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280
3 Gardnor Road
London NW3 1HA

Design & Access Statement

date.

18th March 2014

f.o.a.

Planning Solutions Team . London Borough of Camden
Planning & Regeneration . Culture & Environment Directorate . 2nd Floor . 5 Pancras Square . London . N1C 4AG

1.0 Assessment of the site and the wider area

1.1 General

The site is a mid-terrace single family dwelling comprising three storeys with semi-basement. The property like all of those forming the terrace has a private rear garden.

1.2 Physical Characteristics

The properties are built in London Stock brick with bay windows to the lower and upper ground frontage. The properties feature red brick decorative detail in the string courses, bay heads, parapets, window lintels, and arched front door heads.

1.3 Social Characteristics

3 Gardnor Road sits within an exclusively residential area, the terrace it forms part of being made up of twelve Victorian properties, circa 1880. Number 3 sits on the south east side of Gardnor Road.

1.4 Planning Designations

The building is not listed. The site is within the Hampstead Conservation Area.

See also section 4.0 Compliance with Relevant Design Policies.

1.5 Previous Planning Consents

The building has been subject to a number of planning applications, these are listed as follows:

2015/3968/P

Decision Date: 07.09.2015

Description: Single storey rear extension to lower ground floor with partial roof terrace above and rebuilding of existing brick stairwell projection.

Decision: Granted.

address.

www.

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registered.

11 - 13 market place . london . W1W 8AH
michaeldrain.com
020 7580 1415
in england . company number . 405 7890

2010/0120/P

Decision Date: 13.04.2010

Description: Retention of change of use from two residential units (1x maisonette and 1 x flat) into a single dwellinghouse (Class C3) and minor alterations at rear.

Decision: Granted.

2010/0127/P

Decision Date: 13.04.2010

Description: Replacement of existing roof extension with a full width roof extension with rear roof terrace to provide additional accomodation to residential flat (Use Class C3).

Decision: Granted.

27309

Decision Date: 15.02.1979

Description: Alterations comprising extension of roof and formation of a roof terrace.

Decision: Granted (Conditional).

1.6 Relevant Local Planning Consents

A property along the street at 12 Gardnor Road has recently gained planning consent the replacement of front and rear windows with double glazing

2015/1453/P

Decision Date: 01.05.2015

Description: Replacement of front windows with thin double glazing and erection of a parapet wall and railings in order to create a rear terrace at first floor level replacing an existing pitched roof

Decision: Granted.

2.0 Design

2.1 The Proposal

The proposal involves the replacement of a series of sash windows as well as the bay windows with double glazed heritage sash windows at the front and rear of the building. The windows are to be replaced like for like within their existing opening.

All windows will be constructed in timber and finished with external grade white gloss paint to match all of the existing windows on the rear façade.

3.0 Appearance

The external appearance of the property will not be effected as the window types are to be manufactured to match the existing windows. The only difference would be that double-glazed units will be installed as opposed to the current windows which have single glazing.

3.1 Conservation Area

The changes to the façades are limited and we would argue have a minor effect on the visual appearance of the building.

4.0 Compliance with Relevant Design Policies

Camden Planning Guidance 'CPG1 Design' sets out guidance for extensions and alterations relevant to our proposal:

4.7 Good practice principles for external alterations

Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.

Windows

- Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.
- Where timber is the traditional window material, replacements should also be in timber frames.

4.8 Materials

All windows will be constructed in timber and finished in high-gloss white paint to in compliance with the Relevant Design Policies (CPG1) 4.7