

W O L F F A R C H I T E C T S

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19 Greenaway Gardens, NW3 7DH— Design Statement and Access Statement REV B

Background

19 Greenaway Gardens is located to the South side of Greenaway Gardens close to the junction with Frognal lane, and forms part of The London Borough of Camden.

Existing Site Parameters

The site has a total area of 411.5m² and is approximately 16.25m wide and 25m deep. The front boundary to Greenaway Gardens is 16m wide and the ground slopes South East to North West by approximately 1m along the line of the pavement and by North East to South West by .250m. There are a number of trees around the perimeter of the site and these proposals have been carefully considered so as to have no adverse affect.

Existing Building

The existing dwelling at 19 Greenaway Gardens is a new build it was constructed in the 1987. The main body of the existing dwelling is 14.2m wide and is set back 7.2m from the pavement. The overall height of the building from the driveway to the ridge level of the roof is approximately 7.9m. There are currently 6 steps leading from the pavement level to the front entrance where the ground level drops by 1.2m. There are also three steps leading to the side entrance on the South East of the property where the level drops a further .55m. Access to the side entrance is down 4 steps with a drop from pavement level of 1.2m.

Adjoining Properties

18 Greenaway Gardens:

To the North West of the site lies no. 18 Greenaway Gardens. It is a four story building which is constructed of similar brickwork and detail. The style of the property is similar and also has vertically hung tiles to the elevations. The roof construction is of similar clay tiles.

9 Frognal Lane:

To the South East of the site lies no. 9 Frognal Lane which is constructed of similar design and brickwork. The style of the property is similar. The roof construction is of similar clay tiles with lead covered dormers windows.



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Proposal

The proposed Planning and Trust Application includes for the extension to the rear of the property, the raising of the roof, the alignment of the internal floor levels and adding a basement. The remodelling of the existing roof is to include the replacement of an existing front dormer. It is proposed to construct the new rear two storey extension to the rear of the property with matching break and vertically hung tiles in keeping with the architectural language of the property and similar to the neighbouring properties. In association with these works there are minor amendments to the window and door arrangements to the front façade in order to tie the façade together.

Scale and Bulk

The scale and bulk of the proposed extended dwelling has been carefully considered to be in keeping with similar properties within the surrounding area and to be sympathetic to the neighbouring buildings.

All of the front façade is to be retained except the raising of the roof and the introduction of an additional window. The proposed roof will follow the same angle and style of the existing so there will appear be very little change to the overall scale and bulk of the building in the street scene. The only adjustment to the scale to the rear concerns the small rear extension. All additional windows will be replaced with a timber framed casement windows in materials and an architectural language to match the existing building. The proposal for the raising of the roof has been proposed in order to make the existing elevation and internals more coherent. The replacement and remodelling of the existing roof will include the replacement of the existing dormer with a more traditional lead covered dormer. These will be in materials and architectural language to match the existing

The North East elevation facing onto the rear garden is to be remodelled. The raising of the rear gable will allow for the removal of the non traditional dormer window, this will be replaced with a small traditional gable window; this will be more in keeping with the neighbouring properties. The existing window at ground floor level will be replaced with new French doors to match the existing. The treatment of doors and windows to the rear is so the arrangement of the rear elevation is more coherently with proposed lintel height adjusted so as to line through with one another.

The Basement will accommodate gym, media room, utility room, office, guest bedroom and bathroom. The use of light wells at basement level will expose the internal floor areas to natural light using large windows.

Amenity Space

The footprint of the property is little changed so as to retain as much of the existing front and rear garden as possible. The rear and South East side entrance will be raised to a single level to eliminate the existing steps to these areas. This will allow for the comfortable flow between the internal and external spaces.

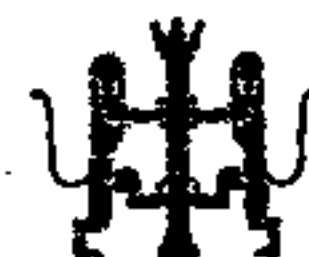
There are a number of existing trees to the front and rear boundary of the site however these are some distance from where we are proposing any alterations and would be retained and remain unaffected by this application.

