



## **FLAT 7 OTTO SCHIFF MANSIONS 14 NETHERHALL GARDENS, LONDON NW3 5TH**

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Proposed External Balcony Terrace to Flat No. 7  
Design and Access Statement

FEBRUARY 2024

JOB REF: 3042

**GH+MRP**  
ARCHITECTS

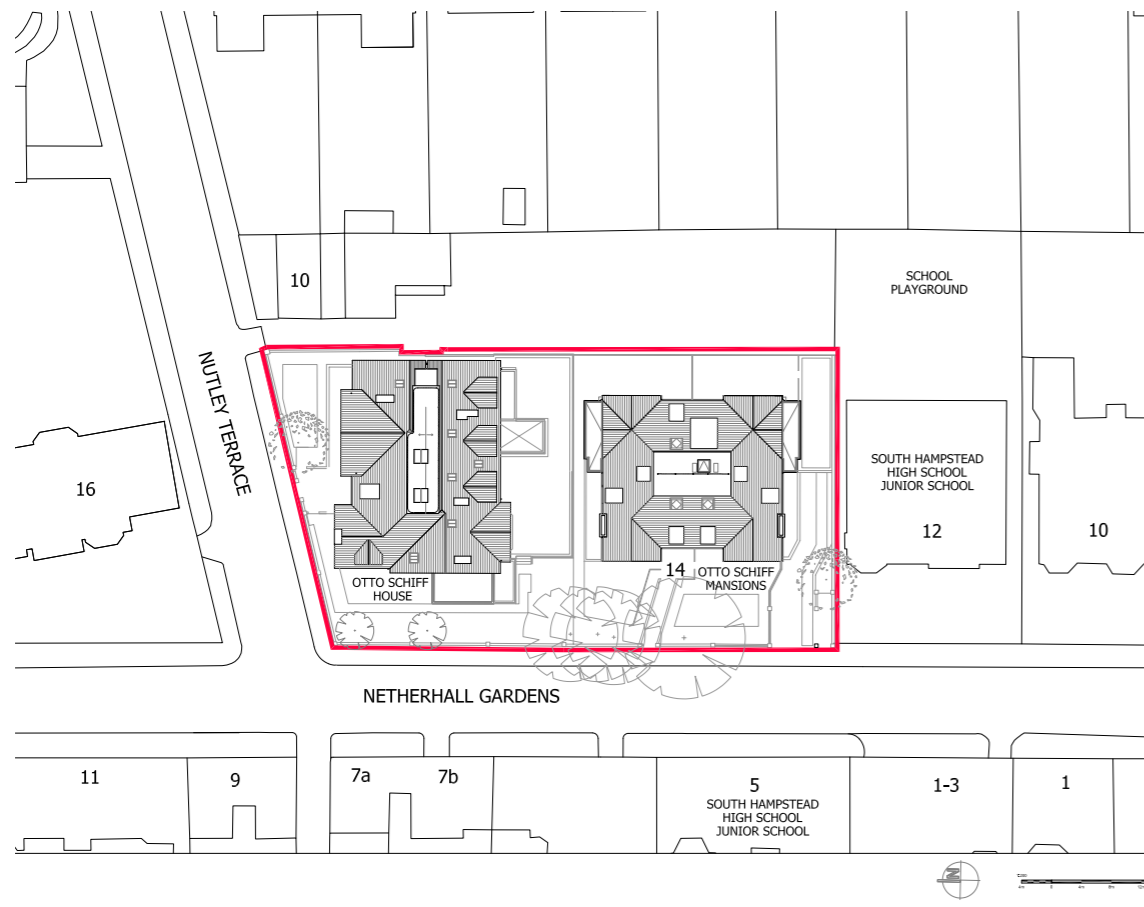
## 1. Introduction

This Design and Access Statement accompanies our planning application for an additional external roof terrace to Flat 7 at Otto Schiff Mansions, 14 Netherhall Gardens, NW3.

Otto Schiff Mansions is a new build apartment block containing 7 flats completed in 2017. The building is located in the Fitzjohns Netherhall Conservation Area and is one half of the development at 14 Netherhall Gardens, which comprised the conversion and extension of the original Otto Schiff House (now 12 Nutley Terrace) on the site into 14 apartments. The original planning application 2013/2213/P was allowed on appeal in 2014 - reference APP/X5210/A/13/2205355 and APP/X5210/E/13/2205358.

