

THE CHARLTON BROWN PARTNERSHIP, ARCHITECTS
THE OLD CHAPEL, 4A SHEPHERDS WALK, HAMPSTEAD, LONDON NW3 5UE
T 020 7794 1234 F 020 7435 5085 E office@charltonbrown.com W www.charltonbrown.com

DESIGN AND ACCESS STATEMENT

For

25 BRACKNELL GARDENS NW3

September 2010

1. Introduction:

- 1.1 This statement supports a planning application submitted by Charlton Brown Architects on behalf of Weft Property Limited for the refurbishment and extension of the existing family house.
- 1.2 The planning application follows pre-application advice received from Camden Planning Officer, Fergus Freeney in his letter of 15th April 2010 and further internal consultation from the conservation officer, Caroline Carr. This advice has informed the proposals.
- 1.3 Further to this advice the application was made, but following a number of concerns regarding the extent and detailing of the proposals the application was withdrawn. These concerns were addressed and a meeting was held between Planning Officer Rob Willis, Planning Consultant Anna Snow and Chris Pask of Charlton Brown Architects, with advice prior to the meeting given by Conservation Officer Ed Garvis.

The result of the meeting and further e-mail discussions resulted in this amended application, which was agreed upon by both Rob Willis and Ed Garvis of Camden Planning Department.

- 1.4 This application is accompanied by:
- Full architectural drawings by Charlton Brown Architects
 - An arboricultural statement produced by Tretec Limited
 - A landscaping scheme by Piet Blanckaert.
 - An outline assessment for the proposal in relation to the Code for Sustainable Homes by Charlton Brown Architects
 - A Lifetime Homes Statement by Charlton Brown Architects
 - A report on the proposals by Price and Myers, Structural Engineers.

2.0 Site description and context.

- 2.1 The application site comprises an existing detached dwelling house on the west side of Bracknell Gardens Hampstead.
- 2.2 The existing dwelling was constructed in early 20th Century of red brick and is set at the end of the row of semi detached dwellings fronting onto Bracknell Gardens to the north east and further substantial single family detached dwellings to the south west. The front of the site has a carriage drive and landscaped garden with two vehicular accesses onto Bracknell Gardens.
- 2.3 The building is a detached neo-Georgian property in simply detailed red brick with prominent chimneys and simple painted sash windows.
- 2.4 To the rear of the site is a mature garden, which sits below the ground floor level of the house owing to the local topography.
- 2.5 To the south of the site lies an area of undeveloped land, which sits to the rear of properties on Finchley Road. These are separated by the property's rear gardens and screened by existing trees.
- 2.6 The site is set in the Redington/Froggnal Conservation Area, which is generally characterised by detached red brick houses and mature vegetation in a sylvan setting.
- 2.7 The building is not statutory listed not is it one of local importance it is however noted as making a positive contribution to the conservation area.

3.0 The proposals:

(i) Alterations to the front elevation:

- 3.1 The garage entrance will have a new narrower timber door for vehicle entrance and a pedestrian door to match.
- 3.2 The first floor extension over the garage will also be extended to the front of the property to accommodate a new stair, with the addition of a sash window to the first floor front elevation.

3.3 The existing front door and door surround will be replaced with a new double front door, door surround and shallow projecting porch matching the cornice detail, which will be introduced to the tops of the current plain brick bays.

3.4 New dormers will be introduced to the front roof slope. Note that planning permission already exists for a central dormer. The central dormer and flanking curved headed windows reflect a pattern of fenestration of the main house below. A single smaller dormer is introduced into the subsidiary side extension.

(ii) Alterations to the side (south east elevation)

3.6 Existing flat roof of the garage is to be extended to the rear of the property.

3.7 The ground and first floor existing side return extension is to be extended to accommodate a new stair and more generous accommodation to the rear of the property. To this end the existing sash window is relocated to the centre of the new first floor façade, with 2no. conservation roof lights to the extended roof.

(iii) Alterations to the rear elevation

3.8 The main rear elevation is to be extended by 1m at ground, first and second floor level providing extra accommodation to the living and family room and master bedroom suite.

