

23074  
**34a Netherhall Gardens**  
London  
NW3 5TP

**Design and Access Statement**  
September 2024

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## Contents

Section 1: **Existing Building**

Section 2: **Planning History**

Section 4: **Design Principles & Concepts**

4.1 **Use & Layout**

4.2 **Accessibility**

4.3 **External Space and Landscaping**

Section 5: **Context & Design**

5.1 **Context**

5.2 **Scale**

5.3 **Design**

5.4 **Materials**

5.5 **Detail**

Section 6: **Access**

**Section 1:** Existing Building





### 1.1 Location

The site is located at 34a Netherhall Gardens in the London Borough of Camden (LBC).

The property is within the Fitzjohns/Netherhall Conservation Area, but is not listed. The property is not adjacent to any listed buildings, nor do the proposals affect any listed buildings.

The entrance to the site faces southwest onto Netherhall Gardens. The rear of the site backs onto the rear gardens of the property at 36 Netherhall Gardens.



Key

Denotes Site Boundary

Fitzjohns/Netherhall Conservation Area, LBC





0 20 40 60 80 100  
metres

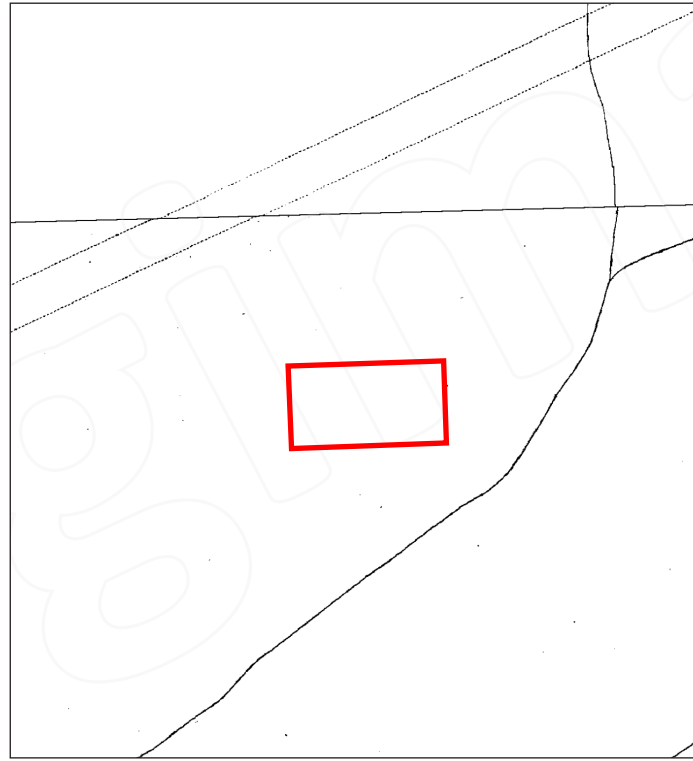


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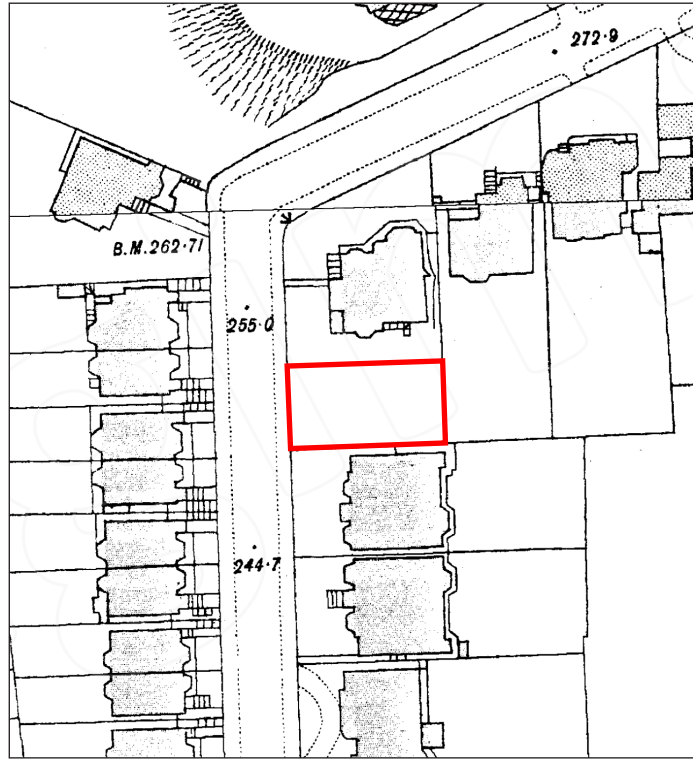
## 1.2 Site Location Plan

### Key

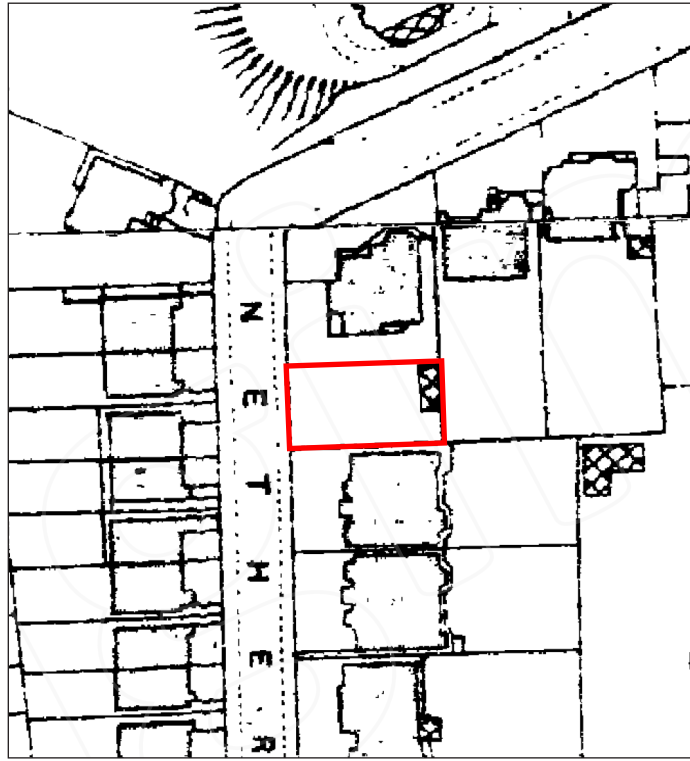
 Denotes Site Boundary



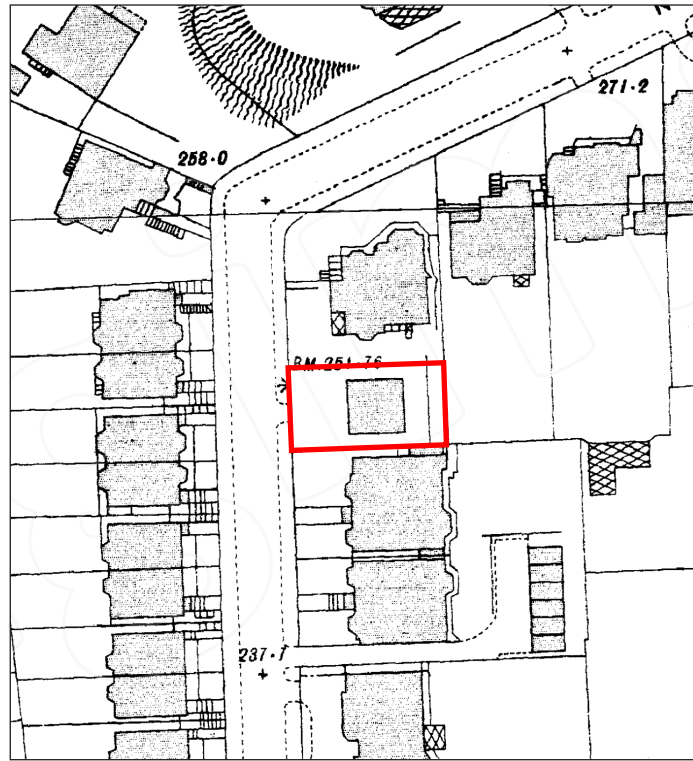
1870s



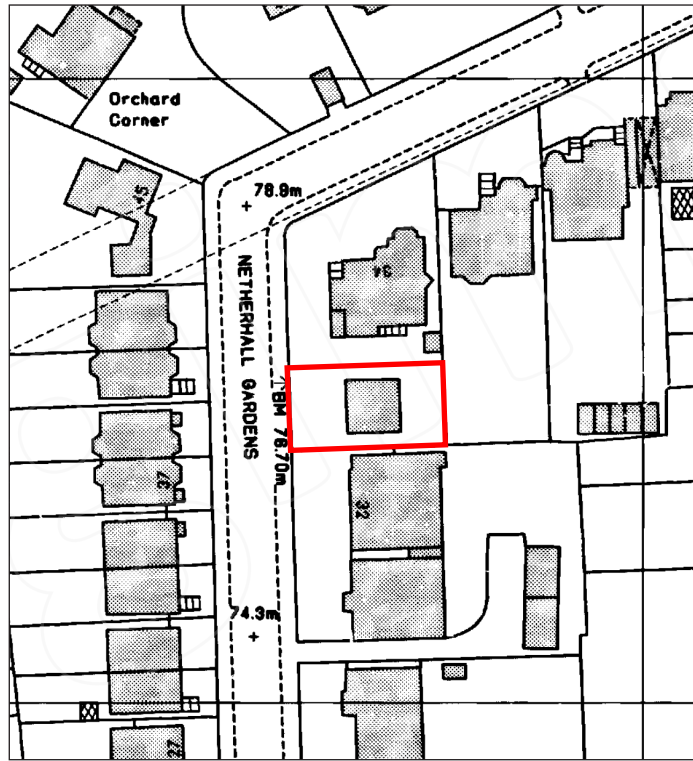
1890s



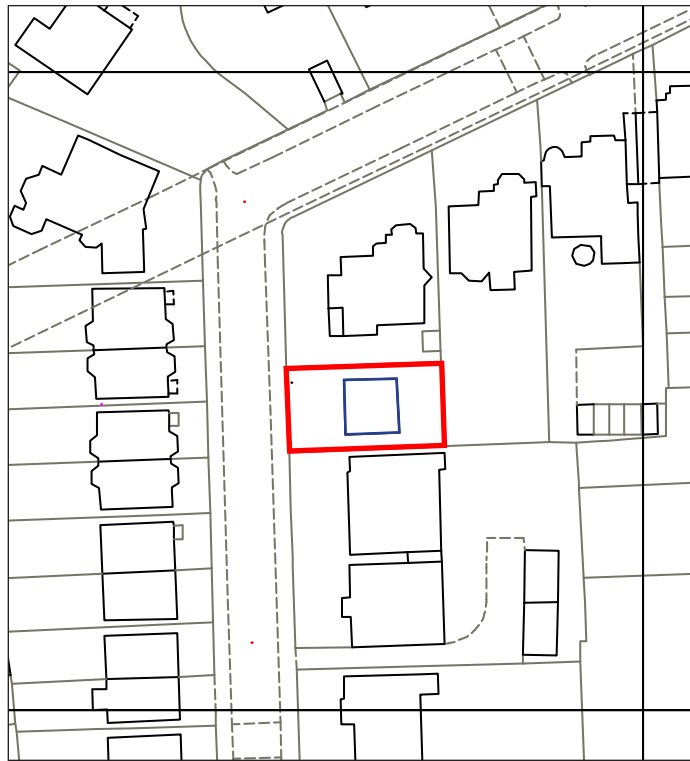
1910s



1930s



1970s



2024

### 1.3 History of the Site: Overland Survey Maps

The Overland Survey plans illustrate the development of the site since the mid-nineteenth century. The building which currently occupies the site was constructed between 1910 and 1930.

