

Fraher and Findlay Architects



FF23 - 014 63 Netherhall Gardens

Reference
FF23-014- 8.01-REP-003 Design and Access Statement
Date
30.07.24
Notes
P01 - Issued to Planning - 30.07.24

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## 1.0 Executive Summary

### Executive Summary

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This document provides supporting documentation in the form of a Design & Access Statement for the proposed works to 63 Netherhall Gardens and should be read in conjunction with the drawings and the Heritage Statement (also included in this document)

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The principle objective is to widen the original lightwell in order to provide more natural light to the basement.

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We will consider the architectural context of the site, local planning policy, structural requirements and the design proposal itself.

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## 1.0 Executive Summary

## 1.2 Practice Profile

### Practice Profile

Fraher & Findlay is an award winning design-led architectural partnership established in early 2009. We deliver creative, yet accessible designs, always drawing from a project's unique relationship to its history and context anchoring it into the built and natural environment. We don't apply preconceived stylistic responses to our projects; instead we react to the brief, context and integrated/hidden narrative of the client.

Our design strategy assesses each project as a unique architectural response, introducing experiential spaces as opposed to spaces based on theories. Through this approach we believe that space, whether private or public, can be individual, dynamic and beautiful.







## 2.0 Existing Building Conditions

### 2.1 Existing Photographs

#### Building Description

A Victorian semi detached house split into 3 No. apartments.

The apartment in question is the ground floor and cellar spaces.

The house has been unoccupied for 2.5 years and is need of modernisation and fairly significant repair. There is evidence of damp throughout which may have led to structural damage in the floors and ceiling.



Aerial View of 63 Netherhall Gardens . . . . .



Aerial View of 63 Netherhall Gardens . . . . .



Aerial View of 63 Netherhall Gardens



Aerial View of 63 Netherhall Gardens

#### Existing Material Palette:

Slate  
London Stock Brickwork/Red Brickwork  
Single glazed timber framed sash windows





## 2.0 Existing Building Conditions

### 2.2 Site & Location

#### Site & Building

The 3-bedroom ground floor and cellar flat is accessed from the original entrance door as well as via a side entrance. There is an existing 1970's rear single storey extension in a poor state of repair. The existing extension has a flat roof and is of poor design quality – currently negatively impacting on the existing building.

The property is generally in need of repair and modernisation, but in an adequate structural condition. The external brickwork to the existing building will require localised patch repairs and areas of re-pointing in non-cementitious pointing. The existing windows are single glazed timber framed units with evidence of rot in places. There are also a series of non original metal casement windows that must have been installed with the rear extension was built.

The site next door is a submerged garage and is likely to be developed in the future by a different owner.

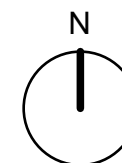
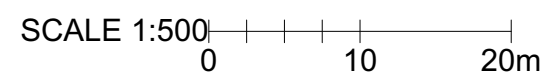
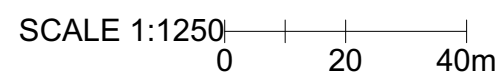


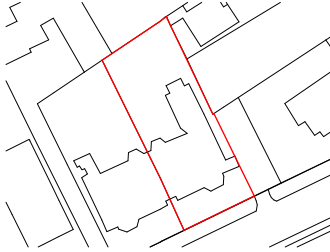

## 2.0 Existing Building Conditions

### 2.2 Existing Drawings

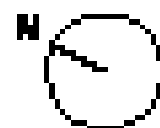
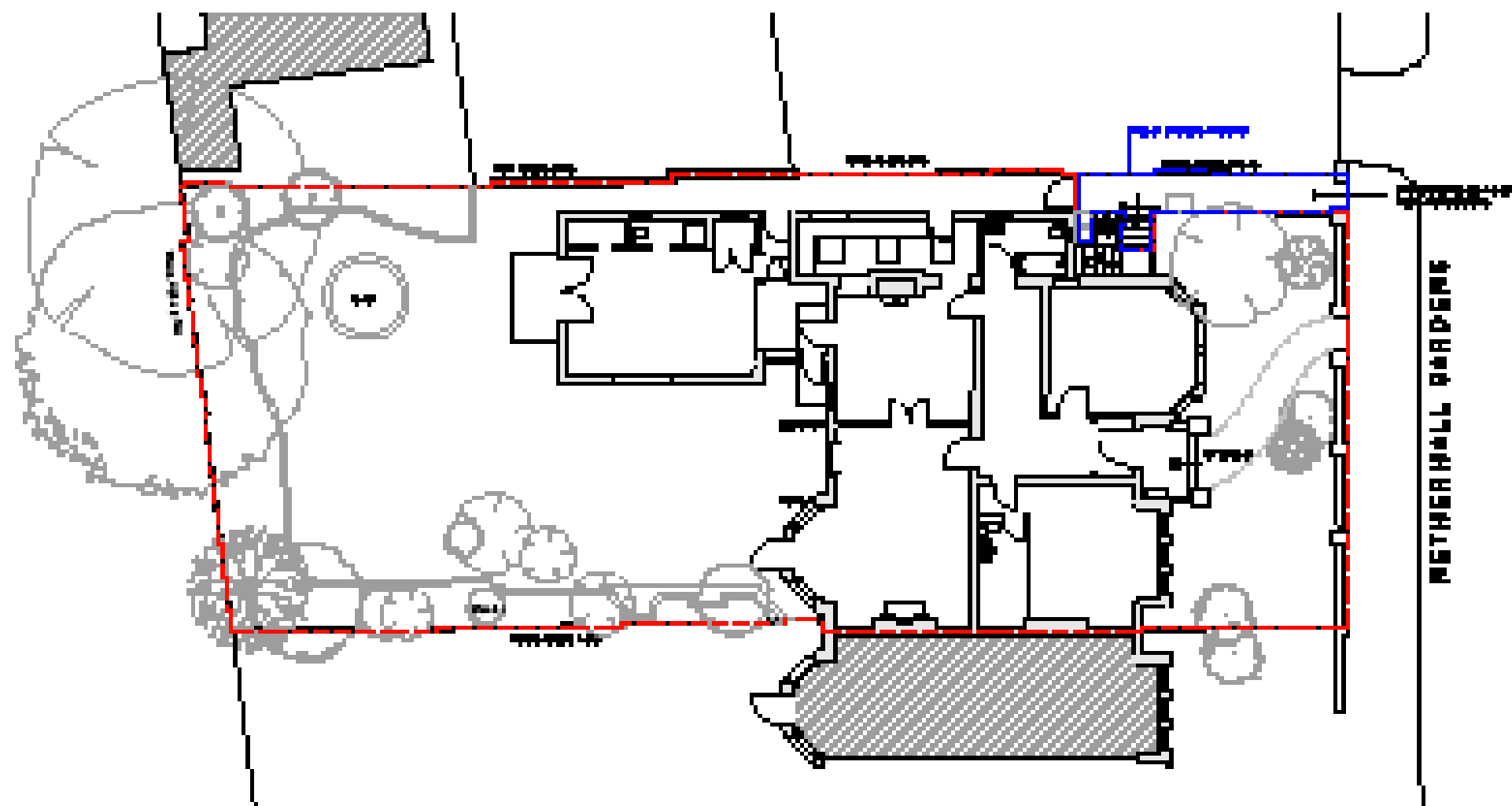
The following pages document the existing plans, elevations and sections of the building.



