

Design and Access Statement

Supporting the Application for Planning Consent

For 26 Bramshill Gardens, London, NW5 1JH



Rear view of 26 Bramshill Gardens, London, NW5 1JH

1. Site

The property is a semi-detached Victorian house situated on Bramshill Gardens. The house is located in Dartmouth Park, North-London, within the Dartmouth Park Conservation Area. The house is close to Hampstead Heath.

The house comprises of four storeys, a lower ground floor, a raised ground floor, first floor and second floor with gabled windows. There is a small front and rear garden. The rear garden extends approximately 15 metres behind the house and includes a flagstone paved patio area by the house with a small sloping lawn and shrub borders. It appears that the former rear garden was substantially reduced in size when the land was sold off to build the flats at the back. By the front garden, a tiled path leads from the pavement to 4 steps that rise to the front door.

There is a timber framed conservatory lean-to at the rear. The conservatory has a shallow pitch roof covered with corrugated perspex. Open fireplaces remain in many rooms and some have been blocked up.



View of the existing conservatory

The main walls are of solid brick construction. Windows at the property are mainly box sash timber windows fitted with single glazing, with bay windows of the same type.

The main roof is timber framed, pitched and covered with slate tiles.

2. Use

The property is a family house. This proposal seeks to improve the quality of the accommodation on the lower ground floor by lowering the rear part of that floor level (FFL) by 300mm to create more daylight and head height to provide a better open-plan kitchen, dining and living space for the lower ground floor.

3. Scope of Works

The proposed external alterations consist of:

- Removal of the existing conservatory lean-to.
- Lowering the rear part of the lower ground floor (FFL) by the height of two steps.
- Full height frameless glazing on the rear façade of lower ground floor.
- with patio doors with metal frame (metal colour) in this glazed facade
- Internal remodelling to the lower ground floor which includes the demolition of a number of internal walls and providing a new Kitchen.
- Changing the size of the three bay windows to the front of the property at lower ground floor level
- Providing a new Juliette balcony to the ground floor to match the Juliette balcony of the neighbouring property.

4. Area and scale

The existing house has approximately 220sqm of floor area, over four floors; a lower ground floor, a raised ground floor, first floor and second floor. The existing conservatory lean-to is approximately 10sqm. It is proposed that the conservatory lean-to will be removed. The other proposed works to the house will not increase the floor area of the house.



Views of the rear garden

5. Layout

The layout of the house is rectilinear in shape. The stairs are to the side of the property with the access to the rooms from the centre of the house. Currently, there are three bedrooms on the second floor, two large bedrooms to the upper floor with a bathroom and a utility room. The raised ground floor contains a double reception room, a study room, circulation and a small WC. The lower ground floor contains a kitchen, dining room, bedroom, wc, and shower room.

Some existing walls to the lower ground floor will be removed and the floor will be lowered at the rear to create a generous open-plan dining/living area.

6. Landscaping

In general the front and rear gardens will be as left as existing. By lowering the rear part of the lower ground floor, the rear patio will be on the same level. Together with the wide openable glazing, this will make the garden more inviting; the access from the living/dining room to the lower ground floor will be made much easier.

7. Character of the Area

The preservation of the character of the conservation area has been a priority throughout the design development. The limited nature of the proposal, relative to scale and size of the existing building means that the actual impact for any neighbours or the public of the view of the rear facade would be minimal.

In addition we consider that the choice of materials and general design will complement and enhance the existing building, and give it a breath of modernity, without harming its existing charme.



second floor bedroom

8. Neighbour's Amenity

The proposal has been carefully designed to ensure there is no adverse impact on the amenities of the neighbours. There is no issue of adverse impact relating to overlooking, as no extension is proposed. The neighbour's privacy with respect to the use of their garden is preserved.

The issue of privacy, daylight and sunlight has been carefully considered during the design development to ensure that there is no adverse impact to the neighbouring properties.

9. Appearance

The appearance of the existing house is to be retained as much as possible. The external walls to the front of the existing house will be retained; only in the bay window of the lower ground floor, the three windows will be slightly changed in size to let more light in. This is to match the same bay window of the neighbouring property. There will be new glazing to the rear lower ground floor, which will be minimal in its appearance, it aims not to be overbearing. There will be a new Juliette balcony to the rear upper ground floor. This Juliette balcony will match the Juliette balcony of the neighbouring property, in order to achieve some unified appearance

10. Access

There will be no changes made to the access of the property. Access is via the front door and up the steps to the front of the house. There is an alternative access to the rear garden via the side passageway to the rear of the house.