

123 BROADHURST GARDENS

NW6

16009
DESIGN & ACCESS STATEMENT
MAY 2016



METROPOLITAN POLICE
COMMUNITY POLICING

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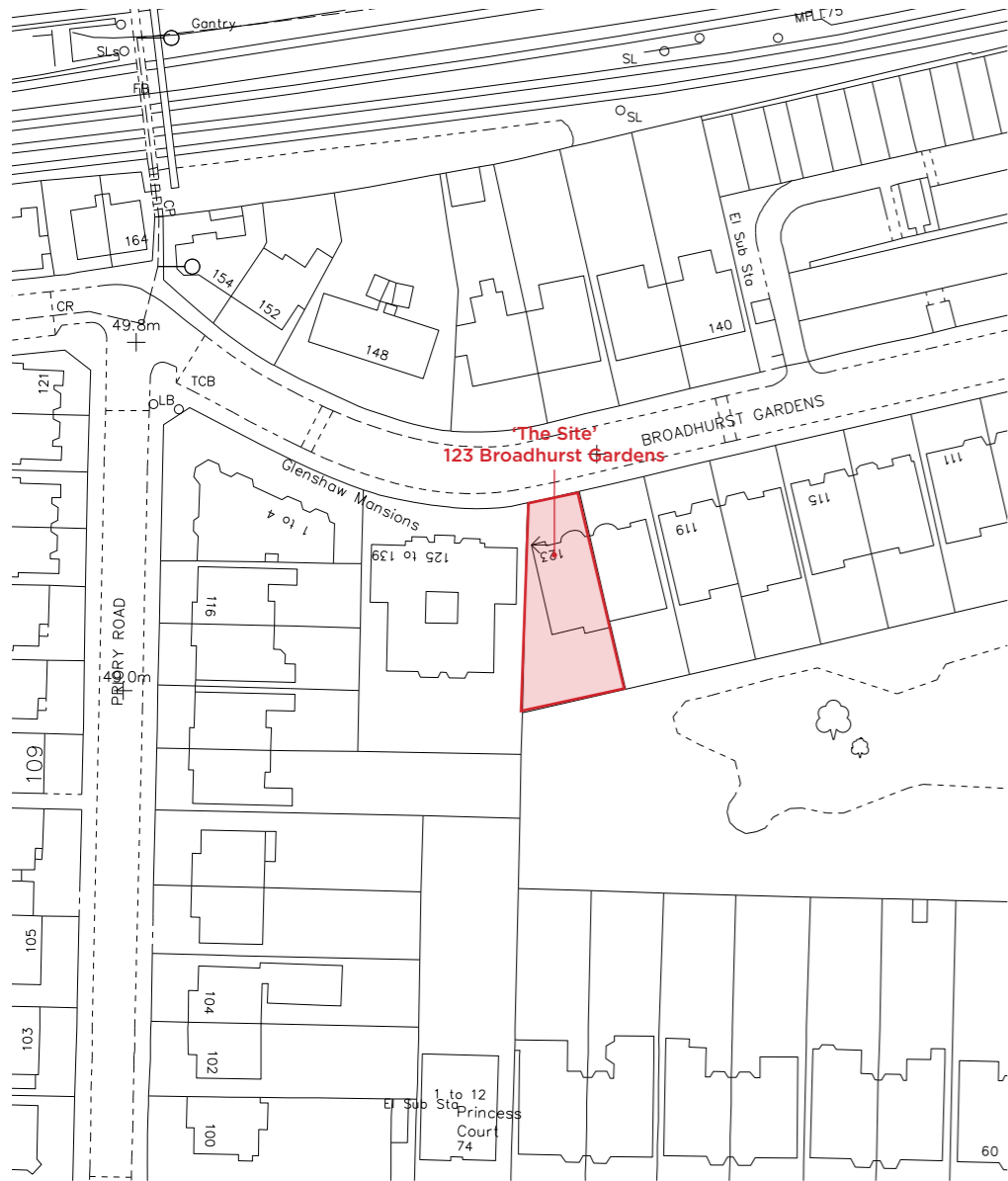
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SECTION ONE:
INTRODUCTION





Site Location Plan
Approx. 1:1250 @ A3



123 Broadhurst Gardens
Aerial View 01
(Site outlined in red)



123 Broadhurst Gardens
Aerial View 02
(Site outlined in red)

1.0 INTRODUCTION

1.1 Marek Wojciechowski Architects have been instructed to prepare a Planning Application for the property at 123 Broadhurst Gardens. The site consists of a 5-storey property, arranged over lower ground to third floor levels, and contains 2no. self-contained flats (C3 Use). The property is not listed but falls within the South Hampstead Conservation Area.

1.2 This application relates to the proposed conversion and extension of the property, as outlined in the drawings submitted as part of this application. Works related to the above redevelopment include (but are not limited to):

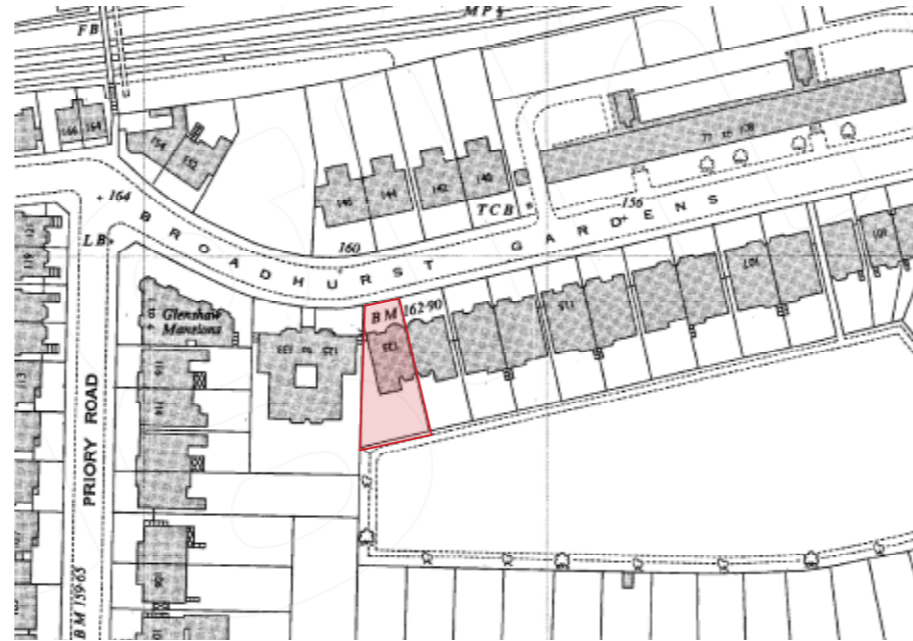
- ① Conversion from 2no. self-contained flats (C3 use) back to its original single family dwelling (C3 use);
- ② Demolition of existing single-storey rear extension and glass conservatory;
- ③ Replacement of the non-original extension with a new, brick, single-storey extension (no larger than the footprint of the existing extension);
- ④ Proposed terrace with natural stone paving and metal railings;
- ⑤ Proposed roof terrace, at first floor level, with natural stone paving and metal railings;
- ⑥ Proposed rooflight;
- ⑦ Proposed traditionally detailed dormer window at third floor level (height to match the neighbouring dormer at no. 121);
- ⑧ Proposed conservation style rooflight;
- ⑨ Associated landscaping;
- ⑩ Replace non-original UPVC windows with new hardwood timber windows to match existing;
- ⑪ Replace non-original UPVC window with new, traditionally detailed hardwood door;
- ⑫ Demolish part of the existing front garden wall. Install new, traditionally detailed metal railings;
- ⑬ Replace existing hardstanding with new permeable paving;
- ⑭ Increase height of existing dormer window to match the neighbours' dormer windows and add traditionally detailed railings.