[illegible]

Project <b>FF23-014</b>		
Client <b>Adele</b>		
Location <b>63 Netherhall Gardens London NW3 5RE</b>		
		
<b>Fraher and Findlay</b> Unit 3, Mercy Terrace Ladywell Rd London SE13 7UX <a href="http://www.fraherandfindlay.com">www.fraherandfindlay.com</a> +44 (0)20 8314 5221		
 <b>Fraher &amp; Findlay</b>		
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Revision <b>1</b>		Date <b>21.12.23</b>
<b>FF23-014-PL-001</b>		





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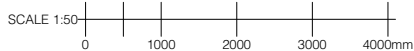
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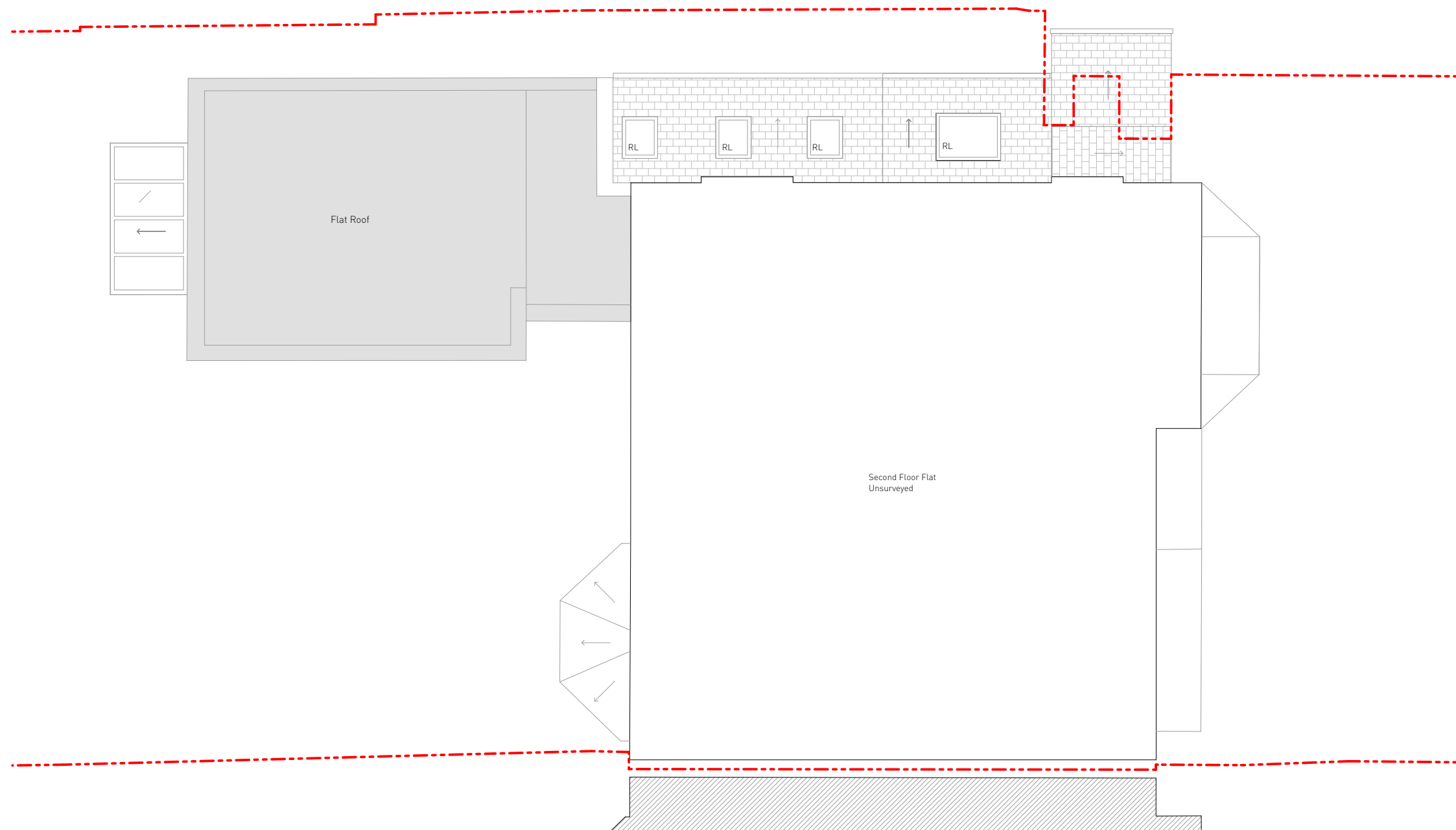




