

C L A R K E  
P E N M A N

**Design and Access Statement**  
November 2018

12 Clorane Garden, London NW3 7PR

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Site Location Plan  
Source - 2012-2018 Apple inc.

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Photo of existing garage from the shared ownership area

Photo of existing garage from the garden

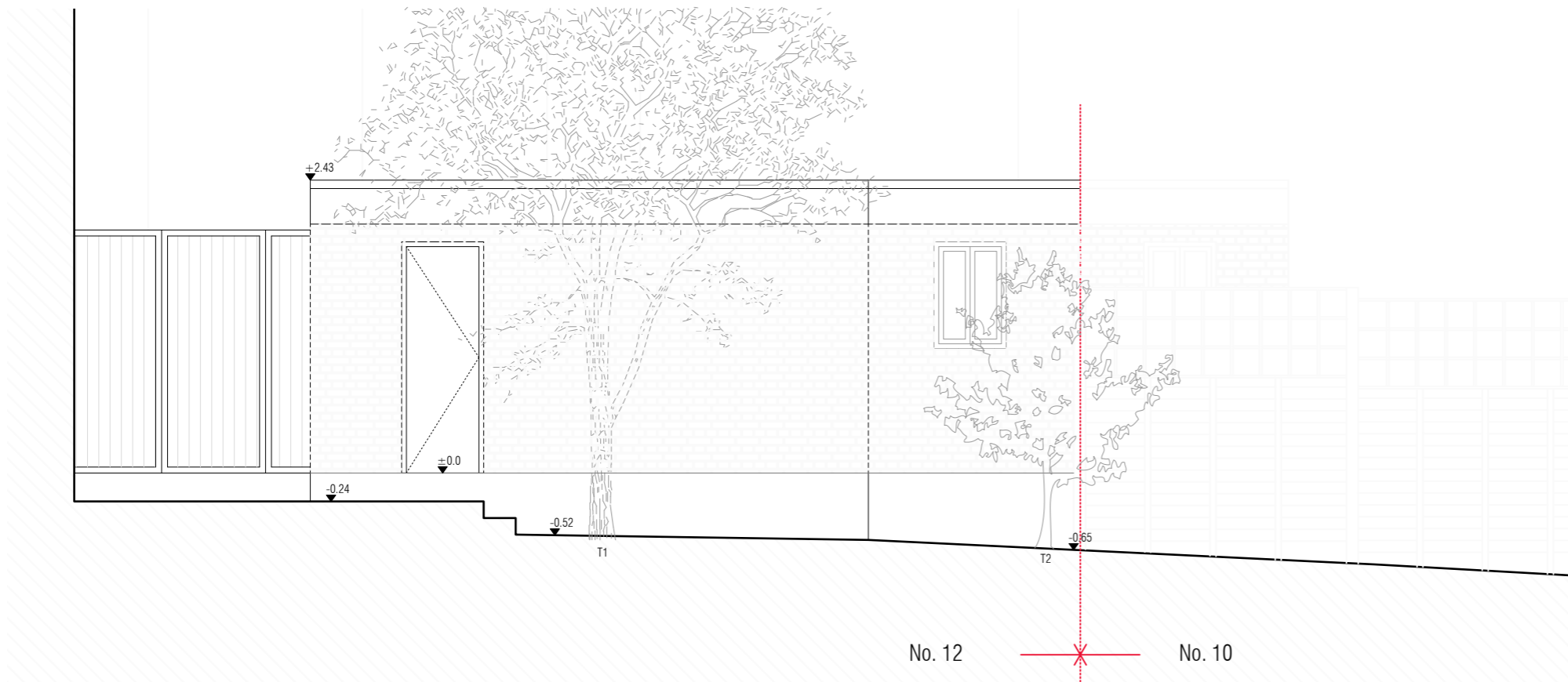
## 1.0 Introduction

Clarke Penman have been appointed by the owners of 12 Clorane Gardens to prepare a planning submission for the demolition of the existing garage annexed to the property and the erection of a garden study. The property is situated within the Reddington & Frognal Conservation Area notable for the works of architect Charles Quennell. The house dates from circa 1890 while the garage is a later addition from the second half of the XX Century.

