



Design and Access Statement

**46 Maresfield Gardens, NW3 5RX**

**New Family Dwellinghouse**

February 2025



**SQUARE FEET ARCHITECTS**

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# Introduction and Context

Square Feet Architects have been appointed by our client to look into the possibility of building a new house for himself at 46 Maresfield Gardens.

The site is located within the Fitzjohns & Netherhall Conservation Area. While the current building on the site is not a listed or contributory building it is not categorised as a negative feature either.

The adjoining dwelling to the north No. 48 Maresfield Gardens is a Grade II Listed Building (recently listed, 25th October 2018).



The existing house



Existing Site Photos

The site is currently occupied by a 2 storey plus basement mid-20th century dwelling. The site is part of a large corner parcel of land which is heavily vegetated. The site, as outlined, would closely adjoin an underground rail line and exhaust vent.





Heritage and Character



Street view of the site at no46, and its neighbour at no48 Maresfield Gardens.

The CAA also notes that the density of development and the verdant nature of its front gardens are the foundation for the character of the area. Of special interest along Maresfield Gardens is the lack of street trees and the contribution the greenery within the front gardens makes to the streetscape.

**The CAA notes that while no single style of street frontage is prevalent in the area,** the “underlying consistency is that of front gardens behind a physical boundary that relates sensitively to the architecture behind.” While the front garden of the existing property is of a good size, the boundary treatment does not directly relate to the architecture, and is overly defensive.

The house currently on the application site is not of a qualitative design and does not directly benefit the streetscape. Its replacement would not be detrimental to the conservation area, provided any new development in situ is thoughtfully and sensitively designed.

The neighbouring property at No 48 Maresfield Gardens designed by Hermann Herrey-Zweigenthal in 1938 is listed (Grade II) in October 2018 for representing a successful blend of English and Viennese modernism, as well as for its historic interest as being one of a small group of buildings designed by interwar-war emigre architects to the UK. The building is noted within the CAA as ‘of interest’ and as a positive contributor to the area, though explicit detail is not given on the property.

Alan Power writes about it in Monica Bohm-Duchen’s book “Insiders Outsiders”:

*“Among the unusual features of this fine building are the wood-veneered folding doors between its main ground-floor spaces, running from floor to ceiling and unlike anything else of its date in England. Externally, the walls are brick, with a slightly quirky shaped plan (an oblique projection to the left of the front door, allowing a good balcony to the bedroom above); balustrading to the balconies is pierced with large circles, a pattern suggestive of the 1950s. The stair balustrade inside could also be described as decorative. The feeling of the whole design is more Viennese than German in its unconventionality, and could be related to designs by another significant maverick, Josef Frank.”*



# Planning Background

## Historic Applications

There are numerous historic planning applications in the street - here are a few highlighted as relevant.

Application Ref: 2015/3506/P  
Site Address: 59 Maresfield Gardens  
Proposal: Erection of 3 storey building plus dual basement for use as a single family dwelling (Class C3) following demolition of existing single family dwelling (Class C3).  
Status: GRANTED (subject to s106)

Application Ref: 2016/5374/P  
Site Address: 28 Maresfield Gardens  
Proposal: Excavation of single storey basement with rear lightwell; erection of rear extension at lower ground floor level; erection of front dormer; alterations to front and rear elevations including hard and soft landscaping works.  
Status: GRANTED (subject to s106)

Application Ref : 2024/0728/P  
Site Address : Land adjacent to 46 Maresfield Gardens & 39a Fitzjohn’s Ave London NW3  
Proposal: Development of the land adjacent to 46 Maresfield Gardens including the erection of a five-storey (plus lower ground floor) building to provide new residential accommodation (Class C3), associated basement excavation, hard and soft landscaping works, boundary treatment works, and other associated works. Substantial demolition and redevelopment of 39a Fitzjohn’s Avenue for the provision of residential accommodation (Class C3) including erection of three-storey rear extension, part one-/part two-storey roof extension, associated basement excavation, hard and soft landscaping works, front boundary treatment works, and other associated works.  
Status: TO BE DETERMINED (See following page.)

## Previous Planning Advice Received / Pre-application Enquiries

We submitted preapplication enquiries in September 2019 (ref 2019/2958/PRE) and a follow up in February 2020 (ref 2019/6134/PRE). These proposals develop the scheme based on and taking on board, the advice there received.

The last ‘pre-app’ highlighted the following in response to the last advice made, and how we have sought to address concerns.

**Case for Demolition** - *“The proposed demolition is considered to be acceptable in principle subject to justification, in a heritage statement, that the proposed replacement will preserve or enhance the character of the area, and not cause harm to the setting of the listed building. In addition, proposals for demolition and reconstruction should be justified in terms of the optimisation of resources and energy use in comparison with the existing building.”*

The existing house does not make a positive contribution to the Conservation Area, and performs poorly. In a full application we would demonstrate in more detail how we would comply with Policy CC1: Climate Change Mitigation which focuses on reducing greenhouse gas emissions from new developments and supporting Camden’s commitment to addressing climate change.

We would follow Camden’s energy hierarchy:  
- Be Lean: Use energy efficiently.  
- Be Clean: Use low-carbon energy sources.  
- Be Green: Maximize the use of renewable energy.

We would incorporate sustainable design measures, such as high-efficiency building materials and insulation, to reduce energy demand. Also integrate on-site renewable energy generation (e.g., solar panels and ASHPs) to contribute to carbon reduction.

**Design & Conservation** - We have included more information including elevations in context, and materials which we feel will be an enhancement to the immediate location and the CA more widely.

Also an updated Daylight/Sunlight report and how neighbour’s light might be affected.

Regarding landscaping proposals, we shall provide more information as part of a full application but note your comments.

Details on green roof would follow as part of a full application, but extents are shown in these proposals.

We would be happy to engage with the Design Review Panel as a next step, as suggested.

**Amenity & Neighbours** - see attached the Daylight/Sunlight report which shows how the neighbours are not negatively affected.

Extent of roof terrace has been reduced as suggested.

**Basements** - proposal has been revised to omit a basement, but to retain and build above the existing garages accessed from the side shared driveway, which will become storage for the house.

**Trees & Landscaping** - see attached updated Tree Report by Tretec.

**Climate Change & Air Quality** - see attached Energy & Sustainability and Whole Life Carbon Reports by Ecolytik.

**Highways & Car Parking** - our client is living in the house and is building this home for himself. He is a returning owner and willing to accept a reduction of parking spaces as suggested.

The parking would be in the forecourt so the crossover accessing that would be required. The other crossover accesses land owned by the neighbour to the south.

