

URL

URBAN REGEN LONDON



Architecture & Design



# Introduction



Satellite Photographs



## Background

This statement has been written in accordance with the advisory document "Design and Access Statements: How to Write, Read and Use Them", published by CABI in 2006.

The site consists of a 3 storey period building of traditionally construction with brick facades and slated roofs located in Gondar Gardens, London. NW6.

The site is located within the London Borough of Camden.

The subject site forms a residential development of 3 self contained flats.



# Introduction



front elevation



front elevation

Photo graphs of the site



rear elevation



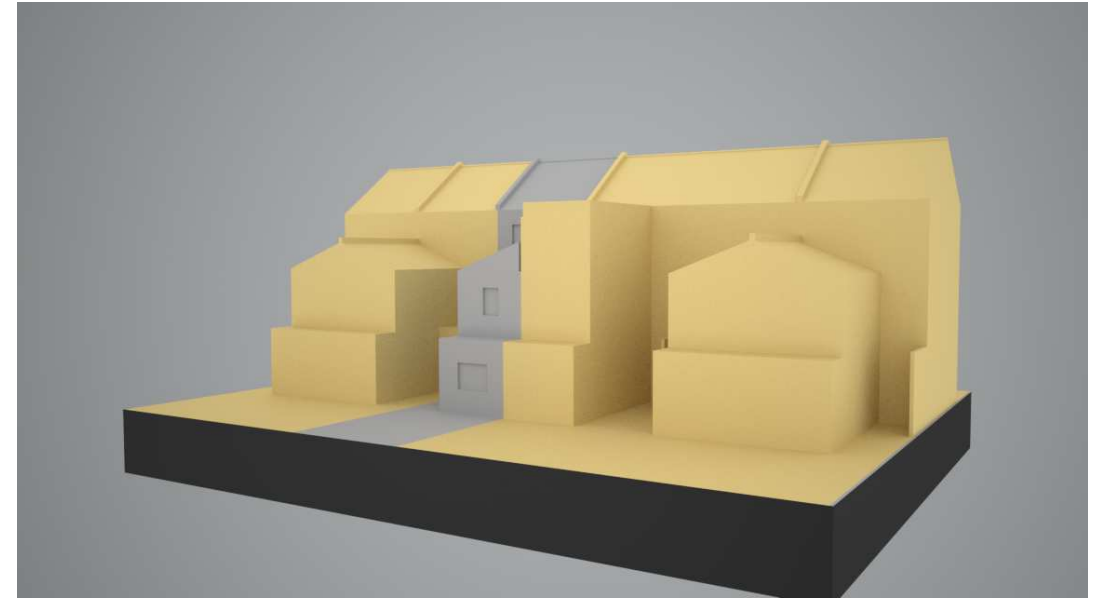
rear elevation

## Introduction

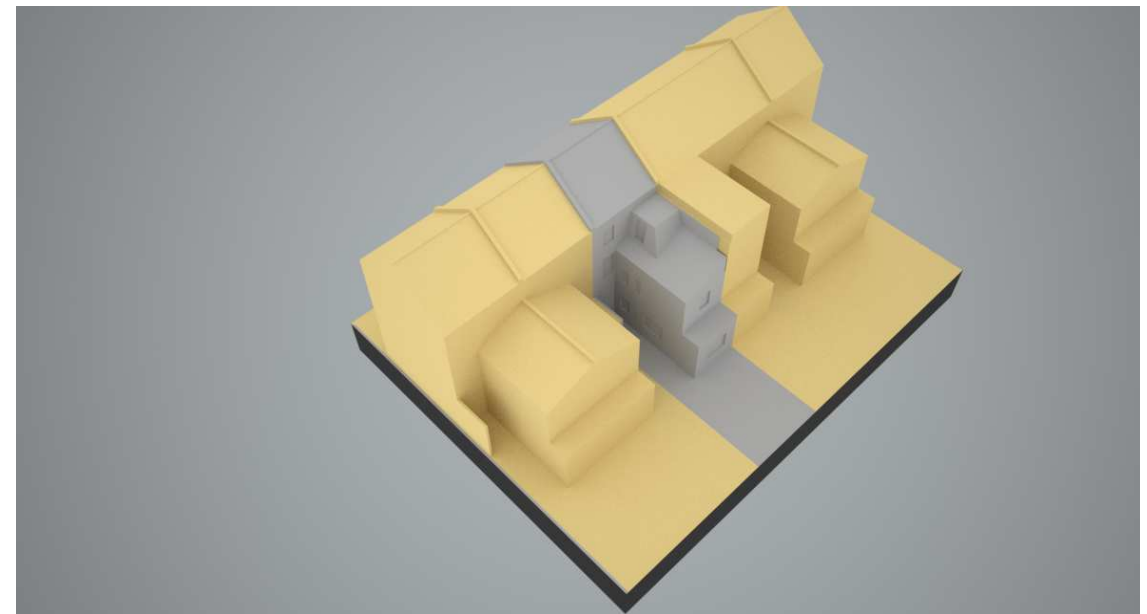
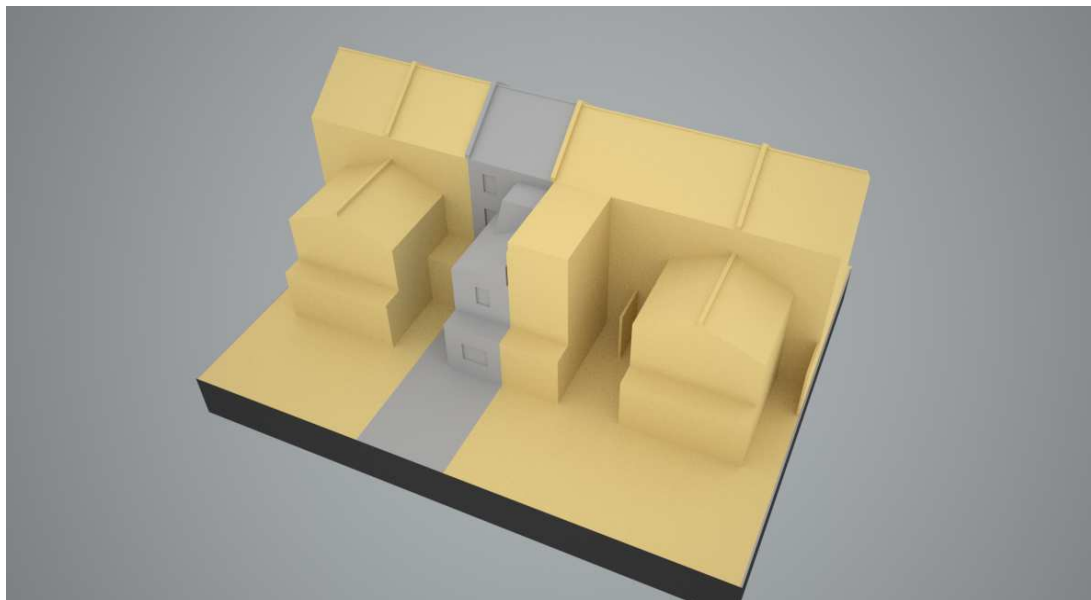
The subject site is 29 Gondar Gardens and is located within the West Hampstead area. The site is located to the north of Mill Lane and forms part of a period residential development.