1.3 This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.





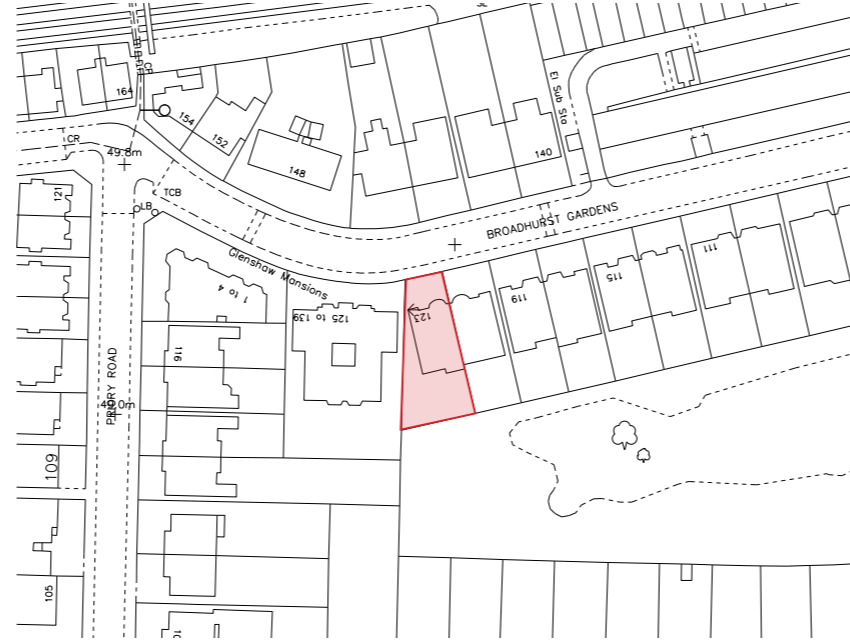
1890
Ordnance Survey Map
Broadhurst Gardens & Surroundings
(Approx. site outlined in red)



1960
Ordnance Survey Map
Broadhurst Gardens & Surroundings
(Approx. site outlined in red)



1930
Ordnance Survey Map
Broadhurst Gardens & Surroundings
(Approx. site outlined in red)



2016
Ordnance Survey Map
Broadhurst Gardens & Surroundings
(Approx. site outlined in red)

2.0 SITE HISTORY

2.1 The application property falls within the South Hampstead Conservation Area, formerly known as Swiss Cottage Conservation Area. The name was changed in February 2011 to better reflect the historical development of the area and its spatial relationship with Hampstead. It is noted in the South Hampstead Conservation Area Audit that,

"South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick". (p.8)

2.2 The South Hampstead Conservation Area remained as undeveloped land until the late 19th century and was originally split between two medieval manors. The OS map of 1890 describes the grid-iron pattern of development that spread across the conservation area, with wide streets and rhythmically spaced brick buildings. The Application Property is first recorded here (OS 1890), where it is noted in the Conservation Area audit that,

"On Broadhurst Gardens, the nearest road to the newly opened Metropolitan railway line, 116 houses were built between 1882 and 1894." (p.13)

2.3 The private open spaces behind houses also make a positive contribution to the character of the area, providing visual and external amenity for many residents. Broadhurst Gardens Meadow to the rear of the application property is largely managed for its wildlife value and is a Site of Nature Conservation Importance as described in Camden's Core Strategy.

2.3 Aside from a series of incongruous rear extensions, the footprints of the properties on Broadhurst Gardens have remained largely unchanged. The corner plot of land (Glenshaw Mansions no.1-4) and land neighbouring the Application site (no.125-139) were developed in the early 20th century to provide two blocks of flats, changing the scale and height of the properties in the area. More notably, a row of properties along the railway line suffered WWII bomb damage, resulting in a large block of purpose built flats ('Broadfield') being built by the London City Council (LCC) in 1956. Developments such as these have altered the notable grid-iron pattern of the Conservation Area.

2.6 With this historic research in mind, the proposals set out in this document look to respect and enhance the quality and heritage of the Conservation Area, whilst restoring the property to its original single-family use.





Street Elevation



Rear Elevation
Photograph taken from 'The Meadow'