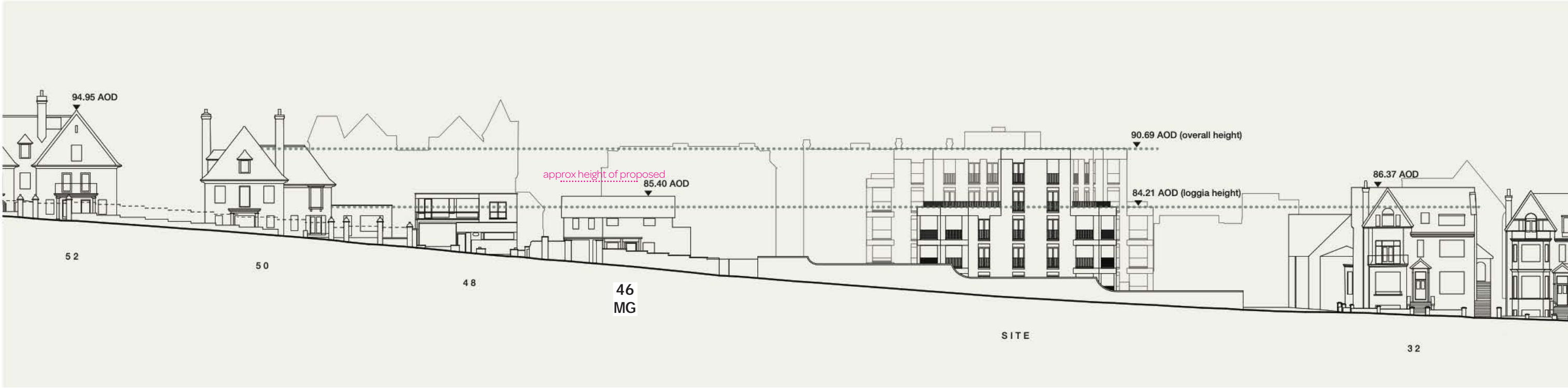
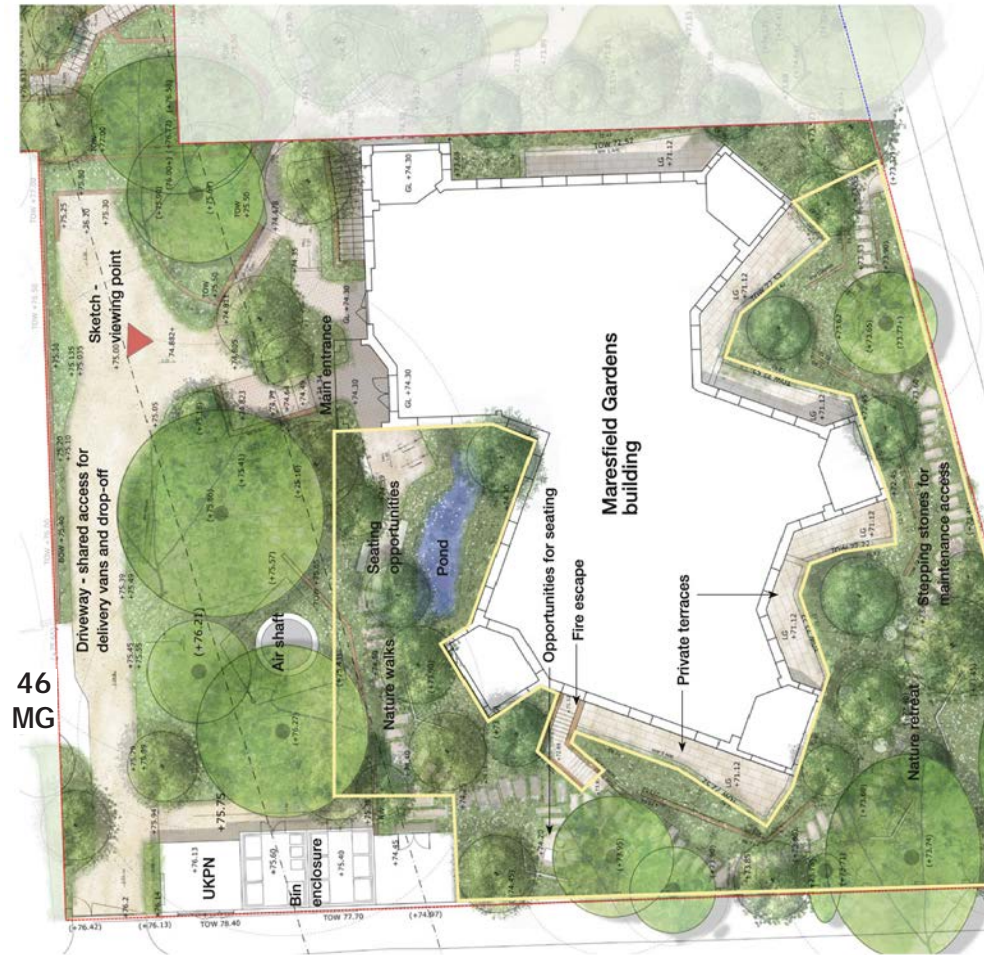
**Bikes & Bins** - bikes and bin storage to be sited within the generous front garden area.

**Construction Management Plan** - now that no new basement is proposed we understand a CMP would not be required at this stage.



Neighbouring Application

These are extracts from the application ref : 2024/0728/P, currently under consideration, for the neighbouring site, to the south of this enquiry. We note how our proposals would not negatively affect their proposals, our theirs ours.





# Proposals

## 3.1 Outline

The proposed development consists of a four-bedroom family house for a returning owner.

The existing house is relatively small for its plot and there is an opportunity to create a new large single family welling akin to various other large houses along the street, which is the prevailing character of the street. As such we have sought to relate the new building with its neighbours and the surrounding area, as required by policy F/N1. The boundary treatment will be improved, replacing unsympathetic timber boarded fence to the adjacent listed house and removing infill brick panel.

