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Design and Access Statement for
Flat 1, 17 Bracknell Gardens NW3 7EE
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Introduction

This Design and Access Statement has been prepared and submitted in accordance with the requirements for alterations to existing dwellings in a Conservation Area.

The address of the property is Flat 1, 19 Bracknell Gardens, NW3 7EE. It is situated in the Redington and Frognal Conservation Area of the London Borough of Camden.

Site and proposals

The building is a large three storey, semi detached redbrick house on a generous plot. The original house has been divided into three separate flats, one on each of the floors. The building footprint is approximately 225sqm in an overall site area of 640 sqm.

This planning application relates to the rear of the ground floor flat.

The proposal is twofold:

- a new single storey conservatory accessed from the main reception room
- a rebuilding and extension of the existing single storey service wing to create new living accommodation on ground and basement floors with landscaped external area formed within the steep slope of the garden.

Both neighbouring properties, 15 and 19 Bracknell Gardens, have had extensions to the rear granted in recent years; the former a significant extension of the existing service wing, the latter a basement extension.

The proposed rebuilding and extension of the service wing is intended to blend in with the existing house by matching the materials and detailing of the original ground floor and roof as closely as possible. The proposed windows, whilst not replicating the originals, are in an appropriate style for the period of building. The footprint of the extended service wing matches the extension of 15 Bracknell Gardens.

The conservatory is of a timber construction in a traditional style that compliments its context. It is centred on the existing window opening so does not disturb the composition of the rear facade.

In this way the proposal aims to have the minimum impact on the building and its context.

There are no proposed alterations for access to the property. Existing arrangements for refuse and recycling at the front of the building are unaffected by the proposals.

Materials and Sustainability

External materials will be to match existing either with salvaged or new materials.

1. Service wing
 - Walls: Red stock brickwork
 - Roof: Clay tiles and hips
 - Windows: Painted timber at Ground level, powder coated metal at Basement
 - Rooflights: Inline conservation

2. Conservatory
 - Painted timber and glazing
 - Roof: Single ply membrane
 - Rooflight: Powder coated metal

The rebuilding and extension of the existing service wing provides the opportunity to greatly increase the thermal performance of the fabric where the building that has five external faces.

All new windows in the service wing will be double-glazed to meet the latest Approved Document Part L1B requirements. The Conservatory will be double glazed but separated from the main house by doors.

Conclusion

The extension proposals sit comfortably within the generous terrace and garden. They are designed to be in keeping with both the building and its context so as to enhance and preserve the setting of the house.

End