



NUT/X/DAS/01

16.11.2015

10 NUTLEY TERRACE, LONDON NW3 5SB

DESIGN, ACCESS & HERITAGE STATEMENT

1.0 INTRODUCTION

- This Design, Access & Heritage Statement has been prepared in support of a Full Planning Application for a proposed development in a conservation area.
- The proposal is for a new build single-family dwelling, replacing the existing single-family dwelling which is in very poor condition.
- The proposal involves the demolition of the existing building along with a detached single storey garage, to be replaced by a new detached single-family dwelling in the same footprint, along with extensions to the rear and side at ground and first floor levels, and a new floor below ground.

2.0 HERITAGE STATEMENT

- The existing building on the site is a detached two-storey period property of no particular architectural merit, situated within the Fitzjohns Netherhall Conversation Area. The 1960s front extension, in the front garden, creates an unusual street façade condition, such that the property does not have a strong architectural connection to the street. The front elevation is also mostly concealed behind a high brick wall.
- The exterior brick walls of the property have been overpainted. The fenestration is of a range of periods and mixed both vertical and horizontal proportion. The rear garden façade has been opened up to create a large opening, connecting to the substantial garden. Due to the orientation of the neighbouring properties, no one adjoining house actually looks onto the rear façade of the applicant property, other than obliquely. The existing east façade is a blank brick wall as is the proposal. The west façade has a number

of windows facing the adjoining building to the west (14 Netherhall Gardens); this is reduced in the proposal.

- Generally the building is in poor condition with the fabric showing signs of movement and structural failure, with significant damp present in the east flank wall. The house is not insulated, nor is the fenestration double glazed; therefore the thermal performance is extremely poor. The interior has been refurbished at different stages over the years and no original historic features or elements of building fabric exist. The services, fixtures and fittings are all at the end of their useful life.
- The house was extended pursuant to planning permission ref TP/103230, 1963. Two further applications have been consented since then, ref 2010/6867/P relating to the 1963 consented extension, which was partially undertaken, and ref G6/8/7/27789 consented in 1979 which was not undertaken.



Photo 1 – Street elevation of 10 Nutley Terrace.



Photo 2 – Rear elevation of 10 Nutley Terrace.

3.0 DESIGN STATEMENT

3.1 Use

- The existing house is a single-family dwelling. The proposed application will maintain this use.

3.2 Amount

- The development will be rebuilt in the footprint of the existing house, along with extensions to the rear and side which propose to add 117m² to the ground floor and 39.5m² to the first floor, with an additional 340m² in the new lower ground floor level.

3.3 Layout

- The new building will rearrange the layout at ground floor level to provide 2 bedrooms with ensuite bathrooms, and an open plan kitchen/breakfast, dining and reception room, leading on to a patio deck and the rear garden via large south facing glazed doors. The more internal space at ground floor will be naturally lit by way of a rooflight, in addition to borrowed natural light from a window and rooflight above the double height space formed by the central stair to the first floor. Laundry and pantry rooms, as well as a bicycle and refuse & recycling storage area, are designed to the ground floor layout.

- The first floor provides a further bedroom with an ensuite, along with a master suite and private south facing balcony.
- The new lower ground floor is naturally lit by way of double height spaces directly under the rooflight over the ground floor, providing borrowed natural light to the games / family room and gym. Additionally, natural light will extend to these areas through a rear courtyard garden. Two bedrooms with ensuites are positioned to have direct access to this courtyard garden, gaining ample light via south and west facing glazed doors. There are an additional 2 bedrooms with ensuites to the front, naturally lit from a light well softened with a green wall.

3.4 Scale

- The proposal replicates the height and mass of the existing building at the public façade.
- The majority of the added floor area above ground extends to the rear of the property and will have little impact on the substantial rear garden.
- A Daylight & Sunlight Study has been undertaken which concludes that the proposal satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

3.5 Landscaping

- The proposal retains most of the substantial rear garden, leaving it, a generous, 35.5m long.
- A tree survey report has been carried out, and the proposal has been design in conjunction with an agreed tree protection zone

3.6 Appearance and Context

- The architecture of the Conservation Area is a mixture of various styles including Victorian, neo-Gothic, classical Italianate and Arts and Crafts.
- The proposal has been developed in the historic spirit of the existing building and will be built of traditional materials and have a traditional style of fenestration, all appropriate to the conservation area. The large double height gate at the end of the car park, which does present an interesting historic element to the street scape, will be retained in its existing location and orientation.

3.7 Sustainability

- The new building will be thermally efficient in accordance with current regulations.

- Efficient condensing heat plant along with whole house heat recovery technology will be utilised.
- The flat roofs over the ground floor will be covered in sedum planting to provide a green alternative to a flat roof, acting as attenuation for rainwater while reflecting the colours in the surrounding landscape.
- Laundry drying space, bicycle storage, suitable space for a home office, and a designated recycling area with adequate space for separation of waste types, are planned into the layout to promote a sustainable lifestyle.

4.0 ACCESS STATEMENT

4.1 Inclusive design

- Access to the ground floor of the house is via level access in two locations. A fully accessible ground floor bedroom and ensuite bathroom can be accommodated if required.

4.2 Pedestrian access

- The proposal includes minor repositioning of the existing pedestrian access through the existing front boundary wall.
- The house is within walking distance of key services and amenities.
- The off-street parking at the front of the house will not be affected by this application.

4.3 Public transport

- The property has a PTAL rating of 6a.
- Finchley Road underground station (Jubilee & Metropolitan Lines) is 387m away, Finchley Road and Frognal Station (Overground) is 600m away, buses on Finchley Road are 350m away.

End.