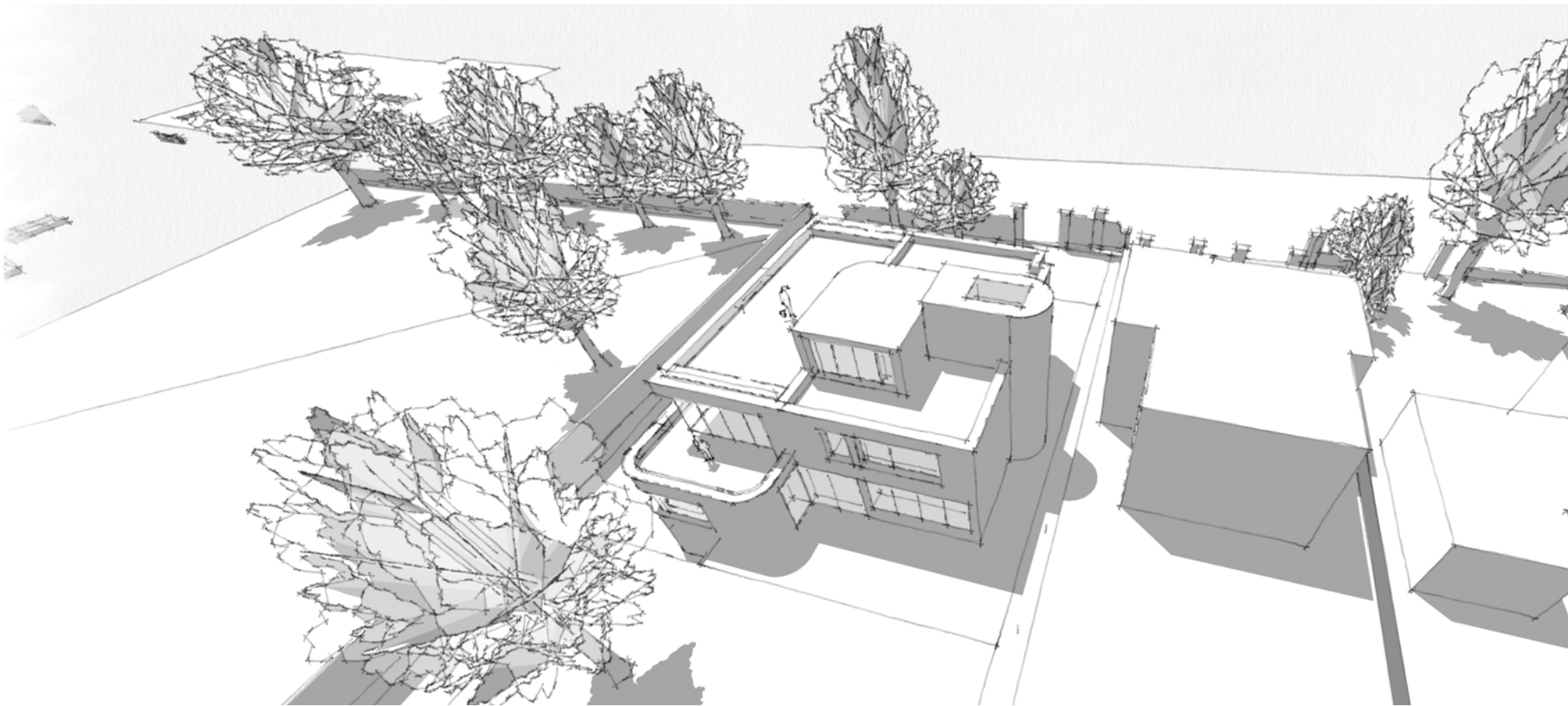
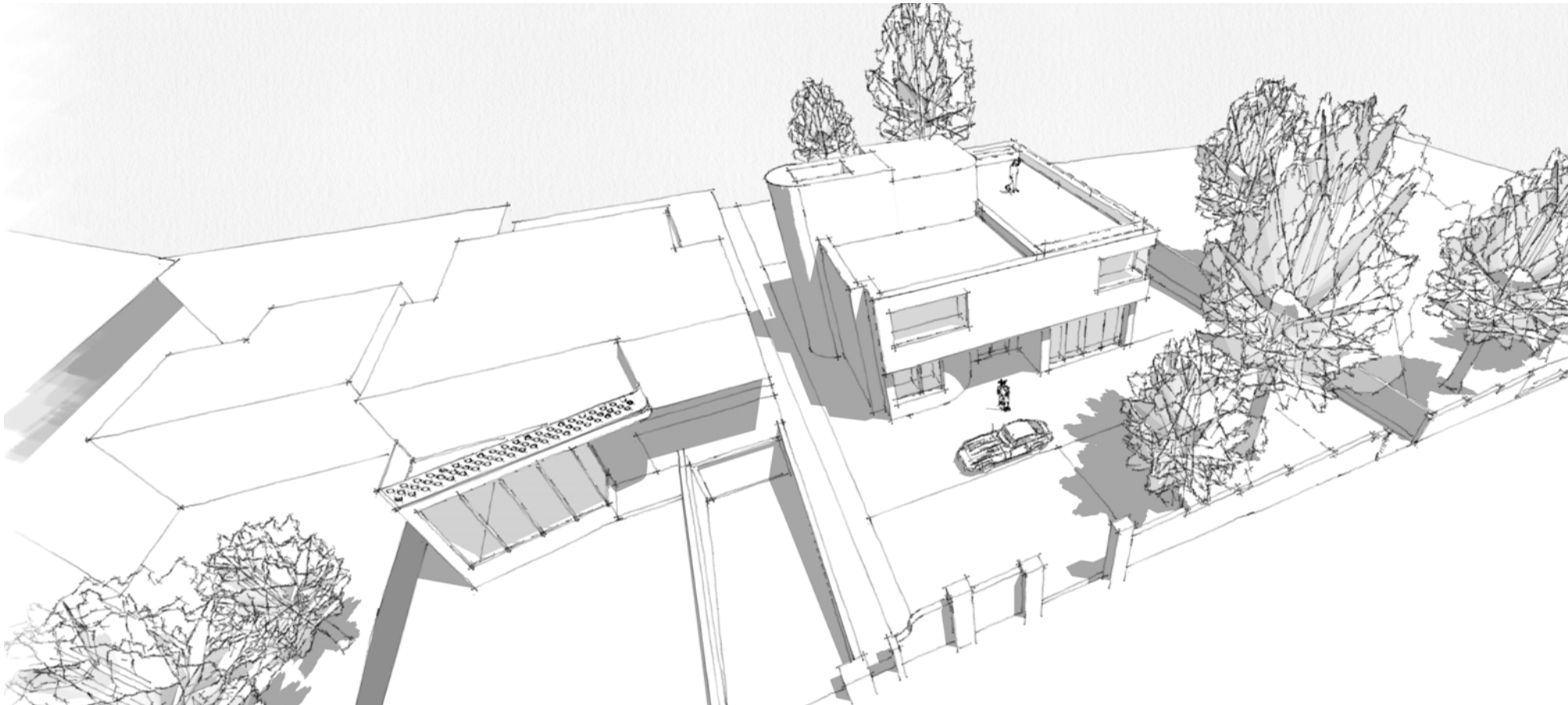
The neighbouring property at No 48 has been a large influence on the design of the proposal due to its high quality and interest to the conservation area. Care has been taken to ensure that the proposal will not negatively impact the listed building at No 48; eaves heights of the proposal are to match the neighbouring property, and fenestration/terracing is designed to avoid overlooking its garden.

## 3.2 Massing and Design

The massing of the proposed scheme has been dictated by the site, including the footprints of No 48 and the existing house, the overarching building line along the street, and the locations of existing trees within the plot.

The front and rear elevation lines of the street have been carried into the proposed scheme, and the side elevations have been inset 2m or more from the property boundary. Setting the new house away from the listed building at No 48 allows both buildings to be viewed independently, and ensures that the impact of the proposed house on its neighbour is not over bearing. Placing the principal elevation of the proposed scheme in line with that of other properties on the street enables the scheme to directly relate to the neighbourhood typology of high quality architecture behind a large front garden.

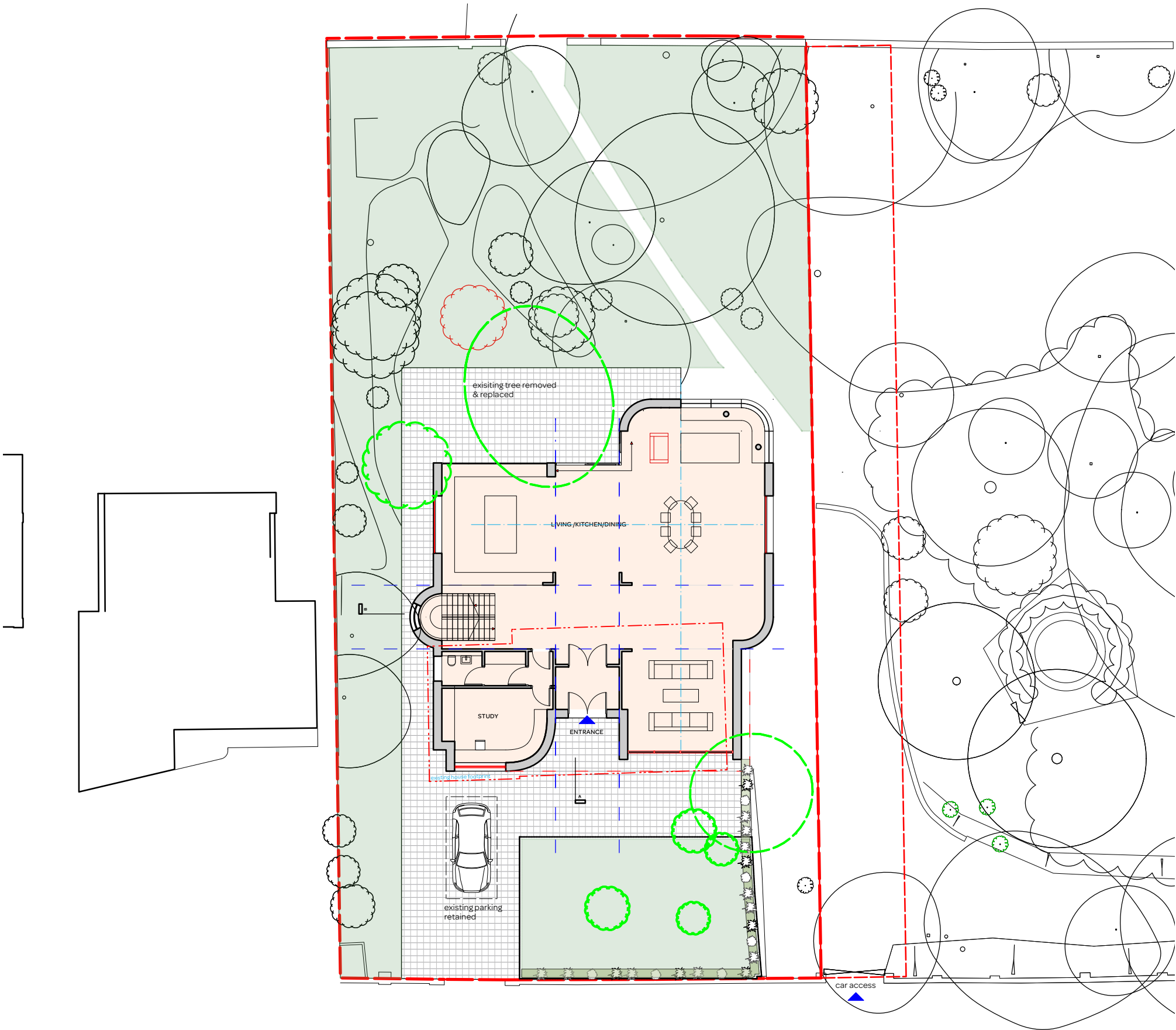
From the street, the proposed house will read as a two-storey property of similar style to its neighbour, with a second floor level that is set back. Articulation and emphasis to the front façade are provided in the form of a ‘floating volume’ at first floor level. Furthermore, large picture windows bring plenty of light into the house, and views to the adjacent trees, and match in proportion to those of the large Victorian villas opposite, further tying the proposal to its setting in the streetscape.