**Key**  
 Denotes Site Boundary





Source: Historic England Archive (RAF photography)

Date taken:10/05/1946

1.4 Historical Aerial Photographs



Aerial view: 2024

**Key**  
 Denotes Site Boundary



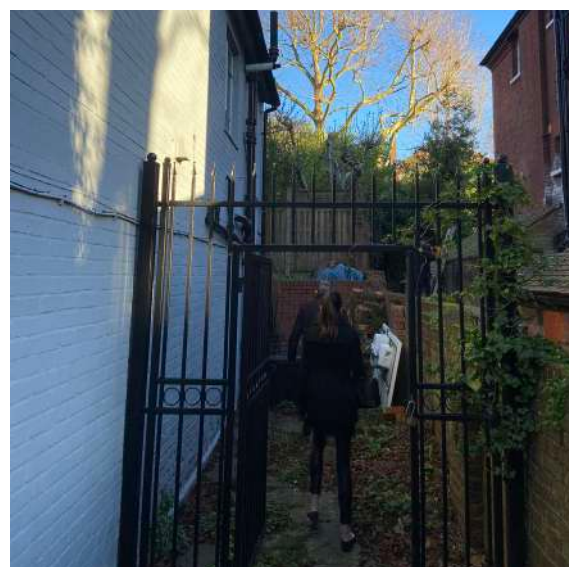
## 1.5 The Existing Condition: External Photographs



01 Front elevation (Netherhall Gardens)



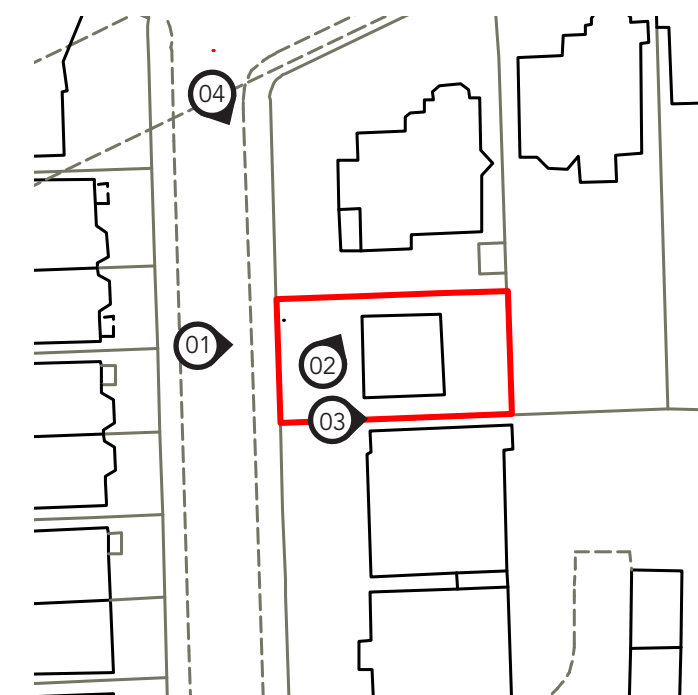
02 Front garden (Looking towards 34a Netherhall Gardens)



03 Southern Side Access (Looking West)



04 Approach to the site from the North-West down Netherhall Gardens



Location plan



**Section 2:** Planning History

## 2.2 Site Planning History 34A Netherhall Gardens

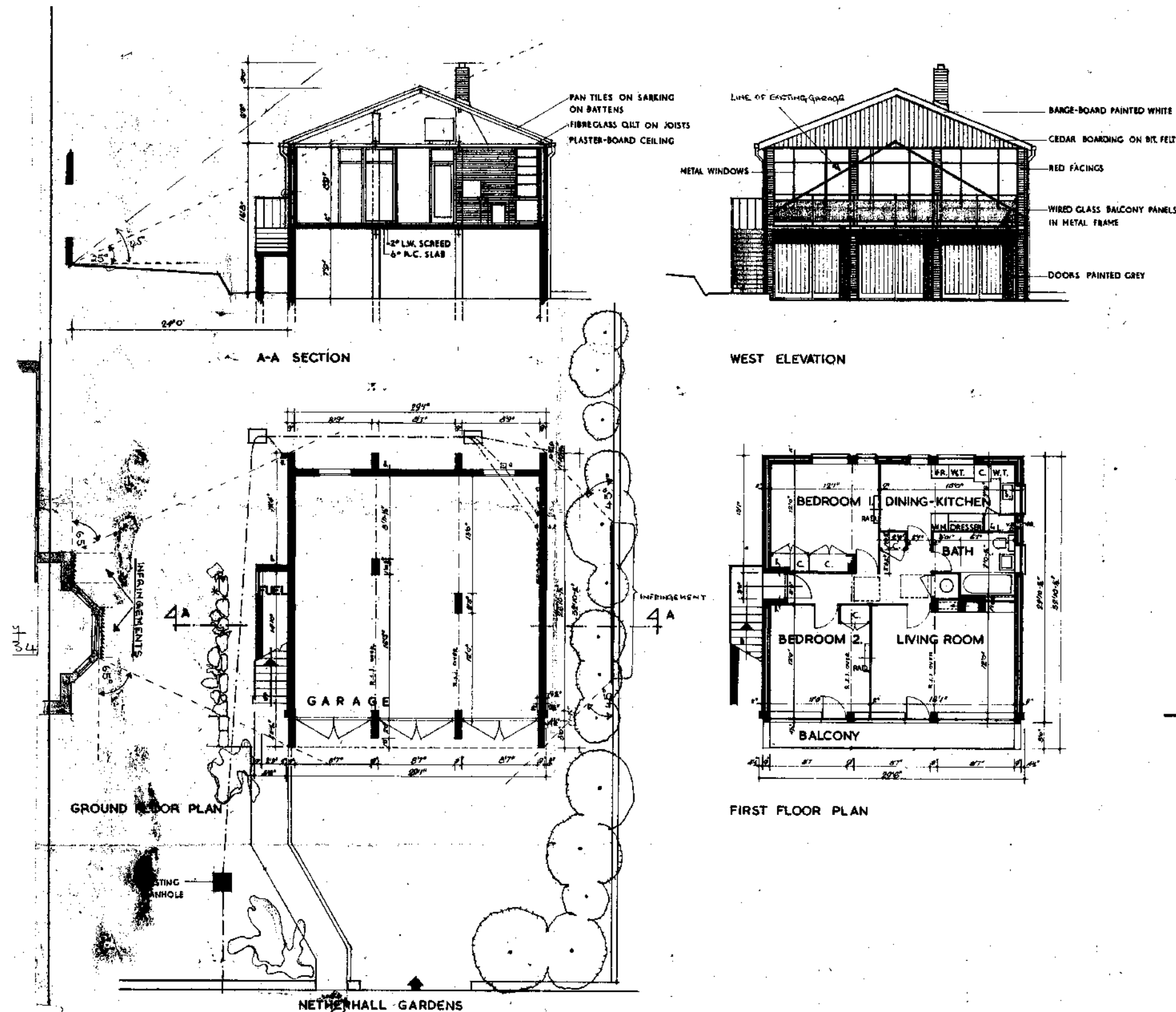
### Planning History

- ① Application dated: April 1935 - **REFUSED**  
4-storey extension to the rear of the existing building at 34 Netherhall Gardens to create additional flats.
- ② Application dated: October 1954 - **GRANTED**  
Extension of a new flat over an existing garage.
- ③ Application dated: August 1973 - **REFUSED**  
Creation of a 3 bed room single dwelling and a garage.

### Pre Application Advice 2022/5367/PRE

*This section will acknowledge the existence of pre application advice 2022/5367/PRE and that this advice was sought by the previous owner.*

*Without quoting the advice, this section will demonstrate that all advice given has been thoroughly considered.*



- ② Application dated: October 1954. Consented plans, section and elevation drawings.





(A) 2020/2816/P - Existing Section A-A



(A) 2020/2816/P - Consented Section A-A



(A) 2020/2816/P - Existing Street view Photograph



(A) 2020/2816/P - Consented Street view CGI

## 2.3(A) Planning Precedents (New-build dwelling in the Fitzjohns / Netherhall Conservation Area)

### 9 Lyndhurst Terrace

- (A) 2020/2816/P – **Granted subject 106 legal agreement- June 2021**  
Demolition of existing dwelling and replacement with a three storey (plus basement) single dwelling house with terraces to front and rear and associated landscaping works.

#### Relevance & Analysis

The application proposed the erection of a new three storey 4-bed house (10m (h) x 16m (d) x 8.5m (w)) (plus single storey basement level) with PV panels at main roof level, following demolition of the existing two storey house. This application description also applies to the proposals sited at 34A Netherhall Gardens.

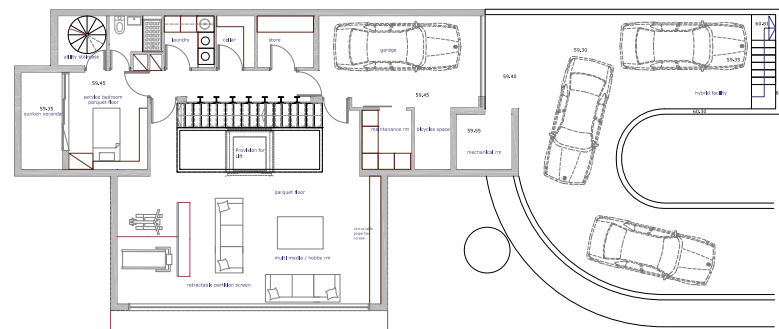
The application site at 9 Lyndhurst Terrace is also within the Fitzjohns Netherhall Conservation Area.