The locality is predominantly residential in use class and is made up of single family dwellings, self contained flats formed via conversion and mansion blocks of purpose built self contained flats.

The site has a total internal floor area of 232 m<sup>2</sup> and is sited on a large plot with private amenity space to the rear. This application seeks to increase the floor area at ground floor level with the addition of a side and rear single storey extension and to provide a rear roof extension.



Three dimension illustration of the subject site in context with surrounding buildings  
(as existing)

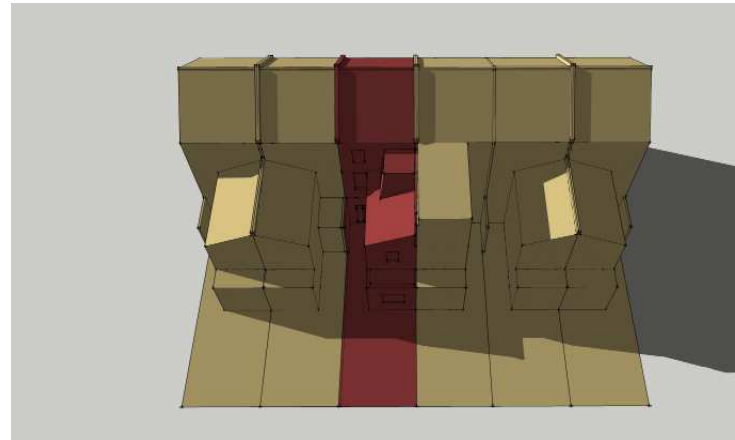




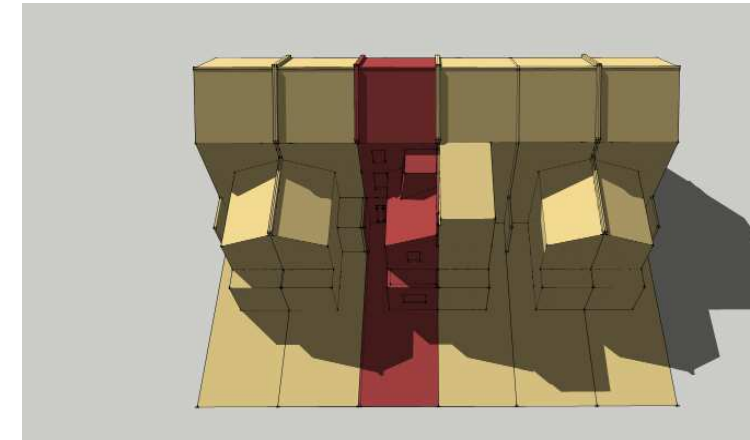
## existing sun plots



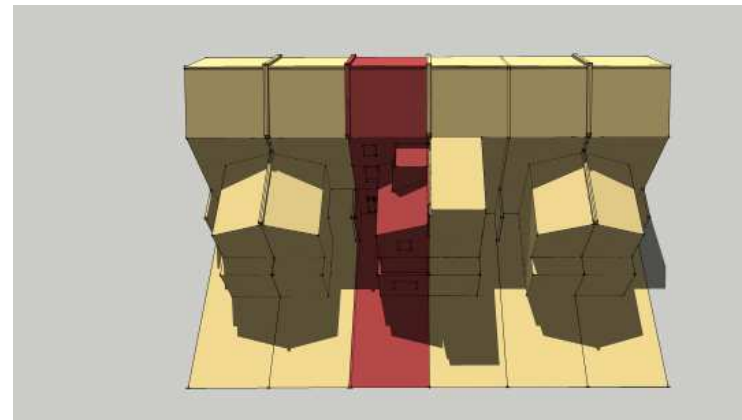
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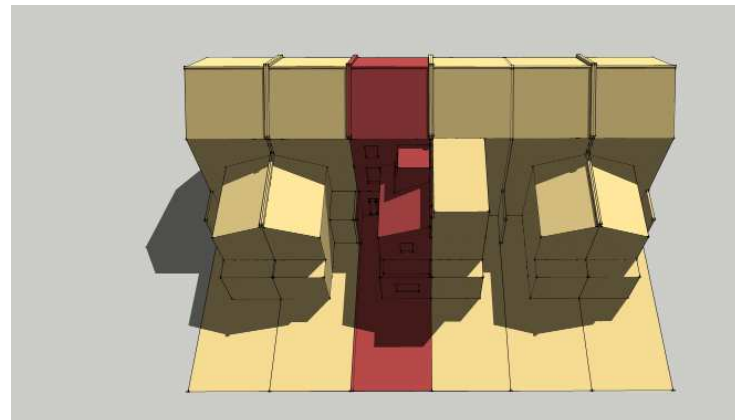
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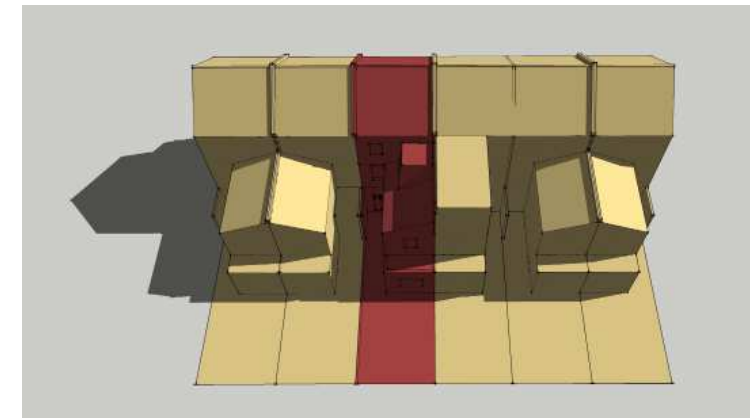