Proposed Ground Floor Plan

The ground floor plan was developed from the constraints set out on the site - see right. The front garden of the property matches the size of the neighbouring house, ensuring that the elevation of the development is not in competition with the listed building, but instead enhances it as a sensitive addition to the site.

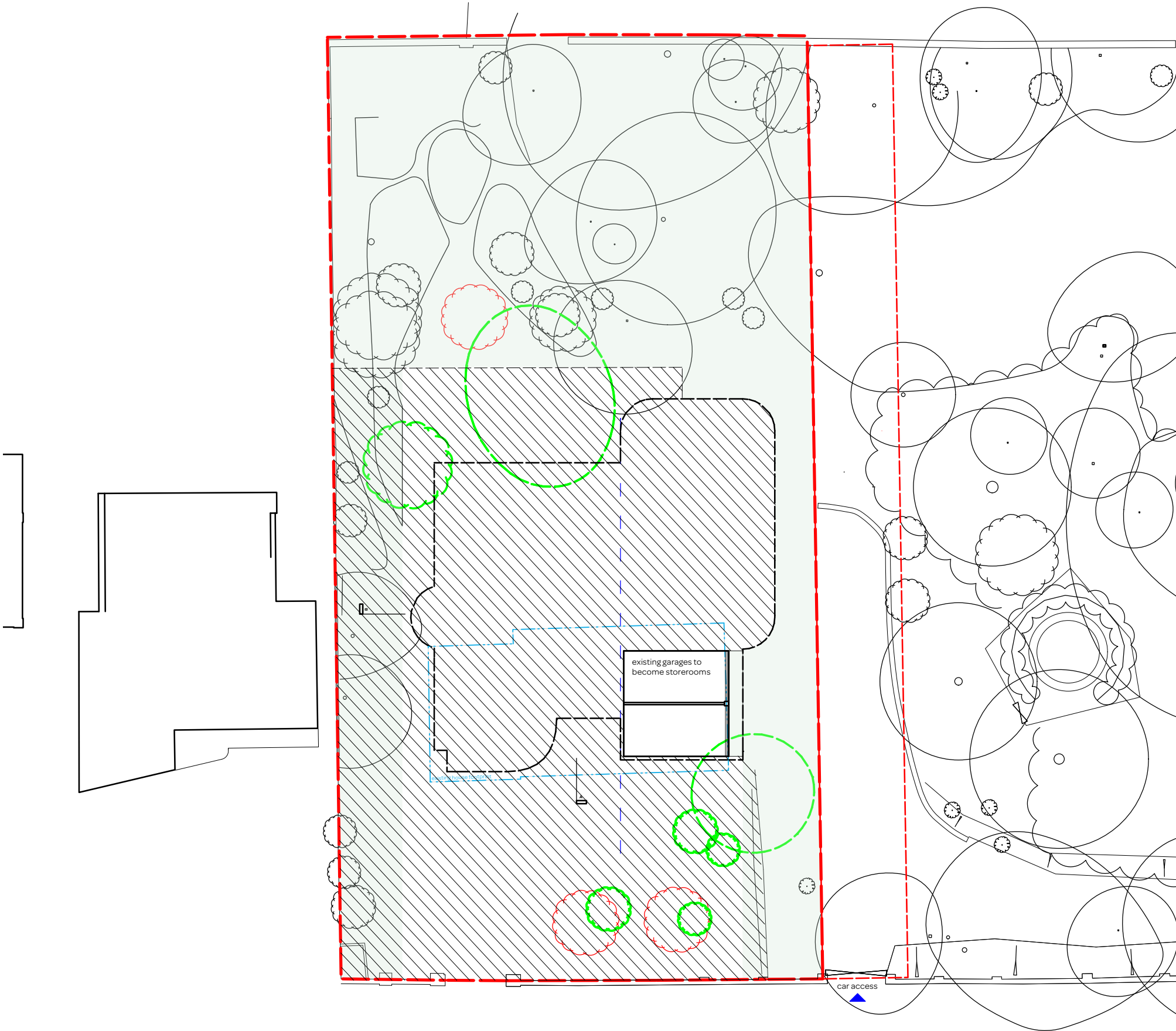
A large hallway, with staircase is directly within the front door of the property. Upon entering, there is a private study at the front of the house. The remainder of the ground floor provides family space, with a large kitchen and dining room to the northern side of the property, and a living room to the east, directly overlooking the garden. Both eastward facing rooms have terraces to tie them to the green space beyond.





Proposed Lower Ground Plan

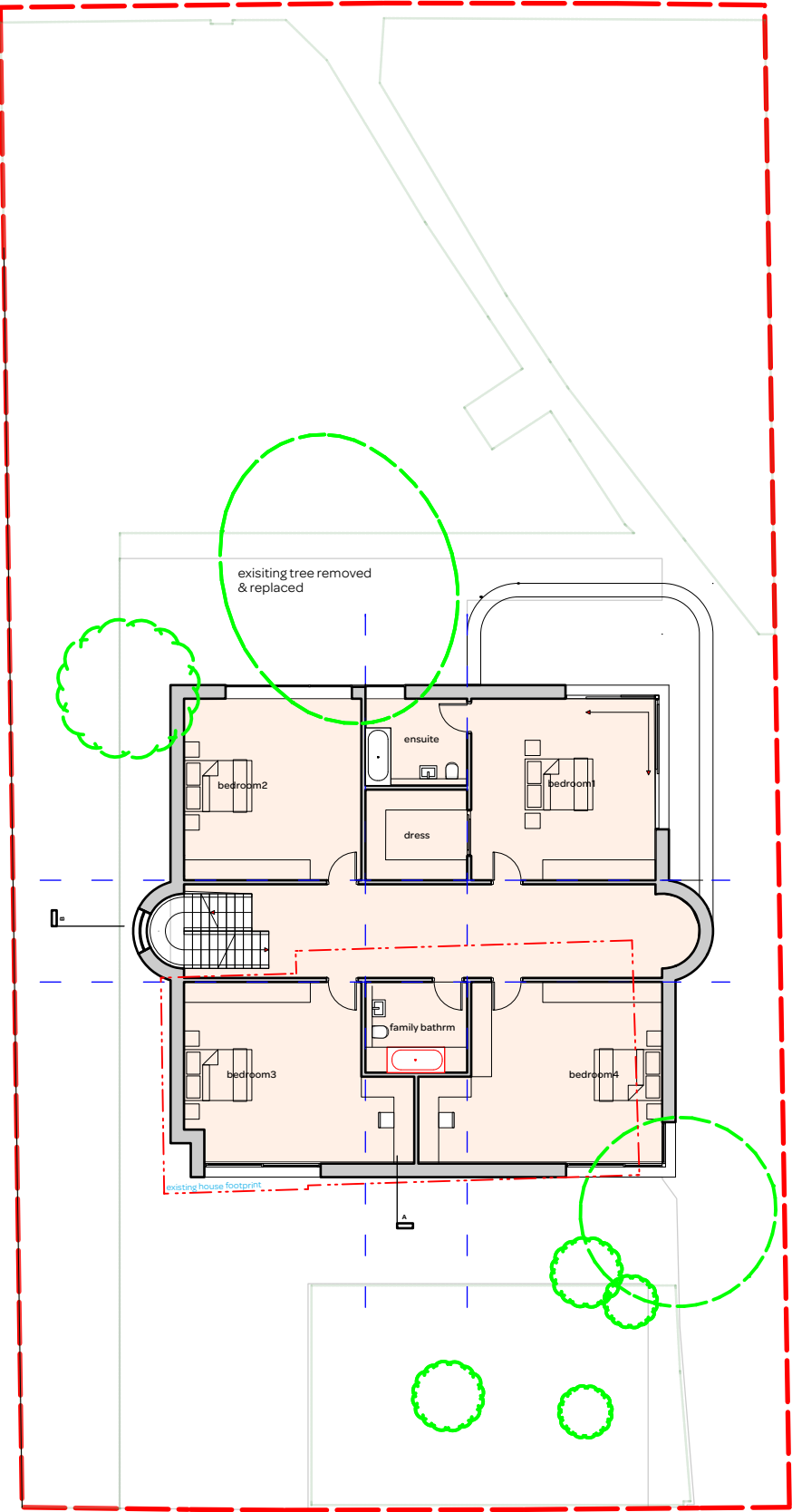
The proposal is to retain and build over the existing garages which will be converted into storage for the house, accessed via the shared side 'lane'.





