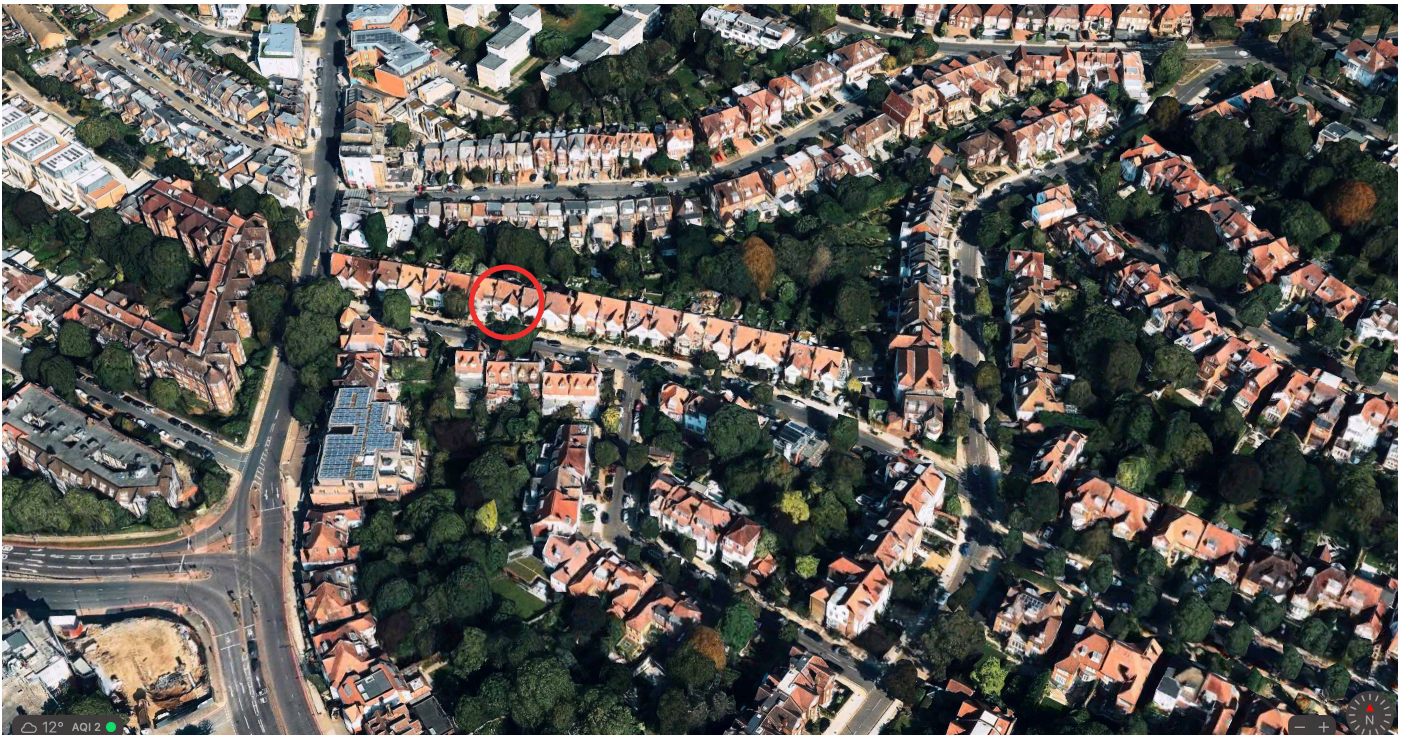


Design and Access Statement for 25 Briardale Gardens, NW3 7PN

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Aerial photo looking north with Briardale Gardens in the centre and Finchley Road to the left. No. 25 is highlighted in red.

This statement has been prepared to support a planning application for the ground floor flat of 25 Briardale Gardens. The application is for the replacement of the current, single-storey rear extension with a new, single-storey extension of similar size, and the addition of an over-door porch to the front elevation.

Context

The property lies within the Redington and Froggnal Conservation Area, in a district of late 19th Century and early 20th Century suburban housing west of Hampstead and immediately to the east of Finchley Road.

Briardale Gardens has a regular pattern of semi-detached two-storey houses with gabled, white rendered street elevations and clay tiled roofs. Nos. 1-35 and 2-14 Briardale Gardens are considered to make a positive contribution to the Conservation Area.

The Character Appraisal and Management Plan has the following description of the street:

“Briardale Gardens has properties of modest domestic scale, comprising three storey (or two storey with an attic or dormer level) mainly Arts and Crafts style semi-detached properties, though closely-spaced. These are set back behind small front gardens. Properties are of brick and tile construction, with some render and tile hanging. There are a variety of bay and dormer window styles and prominent gables and open porches. The majority of the turn-of-the-century houses on Briardale Gardens appear to have been designed by architect Charles Quennell using two designs arranged alternatively to give both a degree of uniformity and variation to the streetscape.