Parking

The existing external parking will not be affected by the proposed development



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Detailed Design & Materials

The vernacular design of the surrounding area reflects the Hampstead area. Therefore, the design for the exterior of the building has drawn on elements from this area. In particular the building has been designed to incorporate elements of the 'Arts and Crafts' style which is common to the locality. All the proportions of the different elements of the design have been carefully considered.

Walls:

Any alterations to the walls would be repaired in face brickwork to match the original house. All elements of the brickwork would match the existing property including the pointing and coursing of the bricks. All brick detailing would also be replicated such as the brickwork heads to the doors and windows. Any proposed vertical tiling will be of a tile and design to match the existing.

Roofs:

The main roofs would be tiled in a traditional brown clay tile. The details of the eaves, hips, valleys and ridges would be of traditional construction again to match the original details.

Dormer Windows & Rooflights:

As with the existing house the roof space has been utilised to provide accommodation to the house. To obtain natural light into these spaces the addition of roof lights to the front and rear front and are to be Lead covered dormer windows. These would be constructed in a traditional manner with timber windows and lead covered roofs and cheeks and Velux roof lights to bring natural light to internal spaces.

Windows & Doors:

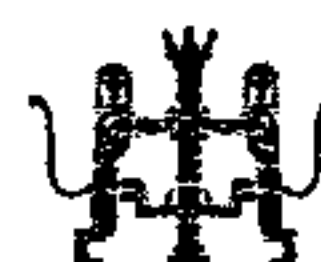
The scale of the windows proposed has been carefully considered to reflect the internal layout of the building whilst ensuring a harmonious exterior to the proposed development. The sizes reflect those used within the neighbouring properties and the windows themselves would be split into smaller panes to reflect those typically used within the area. The proposed windows would be timber framed with profiles and details to match existing.

Refuse Storage

Remains unaffected by the proposal.



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Conclusions

The scale and bulk of the scheme has been designed to be sympathetic to the adjoining properties as previously described. The front façade has been altered and adapted to reflect the property's location within the surrounding area. The proposals would be in keeping with the adjoining properties and would constitute an attractive building in its own right. The development would be sympathetic to the existing house both in terms of detailing and materials. This would provide an 'ageless' building which would blend in well into the local streetscape and reinforce the wider townscape.

The scale of this development is considered to be in proportion to the townscape and wider locality as there are a number of such developments in the vicinity.

In principle, the proposals have been designed in accordance with Policy 4B.1 of the London Plan which refers to maximising the potential of the site whilst ensuring that the development is attractive to look at, and respects the local context.

The sensitive and considered design of this proposed development would be a significant benefit to the neighbourhood and a valuable asset to the local community.



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Access Statement

Existing Conditions:

Existing Pedestrian, Vehicular and Public Transport links

Pedestrian access is gained through an entrance gate from the public footpath. Due to the difference in site levels there is at present six steps between the driveway and the main entrance of the building. Access to the rear garden is gained via footpaths both sides of the property. The existing the footpath to the side of the property neighbouring 18 Greenaway Gardens has currently four steps with 250mm risers; it is proposed to have seven steps with a riser of 180mm. The existing footpath neighbouring 9 Frognal Lane currently has three steps to the front of the property and three steps to the rear of the property. It is proposed to eliminate the need for these step with the releveling the rear and side footpaths.

Vehicular access is provided from the street to parking space via a large gate to the left of the property. The current parking spaces are at the front of the property and remain unchanged.

Public transport links are provided via pedestrian routes to local bus and the nearby underground station.

Proposed Conditions:

Proposed Pedestrian, Vehicular and Public Transport links

Pedestrian access to the property will remain unchanged.

Vehicle access to the property will remain unchanged.

The proposed releveling of the rear garden and the side footpath will reduce the difference in levels from the front and the rear of the property. This will relieve the need for the steps along the south east of the property. The remodelling of the steps to the North West of the property will allow for ease of use for the user.

Public transport links will remain unchanged.



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Conclusions

In conclusion the proposed development of this property has been designed to provide a more inclusive access arrangement given the site conditions. In particular, the proposals would achieve the following:

- Ambulant disabled access would not be made any worse than the existing arrangement
- The proposed means of wheelchair access would not be made any worse than the existing arrangement.



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