

## Planning & Heritage Statement

Accompanying Proposals for 4 Briardale Gardens, London, NW3 7PP

December 2018

### Introduction

4 Briardale Gardens is a semi-detached three storey house, comprised of ground, first and second floors and is occupied as a single-family dwelling. The house is located within the Reddington and Frognal Conservation Area, Briardale and Clorane Gardens/Platt's Lane Sub Area, but is not listed. The homeowners at 4 Briardale Gardens would like to refurbish the property to address elements of the building fabric that have reached a state of disrepair and improve aspects of the arrangement of accommodation to better suit family needs.

Proposals include replacement of existing windows and alterations to the rear of the property which will not be visible from the street. The proposals aim to achieve coherence through a better balance of materials between original and new elements.

Proposals include:

1. Replacement of all existing UPVC windows, and timber casements in disrepair, with double glazed timber units. The frame profile will match the timber replacement windows installed at neighbouring 2a Briardale Gardens. Some minor alterations to the leaded window fenestration detail is proposed to result in a more consistent proportions between leaded light casements.
2. Replacement of two ground floor bi-fold doors onto the garden with a single large glazed opening, measuring approx. 5200mm overall.
3. Some internal alterations are proposed, which are shown on the submitted plans. This includes removal of load-bearing elements to form the new rear opening and transferring the loads onto newly introduced steelwork.
4. Introduction of 3 rooflights to the rear, garden-side, slope of the roof. Roof lights are proposed as conservation style frames, finished flush to tiled roof finishes.
5. Repair and replacement of sloped and flat roof coverings and flashings. Where tiled roof coverings are renewed these will match the existing.

### Site, existing house and Heritage Statement

Briardale Gardens is typical of the character of the Reddington and Frognal Conservation Area where, from the turn of the 20C onwards, houses of character and architectural detail have been developed. The original house at number 4 is an Arts and Crafts style building, the upper floors being coarsely rendered and the ground floor being red brick. Windows have been largely replaced with UPVC, except for the stained-glass hallway window and some dormer casements. The house is slightly atypical as the overhanging first floor rests on a square bay, where other houses on the street have projecting chamfered bays to the front.

The approach to replacement windows is to match frame profiles of 2a, the neighbouring house in this semi-detached pair, rather follow other variations on the street where casements have a greater degree of leaded light detail.

## Front of property viewed from Briardale Gardens

Replaced windows to match frame style and fenestrations of neighbouring property in semi-detached pair.



← 2A Briardale Gardens      4 Briardale Gardens →

## Rear of property



← 4 Briardale Gardens      2A Briardale Gardens →

## **Existing rear garden**

The garden is in a good overall condition and no external works foreseen. The proposal to increase the width of the glazed opening onto the garden would create a greater continuity between the internal and external spaces as well increase the amount of daylight to living areas.

## **Design Approach**

### **Use / Layout**

The overall use of the house and its individual rooms remains the same, providing single-family residential accommodation. At ground floor one ambition has been to make a stronger connection between all of the living spaces by forming U-shape sequence of spaces connecting reception, dining and kitchen.

The first floor would undergo minor alterations to the layout to alter the balance of family bathroom and utility spaces. Two bedrooms on the second floor are proposed for alteration to one flexible bedroom / study / lounge space. This replaces the current arrangement, which is inconvenient as one habitable space is required to be crossed to enter another.

### **Scale and Massing and Light**

No extension of the house is proposed. No impact on light is anticipated.

### **Materiality**

All the new timber windows would follow the design principles seen in the conservation area. The windows would be painted white, fenestration design replicating principles dictated by the neighbouring property 2A Briardale gardens. The same window manufacturer would be used for a coherent design.

The existing coarse render external wall finish would be retained, made good where required and repainted white, matching the rest of the street.

Roof repairs are required and where roof coverings are replaced or renewed these will match the existing red clay, plain, tile.

### **Trees and Landscaping**

No changes to the existing planting is proposed.

### **Access and parking**

Maintained as existing: The front entrance is via external path and steps and side entrance via the adjacent timber gate. One off-street parking space is available in the driveway with further provision in controlled parking bays.





*Garden 3D view*

*Conservation Rooflights*

