

DESIGN AND ACCESS STATEMENT

39 Primrose Gardens, London, NW3 4UL

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Front Elevation of No. 39 Primrose Gardens (right)

This document has been produced to support a Planning Application for the proposed refurbishment of 39 Primrose Gardens, including

“Lower ground floor full width extension and re-instatement of rear bay window at ground floor, reconstruction of rear wall in matching brickwork and new painted timber sash windows. Terraces at first and third floor level. Amalgamation of Flats 1 and 2, into new three-bedroom unit”

This should be read in conjunction with all drawings, and the Planning Statement which are also submitted as part of this application.

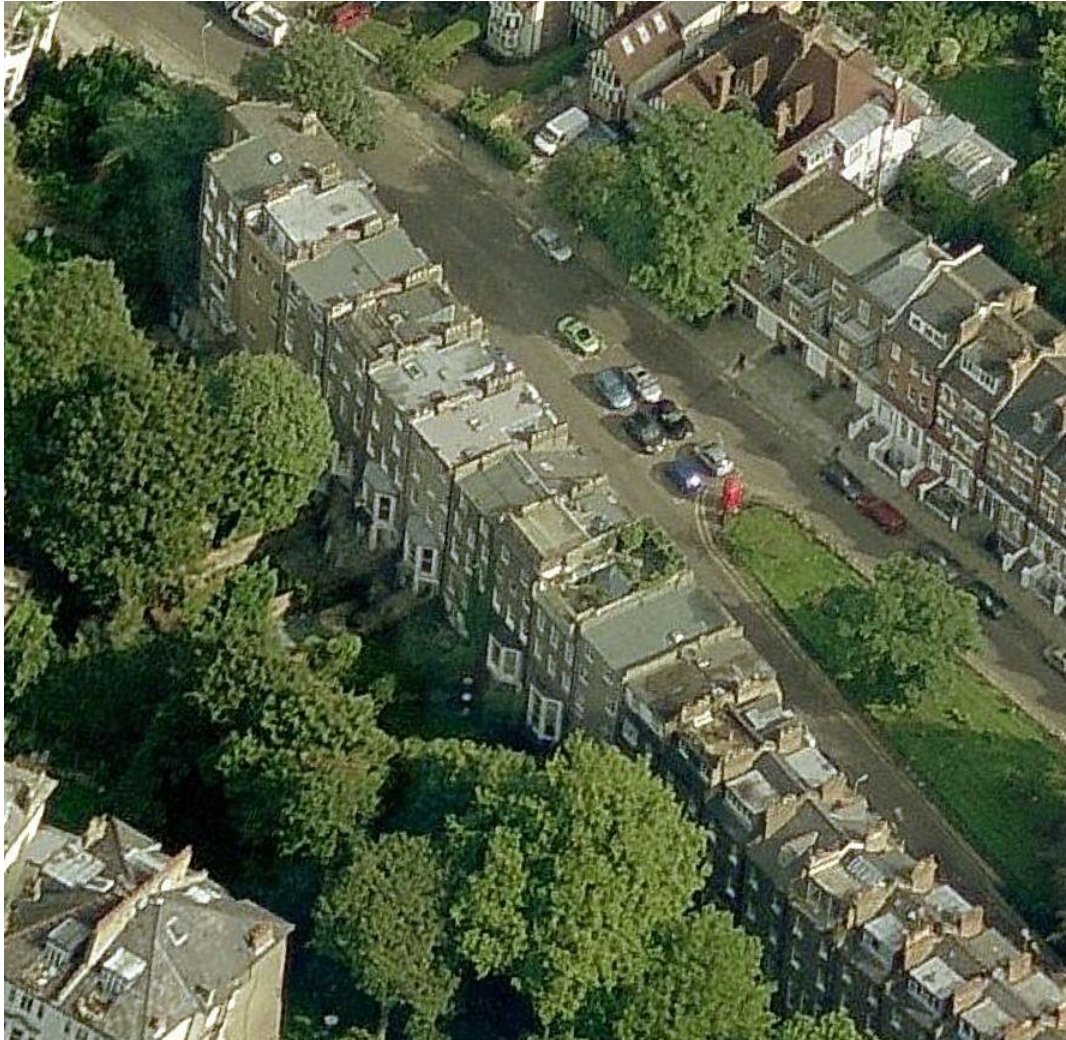
CONTEXT

Number 39 Primrose Gardens is a Victorian terraced property located within the Belsize Conservation Area. The property is part of a long row of terraced houses forming a crescent onto Primrose Gardens. The building is a five storey house (including lower ground floor). The property is not listed, but is in the Belsize Conservation Area.



The western side of the gardens has two distinct house types; the first ten house on the northern end of the terrace are built in yellow stock bricks with ornate stucco bay windows front and back, the rest of the terrace was built in red brick with less decorative detailing and was probably construction later. No. 39 Primrose Gardens is the last of the more decorative house types, though it has lost much of its original character, particularly to the rear. Unlike similar properties to the north, No. 39 has had its rear elevation rebuilt unsympathetically, resulting on it losing its bay window, brickwork and traditional sash windows. The overall impact of the rear elevation is negative to the conservation area.

The houses to the north also share with one another the fact that they all have third floor roof extensions, several of which have roof terraces above. No. 39's roof conversion was approved in 1971 (ref-GB/9/18/10687), at the same time the house was divided into flats.