Rear Elevation
Existing 'unsympathetic' glass conservatory rear extension



Rear Elevation
Existing 'unsympathetic' rear extension

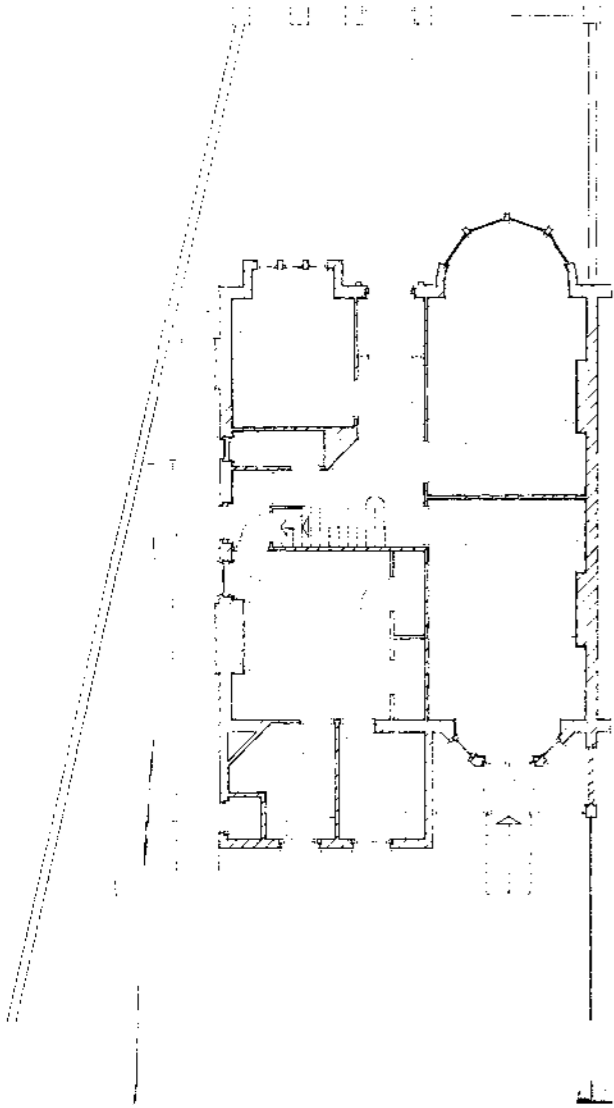


121 Broadhurst Gardens
Rear Elevation

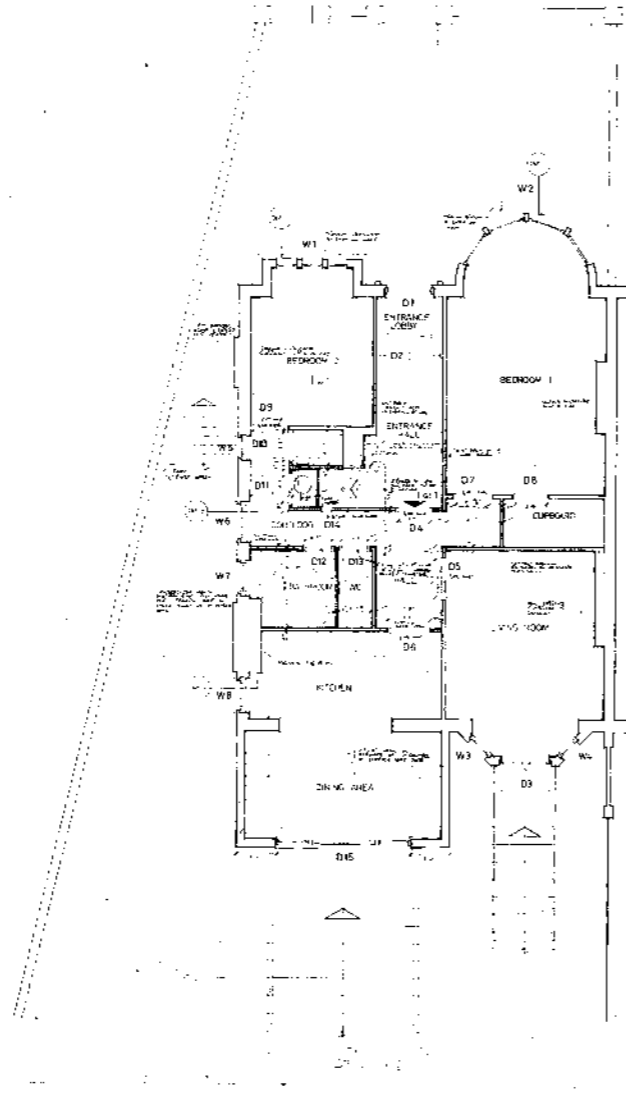


Internal Photograph
Existing 'unsympathetic' glass conservatory rear extension





123 Broadhurst Gardens
Existing Ground Floor Plan (G5/9/18/28030)



123 Broadhurst Gardens
Proposed Ground Floor Plan (G5/9/18/28030)

4.0 PLANNING HISTORY

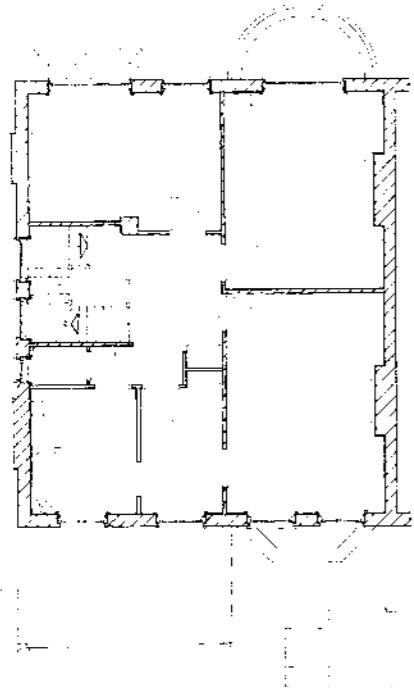
4.1 The Planning history available online for the Application Property is listed below:

May 1979 (G5/9/18/28038)

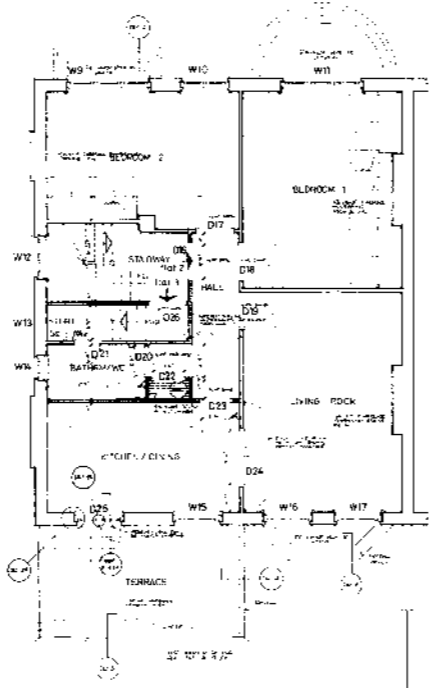
Consent granted for the change of use to three self-contained flats including works of conversion and the formation of a roof terrace at first floor level

March 2007

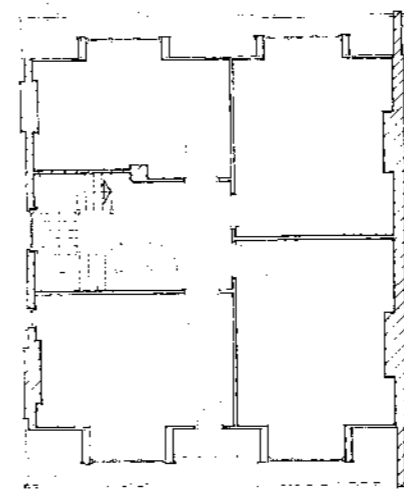
No objection to works to a tree in a conservation area for 'Rear garden, along boundary with 125-139 Broadhurst Gardens: 1 x Sycamore - Remove new growth at the top as before up to 2" diam.'



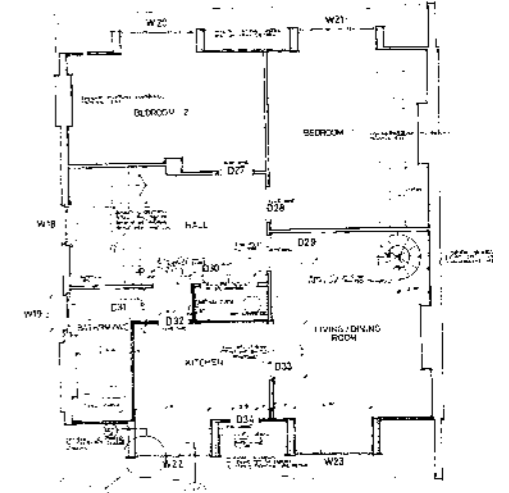
123 Broadhurst Gardens
Existing First Floor Plan (G5/9/18/28030)