**Proposed First Floor Plan**

The first floor has four large bedrooms plus bathrooms. The main bedroom has access to a terrace, designed to avoid any impact on neighbours privacy.

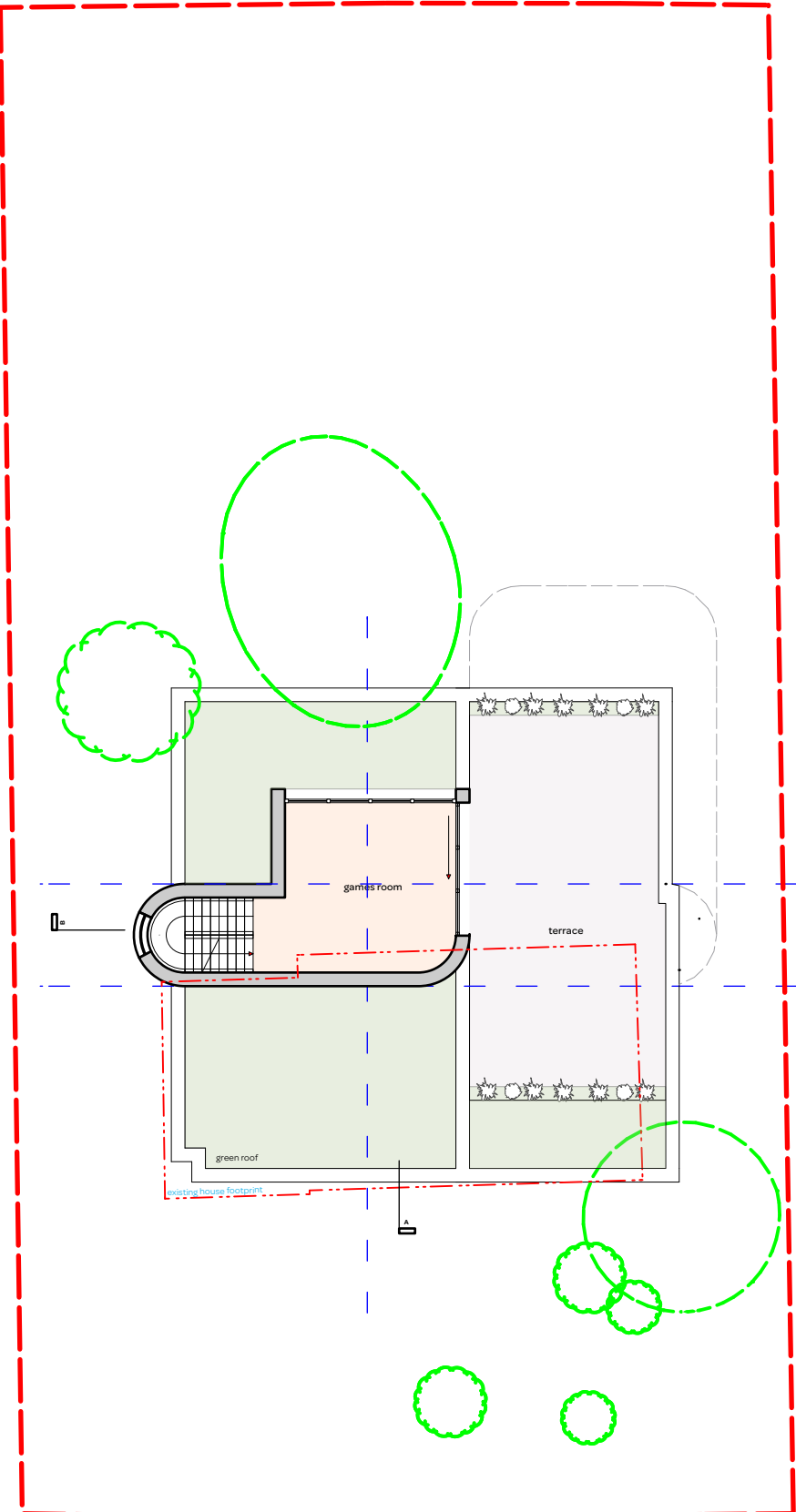




## Proposed Second Floor Plan

The second floor has a games room onto a terrace (reduced in size since the last preapplication enquiry) located away from the immediate neighbour so as to not affect their privacy.