Aerial View

USE

The house was split into 5 dwelling in 1971 following a historic planning application (G8/9/18/10688). Each of the five flats occupy a separate floor. Only the lower ground floor flat and the top floor flat are meeting the current minimum area standards from the Mayor of London – London Plan 2011 (Policy 3.5) for 2 bedroom apartments with 3 persons. None of the bedrooms comply with the current minimum standards set by Camden Council.

The proposal aims to amalgamate the lower two flats to form: a three-bedroom and 3No. two bedroom flats. The new unit will comply with both the above standards. The lower ground floor flat will retain the use of the garden.

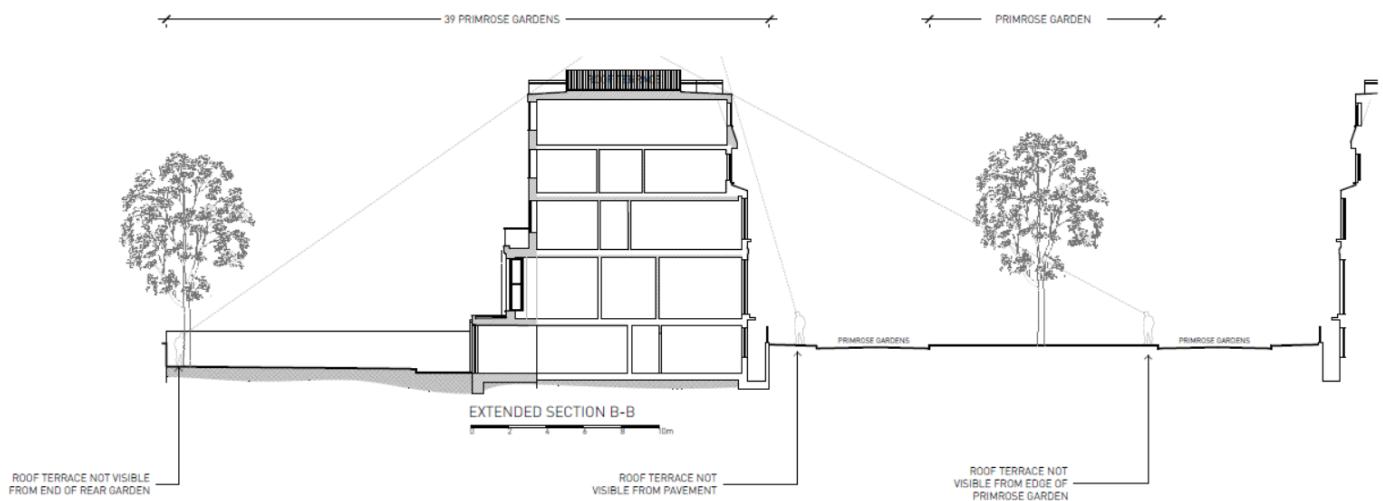
AMOUNT

The proposal seeks to rebuild the rear elevation, including reinstating the rear bay window, and re-introducing timber box sash windows. A 3m deep full width rear extension is also proposed at lower ground floor, and a roof terrace above the top floor. The total additional floor space created will be 22sqm. This will result in better sized family units which will make a positive contribution to the Borough's housing stock.

LAYOUT

The lower ground floor will gain an additional 3.0 metre deep single storey extension. This will add floor area to create a generous and spacious opening plan family living space that opens directly onto the garden.

The top flat will accommodate a new roof terrace on the existing flat roof. The terrace will be set back by 2 metres from front and rear roof edge; reducing the visibility of the railings from street level.



SCALE

Roof

The roof hatch will have a low upstand to make the proposed roof terrace as discreet as possible. Railings have been set back from the roof edge to minimise their appearance.

The front dormer is in a dilapidated state and together with the mansard will need to be rebuilt using matching materials to support the new insulated roof structure.

Rear Lower & Upper Ground Floor Extension

The proposed rear full width lower ground extension is 3m deep and 3m high. The property shares high boundary walls with its neighbours which results in the extension having a minimal impact on neighbouring properties.

The original upper ground floor bay will be reinstated at match No. 41 & 43; re-establishing the rhythm of the garden elevations of Primrose Gardens.



Rear view of Primrose Gardens from 6 Belsize Grove

APPEARANCE

The reinstated bay window will be stucco rendered to match the style of other similar properties along the terrace. The lower ground floor extension will be built in matching brickwork, installed with powder coated aluminium glazed sliding doors facing the garden. The first floor balcony over the bay will be finished with paving slabs / decking and installed with simple and elegant black painted metal railings which will be in keeping with the conservation area.

The rear wall will be rebuilt in matching London stock bricks and completed with traditional timber box sash windows with brick lintels. The improvements to the rear elevation will significantly enhance the appearance of the property within the terrace, and wider conservation area.



The existing unsympathetic front entrance door and surrounding fixed lights will be replaced to match the original door design, similar to No.41's design and many properties down the street. The new door will be painted timber with sandblasted glass panels and surrounding fixed lights.

The entire design has been carefully considered to make a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment. We believe that this sensitive design, paired with the careful use of traditional detailing and materials should provide a welcome positive contribution to the conservation area.

LANDSCAPE

As a consequence, to the proposed rear single storey extension, the garden will be reduced in size by 3.0m. However, the lower ground flat will still benefit from a large 6m x 15m long outdoor area. No trees will be affected by the proposal.