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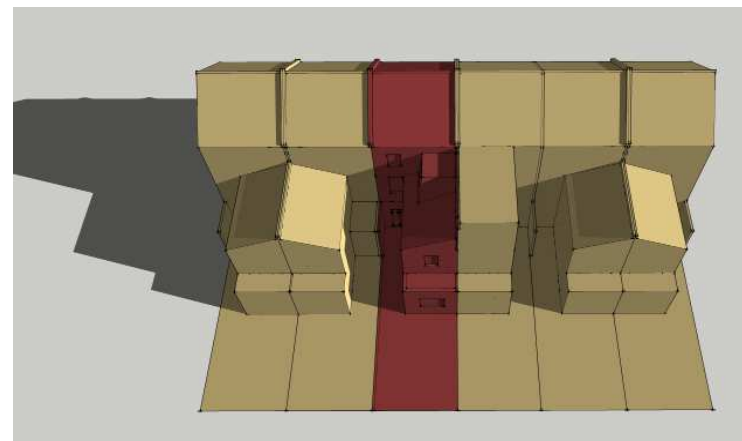
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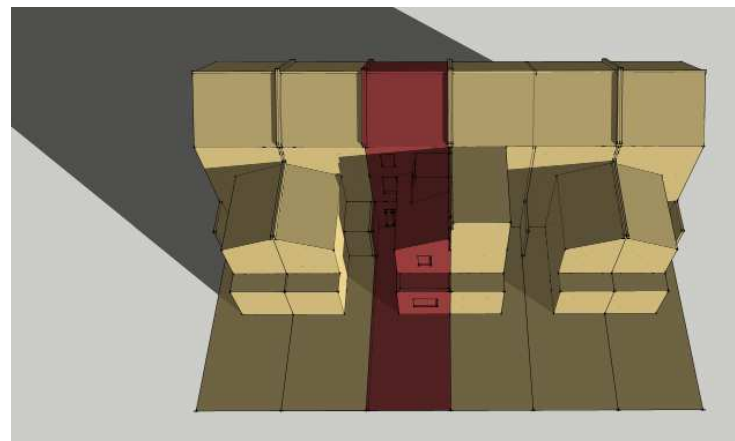
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18:00 gmt



20:00 gmt

### Daylight and Sunlight.

As described in the proposals chapter of this report the proposed extension has been carefully positioned to protect adjoining dwellings from any loss of amenity. We include in this report a visual analysis of sunlight and shadows both as existing and as proposed.

The analysis features a three dimensional model of the subject site and adjacent buildings. The model has been located to the correct geographical location on the earths surface, oriented correctly to true north and then simulated in relation to the natural progression of the sun plot throughout the course of the day.