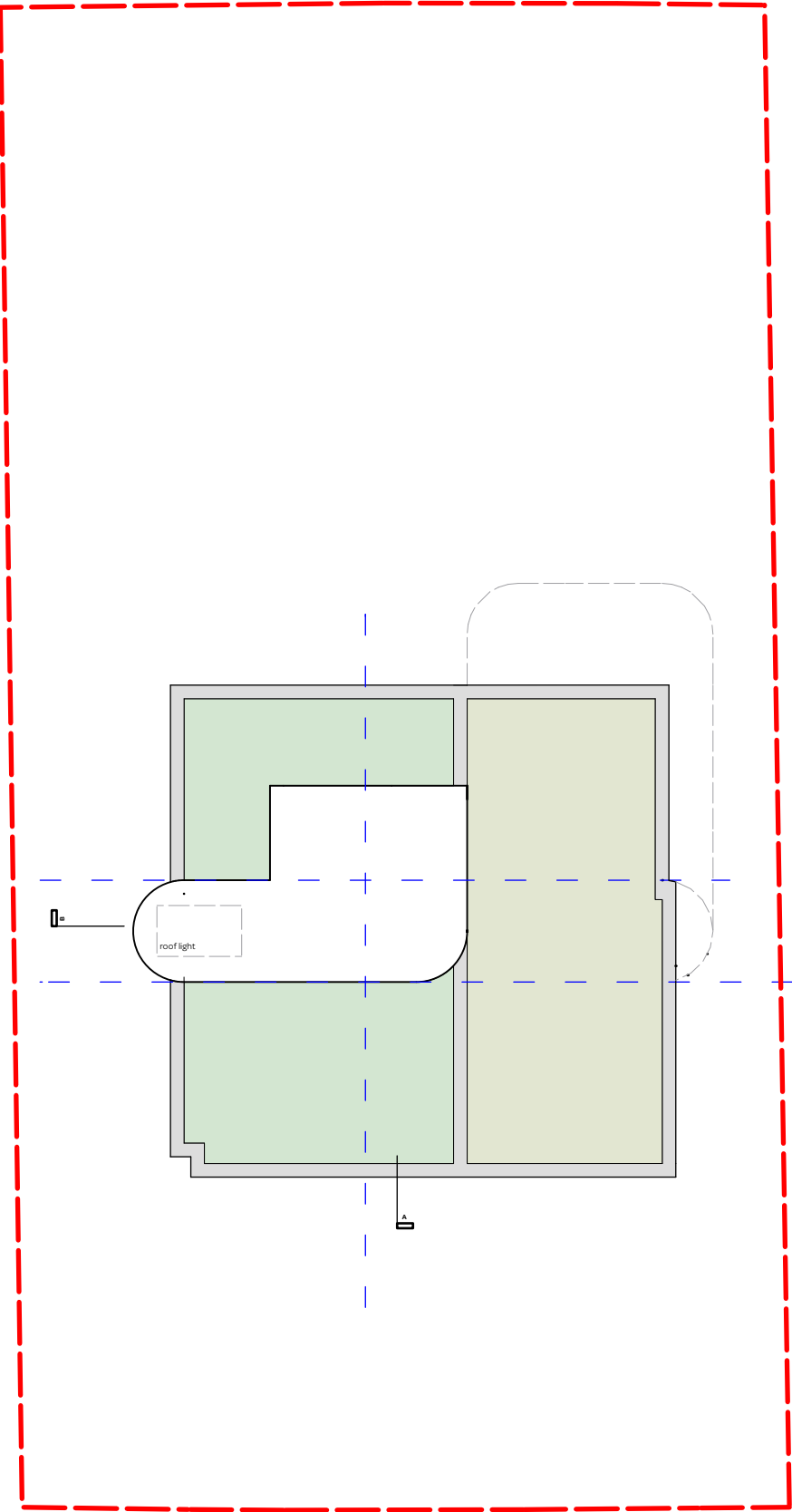
Green roofs are proposed.





Proposed Roof Plan

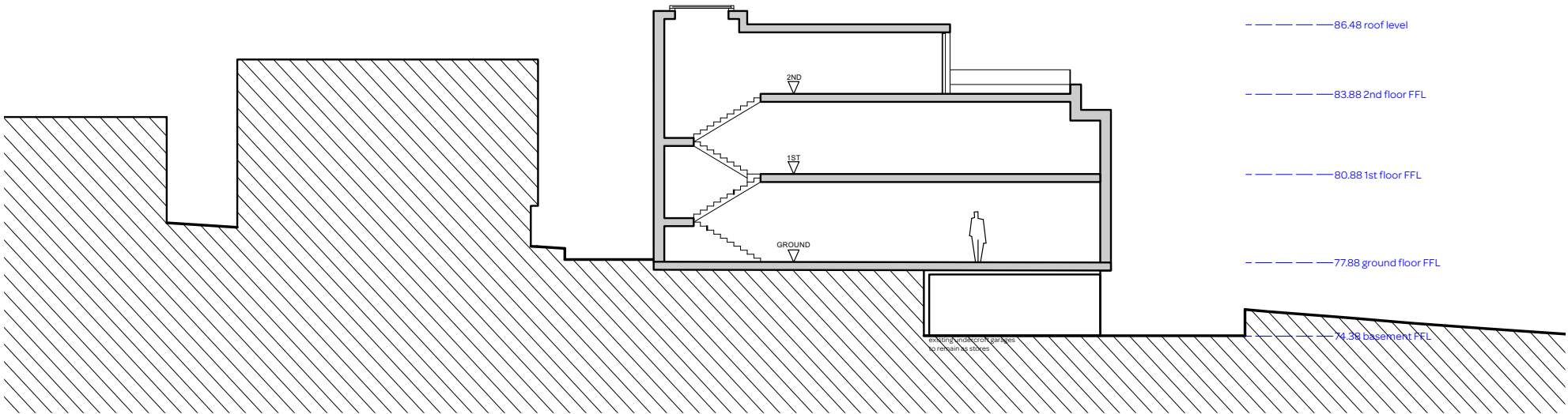
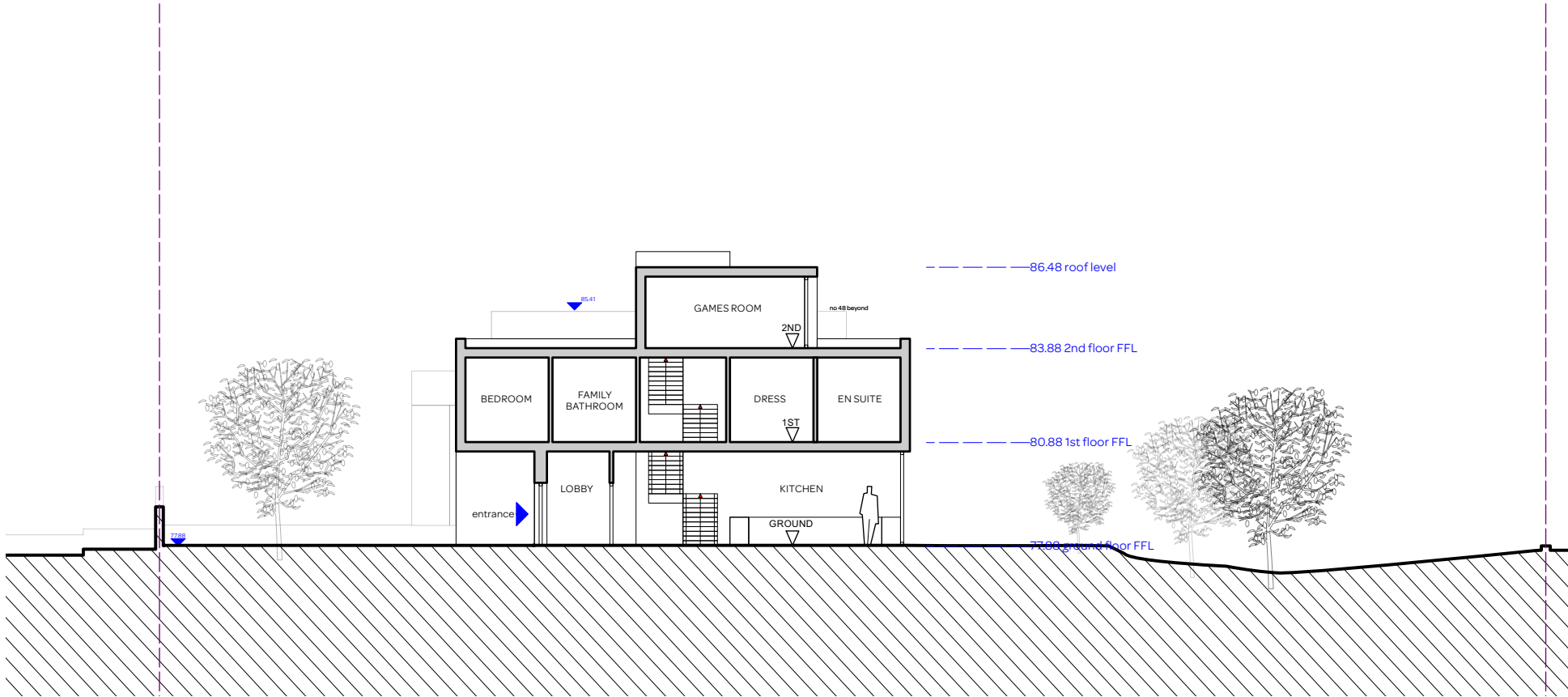
Roof will be 'green' to provide Bio-diversity Net Gain - refer to Sustainability Report.





