



NU2/X/DAS/01

19.12.2018

10 NUTLEY TERRACE, LONDON NW3 5SB

DESIGN, ACCESS & HERITAGE STATEMENT

1.0 INTRODUCTION

- This Design, Access & Heritage Statement has been prepared in support of a Householder planning & demolition in a conservation area application for a proposed development in Fitzjohns/Netherhall conservation area.
- 10 Nutley Terrace is a detached 2-storey, single-family dwelling. The front elevation, specifically the decorative ridge tiles, roof, and gable visible above the front garden boundary wall, is noted in the Fitzjohns/Netherhall conservation area statement as making a positive contribution.
- 10 Nutley Terrace currently holds a valid planning consent, ref: 2015/6528/P dated 5 May 2017, permitting extensions at ground and first floor levels along with an extensive new basement level.
- The new application preserves the approved extensions above ground while omitting the basement level extension, entirely.
- The proposal involves partial demolition at ground floor and first floor levels, along with demolition of the detached single storey garage building hidden behind the coach doors at the end of the drive, in order to facilitate the proposed extensions.
- The proposal involves ground floor rear and side extensions along with a rear extension at first floor level, and includes full internal refurbishment throughout the property.

2.0 HERITAGE STATEMENT

- The existing building is a detached two-storey period property situated within the Fitzjohns Netherhall Conversation Area and mentioned in the conservation area statement, as noted above. The 1960s front extension, in the front garden, creates an unusual street façade condition, such that the

property does not have a strong architectural connection to the street at ground floor level as it is mostly concealed behind a high brick boundary wall.

- The exterior brick walls of the property have been overpainted. The fenestration is of a range of periods and mixed both vertical and horizontal proportion. The rear garden façade has been opened up to create a large opening, connecting to the substantial garden. Due to the orientation of the neighbouring properties, no one adjoining house actually looks onto the rear façade of the applicant property, other than obliquely. The existing east façade is a blank brick wall, as it is in the proposed scheme. The west façade has a number of windows facing the adjacent building to the west (14 Netherhall Gardens); these windows are reduced in this proposal.
- Generally the building is in poor condition with the fabric showing signs of movement and structural failure, with significant damp present in the east flank wall. The house is not insulated, nor is the fenestration double glazed. The current thermal performance is extremely poor. The interior has been refurbished at different stages over the years. The services, fixtures and fittings are all at the end of their useful life.
- The house was extended pursuant to planning permission ref TP/103230, 1963. Two further applications have been consented since then, ref 2010/6867/P relating to the 1963 consented extension, which was partially undertaken, and ref G6/8/7/27789 consented in 1979 which was not undertaken. Further, application ref 2015/6528/P consented in May 2017, and to which this application relates, has also not been undertaken.



Photo 1 – Street elevation of 10 Nutley Terrace.



Photo 2 – Rear elevation of 10 Nutley Terrace.

3.0 DESIGN STATEMENT

3.1 Use

- The existing house is a single-family dwelling. The proposed application will maintain this use.

3.2 Amount

- The extensions will add 154.35 square meters to the dwelling over the ground and first floor levels.

3.3 Layout

- The proposal will rearrange the layout at ground level to provide 2 bedrooms with ensuite bathrooms, and an open plan kitchen/breakfast, dining and reception room, leading on to a terrace and the rear garden via large south facing glazed doors at ground floor level. The more internal space at ground floor will be naturally lit by way of a rooflight, in addition to a rooflight above the stairs on the first floor level. Additionally, dedicated laundry and pantry rooms, as well as a bicycle and refuse & recycling storage area, are designed to the ground floor layout.
- The first floor provides a further 2 bedrooms sharing a family bathroom along with a master suite with wardrobe space, an ensuite bathroom and a private south-facing, rear, balcony.

- Both areas of flat roof over the ground floor are to be planted with sedum, forming green roofs.

3.4 Scale

- The proposal replicates the height and mass of the existing building at the public façade.
- The majority of the added floor area extends to the rear and side of the property and will have little impact on the substantial rear garden.
- A Daylight & Sunlight Study was undertaken for the previous consented scheme, referenced above and to which this application relates, which concluded that the proposal satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

3.5 Landscaping

- The proposal retains most of the substantial rear garden, leaving it, a generous, 35.5m long.
- A tree survey report was carried out for the previous consented scheme, referenced above and to which this application relates, and the proposal is designed in conjunction with the agreed tree protection zone.

3.6 Appearance and Context

- The architecture of the Conservation Area is a mixture of various styles including Victorian, neo-Gothic, classical Italianate and Arts and Crafts.
- The proposal has been developed in the historic spirit of the existing building and where extended or reinstated, at first floor level, will be built of and detailed to match the existing. The large double height gate at the end of the car park, which does present an interesting historic element to the street scape, will be reinstated in its existing location and orientation. The materials palette at ground floor level will be of facing brick and the fenestrations and detailing will take on a slightly more minimal appearance in line with the existing at the front, with slim-line framing to the large format doors to the rear.

3.7 Sustainability

- The building will be thermally efficient in accordance with current regulations and make use of efficient condensing heat plant along with wet underfloor heating, fully compliant thermal walls and roof where new and renewed.
- The flat roofs over the ground floor will be covered in sedum planting to provide a green alternative to a flat roof, acting as attenuation for rainwater while reflecting the colours in the surrounding landscape.
- Laundry drying space, bicycle storage, and a designated recycling and refuse storage area, are planned into the layout to promote a sustainable lifestyle.

4.0 ACCESS STATEMENT

4.1 Inclusive design

- Access to the ground floor of the house is via level access. A fully accessible ground-floor cloak-room is provided.

4.2 Pedestrian access

- The pedestrian access is retained but the proposal includes a new pier set to the side, to match existing.
- The house is within walking distance of key services and amenities.
- The off-street parking at the front of the house will not be affected by this application.

4.3 Public transport

- The property has a PTAL rating of 6a.
- Finchley Road underground station (Jubilee & Metropolitan Lines) is 387m away, Finchley Road and Frognal Station (Overground) is 600m away, buses on Finchley Road are 350m away.

End.