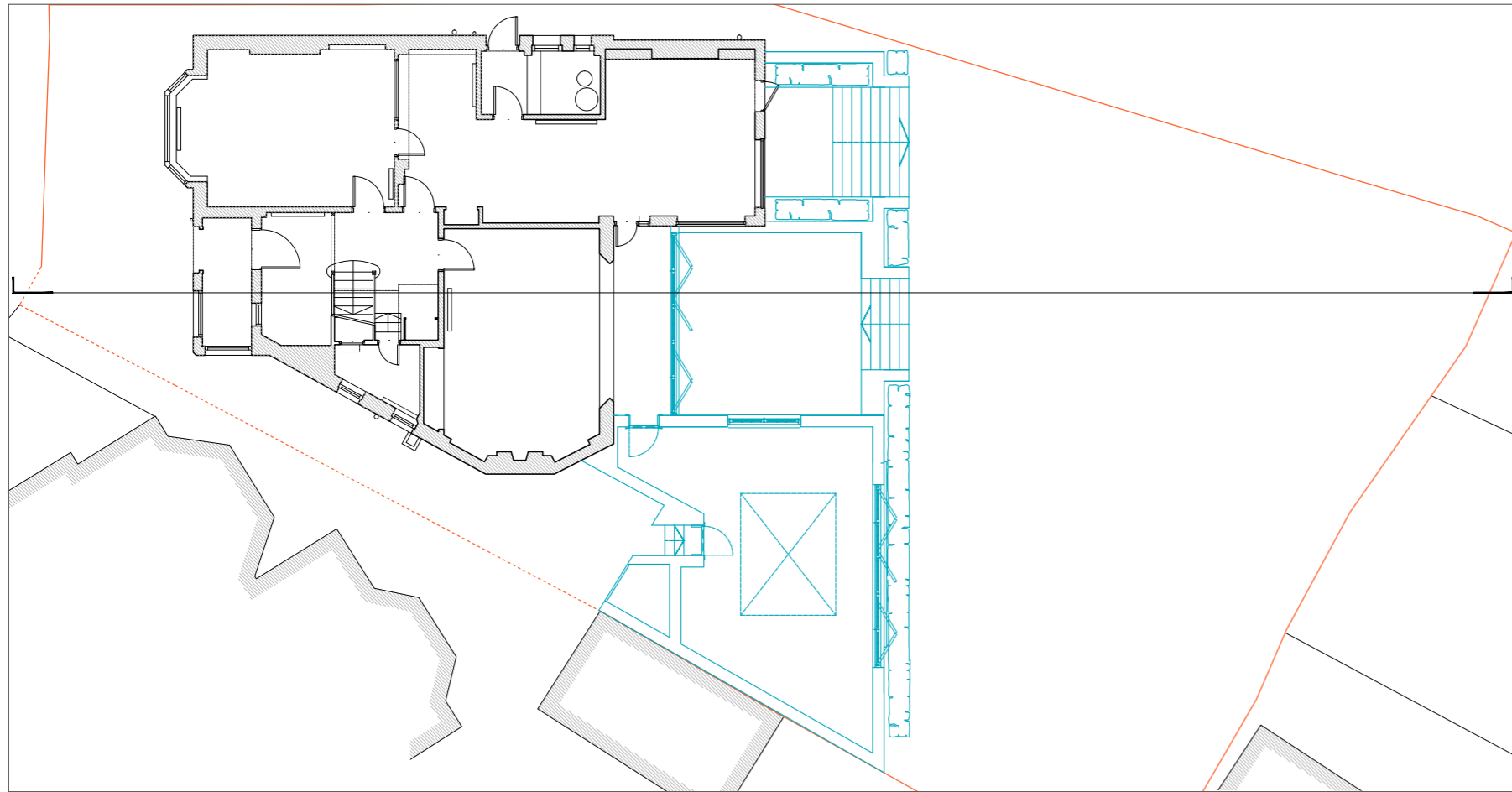
The garage is a single storey brickwork construction which can be accessed from the street or from within the property garden. Due to the narrow width of the street access.

The proposal aim to seek planning permission from Camden Council Planning and Regulatory Services for the following:

