

TOTEM+ STUDIO LONDON

2 Alexander Street
London W2 5NT

+44 (0) 20 7243 0692

info@totemstudio.co.uk
www.totemstudio.co.uk

10.03.15
Ref: 55gondar_DAS_rear

55 GONDAR GARDENS LONDON NW6

DESIGN AND ACCESS STATEMENT Design Principles

55 Gondar Gardens is part of the terrace 27-69 Gondar Gardens, in the West Hampstead Area of the Borough of Camden.

The property is a 4 storey single dwelling family house and the application does not seek to change this arrangement, the use conforming to the existing mix of residential and retail in the area.

This application is for a single storey side return extension along the flank wall of the original closet wing extension at ground floor level to the rear, and for the demolition of the existing extension across the rear of the property, to be replaced with a new construction.

The design proposals were compiled with reference to recently granted application 2014/6467/P for a side return and rear extension of 53 Gondar Gardens the directly adjacent property; the design, height and depth of the proposed extensions exactly matching those of the granted application.

In matching the granted application, the proposals will help to unify the rear elevations of the adjoining properties, minimise amenity issues such as over looking and privacy, while retaining high levels of natural light and ventilation penetrating deep into the plan at ground floor level.

The new floor space will function as kitchen, dining and family living space; the side return is constructed with a fully glazed roof over the shared party wall, and the rear extension has storey height sliding doors giving access to the garden, and a fully glazed roof. The garden facing walls of the rear extension are finished with decorated render.

Registered Office:
16 Lyndon Gardens
High Wycombe
HP13 7QJ
Company Director:
Ian Hume
Company Number:
08305734

Lighting within the new rear extension will be ceiling recessed LED downlighters; the orientation and direction of beam addressing any concerns over light pollution.

The existing area of the GF plan is 80m²; the proposals seek to increase this by 23m² to 103m².

There are no other changes to the layout of the property.

Access

The access is unaltered.

Refuse and Recycling

The provisions for refuse and recycling are unaltered.

Landscaping

There is no change to the existing landscaping

Compliance with Policy and Appearance

The proposals do not intend to conflict with the planning policies.

The proposals constitute no change to the urban density and the residential character of the area.

The changes will positively contribute to the character and appearance of the area, the form and architectural detail of the existing building are retained and the extension matches those of adjacent properties.

Modern technology will minimise heating and service costs. These benefits will be long term and will significantly reduce fuel consumption to the permanent benefit of the environment. The use of modern insulated glazing using toughened and/or laminated glass when appropriate will also reduce fuel consumption and will significantly reduce the risk of forced entry and crime.

The changes seek to increase the life of the building; the structure is brought into line with contemporary standards for thermal and acoustic insulation through the use of modern construction methods and materials.

The proposal is for a high quality design creating a high standard of amenity for this and future generations.

Planning history

No planning history to date