123 Broadhurst Gardens
Proposed First Floor Plan (G5/9/18/28030)

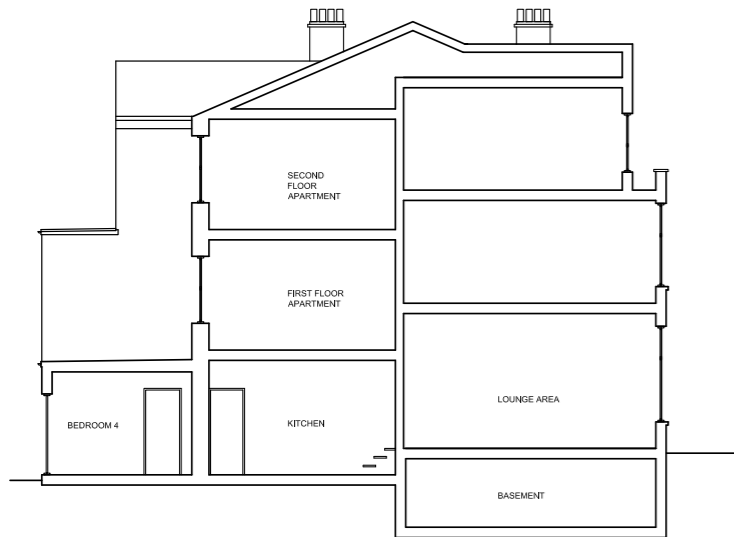


123 Broadhurst Gardens
Existing Second Floor Plan (G5/9/18/28030)

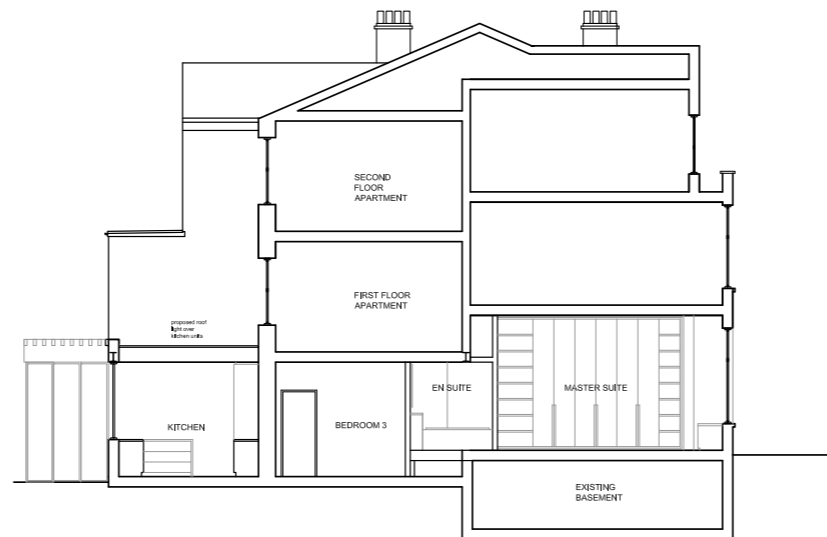


123 Broadhurst Gardens
Proposed Second Floor Plan (G5/9/18/28030)

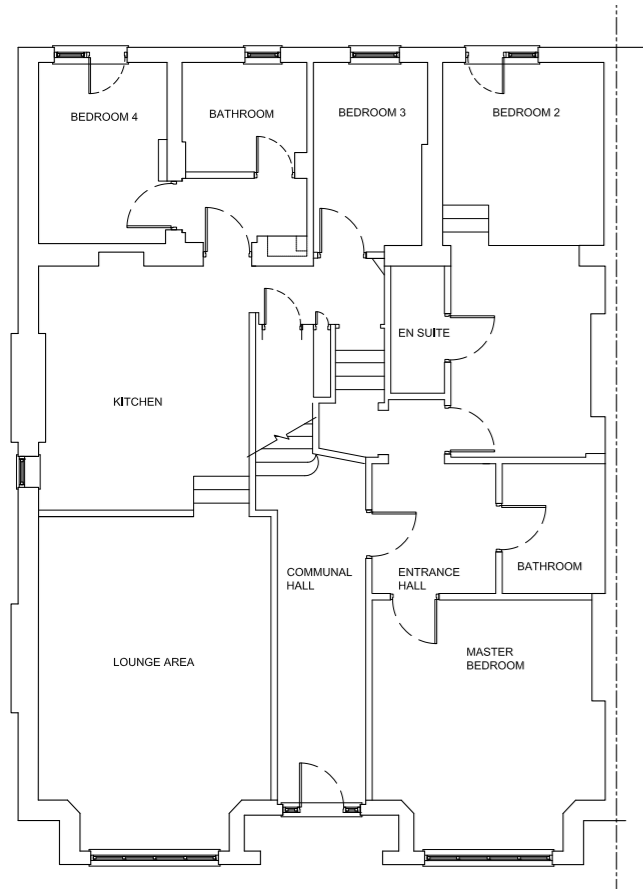




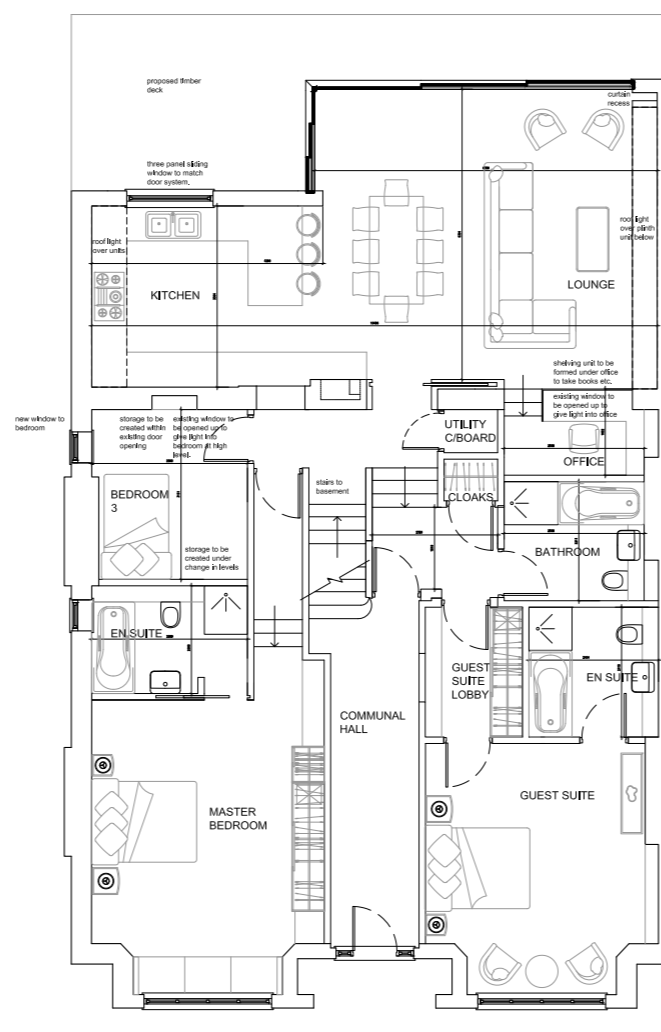
142 Broadhurst Gardens
Existing Section A-A ((2015/0778/P))



142 Broadhurst Gardens
Proposed Section A-A ((2015/0778/P))



142 Broadhurst Gardens
Existing Ground Floor Plan ((2015/0778/P))



Consented Ground Floor Plan ((2015/0778/P))

5.0 NEIGHBOURING PLANNING HISTORY

5.1 A number of properties in the surrounding area have been granted consent for similar developments in recent years, including:

142 Broadhurst Gardens (see drawings to the left)
June 2015 (2015/0778/P)

Consent granted for the 'Erection of a single storey rear extension, installation of rooflights on existing rear extension, replacement window and slatted sun screen on rear elevation.'

