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31 Briardale Gardens, London, NW3 7PN

Design and Access Statement in Relation  
to Planning Application Ref: 2014/3668/P



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martin blake associates  
4 miles's buildings  
bath ba1 2qs  
tel: 01225 42 89 77

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## **The Proposals**

The purpose of this planning application is to provide a single storey rear extension to the property.

The existing dwelling lies on the northern side of Briardale Gardens, at the west end where it meets Finchley Road.

The dwelling is a 4 storey semi-detached house (including basement) built in the latter years of the 1890's in the arts and crafts style. It is not listed but has been described as a positive contributor to the Redington and Frogna Conservation Area.

The house is set below extensive roofslopes which have a plain tiled finish. The walls of the property are predominantly brickwork, with sections of roughcast stuccoed render to the front and side elevations.

The preparation and submission of this application, followed a pre-application consultation to Camden Council Ref: 2014/2893/PRE dated 9th May 2014. The general feedback from which stated:

*'Principle of Proposal*

*The Alterations and additions are considered to be acceptable in principle...'*

### **Single storey rear extension**

The proposed single storey extension will provide an enhanced kitchen, living, dining area at the rear of the dwelling.

The style of the proposed extension is one which is in-keeping with that of the host building, using traditional detailing for the windows and doors and with a part flat, part pitched roof over, the intent being that its overall form would resemble that of a traditional orangery type structure. It is considered that the rear extension will provide a positive enhancement to the rear of the host building without compromising its utility nor that of the adjacent neighbours of 29 and 33 Briardale Gardens.

The structure will extend across the full width of the property, however its projection from the house into the garden will be relatively modest (3040mm internal dimension), but will be significantly less than the 6000mm of the recently completed rear extension to the detached neighbour at No.33 Briardale Gardens. This should avoid a loss of amenity to either of the immediate neighbours.

The height of the parapet wall to the rear extension will match that to the attached neighbour's rear extension of No.29 Briardale Garden, with the height of the pitched section of roof being kept below the height of the host building's first floor window cills.

As part of ongoing dialogue with Camden Council's planning department, the scale of the pitched roof has been significantly reduced, being confined to the modest centre section of the rear extension. The scale of the bay window has also been reduced down to match the size that currently exists at the property. Again at the request of Camden's planning department, in order to mitigate the concerns of the neighbouring properties. These adjustments were considered to be acceptable by the planning case officer dealing with this application in an exchange of emails dated 12/08/2014.

There will therefore be no negative impact on No. 29 or 33 through any form of loss of privacy or other amenity. The proposals have been developed carefully to be respectful to the amenity and interests of both neighbours. With regard to No. 29, the fact that the proposed rear extension is at the same height as theirs (but without their roof terrace) and the fact that it projects only 450mm beyond their rear extension, will mean there is no significant loss of privacy, light, or overshadowing and no significant loss of sunlight, as has been claimed in their representations to the local authority.

The attached neighbour of 29 Briardale Gardens is in the unusual position of having a roof terrace over its single storey rear extension. This would almost certainly not gain planning consent under current planning legislation due to the fact that it causes a loss of amenity by way of loss of privacy not only to 31 Briardale Gardens, but also in the wider context of 27 and 33 Briardale Gardens and those houses in the rear facing part of Pattison Road.



The photograph above, shows the roof terrace which exists over No. 29 Briardale Gardens' single storey rear extension and is clearly visible from the rear bedrooms of 31 Briardale Gardens. The wall and railing in the foreground are hard against the boundary of No. 31 Briardale Gardens. Note also in this photograph, that No. 29 also appear to have a full width rear extension.

To mitigate any perceived privacy issues as regards the glazed elements of roof to the new rear extension, this will be etched as shown on drg No, 364-P-02. This will assist in preserving the privacy of both the occupants of No. 29 Briardale Gardens when on their roof terrace and the applicant in using their proposed rear extension.

The abutment detail with this neighbour will be one which will ensure the integrity of the neighbour's extension in terms of structure and weatherproofing. Whilst not a matter for this planning application, such details will be provided and agreed as part of the necessary party wall agreements which will be entered into under the Party Wall Act 1996, prior to the commencement of the works.

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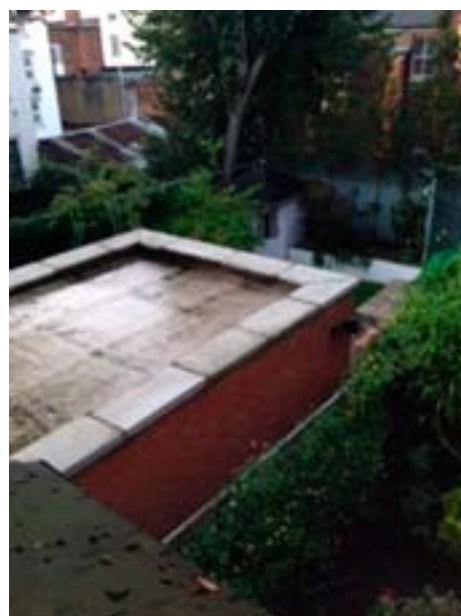
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## The proposals continued

With regard to No. 33 Briardale Gardens, similar objections have been raised over loss of amenity.