Like the permission at 9 Lyndhurst Terrace, the proposals take a considered approach to scale, ensuring that the building is subservient to its neighbours. The hierarchy of scale is applied in the case of both, ensuring that the building diminishes in size as it increases in height.

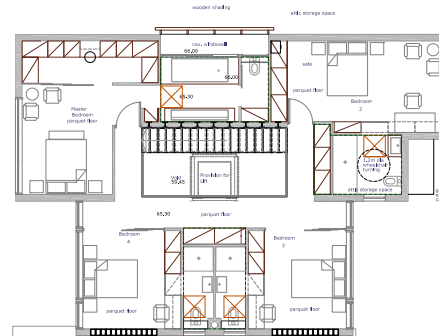
Overall, the permission sited at 9 Lyndhurst Terrace, demonstrates the acceptability in planning policy terms of,

- Demolition of the existing dwelling sited at 34A Netherhall Gardens,
- Erection of a considered three storey (plus basement) single dwelling house.

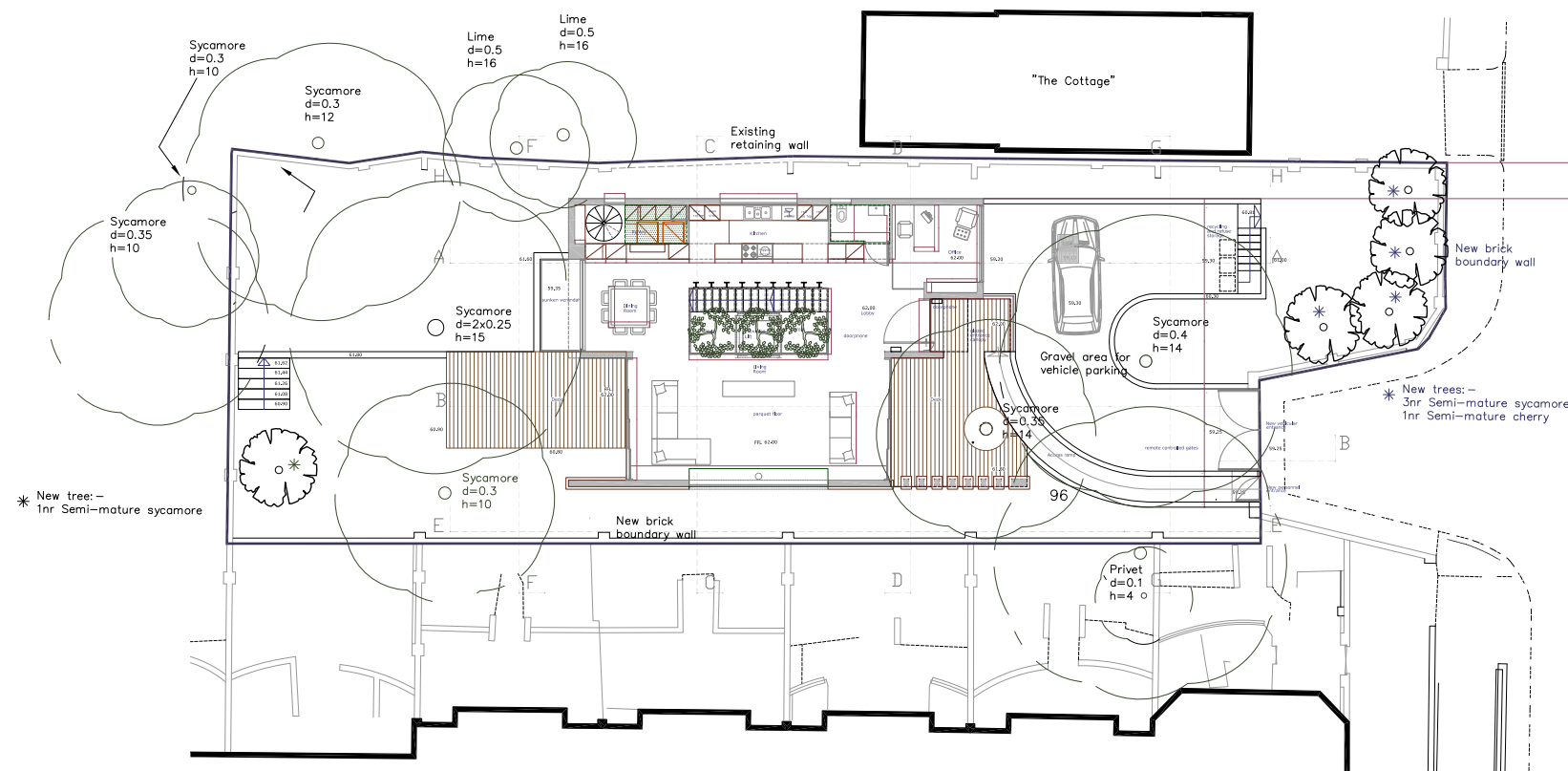
## 2.3(B) Planning Precedents (New Build Home Including Basement)



**B** 2012/5448/P - Consented Basement Plan



**B** 2012/5448/P - Consented First Floor Plan



**B** 2012/5448/P - Consented Ground Floor Plan



**B** 2012/5448/P - Consented Elevation

### Land off Netherhall Gardens to rear of 132-142 Finchley Road

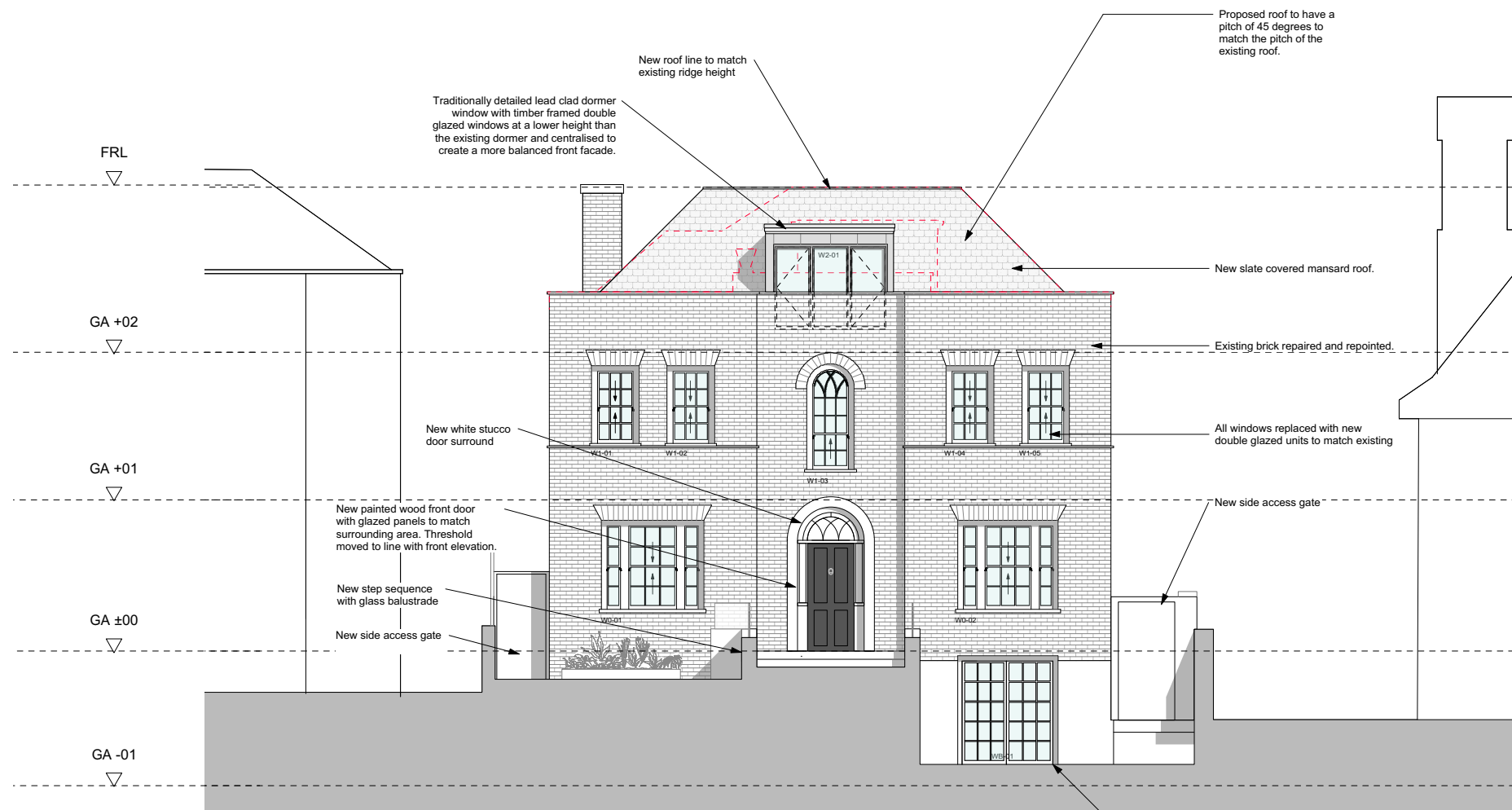
- B** 2012/5448/P - *Granted subject to conditions - June 2013*  
Erection of single-family dwelling house comprising basement, ground and two upper floors (Class C3) (following demolition of existing garden walls).

#### Relevance & Analysis

This permission demonstrates the acceptability in planning policy terms of, a three storey (plus basement) single dwelling house. within the Fitzjohns Netherhall Conservation Area.

The proposals at 34A Netherhall Gardens are of a reduced scale, and have been designed with a greater consideration of, and respect for the Fitzjohns Netherhall Conservation Area and therefore should be supported in planning policy terms.