Proposed Sections

The house is designed with generous ceilings heights - 3m on the ground floor, 2.7m on the 1st floor, and 2.5m on the 2nd floor.





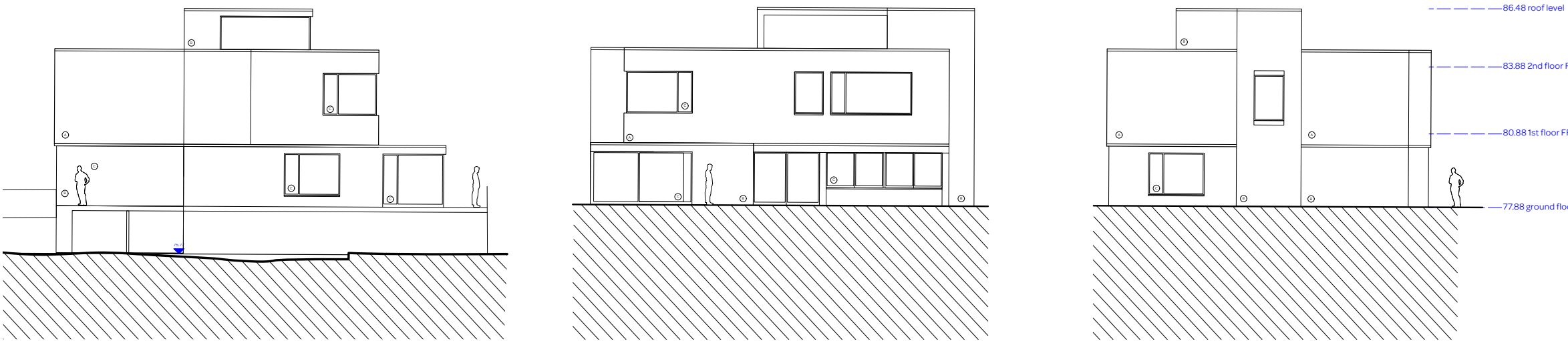
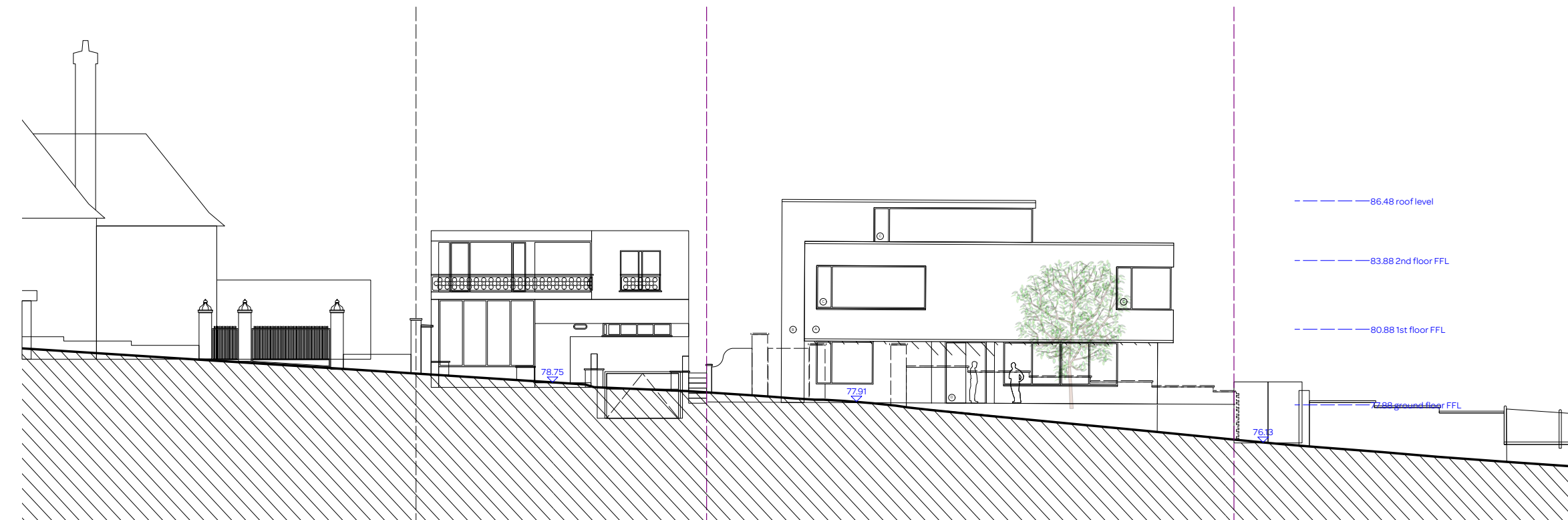
Proposed Elevations

The height of the proposed new house aligns in particular with the no. 48 next door, with the parapet above the first floor at the front alihgning with the parapet of no.48. The second floor volume is well set back and would be largely unseen from the street.

This house will be significantly lower than the proposed 5/6 storey block, currently in planning, to the south. See above the diagram extraced from their DAS with our proposed notional height marked.

The design of the house is unashamedly contemporary, reflecting its immediate neighbour, but equally respecting and enhancing the conservation area.

The elevations have been designed to respect the neighbours privacy, whilst bringing in plenty of light into the house, and enjoying the large trees nearby.





## Proposed Elevations

This a proposed view of the front elevation, showing its green setting and modern design, built in two tones of brick to excentuate the base and and first floor volumes.

Large high performace glazing, designed to be conscious of overheating and privacy.





## Proposed Elevations

The rear elevation is far more open, larger areas of glazing so as to enjoy the views and connection with a generous relandscaped garden.

The contrasting brick continues to define the volumes. Curves soften the masses and integrates with the landscape.





Materiality

In line with the design and massing of the development, the proposed materiality takes cues from its surroundings. A key aim of the development is to ensure that the materials used are in keeping with the conservation area, while remaining clearly disparate from listed heritage assets.

The main materials proposed are to be two types of brick and powdercoated/painted metal, as visible in the images to the right. The development is minimal in its palette and allow the forms of the building to read without competing with the surroundings.





Daylight / Sunlight

Refer to the attached Daylight & Sunlight Assessment by Ecolytik, dated November 2024.

May we highlight its conclusion ...

*“The Daylight and Sunlight Assessment results show that the proposed development at 46 Maresfield Gardens has been designed in a way that it will result in no significant and noticeable impact on daylight and sunlight access to neighbouring properties.”*