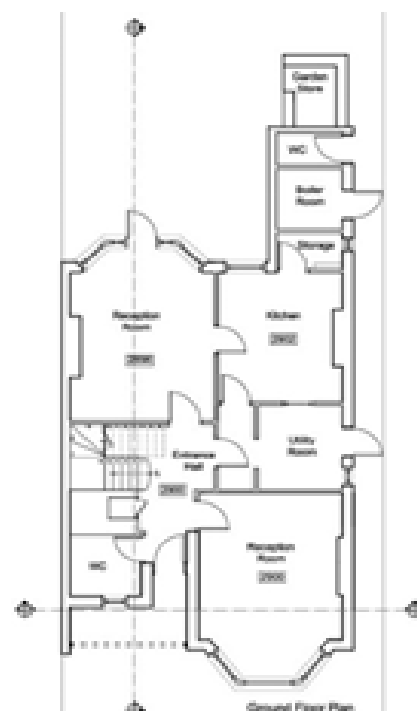
No.33 already has a single storey rear extension as approved under application reference 2011/2535/P, which projects 6 metres into the rear garden, almost twice that of the proposals forming the subject of this planning application. This flanks the garden of the application site, with a blank elevation and a flat roof over as can be seen in the photographs below (see also Photograph 7).



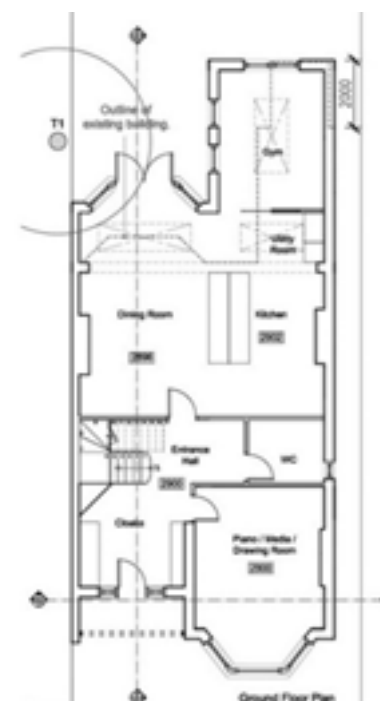
Views of No.33's extension. Note the blank elevation facing No. 31 Briardale Gardens and flat roof, corroborating the fact that there will be no loss of amenity to this house through the proposals forming the subject of this planning application. Note the extent of rear extension to 33 Briardale Gardens, which extends 6000mm from rear elevation of the main house. The rear extension forming the subject of this planning application will project 3450mm (exterior dimension) from the rear façade.



Given the blank elevation and the flat roof of No. 33 and the fact that the rear of both houses face north to north east would mean that there is no loss of privacy, no over shadowing and no loss of daylight.



No 33. Ground floor prior to extension



No. 33 approved ground floor plan. Note, extension is effectively full width and also note, awkward junction at bay and extension.

The relative heights between that of No. 33's extension and that of the proposed extension forming the subject of this planning application are in line with the general topography of the road, ie stepping down the hill as does the main house.

Rear extensions are in incompatible with the need to preserve or enhance the character or appearance of the Conservation Area. Indeed, when considering the proposals for the rear extension, having examined Camden Council's planning archives as well as viewing from the rear of the host building, it is clear there has been a general trend for adding and extending to the rear of the houses in both Briardale Gardens and Pattison Road over a good number of years, in a variety of styles and sizes some of which, enhance or preserve the character and appearance of the conservation area more than others. The applicants are keen to ensure that their proposed rear extension does truly enhance and preserve its character and appearance and the design of the rear extension and front lightwell achieve that intention.

As previously mentioned, the submitted proposals are based upon the advice given by the local authority following a pre-application planning consultation and subsequent adjustment by way of a reduction in scale of the proposed bay window and pitched roof elements of the rear extension at the request of the local planning authority.

The rear extension relates positively to the rear of the host building, picking up on existing elements of detailing and is harmonious with the rear of the property and again in the wider context of the rear elevations of both Briardale Gardens and Pattison Road.

The scale and proportion of the proposed rear extension is considered to be subservient and complementary to the host building. It will not be readily visible from the street and will not therefore interrupt the street scape of Briardale Gardens. Following on-going dialogue with Camden Council the proposals have been revised further as follows:

- 1.The scale of the pitched roof structure has been significantly reduced in order to avoid it being overbearing in relation to the adjacent properties, and also generally reduce the massing of the rear extension when considered in the context of the host building.
- 2.The scale of the bay window element of the rear extension has been reduced, to match the size of the existing bay window.