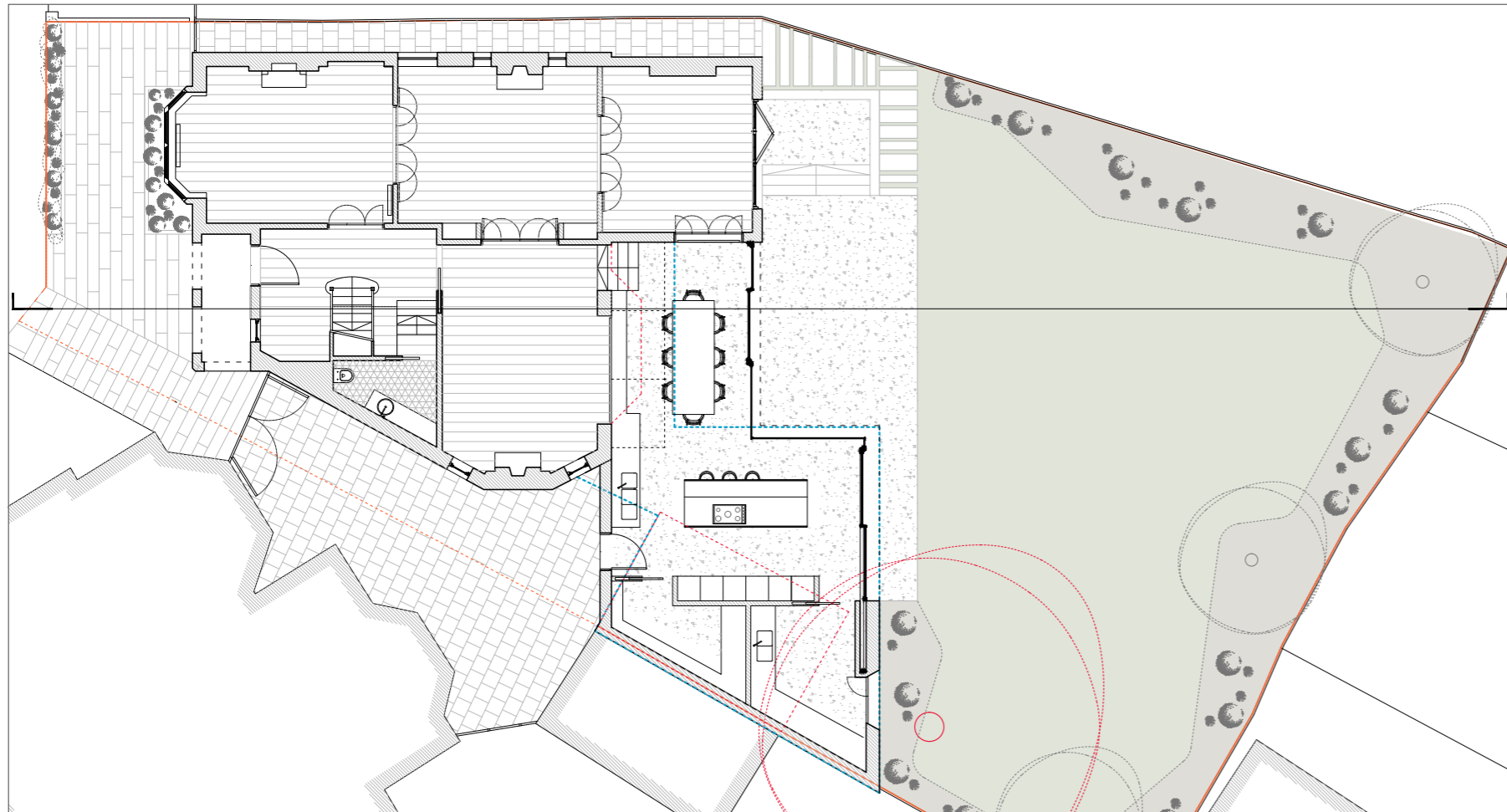
- Demolition of the existing garage to the rear of the house on the boundary to number 10 Clorane Gardens.
- Replacement of the garage with a new single storey construction set at the same level of the existing garage to be used as a garden study.
- Addition of a small timber pergola adjacent to the garage to allow the growth of climbing plants.



Existing Side Elevation



Granted Scheme to no 10 Clorane Gardens 2015/6734



Planning Application to no 10 Clorane Gardens - 2018/4406/P

## 2.0 Planning History

Although the garage has never been modified since its construction, a relevant precedent in planning history can be found in the property next door: 10 Clorane Gardens.

The garage at 12 Clorane Gardens was built concurrently to the adjacent garage at 10 Clorane Gardens. The two buildings are of identical construction.

The property at 10 Clorane Gardens has obtained planning approval on 22 03 17 for the demolition of its annexed garage and the construction of a rear extension above the garage footprint. Please refer to 2015/6734/P.

As shown on the drawings, the new construction extends the built footprint 3 m beyond the garage rear wall and connects to the main house.

Following on from the granted scheme, Clarke Penman has submitted a planning application 2018/4406/P that seeks to slightly modify the alignment of the proposed ground floor rear extension.

In the current Clarke Penman proposal 2018/4406/P the boundary condition between numbers 10 and 12 remains the same as the existing permission apart from its height being reduced by approximately 850mm.