121 Broadhurst Gardens
October 2013 (2013/5394/P)

Consent for the 'Replacement of rear windows with aluminium framed double glazed windows; recovering roof of 1x dormer; lowering the level of third floor terrace and installation of 1x roof light to side elevation and 1x roof light to front elevation (Class C3).'

178 Broadhurst Gardens
November 2011 (2011/5461/P)

Consent granted for the 'Erection of a 2-storey side extension, the insertion of a rooflight, and alterations to the rear elevation including window replacement and installation of French doors, all in connection with change of use from 2-bedroom ground floor flat and 5-bedroom maisonette, to 3 x self contained flats (1 x 1 bed and 2 x 2 bed) (Class C3).'

47 Broadhurst Gardens
August 2014 (2014/4052/P)

Consent granted for the 'Installation of two dormers to side roof slopes, roof light to rear and the creation of a roof terrace to rear with associated alterations.'

117 Broadhurst Gardens
March 2014 (2014/0345/P)

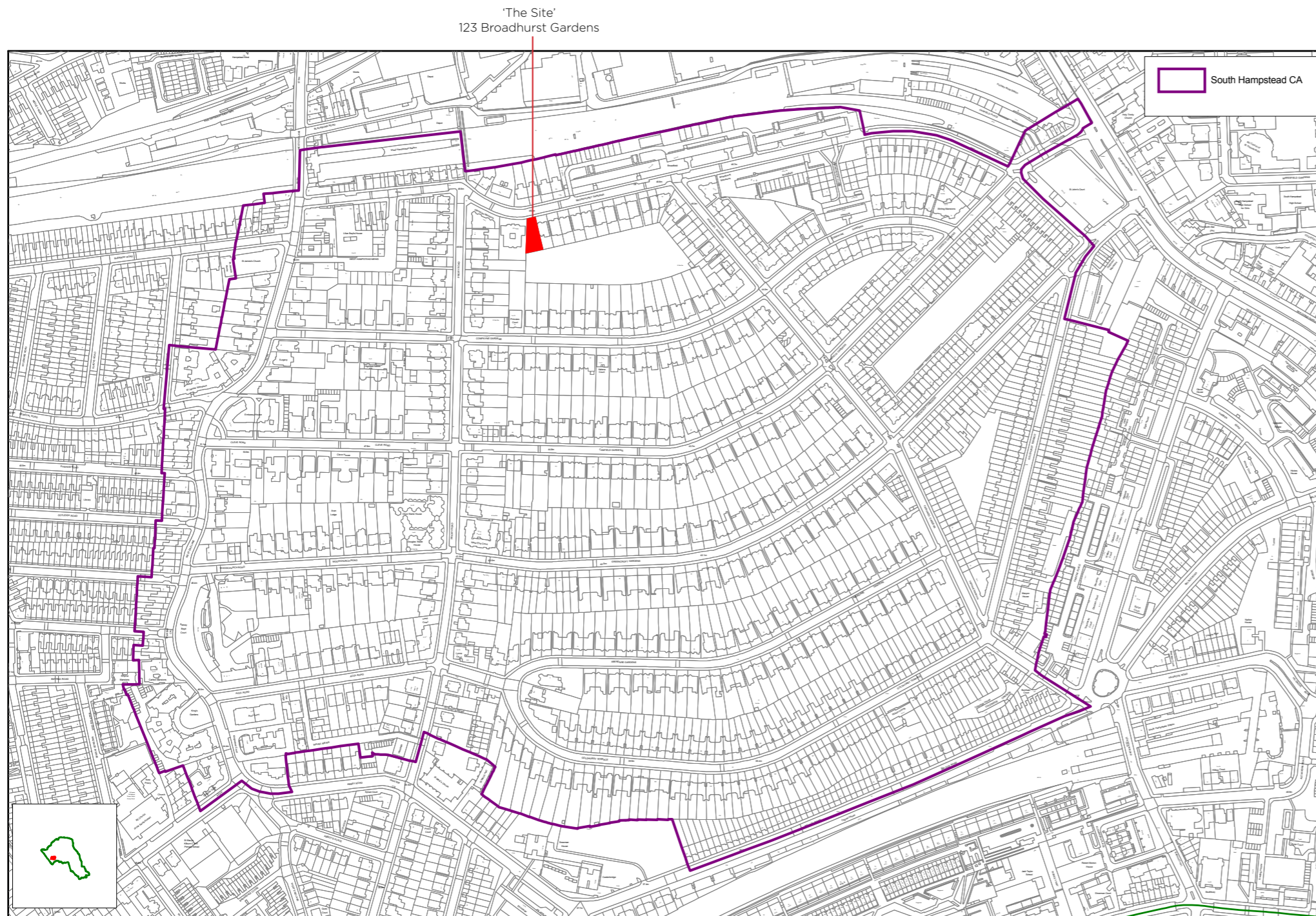
Consent granted for the 'Replacement of rear velux window with dormer window at roof level.'

45 Broadhurst Gardens
November 2008 (2008/3766/P)

Consent granted for the 'Erection of a full-width single storey rear extension with a two storey half-width element, and replacement of the first floor window on the rear elevation with a larger window.'

5.2 The similarity of the Applications listed above suggest the proposals outlined in this document are not contentious and would be deemed acceptable (in principle) in Planning terms. The Policy implications of these proposed changes are considered on the next page.





6.0 CONSERVATION AREA APPRAISAL

6.1 The property lies within the South Hampstead Conservation Area; a predominantly residential part of Camden planned on a gently curving grid-iron pattern with houses arranged predominantly in grand terraces or as large semi-detached dwellings.

6.2 It is noted in the South Hampstead Conservation Area Audit that,

"South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass". (p.8)

It continues that,

"One of the most prominent features of the area is vegetation - both to the front and rear of properties. Green front gardens demarcated by low or ornate garden walls topped with hedges contribute strongly to the area's character. Building lines of the residential streets are generally set-back from the pavement which, with the boundary landscape treatment and many mature specimen trees, are essential in giving the streetscape its attractive and serene quality."

6.3 123 Broadhurst Gardens is recognised as making a positive contribution to the character of the South Hampstead Conservation Area.

6.4 With regards to this, proposals outlined in the drawings and images included as part of this planning submission look to respect and enhance the character and heritage of the South Hampstead Conservation Area.

Conservation Area Plan with site location

- Site Location
- Conservation Area



SECTION TWO:
PLANNING POLICY





123 Broadhurst Gardens
Front Elevation looking East along Broadhurst Gardens

7.0 PLANNING POLICY

7.1 Planning Policy which has been principally considered in compiling this application relate to the conversion of the property back to a single-family dwelling and the development of a property in a Conservation Area. Such Policies informed the proposals set out in section 2.0 of this document.

