

ref.

280
 3 Gardnor Road
 London . NW3 1HA

Design & Access Statement

date.

10th July 2015

f.a.o.

Planning Solutions Team . London Borough of Camden
 Planning & Regeneration . Culture & Environment Directorate . 2nd Floor . 5 Pancras Square . London . N1C 4AG

1.0 Assessment of the site and the wider area

1.1 General

The site is a mid-terrace single family dwelling comprising three storeys with semi-basement. The property like all of those forming the terrace has a private rear garden.

1.2 Physical Characteristics

The properties are built in London Stock brick with bay windows to the lower and upper ground frontage. The properties feature red brick decorative detail in the string courses, bay heads, parapets, window lintels, and arched front door heads.

1.3 Social Characteristics

3 Gardnor Road sits within an exclusively residential area, the terrace it forms part of being made up of twelve Victorian properties, circa 1880. Number 3 sits on the south east side of Gardnor Road.

1.4 Planning Designations

The building is not listed. The site is within the Hampstead Conservation Area.

See also section 4.0 Relevant Design Policies.

1.5 Previous Planning Consents

The building has been subject to a number of planning applications, these are listed as follows:

2010/0120/P

Decision Date: 13.04.2010

Description: Retention of change of use from two residential units (1x maisonette and 1 x flat) into a single dwellinghouse (Class C3) and minor alterations at rear.

address. 11-13 market place . london . W1W 8AH
www. michaeldrain.com
t. 020 7580 1415
f. 020 7580 1416
directors. michael drain
registered. in england . company number 405 7890

Decision: Granted.

2010/0127/P

Decision Date: 13.04.2010

Description: Replacement of existing roof extension with a full width roof extension with rear roof terrace to provide additional accomodation to residential flat (Use Class C3).

Decision: Granted.

27309

Decision Date: 15.02.1979

Description: Alterations comprising extension of roof and formation of a roof terrace.

Decision: Granted (Conditional).

1.6 Relevant Local Planning Consents

The adjoining property, 2 Gardnor Road has recently gained planning consent for a single-storey rear extension with details as below:

2014/7688/P

Decision Date: 17.02.2014

Description: Erection of single storey rear extension at lower ground floor level, installation of timber sash windows to front bay at ground and lower ground floors, replacement of front brick fence with black iron railings, and installation of rear Juliet balcony at ground floor level.

Decision: Granted.

2.0 Design

2.1 The Proposal

The proposal includes for a full refurbishment of the basement and ground floor, including an extension of the basement accommodation to the rear. It is proposed to remodel the existing interior to simplify the living, kitchen and dining accommodation. This includes the possibility of extending to the rear in line with the recently consented proposal for the adjacent property, 2 Gardnor Road [Application number 2014/7688/P].

2.2 Reason for the Works

The existing living room on the ground floor runs the full depth of the property, but is indented by the stair to the basement. This reduces the effective depth of the room for seating, creating two specific areas instead of one large living room. We have therefore proposed a re-modelling of this floor to create a single reception room without the detriment caused by the indented stair.

The existing kitchen and dining accommodation is located in the basement, but again, the accommodation is fragmentary and disjointed due to the enclosed stairwell and stepdown to the wc. A proposed re-ordering of the stair opens up the space to create a single large room with more efficient accommodation. The proposed extension to the rear eases the accommodation to allow the dining and kitchen accommodation to sit in line. Full glazing to the rear will give much more enjoyment of the external space, with the opportunity to have this open to the dining room.

The existing wc is located on the basement floor, blocking off views to the garden, but we propose to relocate it to the previous landing on the ground floor at the rear to open up the garden access.

2.3 Description of the Proposed the Works

Ground Floor

The stair to the upper floors is to be brought forward towards the entry slightly to allow for a straight flight, and this then enables the stair to the basement to sit in line beneath it. We have chosen to access the basement directly from the reception room rather than the hallway to maximise the space in the reception room. Means of escape is maintained for the upper floors by enclosing the entry hall and stair, whilst the basement already has an alternative means of escape to the front of the property. The adjustment of the stair has enabled us to create a clean reception room which would run from the front to the rear. A wc has been included in the projecting wing to the rear (previously the half landing to the stair). By locating it in this projection, it keeps it out of the kitchen environment and also out of the reception room. We propose to retain the existing external balcony provision to the rear, but remove the external cast iron staircase. The balcony is not really large enough to use as a terrace, but it does provide the opportunity to fully open the rear glazing in the summer. A new frameless glass balustrade would sit between the existing balcony area and the extended roof to the accommodation below to stop this being perceived as a terrace. We propose the provision of planting along the external perimeter of the roof to provide low level screening and the sense of a roof top garden when viewed from the living room area and from the exterior of the building. The planting we propose would be a type of box hedge to give some architectural rigour and clean appearance to the building edge. The main area of new roof over the extension would be formed in stone planks, aligned with the internal living room flooring. We also intend to create a rooflight over the accommodation below to create a bright new space.