© 2017/3869/P - Proposed Street Elevation

## 2.3(c) Planning Precedents (Detached Dwelling With New Roof)

### 72 Maresfield Gardens

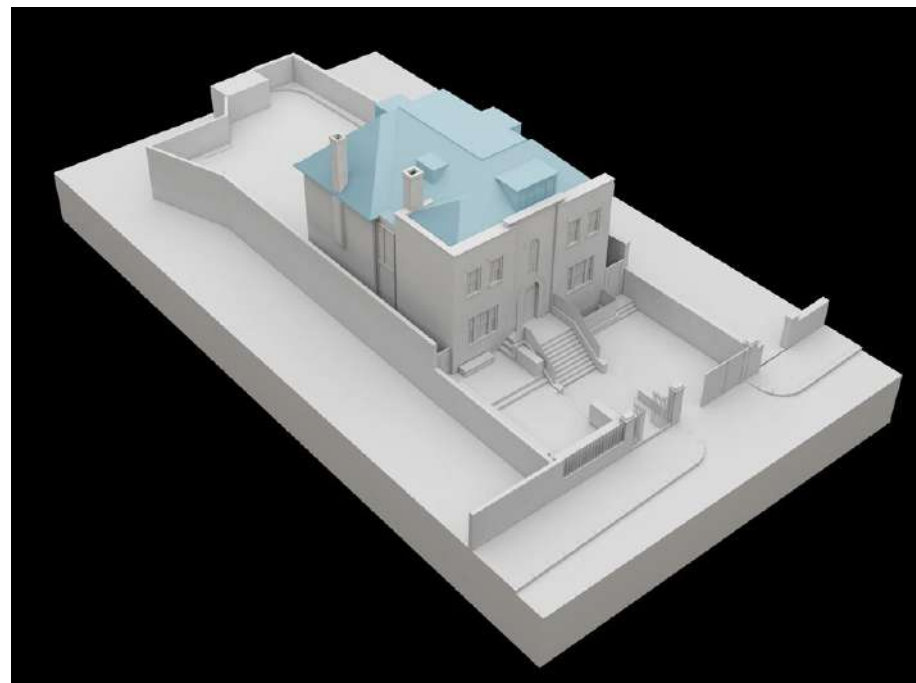
- © 2017/3869/P – **Granted subject to conditions - November 2017**  
Replacement roof (following removal of existing roof) with front and rear dormers and 5 x roof lights; single storey front porch infill extension; two storey side infill extension; various external alterations including infilling of parking space and formation of front light well, alterations to fenestrations, landscaping alterations and new front boundary treatment.

### Relevance & Analysis

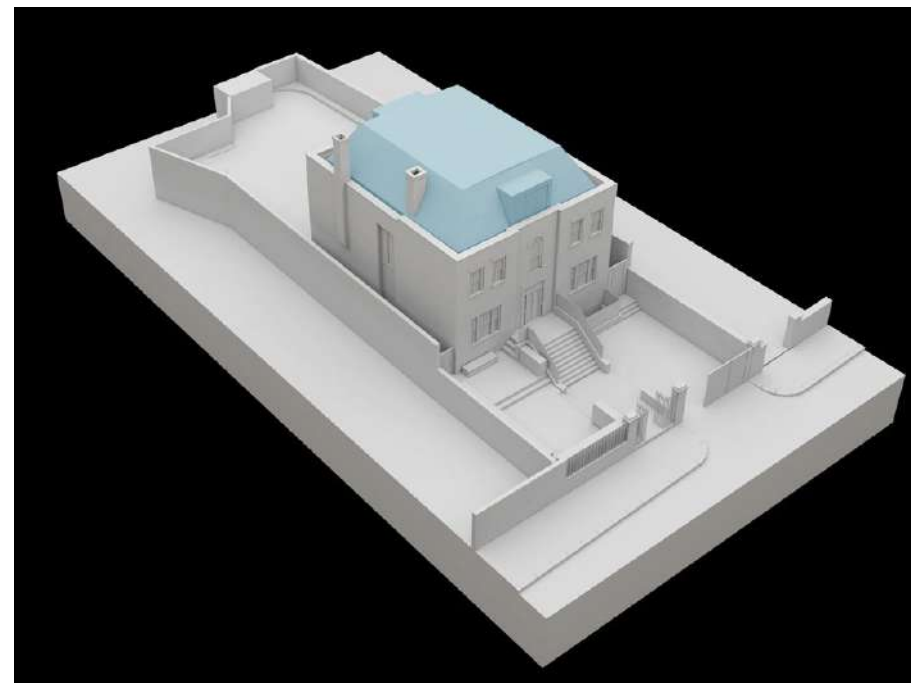
This permission demonstrates the acceptability in planning policy terms of, a three storey (plus basement) single dwelling house within the Fitzjohns Netherhall Conservation Area.

In consideration of policy D1 and D2 and CPG Design (March 2019), it also demonstrates the acceptability of a well designed hipped roof within the Fitzjohns Netherhall Conservation Area

The proposals at 34A Netherhall Gardens are also propose three stories above ground plus basement, with a similar hipped roof (also at 45 degrees) and therefore should be supported in planning policy terms.



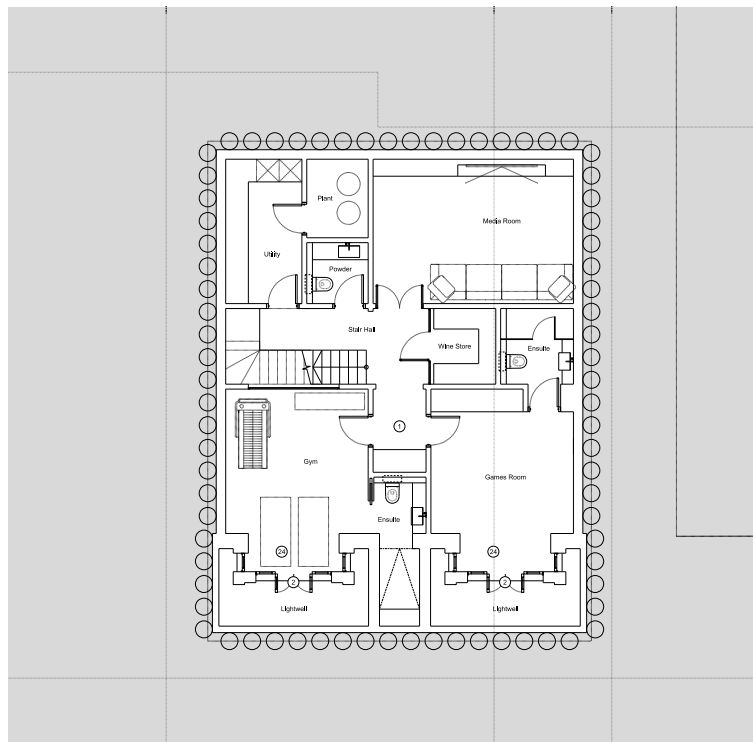
© 2017/3869/P - Existing Massing



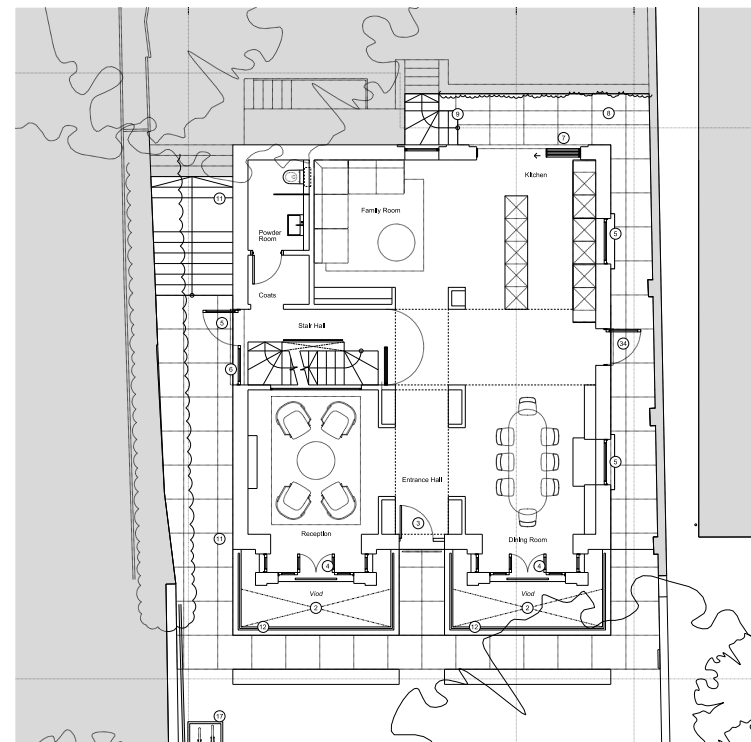
© 2017/3869/P - Proposed Massing

**Section 4:** Design Principles & Concepts

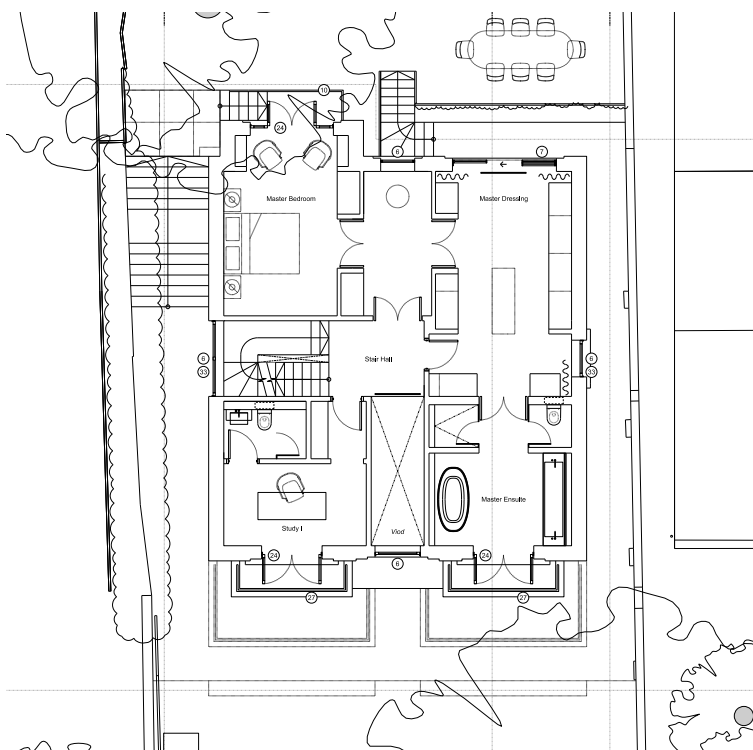




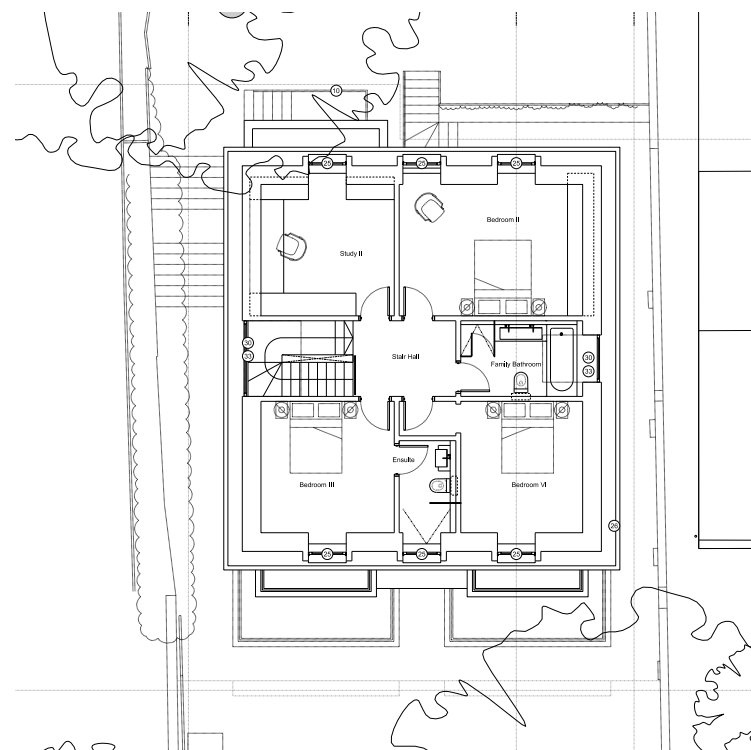
Proposed Basement Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