### 3.0 Site Description

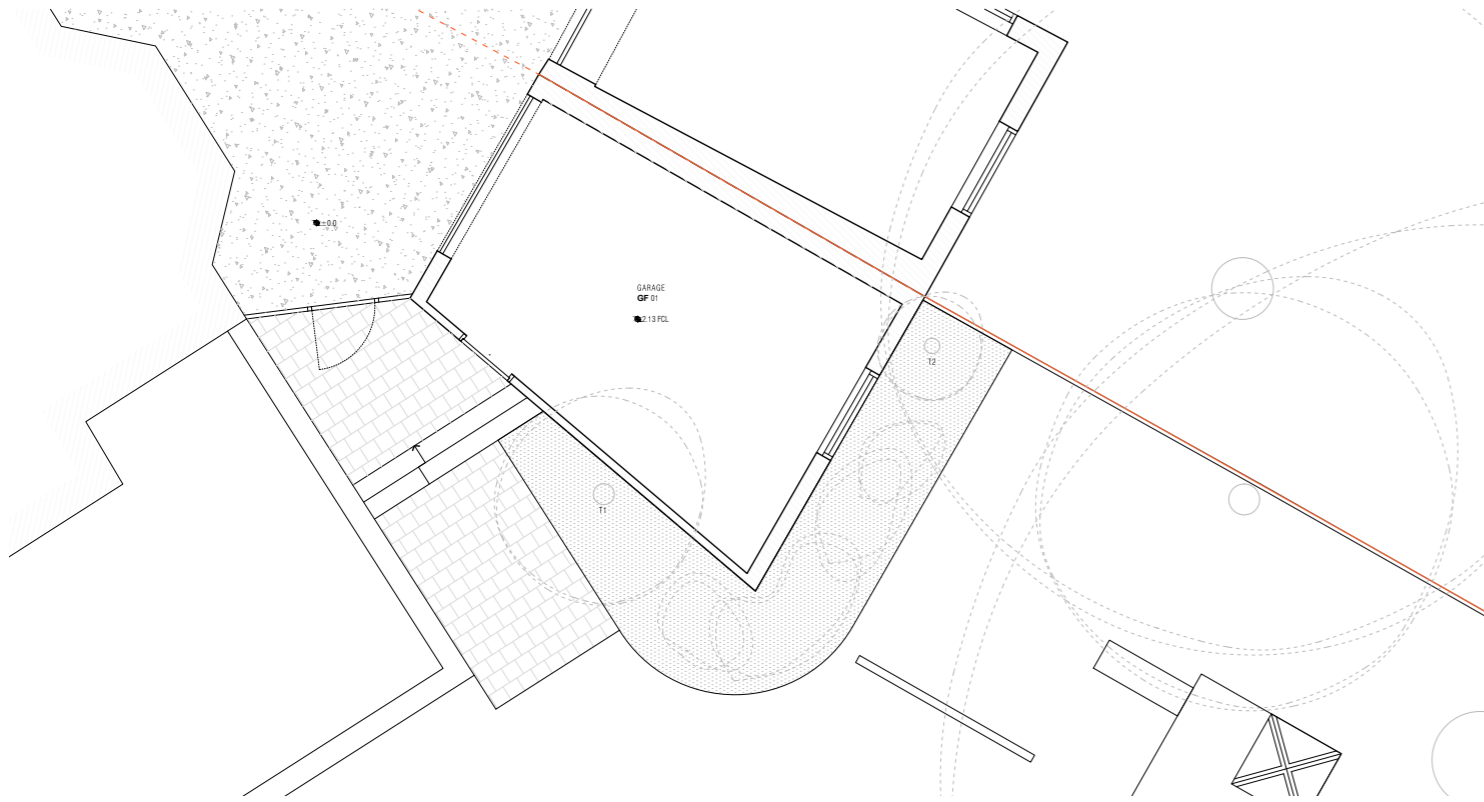
Clorane Gardens is situated at the western edge of the Reddington & Frognal conservation area. It runs North to South between Briardale Gardens and Platt's Lane.

Number 12 Clorane Gardens is situated at the midpoint of the street on the western side of Clorane Gardens at a pivot point where the road cranks.