All times stated relate to GMT in the month of June.

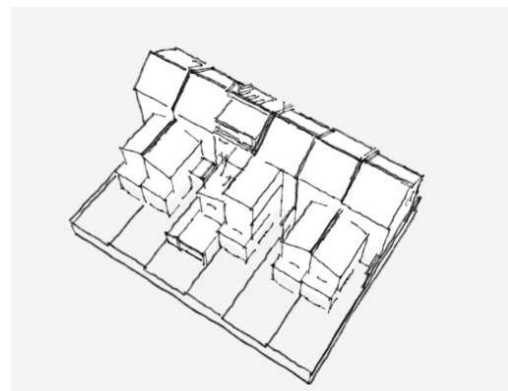
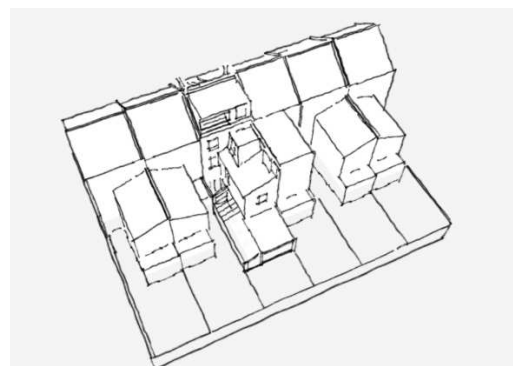


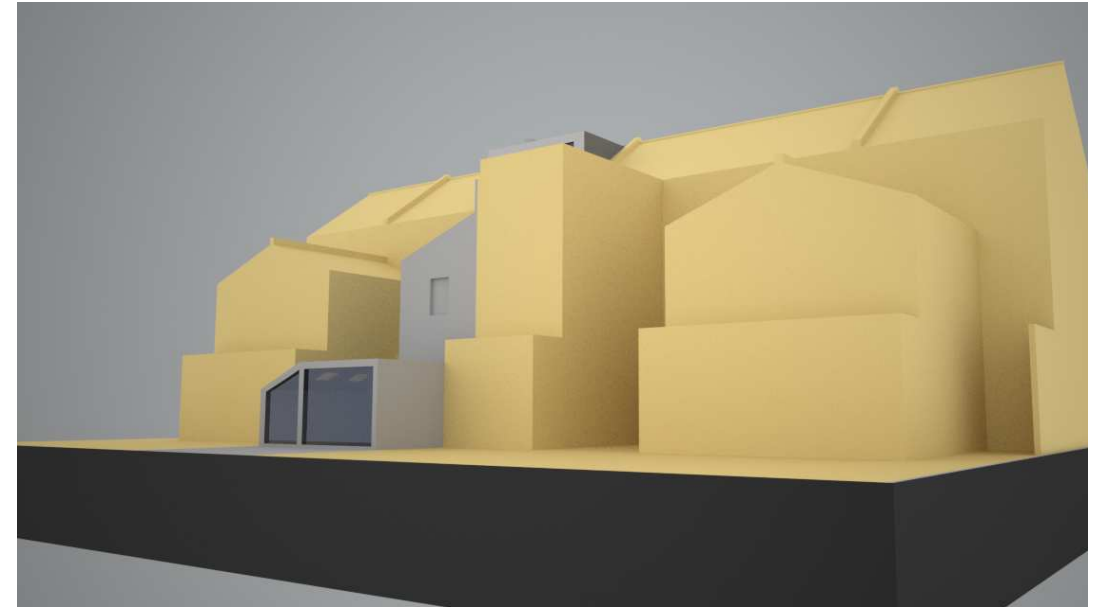
Proposal.

A design brief prepared by the client stipulates the need for:

