

Design and Access Statement for
3 The Gables,
Vale of Health, NW3 1AY. Quadrant Conservatory Extension.

Site and existing building:

This Victorian house is a single family dwelling on the edge of the Heath in the Vale of Health, arranged on five floors with a small four storey closet wing at the back.

The house already has permission to infill the gap beside the Closet Wing – Approval no. 2013/7830/P. It also has a Certificate of Lawfulness to extend at the back of the Closet Wing – Approval no. 2014/2001/P.

The neighbouring Closet Wing gap at no. 4 has already been infilled in a similar manner in recent years. No.2, The Gables also has a conservatory which has been added at garden level beyond its Closet wing gap, which has also been infilled.

This application seeks for permission to add a basement single storey conservatory between the two approved extensions. This new conservatory forms a simple quadrant on plan, very similar to the neighbouring one at no. 2 The Gables.



The back of No. 3 The Gables.



The infill extension at No. 4 The Gables



The back of No. 2 The Gables

Design:

The proposed Conservatory at No. 3 will form a quadrant on plan, joining the approved infill and the approved Permitted Development to give a better, unified and more useable space internally. The Quadrant echoes the one at no. 2. It also retains the expression of the projecting Closet Wing by allowing the plan of the permitted development to project further into the garden.

In addition, we have reduced the depth and height of the proposed permitted development to improve the aspect for the neighbours in no. 2, as this had been a concern with the original proposal.

The quadrant does not go all the way to the boundary with No. 4 to avoid any possibility of interfering with, or over-looking the neighbours in No. 4.



The external stairs and balcony at No. 3. which will be occupied by the approved infill



The glazed roof of the extension at No. 4.

The new Conservatory will be on a similar scale to other back extensions and indeed smaller than several. It will be in a contrasting style and subservient to the original house whilst also preserving and enhancing the Conservation area. The windows and doors will be in white painted timber. The extended party wall will be in second hand brick to match the existing rear elevations.

Access:

The new design will not change the existing access situation

PMA. July 2014.