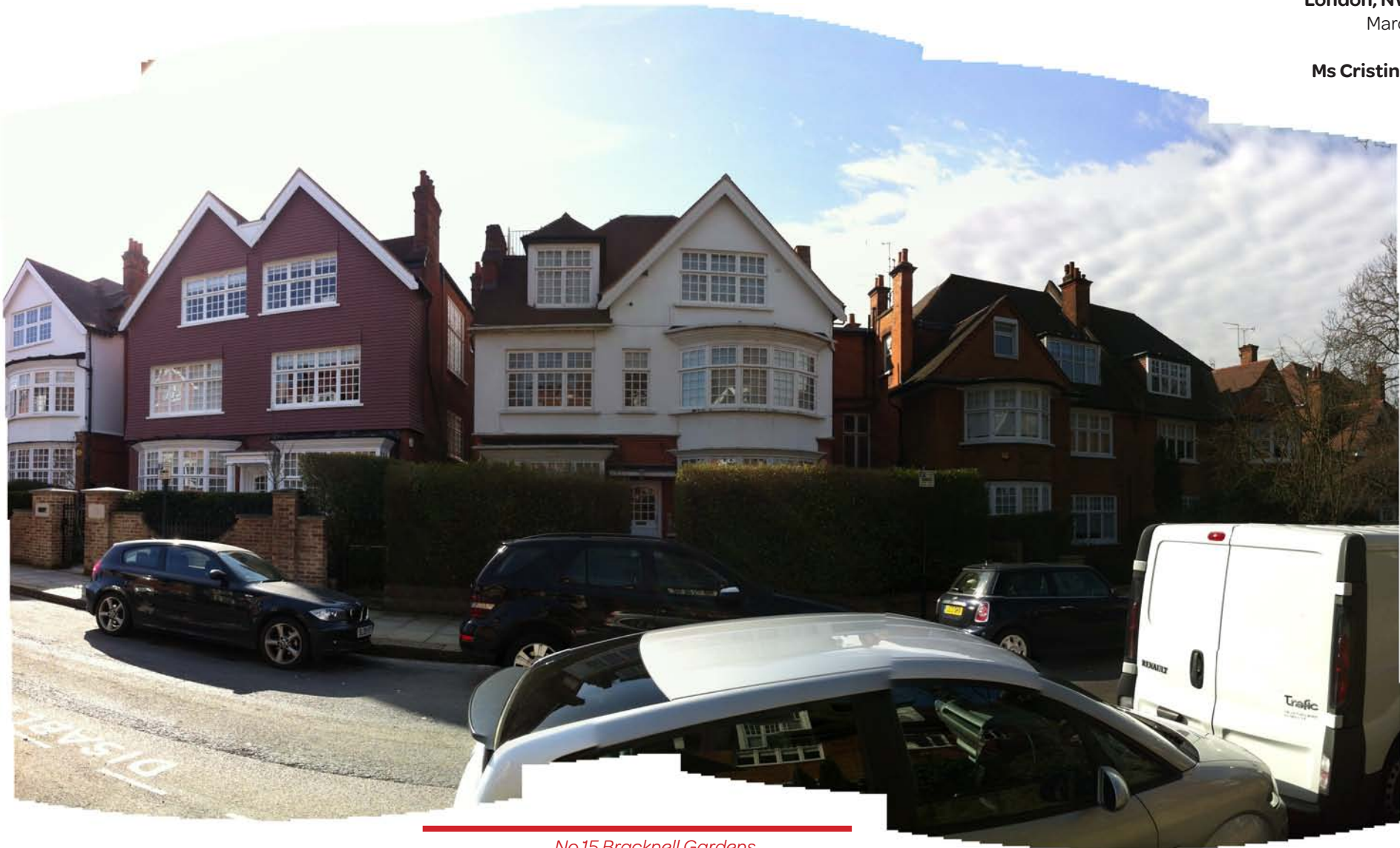


Design & Access Statement

Flat 6, 15 Bracknell Gardens
London, NW3 7EE

March 2013

Ms Cristina Lavin



No.15 Bracknell Gardens



SQUARE FEET ARCHITECTS

8a Baynes Mews, London NW3 5BH . 0207 431 4500 . studio@squarefeetarchitects.co.uk . www.squarefeetarchitects.co.uk

Introduction

Square Feet Architects have been appointed by our client, Ms Cristina Lavin, to reconfigure Flat 6, 15 Bracknell Gardens NW3 7EE in the Borough of Camden.

The building is a three storey detached house in the Redington & Frogal Conservation Area.

The scope of works is mainly internal but for the enlarging of two existing dormers in the roofscape to extend the habitable area within.

Drawings

All drawings in this report are Not To Scale. For scaled drawings please see Planning Application set (1403_L_001 to 1403_L_039).