## 4.1 Use & Layout:

### Use:

The existing building is in C3 Residential Use and this will not change as part of the proposals.

### Layout:

The layout of the proposed dwelling house has been configured to maximise the liveability and enjoyment of the property.

The spatial arrangement is a derivation of a traditional, double-fronted, Hampstead villa, scaled proportionately for the site.

### Configuration :

An open-plan configuration allows natural light to permeate throughout.

### Fenestration :

The front (west-facing) facade provides the best aspect in terms of view and light, without overlooking neighbours. For this reason the primary windows are street-facing.

Although the street-facing windows are generous, care has been taken to ensure that the extent of glazing is not excessive and the windows have a formal arrangement, befitting the character of the Netherhall and Fitzjohn's Conservation Area.

	<b>Section 2: Category 2 – Accessible and adaptable dwellings</b>		
	<i>To be read in conjunction with The Building Regulations 2010 Access to and use of buildings - Approved Document.</i>		
	Section 2A: Approach to the dwelling		
	<b>Application</b>		
2.1	<i>The provisions of Section 2A apply only where a planning condition requires compliance with optional requirement M4(2) for accessible and adaptable dwellings (see paragraphs 0.3 to 0.6)</i>		
2.2	<i>The provisions of Section 2A apply to external and internal areas and elements that form part of the approach route to the individual dwelling and fall within the plot (or curtilage) of the dwelling or the building containing the dwelling.</i>		
2.3	<i>The provisions also apply to the approach route between the dwelling and the point, or points, at which an occupant or visitor, including a disabled person, would expect to get in and out of a car. This point, or points of access may be within or outside the plot of the dwelling or the building containing the dwelling (typically a block of flats). These provisions do not apply beyond the curtilage of the development.</i>		
2.4	<i>Reasonable provision should be made to ensure that the approach route to any communal facilities that serve the dwelling meets these provisions. Communal facilities include storage areas, such as those used for depositing refuse and recycling, but not plant rooms or other service areas unless occupants need regular access, for example meter reading.</i>		
2.5	<i>For a house (or other dwelling that sits within its own plot) the approach route will often involve a driveway, or a gate and a path, but for a dwelling within a larger building (typically a block of flats) the approach route will usually involve one, or more, communal gates, paths, entrances, doors, lobbies, corridors and access decks as well as communal lifts and stairs.</i>		
	Design Standards	Y/N	Application
	<b>Approach routes</b>		
	<b>General</b>		
2.6	The approach route should be safe and convenient, adopt the shallowest gradient that can be reasonably be achieved and be step-free, irrespective of the storey on which the dwelling is located.	Y	The approach route from Netherhall Gardens to the external entrance doors is level access with a shallow gradient.
2.7	Where it is not reasonable to achieve a step-free approach route to the principal private entrance, a step-free approach should be provided to a suitable alternative private entrance instead. The provisions for approach routes (other than those relating specifically to step-free access) should still apply to both the route to the principal private entrance and the route to the alternative private entrance.	NA	Not Applicable. A step-free approach has been provided.
2.8	Where a communal ramped approach route is provided and has an overall rise of 300mm or more, an additional stepped route meeting the requirements of paragraph 2.11 should also be provided.	NA	Not Applicable (This is a private residence)
2.9	An approach route for a Category 2 dwelling should comply with all of the following:		
a)	The approach route is level, gently sloping or, when necessary, ramped.	Y	The approach route is level or gently sloping.

b)	Private parts of the approach route have a minimum clear width of 900mm or 750mm where there are localised obstructions.	Yes	A clear width of +1m is afforded by the new entrance gate.
c)	Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.	NA	Not Applicable (This is a private residence)
d)	Any localised obstruction does not occur opposite or close to a doorway, or at a change of direction, and is longer than 2m in length.	Yes	There are no localized obstructions.
	Design Standards		
e)	All external parts of the approach route have a suitable ground surface.	Yes	The proposed resin-bound surface provides a suitable ground surface for access.
f)	Every gate (or gateway) along the approach route has both :		
	<ul style="list-style-type: none"> <li>a minimum clear opening with of 850mm</li> <li>a 300mm nib to the leading edge of the gate</li> </ul>	Yes	A +1m clear opening is afforded by the entrance gate. An 850mm clear opening is afforded by the front door.
	<b>External and internal ramps forming part of an approach route</b>		
	<i>Not Applicable</i>		
	<b>External steps forming part of an additional route</b>		
2.11	To enable a wide range of people to use steps safely, a stepped approach should comply with all of the following:	Yes	The side access stair providing direct access to the rear garden complies with the following standards;
a)	Steps are uniform with a rise of between 150mm and 170mm and a going of between 280mm and 425mm (for tapered steps measured at a point 270mm from the 'inside' (narrow end) of the step).	Yes	The external side access steps comply with this standard
b)	Steps have suitable tread nosings.	Yes	Suitable tread nosings are provided
c)	No individual flight has a rise between landings of more than 1800mm.	Yes	No individual flight has a rise between landings of more than 1800mm.
d)	Every flight has a minimum clear width of 900mm.	Yes	Every flight has a minimum clear width of 900mm.
e)	Top and bottom and, where necessary, intermediate landings are provided and every landing has a minimum length of 900mm,	Yes	Top, bottom and intermediate landings have a clear width of 900mm.
	Design Standards		
f)	Every flight with three or more risers has a suitable grippable handrail to one side, (or to both sides where the flight is wider than 1000mm). This grippable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosings.	Yes	A grippable handrail is provided to the side access stair.

## 4.2 Accessibility:

### Policy D7 Accessible Housing

In order to comply with policy D7 - Accessible Housing, the proposals have been configured in accordance with Approved Document part M4(2) of the Building Regulations "accessible & adaptable dwellings."

This section tables the requirements of Part M4(2) and describes how the application proposals for 34A Netherhall Gardens will comply with these requirements.



	<b><u>Car parking and drop-off</u></b>		
	<b>Parking space</b>		
2.12	Where a parking space is provided for the dwelling, it should comply with all of the following.		
a)	Where the parking is within the private curtilage of the dwelling (but not within a carport or garage) at least once space is a standard parking bay than can be widened to 3.3m.	Yes	Generous for the parking of a single car is provided in the area fronting Netherhall gardens. The free parking area available is 4.3m wide and 11.4m deep.
b)	Where communal parking is provided to blocks of flats, at least one standard parking bay is provided close to the communal entrance of each core of the block (or to the lift core where the parking bay is internal). The parking bay should have a minimum clear access zone of 900mm to one side and a dropped kerb in accordance with paragraph 2.13d.	NA	Not Applicable (This is a private residence)
c)	Access between the parking bay and the principal private entrance or, where necessary, the alternative private entrance to the dwelling is step free.	Yes	Access between parking and the principal private entrance is step free.
d)	The parking space is level, or where unavoidable, gently sloping.	Yes	The parking space provided is leve/ gently sloping
e)	The gradient is as shallow as the site permits.	Yes	The shallow gradient of the side is generally retained albeit levelled where the natural gradient meets the entrance to the property.
f)	The parking space has a suitable ground surface.	Yes	The permeable hardstanding provides a suitable ground surface for access.
	Design Standards	Y/N	Comments
	<b>Drop-off point</b>		
	<i>Not Applicable</i>		
	<b><u>Communal entrances</u></b>	NA	Not Applicable (This is a private residence)
<b>Section 2B: Private entrances and spaces within the dwelling</b>			
	<b><u>Application</u></b>		
2.18	The provisions of Section 2B apply only where a planning condition requires compliance with option requirement M4(2) for accessible and adaptable dwellings (see paragraphs 0.3 to 0.6).		
2.19	The provisions of Section 2B apply to private entrances, other external doors and key elements within the dwelling.		
	Design Standards	Y/N	Comments
	<b><u>Private entrances</u></b>		
	<b>Principal private entrance and alternative entrance</b>		

2.20	The principal private entrance, or the alternative private entrance where stepfree access cannot be achieved to the principal private entrance, should comply with all of the following.		
a)	There is a level external landing with a minimum width and depth of 1200mm.	Yes	This level area is provided fronting the primary entrance.
b)	The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.	Yes	The proposed awning provides this cover.
c)	Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.	Yes	External porch and entrance gate lighting will be provided activated automatically by a dusk to dawn timer or by detecting motion.
d)	The door has a minimum clear opening width of 850mm when measured in accordance with Diagram 2.2	Yes	The doo provides 850mm clear opening in accordance with Diagram 2.2.
e)	Where there are double doors, the main (or leading) leaf provides the required minimum clear opening width.	Yes	A "leaf and a half" door is provided, fulfilling these requirements.
	Design Standards	Y/N	Comments
f)	A minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.	Yes	The 300mm nib is provided to the leading edge and maintained for a minimum distance of 1200mm beyond it.
g)	The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm.	Yes	The depth of the reveal on the leading side of the door (inside) is effectively 0mm because the door is a "leaf and a half."
h)	The threshold is an accessible threshold.	Yes	The threshold is a flush, accessible threshold.
i)	Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.	NA	A lobby/porch is not provided.
	<b>Other external doors</b>		
2.21	All other external doors- including doors to and from a private garden, balcony, terrace, garage, carpot, conservatory or storage area that is integral with, or connected to, the dwelling, should comply with provisions d. to i. of paragraph 2.20.	Yes	The other external access door complies with these standards
	<b><u>Circulation areas and internal doorways</u></b>		
	<b>Door and hall widths</b>		
2.22	To facilitate movement into, and between, rooms throughout the dwelling, doors and corridors should comply with all of the following (see Diagram 2.3).		
a)	The minimum clear width of every hall or landing is 900mm.	Yes	All hallways exceed 900mm in width