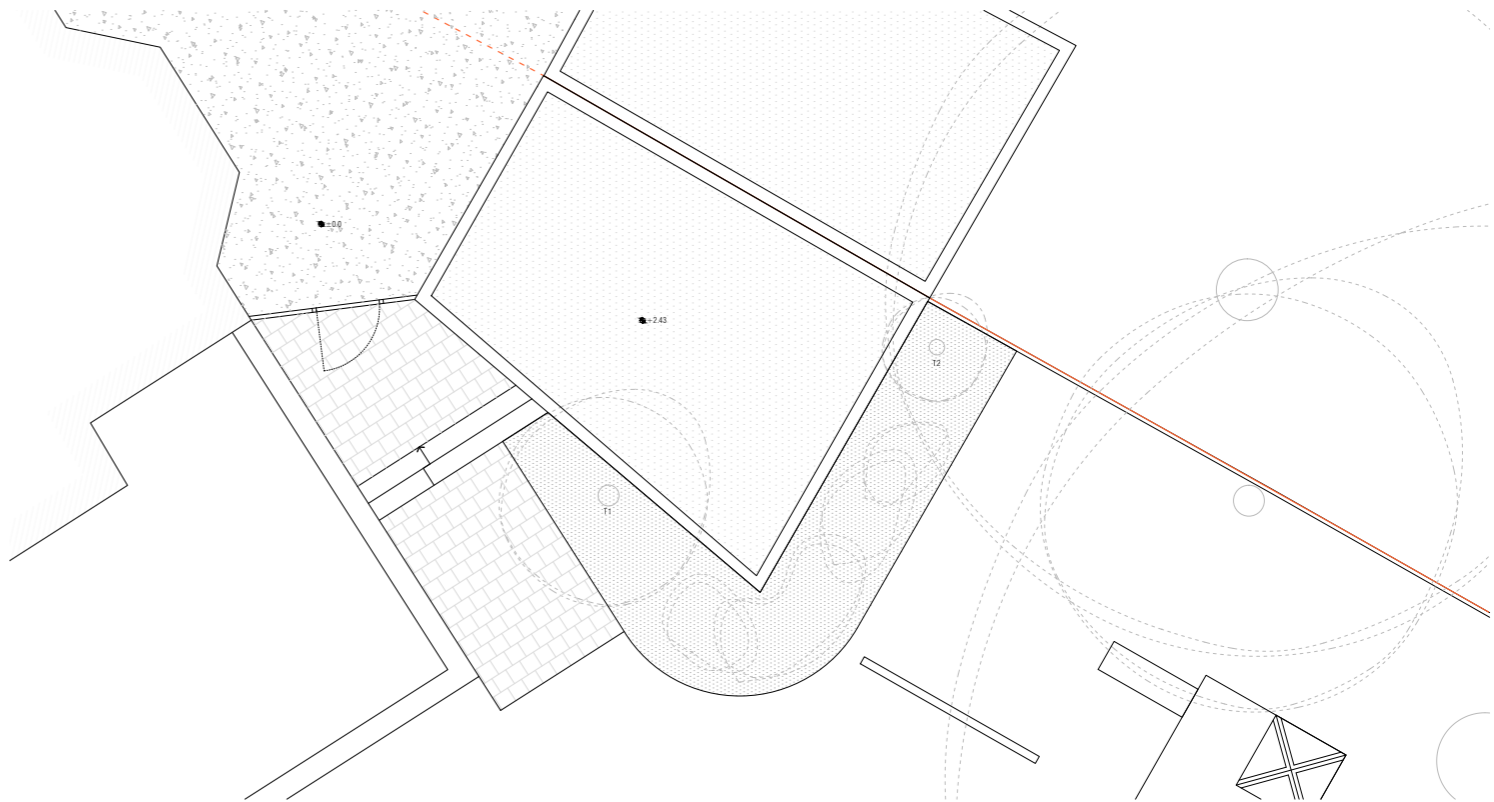
The pivot point runs along the gap between numbers 10 & 12 creating an asymmetrical relationship between the two properties. All the properties along the western side are semi-detached apart from number 10 which is detached.

Numbers 12 to 18 are designed by the architect Charles Quennell.





Existing Ground Floor Plan



Existing Roof Plan

# 4.0 Design and access statement

## 4.1 Design Approach and Layout

The proposals seek to enhance the amenity of the residence by replacing the existing garage with a new high quality study space with generous glazed units that allow the afternoon light to come in and that establish an harmonious relationship between the interior and garden.

It is proposed to retain the existing garage foundation and to cantilever a new lightweight structure above the existing slab. This sustainable approach will be less invasive as possible towards the existing mature garden.

## 4.2 Scale

The scale of the new proposal is consistent to that of the existing garage structure.

## 4.3 Appearance and Materials

Structure - Apart from the party wall to no. 10 Clorane Gardens, which will require a brickwork insulated cavity wall, it is proposed to build the entire structure out of timber which will be sitting above the existing concrete foundation.

