

Architects

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Proposed Extensions to 8 Langland Gardens, London NW3

Design and Access Statement for:

2 storey side extension forming gym and bedrooms, single storey rear extension, lowering of existing basement and removal of existing roof access structure.

Date: 19/01/2016 Reference: 1048-D+A Revision: 0

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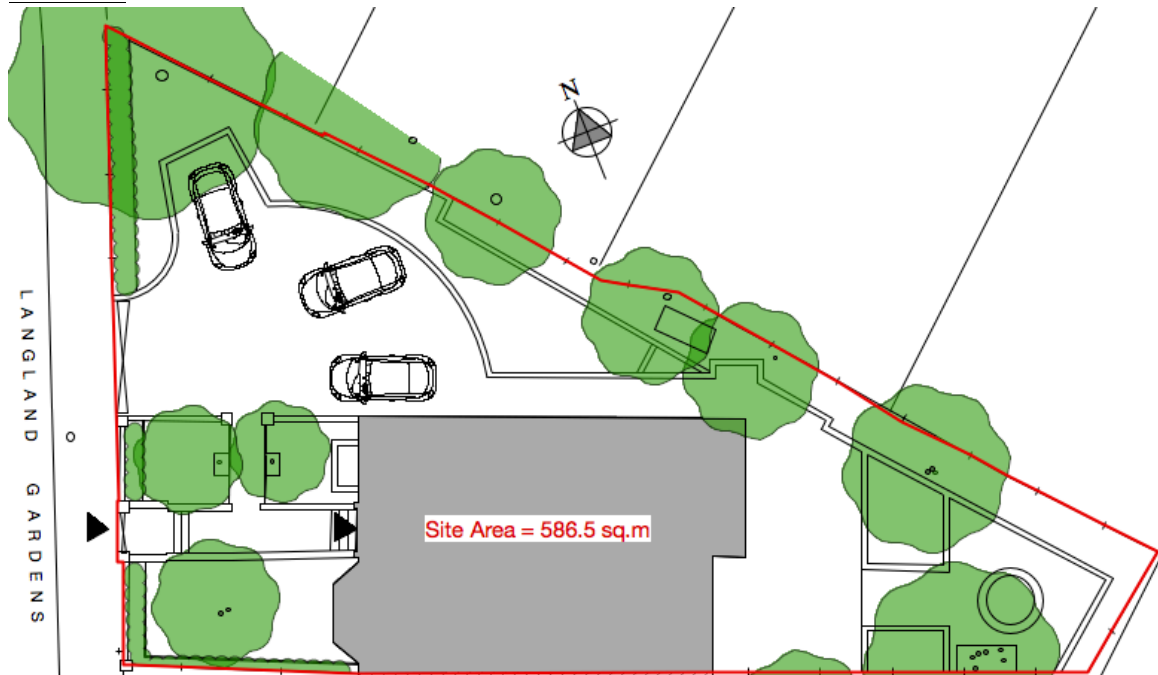
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Site & Character Analysis:

1. Site



No.8 Langland Gardens is the end property of a row of semi-detached dwellings ranging between 3-5 storey over basements, all probably built at the same period. As the end property and the last house fronting Langland Gardens before the junction with Lindfield Gardens, No.8 benefits from a wide side garden, sharing its boundary with the rear gardens of the properties on Lindfield Gardens. The site is heavily screened with mature trees and dense planting screens to all boundaries:



Planting to rear garden boundaries



Planting to side boundary



Planting to front boundary



The proposals seek to retain the planting to all boundaries.

2. Existing Character



Front Elevation

The house is the left hand of a pair of matching (handed) semi-detached houses with an architectural style that is typical of the traditional 'Arts & Crafts' houses in Langland Gardens - 3 storey over basements and featuring a gabled front elevation with brick built bay and a central entrance, red brickwork and detailing, white windows, prominent eaves and clay tiled roof with dormers.