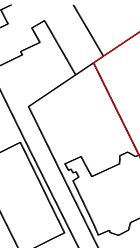



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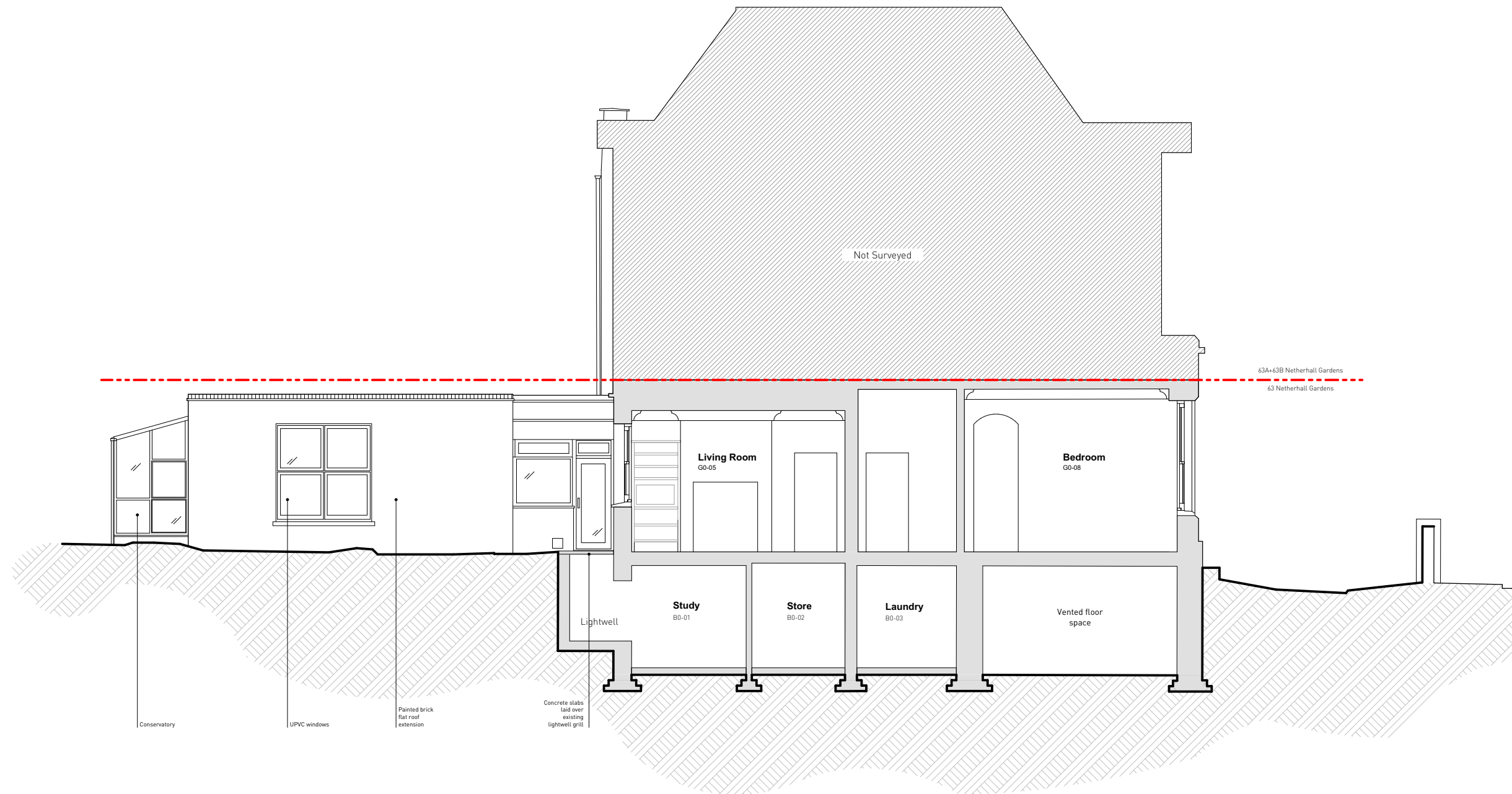


