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DESIGN AND ACCESS STATEMENT

In support of a Planning Application in respect of

New proposed dormers to existing roof

at

**Garden Cottage,
2 Netherhall Gardens,
London,
NW3 5RR**

October 2024

**GARDEN COTTAGE, 2 NETHERHALL GARDENS,
LONDON, NW3 5RR**

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1. Project Team

Client

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2. Associated Documents

This Design and Access Statement should be read in conjunction with the additional information submitted with this Planning Application submission which includes the following documents:

- Application Form
- Site Location Plan 8445 / 00 SLP
- Existing Block Plan 8445 / 30
- Existing Ground, First, Second Floor Plans 8421 / 35
- Existing NE & SW Elevation 8421 / 40
- Existing Southeast Elevation 8421 / 43
- Proposed Block Plan 8421 / 70
- Proposed Ground, First, Second Floor Plans 8421 / 75
- Proposed NE & SW Elevation 8421 / 80
- Proposed Southeast Elevation 8421 / 83
- Photosheet 2 Netherhall Gardens 8445 PS 241008

3. Executive Summary

This Design and Access Statement has been prepared by Metropolitan Development Consultancy Ltd. (MDC) on behalf of the applicant, Darren Gayer, in support of a Householder planning & demolition in a conservation area Planning Application for works to Garden Cottage, 2 Netherhall Garden.

The Garden Cottage has a red brick elevation, one storey with rooms within the roof, and crowned with a clipped gable roof.

The applicant owns the Freehold of this property, which comprises a semi-detached house with 2 no. bedrooms, one shower room and an ensuite. The ground floor consists of the reception and dining area, which has access to the rear garden, and a separate kitchen with views to the front entrance path; whilst the bedrooms and toilets are located on the first floor.

This application relates to the addition of 4 no. dormers to the existing roof to the front and rear of the building.

The building is located within the Fitzjohns/Netherhall Conservation Area but is not listed.

The objectives of the proposal are to:

- Improve the quality and standard of accommodation provided on the site by providing dormers to increase the internal useable area.
- Secure a future for a building within the Conservation Area.

The internal arrangement of rooms is maintained as existing with internal refurbishment to all rooms.

4. Location

The application site is in an urban location on the North side of Finchley Road, near Finchley Road Underground Station and within the Borough of Camden.

The site can be accessed through 2 Netherhall Gardens road access via a pedestrian path on its left-hand side.

The site is very well hidden from the main road by the large buildings 2 & 4 Netherhall Gardens.

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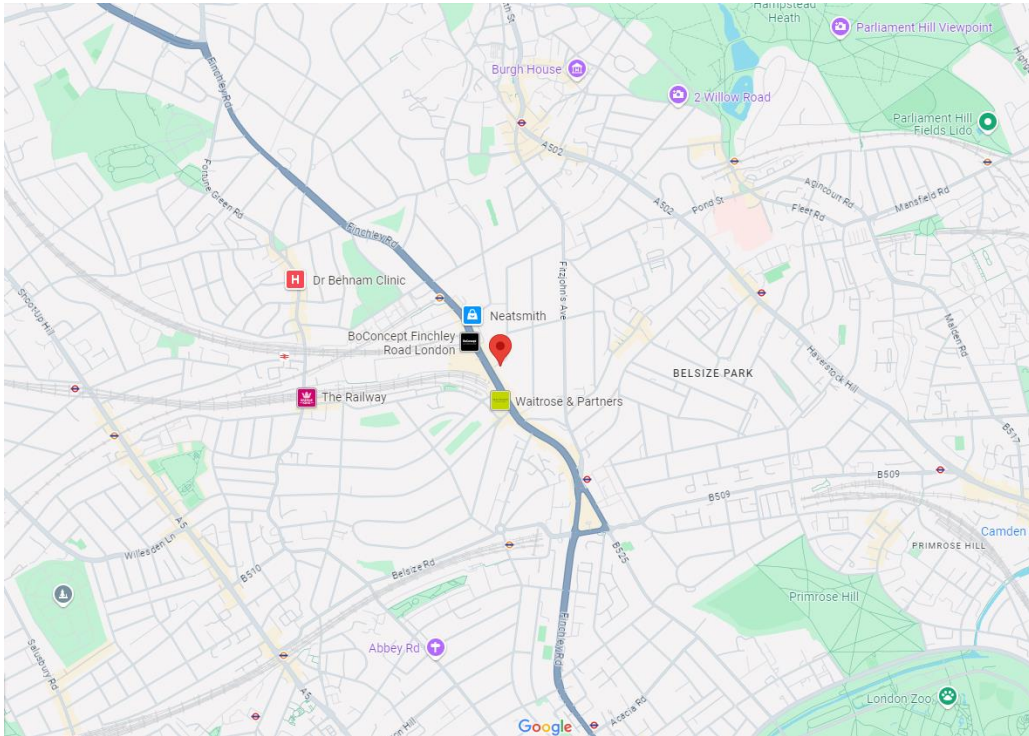


