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280

3 Gardnor Road
London NW3 1HA

Design & Access Statement

date.

18th March 2016

f.a.o.

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 road at 6B Gardnor Road has been granted planning consent for a proposal whereby additional space was gained by carrying out a loft conversion at the third floor by having a new floor with a front and rear mansard roof construction.

2011/5953/P

Decision Date: 28.11.2011

Description: Loft conversion to provide front and rear mansard roof extension with windows to front and a dormer window to rear, including rear roof terrace to residential flat (class C3)

Decision: Granted.

2.0 Design

2.1 The Proposal

The proposal is for a replacement roof with opening rooflight which is to be extended at the rear of the building. The proposed new roof is to be formed in lead with standing seams and is to have an increased depth to that of the existing roof in order to provide adequate insulation in line with current Building Regulations. The height of the roof will raise slightly in order to accommodate the additional insulation requirement and falls to the gutters, but will remain below the level of the existing party parapet walls between properties.

Out of sight from both the front and the rear elevations at the apex of the roof are the proposed 1550mm depth and full width of the property and in-part openable rooflights. The proposal retains the existing slate front mansard on the Gardnor Road facade. The slates will be replaced with new to match closely the existing. A slight adjustment in the posion of the two windows in the front mansard is proposed to suit the new internal layout.

The existing brick parapet to the front facade is retained maintaining in it's entirety the existing language to the Gardnor Road elevation.

Proposed to the rear of the property is a new extension to the roof set 1175mm back from the position of the existing roof fascia towards the rear facade. A new gutter is proposed behind the new fascia, below it is a line of new glazing with aluminium frames finished in bronze. The new line of glazing is set behind the existing brick parapet which varies in height to a maximum of 840mm above existing floor level, thus needing a new 1100mm high glass balustrade and slim profile metal handrail spanning between flank walls so as to comply with Building Regulations.

3.0 Appearance

The proposed external appearance of the property and the facade on Gardnor Road will be impacted only very slightly, with a very slight lift in the roof and a minor adjustment to the position of the windows to suit the new interior plan. The slate tiling is to be made good by replacing with like for like maintaining the appearance of the building from the front. The area of flat roof is to be upgraded from the existing felt roof to a new leadwork roof. There will only be limited views of this upgrade mainly when seen from the rear but we feel leadwork will give a higher quality appearance to the roof extension. The rear elevation is being upgraded to have a system of elegant ppc bronze finished, minimal framed glazed sliding screens, a new glass balustrade and slim profile metal handrail finished to match the new aluminum frames in bronze.

3.1 Conservation Area

There is no change to the façades with only the renewal of the existing roof. This we would argue will have very little or no effect on the visual appearance to the Gardnor road façade of the building. On the rear elevation the proposal will work to enhance the existing architectural heritage of the building by creating a simple and clean solution to end the roof extension and improve on the existing situation that is not original and non complimentary to the overall architecture of the existing building. The proposed rear extension is very minimal by contrast and feels secondary and subordinate to the existing. The set back behind the existing parapet and the visual lightness of the glazing in minimal aluminium frame finish painted in bronze will work to blend into the colouring of the brickwork and work to reflect the surroundings. The new line shall not have a negative effect on the adjacent properties and will not result in any overshadowing or loss of light to them.

4.0 Compliance with Relevant Design Policies

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

4.9 Rear extensions

A rear extension is often the most appropriate way to extend a house or property. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook and access to daylight and sunlight.

General principles

4.10 Rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;

- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

4.8 Materials

The materials chosen; slate, leadwork roofing and glazing in slim bronze powder-coated aluminium frames are sympathetic to the existing building where they are either replaced with like for like as with the slate tiles, a new but traditional replacement material as with the new lead roof, or complimentary as in the case with the rear glazing in minimal bronze powder-coated frames which blend with the colours and tones of the rear brickwork, the glass reflecting the surroundings.