© Copyright Fraher and Findlay Limited Do not scale from this drawing. All dimensions to be checked on site. Any discrepancies shall be immediately notified to the Architect in writing.		
<b>Notes</b>  <ol style="list-style-type: none"> <li>1 All dimensions and levels are to be determined and or checked by the contractor on site. should any discrepancy be identified between the dimensions, and or details determined on site, and those shown those shown on the relevant drawings, the architect shall be notified immediately, and their instructions obtained prior to the commencement of the work.</li> <li>2 The contractor shall be responsible for the design and implementation of all temporary works, and the safety and stability of the new works and adjacent structures during construction.</li> <li>3 Where a product is specified to be obtained from a manufacturer supplier, the contractor shall install the product in accordance with the instructions supplied by the manufacturer. Should there be any variation between the work specified on the drawings and the manufacturers instructions, the contractor shall refer the matter to the architect for instruction before proceeding.</li> <li>4 If there are any discrepancies between architectural and any consultant information, the design team must be notified immediately, structural information takes precedence.</li> </ol>		
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01	21.12.23	First Issue
<b>Revisions</b>		

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Client Adele		
Location 63 Netherhall Gardens London NW3 5RE		
		
<div> <div> Fraher and Findlay Unit 3, Mercy Terrace Ladywell Rd London SE13 7UX www.fraherandfindlay.com +44 (0)20 8314 5221 </div> <div>  <b>Fraher &amp; Findlay</b> </div> </div>		
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Drawn RT	Checked JH	Authorised EF
Revision P02		Date 26.07.24
FF23-014-PL-006		









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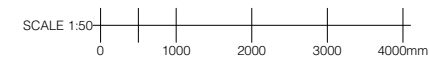
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Project	FF23-014		
Client	Adele		
Location	63 Netherhall Gardens London NW3 5RE		
			
Fraher and Findlay Unit 3, Mercy Terrace Ladywell Rd London SE13 7UX <a href="http://www.fraherandfindlay.com">www.fraherandfindlay.com</a> +44 (0)20 8314 5221			
 <b>Fraher &amp; Findlay</b>			
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FF23-014-PL-008			



FF23-014-PL-009





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FF23-014-PL-011	

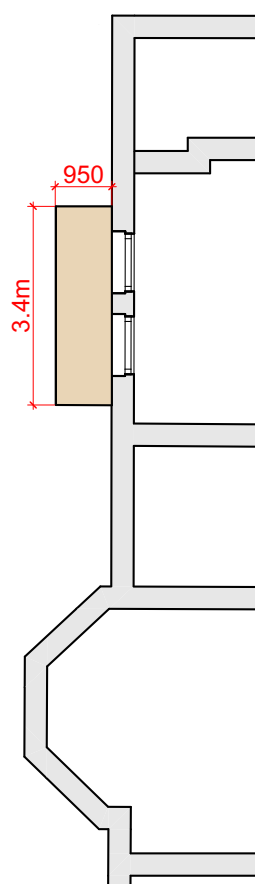




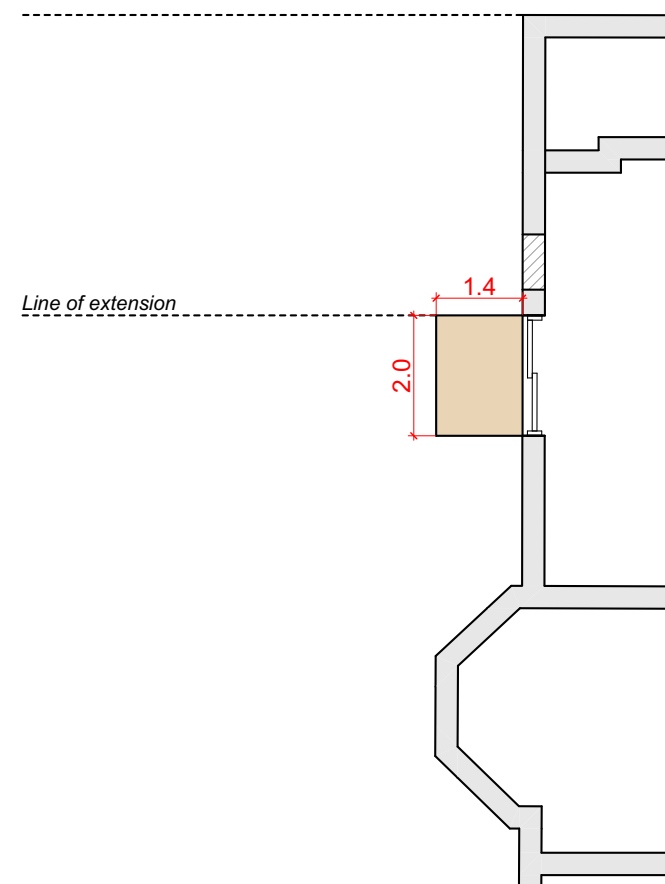
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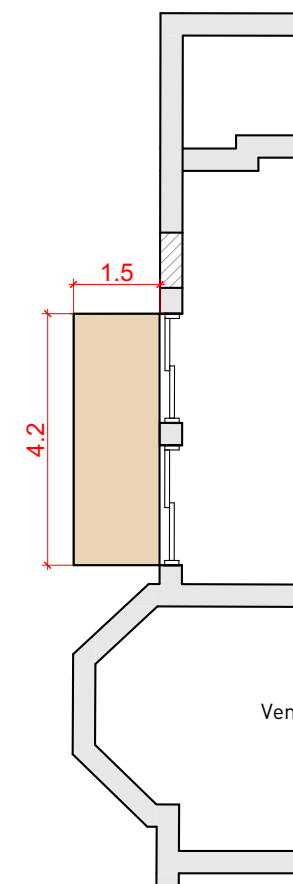
Proposed Elevation



Original Lightwell



Approved Lightwell



Proposed Lightwell

## 3.0 Proposal

### 3.1 Design Approach

#### Context

The lightwell will benefit spaces being proposed and submitted / approved under separate applications.