The uppermost apartment in Otto Schiff Mansions is Flat 7, a duplex flat built over 2 floors within the roof at 3rd and 4th floor levels. The 4th floor upper level was approved under a later planning permission 2016/4429/P.

This application proposes an additional small balcony terrace on an existing flat roof which covers the projecting section of the building on the south facing elevation. This additional balcony is modest in scale and appearance and fits well into the overall architecture of the building with no harm to the wider Conservation Area. The proposed balcony will provide additional external amenity space for the occupants who are a young family with children and presently only have limited external space on the existing covered balconies to the front and rear.



Site Plan



Views of Otto Schiff Mansions from Netherhall Gardens



## 2. Existing building and surrounding properties



View from Netherhall Gardens showing existing flat roof to South elevation



Flat 7 - existing window and doors to South elevation with obscure glass and doors out to East facing Juliette balcony



Flat 7 - existing view from East facing Juliette balcony to properties on Maresfield Gardens



Existing flat roof viewed from Flat 7

The application site at 14 Netherhall Gardens is in a residential area of Hampstead within the Fitzjohns Netherhall Conservation Area. The site is surrounded by a variety of residential and institutional properties on large plots and in an eclectic mix of styles. Of particular note are the 2 buildings of South Hampstead High School Junior School - one building being immediately opposite the site at 5 Netherhall Gardens; the other school building being immediately adjacent on the south side at 12 Netherhall Gardens.

Flat 7 is the uppermost flat in Otto Schiff Mansions, which is the new build block of the 2 buildings comprising the development at 14 Netherhall Gardens. Otto Schiff Mansions is an attractive 3 storey building plus roof clad in red brickwork with feature balconies with metal balustrades to its front (west) and rear (east) elevations. The block has a large tiled roof form with inset balconies at 3rd floor level and a mix of dormer and rooflight windows to all sides.

Flat 7 has existing small covered balconies on the east and west elevations within and enclosed by the large feature gables of the building's roof form. These balconies look out over surrounding properties on all sides including the adjacent South Hampstead High School Junior School buildings to the south and west.

To the east of the site are the rear gardens of large residential properties on Maresfield Gardens. Flat 7 has views out over these gardens from its existing east facing balcony.

To the west of the site are large houses on Netherhall Gardens and directly opposite is one of the 2 buildings of South Hampstead High School Junior School. Flat 7's west facing balcony looks out over this school building.

To the south of the site and immediately adjacent to Otto Schiff Mansions is the sister building of South Hampstead High School Junior School at 12 Netherhall Gardens. This school building has a playground and small all-weather sports pitch to its rear. These play areas are already overlooked by the existing east facing balcony of Flat 7 – see photos attached.

In addition to the 2 balconies to the front and rear elevations Flat 7 also has a large triangular window facing south on its side elevation. This window is glazed with obscured glass but has openable doors allowing maintenance access to the flat roof immediately adjacent. It should be noted that when open these existing doors give a view directly over the playground and all-weather pitch of the adjacent school - see accompanying photos in Section 5.

### 3. Planning History

The current development at 14 Netherhall Gardens was approved under the original planning application 2013/2213/P allowed on appeal in 2014 - reference APP/X5210/A/13/2205355 and APP/X5210/E/13/2205358. This approval included the implemented and current as-built Otto Schiff Mansions building (Block 02) with covered balconies to the east and west elevations at 3rd floor level for Flat 7.

The glazing configurations to the windows of Flat 7 were further approved under a later application 2015/4589/P to discharge condition 3(i) materials and 3(ii) windows and external doors on the original planning permission. Refer to the approved drawings 3042 – 350F and 351F. These approved elevation drawings introduced the doors out to the flat roofs at 3rd floor level on the South and North elevations, subsequently implemented.

A subsequent planning approval 2016/4429/P included the additional space within the roof forming the upper level of Flat 7 at 4th floor level.