Side Elevation



Rear Elevation

The existing rear and side elevations are less formal than the front elevation - abandoning symmetry and with simplified or omitted architectural detailing - and, aside from their age, are of limited architectural interest. The existing rear extensions are of low quality.

Proposed Design

1. Response to Context

There are two established approaches to designing an extension in a street with an established traditional character. The first approach is to design in the same traditional style – to ‘blend in’ but with the hope of not creating a pastiche. The second approach is to design in a contemporary style – i.e. a clear differentiation between the original architecture and the new in order to set the proposed additions in the current historical context.

The proposals follow the second approach.

It is acknowledged that any extensions should remain subservient to the main house. The rear extensions have been designed to replace or infill the existing poorly executed rear extensions. To ensure its subservience, the proposed side extension has been set back from the front of the existing house (by 1.8m at ground floor level) and its height has been kept well below first floor band courses and architectural features.



1. Response to Context Continued

The existing side 'garden' area is only partly visible from the street because of the existing dense evergreen planting to the front boundary. This relationship will further reduce the impact of the proposed extension on the character of the street. The GCI images below, based on existing photographs from the street demonstrate this.



For this reason, the proposed side extension will not have a significant impact on the streetscape.

2. Amount

The gross internal floor area of the existing house is 380 sq.m.

The total additional gross internal floor area of the proposed extensions is 86.7 sq.m.

The Site Area is approximately 586.5 sq.m.

3. Use

The proposed use remains as existing i.e. a single-family house.

4. Layout

The wide side 'garden' of No.8 Langland Gardens is an unusual feature for this particular Conservation Area and the proposed side extension fits within this resource, set back from the front of the main house (see 5. Scale below).

5. Scale

'Scale' in the context of this application would relate to the side extension and is closely linked to 'Layout'. To ensure its subservience, the proposed side extension has been set back from the front of the existing house (by 1.8m at ground floor level) and its height has been kept well below first floor band courses and architectural features.

6. Appearance

In line with the 'response to context' approach taken, our proposals step away from the materials used by the existing house and instead uses dark cladding and anthracite aluminium glazing for the side extension. The colour of the cladding material has been chosen as it is similar in tone to the slate present at Leinster Mansions and Dunrobin Court (nearby). The form also seeks this differentiation – instead of the existing houses windows-within-brickwork style, the proposed side extension features a dark box cantilevered over full height ground floor glazing.

6. Appearance Continued

Corian cladding is very much a contemporary material – only recently used in the UK, it is UV resistant, homogenous, requires virtually no maintenance and should any damage occur in the future, it can be easily and invisibly repaired. Unlike other contemporary materials, it will resist any signs of aging meaning that the extension will remain looking contemporary and clean in future years.



The colour of the cladding had been selected ('blackberry Ice') to compliment and tone with the brickwork of the existing house while giving a solid appearance to express quality.

7. Landscaping

The front garden layout has been retained along with the planting. The form and planting of the rear garden also remains as existing.

The site contains many trees so an arboricultural report was commissioned and prepared by John Cromar's Arboricultural Company Ltd and has been included with the application (ref TREE RPT-1-38-3874). This concludes that the proposals will not be injurious to trees to be retained, nor will require any trees of significant public amenity value to be removed. Any tree losses (1 no. at the front boundary) to be satisfactorily addressed by proposed planting.

8. Refuse and Recycling

The recycling and refuse bins are currently kept at the side of the house and it is proposed that these are moved to a place on the rear elevation of the side extension in a timber enclosure and taken to the street on bin days as usual. This enclosure would sit partially where the existing shed is located and would not be visible from the street or any of the neighbouring properties.

Access & Inclusion

Transport Access

The existing house currently has off-street parking for 3 cars in the front driveway. It is proposed that these are retained.

Inclusion

The existing land contours and resultant steps required into the existing house means that level wheelchair access to the house is not possible. The extensions do not change this situation.

Sustainability

The proposed extensions will be built to fully comply with current Building Regulations with regard to thermal insulation requirements, with the existing heating system extended to serve them.