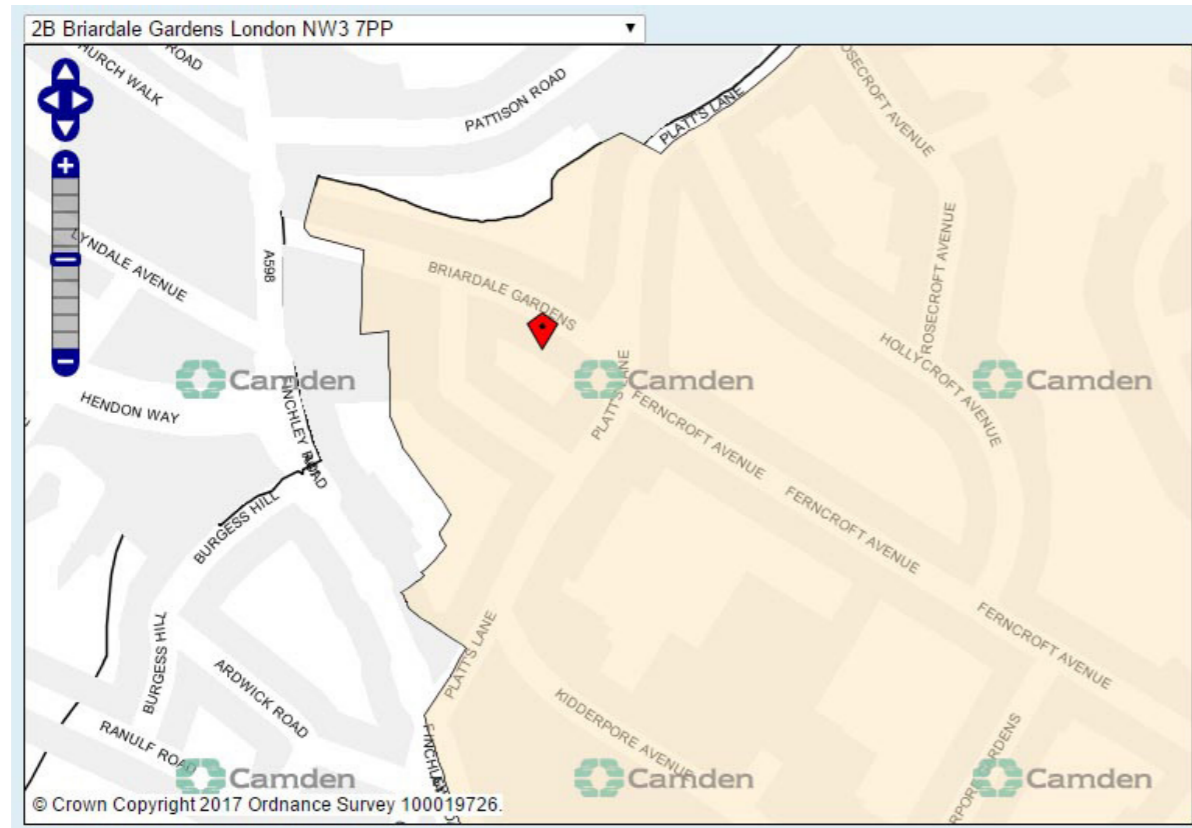


2B Briardale Gardens
NW3 7PP
Design & Access Statement
13.03.2017



OUTPOST



Redington Froggnal Conservation Area

SUMMARY

The application is for the demolition and replacement of an existing conservatory at the rear of the property and replacement with a new rear extension. The purpose of the replacement is to create

CONTEXT

2B Briardale Gardens is in the Redington Froggnal Conservation Area. The house is not listed and is not matching with the prevalent property types on the street. The house is clearly a later addition and is not considered of any special architectural merit.

HERITAGE STATEMENT

The application property is not of any specific merit and the application refers to work to the rear of the property only. The rear of the property not visible from the street scene and is not overlooked gardens backing on to the garden of 2B Briardale gardens.

