

Block
Architecture

Design & Access
Statement

44
Primrose Gardens,
Hampstead.

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Contents

Design & Access Statement

Existing Site & Context

Proposed Design: Layout, Scale and Appearance

Existing Site & Context

Introduction

This Design and Access Statement has been prepared in support of our Householder application for Planning Consent for works to 44 Primrose Gardens, Hampstead. The proposed works include the replacement and enlargement of dormer windows on the front and rear elevation of the building and a lower ground rear extension with ground floor terrace.

Planning Context

The site falls within the boundary of the Belsize Park Conservation Area. In the development of this proposal we have consulted Camden Councils' Conservation Area Statement 9 /Belsize Park along with Camden Planning Guidance and UDP documents. We understand that Conservation Area Consent is not required.

Context

Primrose Gardens is a curved road of late Victorian houses, with a steady incline towards Hampstead. No 44 is a four storey building that has been used as a single family dwelling for a number of years. Originally the houses of Primrose Gardens would have been built with small dormer windows to the front and rear, as the existing condition of

no 44 shows. Today, the houses on Primrose Gardens display a wide range of enlarged dormer windows to the front and rear of the properties. These display a range of styles and sizes. The buildings adjacent to no 44 (see photograph below) have extended and enlarged the dormer windows at third floor level. The roofscape at the rear of the properties is also very varied and a number of buildings along Primrose Gardens have been modified to include new rear terraces and high level balconies, no 9 and 11 being examples of this. Planning permission has been granted in recent years for similar treatment of no's 3, 7 and 16. We believe that the enlargement of the front dormer window and the new high level terrace at the rear of the property would sit comfortably within the grain and texture of the street and roofscape. Over recent years many of the houses on Primrose Gardens have also been extended at the lower ground floor to the rear, replacing the original full-width Victorian balconies. No 46, has a three storey extension to the rear built in line with the original Victorian balcony. We believe that the slim single storey extension to the rear of no 44 would be inkeeping with the development of adjacent buildings over the last decade.



No 44 (centre image) and surrounding context



The enlarged dormer windows of adjacent properties



The dormer window and mansard roof of the opposite side of the street

Proposed Works

Layout, Scale and Appearance: Rear Elevation

Lower ground extension:

Previous to this planning application the concrete balcony has been removed at ground (street) level as it was an unsafe structure. The new rear extension provides a link between the reconfigured kitchen and garden at lower ground. The new terrace above provides access to the garden from the ground (street) level living space. As mentioned previously, the neighbouring building, no 46, has a three storey brick extension in line with the original balcony. Our proposal extends the lower ground floor slightly beyond the line of the existing balcony providing a terrace at ground floor level. Timber decking comprises the partial width of the extension, the other part being a rooflight, lighting the dining space below. Powder coated aluminium upstands support a safety glass balustrade with a height of 1.1 m inkeeping with safety guidelines. The stairs that connect the terrace to the garden are timber lined with powder-coated aluminium handrail. A new portion of brick wall would extend the existing brick nibs perpendicular to the building in line with the new terrace. Currently the timber fence of no 42 (see photograph below left) extends beyond the line of the existing brick nibs. Powder



Detail photograph of rear of property and adjacent extension



Detail photograph of rear of property.



Detail of neighbours no 42 fence



Proposed rear elevation with new dormer window and lower ground extension



Existing Elevation of 44 Primrose Gardens with original dormer window

coated aluminium sliding doors would give access to the garden at lower ground level. The existing doors at ground (street) level onto the terrace would be replaced with new timber double glazed doors as close to the original design as possible.

Dormer Window and Balcony:

The existing rear dormer would be removed and replaced with a larger dormer and small terrace which is set within the roofline. The dormer has timber double glazed windows and a pre-weathered zinc fascia. The uprights of the terrace area are powder coated to match the zinc flashing. A conservation timber rooflight is added to the right of the dormer to light the bathroom space. Slate tiles are replaced around the new dormer inkeeping with the existing roof tiles. The dormer cheeks are to be replaced as necessary in pre-weathered zinc.

Layout, Scale and Appearance: Front Elevation

The existing dormer window would be removed and replaced with a larger dormer window of five bays, that sits within the line of the original dormer. The dormer would have timber double glazed windows and a pre-weathered zinc fascia. Slate tiles are replaced around the new dormer inkeeping with the existing roof tiles. The dormer cheeks are to be replaced as necessary in pre-weathered zinc.



Proposed elevation with new dormer window