

**Design Statement and Access Statement
For
Flat 1, 2 Gardnor Road,
Hampstead, London NW3 1HA**

Design Statement

Site:

The application site is a 2 bedroom Maisonette located at lower ground and ground level in a 3 storey terraced Victorian property with a semi-basement (1880's) located on the south side of Gardnor Road. The property is located within the Hampstead Conservation Area. The property is not listed.

Proposal:

The property is nearly stripped out from all its' original features and our aim is to bring back the old charm whilst adapting it to modern living.

Since the foot print of each level is very small in size (approx. 35sq/m each level) we propose a double storey rear extension. This will allow for a proper dining area and an access to the garden in the lower ground floor, on the ground floor level this will give us space to create two bedrooms and main bathroom.

Front elevation

Front court yard: It's proposed to remove the existing brick fence and replace it with a black painted cast iron fence to match the original pattern and the neighbours' fences.

Staircase: It's proposed to keep and refurbish all original stairs and handrail. The bottom 5 steps are not original and made of concrete. It's proposed to remove non-original stairs and make them new to match original stairs.

Paving: It's proposed to remove non-original 'crazy paving' and replace with new paving stone.

Bay window: It's proposed to remove existing UPVC windows and replace it with double glazed timber sash windows

Lower Ground floor

It's proposed to bring back the original layout, creating a hallway and Victorian staircase (which also creates a protective corridor to comply with Building regulations).

Rear extension

There is an existing / original 1.1M two storey extension and we proposed to extend it further 1.9M to create 3M single storey rear extension from the main / original wall. There are currently high boundary walls to both sides which will allow the extension to sit comfortably between the boundary walls and will minimize the impact on the neighbours and conservation area.

The extension will allow for dividing the small size lower ground floor into living, kitchen and dining area with nearly full-width sliding glass doors.

The extension's roof will be a wild flower green roof to lower the impact on neighbouring properties from above, reduce the surface run-off of rainfall, improve sound insulation, reduce heat loss & increase the life of waterproofing membranes lying at the base of the roof. It will also provide an important microclimate for insects & bird life and contribute to the conservation area in general.

Materials: Extension to be made of bricks to match existing. Sliding doors will be slim frame powder coated aluminium to maximise light.

Ground floor

The aim was to create 2 bedrooms and a bathroom on the ground floor. Therefore, we extended the rear wall to the same line as the existing extension in depth and height.

Staircase: It's proposed to have a new sash window at the new staircase's landing.

Master bedroom (facing the rear garden): It's proposed to have double French doors opening inwards with a Juliet balcony to preserve the appearance and character of the conservation area.

Front bedroom: It's proposed to remove existing UPVC windows and replace with new double glazed timber sash windows.

Garden

It's proposed to remove the existing young wild cherry tree and plant a new tree— please see tree survey / Arboriculture report attached.

The far rear brick wall is crumbling, we propose to use the existing bricks and rebuild it to its original form.

The boundary wall with No.1 Gardnor Road is made out of exposed blocks and left unpointed in which we proposed to render.

Design Policy:

The application site is located within the Hampstead Conservation Area and therefore the application has been designed to comply with the relevant policies and guidelines.

CPG1 Design

4.7 Good practice principles for external alterations

Windows: We are proposing to remove existing UPVC windows and replace them with new timber sash windows to match original *"type, glazing patterns and proportions"*. *"Where windows are replaced they should have the lowest 'U-value' as possible"*. Therefore, we are proposing double glazed with argon filling.

Materials: The extension will be made out of brick to match the existing building. At the front, all windows will be timber sash windows. On the ground floor to the rear, we propose timber sash windows and timber French doors. On the lower ground floor (which is located between two high boundary walls) we propose slim frame, double-glazed aluminium sliding doors to maximise lighting. *"Modern materials may be appropriate but should be used sensitively and not dominate the existing property"*.

4.10 Rear extension general principles

"Rear extension should be designed to: not cause a loss of amenity to adjacent properties with regards to sunlight, daylight, outlook, overshadowing, light pollution, overlooking and sense of closure"

The proposed single storey rear extension will project only 1.9M more than the existing double-story extension.

The height of the extension will be 2.85M which will project only 225mm above the existing 2.64M high boundary wall with No. 1 Gardnor Road.

4.11

"Materials should be chosen that are sympathetic to the existing building where ever possible" – the proposed extension is to be brick to match the existing brick.

4.12 & 4.13 Height of rear extensions

The height of the extension proposed is only 2.85M high and within two high boundary walls.

The projection above boundary wall with No.1 will be 225mm

The projection above boundary wall with No. 3 is 625mm. Since the sunlight is coming from No.3 Gardnor Road side, there won't be over shading to that property.

4.14

The extension is not visible from the street.

CDP respecting local character - Policy 24.11 & 24.12 / Conservation Areas - Policy 25.2 / Policy DP26 - Managing the impact of development on occupiers and neighbours

The reason the proposed development complies with the above policies, is not only because the proposed extension is between high boundary walls but also covered with a wild flower green roof to make the extension look inconspicuous.

The badly pruned cherry tree will be replaced with a more appropriate tree for the area, the back brick wall will be returned to its original condition and the newly exposed block fence will be rendered.

Also, it's proposed to renovate the front façade to its original condition as much as possible as stated above.

Access Statement

There are no proposed alterations to the current access arrangements. Therefore, access requirements do not apply in this instance.