Street trees, garden trees and hedges are important characteristics.

Harm includes loss of front gardens for hard-surfaced parking and also use of timber board fences to some frontages.”

The row of semi-detached houses is made up of pairs of houses with asymmetrical gable ends, alternating with pairs of houses with two-storey gabled bays. The row retains a relatively high degree of consistency on the street frontage. The majority of properties have been altered at the rear with the addition of rear dormers and single-storey rear extensions. The rear extensions are between 3m and 7.6m in projection from the rear elevation of the main house.

The immediate neighbouring properties to the east, no. 23 and no.21, have two-storey rear extensions with hipped roofs and single-storey rear extensions. The single-storey extensions project around 4.1m beyond the rear wall of the application property, which is further than the existing rear extension of no. 25.

In recent years, a number of single-storey rear extensions have been permitted:

11 Briardale Gardens (2019/1656/P)
Single storey rear extension and rear roof dormers.

31 Briardale Gardens (2016/6483/P)
Single storey rear extension with 3.4m projection and bay.

1 Briardale Gardens (2017/1841/P)
Single storey rear extension with 6m projection and side extensions.

33 Briardale Gardens (2011/2535/P)
Single-storey rear extension with projection of 2-6m.

3 Briardale Gardens (2010/4436/P)
Single-storey rear extension, 7.6m projection.



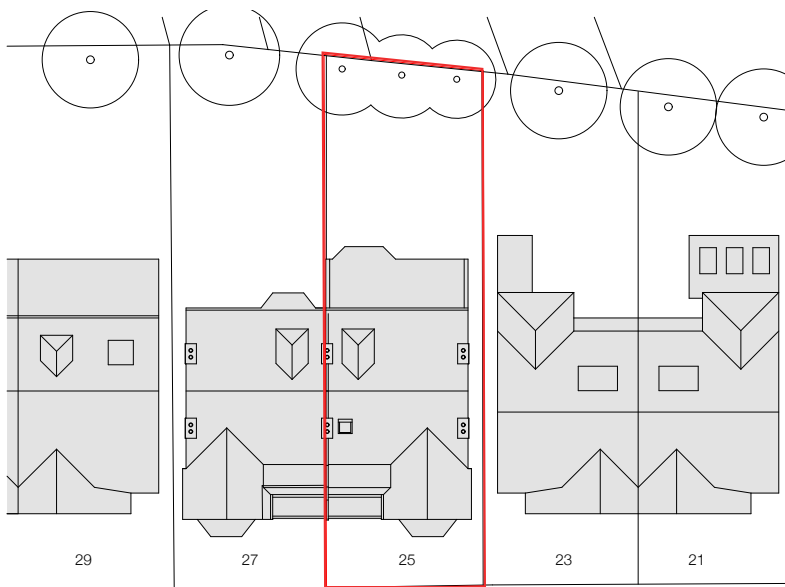
Location Plan 1:1250.



Street view, no. 25 centre.

10 Briardale Gardens (2024/3345/P)
Single storey extension, 3.6m projection.

A report by Arup commissioned by the Redington and Frognal Neighbourhood Forum shows the estimated route of a sub-surface water-course along the property boundary which runs along the ends of the back gardens, resulting in a low level of flood risk in this area.



Site Plan showing immediate context.



View of house from rear garden.

The Application Property

The property is the Leasehold ground floor flat of no. 25 Briardale Gardens. The flat has ownership and sole use of the back garden and side passageway, and ownership of the existing rear extension. The front garden is shared with no. 25A, the first floor flat.

The current single-storey rear extension projects 3m from the original rear wall of the house while the bay projects 3.6m from the original rear wall of the house. The current extension has a masonry construction, rendered and painted white.

Although it has never been permitted, the residents of the first floor flat have made use of the roof of the existing extension as an amenity terrace, and erected fences of different heights and plant pots around the perimeter. This has resulted in an untidy appearance to the rear elevation of the house.

The use of the terrace for amenity causes overlooking of the rear garden of the application property and neighbouring gardens.



View from the rear garden looking towards the rear of no. 23.



