

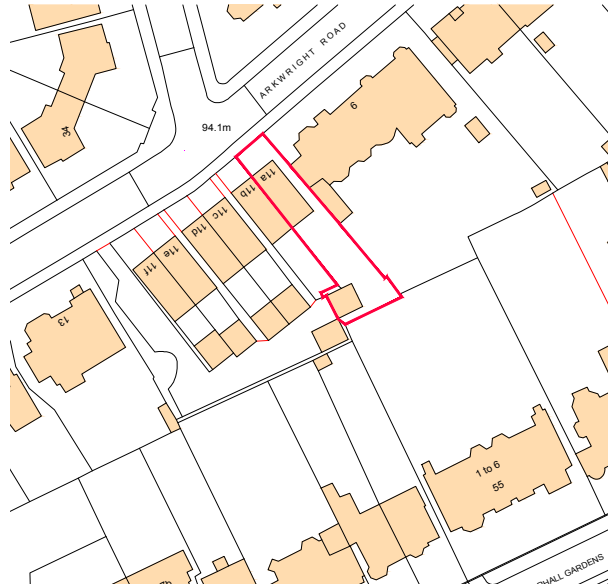
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HOUSEHOLDER PLANNING APPLICATION
11A ARKWRIGHT ROAD, HAMPSTEAD, LONDON. NW3 6AA

DESIGN AND ACCESS STATEMENT.

rev A 05.03.2016



*Fig 1. Site Location Plan NTS
Note the rear access drive to the garage.*



Fig 2. Rear and Front photos of the property

Context:

The property is situated right on the Eastern Boundary of the Redington and Froggnal Conservation Area, the adjacent property; No. 9 Arkwright Road being located with a neighbouring conservation area.

No. 11A forms a semi detached house over 3.5 storeys in a row of 3 pairs of semi detached houses almost identical in nature sitting on the crest of the hill of Arkwright Road opposite to the road junction with Ellerdale Road. 11a forms the eastern end of that row and sits some 6 metres back from the kerb line generally following the 'building line' on Arkwright Road.

The properties are served to the rear by a shared private access drive leading to garages for each of the properties and accessing rear gardens. No. 11a has by far the largest garden benefiting from being located at the end of the access drive.

The properties were built in a style predominant in the late 1970's / early 1980s and are a good example of that period. The front facades have been well maintained and preserved retaining their original architectural style with now some mature planting in the largely hard paved front yards.

Facades are dominated by projecting vertical brick lines forming the separating structures between the properties, with recessed horizontal emphasis; full width, glazed, brick and timber panels spanning between those vertical elements. This same architectural structure is used for both front and rear elevations. The side (East) elevation is a blank brick facade.

The house is a split level structure internally, the front half of the dwelling half a storey above the rear half with a split level stair linking the two internally. The rear garden is served by a side path with steps dropping down to the rear level. The garden falls away steeply with an approximately 2 metre drop to the side wall of the single storey brick garage structure and then another metre or so across the width of the garage.

There remains a section of 3 metre high wall from a previous development on the site in the South East corner (with glazed tiles) which is in a very poor state of repair but forms the boundary in this area.



Fig 3. Side elevation (East) from Arkwright Road



Fig 4. Southern boundary with old wall from previous building proposed to be demolished



Fig 5. Garage in rear garden, note trees to boundary to No.11B

Boundaries:

To the rear, the site is bounded to the east by 2-3metre brick garden walls to No. 9 Arkwright Road.

To the West (11B Arkwright) exists a 1.5 metre timber fence over grown by shrubs to approximately 2 metres in height. No. 11B has a number of large fir trees in its rear garden which have had varying degrees of lopping but form a dominant feature to the rear gardens.

To the South East, there is only a 1 metre timber and wire fence with low level shrubs from the garage to the old wall (previously mentioned) forming the boundary to the properties on 55 Netherhall Gardens. (flats 1 to 6) Facades of which are in excess of 20 metres from the boundary.

Trees:

The scheme does require the removal and revision to several trees on the property. This is covered by the separate report by Tree reports Ltd. which forms part of this application.

Demolitions:

The only demolitions are to a garden wall to the rear of the property.

Proposed Development:

The proposals are to extend the existing dwelling, 11a Arkwright Road, with extensions to the rear, side and roof level on the existing terrace. Also, the development of an annex unit over the existing garage located at the end of the garden.

Rear Ground Floor Extension:

The proposal is to develop a ground floor extension to the rear of the property six metres deep and the full width of the dwelling. This is designed to continue the same architectural design of the existing dwelling, with a strong vertical line and then horizontal infill of timber cladding and windows.

The proposed extension finished floor level is some 600mm below the existing GF level in order to reduce the height and so impact on the neighbouring property (11B)

Front (Arkwright Road) Elevation:

The side elevation is just 1 storey at Street Level and is set back from the front facade in order to ensure the original structure remains dominant elevationally and so retains the rhythm of the row of 6 properties.

The proposed side elevation is effectively in line with the porch level of the existing ground floor level. This will ensure that there be virtually no visual impact on the conservation area from the public realm. The existing side gate is only slightly lower than the proposed elevation and the existing boundary side wall to no.9 is higher than the proposal ensuring that the existing gap between the two facades will be maintained.

Side (East) Elevation:

The proposed side elevation is contained between the boundary wall of No. 9 Arkwright Road and the existing dwelling and so will have no impact. The proposals merely seek to enclose existing concealed space.