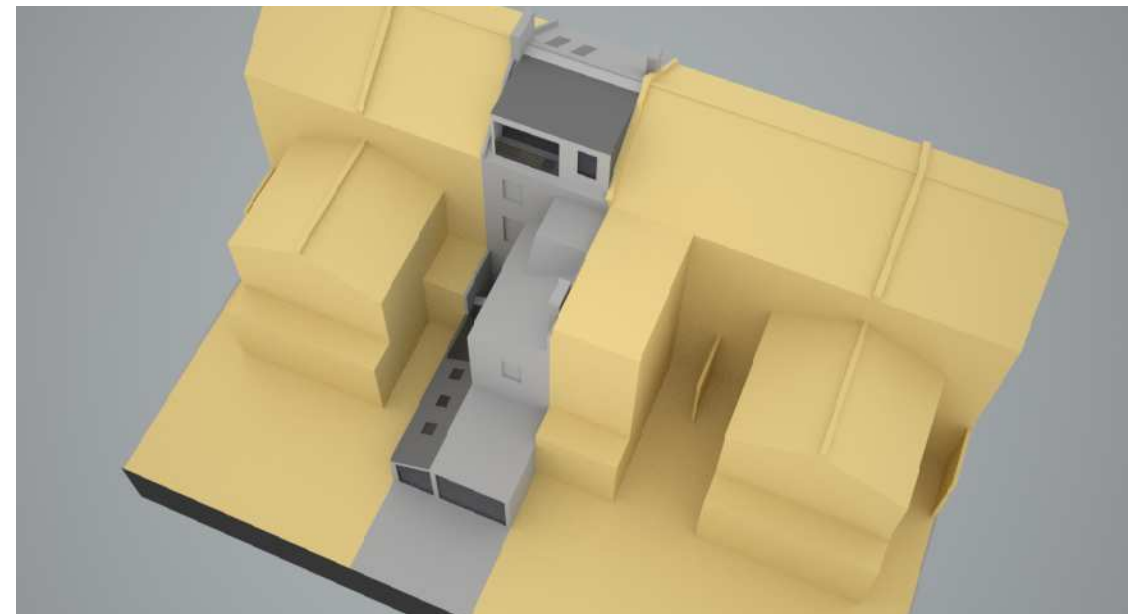
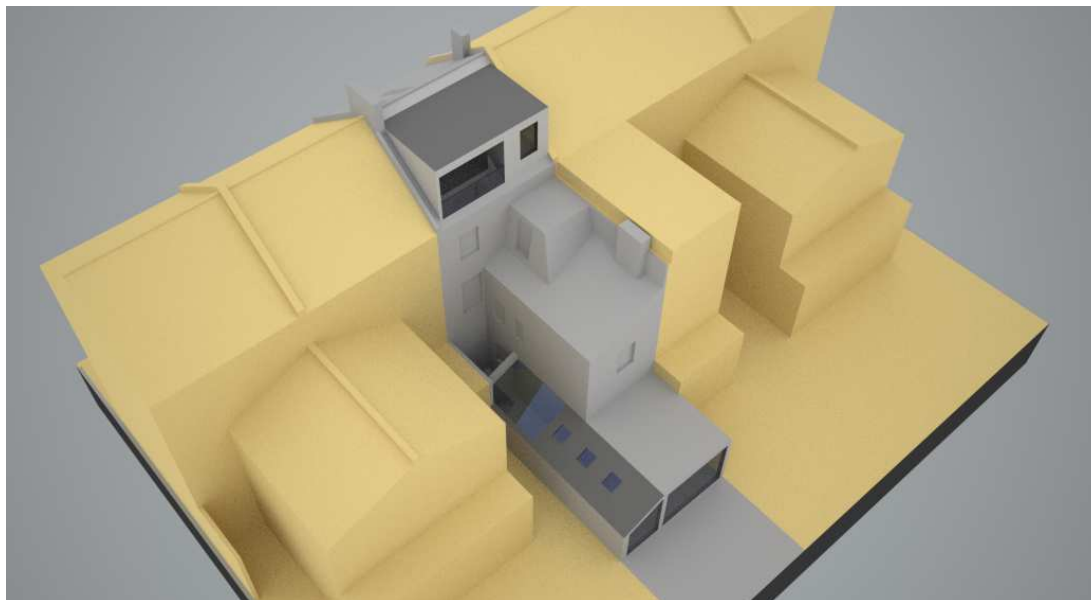
- a) Additional floor space to accommodate a three bedroom family residential unit at upper and lower ground floor levels.
- b) Provision of a rear roof extension to provide an additional bedroom to flat C.
- c) Utilise contemporary design solutions to enhance the visual impact of the property.
- d) Additionally the client requests that the building be refurbished and given an enhanced external appearance.

We have produced design proposals which meet the clients need for additional floor space whilst maintaining a high standard of contemporary design.





Three dimension illustration of the subject site in context with surrounding buildings (as proposed)





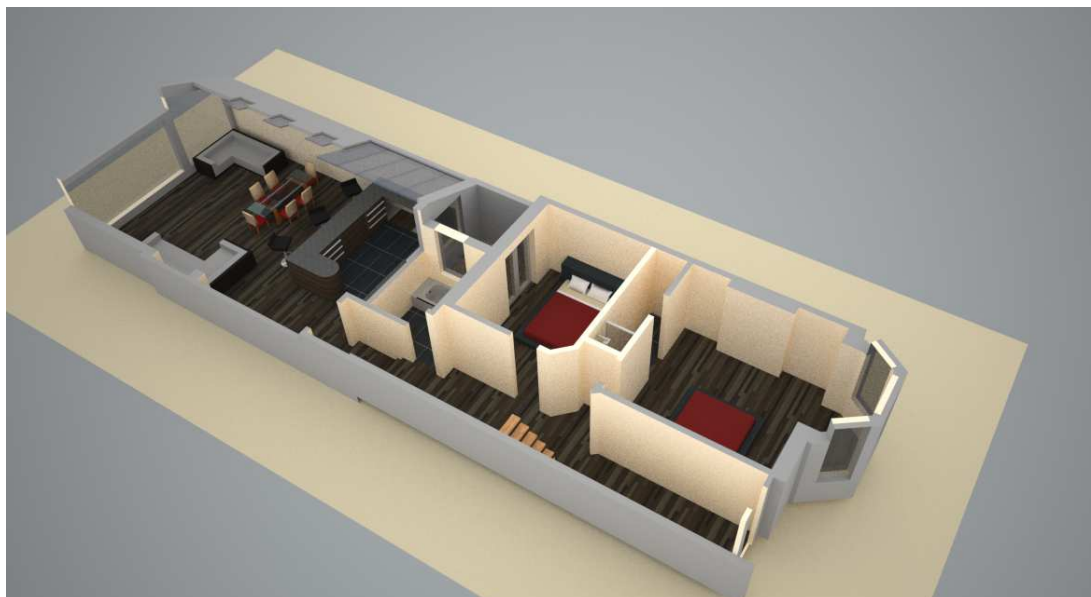
# internal space



## Internal space

Flat A is currently configured as a one bedroom flat arranged over upper and lower ground floors. The unit is provided with sole access to a large area of rear private amenity space.

