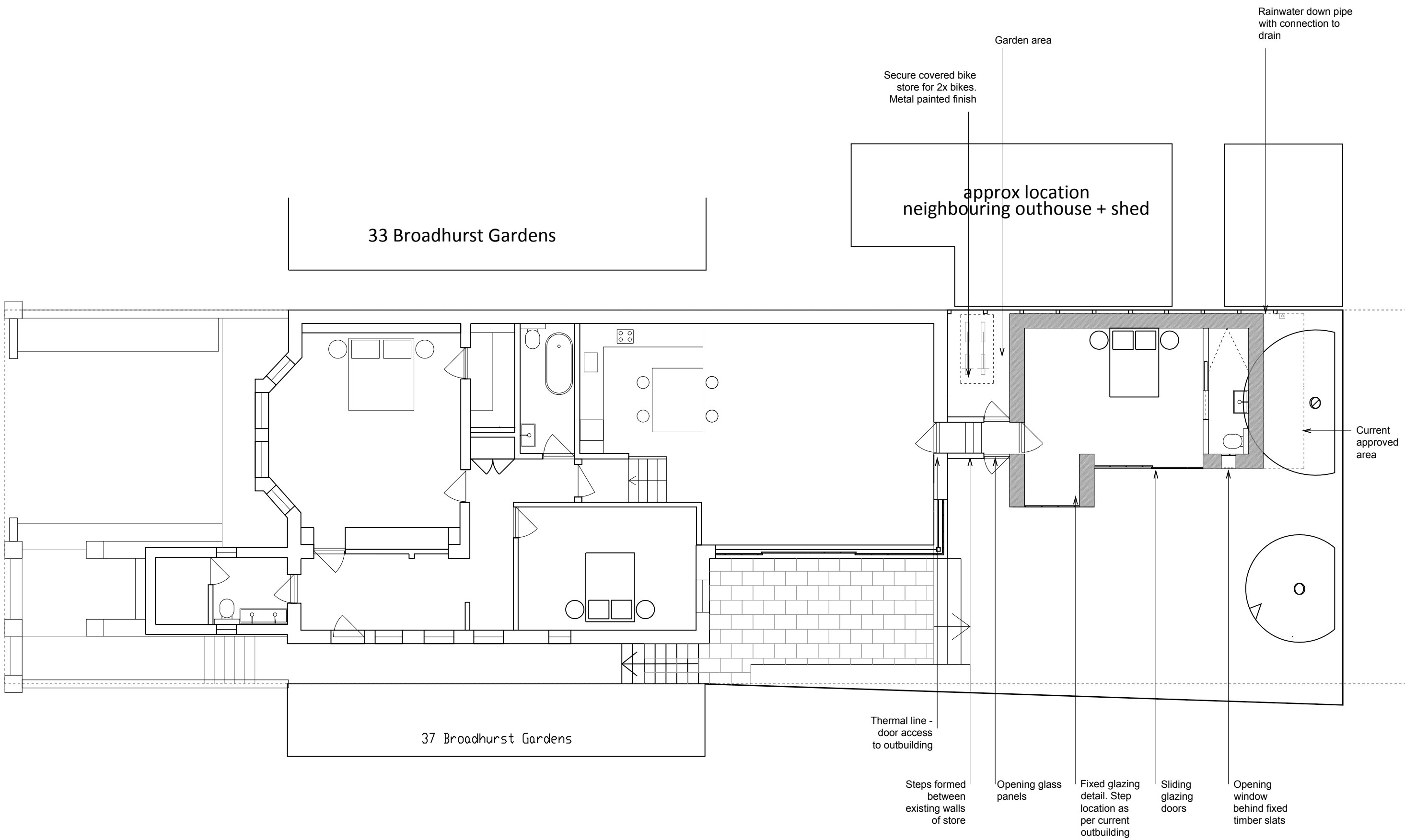
Approved Plan for Replacement Outbuilding



Proposed Plan of Extension



Proposed Plan



NOTES

Contractors must verify all dimensions on site before commencing work or preparing shop drawings.

All information is subject to statutory consents, rights of light and survey.