7.2 Policy CS6 of Camden's Core Strategy (adopted 2010) is concerned with quantity of housing in the borough and the types of homes that are required. It states that, "The Council will aim to make full use of Camden's capacity for housing by...minimising the net loss of existing homes." It continues to state that in certain situations the loss of homes can be justified.

7.3 Policy D2 of Camden's Development Management Policy (adopted 2010) further states that,

"The Council will seek to maximise the supply of additional homes in the borough...by resisting developments that would involve the net loss of two or more homes, unless they:

- *create large homes in a part of the borough with a relatively low proportion of large dwellings;*
- *enable sub-standard units to be enlarged to meet residential space standards, or;*
- *enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed."* (p.22)

7.4 Policy H3 of Camden's Submission Draft 2016 reiterates what is said above and continues as follows: "Net loss of one home is acceptable when two dwellings are being combined into a single dwelling. Such developments can help families to deal with overcrowding, to grow without moving home, or to care for an elderly relative." (p.63)

7.5 With regards to development in a Conservation Area, Policy DP25 of Camden's Development Management Policy states that the Council will "take account of Conservation Area statements, appraisals and management plans when assessing applications within conservation areas; and only permit development within Conservation Areas that preserves and enhances the character and appearance of the area." (p.117).

7.6 In light of the above, we believe that the proposals outlined in the document comply with the local and national planning policy. Therefore the proposals are not contentious (in principle) in planning terms and are positive in heritage terms. 'Section Two' of this report covers the proposed design changes related to this redevelopment.





**Advice and Consultation
Planning and public protection**
Culture & environment directorate
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

Date: 18/05/2016
Our ref: 2016/2734/PRE

Contact: Carlos Martin
Direct Line: 020 7974 2717
Email: Carlos.Martin@camden.gov.uk

Marek Wojciechowski Architects

robert@mw-a.co.uk

Dear Robert Douge

Town and Country Planning Act 1990 (as amended)
RESPONSE TO PRE-APPLICATION ENQUIRY REF 2016/2734/PRE
Site: 123 Broadhurst Gardens, London NW6 3BJ

Thank you for your enquiry regarding the conversion of the building from 2no. self-contained flats into a single family dwelling and associated physical alterations including: demolition of existing single-storey rear extension and glass conservatory and its replacement with a new extension; new terraces at ground and first floor level; new rooflights and rear dormer; replacement of UPVC windows with new timber windows; demolition of part of the existing front garden wall and replacement with metal gates and vehicle crossover; replacement of existing hard standing with new permeable paving; and increase height of an existing dormer window. This advice is based on the drawings and documents submitted with your email dated 13/05/2016.

The site contains a three-storey semi-detached property within the South Hampstead Conservation Area. The site is not listed.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that developments must be determined in accordance with the development plan unless material considerations indicate otherwise.

The documents which make up the development plan are the London Plan and the London Borough of Camden's Local Development Framework (LDF). There are a number of documents making up the LDF, but those primarily of concern in this instance are the Core Strategy (2010), and the Development Policies (2010). Other documents which are of relevance include the Proposals Map, and the Camden Planning Guidance (CPG). Finally, the National Planning Policy Framework (NPPF) is an important consideration. A list of relevant policies is provided below.

Relevant Policies

Local Development Framework Core Strategy

- CS1 Distribution of growth
- CS4 Areas of more limited change
- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS11 Promoting sustainable and efficient travel
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high quality places and conserving our heritage
- CS19 Delivering and monitoring the Core Strategy

London Development Framework Development Policies

- DP2 Making full use of Camden's capacity for housing
- DP5 Homes of different sizes
- DP6 Lifetime homes and wheelchair housing
- DP16 The transport implications of development
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP19 Managing the impact of parking
- DP22 Promoting sustainable design and construction
- DP23 Water
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours

Supplementary Planning Guidance

- CPG1 Design
- CPG2 Housing
- CPG3 Sustainability
- CPG6 Amenity
- CPG7 Transport
- South Hampstead Conservation Area Appraisal and Management Strategy 2011

On a regional and national level, the London Plan (2016) policies and the National Planning Policy Framework (2012) would also be relevant.

Site history

28038: Change of use to three self-contained flats including works of conversion and the formation of a roof terrace at first floor level. Granted, 01/06/1979.

Assessment

The principal considerations material to the determination of this application are summarised as follows:

- a) The acceptability of the loss of one residential unit;
- b) The impact of the proposal on the character and appearance of the property and the conservation area generally; and
- c) The impact of the proposal on the amenity of adjacent occupiers.

Principle of conversion

- ① The submitted floor plans do not indicate the existence of 2 separate units in this property and Council records only identify one unit. However, if 2 units have existed for a period of 4 years or more the lawful use of the property would be as 2 units.
- ② Policy DP2 seeks generally to resist amalgamation of units where this would result in the loss of more than one dwelling. However, since your proposal involves the loss of only one unit it would be acceptable in principle. The resulting house would provide a good standard of accommodation.

Alterations at roof level

- ③ Although double dormers are not generally supported, in this case, given that the property is semi-detached and its pair features a similar dormer, it is unlikely that objections will be raised to the introduction of a new dormer at the application site to mimic the adjoining as this would re-establish the symmetry between the pair to a certain degree.
- ④ Similarly, altering the existing dormers to match the adjoining is likely to be welcomed in principle, although the railings do not appear to be a characteristic feature of this area and will likely need to be amended. Finally, the proposed side rooflight may need to be made obscure glazed if there is an impact on loss of privacy for the adjoining property. It is noted that it faces directly a blank wall but the side windows of the adjoining building might be overlooked at oblique angle and given their close proximity objections may be received.

Rear extension and garden alterations

- ⑥ The existing rear extension and conservatory are not original to the property and do not appear to be of any architectural merit. Therefore, no objections should be raised to their demolition. The replacement extension, however, does appear overly dominant due to the difference in ground level between the house and the garden. I would advise to explore the possibility of lowering its overall height or the height of the openings as well as amending the design of the windows to make them more in keeping with the character and appearance of the original house.
- ⑦ The proposed side window in is likely to result in loss of privacy for the adjoining property and should be made of obscure glass. The proposed garden terrace would result in a significant loss of soft landscape in the rear garden and therefore I would advise to reduce its size.

Front alterations



9 The proposed alterations at the front are likely to be the most contentious part of the proposal. Our current policy and guidance is strictly against the provision of forecourt parking in both conservation and sustainable transport terms. The site is well served by public transport and therefore the Council is unlikely to support the use of private cars. I would therefore advise to remove this part of the proposal altogether.

Other alterations

10 The replacement of upvc windows with sympathetic traditional timber windows would be welcomed in conservation and design terms and no objections are likely to be raised to the replacement of hard standing with a permeable surface as long as it is of a sympathetic material to the age and character of the building. 11

Consultation

You are strongly encouraged to engage with neighbouring occupiers at an early stage in the process, given the likely concerns residents will have with the comings and goings of construction / delivery vehicles. Although adjoining occupiers will be notified of any application by us, initial consultation in the form of notification and being available to answer queries may help offset any concerns neighbours have before any application is submitted.

