

Design & Access Statement

13A Langland Gardens, London. NW3 6QD.

Location

13 Langland Gardens is a residential building in Redington and Frongal Conservation Area.

Architectural Features

The Architectural landscape of the street can be briefly described as follows:

- The conservation area is mainly characterized by its large red-brick Victorian buildings, street contours and matured vegetations.
- Langland Gardens is a street with dominating 3 storey huge red-bricked Victorian buildings with distinctive architectural features.
- Many of the buildings have balconies at the front and rear.
- Many building have loft converted with front dormers, which are in accordance with the building characteristics.
- Most of the houses are semi-detached with narrow margin between each pair, giving a very restrictive view of flank elevations.
- The buildings are considerably high compared to street width. This makes the roofs appear shallower and much less dominant compared to high front walls, when looked from street eye level.

Proposal

Proposal is for roof alterations to add additional bedrooms in loft, balcony to front and rear (to match those of adjacent buildings), and side dormer.

The existing roof at front and side measures less than 1.5m in height, making it impossible to accommodate a habitable room. Hence a new roof, which is massively set back from original one at front and side is proposed to accommodate habitable rooms. The roof alterations are designed such that they are hardly visible from street at eye level.

The front balcony, with new front door, will be exactly of the same design, size and characterises as those of existing ones of adjacent buildings at the same level. The design will be in accordance to the existing building materials and colours.

Almost all the surround buildings have rear balconies. Many of the buildings have balconies at the rear at all the floor levels.

The proposed rear balconies will be on existing second floor and new loft floor level. The depth of these balconies will match those of the adjacent building balconies.

Because of the size of the houses, height and distance between houses, no rear balconies will create any overlooking problem. This is the reason why all the existing buildings have received planning approval for rear balconies at high floor levels.

Planning policies

The design is relevant to following planning policies:

CS5, CS14, DP24, DP25, DP26 and Redington and Frongal Conservation Area Statement 2000.

The main reason for having a considerable setback of the proposed new roof, is to avoid it being seen from the street level. As the roof will not be visible from the street level locally, it will not give a negative impact on the street characteristics. (Drawing no. 10. section)

Because of the building size and narrow distance between adjacent buildings, the new side dormer, which is small in size and massively setback from front elevation, will be visible only from a small part of street length. (Drawing no. 10. plan)