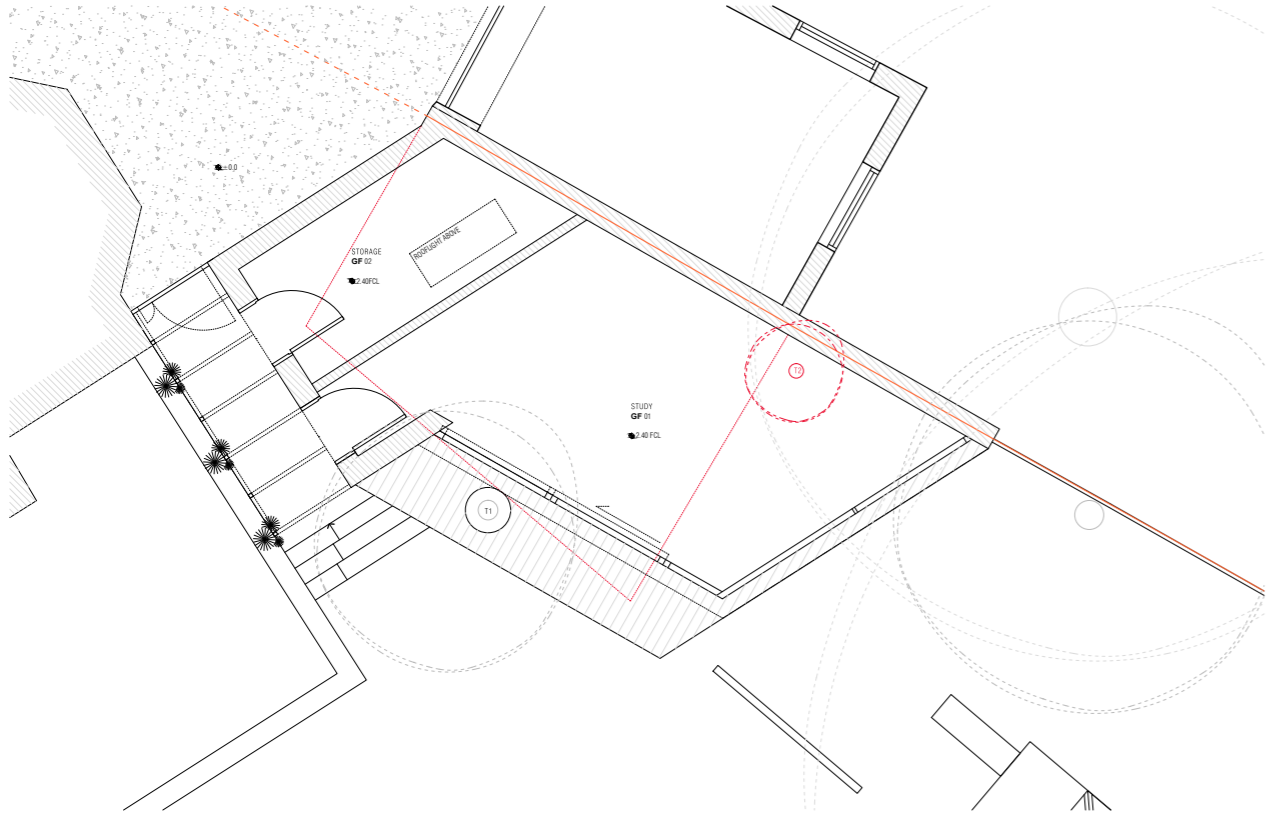
External façade - We propose that the two façades to the garden and the façade to the street should be clad in dark stained treated timber. A large portion of the façades looking to the garden will be glazed. The frames to the glazing will all be made from the same treated timber.

Flank Elevation - For consistency with the existing material used both at 12 and 10 Clorane Gardens we propose that the flank wall should be painted white towards 12 Clorane Gardens and left as fair faced brick to 10 Clorane Gardens.

