

Fig.1 front elevation

7A NETHERHALL GARDENS

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DESIGN STATEMENT

7A Netherhall Gardens was originally a Victorian Coachhouse that has bee converted to a dwelling since at least the mid 20th Century. The proposal is to renovate the house and retain it as a single family dwelling and to add a modest extension to the rear.

The proposal will include renovating the entire building to improve its appearance, its construction, thermal values, and its durability.

Works will include reroofing with new insulation, improved rooflighting, install solar panels, remove the paint from the brickwork and repair brickwork, install a new front gate and construct a new small rear extension Garden Room

We are aware of the importance of maintaining the appearance of the building within the conservation area and also of its setting more locally in its context. We have read the Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan and understand the relevance.

As a conservation registered architect, Brian O'Reilly has the experience and expertise to implement appropriate design for such a building.

Access

The building remains almost as existing from an accessibility point of view . The improvements include more suitable materials, improved natural and artificial lighting, reduced step heights and a better connection to the garden via the proposed extension with level thresholds.

Sustainability

Our proposal includes improved insulation throughout the house to modern standards, the installation of an air source heat pump, addition of solar panels, removal of gas services, replacement thermally efficient glazing, more efficient water appliances and ambient air control. Materials used will be durable and sustainably sourced. We expect the new version of this dwelling to be a major improvement in terms of sustainability and efficiency.