

Design and Access Statement
4 Briary Close, NW3 3JZ

12 December 2017 | 1704_4 Briary Close

SCHNEIDER DESIGNERS
architects . planners . interior designers



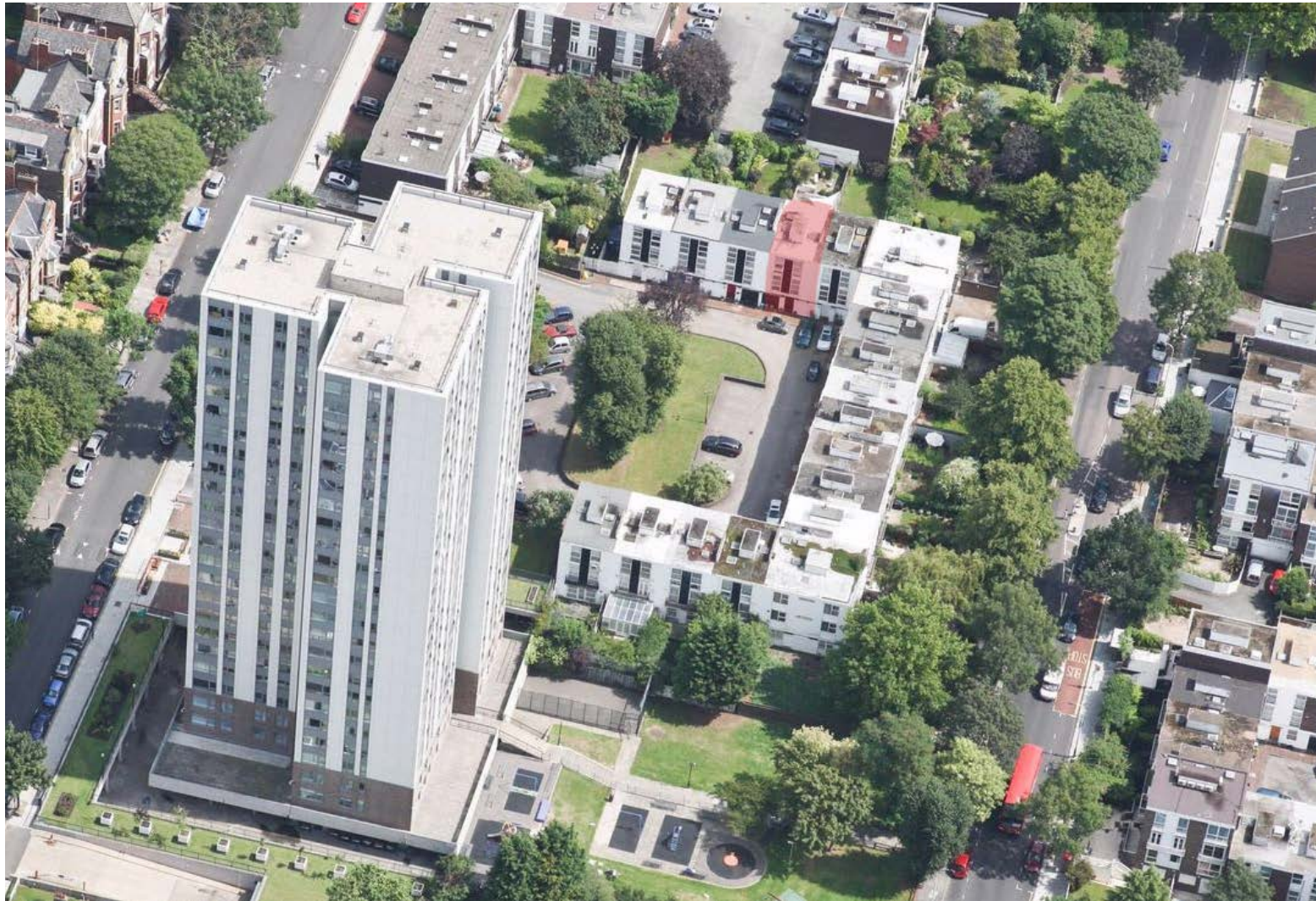
This Design and Access Statement has been compiled as part of the preparation of proposals for alterations to No. 4 Briary Close a terrace house which is not part of a Conservation Area.

The house is located in the constituency of Hampstead and Kilburn and sits within the south side of a square off of Fellows Road. The square itself houses a number of properties, all terraced, around a central green area. No.4 is a 3-storey house with a white painted brick exterior that relates in design to properties in adjacent streets.

Schneider Designers has been appointed to prepare an architectural design for the proposed extension to the rear of the property to create additional habitable space within the ground floor. The proposed works also include the replacement of two windows on the first floor with doors and the replacement of the existing limestone landscaping with timber decking.

The proposed development requires the submission of an application for planning development permission.

This document has been prepared with reference to a number of sources including relevant guidance from Camden regarding basement and lightwells (including amenities and transport policies) Camden's Local Development Framework 2011, The National Planning Policy Framework 2012, The London Plan 2011 and British History Online.