Application process

Planning application forms can be completed online through the national Planning Portal www.planningportal.gov.uk. The website also provides details of the validation requirements and guidance notes.

For a valid application, I would advise you to submit the following:

- Completed "full planning application" form.
- An ordnance survey based location plan at 1:1250 scale clearly denoting the application site in red.
- Full set of plans (plans, sections and elevations) at a scale of 1:50 or 1:100 labelled 'existing' and 'proposed'.
- The completed Ownership Certificate (this is part of the application form).
- A Design and Access Statement.
- Completed Agricultural Holdings Certificate (this is part of the application form).
- The appropriate fee
- CIL forms
- Photographs are helpful to provide site context as well as photomontages.

Once you have submitted your application, if any further information is required to make your application valid, the validation team will write to you.

After you submit your application

We are legally required to consult on the application with individuals who may be affected by the proposals. We will notify your neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

All consultation responses will be available to view on the Council's website using the planning application search page.

The statutory timeframe to determine the application is 8 weeks. However, if the proposal is not contentious with neighbours we may be able to make a decision sooner.

Please note that the information contained in this letter represents officers' opinion and is without prejudice to further consideration of this matter by the Development Management Section or the Council's final decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me.

Yours sincerely,

Carlos Martin
Planning Officer
Planning Solutions Team

8.0 PRE-APPLICATION ADVICE

8.1 Pre-planning advice was received on 18th May 2016 from Carlos Martin (Planning Officer) of London Borough of Camden Planning Solutions Team (ref: 2016/2734/PRE). The main points of this response are highlighted with analysis and comment by MWA below.

- 1 Photos showing two gas and electricity meters, two kitchens and separate entrance buzzers within the property are included within section 9.0 Design Strategy of this Design & Access Statement.
- 2 The loss of 1no. residential unit to create a single family dwelling would be supported.
- 3 The addition of a dormer window would not be contentious as the property is semi-detached and it's pair features a similar dormer window.
- 4 The altering of the existing dormer windows to reflect those on the neighbouring property would be supported to maintain the pair. The railing design has been revised as these were thought to not be a characteristic feature of the area. Frameless glass balustrades are to be positioned internally.
- 5 The proposed side rooflight is to be obscured to prevent overlooking.
- 6 The replacement extension is proposed to be at the same height as the neighbouring property and the window heights reduced to maintain the pair, in line with the recommendations made in the pre-app response. The proposed windows are to be Crittall style French Doors.
- 7 The proposed side window to the rear extension is to be obscured to prevent overlooking.
- 8 The proposed garden terrace has been reduced in size to reduce the loss of soft landscaping to the rear garden, in line with the recommendations made in the pre-app response.
- 9 The introduction of an off street parking space to the front of the property has been omitted from this application. It is proposed that the height of the existing boundary wall be reduced to allow for a dwarf wall with black painted metal railings above.
- 10 The replacement of the existing UPVC windows to the rear with traditionally detailed timber framed windows would be supported.
- 11 The replacement of the existing hard standing to the front garden with a permeable surface in a material sympathetic to the age and character of the building would be supported.



SECTION THREE:
DESIGN STRATEGY





9.0 DESIGN STRATEGY

9.1 General Strategy

The principle of the development is to maximise the property's potential for residential use, providing a high quality residential development in keeping with the character of the South Hampstead Conservation Area.

The design, massing and materials of the building envelope has been developed following close consideration of the site and its context. In developing the design the following strategy has been adopted:

- Identify and respond to key constraints and opportunities provided by the site
- Address pre-application advice and respond to established planning policy frameworks
- Improve and enhance the buildings character with regard to South Hampstead Conservation Area

All proposed works are shown in full in the drawings submitted as part of this application.

9.1 Extension to Rear

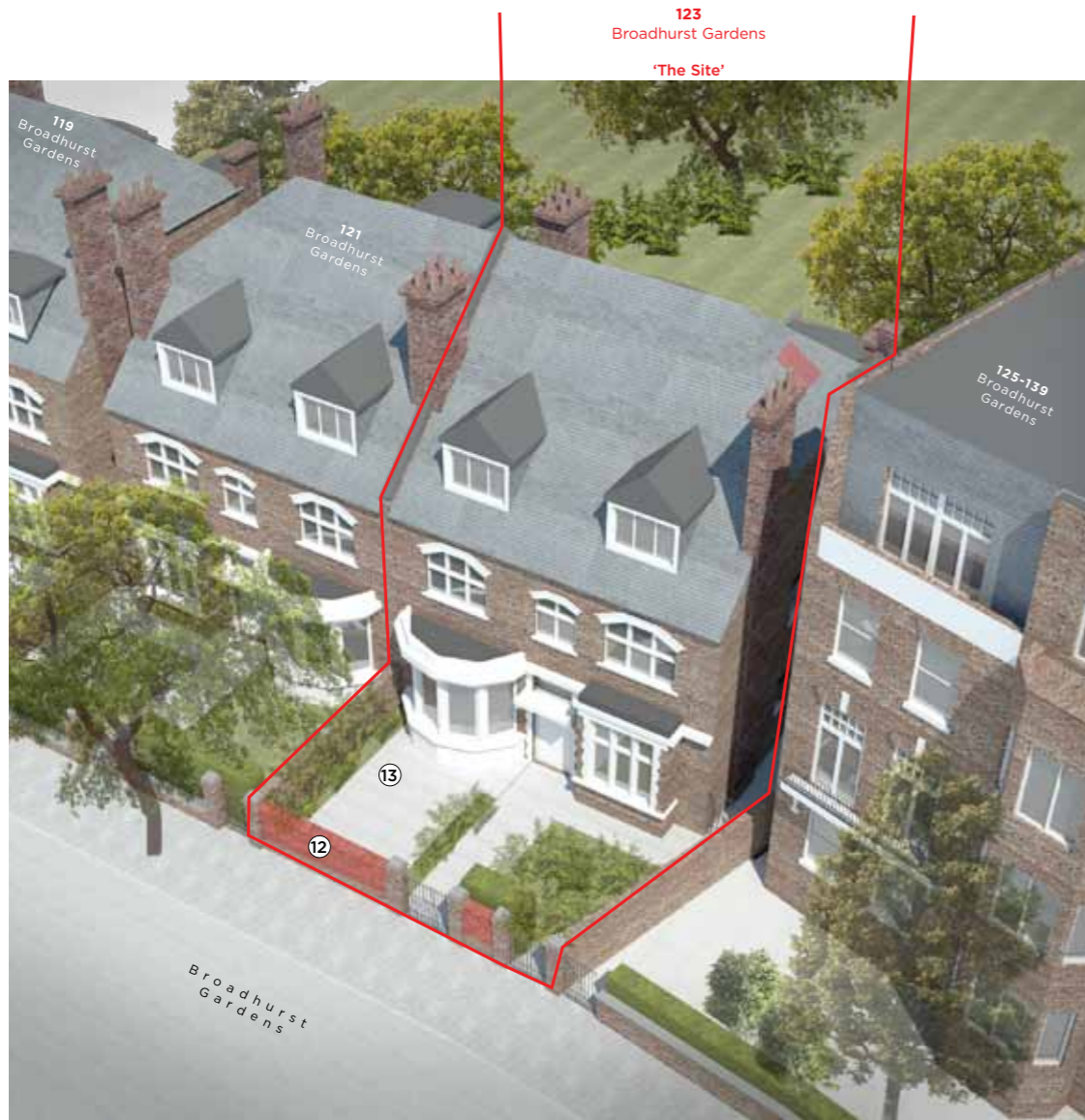
The proposed extension towards the rear of the property will replace the existing extension and conservatory. The proposed extension will appear subsidiary to the existing building yet respond to the proportions of the neighbouring property and enhance the two properties being viewed as a pair.