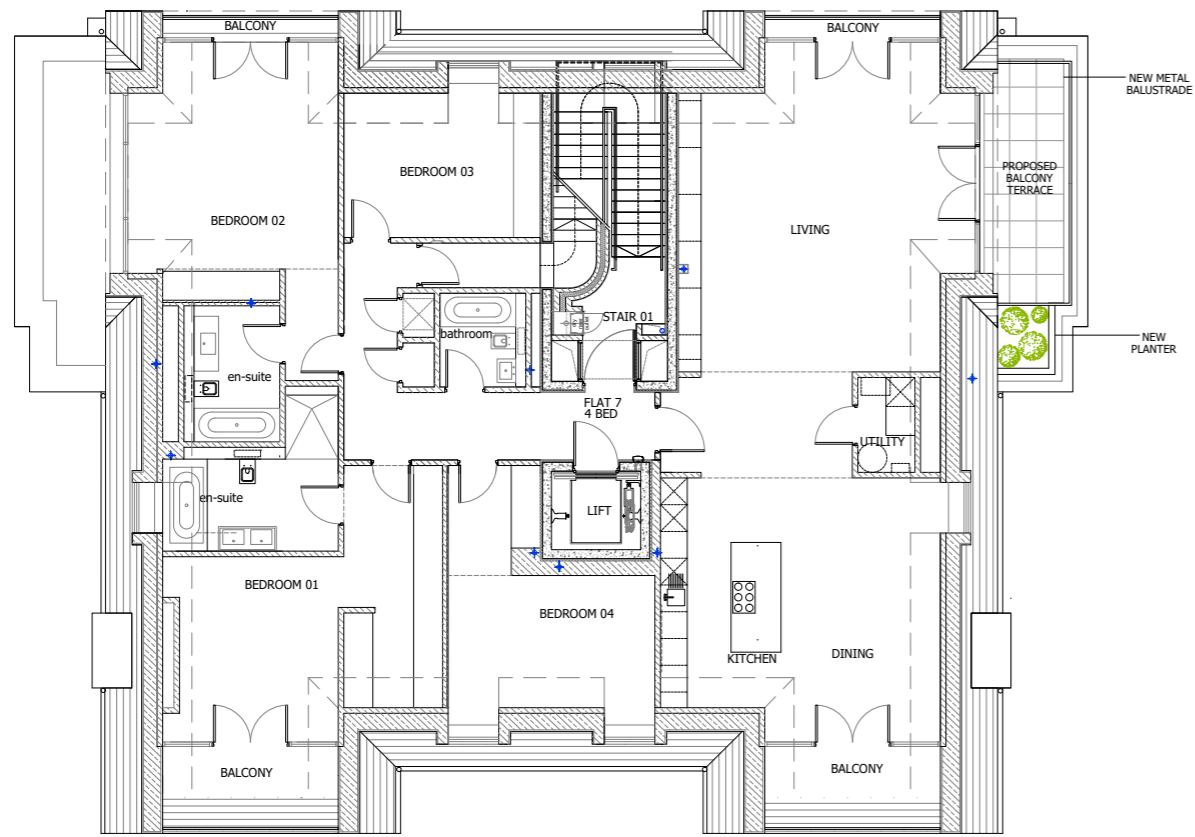
The design of the original development which gained planning permission on appeal in 2014 followed a long dialogue with Camden Planners. This included several Pre-application meetings from 2011 onwards and an earlier withdrawn application ref 2012/4141/P. The earlier designs for the new build block 02 included balcony terraces to all 4 elevations at 3rd floor level – see excerpt from the DAS submitted with application 2013/2213/P. This included terraces on the flat roofs to the North and South elevations of the new build block 02, later agreed to have metal balustrades rather than glass illustrated here. The terraces and balustrades to the North and South elevations of the new build Block 02 were later omitted in the final iteration of the approved scheme. In addition the design was amended to provide obscure glazing to the windows on the South and North elevations and other modifications to the roof design.