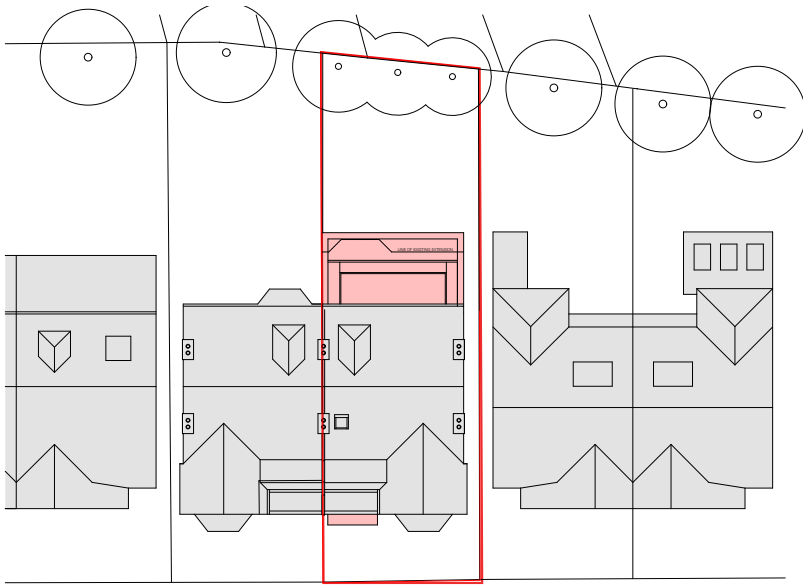
The rear extensions of nos. 21 & 23.

The amenity use, for which the roof was not designed, has caused damage to the roof membrane and flashings. This has resulted in leaks within the timber structure, the electrical service void, and the ground floor rooms. In turn, this has created a problem of mould in the ground floor, damp within the timber roof structure, and an electrical hazard.

A structural inspection by Bright Engineering highlighted that the roof joists and other parts of the structure of the extension would not have been designed to carry the loads that result from amenity use and the planters and pots.

It is not possible for the ground floor owners to inspect and maintain the roof due to the current use. The applicant has needed to undertake recurring, costly work to the ground floor rooms and services, and these problems are ongoing.

Externally, the current rear garden has three mature trees at the far end of the garden which stand 10.5m from the rear extension. A report by Arup identified a below ground water course approximately 11m from the rear of the property which results in a low risk of surface water flooding.



Site Plan showing proposal in pink.



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

Existing and proposed rear elevations.

Proposal

The proposal primarily seeks to improve the internal conditions of the flat and remedy the current issues around damage to the roof, in to resolve the recurring problems caused by water leaks.

The main element of the proposal is to reconfigure the existing single-storey rear extension as a simple rectilinear form, with a purpose-built roof terrace over part of the roof.

The flat is relatively dark internally and the use of space is not as efficient as it might be. The more regular shape of the extension would allow the space to be used more efficiently

and offer a better connection with the garden through wider glazed doors. Roof lights would bring light into the darker central areas of the flat, improving living conditions.

The replacement extension would project 4m from the rear of the original house. This aligns with the extension of the neighbouring house at no.23 Briardale Gardens and houses further along the terrace. At the side, the proposed extension would align with the side of the house to preserve the route along the side passage to the rear garden. The proposal would result in a small addition of 5 sqm to the building footprint.

The extension would have an improved thermal performance and a small part of the roof finish would be a green (sedum) roof. Double-glazed, fixed, flat rooflights in the extension would provide improved light conditions internally. The rooflights would have obscure (frosted) glazing to ensure the privacy of the neighbours.

Roof terrace

The current rear extension is owned by the applicant, but given that the residents of the first floor flat have enjoyed informal use of the roof of the extension for a number of years, it is proposed to provide a replacement, purpose-built terrace with deck finish over part of the roof of the replacement rear extension. This terrace would be set back from the sides and front of the extension to improve the privacy of the applicant's garden and neighbouring properties and limit overlooking. The terrace would be surrounded by a 1.1m high, black-painted metal balustrade on two sides, and a 2m high, slatted timber screen towards no.27, for privacy reasons.

Materials

The wall finish of the extension would be red brick to match the existing building. The doors would be double-glazed aluminium sliding doors with a paint finish. Rainwater goods and copings and flashings would be in dark grey colour metal. The partial green roof would be an 'extensive' system with a sedum blanket.

Over-door porch

The proposal includes the installation of a white-painted, timber, over-door porch above the entrance doors on the street elevation to provide shelter. The porch would project out no more than 70cm and would be a simple, traditional design with lead roof.

Access

Access to the two flats would remain unchanged. Access to the rear garden via the side passage would be preserved.

Heritage Statement

The proposed development is a simple, contemporary design that complements the existing building and has an improved environmental performance.

The proposal would have only very minimal impact on the appearance of the Conservation Area. The appearance of the property from the main road would not be affected.

The proposed development does not harm the existing pattern and size of rear gardens, hedges and trees. It does not encroach significantly onto the existing rear garden or harm the landscape character created by the amalgam of rear gardens.

The development is in keeping with the townscape character of the surrounding area in terms of height, scale and massing and is subservient in height and scale to the existing building. It will complement and be unobtrusive to the existing landscape and townscape character of the Conservation Area.

Flood Risk

The proposal is a very modest change to the building footprint that would add only 0.4-1m to the depth of the existing extension and reduce the garden area from 94 sqm to 89 sqm. The proposal would therefore not impact on the below-ground watercourse that runs approximately 11m from the property and currently results in a low risk of flooding.

ENDS