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(1.1) Proposal

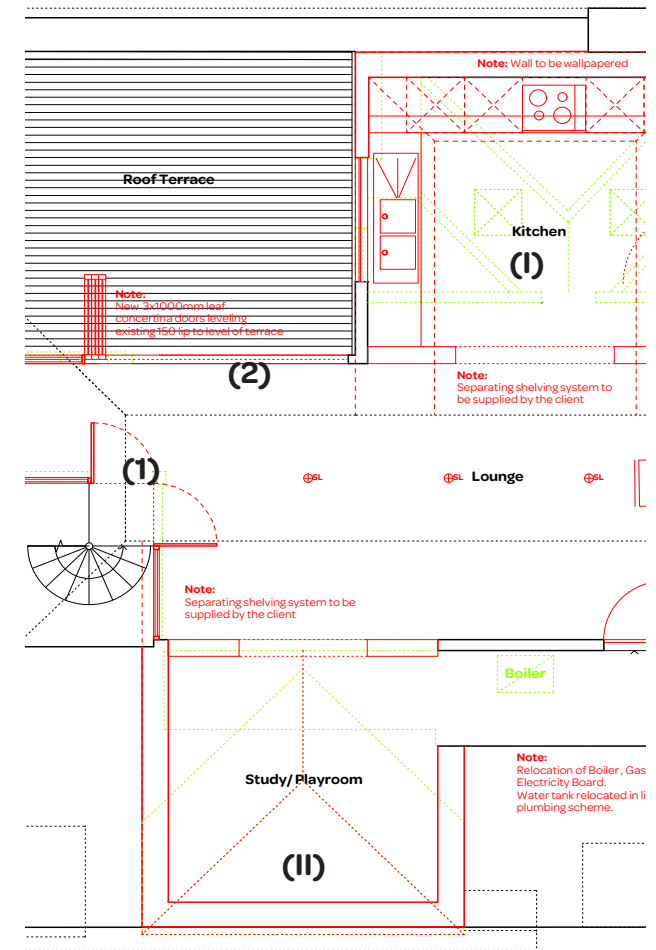
The application contains proposals to refurbish and reorder this family duplex flat on the second and third floors of an early 20th Century house in Frogal.

The proposal is primarily internal, moving the kitchen upstairs to make a better living/ dining space on the third floor, creating a spare bedroom on the second floor.

This will entail external works that extend the existing dormers (I & II) that are, at present, small and cramped. The proposal brings the ridgeline up to that of the main space and in line with the dormer of the neighbour (No.13) and is similar to those done opposite at No. 16, 18 and 20. It will be clad with tiles and bricks to match the existing in order to sit in innocuously with the present look and feel of the roofscape. This will be replicated with the other proposed dormer extension on the other side of the roof.

In order to give a greater internal harmony to this internal reordering, a new scheme of painted steel-framed double-glazed screens will be employed at the top of the stairs (1) and terrace doors (2).

In addition to this a proposed new glazed entrance lobby will be created on the internal stairs, opening up the entrance to the flat making the process of entering nicer and easier.



Detail of the proposed third floor plan.

- (I) Proposed Kitchen Dormer Extension (SE)
- (II) Proposed Playroom Dormer Extension (NW)

(1.2) Use

The residential use of the flat remains unchanged.

(1.3) Scale/ Appearance

The scale of the proposal remains within the domestic parameters of the existing. Its appearance seeks to blend in with the existing materials, thus the same tiles, render and brick work will be used according to suitability (see pics (3) and (4)).

As shown in the proposed photomontage street views both extensions make a minimal impact on the street scene and do not overlook anyone.

(1.4) Layout

The layout of the duplex is arranged over the front and top of the building, set into the large eaves of the roof. At present the kitchen exists with three bedrooms and bathrooms on the second floor with the dining area, terrace and tv snug on the third floor. They are connected via a metal spiral staircase .

The proposal seeks to clarify the layout by relocating the kitchen adjacent to the living and eating areas on the third floor. This will allow the preparation and consumption of food to happen on the same floor, eliminating the sometimes dangerous need to ascend the spiral stair laden with food.



(3) Photo of the neighbours (No.13) roof



(4) Photo of the existing roof from Terrace.

NOTE: the ridgeline details to be reproduced alongside the finishing of the tiles for both roof and pitch walls.



(5) Photo of the spiral stair

(1.5) Access

The existing access to the building remains unchanged, while the proposal amends the existing access to the flat, though not considerably.

The proposed access keeps the existing mode and location of entry with the addition of a glazed portico to the final flight of stairs. With the front door opening outwards on a new bottom platform in line with the bottom tread, this allows a larger landing at the top of the stairs to be brought into use and a buffer between entry and the more private areas of the flat. (Please refer to drawing 1403_L_039).

(1.6) Site

No.15 Bracknell Gardens was built in the early 20th Century in an Arts and Crafts inspired style and lies in the Froggnal Conservation Area. As it remarks in *A History of the County of Middlesex: Volume 9* by Elrington, Baker et al:

"New roads included Bracknell Gardens, between Heath Drive and Froggnal Lane, where 23 houses were built between 1905 and 1912, Barby (later Oakhill) Avenue, between Bracknell Gardens and Redington Road, where 10 houses were built between 1907 and 1909... In Bracknell Gardens a few houses were built in 1920, 1928, and 1936 and flats in 1937"

The building is not listed and its architectural features are in line with the classical interpretations of the era

of its construction. It is not deemed to be of great architectural significance. As a reflection of this, and the official perception of the building, it has a long history of granted planning permissions, both for flat 6 concerned and the building in general.