Our proposals include the addition of a single storey side/ rear extension and rearranging the internal layout to provide a 3 bedroom family sized self contained flat.





## internal space

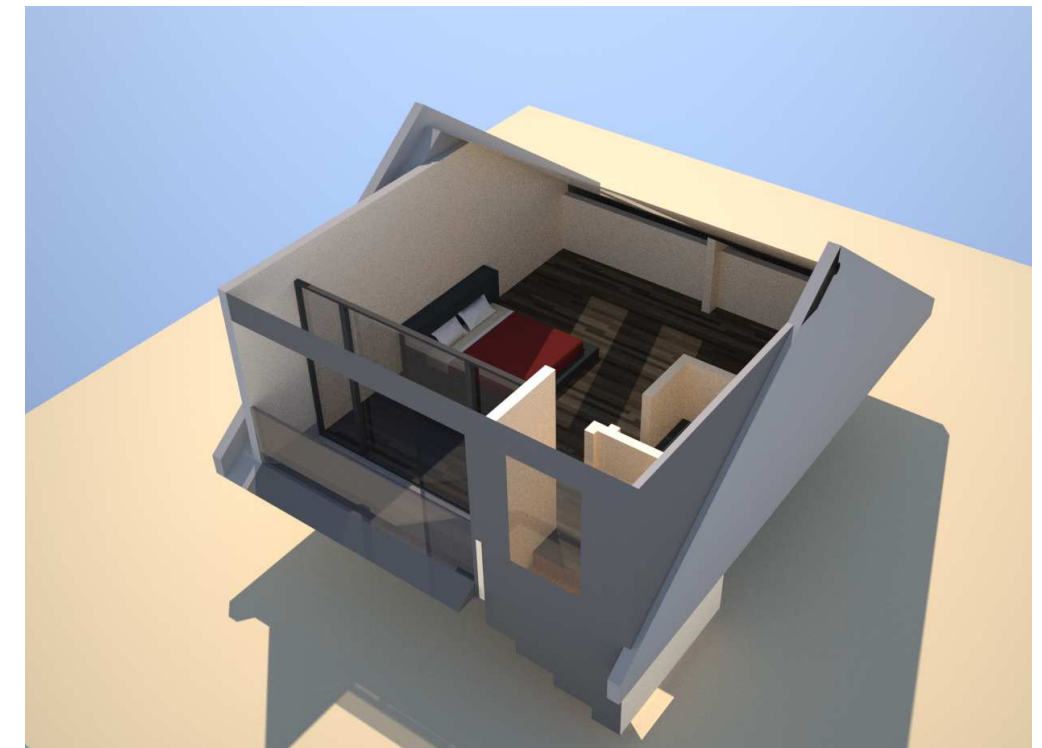


Internal space

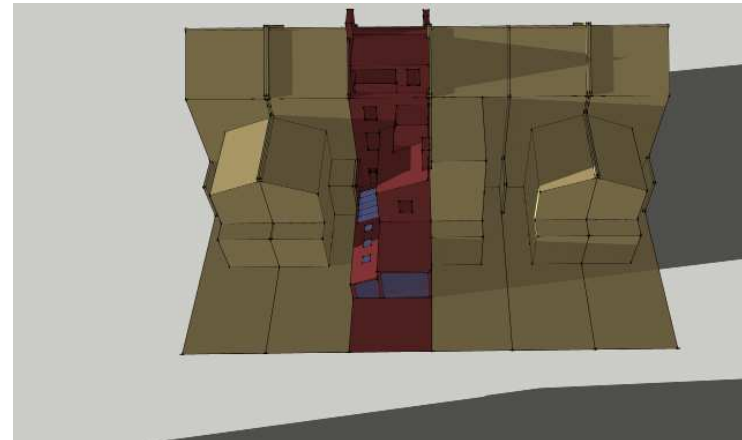
The lower ground floor accommodation provided for Flat A, is to undergo complete refurbishment works provide a new double bedroom.

Flat C is currently arranged as a one bedroom flat located on the second floor. The roof void is currently un utilised.

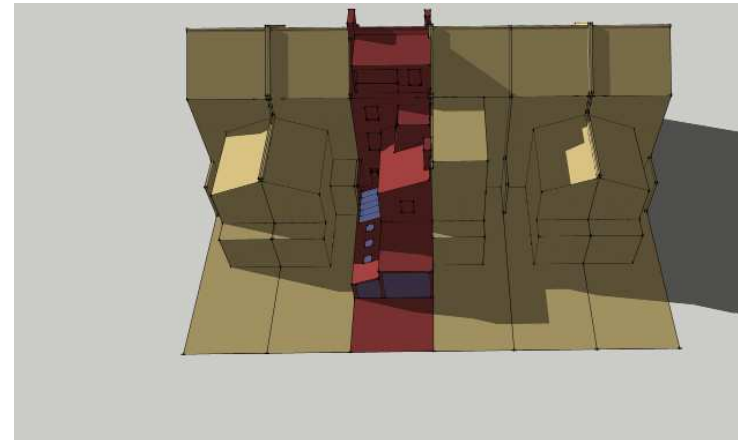
We propose a rear roof extension to provide an additional bedroom with ensuite bathroom and rear roof terrace.