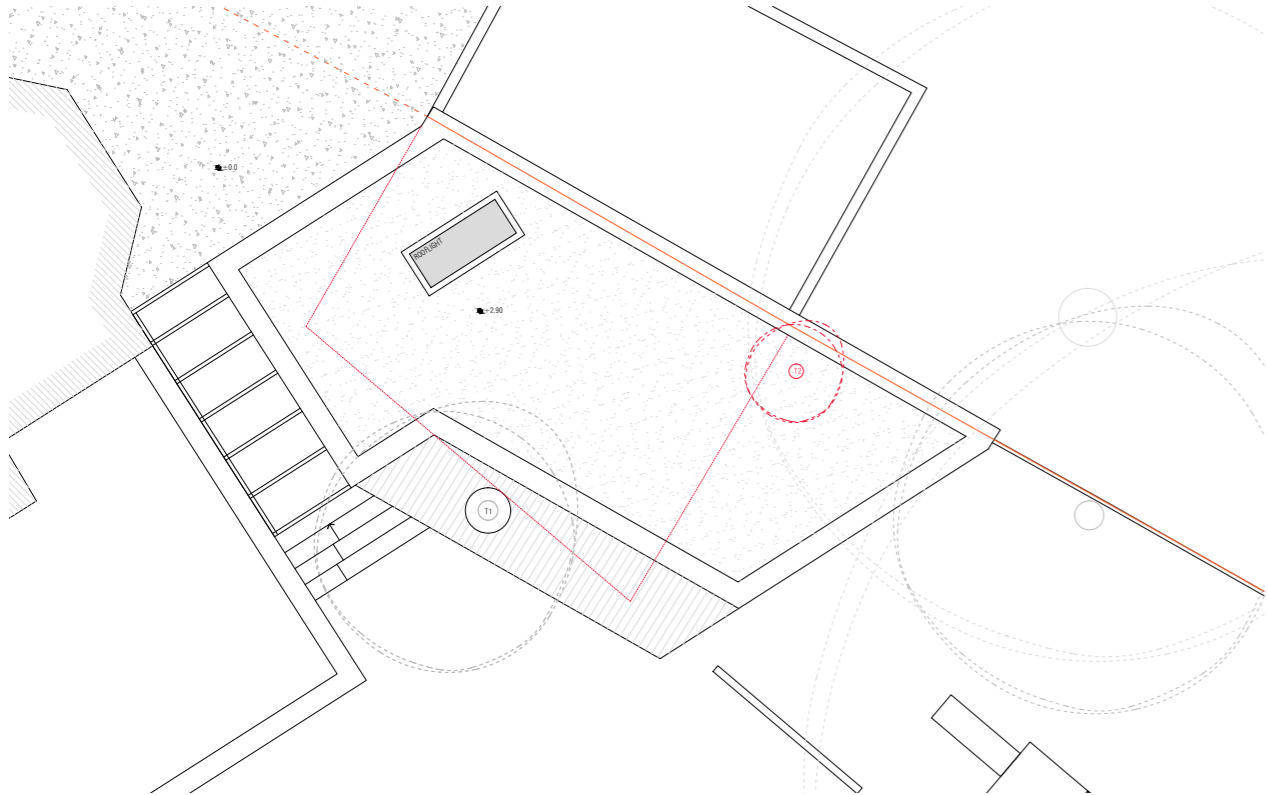
Roof - Green nature mat roof will provide all year-round coverage to the new flat roof with structural glazed rooflight

## 4.4 Sustainability

The new building elements will be thermally efficient in accordance with current building regulations as a minimum standard, and every effort will be made to increase the efficiency of the building.



Proposed Ground Floor Plan



Proposed Roof Plan



## 5.0 Access

### 5.1 Pedestrian access

The existing front door access to the house remains unchanged. The house is within walking distance from key services and amenities. The house is within a controlled parking zone (CAU).

The existing garage is currently not in use and not suitable for future use as it doesn't meet current standards for access and egress.

It is proposed to close the garage access to the street and retain only the access from the garden.

### 5.2 Public transport

The public transport links to the property are relatively good, it is roughly a 20 minute walk from Hampstead Station (Northern Line) and Golders Green (Overground Line and Northern Line). The PTAL rating for the building's location is 3 and is in the Travelcard card zone 3.

