



Proposed Extensions to 8 Langland Gardens, London NW3

Design and Access Statement for:

Single storey rear extension

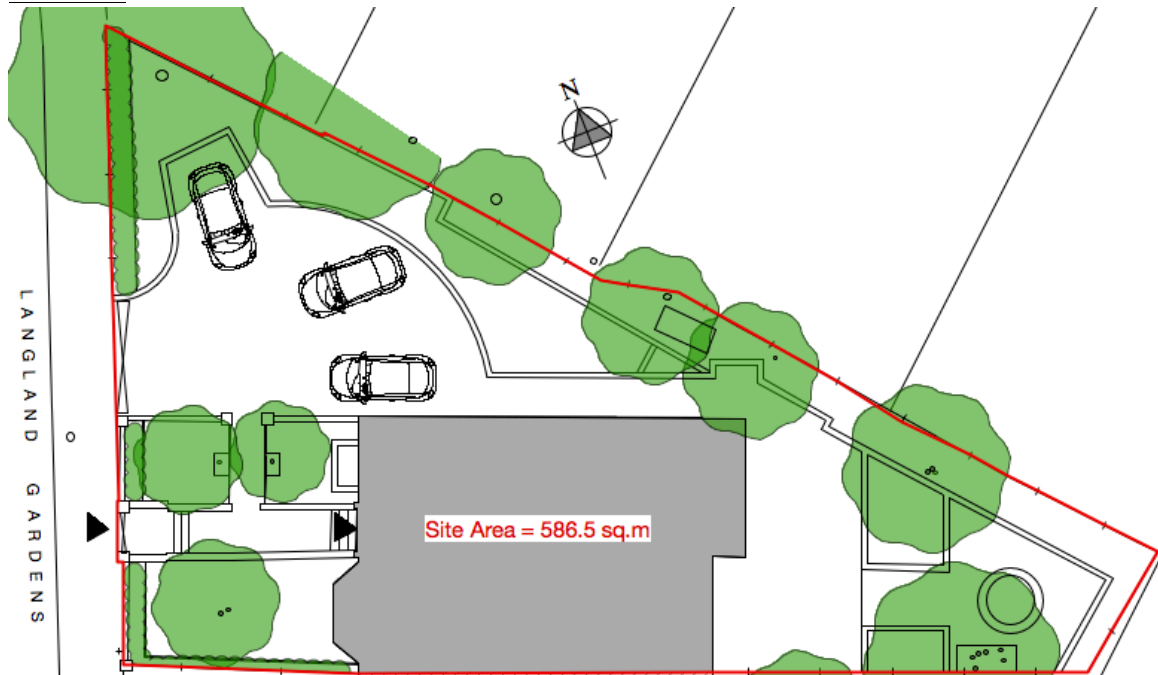
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# Site & Character Analysis:

## 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

Planning permission was granted 21st June 2016 (application ref: 2016/0714/P) for the lowering of the existing basement and for a single storey side extension and a single storey rear extension to this property. This application is for changes to the glazed openings in the single storey rear extension.

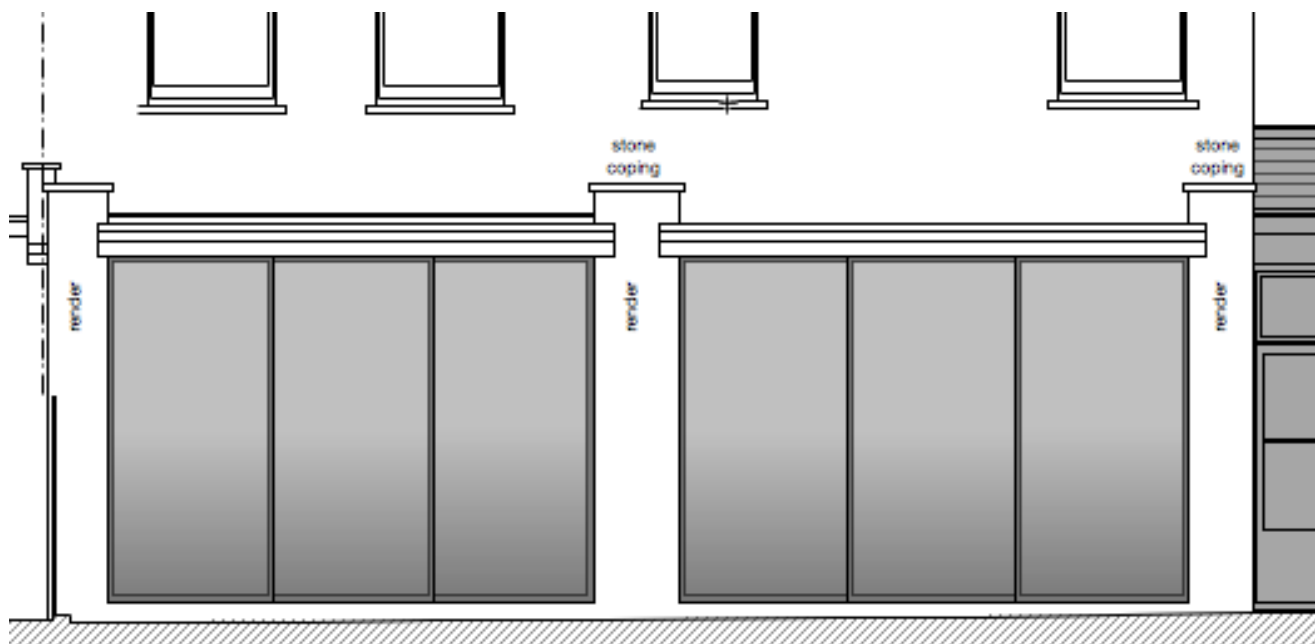
The rear extension is not visible from outside the immediate site.

The permitted elevation of the extension is shown below:



## 1. Response to Context Continued

In order to improve the quality for the interior spaces, this application has been submitted for a change to a completely contemporary elevation: as shown on the next page:



Low profile or frameless aluminium sliding doors are being proposed as replacements for the permitted timber doors/windows.

Use of contemporary glazing to single storey rear extensions is widely accepted throughout Camden, including within Conservation Areas.



## 2. Amount

The gross internal floor area of the existing house including the side extension is 406 sq.m.

The total additional gross internal floor area of the proposed rear extension is 11.6 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 rear garden of No.8 Langland Gardens is very private and the rear extension is not visible from outside the site/property.

## 5. Scale

Permission has already been granted for the rear extension (2016/0714/P) – this application seeks permission only to change the style of the glazed doors in the openings.

## 6. Appearance

See “Response to Context” above.

## 7. Landscaping

Landscaping aspects remain the same as permitted application 2016/0714/P.

## 8. Refuse and Recycling

Recycling and refuse aspects remain the same as permitted application 2016/0714/P.

# **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 extension 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.