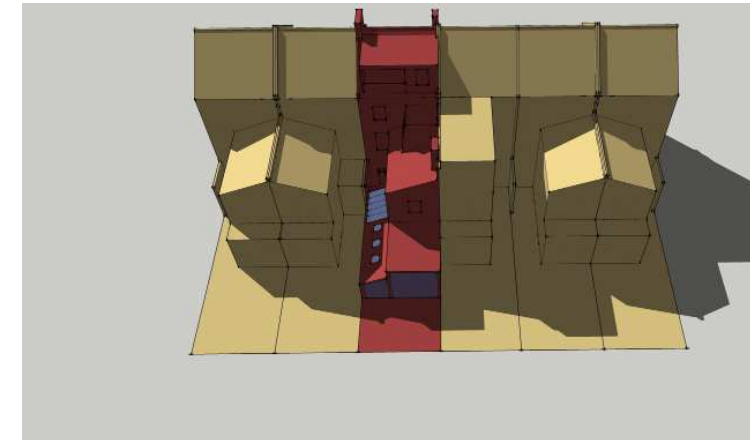
# proposed sunplots



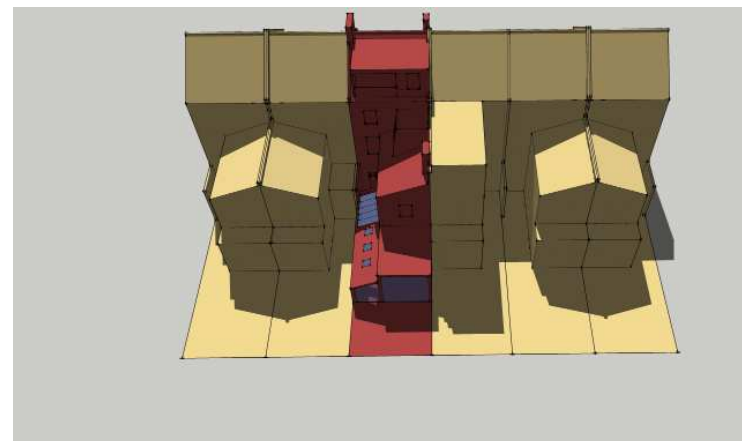
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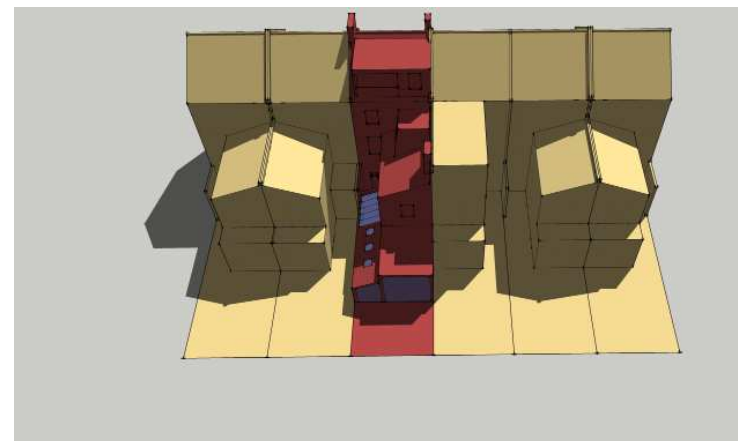
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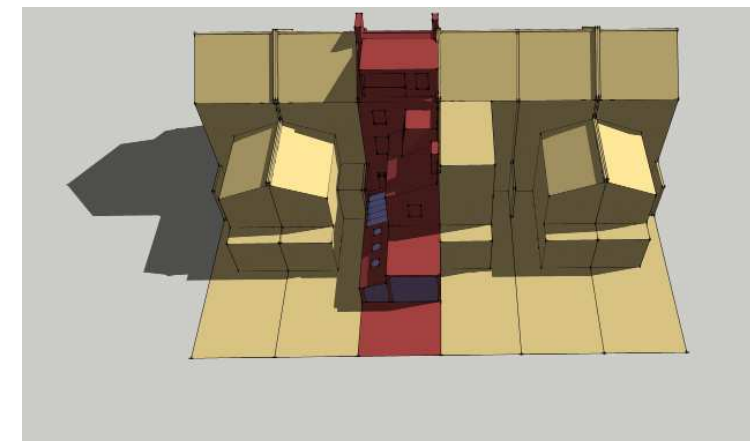
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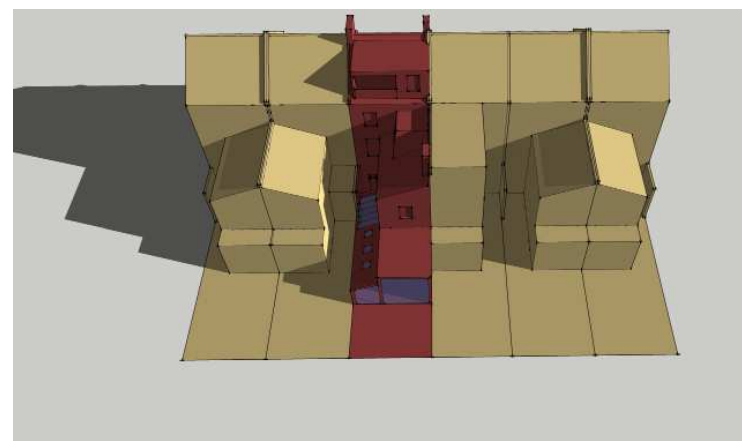
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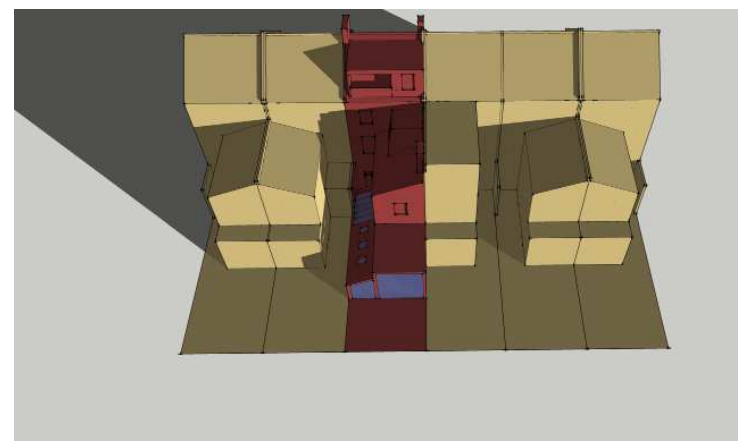
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## Daylight and Sunlight.