Figure 1 – Map locating the application site with red pin (Not to scale)



Figure 2 - Site Location Plan with application site edged in red (not to scale)

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The application site falls within the Fitzjohns/Netherhall Conservation Area.

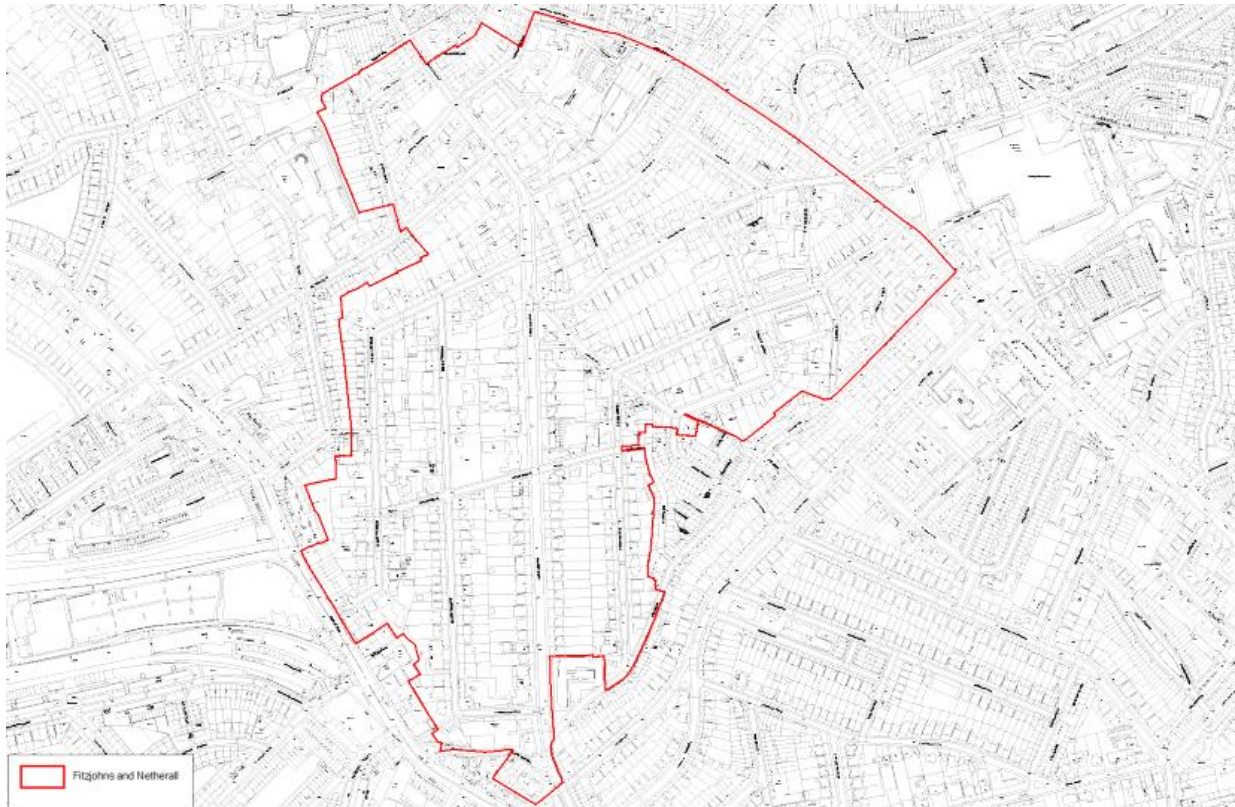


Figure 3 – Map of Fitzjohns/Netherhall Conservation Area

Netherhall Gardens and the surrounding roads are predominantly residential and well served by most amenities including the underground, bus routes, and neighbourhood shopping, all of which are within convenient walking distance.

Finchley Road, Swiss Cottage underground stations and Finchley and Frognal Overground stations are approximately a 5-10 minute walk from the application site.



Figure 4 – View from Netherhall Gardens

5. Planning History

2024/3732/P – Rear extension including a rear bay window

Application Permitted 29 Sept 2024

Status: Works not yet implemented.