IMAGES
(clockwise from bottom left)

- Kitchen of the upstairs flat
- Kitchen of the downstairs flat
- 2no. gas and electricity meters
- buzzers for the upstairs and downstairs flats





Front Isometric View
As Existing



Front Isometric View
As Proposed

Legend	
	Site Boundary
	Proposed Demolition (in section)
	Proposed Demolition (in elevation/ plan)
	Proposed Addition / New Structure
Notes	
①	Conversion from 2no. self-contained flats back to its original single family dwelling (C3 use);
②	Demolition of existing single-storey rear extension and glass conservatory;
③	Replacement of the non-original extension with a new, brick, single-storey extension (no larger than the footprint of the existing extension);
④	Proposed terrace with natural stone paving
⑤	Proposed roof terrace, at first floor level, with natural stone paving and metal railings
⑥	Proposed rooflight
⑦	Proposed traditionally detailed dormer window at third floor level (height to match neighbouring no.121)
⑧	Proposed conservation style rooflight
⑨	Associated landscaping
⑩	Replace non-original UPVC windows with new hardwood timber windows to match existing
⑪	Replace non-original UPVC window with new, traditionally detailed hardwood door
⑫	Demolish part of the existing front garden wall. Install new, traditionally detailed metal railings atop new dwarf wall
⑬	Replace existing hardstanding with new permeable paving
⑭	Increase height of existing dormer window to match neighbours' dormers and add traditionally detailed railings

PLANNING

Existing & Proposed Front Isometric View





Front Elevation
As Existing



Front Elevation
As Proposed

Legend

- Site Boundary
- Proposed Demolition (in section)
- Proposed Demolition (in elevation/ plan)
- Proposed Addition / New Structure


Notes

- ① Conversion from 2no. self-contained flats back to its original single family dwelling (C3 use);
- ② Demolition of existing single-storey rear extension and glass conservatory;
- ③ Replacement of the non-original extension with a new, brick, single-storey extension (no larger than the footprint of the existing extension);
- ④ Proposed terrace with natural stone paving
- ⑤ Proposed roof terrace, at first floor level, with natural stone paving and metal railings
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- ⑨ Associated landscaping
- ⑩ Replace non-original UPVC windows with new hardwood timber windows to match existing
- ⑪ Replace non-original UPVC window with new, traditionally detailed hardwood door
- ⑫ Demolish part of the existing front garden wall. Install new, traditionally detailed metal railings atop new dwarf wall
- ⑬ Replace existing hardstanding with new permeable paving
- ⑭ Increase height of existing dormer window to match neighbours' dormers and add traditionally detailed railings

PLANNING

1200

Existing & Proposed Front Elevation View


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Rear Isometric View
As Existing



Rear Isometric View
As Proposed

Legend

- Site Boundary
- Proposed Demolition (in section)
- Proposed Demolition (in elevation/ plan)
- Proposed Addition / New Structure

Notes

- ① Conversion from 2no. self-contained flats back to its original single family dwelling (C3 use);
- ② Demolition of existing single-storey rear extension and glass conservatory;
- ③ Replacement of the non-original extension with a new, brick, single-storey extension (no larger than the footprint of the existing extension);
- ④ Proposed terrace with natural stone paving
- ⑤ Proposed roof terrace, at first floor level, with natural stone paving and metal railings
- ⑥ Proposed rooflight
- ⑦ Proposed traditionally detailed dormer window at third floor level (height to match neighbouring no.121)
- ⑧ Proposed conservation style rooflight
- ⑨ Associated landscaping
- ⑩ Replace non-original UPVC windows with new hardwood timber windows to match existing
- ⑪ Replace non-original UPVC window with new, traditionally detailed hardwood door
- ⑫ Demolish part of the existing front garden wall. Install new, traditionally detailed metal railings atop new dwarf wall
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PLANNING

123 BROADHURST GARDENS

Existing & Proposed Rear Isometric View

123 BROADHURST GARDENS

123 BROADHURST GARDENS





Rear Elevation
As Existing



Rear Elevation
As Proposed

Legend

- Site Boundary
- Proposed Demolition (in section)
- Proposed Demolition (in elevation/ plan)
- Proposed Addition / New Structure

Notes

- ① Conversion from 2no. self-contained flats back to its original single family dwelling (C3 use);
- ② Demolition of existing single-storey rear extension and glass conservatory;
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PLANNING

1200

Existing & Proposed Rear Elevation View

MAREK WOJCIECHOWSKI ARCHITECTS LTD



12.0 SUSTAINABILITY AND M+E SERVICES

As part of the refurbishment, mechanical and electrical installations shall be upgraded to meet and exceed the standards set out by approved documents Part L1B of the building regulations.

12.1 WASTE MANAGEMENT

Waste storage and recycling bins will be provided in large compartmented storage units in kitchens as shown below. Refuse will periodically be taken out by occupants from the kitchen to the existing bin store at the front of the house and placed out on Mondays and Thursdays in accordance to the collection times (0700-1200 on Monday and Thursday for Waste and 0800-1400 on Thursday for Recycling).



Proposed waste / recycling waste storage unit.
80 Litre Capacity (2 x 32L & 2 x 8L)
Cabinet size - 600mm



13.0 PROPOSED USE, UNIT SIZE & DENSITY**13.1 Single Family Dwelling**

It is proposed that the property is returned from 2no. residential units to it's original use as a single family dwelling.

13.2 Gross External Area

In addition to the Gross Internal areas shown in the schedule, the existing proposed gross external areas are as follows:

Existing GEA: 526sqm/5,662sqft

Proposed GEA: 520sqm/5,597sqft

123 Broadhurst Gardens**Existing & Proposed Gross Internal Areas (GIA)**

	Existing GIA*		Proposed GIA*	
	(sqm)	(sqft)	(sqm)	(sqft)
Lower Ground Floor	131	1,410	131	1,410
Ground Floor	144	1,550	137	1,475
First Floor	104	1,119	104	1,119
Second Floor	95	1,023	95	1,023
Third Floor	52	560	53	570
GRAND TOTAL (GIA)	526	5,662	520	5,597

* All areas are based on survey information by Mobile CAD Surveying, are approximate only, and subject to the necessary planning consents.





123 Broadhurst Gardens Rear Perspective View
Artists Impression

14.0 CONCLUSION

14.1 This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policy. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to restore a single family dwelling to its original use, whilst maintaining the amenity and improving the character of the surrounding area.