As proposed. As can be seen by the accompanying illustrations the careful location of the proposed extension causes no loss of amenity in terms of sunlight or excessive shadowing to the adjacent buildings.



Planning policy context

There are a number of strategic policies within the Camden's Development Policies 2010 that recognise the importance of sustainable patterns of development and of locating high-density development in areas where access to public transport is good. In addition the National Planning Policy Framework promotes good design and the efficient use of sites.

Policy DP24 - Securing high quality design  
The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

7. Requiring good design  
56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Decision-taking  
186. Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.  
187. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Planning History and relevant Planning History

13517	29 Gondar Gardens E.W.6.	External alterations in connection with the formation of 3 flats at 29 Gondar Gardens E.W.6.	FINAL DECISION	28-04-1972	conditional
9271	29 Gondar Gardens, Camden,	Construction of 29 Gondar Gardens, Camden, into three flats.	FINAL DECISION	09-07-1970	conditional
2009/0170/P	26 Gondar Gardens London NW6 1HG	erection of rear dormer roof extension including enclosed balcony to provide additional accommodation for top floor flat.	FINAL DECISION	20-02-2009	Granted
2011/4522/P	58 Gondar Gardens LONDON NW6 1HG	Erection of single storey rear extension with skylights and creation of internal courtyard in connection with existing ground floor level flat (Class C3).	FINAL DECISION	13-09-2011	Granted
2011/0715/P	20 Gondar Gardens London NW6 1HG	External alterations including the demolition of part of the rear roof sloop and erection of a new roof extension with balustrade and sliding doorsets, for the provision of new bedroom for residential dwelling (Class C3).	FINAL DECISION	17-02-2011	Granted
2010/5600/P	20 Gondar Gardens London NW6 1HG	Erection of a single storey rear extension with rooflights, side infill, extension to existing party wall and alterations at all levels to a residential dwelling house (Class C3)	FINAL DECISION	20-10-2010	Granted
2011/6191/P	46 GONDAR GARDENS LONDON NW6 1HG	Erection of a rear roof extension with the installation of two roof lights to the front elevation of dwelling house. (Class C3)	FINAL DECISION	21-12-2011	Granted
2008/3877/P	38 Gondar Gardens London NW6 1HG	The erection of a single storey side and rear extension, together with the excavation to enlarge the existing basement to a dwelling-house (Class C3) .	FINAL DECISION	30-10-2008	Granted

Summary

- ☑ The proposal will result in an improved living environment at 29 Gondar Gardens and will contribute to the Borough's current shortage of residential buildings.
- ☑ The proposals will enhance the external appearance of a dated building and provide a high standard of external visual amenity.
- ☑ The property will remain in residential use and will blend into the character of the area.
- ☑ Other units in the local vicinity have undergone similar conversion with the support of the Council.

Use and amount

The use of the building will remain residential, the amount of internal floor areas to units A and C will increase.

Scale  
The scale of the building will increase to the rear elevation.

Layout  
Careful consideration has been given to the internal layout of the property to ensure that the new unit will be well accessed and comfortable. All access will be via a new communal front door located on Gondar Gardens.

Landscaping  
Amenity space is to be provided to the rear elevation, the rear space will be a paved patio area.

Appearance  
The property has an important role to play in the streetscene, and as such we propose no alterations save 2 roof lights and general refurbishment works.

Access  
The site is located within a sustainable location, in close proximity to recreational amenities and transport networks.