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Furthermore, in order to enhance the quality of the rear extension, the applicant will commission bespoke elements of joinery rather than using potentially inferior 'off the shelf' products, in order to allow replication of detail from the host building. The approach is very much one which is driven by a quality build and end result rather than being driven by cost in line with the approach taken by the applicant when recently replacing windows and doors at the house. Preserving and enhancing the character and setting of the conservation area.

### **Sustainability**

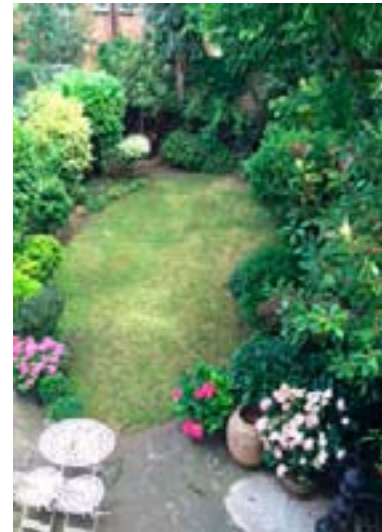
Local development framework policy DP22 requires that developments must incorporate sustainable design and construction measures. Camden Planning Guidance 3 (Sustainability) states that as a guide, 10% of development costs should be spent on environmental improvements.

In respect of this project and the proposals forming the subject of this planning application, this will be dealt with in the following way:

- All new elements of fabric, ie external walls, ground floors, roofs, windows and doors and any other elements of enclosing fabric, will achieve insulation levels which exceed the levels required by the current edition of approved document L1B of the building regulations (conservation of fuel and power in existing dwellings).
- All new windows and doors will be high performance double glazed and draught proofed.
- 75% of all new light fittings will be low energy type.
- The existing central heating system will be re-newed, complete with upgraded central heating controls.
- There will be a new condensing boiler.
- Hot water and central heating pipes will be insulated where possible.

### **Landscaping**

The front and rear garden spaces of the host building are pleasant established gardens. The applicants are keen gardeners and take great pride in maintaining their outside spaces as can be seen in the photograph below.



The intent is to maintain the rear garden as existing, which is predominantly lawn and mature shrub planting with the exception of a small paved terrace local to the rear extension.

There are several objections referring to what are suggested as harmful impacts on Tree T1 (Magnolia). The applicants cherish this tree, which is a key feature of the rear garden and have no wish to harm it, as a result of the proposals or during the course of the building works, the tree protection measures proposed by the arboricultural consultant will be set in place prior to any building works being carried out and the applicant and their team will monitor this during the course of the works to ensure this is maintained.

Regarding the objections raised, these have been carefully considered by the applicant's team and an updated Tree Impact Report is submitted with this revised Design and Access Statement and it concludes, on the basis of the more detailed site investigation work described in that report, that there are not likely to be any harmful impacts on the Magnolia (T1) or any other trees.

**Access** Access to the building, will remain as existing.

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**Proposed single storey rear extension  
at  
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## **Photographs**

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Photograph 1  
Front elevation of host building, and also context relative to 29 and 33 Briardale Gardens.



Photograph 3  
Rear elevation of host building and adjacent property (No. 29 Briardale Garden) showing neighbour's extension and roof terrace.



Photograph 5  
Photograph from rear of host building showing roof terrace and full width single storey rear extension to 29 Briardale Gardens.



Photograph 2  
Rear elevation of host building



Photograph 4  
Showing single storey rear extension to 29 Briardale Gardens, alongside which proposed single storey rear extension will be built, demonstrating there will be no impact on this property as result of these proposals.



Photograph 6  
Roof terrace to 29 Briardale Gardens overlooking host building, showing current loss of privacy to applicant.

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Photograph 7  
Side elevation of the rear extension of 33 Briardale Gardens from the rear garden of No. 31, showing recently lopped trees behind. The proposed extension will largely abut onto this blank wall, not an open garden.



Photograph 8  
Further photograph of extension to 33 Briardale Gardens, showing largely blank elevation.



Photograph 9  
Extension to 33 Briardale Gardens, note difference in window style and pattern to that to 35 Briardale Gardens, the latter being sympathetic and appropriate to the character and setting of the conservation area, the former not so and not in accordance with its approved plan. Note too, crude termination of parapet wall around flat roof.

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It has been suggested by some objectors (but not by the LPA officers), that the proposed rear extension is out of character with the Reddington and Frognaal conservation area. We do not agree and have been careful to design the rear extension in a manner which is in keeping with the conservation area and the host building. We believe that it will provide a positive and sympathetic improvement to this building and its conservation area context. The following photographs show other recent extensions and developments in the area which show that the architectural styles in the area are very mixed and, whilst evaluations in such circumstances are bound to be subjective, we believe that the subtlety and elegance adopted in the proposed design are appropriate and will be beneficial in this context.



Photograph 10  
Recently approved local to Briardale Gardens



Photograph 11  
Recently approved local to Briardale Gardens



Photograph 12  
Recently approved in Briardale Gardens. Note detailing of second floor balcony and entrance doors



Photograph 13  
Recently approved rear extension local to Briardale Gardens

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