2024/1518/P - Erection of a front porch

Application Permitted 9 July 2024

Status: Works not yet implemented.

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PL/8602102/ - Change of use and works of conversion, including the erection of a two storey rear extension, to provide three self-contained flats and one self-contained maisonette, as shown on 4 drawings numbered 86/99114.

Application Permitted 22 Jan 1987.

Status: Works have been implemented.

6. Use

The existing property is a semi-detached house, use C3 (dwellinghouse) with 2 no. bedrooms, one shower room and an ensuite. The ground floor consists of the reception and dining area, which has access to the rear garden, and a separate kitchen with views to the front entrance path; whilst the bedrooms and toilets are located on the first floor with minimal useable space and light.

The existing internal arrangements will be retained and remain unaffected by the proposals forwarded under this application.

The nature of the existing property and the layouts of the adjacent properties provides a rare opportunity to improve the quality and proportions of the proposed accommodation without any detrimental impact to any habitable rooms or private amenity of the adjacent properties.

7. Proposal

The proposals applied for under this application relate to the construction of a 4 no. new dormers onto the existing roofline at the front and rear of the building to provide the much needed area to use the bedrooms to their maximum capacity and more light to be brought into the first floor.

The proposed plans and elevations have been designed to respect and preserve the character of the existing building as far as practically possible, whilst providing well-proportioned and useable rooms with approximately equal-sized dormers to bedroom 1, bedroom 2 and ensuite 2, suitable for modern living requirements of a small family.

The dormers are to be built in timber construction, and to be blended easily with the proportions of the roof and adjacent buildings. The dormers will bring a modern look to the property as a whole, demonstrating the current era of architecture by being fragmented in proportionate glazed and unglazed panels to diminish and break up their visual appearance.

The proposed dormers will be zinc clad side walls with painted custom Accoya timber in a coffered design (vertical timber posts) that mark out the design of the dormers' front. The coffered design creates vertical panels, that largely are fixed insulated panels, painted to match the timber, or glazed openable windows, with obscured glass and openable 45° to prevent overlooking onto 4 Netherall Gardens.

All ventilation required to meet current building control requirements will be serviced through existing external penetrations.

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The existing building is in an average state of repair externally, with major repairs to be done internally. All the internal areas will be refurbished and redecorated to achieve the required standards of a house in the area. The works forwarded under this application will serve to improve the overall accommodation and ongoing maintenance of the residence for the benefit of this property, the occupants and local community as a whole.

8. Scale and Impact

As previously mentioned in this document, the house is set off-street from Netherhall Gardens, with no direct views of the main road, therefore has minimal impact on the street scene, the perception of the Conservation area and buildings adjacent.

The development site is bordered to the north by 2 Netherhall Gardens, to the west by 4 Netherhall Gardens, to the east by 2a Netherhall Gardens, and to the south by a private commercial car park.

The building was proposed, approved and later constructed to the rear of 2 Netherhall Gardens, with no evident detail design ties to the neighbouring properties or the building immediately adjacent and with no significant impact on the Conservation area design principles.

The proposals have been carefully considered to ensure no imitation of design properties to adjacent properties or historical elements but introduce a new architectural language on the new additions that blends with the existing roof proportions.

