



1 Briardale Gardens  
London  
NW3 7PN

## **Design & Access Planning Statement**

Single storey rear extension with alterations to the first floor windows and part one storey and part two storey side extension and two new dormers to rear roof slope. (The side extension is previously approved under application 2016/3129/P. The proposal retains the footprint of the approval, with minor alterations to the fenestration).

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## 1. INTRODUCTION

1 Briardale Gardens is a three storey (with the second floor in the roof space) semi-detached dwelling-house situated in the London Borough of Camden – in the Redington Froggnal Conservation Area. The property is not a listed building.

This statement supports a full planning application for a single storey rear extension with alterations to the first floor windows and part one storey and part two storey side extension and two new dormers to rear roof slope. The side extension is previously approved under application 2016/3129/P. The proposal retains the footprint of the approval, with minor alterations to the fenestration.

This statement identifies the design intent of the proposal. It also highlights relevant planning history for this property.

It should be read in conjunction with:

- Site Location Plan
- Block Plan
- Existing and Proposed Plans
- Existing and Proposed Front and Rear Elevations
- Arbocultural Report by Arbtech



Figure 1 - Photograph taken on Briardale Gardens showing dense vegetation aiding in the screening to the front / side elevation boundary treatment.



# 1 Briardale Gardens

## 2. SITE AND SURROUNDINGS

The site is situated on the north side of the east end of Briardale Gardens and comprises of a three story dwelling-house which is located within the Redington Frogna Conservation Area. The property is not listed.

The Redington Frogna Conservation area is characterised by Arts and Crafts style, semi-detached houses likely designed by the architect Charles Quennell.

The character of the neighbourhood is comprehensively reviewed in the Redington Frogna Conservation Area Statement. The area is made up from two basic designs arranged alternately to give both a degree of uniformity and variation. Both designs incorporate bay windows at ground floor level, with gables and sweeping clay tiled roofs; that in some places drop to eaves at ground floor level. Upper floors on these properties are rendered, whilst the ground floors are generally brick.

There are numerous examples of other properties along Briardale Gardens and in the surrounding streets with differing extensions to the rear of the properties, and as such we believe the proposed design to the rear extension would not look out of place or out of scale. It would not have a negative impact on the surrounding area particularly as extensions of similar design have previously been approved.

The side extension has minor alterations from the previously approved proposal as detailed on the drawings. These are:

- Additional window to the rear wall of side extension
- Smaller window to the front wall of side extension
- Additional window to the side wall at ground floor
- Window at first floor moved along the side elevation



Figure 2 - Aerial image of front properties on Briardale Gardens

[Images from the Google Maps Application]

No. 1 Briardale Gardens



Figure 3 - Aerial image of rear properties on Briardale Gardens



### 3. PREVIOUS PLANNING HISTORY

#### Planning Reference: 2016/3129/P

In October 2016 planning permission was granted for the erection of a 2 storey side extension, 2 dormers to rear roof slope and associated fenestration changes to the front and rear elevations.

This proposal sets out to retain the previously approved footprint of the 2 storey side extension, 2 dormers to the rear roof slope with some minor alterations to the fenestration on the side; and rear elevations as illustrated on the proposed drawings.

#### DESIGN & HERITAGE ASSESSMENT

The proposed extension to the rear, replacing the existing bay window, is approximately 13 metres squared. We believe that the rear extension, along with the addition of a new 'glass box' bay window adjacent, would have little or no impact on the surrounding properties when viewed against recently approved rear extensions in the surrounding area. This should therefore be seen as having a limited impact on the aesthetic and amenity of the property.

The side extension is assumed to have limited impact as it has already been approved.



Figure 4 - Sketch image of existing front elevation of No.1 Briardale Gardens



Figure 5 - Sketch image of Proposed front elevation of No.1 Briardale Gardens

## 6. SCALE / FORM / MATERIALS

The proposed single storey rear extension at the ground floor of the property is to be in place of the existing bay window which is set back 3m from the main rear wall and will create an additional 7.1 square metres of internal floor area at ground floor level. The previously approved side extension provides an additional 3.1 square metres, providing an overall total of 14 square metres of additional internal floor area at ground floor level.

The proposed two storey side extension as previously approved will create an additional 6.5 square metres at first floor level. The changes to the fenestration include:

- Proposed side window at first floor level to the approved side extension moved along side elevation to suit new stair location.
- New window proposed to rear elevation of approved side extension.
- New window proposed to side elevation of approved side extension at ground floor.
- Smaller front window to the front elevation of approved side extension at ground floor.

In addition to the single storey rear extension at ground floor the changes to the main property include:

- Existing side window at second floor level reduced in size and moved along side elevation to suit new stair location.
- Existing rear window at first floor level replaced with a fixed glazed window to the study area.
- Glass bay window projecting 635mm from the main rear wall.

All proposed materials will match the existing building where possible.

The proposed external walls at ground floor will be constructed in brickwork and at first floor will have a white painted render finish to match the existing house. The proposed aluminium sliding/folding doors at ground floor rear elevation will have a powder coated finish. All windows proposed will be aluminium with a powder coated finish.

## 7. USE

The existing property is a single dwelling house, Class C3 as described in The Town and Country Planning (Use Classes) Order 1987 (as amended). This application does not propose any changes to the existing use of the building.

## 8. ACCESS

The proposal will not alter existing access to the main front door. The proposal will provide a level threshold exit from the ground floor rear door to the garden.



Figure 6: Sketch image of proposed rear elevation



Figure 7: Sketch image of proposed front / side elevation - Note: front fencing shown indicatively due to dens vegetation





Figure 8: Proposed elevations showing the 2016/3129/P approved elevations overlay in red and identifying changes to previously approved side application.

We have spent considerable time and effort in compiling this statement as well as a very carefully detailed proposal to a high level of architectural quality. We are a multi award-winning, design-led practice and as such aspire to ensure all our designs are appropriate to their surroundings and of exceptional quality. A selection of projects we have worked on that have similarities to the proposed extension to 1 Briardale Gardens can be found on the following page. We have been appointed to oversee the construction phase of this exciting project and will therefore be able to ensure the build quality and delivery meet the aspiration.

In our professional opinion it does not compromise the historic and architectural integrity of the building. The host building will be enhanced by the proposed additions and the quality of the property's construction greatly improved.

We would encourage the local authority to act in a positive and proactive manner in dealing with the application and would be keen for early communication regarding any minor amendments or alterations to the proposed scheme, including materiality, that may enable a positive outcome for this application.