Approval has been granted to demolish the extension and rebuild it as part of a full refurbishment and extension. The images opposite show the proposed extension for context.

#### Approach

The proposal seeks to widen the existing lightwell in order to increase the amount of natural light available to the basement level.

The existing lightwell is 3.4m long and 0.95m wide. Approval has been granted for a squatter shape as shown opposite.

Approval is sought to increase the length by 800mm and increase the depth to match the projection of the bay window, improving the visible aesthetic.





## 3.0 Proposal

### 3.2 Precedents

#### Extension

The lightwell seeks to offer a high quality element of design to the basement level, with the opportunity to bring light and greenery below ground level.





3.0 Proposal

3.4 Policy Considerations

<b>Refuse</b>
There is an application for a bin enclosure closer to the street. This will provide discreet and dedicated refuse storage to the front of the property for all flats.
<b>Traffic Impact and Parking</b>
No Change
<b>Landscape and Trees</b>
No trees will be affected by the proposals. An aboricultural report will be submitted as part of this application shortly.
<b>Neighbouring Amenity &amp; Overlook</b>
No impact on the neighbouring amenity. The replacement extension does not increase any overlooking or privacy to the first and second floor flat or the attached neighbouring property.
<b>Fire Safety</b>
Policy D12 of the London Plan requires development proposals to achieve the highest standards of fire safety, and to include suitable outside space for fire appliances and assembly points, alarm systems, measures to reduce the spread of fire, means of escape, an evacuation strategy, and suitable access and equipment for firefighting.
Access to the property for firefighting purposes would be unchanged. Detailed consideration of materials, smoke alarms, evacuation strategy and openable windows would be carried out under the Building Regulations.

<b>Sustainability</b>
The proposals aim to minimize the carbon footprint of the building through the integration of the following system amongst others: thermal improvements to the building fabric, replacement of single glazed windows with new double glazed units, improvement to the daylighting and upgrades to CH and DHW systems
In order to improve the energy efficiency of the property house, we are adopting a fabric first approach.
This means the floors, ceilings and external walls all be insulated with natural, breathable insulation. The house will also be made more airtight, reducing drafts and heat loss. The replacement extensions will built to exceed current regulations so far as possible and the existing brickwork will be repaired and re-pointed.
The windows are proposed to be replaced with new thin double glazed sash windows.
In addition, low energy lighting will be specified, the chimney breasts will be sealed with sheep's wool insulating blocks and the heating system will be upgraded throughout.
<b>Energy Saving Measures</b>
Draught proofing Low energy lighting Heavy curtains and blinds Rugs on upper floors Roof + ceiling insulation Insulate all walls Insulate inside old chimney breasts Re-plaster walls Smart thermostats and heating zones Upgrade to heating system Ground floor insulation Re-point brickwork Re-render rendered areas Replace windows and doors