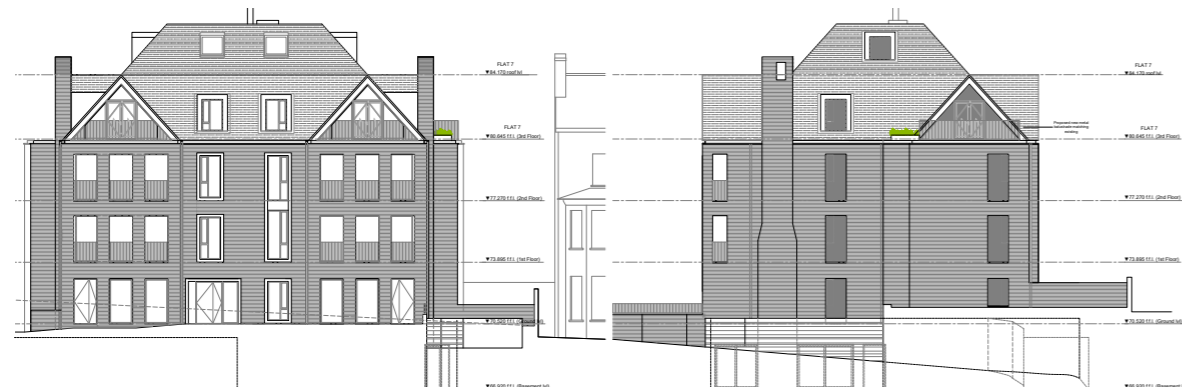
Earlier designs for the New Build Block 02 at Pre-Application stage - shows balconies to North and South elevation at third floor level (from Design and Access Statement accompanying 2013 application)



Final design of 2013 application as implemented (balconies to North and South elevations omitted)



Proposed third floor plan



West Elevation 01 - Scale 1:100@A1

South Elevation 02 - Scale 1:100@A1



East Elevation 03 - Scale 1:100@A1

Proposed elevations showing additional terrace at third floor level

#### 4. Proposed external terrace

The proposed application scheme creates an additional external amenity terrace for Flat 7 on an existing flat roof over the building's projection on the south side. As explained above this terrace was originally included in the earlier architects proposals for the site but was omitted from the finally permitted scheme.

The new terrace balcony will be enclosed with new black painted metal balustrades matching all other balustrades on the building and will have porcelain tile flooring similar to other balconies. There will also be a small planter added adjacent the new terrace over a small area of unused roof. No alterations are required to the existing window and doors leading out to the new terrace – these will remain glazed with obscure glass to retain privacy and prevent overlooking when the doors and terrace are not in use. There is also a level threshold onto the terrace, providing good access for any disabled residents or visitors.

The addition of this terrace is fully in keeping with the existing host building's architecture and will be barely noticeable in views from the street or from neighbouring properties.

The view out from the new terrace will be directly towards the side elevation of the adjacent school building. There are 3 windows on this elevation – one is to a staircase and two are already blacked out with internal privacy blinds. There is therefore no loss of privacy to the adjacent School building. The new terrace will also overlook the rear play area of the school but this area is already currently overlooked by Flat 7's existing east facing balcony and indeed by the existing south facing doors when open – see photos in following Section 5. Overlooking of the adjacent School building and playground from the proposed terrace would therefore be no worse than currently exists. There is no additional effect on overlooking into any other properties nearby, nor indeed into any of the other flats in Otto Schiff Mansions.

It should also be noted that the likely usage of the proposed balcony terrace will be mostly outside of normal school operating hours - most likely at weekends and on summer evenings.



Proposed balcony terrace

## 5. Neighbour consultation

The applicant and owner of Flat 7 has undertaken extensive discussion with all the residents of Otto Schiff Mansions and Otto Schiff House (12 Nutley Terrace) and also with South Hampstead High Junior School. No objections have been raised to the proposed external balcony terrace to the south elevation at 3rd floor level by any of the neighbours or by the School.

Please see the separate document submitted with the application in which we have included a summary and all the correspondence with the neighbours and School.



Existing flat roof outside Flat 7 with screened windows to the School opposite



Existing view from Flat 7 looking South with doors open



Existing view from Flat 7 looking South overlooking the School all weather pitch



Existing view from Flat 7 East facing balcony - overlooking School all weather pitch and playground



View from playground of South Hampstead High Junior School



## 6. Summary

Our proposal for an additional external roof terrace to Flat 7 at Otto Schiff Mansions, 14 Netherhall Gardens NW3 is a modest alteration to the existing apartment building, designed to respect and enhance the existing building's architecture.

The terrace provides much needed additional external amenity space for the applicant and his young family, and the addition of the balustrade will also enhance safety for the applicant's children.

The additional terrace will result in no greater overlooking of adjacent properties nor cause any greater loss of privacy than already exists.

In conclusion the proposal will respect and will not harm the appearance of the building nor detract from the amenity or the appearance of the surrounding properties and the wider Conservation Area.