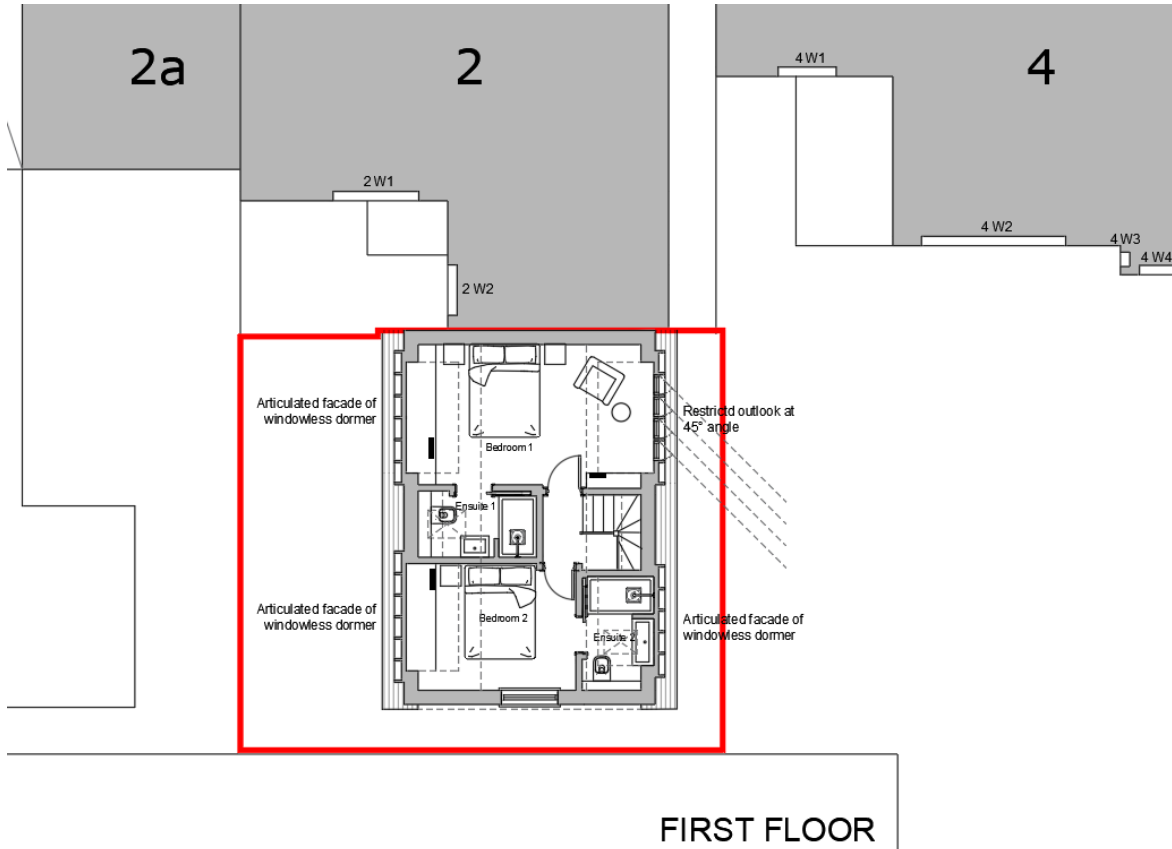
The impact the proposal of the dormers would have on the environment and adjacent properties is minimal, due to its isolation from the public eye.

The residential use of the property is already established and appropriate for the location.

The dormers at the front and rear of the property on the first floor have been carefully considered to ensure that there will be no loss of privacy or overlooking issues with respect of the neighboring properties, specifically with regard to the gardens of the buildings directly adjacent the application site. It should be noted that to the rear, both dormers proposed are non-glazed insulated panels, the same as the dormer to ensuite 2 to the front of the property, which has only one conservation area rooflight on its flat roof to provide ample daylight and natural ventilation. Whereas the other dormer to the front in bedroom 1, as per plans submitted, will have multiple openable window panels, with obscured glazing and openable only at a 45° angle to prevent overlooking and to provide natural ventilation and daylight as required.

The proposed construction works will be carried out within the following restricted times; weekdays 8am to 6pm, Saturdays 8am to 1pm and not at all on Sundays and Bank Holidays. The works will be carried out in accordance with the provisions of the current Building Regulations and in accordance with the requirements of the Construction (Design and Management) Regulations 2007 and Sections 60 and 61 of the Control of Pollution Act 1974.

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FIRST FLOOR

Figure 5 – Overlooking sketch – The Garden Cottage and adjacent properties



Figure 6 – Aerial view of The Garden Cottage, 2 Netherhall Gardens

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The sketch and aerial view above illustrate the overlooking concerns and solutions with regard to the project, mentioned earlier in this document.

The windows to dormer proposed in bedroom 1, on the front elevation, have obscured glazing and are restricted in terms of opening degree, and none of the adjacent windows on the neighbouring properties have a direct view into the first floor, therefore preventing overlooking directly onto 4 Netherhall Gardens and the loss of privacy with regard to The Garden Cottage, 2 Netherhall Gardens.

9. Materials and Appearance

No visible alterations are proposed to the ground floor elevation. The alterations proposed are only isolated to the first-floor roof section, which does away with the monotony of the unbroken large expanse of the existing roof to give it a more attractive look by introducing a modern design, detailed in colour and finish to match the existing building and the surrounding properties and to respect and preserve the character and style of the Conservation Area.

The dormers will be constructed from timber and be finished in zinc cladding to the sides to match the existing proposals on any adjoining buildings, and in painted timber to the front.

General redecoration and maintenance works during the course of the construction will serve to improve the external appearance of the building.

10. Access

The existing access to the property via 2 Netherhall Gardens will be retained.