## 3.0 Proposal

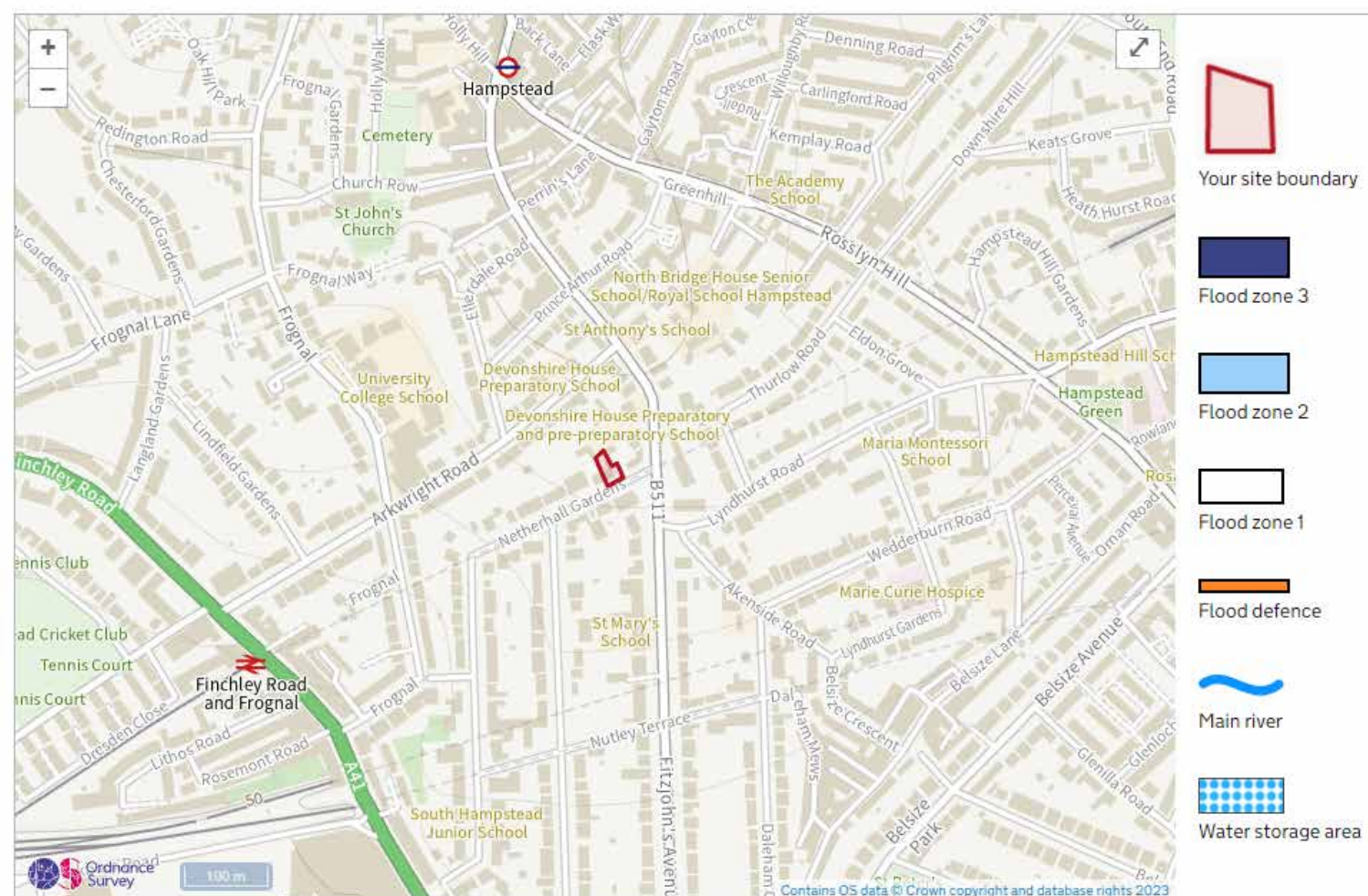
## 3.5 Flood Risk

### Flood Risk

The site is situated within Flood Zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application.

The map shows the flood risk to your site and the surrounding area.



► [What the flood map shows](#)





Assessment of Planning History and Context

The following is a quick summary of the development status of the property.

Conservation Area:	Yes	
Listed Building:	No	Locally
Listed Building:	No	

Relevant Planning History

2023/2470/PRE  
2017/5627/P

Planning policy

National Planning Policy Framework (NPPF)

Paragraph 218 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Preserving and enhancing the natural environment
- Chapter 16 – Preserving and enhancing the historic environment

The London Plan 2021

The relevant policies are:

- Policy D4 – Delivering good design
- Policy D6 – Housing quality and standards
- Policy D12 – Fire safety
- Policy HC1 – Heritage conservation and growth
- Policy G5 – Urban greening
- Policy G6 – Biodiversity and access to nature
- Policy G7 – Trees and woodlands
- Policy SI 13 – Sustainable drainage

Camden Local Plan (2017)

- G1 Delivery and location of growth
- A1 Managing the impact of development
- A3 Biodiversity
- A4 Noise and vibration
- A5 Basements
- D1 Design
- D2 Heritage

- CC1 Climate Change Mitigation
- CC2 Adapting to climate change
- CC3 Water and flooding
- CC5 Waste

Hampstead Neighbourhood Plan (2018)

- Policy DH1: Design
- Policy DH2: Conservation Areas and Listed Buildings
- Policy NE2: Trees
- Policy NE3: Biodiversity Corridors
- Policy NE4: Supporting Biodiversity
- Policy BA1: Basement Impact Assessments
- Policy BA2: Basement Construction Plans
- Policy BA3: Construction Management Plan

Camden Planning Guidance

- CPG Design
- CPG Amenity
- CPG Energy Efficiency and Adaptation
- CPG Basements
- CPG Biodiversity

Neighbouring Amenity & Privacy

Impact on the amenity of neighbouring occupiers

Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The ground floor flat currently benefits from existing rear and side extensions. The proposed extension broadly follows the footprint of these, to the side and rear and is reduces in size where facing the garden. As such it will not project beyond the established building line.

The location and projection of the lightwell will not have a negative impact to the occupants of the building in terms of access to sunlight and daylight; or sense of enclosure or privacy.

Good design and heritage

Impact on the character of the host property, existing townscape and heritage assets

The property is located in the Fitzjohn’s Netherhall Conservation Area and is not listed. The Council's policies follow the NPPF and require all development to conserve enhance the character and appearance of the Conservation Area.

3.0 Design Approach

3.6 Policy Context

The proposed development is at ground floor level and will not affect the established building line or roof line of the dwelling house at the site, or the setting of the nearby listed buildings. It will not impinge upon the character of the conservation area or take away from the symmetry of this building and its adjoining neighbour.

Trees and Landscaping

Policy A3 (Biodiversity) of the Local Plan aims to protect and enhance sites of nature conservation and biodiversity. The proposal aims to retain and improve the green, landscaped front garden with defined boundary hedges in line with the general street scape. A new bin store is proposed to serve all flats, providing more refuse and recycling storage space and will enhance the appearance of the front garden. The proposed green roof planting will blend the structures with the existing hedges

The proposed development does not affect any existing vegetation or trees.

Conclusion

The proposal demonstrates conformity with the principles of sustainable development. It complies with current policy, respects the amenity of neighbouring properties and is of good design. In light of the above we seek approval for the proposals.

