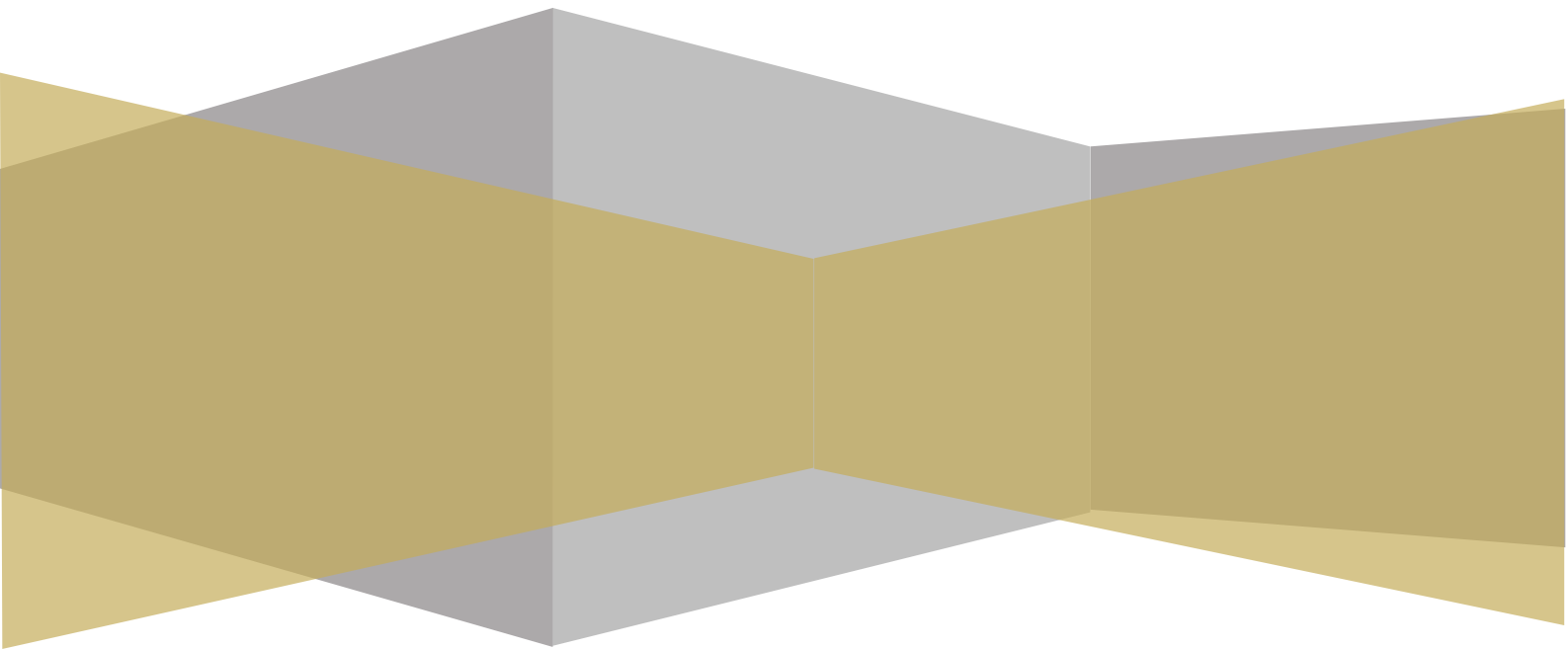




DESIGN AND ACCESS AND HERITAGE STATEMENT

40 Bramshill Gardens, London, NW5 1JH
15/11/2024





DESIGN AND ACCESS AND HERITAGE STATEMENT

SITE: 40 BRAMSHILL GARDENS, LONDON NW5 1JH

Design Statement

The proposed extension works to 40 Bramshill Gardens are intended as a balanced design response to the needs of the house's occupants. All works will be in keeping with the original character of the house and seeks to modernise the property as well as return a sense of proportion and depth to the side and rear facades. Materials and construction techniques will be selected to further compliment the original fabric of the house and will ensure the house fits well within its surrounds.

The works will be to the rear and side of the property. To the side, two new window openings will be inserted; one within the kitchen to match the existing kitchen window and one within the lower ground floor level to bring greater natural light and ventilation to this space. All of the windows to the side elevation, with the exception of the stained glass window onto the stair, will be replaced with high quality painted timber windows to improve the building's thermal performance.

To the rear, a new lower ground floor extension is proposed, with a proposed new terrace above the flat roof. Screening at the boundary at terrace level will be provided to protect the neighbours amenity and privacy as per the proposed drawings. The extension will be finished in a light-cream/white render to match the finish of the existing rear façade of the property. Painted timber-framed bifolding doors will open the lower ground floor level out to the garden, with a sculptural outdoor staircase linking up from the garden to the upper ground floor level. The existing rear upper ground floor windows will be replaced with painted timber framed bifolding doors, with the current kitchen door removed and filled in. A glazed flat skylight in the roof of the extension will ensure any use of the created roof terrace will be to the northern end, away from the boundary with the neighbouring property to the south. The existing top floor windows will also be replaced with painted timber-framed windows. The replacement of the windows mentioned will reintroduce a more traditional vertical character and a deeper reveal to the glazing, to compliment the style of the property and its neighbours.



The rear and side facades will also be re-rendered, to give a clean finish, make good any changes in openings and to ensure a uniform visual link between the existing property and the new extension.

The proposed updating of the property's fabric will further improve the overall energy efficiency of the building, particularly through the replacement of existing windows with highly efficient glazing, in line with current building regulations and the Council UDP.

Access Statement

The proposed works to 40 Bramshill Gardens will have no adverse effect to accessibility to or within the dwelling and will furthermore improve the residential amenity for its inhabitants.

Heritage Statement

Changing to timber-framed double-glazed windows in the Dartmouth Conservation Area would significantly enhance the character and sustainability of historic buildings while adhering to preservation guidelines. Timber frames maintain the traditional aesthetic that defines the area, ensuring that the architectural integrity of the town is upheld. Double glazing, while modern, can be expertly designed to blend seamlessly with the existing structures, offering improved thermal insulation and energy efficiency without compromising the visual appeal. This upgrade would reduce heating costs, decrease carbon footprints, and provide greater comfort for occupants, all while respecting the area's heritage. Additionally, timber is a natural, renewable material, offering an environmentally friendly option that aligns with contemporary sustainability goals. Furthermore there is an existing double timber framed window at the front of the property, so the replacement timber windows will be in keep. Such a change would enhance the long-term preservation of historic properties in the Dartmouth Conservation Area, ensuring they remain functional and liveable for future generations while maintaining the charm and character of the Conservation Area.



Figure 1. Existing glazing and door to the rear façade, with a notably shallow appearance to the glazing



Figure 2. Rear of 40 Bramshill Gardens and adjoining property



Figure 3. Side façade of 40 Bramshill Gardens