Basement Floor

The remodelling of the stair to the basement has given the opportunity to create a generous open kitchen and dining room. By then extending to the rear in line with the consented proposal next door in number 2 Gardnor Road, this creates a clean linear arrangement of kitchen and dining, with the dining room opening to the garden. A rooflight is proposed over the dining table to help to give light to the basement accommodation.

3.0 Advice received at Pre-Application Stage

A Pre-Application Advice submission was made (ref: 2015/1865/PRE) during which process Ms. Kate Phillips of Camden Planning Solutions Team visited site on the 18th of May 2015. We received a letter of response on 2nd of June 2015 which is included in the pack of information submitted with this application. In brief summary the letter stated:

“The key planning issues are as follows:

- Impact on the character and appearance of the application building and the wider area (including the Hampstead Conservation Area)
- Impact on the visual and residential amenities of nearby and neighbouring properties”.

“It is my opinion that, the proposed extension would be considered favourably because it would be to the rear of the host building, where it would not be visible from the street along Gardner Road; it would be only one storey in height; it would be subordinate in scale; it would preserve the original design and proportions of the host building, including its architectural period and style; and the works would relate well to the approved works at the direct neighbour, No. 2 Gardner Road. Furthermore, the proposal would allow for the retention of a reasonable sized rear garden to serve the host dwelling.”

With regard to materials and in particular our proposal for a new frameless glass balustrade to the rear terrace area:

“In my opinion, the glazed balustrade is likely to be considered acceptable. This is taking into account its size and siting at the rear of the building (i.e. not at the front where it would detract from the special and historic architectural detailing on the building), and also taking into consideration the wide variety of building materials which can be seen at the rear of other buildings along Gardner Road and Gayton Road”.

Following assessment of the proposals relationship and potential impact on the nearby and neighbouring properties it was stated that:

“Overall, subject to the changes to the rooflight, it is my personal opinion that a future planning application would be viewed favourably in this respect.”

The concern about the rooflight is set out in the following section.

3.1 Areas of Concern

Two areas of concern came out of the site meeting of 18th May. The size and positioning of a proposed rooflight to the rear extension and also our proposal to increase the size of the rear opening at upper ground floor level. We have addressed both of these items with our revised and submitted design.

Firstly regarding the rooflight, it was recommended in the letter of response to the Pre-App that; “ the size of the rooflight is reduced, or that its position is revised. As discussed, if the glazed area was adjacent to the vertical edge of the building, light spill would not pose such a problem because it would be adjacent to the existing opening”.

We have therefore reduced the size of the rooflight and positioned it directly against the rear façade of the main house, between the extended stair projections of the subject property and that of the neighbouring property. This is made clear on the submitted drawings.

Secondly with regard to the rear façade opening at upper ground floor level, it was stated; “It is my opinion that the enlarged opening would result in a poor window-to wall ratio at the upper ground floor level and the new opening, by virtue of its size and design and the loss of the attractive soldier arch above the opening, would detract from the character and appearance of the rear of the building. In view of the works that have been undertaken elsewhere in the road, it is my opinion that replacing the existing windows with new windows that have a different opening method and more traditional glazing pattern may be considered acceptable; however, the proposal to enlarge the opening (especially upwards) would not be viewed favourably”.

We have revised our proposal to take this view into account. The proposal is now to retain the opening in the rear façade as it is but to replace the glazed doors.

3.2 Pre-Application Advice Conclusion

In conclusion it was stated:

“In my opinion, the proposed extension is likely to be viewed favourably if you choose to submit a formal planning application. However, I recommend that the size of the rooflight is reduced, or that its position is revised. This is to reduce the effect of light spill from the rooflight in the evening.

I would strongly suggest that works to increase the size of the upper ground floor, rear facing opening be reconsidered. This is because the works would have a detrimental impact on the character and appearance of the host building and would not be supported as part of the assessment of any future planning application”.

3.3 Advice following Pre-Application Submission

Following our Pre-Application submission we have had the opportunity to liaise with Ms. Phillip’s to enable us to make the relevant adjustments to the scheme prior to Planning submission. The response to two questions, sent by e-mail are outlined below:

Firstly we submitted drawings of two potential adjustments to resolve the concerns over the rooflight. In an e-mail dated 3rd of July, Ms. Phillip’s responded:

“I’ve had a look at all the drawings and I would favour Option G (i.e. the smaller roof light, closer to the building edge). Whilst the planting around the edge of the roof terrace in Option H may slightly reduce light spillage, I don’t think it would go far enough and the light spill would still be visible from the upper floors of the neighbouring buildings.”

We have therefore submitted the relevant drawings as our proposal for planning consent. The drawings are no longer titled Option G but comprise our drawing set 0-110 Rev. B, 0-111 Rev. A, 0-112 Rev. A, 0-200 Rev. A and 0-210 Rev. A.

We further requested guidance as to whether our proposal for planting along the roof edges of the extension would be viewed favourably when submitted.

In an e-mail dated 7th of July, Ms. Phillip's responded:

"Yes, I believe the planting would be viewed favourably because it would soften the appearance of the new extension."