The proposal will principally only be visible from the neighbouring property. As this is a replacement application we see no detrimental effect to the conservation area.



View from garden of existing conservatory



View of garden from conservatory

PROPOSALS

The proposal is for a replacement of an existing timber frame and glass conservatory with plastic roof. The existing structure does not meet modern building regulations thermal performance requirements.

The proposed replacement is similar in floor print but adopts set backs and height limitations stipulated in the deeds of the property on sale to the current owner by the neighbouring property.

The new building will not exceed the existing highest roof point. The new building will have a step back away from the boundary fence as stipulated.

The construction is to be a timber clad masonry construction. The timber will be a high quality solid timber treated for outdoor use. The colour will be a natural timber that takes on a natural silver tone. See examples reference images.

Timber cladding is proposed for two key reasons. The timber offers a way of softening the strong existing red brick aesthetic. Timber is also a very environmentally sustainable material. It is also like for like replacement of the existing timber and glass construction.

The extension will be well detailed with a parapet wall hiding all gutter details. The glazing will be steel frame glazing and patio doors with a corner glazed unit.

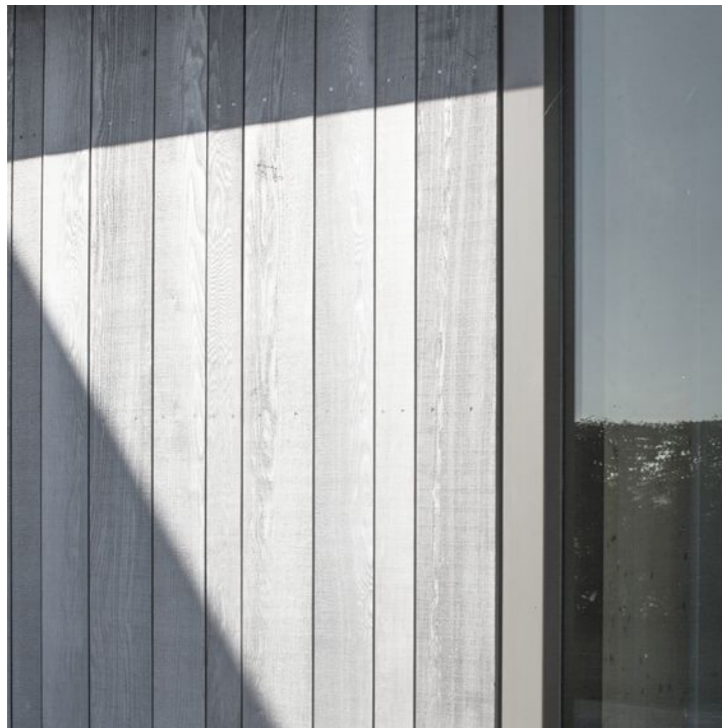
The material palette is simple, of high quality materials which contribute positively to the appearance and character of an area, in line with the Local Plan.

Standing seam zinc has been proposed as the sole material to face the outer walls and roof of the proposed rear extension. We propose the use of a pre-weathered dark finish to the zinc, which will match in colour and look, in keeping and appropriate against existing slate roofs around.

In all, the proposal has been carefully considered so to meet a high standard of design quality, and of appropriate form, scale and materials, so to be a sensitive contemporary addition that will retain and enhance the character of the property. The design will have no adverse effects on the conservation area or impact any neighbours adversely.



Example of timber cladding



Example of timber cladding



Rear Elevation

CONSTRUCTION MANAGEMENT PLAN

The property benefits from a front driveway / parking area. All site access and all on site deliveries will be from the front and all skips and welfare will be positioned off the street. A policy will be put in place to ensure the front street access and highway is kept clean at all times. Site working hours will be in accordance with local restrictions.

FLOOD RISK ASSESSMENT

The property is not in a floor risk area.

ACCESS & TRANSPORT

Access to the existing building remains unchanged, and not made any worse. Camden offers numerous transport links of all types, as well as a broad array of amenities.

Thank you.

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