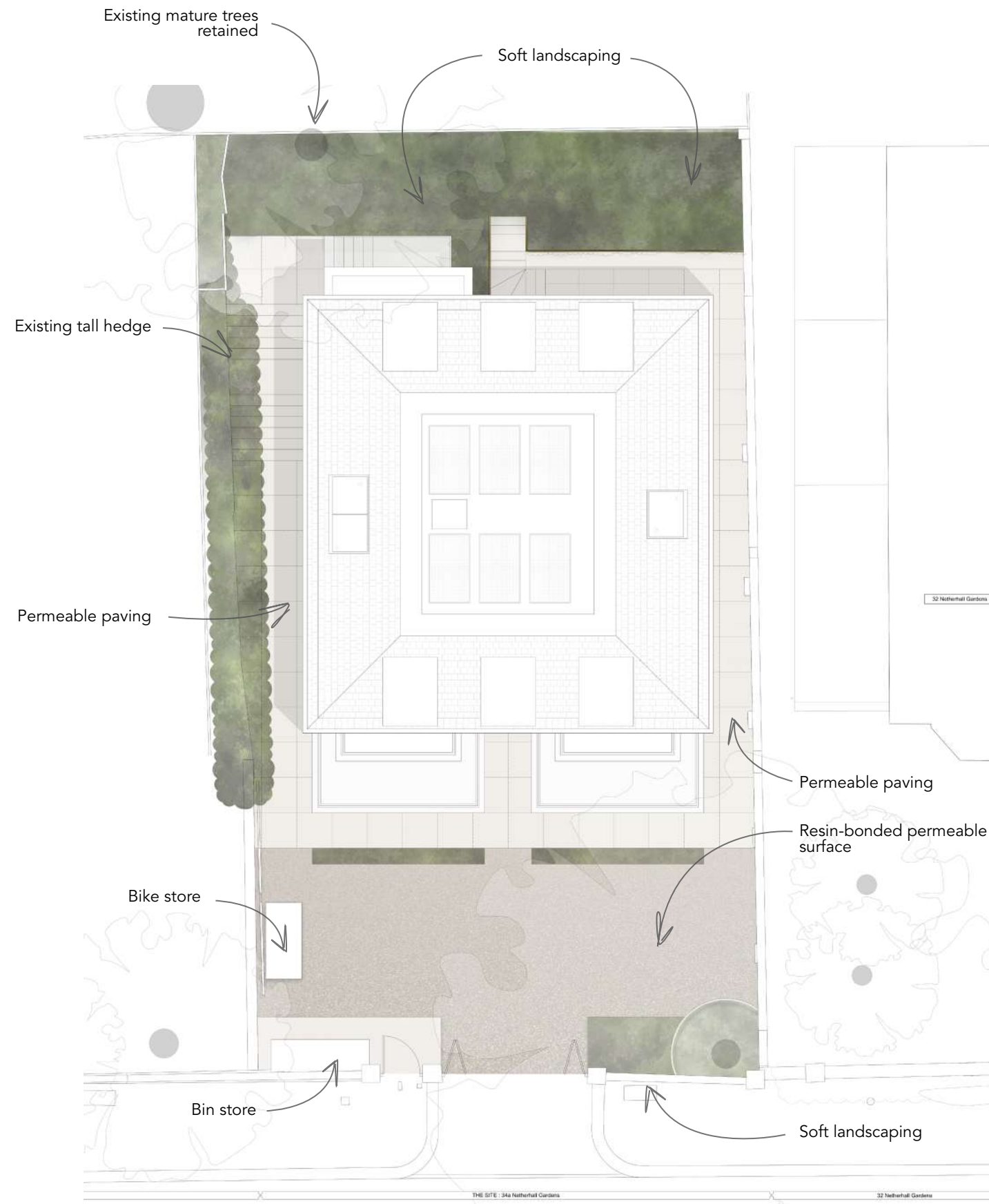
b)	Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point.	Yes	Where obstructions do occur, a minimum clear width of 750mm shall be maintained
	Design Standards	Y/N	Comments
c)	Every door has a minimum clear opening width as set out in Table 2.1.	Yes	All doorways have a minimum clear opening width compliant with table 2.1.
d)	A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.	Y	A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.
	<b>Private stairs and changes of level within the dwelling</b>		
2.23	To allow people to move between storeys, and to allow a stair-lift to be fitted to the stairs from the entrance storey to the storey above (or the storey below where this contains the bathroom required by the provisions of paragraph 2.29), stairs should comply with all of the following:		
a)	Access to all rooms and facilities within the entrance storey is step-free.	Yes	Step-free access is provided to all rooms and facilities within the entrance storey.
b)	Level changes within every other storey are avoided where possible.	Yes	No level changes are provided within the other storeys
c)	The stair from the entrance storey to the storey above (or below) has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads (ignoring any newel post).	Yes	The stair from the entrance storey to the storey above (or below) has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads (ignoring any newel post).
d)	All stairs meet the provisions of Part K for private stairs.	Yes	All stairs meet the provisions of Part K for private stairs.

	<b><u>Habitable rooms</u></b>		
	<b>Living, kitchen and eating areas</b>		
2.24	To provide usable living spaces and easy, step-free access between a living area, a WC and the principal private entrance, key accommodation should comply with all of the following:		
	Design Standards	Y/N	Comments
a)	Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).	Yes	The living room, dining room and kitchen are provided within the entrance storey.
b)	A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.	Yes	A minimum 1200mm clear space is provided in front of and between kitchen units and appliances.
c)	Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows.	Yes	The proposed windows comply with these standards. The street facing windows are full height, with a balustrade provided to comply with Part K.
2.25	To enable a wide range of people to access and use them, bedrooms should comply with all of the following:		
a)	Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.	Yes	A clear access route, 750mm wide is provided from the doorway to the window in every bedroom.
b)	At least one double bedroom (the principal bedroom) can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.	Yes	In the principal bedroom a clear access is provided to both sides and foot of the bed.
c)	All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed.	Yes	No single bedrooms are provided. The twin bedrooms provide a minimum 750mm clear access zone to both sides and the foot of each bed.
d)	It can be demonstrated (for example by providing dimensioned bedroom layouts, similar to the example in Diagram 2.4) that the provisions above can be achieved.	Yes	Dimensions have been provided on the floor plans provided, demonstrating compliance with Diagram 2.4.
	Design Standards	Y/N	Comments
	<b><u>Sanitary Facilities</u></b>		
	<b>General provisions</b>		
2.26	All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.SkN/m'. Additional sanitary facilities beyond those required to comply with this guidance need not have strengthened walls.	Yes	All walls, ducts and boxings to the WC/ or cloakroom, bathroom and shower room can support grab rails, seats and other adaptations that could impose a load of up to 1.SkN/m'.

2.27	To provide step-free access to a WC that is suitable and convenient for some wheelchair users and, where reasonable, to make provision for showering, dwellings should comply with all of the following:		
a)	Every dwelling has a room within the entrance storey that provides a WC and basin (which may be within a WC/cloakroom or a bathroom).	Yes	This is provide by the ground floor powder room.
b)	In a two or three storey dwelling with one or two bedrooms, the WC (together with its associated clear access zone) meets the provisions of Diagram 1.3 and the basin does not impede access to the WC.	Yes	The WC (together with its associated clear access zone) meets the provisions of Diagram 1.3 and the basin does not impede access to the WC.
c)	In a two or three storey dwelling with three or more bedrooms, the room with the WC and basin also provides an installed level access shower or a potential level access shower, and the shower, WC and basin (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of compliant WC layouts are shown in Diagram 2.6.	Yes	A potential level-access shower can be provided in Powder Room.
d)	The door opens outwards.	Y	The door to Powder Room opens outwards.
2.28	Where the dwelling provides both an accessible bathroom with a WC and a WC/cloakroom within the same storey, the WC/cloakroom may comply with the provisions of Diagram 1.3.	NA	Not applicable. Only a WC/cloakroom is provided.
	Design Standards	Y/N	Comments
	<b><u>Bathrooms</u></b>		
2.29	To provide convenient access to a suitable bathroom, the dwelling should comply with all of the following:		
a)	Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom, described as the principal bedroom in paragraph 2.25b.	Yes	This is provided on the first floor, Master Bedroom Master En Suite (with bath)
b)	The WC, basin and bath (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of bathroom layouts are shown in Diagram 2.7.	Yes	The WC, basin and bath (meet the provisions of Diagram 2.5.
c)	Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.	Yes	A level-access shower is provided in the Master En Suite.
	<b><u>Services and controls</u></b>		
2.30	To assist people who have reduced reach, services and controls should comply with all of the following.		
a)	Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.	Yes	Switches are between 1350mm and 1450mm above floor level.
b)	Switches, sockets, stopcocks and controls have their centre line between 450mm and	Yes	The proposed switches, sockets, stopcocks and

	1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner.		controls have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner.
c)	The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range.	Yes	All handles to the opening external windows at the principal living area (all ground floor) are provided with handles between 450mm and 1200mm above floor level.
	Design Standards	Y/N	Comments
d)	Handles to all other windows are located between 450mm and 1400mm above floor level, unless fitted with a remote opening device that is within this height range.	Yes	Handles to all other windows are located between 450mm and 1400mm above floor level.
e)	e) Either:		
	<ul style="list-style-type: none"> <li>boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or</li> </ul>	Yes	Boiler timer controls and thermostats will either, <ol style="list-style-type: none"> <li>Be mounted between 900mm and 1200mm above finished floor level or,</li> <li>Separate controllers withing an accessible location and height range will be provided.</li> </ol>
	<ul style="list-style-type: none"> <li>separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.</li> </ul>	Yes	Portable or mobile device controllers may alternatively be provided.