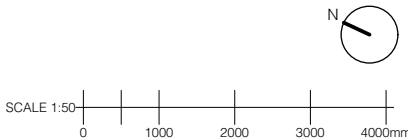
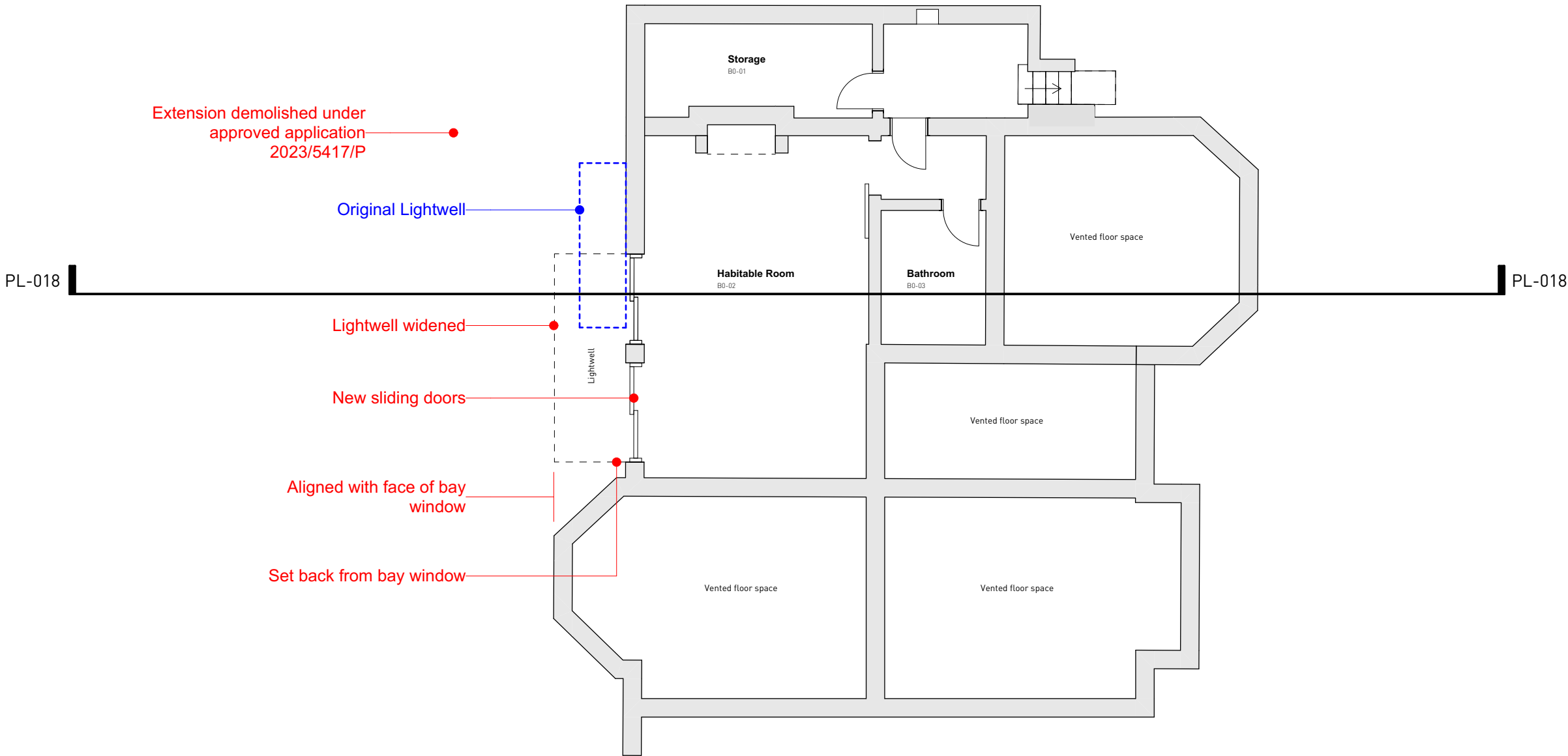




### 3.0 Proposal

### 3.7 Proposed Drawings

The following pages document the proposed plans, elevations and sections of the building.



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Do not scale from this drawing. All dimensions to be checked on site. Any discrepancies shall be immediately notified to the Architect in writing.

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Drawing Notes / Legend

06	29.07.24	Lightwell Planning
05	17.07.24	Non-material amendments
04	13.06.24	Section lines added
03	22.05.24	Non-material amendments
02	07.05.24	Non-material amendments
01	21.12.23	First Issue
Revisions		

Project

FF23-014

Client

Adele

Location

63 Netherhall Gardens London NW3 5RE

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Ladywell Rd  
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Title

Proposed Basement Plan

Status

Planning

Scale

1:50@A1

Drawn

CK

Checked

JH

Authorised

EF

Revision

P05

Date

23.07.2024

FF23-014-PL-013

## Notes

- Drawing Notes / Legend

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07	17.07.24	Non-material amendments
06	13.06.24	Section lines added
05	22.05.24	Non-material amendments
04	07.05.24	Non-material amendments
03	13.03.24	Planning Clarifications
02	02.01.24	Additional boundary shown
01	21.12.23	First Issue
Revisions		

Project	FF23-014
Client	Adele



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Status	Planning	Scale	1:50@A1
Drawn	CK	Checked	JH
		Authorised	EF

FF23-014-PL-014



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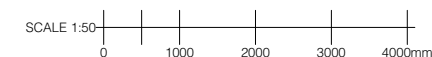
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FF23-014-PL-018
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Drawing Notes / Legend

04	29.07.24	Lightwell Planning
03	07.05.24	Non-material amendments
02	13.03.24	Planning Clarifications
01	21.12.23	First Issue
Revisions		

A line drawing of a building facade with a red rectangle highlighting a specific section. The drawing shows various architectural details like windows and rooflines. The red rectangle is positioned in the upper right quadrant of the image.