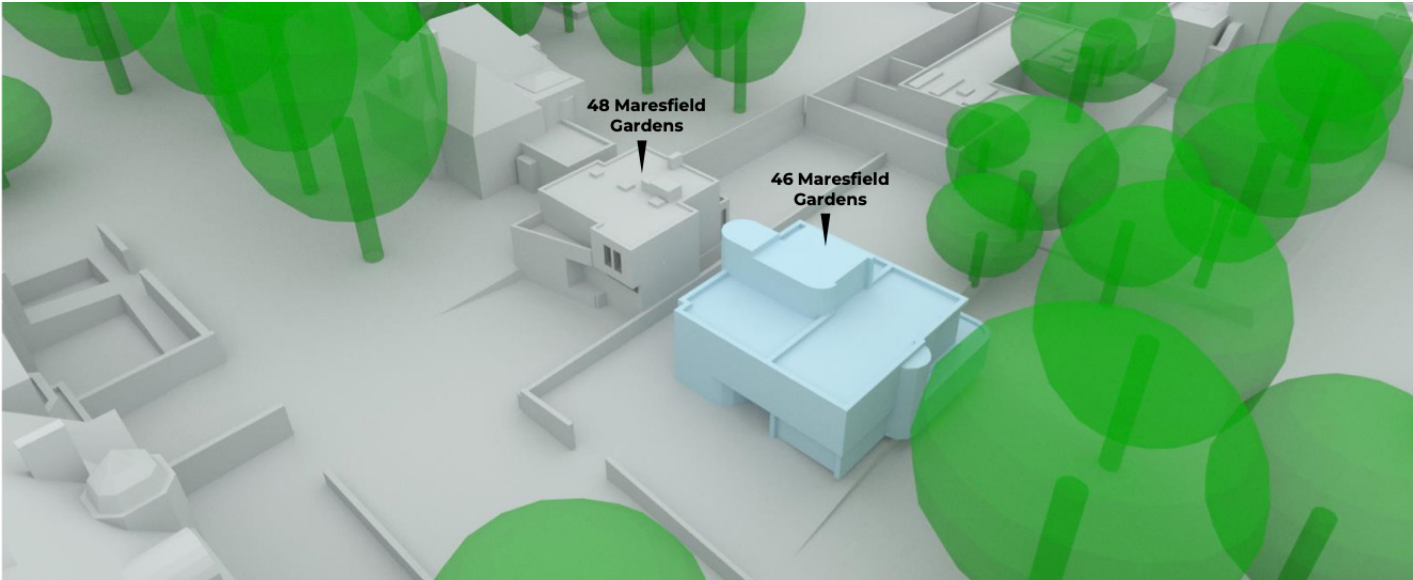


Figure 3: Technical 3D model of 46 Maresfield Gardens with the proposed development (in pale blue) and existing surrounding context (view from southwest).



Figure 4: Technical 3D model of 46 Maresfield Gardens with existing building (in pale yellow) and surrounding context (view from southwest).

*Extract from the Daylight/Sunlight Report*



3.5 Privacy

In line with the existing building on the site, the proposed house is to have terraces facing the garden to the east and to the south. This is in line with existing arrangements and should not have any detrimental impact on the privacy of the house at no 48.

3.6 Landscaping

The green, verdant nature of the neighborhood is key to its character. The site as it stands is filled with many trees, mainly to the eastern end of the site. The intent of the proposal is to retain any and all of these trees that are of significance. Further to these trees however, landscaping is proposed to both the front and rear gardens of the house to compliment the architecture. Specific design of the landscaping/planting has not yet been undertaken, but the intention is to keep intervention minimal and retain the natural atmosphere that this end of Maresfield Gardens.

3.7 Parking

Parking provision for the existing house is 5 spaces; 3 in the undercroft garage below the house, and one in the main garage accessed from the front driveway, and one in the forecourt itself. (See images right).

The requirements within the LB Camden CPG on transport for parking provision for returning owners are noted; the current proposal provides 2no spaces within the front forecourt, down from 5no on the site currently.



Front elevation of the existing house with the garage visible on the left hand side.



Photograph of the 3 undercroft garages below the house.

# Sustainability and Amenity

## Refuse/Recycling

The lack of net increase in the number of units proposed, despite increased area, means there is no necessity for a dramatic increase in recycling/refuse provision. Currently, wheelie bins are stored in the garage and wheeled into the front garden for collection days. The proposed development would include a bin storage enclosure within the front garden, in line with Camden’s CPG and requirements for kerbside collection with designated indoor and outdoor storage areas.

## Cycle Parking

As with refuse provision, there is no increase in the number of units provided, and as such there is no requirement to increase cycle parking provision. Despite this, for ease of use by residents, it is proposed that a cycle storage structure be installed within the front garden of the property, in a location that is of minimal impact on the streetscape, as is required in the CPG on transport.

## Sustainability

Ecological principles would be employed to maximum effect to make these buildings exemplars of energy efficiency, both in construction and operation.

Measures will include well insulated building fabric and other passive measures to reduce on site energy use. Current best design practice will include onsite power generation, subject to viability assessment.

We will also design in sustainable drainage measures.

Refer to the attached Ecolytik report.

## Bio Diversity

The existing house remains occupied and in good state of repair - consulting with specialists they have stated that there is little chance of any bats roosting within.

## Flood Risk

The site is within Flood Zone 1, so there is little risk of flooding on the site. See plans here.

# Accessibility

The property, while being on a steeply sloping street, is accessed via a level crossover from the public highway. The approach to the house is step/ramp free within the curtilage of the site, and the threshold from the front garden into the entrance hall is level also.

Within the house, doorways and openings are purposefully wide. The proposed house will be designed in detail to comply with the DDA and Part M4(3) of the Building Regulations Approved Documents.

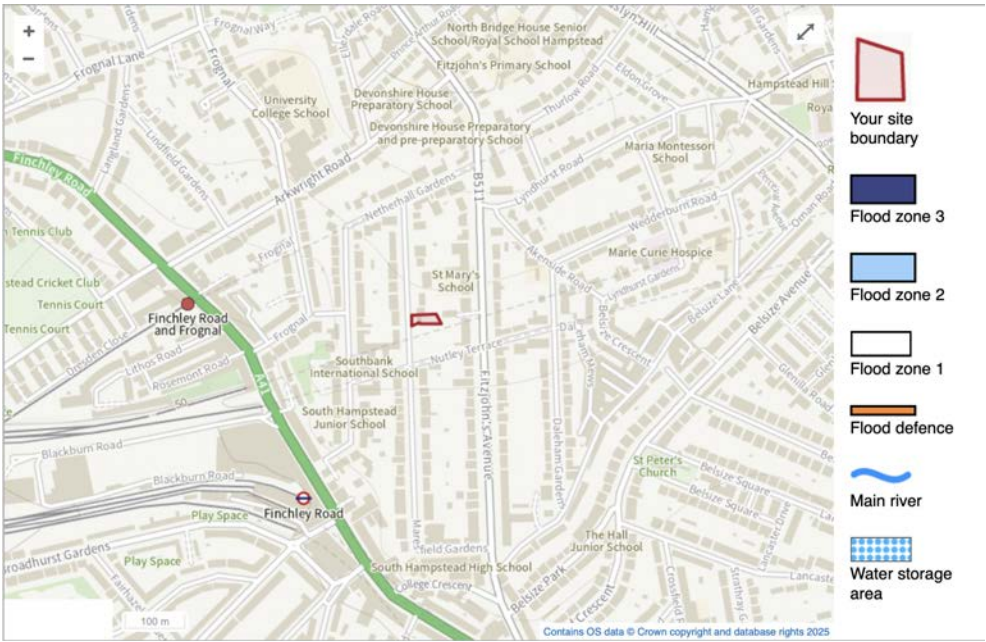
# Conclusion

By respecting the size, scale, design and materials of the surrounding existing buildings both old and new, this project attempts to adhere to all the relevant planning policies.

The proposed houses follows an established precedent for modern development in this area and have been carefully designed to have no negative effect on existing trees and the character of the Conservation Area as a whole.

The materials to be used will be sympathetic to the location, and the developments neighbours and will be of very high environmental credentials. There will be minimal affect on neighbouring properties; the appearance of the surrounding area will be improved, and the house on this site will better suit the Conservation Area.

We trust that the application will meet with your support. If you require further information please contact Daniel Leon of Square Feet Architects.





# Square Feet Architects

## Creative : Attentive : Constructive

Daniel Leon founded Square Feet Architects over 20 years ago, in Hampstead and Belsize Park, working on many new build homes, refurbishment and multi-unit schemes, plus education and community projects.

Over that time, ther Square Feet Team has won awards for similar projects to this - we are passionate about making beautiful buildings for our clients their neighbourhoods.

See [www.squarefeetarchitects.co.uk](http://www.squarefeetarchitects.co.uk), and below some projects as examples.



Thurlow Road, NW3 - ‘A piece of Hampstead Modernism’. Completed circa 2018.



Holly Walk, NW3 - Archello Awards Shortlisted. Completed circa 2022.



Birchwood Drive, NW3 - Refit of a postmodern classic. Completed circa 2018