A\_2010\_Proposed Roof / Site / Landscape Plan

## 4.3 External Space & Landscaping

The landscaping proposals seek to,

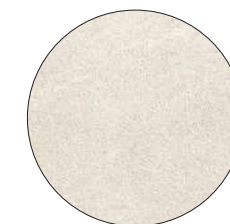
- Improve the usability and enjoyment of the site, by making use of the use and aspect of the front and rear gardens.
- Improve the biodiversity of the site.
- Ensure that the existing trees on (or adjacent to) the site are preserved throughout the works and the ongoing use of the dwellinghouse.

Note: An arboricultural report has been included as part of the supporting materials demonstrating,

- No harm is caused to the existing trees by the proposals,
- Method for maintaining and protecting trees during construction.



Permeable paving



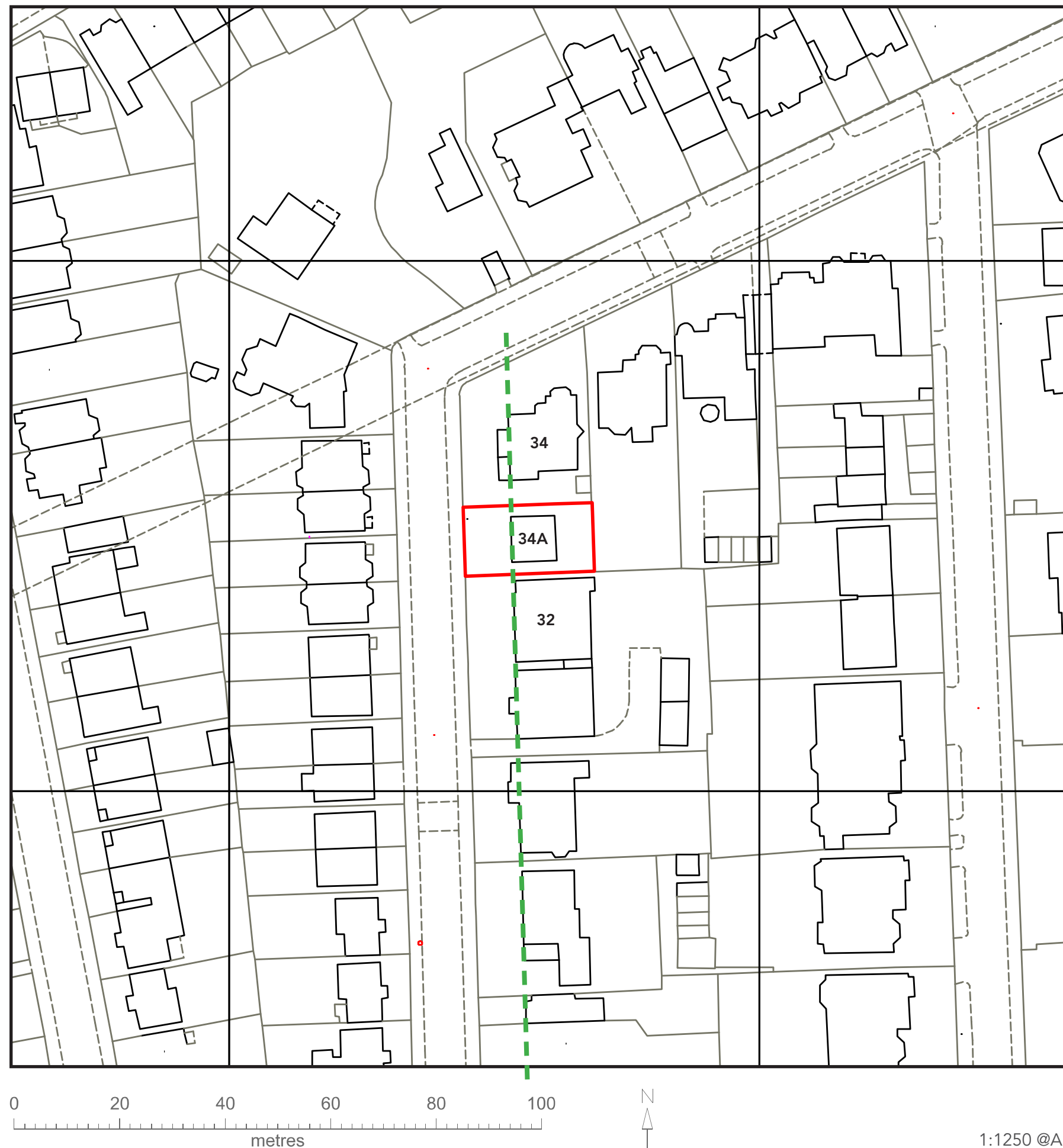
Limestone-coloured, porcelain tile external paving



Resin-bonded permeable surface

**Section 5:** Context & Design





## 5.1 Context

### *Prevailing Building Line*

The building has been positioned such that the proposed front facade is aligned with the facade of the immediate neighbour sited at 32 Netherhall Gardens. This will ensure that the setting-out of the new building preserves and enhances the character of the Fitzjohns Netherhall Conservation Area.

### **Pre Application Advice**

Pre application advice 2022/5367/PRE recommended that the front facade of the future development should align with the property at number 32 and these proposals have been developed in accordance with that advice.

Key:

--- Prevailing Building Line

□ The Site

1:1250 @A3



## 5.2 Scale

The existing building sited at 34A Netherhall Gardens, outlined in blue in the elevation (left) is subordinate in scale relative to its neighbours sited at 32 and 34 Netherhall Gardens.

The proposed designs are also subordinate in scale relative to the neighbours at 32 and 34 Netherhall Gardens.

### Pre Application Advice

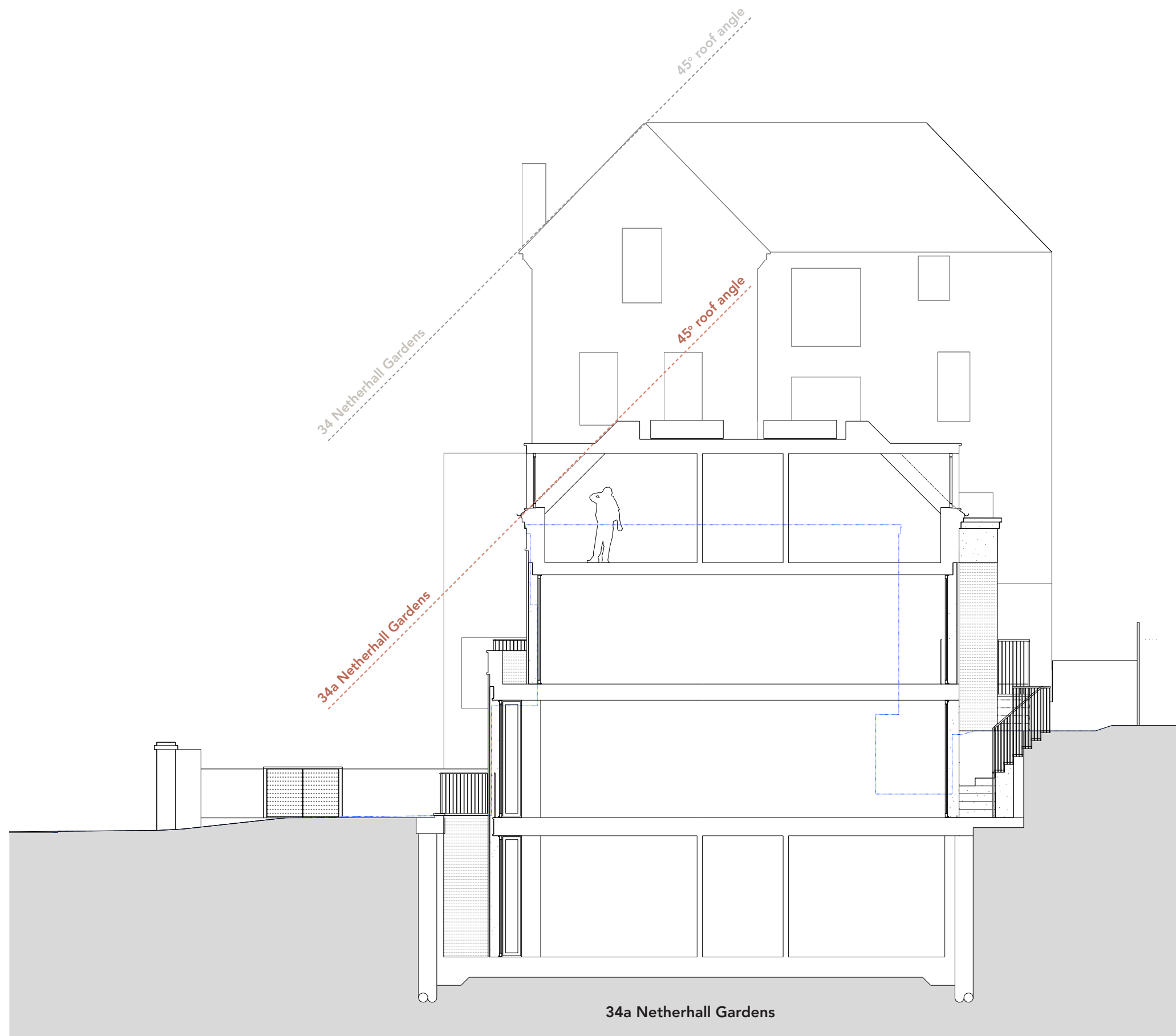
Pre application advice 2022/5367/PRE recommended that the proposed building is subordinate to the established building line pattern. The advice concluded that the height of the design (by others) at pre application stage was acceptable because the structure would line up with the eaves of number 32.

To ensure that these proposals are acceptable in terms of Policy D2 and the pre application advice,

- The proposed designs are subordinate in scale relative to the other houses on Netherhall Gardens.
- The eaves of the proposed dwellinghouse are 0.65m lower than the neighbouring property at 32 Netherhall Gardens

Key:

Outline of Existing Building



Proposed Section AA

## 5.2 Scale (Continued)

Hipped roofs are the most common type of roof construction for houses in the Fitzjohns/ Netherhall Conservation Area. Both neighbouring houses at 32 and 34 Netherhall Gardens have hipped roofs, as do all houses on the opposite side of the street.