Annex:

The proposed annex forms additional accommodation for the family home in space above and behind the existing garage structure.

The is proposed to be built up to the boundary wall in the South East corner of the property and then above the garage. The proposal is to be timber clad to give the appearance of a lightweight / garden structure. The use of roof lights and only main windows overlooking the access drive ensures there are no privacy issues generated.

Access to the garages, and rear garden is wholly unaffected by the proposals.

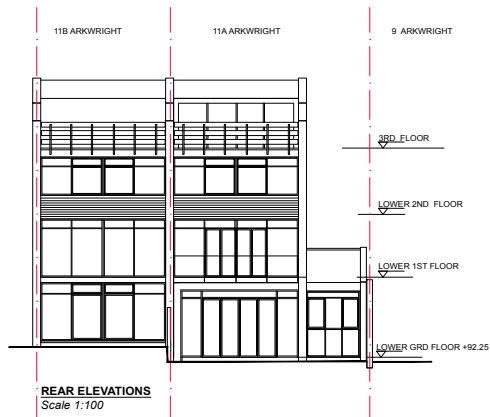


Fig 6. proposed garden elevation.

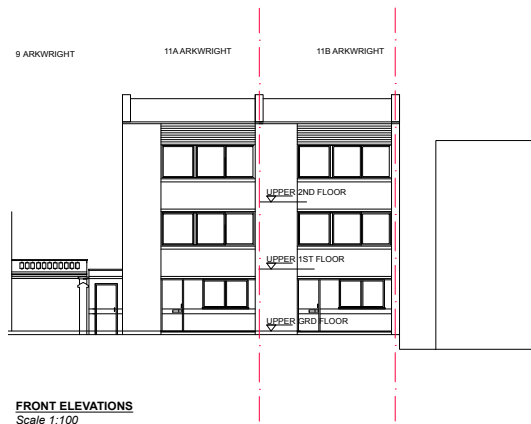
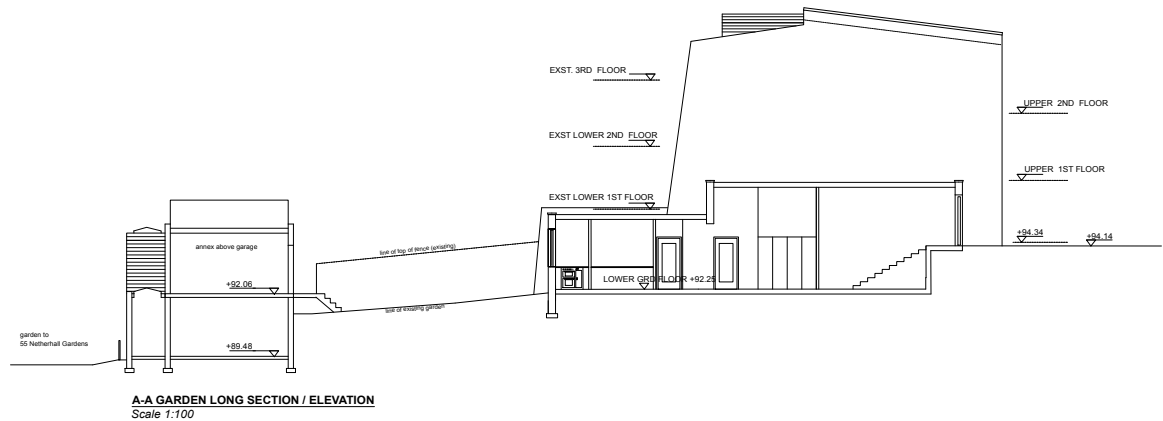
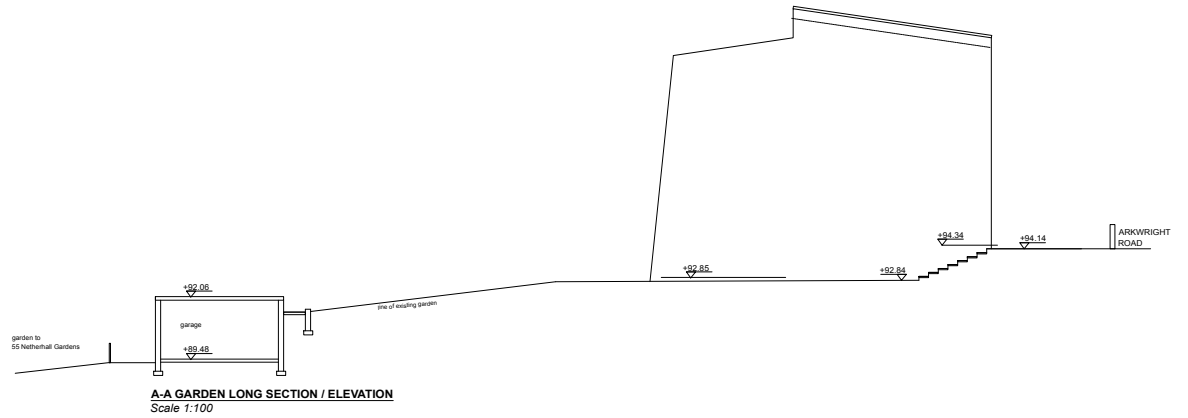


Fig 7 proposed Arkwright Road elevation.



*Fig 6. As existing and proposed long section through the house and garden down to the garage / annex.
Note the extensions remain secondary to the main structure and facades in order to maintain the urban fabric from the public areas.*