Full copy of the two e-mail responses are included in the pack of information submitted with the planning application.

4.0 Compliance with Relevant Design Policies

As stated in the letter of response to the pre-planning advice application (**Re: 2015/1865/PRE**) dated 2nd June 2015 a number of local policies are relevant to the proposal. We include a copy of the pre-application advice response letter with the planning submission.

Camden Planning Guidance 'CPG1 Design' sets out guidance for extensions and alterations relevant to our proposal:

4.7 Good practice principles for external alterations.

Doors:

The upper ground floor doors onto the rear terrace area are to be replaced and are to sit within the same opening in the rear brickwork façade as the current doors. The red brickwork lintel detail over the doors will be retained. The doors are proportioned to match the existing doors with glazing bars in the location of the existing fanlight.

The new doors will be a double-glazed replacement for the current single-glazed pair and will have a significantly improved U-value. The doors will be timber framed and from a supplier who manufactures items from timber with an FSC certificate, finished with white gloss paint to match the pair being replaced.

External Pipework:

It is proposed to replace and adjust the current uPVC downpipes at the rear of the building to simplify their positioning and make them less visually obtrusive on the rear façade. The new downpipes would be black 'heritage' metal downpipes more appropriate to the age and character of the property.

4.8 Scale

The proposed single storey extension is subordinate to the original building in terms of its scale. Sitting at lower ground floor to the rear of the building, the extension has a roof level of 2.68m above garden level flanked on either side by garden walls and fencing. The line of the extension is three metres from the line of the current rear façade and just under 2m beyond the line of the extended stair towers present on the rear of all properties in the terrace. The proposed rear line of the extension ties through with that of the recently consented single storey terrace at number 2 Gardner Road which is directly adjacent and north of number 3 Gardner Road.

4.10 General Principles for Rear Extensions

The proposed extension would not cause any loss of amenity to the adjacent properties.

It causes no overshadowing to the adjacent garden at number 2 Gardner Road north of our proposal, and is of almost identical scale to the extension recently consented at this property. Overlooking, particularly to the rear garden at number 4 Gardner Road will be reduced considerably with the removal of the black cast iron staircase that currently leads from the garden up to the upper ground floor external balcony on the boundary between the two properties.

A proposed rooflight to the lower ground floor has been repositioned following advice given during our pre-planning application (Ref:2015/1865/PRE). The rooflight is proposed to sit between the rear extended stairwells to the rear of the properties to stop any light spillage from the new extension.

A family garden is to be retained.

4.11 Materials

The single storey extension is to be built in brick to match the existing main house.

The extension roof is to be finished in Mountcharles sandstone planks which will give a high quality appearance to the surface of the roof and will age and tone in gracefully with the both the existing and new brickwork.

A frameless glass balustrade is proposed on the line of the existing rear balcony at upper ground floor level. The balustrade is to restrict access onto the roof of the extension. Providing a frameless glass balustrade will allow us to maximise the light gained by the property through both the rooflight and glazed doors to the upper ground floor reception room. It will also be a relatively small and unobtrusive addition to the roof at the rear of the property.

The new doors to the rear single storey extension are to be aluminium framed double glazed units with a bronze PPC finish to greatly increase the connection between the dining space and garden. The sliding doors in this location provide an enlarged rear opening to the garden and allow for a much brighter and open feeling space than the current lower ground floor provides. The use of modern materials in this location at low level and at the rear of the property would, we feel be a sensitive yet transformative addition to the property. The doors sit within the private rear garden and are flanked to either side by garden walls and fences of a similar height concealing them from outside view.

4.12 Height of Rear Extensions

The roof of the proposed rear extension is set at the same level as the existing rear balcony and upper ground floor level and so sits comfortably with the proportions of the original building.

The adjacent consented extension at number 2 Gardner Road has a roof parapet level of 2.85m above its garden level. The terrace of houses and the gardens step up towards the south making the garden level at number 3 Gardner Road

approximately 0.4m higher than that of number 2. The roof level of our proposal is also 2.85m above garden level. The neighbouring extensions would abut one another, making the change in level appear slight.

4.14 Width of rear extensions

The extension is the width of the host mid-terrace building. It is not visible from the street.

Further Relevant Policies

It was further advised that The Hampstead Conservation Area Statement (October 2001) along with Local Development Policies 'DP24 Securing High Quality Design', 'DP25 Conserving Camden's Heritage' and 'DP26 Managing the impact of development on occupiers and neighbours' were relevant in ensuring that the character of the conservation area is protected.

We trust that the design considerations as set out under the headings of Camden Planning Guidance 'CPG1 Design' are equally relevant in addressing these policies. We believe that the extension is of a scale to be viewed as subordinate to the original house and being of a single-storey to the rear of the mid-terrace property is visually unobtrusive.

We believe that the materials selected for all elements of the work are of a high quality and match or are sensitive to those of the original building.

5.0 Access

5.1 Pedestrian

Pedestrian access into and around the building is not affected by the proposal.