

19/07/2016

REV.00

Design and Access Statement

FLAT 11, 32 Netherhall Gardens, NW3 5TN

This statement has been prepared in support of a planning application for alterations to the second and third floor flat at 32 Netherhall Gardens. The statement is structured as follows:

1. Introduction
2. Design
 - A. The Use
 - B. Access
 - C. Scale and Appearance
 - D. Size
 - E. Layout
3. Conclusion

1. INTRODUCTION

The property is located within the Fitzjohns Netherhall Conservation Area. The property is not listed.

The proposal consists of:

- Replacing double doors on front elevation with matching doors, similar in style to existing and conservation type doors.
- New roof lights on North and South facing roofs.
- New window with new bathroom on North elevation.

Flat 11, 32 Netherhall Gardens is a second floor flat and loft, in a three storey detached house on the East side of Netherhall Gardens.

2. DESIGN

a. The Use

No changes to the existing use are proposed as part of this application.

b. Access

Access to the flat is through a communal hallway and this is unaltered.

c. SCALE AND APPEARANCE

The proposal seeks permission for the following improvements to the existing dwelling:



Figure 1. Proposed upgrade of door on front Elevation.



Figure 2. Addition of roof lights

New door on second floor front elevation

This door would be replaced and will match existing style of the door. It will retain the external character of the conservation area as outlined by the conservation guidelines (Figure 1).

New roof lights

Three new roof lights are proposed, two on the North facing roof and one on the South facing roof. It is proposed that an existing roof light on the south roof is increased in size.

These roof lights will tie in with the guidelines of the conservation area, lie flush with the roof and due to their orientation will not be seen from the street causing no impact on the street scene. Furthermore, a roof light already exists on the South roof.

This minor alteration would greatly enhance the light in the kitchen and living space in the room below (Figure 2).

New window and increase existing window size on North elevation

The addition of a window and increase in size of the existing bathroom window will greatly improve natural light into the upgraded bathroom.

The alterations would have minimal impact on the appearance and character of the building and surrounding area. Both alterations will follow the style of the neighbouring sash windows on this façade.

The new windows shall be of similar proportions to the neighbouring window, of a conservative design and double glazed.

3. SIZE

No changes to the existing footprint are proposed as part of this application.

4. THE LAYOUT

Throughout the development of the proposed scheme, the client has placed great emphasis on functionality and energy efficiency. All alterations are aimed to improve and optimise the usability of the existing flat, in order to improve family life. The combination new openings and internal alterations will improve the layout and character of the kitchen and living space.

5. CONCLUSION

The proposal preserves the amenities of the occupiers of the neighbouring properties as well as the character and appearance of the individual property, street scene and conservation area, and does not have a detrimental impact on the existing qualities.

The proposal aims to protect the character of this part of the Fitzjohns Netherhall Conservation Area and enhance the house for the applicant while being sympathetic to the existing structure and its surroundings.