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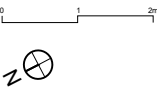
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REV. DATE CHECK NOTES

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PROJECT  
35A BROADHURST GARDENS  
LONDON NW6 3QT



CLIENT  
CIRCLE EAST LTD

DRAWING  
PROPOSED  
PLAN

SCALE / FORMAT 1:100@A3  
DATE 06.03.2023  
DRAWN / CHECKED LF-/KB  
STATUS FOR-PLANNING

DRAWING NUMBER ISSUE  
BRO\_P2\_110 P1

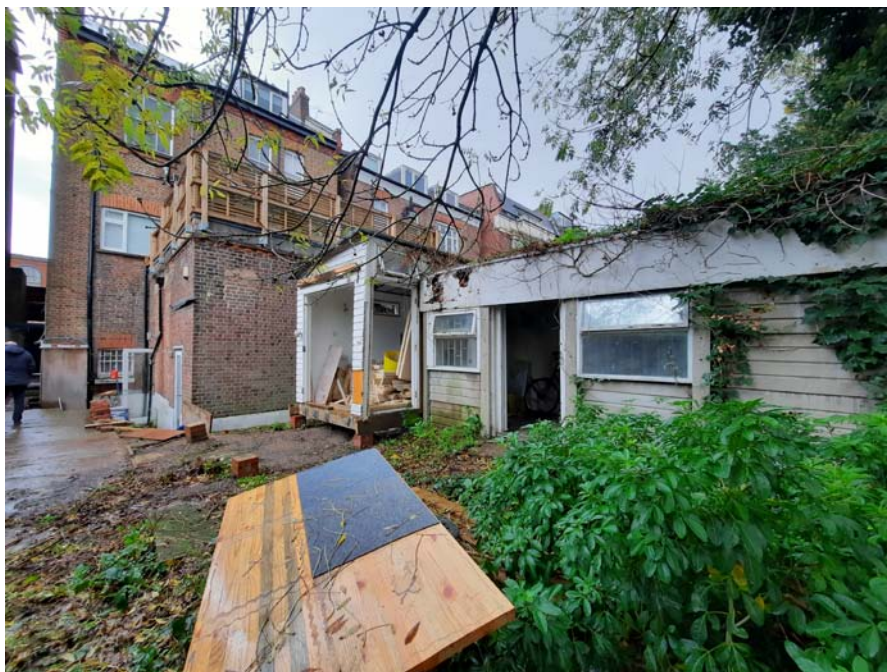


## Proposed Rear Extension

It is proposed to use a black stained timber cladding in combination with dark grey aluminium framed glazing for the rear extension.

The stepped form is accentuated by the wider horizontal boards used at parapet level. The form is based on the existing footprint on the outbuilding. Below the upper band of cladding is black stained vertical timber cladding. The change in direction creates a defined frieze and body, whilst the matching colour and material ensures that from a distance a unified form is created in the garden. The dark timber is in clear contrast to the brick of the main house to remain subservient to the main property.

The glazing is as per the current approved scheme. An additional small window hidden behind the cladding would provide ventilation to the bathroom.





# Proposed Rear Entrance

There is currently a small gap between the existing brick store and the outbuilding. It is proposed that a rear entrance to the property could be created here.

By providing a covered link with doors it gives a secure route between the garden and courtyard, as well as a link between the main property and the outbuilding. This modest link is not visible from neighbouring properties and therefore has no visual impact, massing or bulk.

The proposed link is set lower than the main roofs as there would be no need for insulation. It is a weather protected link, rather than a habitable space.





# Materials

Materials have been selected that are either a replacement of existing materials or an upgrade to a materials which is historic in nature. The end result is a property which is a positive asset to the conservation area context.