3.9 The existing garage will be extended to the rear to provide extra living accommodation.

3.10 A breakfast room extension is provided at ground level. This will take the form of a single storey conservatory type extension.

3.11 At lower ground floor level window and opening doors are introduced to the new accommodation set within the rebuilt terrace.

3.12 Dormers are proposed which reflect the pattern of fenestration in the main building.

3.13 The fenestration is altered to generate more consistency across the rear elevation, to provide full height doors giving access directly to the terrace from the living and family rooms and garden.

iv. Alterations to the side elevation (north west).

3.14 One metre rearward extension at ground, first and second floor.

3.15 2 No. new dormers to light new bathrooms at second floor level.

3.16 3 No. walkover skylights in the side passage to introduce light into the lower ground floor swimming pool.

4.0 Materials

4.01 The materials for the extensions are to match the existing in terms of brickwork. This will be brickwork of the same colour, texture, bond and bed. Roof tiles will also match the existing. Windows will be white painted hardwood joinery.

5.0 Accommodation

5.1 Whilst planning is not required for the internal alterations of the building the following accommodation is proposed.

5.2 Lower ground floor: Home office, gym, swimming pool and plant room, WC, wine cellar, cinema room, utility, store rooms, games room, garden hall.

- 5.3 Ground Floor: Entrance hall, family room, living room, dining room, kitchen, breakfast, pantry, garage, playroom, WC
- 5.4 First floor: Landing, master sitting room, master bedroom, master dressing room, master bathroom, guest bedroom and en suite, bedroom and dressing room, bathroom, guest bedroom.
- 5.5 Second Floor: landing, children's bedroom and bath, guest bed 3 and en suite, laundry room, guest bedroom, bathroom, nursery, loft store.

6.0 Landscaping

- 6.1 The application is accompanied by a separate Arboricultural report has been prepared as part of the design processes and has influenced the siting and form of the proposed rearward extension to the garage.
- 6.2 The character of the conservation area is partly attributable to substantial dwellings set within a sylvan setting. This is true of the application site in particular to the landscaped front garden. Only a number of trees on the site are visible from the road itself.
- 6.3 Existing trees have been retained where possible and where trees are proposed for filling they are low-grade trees whose removal is necessary to accommodate the altered driveway or rearward extension. The loss of existing trees is more than compensated for the planting of new trees as set out in the landscaping scheme.

Proposed boundary treatment

- 6.4 The existing dwarf wall to the front boundary to be retained with new brick piers and black painted cast iron gates to a traditional detail erected at the vehicle entrances. A substantial new scheme of planting in yew is proposed which will maintain the presence of a hedge along the front boundary.
- 6.5 The proposed boundary treatment is considered to improve the overall appearance of the dwelling within the streetscene.

7.0 Conclusion

- 7.1 The application proposals have been judged against the relevant planning policies.
- 7.2 There is clear planning merit to of the proposals which seek to provide additional accommodation whilst at the same time improving the appearance of the dwelling within the conservation area.
- 7.3 The principle of development is accepted provided that it will not unduly affect the character and appearance of the conservation area, the amenity of occupiers of and surrounding dwellings and have a detrimental impact on trees.
- 7.4 The addition to the dwelling has been designed so they will be mainly to the rear of the property and therefore hidden from public view. The principal extension is in the form of the lower ground floor which sits below the existing footprint of the house and the existing terrace. The extension in the area of the rebuilt garage is subordinate to the overall scale of the building and enhances the overall composition.
- 7.5 The reconstruction of the rear terrace and the lower ground floor works does not impact on rpa of the existing trees thereby causing no detrimental impact. Trees which are proposed to be lost as a result of the proposed driveway position are suitably replaced by additional planting.
- 7.6 Furthermore the proposed front boundary treatment is designed to match and compliment the existing boundary treatments found in Bracknell Gardens and will offer an enhancement to the streetscene.
- 7.7 Giving the design matters that have been given close attention it is clear that a former development has been designed which takes on board the planning policies in the current UDP.
For this reason we respectfully request that planning permission be granted subject to the imposition to any necessary planning conditions.