

14 Briardale Gardens, London, NW3 7PP



## Design and Access Statement

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## **1. Introduction**

- 1.1. This Design and Access statement has been prepared by Nicholas Lee Architects to support a **Householder Planning Application** for no.14 Briardale Gardens, NW3 7PP, which is located in the borough of Camden, London.
- 1.2. The detached residential property sits on the southern side of Briardale Gardens, within the Redington Froggnal Conservation Area.
- 1.3. The property is a three-storey, single family dwelling.
- 1.4. The house lies within a plot of land that sits on Briardale Gardens road just off of Finchley Road with the main entrance facing the road and set behind foliage and a driveway.
- 1.5. This formal planning proposal includes;
  - Side extension to first and second floor levels
  - Rear extension to part first floor level
- 1.6. The design submitted aims to demonstrate that we have taken a considered approach to the proposed alterations through extensive study of the existing building and that of the national & local planning policies.
- 1.7. A pre-planning application was submitted REF: 2024/5738/PRE. The Council was 'generally supportive of the principle of the proposed development'.

## **2. Applicant and Agent**

- 2.1. The client for this application is a Ms. Hayley Katz.  
Ms. Hayley Katz  
14 Briardale Gardens,  
London,  
NW3 7PP
- 2.2. The client's agent for this application is:  
Nicholas Lee Architects  
34A Rossllyn Hill  
Hampstead  
London  
NW3 1NH



(Fig 1).

### 3. Site Location and Description

The site (highlighted red) is located on 14 Briardale Gardens, London, a detached residential house off of Finchley Road, North London (Fig 1). The site lies within close proximity to UCS Sports Field and Hampstead Cemetery (bottom left of Fig 1).

- 3.1. The property **IS** located within Redington Froggnal Conservation area and Redington Froggnal Housing Plan.
- 3.2. The existing building was part of a series of turn-of-the-century houses on Briardale Gardens that appear to have been designed by the architect Charles Quennell, using two designs arranged alternatively to give both a degree of uniformity and variation to the streetscape.

#### 4. Planning History

##### Application Site

- 2014/3988/P      Erection of a full width rear extension following demolition of existing bay window and replacement of existing windows and doors to the garage at side front elevation level, installation of new folding/sliding door and replacement of boundary fence to rear elevation associated with existing dwellinghouse.  
**Refused, 29/07/2014.**
- 2014/4654/P      Replacement (in part) of front boundary wall and enlargement of *existing crossover*.  
**Granted, 21/10/2014.**
- 2014/4817/P      Single storey rear extension.  
**Granted, 13/08/2014.**

##### Neighbouring Sites

- 2024/3345/P      **No.10 Briardale Gardens**  
Erection of single-storey ground floor rear extension; alterations to side elevation fenestration. **Granted, 23/09/2024.**

## **5. National Policy**

- 5.1. The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.
- 5.2. The National Planning Policy Guidance (NPPG) is also a material consideration and has been taken into account as part of the assessment of these proposals.
- 5.3. Paragraph 56 of the National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.
- 5.4. Policy 3.5 of the London Plan 2015 requires housing development to be of the highest quality; Policies 7.1, 7.4, 7.5 and 7.6 states that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context

## **6. Policy & Design Justification**

- 6.1. The proposal consists of a number of elements that will provide upper floor accommodations to the existing property with the necessary functionality the lives of a young & growing family require. These elements are listed below for clarification:
- 6.2. New Side Extension
  - 6.2.1. New Brick Work to Walls. Bricks to match existing.
  - 6.2.2. New Timber Framed Windows with paint finish. Material and design to match existing.
  - 6.2.3. New Pitched Roof. Roof tiles to match existing.
  - 6.2.4. New Front Bay Window. Design and style to match existing opposite.
  - 6.2.5. All architectural details to match existing.
- 6.3. New Rear First Floor Bay Window
  - 6.3.1. New Brick Work to Walls. Finishes to match rest of dwelling.
  - 6.3.2. New Timber Framed Windows with paint finish. Material and design to match existing.
- 6.4. Following feedback received from the Pre-Planning Application, the following aspects with regards to heritage and design have been implemented for both the Side and Rear Extensions,
  - 6.4.1. Be set back from the main front elevation
  - 6.4.2. Be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing
  - 6.4.3. Be built from materials that are sympathetic to the existing building wherever possible

- 6.4.4. Consider the installation of green roofs / walls and / or solar panels
- 6.4.5. Protect significant views or gaps
- 6.4.6. Ensure the established front building line is not compromised
- 6.4.7. Ensure the architectural symmetry or integrity of a composition is unimpaired.

## **7. Conclusion**

- 7.1. The proposal has taken a considered approach to the policy and guidelines set out by Camden Council within the Redington Frogna Conservation Area. As such, no works have been proposed to the main existing front elevation and minimal works proposed to the side and rear in order to retain the strong sense of uniformity and visual rhythm established by the houses on Briardale Gardens.
- 7.2. The design proposal aims to address the social sustainability of a young family by offering additional internal space required to grow into without having to make large adaptations to the host property to facilitate these needs.
- 7.3. A pre-planning application was submitted REF: 2024/5738/PRE in which the feedback received whereby the Council was 'generally supportive of the principle of the proposed development' has been reviewed and implemented into the design.

**8. Appendix**



8.1. Fig 2. Existing Front Elevation





8.2. Fig 3. Existing Rear Elevation



8.3. Fig 4. Existing Side Elevation



8.4. Fig 5. Existing Aerial View