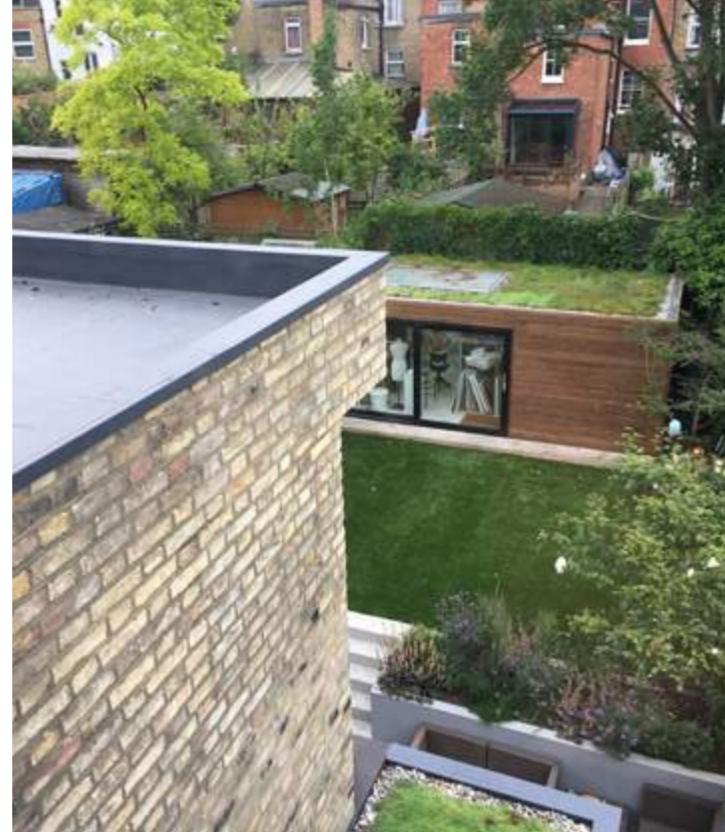
## 6.0 Landscape

As mentioned before the proposal works with the existing foundation and therefore the impact on the permeable landscape is minimal.

The scheme proposes to remove a young *Fatsia Japonica* and similar young plants together with and a Common Fig (T2), but retains all the remainder mature vegetation. Particular attention has been paid to the small *Cotoneaster Cornubia* (T1) that has grown in close proximity to the existing garage. The proposed structural solution will mitigate any effect to this tree.

New permeable hard and soft landscaping elements will be incorporated within the new design using high quality materials sympathetic to the existing vernacular.





## 7.0 References

### Local Authority Policies

The proposals have been developed in accordance with the Camden development design guidance contained within the following Policy Documentation:

- Conservation Area statement Reddington & Frognal

Further policy documents that have been reviewed for guidance as follows:

### Camden Planning Guidance 2011

- CPG 1 Design
- CPG 6 Amenity

### Development Policies

- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours

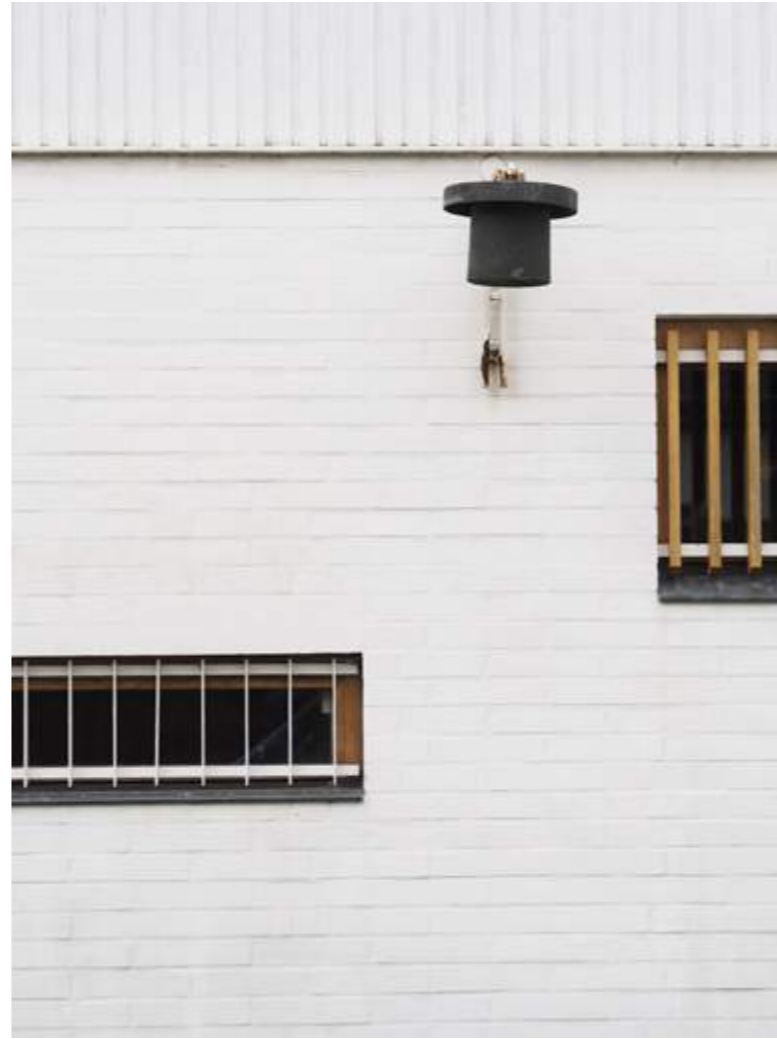
Precedents  
Garden Studio

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References  
Charred timber



References  
Painted Bricks



References  
Timber Interiors