Dark metal coping



Limestone for rear patio and steps



Dark timber cladding



Black stained brick



Dark coloured aluminium glazing system with clear glass

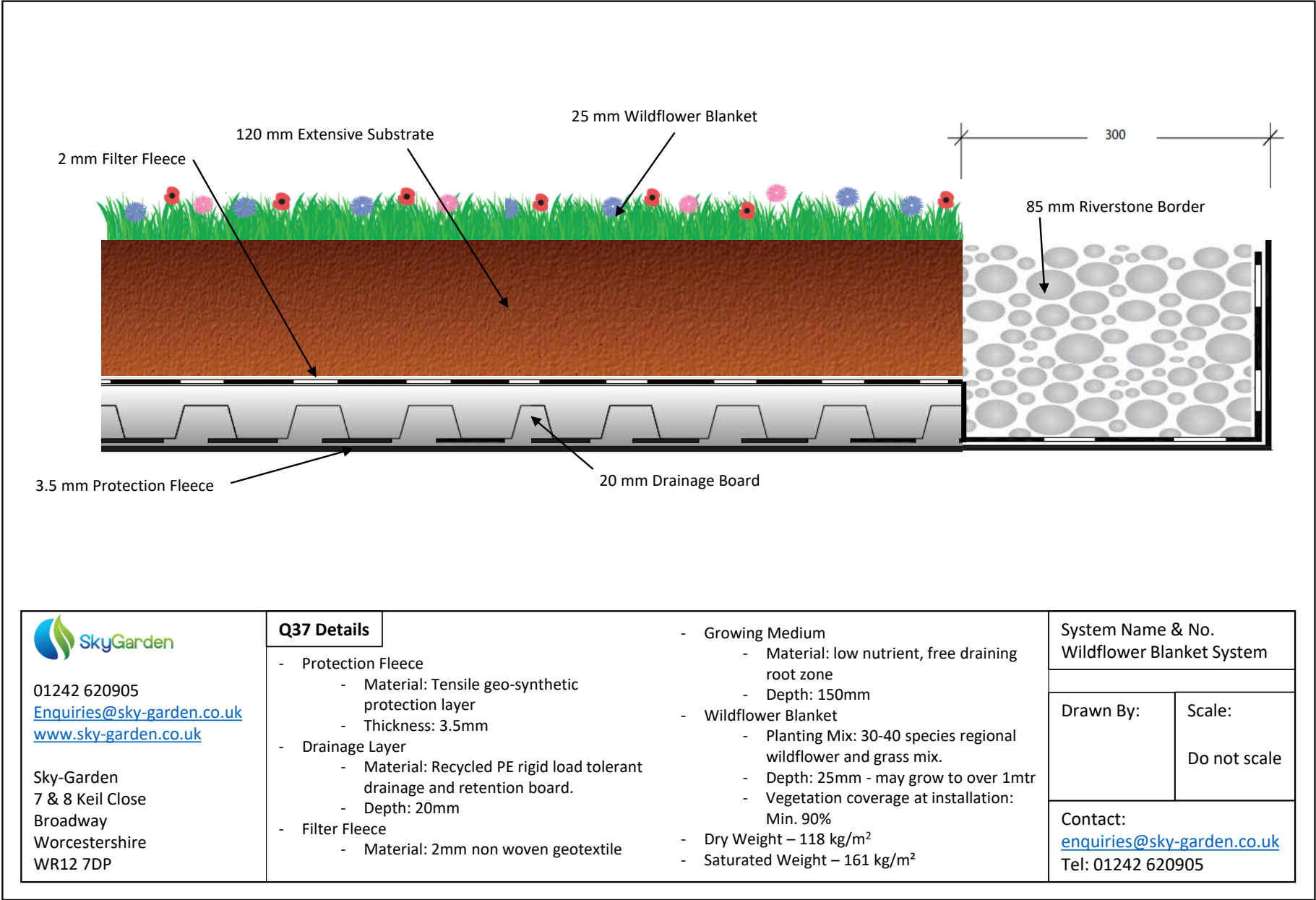


Secure covered cycle parking

Green Roof

The current roof over the outbuilding is a low quality felt roof over timber that is detrimental to the overall aspect over the gardens. As the proposed extension occupies the space of the current outbuilding there is an opportunity to improve the outlook for neighbouring properties above and adjacent.

The proposed green roof with wild flower planting will provide a green outlook from the windows of 35 Broadhurst Gardens and neighbouring properties. The additional green area is helpful for the local ecology and helps to improve rainwater management to reduce the reliance on SUDS.



## Landscape and Access

Secure cycle parking for 2 bikes is proposed at the back of the garden to ensure the store is out of view.

To the rear an enlargement of the terrace is proposed to allow easy access to outdoor space via the proposed large glazed doors. There are steps up to the main garden level which will be soft planted to ensure that there is a good percentage of non-paved area.

Access to the garden area is unchanged from the existing arrangement.

The proposed change from a detached outbuilding to an attached extension to the main property allows for easy access into the updated space. It will avoid users needing to exit the property and re-enter the outbuilding. The proposed scheme will reduce heat loss and ensure those with ambulant disabilities are more easily accommodated.

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