Location

4 Briary Close is located in the London Council of Camden.

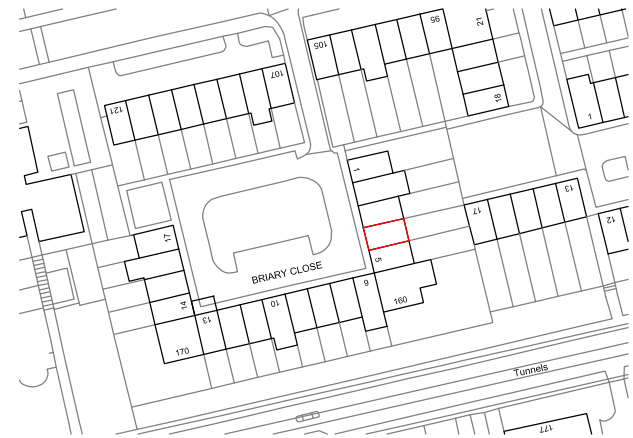
The property benefits from good access to parks and leisure facilities within walking distance as well as public transport connections as well as having it's own garage.

Description

The house is located on the southern side of Briary Close and comprises a three storey terraced residential building.

The property consists of a recessed entrance, full height slim double glazed casement windows on the upper floors with sliding slim double glazed doors leading to the garden. The white painted brick facade dominates both front and rear elevations of the house with dark timber details. The rear of the property has a railing on the first floor.

No 2 Briary Close has applied for a single storey rear extension and granted it on the 28.07.2011.



Site Plan 1:1250



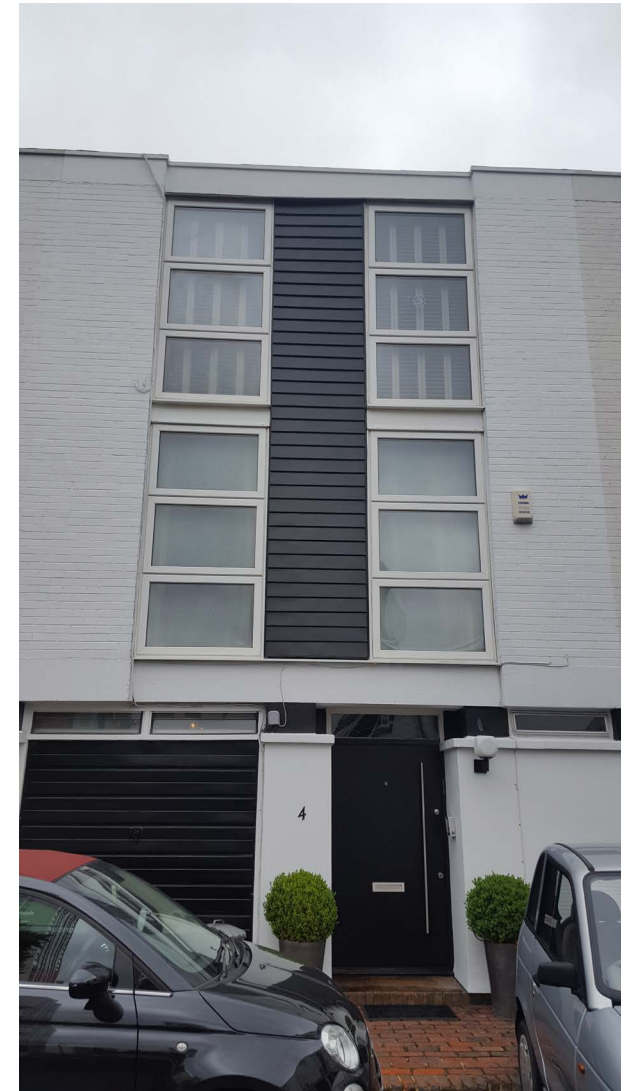
Layout and Scale

The current total gross internal area of the property is 146.50 sqm. The proposed gross internal area of the ground floor extension is 14.70 sqm.

The proposed design remains in scale with the existing and surrounding buildings and is not visible from the street.

Landscape

The proposal includes the replacement of the existing limestone to the rear of the property with new timber decking. There will also be a new water feature installed.



Front View of No 4 Briary Close

Proposal

The project consists of an extension to the ground floor to create more habitable space within the property. The extension will have a skylight and new sliding doors. The existing rear windows on the first floor of the property will be replaced with doors allowing the residents to open on to the existing railing.

The extension will be finished with a corten frame around the doors with timber detailing to each side.

Internally the plan responds to the family's needs. Environmentally conscious consideration will be made in the type and amount of insulation used, materials embodied energy will be considered as will the natural and artificial lighting of the proposal.



Rear view of No 4 Briary Close

The proposal has been considered with regards to its surroundings and the client's needs.

The internal space, outdoor amenity space, outlook, light levels and outdoor amenity space has been considered during the design process.

It is seen that the proposal will not have a detrimental impact on its surroundings as the design has taken into account its context with respect to the proposals scale, design and materials.



Rear view of No 4 Briary Close