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FF23-014-PL-019



SCALE 1:50

0 1000 2000 3000 4000mm







63A+63B Netherhall Gardens  
63 Netherhall Gardens

Hatch indicates shared  
entrance to 63a+63b  
Netherhall Gardens

Existing bins - space  
for 2 no.

Existing single storey  
pitched roof extension

Heavily damaged  
brickwork

Extension demolished under  
approved application  
2023/5417/P

SCALE 1:50  
0 1000 2000 3000 4000mm

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1 All dimensions and levels are to be determined and or checked by the contractor on site, should any discrepancy be identified between the dimensions, and or details determined on site, and those shown those shown on the relevant drawings, the architect shall be notified immediately, and their instructions obtained prior to the commencement of the work.

2 The contractor shall be responsible for the design and implementation of all temporary works, and the safety and stability of the new works and adjacent structures during construction.

3 Where a product is specified to be obtained from a manufacturer or supplier, the contractor shall install the product in accordance with the instructions supplied by the manufacturer. Should there be any variation between the work specified on the drawings and the manufacturers instructions, the contractor shall refer the matter to the architect for instruction before proceeding.

4 If there are any discrepancies between architectural and any consultant information, the design team must be notified immediately, structural information takes precedence.

Drawing Notes / Legend

06	29.07.24	Lightwell Planning
05	17.07.24	Non-material amendments
04	20.05.24	Non-material amendments
03	07.05.24	Non-material amendments
02	13.03.24	Planning Clarifications
01	21.12.23	First Issue

Revisions

Project

FF23-014

Client

Adele

Location

63 Netherhall  
Gardens London  
NW3 5RE

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Fraher & Findlay

Title

Proposed Side Elevation

Status

Planning

Scale 1:50@A1

Drawn

CK

Checked

JH

Authorised

EF

Revision

P05

Date

29.07.24

FF23-014-PL-022

The following Heritage Statement looks at the special heritage and significance of 63 Netherhall Gardens, making an assessment of the proposals and highlighting design justifications to support the proposed scheme.

Local History

In 1792 Frognal was praised for its salubrity of air and soil, in the neighbourhood of pleasure and business.

Netherhall Gardens runs west off Fitzjohn’s Avenue in Hampstead, London. In the 1880s the avenue was thought rather Parisian, housing artists, Lloyd’s underwriters, shipowners, auctioneers, silk manufacturers, a wine merchant, a director of Hull docks, an Arctic explorer and an Islamic scholar. In 1883, Harper’s magazine described it as ‘one of the noblest streets in the world’.

Buildings tend to have common features, reflecting their time of construction in the late 19th and first half of the 20th century. These are stylistically diverse, but predominantly draw on Queen Anne Revival and Arts and Crafts influences. In addition, there are a small number of individual buildings of distinctive design quality, sometimes contrasting dramatically with surrounding buildings.



House Location 1893

The area was developed on the southern slopes of Hampstead, around three historic estates and rivers, which now form underground watercourses.

The main focus of the area is Fitzjohn Avenue, with its 50-foot-wide road and 10-foot pavement. The surrounding neighbourhood was developed from the late 1870s to the late 1880s.

Whilst much of the area developed in the late 19th and earlier 20th centuries, some limited development from the previous estates survives. The area was developed at a time of wider urban (suburban) expansion.

Assessment of physical context

63 Netherhall Gardens is a half of a pair of semi-detached Edwardian buildings on North side of Fitzjohn’s/Netherhall Conservation Area.

The building is not listed but lies within the Fitzjohns and Netherhall Conservation Area. It displays many architectural features typical of the area, including brick details, bay projections and pitched roofs.

The Fitzjohn’s and Netherhall Conservation Area was designated in 1984 and contains a variety of architectural styles including neo-Gothic, Classical Italianate and Arts and Crafts / Norman Shaw. The surrounding area is predominantly residential in character and is comprised of a mix of mainly red brick large detached residential villas, occasionally interspersed with blocks of flats.

The house has been extended to the side and rear, with a significant amount of internal alterations having been implemented. The house has been split into three properties, at ground, first and second.

The proposals

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 Official requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

Existing Building

The property is generally in need of repair and modernisation, however structurally the main building is in an adequate condition. There are some cracks

5.0 Heritage Statement

to chimney breasts that will require addressing.

The external brickwork to existing building will require localised patch repairs and areas of re-pointing in non-cementious (lime) pointing. The historic render refacing will be removed.

Windows and doors

The majority of the existing timber framed windows are in poor condition however they do appear to be original, along with the front door.

In all instances care will be taken to retain and enhance all existing external features.

Streetscape

From the street, the proposal will improve the external appearance of the property; the brickwork will be repaired and re-pointed, windows will be replaced, and the front walls and gates repaired and replaced. There is an ambition to continue these repairs to upper levels should the adjoining owners want to. This is however out with the demise of the applicant.



## 6.0 Summary

The proposals comply with policy and best practice guidelines and in build on the positive comments recieved in the pre-app.
The proposed development is sensitive in its nature and sympathetic in form, scale, materials and architectural details to the existing building.
The design proposals are respectful of the nature of the setting and the existing qualities of the site.
There will be no detrimental impact on the character and setting of the existing building, to the adjoining properties or to the wider conservation area.
The proposed development is sustainable.
The proposals have no detrimental impact to the adjoining neighbours privacy,amenity or daylighting.
In light of the above we seek approval for the proposed development.