The proposals are modest in height and proportion (as described on the previous page). The hipped roof will,

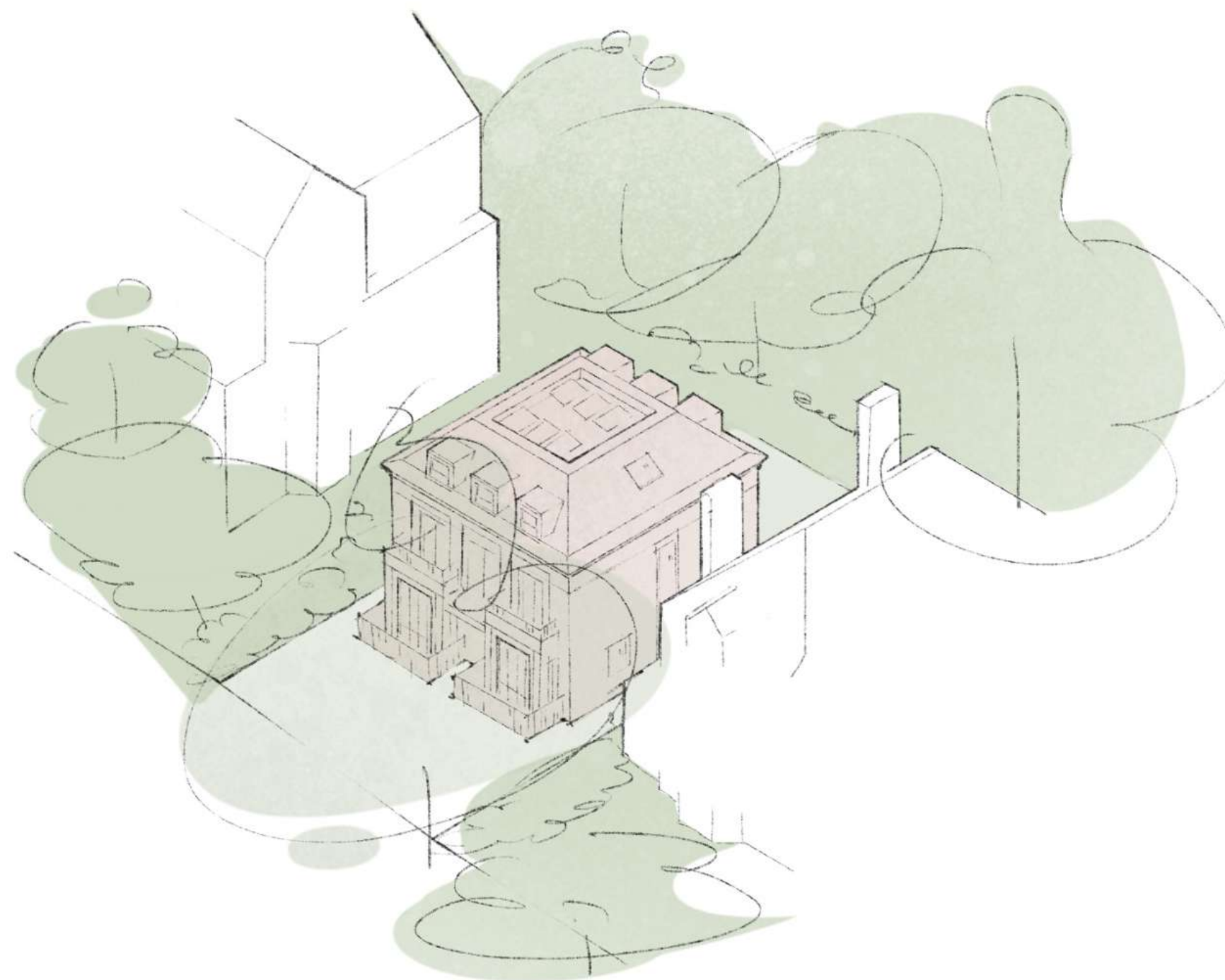
- 1) Provide additional accommodation whilst ensuring that the scale remains modest and not overbearing,
- 2) Ensure that the designs are in keeping with the character of the Conservation Area,
- 3) The flat roof section of the hipped roof provides the useful function of concealing the solar panels from view, from street level at Netherhall Gardens.

To match the hipped roofs adjacent, the proposed roof is pitched at 45 degrees.

Key:

||||| Outline of Existing Building





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## 5.3 Design

The design seeks to provide an exemplary “Hampstead Family Home.”

The characteristics of the design, the bay windows and hipped roof, are commonplace in the Fitzjohns/ Netherhall Conservation area as are the materials: red brick, timber and slate roof tiles.

The cast stone accents are a modern take on the traditional use of terracotta, gauged red brick or stone for building features.

The scale of the building is humble and subservient to its neighbours, ensuring that the hierarchy of buildings on the street is maintained.

The siting of the new building is in accordance with the prevailing building line.

On balance, the proposals will enhance the character and appearance of the Fitzjohns/Netherhall conservation area, and should be supported in policy terms.





**Netherhall Gardens**  
Red Brick with carved and gauged brick pilaster with fine joints.



**34 Netherhall Gardens (Neighbour)**  
Red Brick with carved and gauged brick features and clay plain roof tiles.



**32 Netherhall Gardens (Neighbour)**  
Red Brick with carved and gauged brick features and clay plain roof tiles.



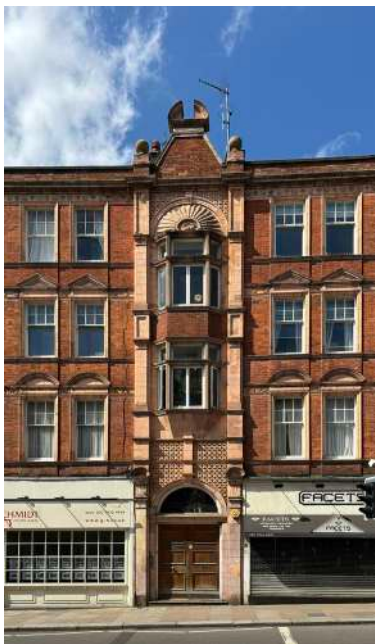
**Netherhall Gardens**  
Red Brick with carved and gauged brick features

## 5.4 Materials

### Materials of Hampstead and the Fitzjohns/Netherhall Conservation Area

The buildings of Hampstead and the Fitzjohns/Netherhall Conservation area are of a variety of styles from many periods. Amongst the varied styles there is a consistent use of,

- Red Brick,
- Slate or Clay Roof Tiles,
- Accetuated features in a unique material such as Gauged Brickwork, Stone (or Cast Stone) and Terracotta.
- Timber-framed windows
- Metal Railings, painted black.



**Hampstead Mansions, Heath Street**  
Red Brick with Terracotta Features



**Maresfield Gardens**  
Red Brick with (cast) stone door surround painted white and roof slates



**Maresfield Gardens**  
Red Brick with stone door surround



**Maresfield Gardens**  
Red Brick with guaged red brick headers and quoins and (cast) stone features with paint finish. Clay plain roof tiles.



**Maresfield Gardens**  
Red Brick with guaged red brick headers and features and stone features with paint finish.

The materials selected for the buiding at 34A Netherhall Gardens seek to ensure that the building is comfortable within, and contributes to the character of the conservation area whilst also identifying as a contemporary building, not a pastiche.



# 5.4 Materials: Application

The materials have been selected to ensure that the proposals preserve and enhance the character of the Fitzjohns/Netherhall Conservation area.



Like most buildings in the conservation area, the primary material proposed is Hampstead red brick.

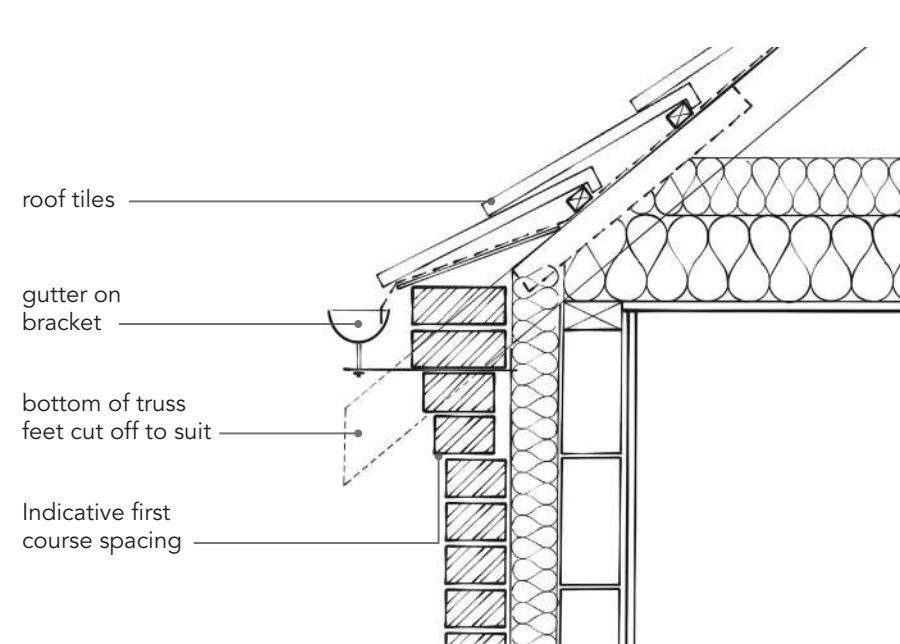
The roof tiles will be slate and the railings painted black, also in keeping with conservation area.

Architectural accents are provided by the cast stone, a reference terracotta and gauged red brick which are commonly used for architectural features.





Proposed Front Elevation with cast stone corbelled eave



Sketch Detail Section - Typical Brick Corbelled Eave

- A timber batten is fixed to the outer edge of masonry to provide fixing for over fascia ventilator.
- A plywood board or proprietary tray provides continuous support to underlay to prevent water retaining troughs.
- A rafter spacer tray is fixed to provide a clear air path between underlay and insulation.

## 5.5 Detail: Typical Hampstead Detail - Corbelled Eave

The roof is a 45° pitch with a corbelled eave. This detail is prevalent in buildings along Netherhall Gardens and in Hampstead.



Netherhall Gardens

**Section 6:** Access



## 6. Access

The front door and southern flank service entrance will provide level access from Netherhall Gardens.

## 7. Waste Strategy

Recycling and rubbish bins will be located in the kitchen, with level-threshold access to the bin store located in the front garden.

## 8. Transport

The site is well serviced by public transport with a PTAL rating of 6A.

The existing dwelling house has three garages with the option to park two additional cars in the front drive (parking for five vehicles off street in total).

The proposals will provide one off street parking space; a reduction of four off-street parking spaces.

### Pre Application Advice

Pre application advice 2022/5367/PRE identifies that CPG "Transport"

Key:

- Bin storage
- Bicycle storage (2 x bicycles)
- Waste