(6) Photo of the central stairs towards the front door to flat 6



(7) Photo No.15 Bracknell Gardens

(1.7) Planning History

The most recent granted planning permissions for Flat 6, 15 Bracknell Gardens, are listed below. (NB. other planning permissions sort for other flats at 15 Bracknell Gardens have not been included.)

(2006) **2006/1159/P** Additional roof projection at rear involving extension of approved loft room over approved rear inset terrace, as an amendment to planning permission granted on 03/03/05 (2004/5369/P) for the conversion of loft for the top floor flat and provision of side and rear roof terraces.

(2005) **2005/2701/P** Installation of 2x lantern rooflights in the rear roof slopes, 1x rooflight in the central flat part of the roof, and 1x rooflight on the northwestern side elevation, for the top floor flat, as a revision to planning permission granted 3rd March 2005 (ref. 2004/5369/P) for the conversion of loft to create additional residential floorspace involving the raising of the existing ridge and provision of side and rear inset roof terraces.

(2004) **2004/5369/P** Conversion of loft to create additional residential floorspace for existing top floor flat, involving the raising of the existing ridge and provision of side and rear inset roof terraces.



(8) Photo of the terrace doors



(9) Photo of terrace



(10) Photo of the existing terrace doors

(1.8) Planning Precedents

Comparable planning permissions have already been granted for a number of nearby properties, namely: No.16, 18, 20 and 26.

(No.16) **2004/0935/P** The demolition of the existing single storey rear extensions and the erection of a glazed single storey replacement extension and canopy, and installation of 5 rooflights on the side hipped roof..

(No.18) **2012/6836/P** Alterations to fenestration at ground floor level on rear wing and to side elevation, removal of staircase from rear first floor level to garden and installation of railings to rear first floor level flat roof all in connection with existing dwellinghouse (Class C3).

(No.20) **2008/3287/P** Installation of 1 rooflight on the front roofslope, 1 rooflight on the side roofslope and 4 rooflights (2 of which open up to form balconies) on the rear roofslope all in connection with conversion of the loft space to provide additional habitable floorspace to the existing second floor flat.

(No.26) **9400690** The installation of velux rooflights in the front and rear roofslopes. as shown on drawing numbers O4 O5 10A 11A and 12A and revised by letter dated 8th August 1994.



(11) Photo of the neighbours No. 18 (right) and 20.



(12) Photo of No.26



(13) Photo of No.16

(1.9) Conclusion

The proposal fulfills the obligations of the London Borough of Camden's Local Development Framework (LDF) Core Strategy and Development Policy whilst considering the Mayor's London Plan and the National Planning Policy Framework (NPPF).

PPG 15 (Planning and the Historic Environment - from the section 4 on Conservation Areas) and Camden Development Policy 25: Conserving Camden's heritage are both taken into account and responded to with a simple and innocuous extension that restricts any alteration to the front of the building.

The Redington and Froggnal Conservation Area Statement makes reference to the 'exceptional... Victorian and Edwardian architecture' together with the observation that the Hampstead and Highgate Ridge falls within an Area of Special Character as defined by the Unitary Development Plan. In reference to this the proposal does not alter the character of the existing building by using a palette of existing materials to blend in.

The proposal extends the habitability of flat 6, 15 Bracknell Gardens and makes a minimal visual impact on the street scene and local area whilst upgrading the quality of the internal space within this Conservation Area.

Drawing List

This design and access statement is submitted as part of a planning application for the proposed rooftop extension and internal reordering at flat 6, 15 Bracknell Gardens. The following are the submitted drawings to which this appends further information:

1403_L_001 Location Map

Existing:

1403_L_011 Second Floor Plan
1403_L_012 Third Floor Plan
1403_L_013 Roof Plan
1403_L_014 Section AA
1403_L_015 Section BB
1403_L_016 NW Side Elevation
1403_L_017 SE Side Elevation
1403_L_018 NE Front and SW Rear Elevation
1403_L_019 Stair detail

Proposed:

1403_L_031 Second Floor Plan
1403_L_032 Third Floor Plan
1403_L_033 Roof Plan
1403_L_034 Section AA
1403_L_035 Section BB
1403_L_036 NW Side Elevation
1403_L_037 SE Side Elevation
1403_L_038 NE Front and SW Rear Elevation
1403_L_039 Stair detail

(2.0) Photomontages

These are a series of before and after views showing the extent of the external works from the street. These include a full frontal, from the North and East comparison.



Existing street view



Photomontage of the proposed street view



Before (above) and After of the East corner of the street elevation



After of the North corner of the street elevation

