

DESIGN & ACCESS STATEMENT
12A DALEHAM GARDENS, LONDON NW3



Ariel View of part of Daleham gardens with No, 12 noted.



INTRODUCTION

No.12 lies on the East side of Daleham Gardens running downhill from Hampstead in the North, to Swiss Cottage in the South. It forms part of the Fitzjohn Netherhall conservation area designated in 1984 with Daleham Gardens added in 1988.

The area on which the property lies was part of the Manor Farm Area of the Hampstead Manor Estate, owned by Sir Thomas Spencer Wilson from 1777 -1821.

When he died his will limited his heirs to using the land for agricultural purposes. His son Sir Thomas Maryon Wilson made 15 unsuccessful attempts to get a bill passed in the Houses of Parliament to change the will. Following his death in 1869 his heir and brother Sir John Maryon Wilson compromised, resulting in the Hampstead Heath Act of 1871 which made East Park part of the Heath and allowed the Manor Farm area to be developed for housing.

Sir John was then able to grant building leases to his heir. His son Spencer had grand ideas for the area, starting with Fitzjohn Avenue described in Harpers magazine in 1883 as :

' one of the noblest streets in the world'.



No 12 Daleham Gardens from the street

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No 12 Daleham Gardens from the street with steps up to 1st floor flat



Main entrance to flat at first floor level obscuring lower part of side elevation.



THE EXISTING PROPERTY

This delay in developing the area resulted in its grand style with abundant trees, architecturally designed with large semi-detached and detached houses set back from the streets with front gardens in Queen Anne revival, Arts & Craft and Gothick Victorian styles.

The plot at No12 Daleham Gardens was purchased by Herbert and Edward Kelly from Sir Spencer Maryon Wilson in 1884 which restricted development to either a semi-detached or detached residential property set back and facing the road.

The resulting property is a very large semi-detached 5 storey property including basement and roof space, originally with a space either side of the boundary.

As many of these significantly sized properties built at the time, No12 was too large to remain as a single dwelling and it is understood the property was converted into flats in 1938. At some time, latter the property was extended at the side with a set-back two storey extension partly serving as a bins store to all the flats at basement level and accomodation to the ground floor flat above. The current owners bought 12A as a large basement flat with both front and rear gardens in 1984.





Existing walk in storage area

BRIEF

Having owned the property for over 30 years the property has been used as a home initially for a young couple, then a family and more recently for an older couple with separate studies/ offices for home working.

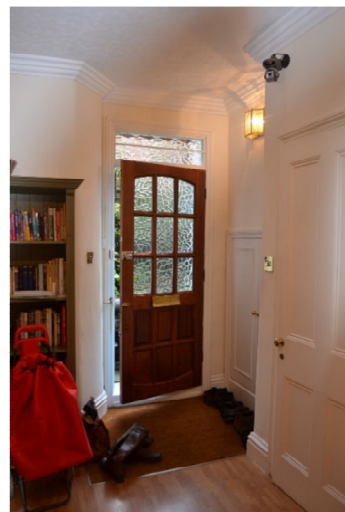
Over the years there has been a number of changes to the layout including adding a conservatory facing directly on to a terrace and the rear garden. The original entrance at the side of the property next to the side extension was moved several years ago to form a new more accessible and obvious entrance at the front of the main property. There have also been numerous internal changes.

During these various changes there has however always remained a problem with a lack of bathrooms, particularly when entertaining or having guests to stay. Additionally as with many flats not having a loft, garage or shed, storage has also been problematic putting demands on the living spaces and enjoyment of the property.

The brief simply requires a solution to resolve these two issues by adding an additional wc and creating additional accessible storage space.



Existing study door



Main entrance



Existing large hall.





THE PROPOSALS

The proposals utilize the existing walk in storage space which is partly below the stairs to the ground floor flat to form an additional wc with a small wash hand basin. This benefits from being close to the external manhole the other side of the external wall and the services in the adjacent bathroom. Placing the wc slightly to the side frees up the existing storage to the side with restricted headroom by removing the current shelving. Natural light is brought to the space by inserting a small window to the side of the main property's side elevation at basement level.

The window is difficult to see due to the steps up to the flat at first floor level and makes little impact on the property from street level due to its location and height at basement level.

Additional storage is provided by moving the study door towards the entrance door and taking a small area off the large hallway. To make the most of the new space it is divided into two separate cupboards with double doors placed on opposite sides to give maximum access and the ability to use the entire floor space for storage unlike the previous walk larger storage space it replaces.

Details of location for proposed new window at the side elevation of the main property at No12



Manhole to be connected into in front of the rear wall where new window is proposed.





View of the side of No12 from the street.



Existing entrance to No12A

ACCESS

The proposals have no effect on access to the property which was improved when the entrance was moved some years ago providing shallow wide steps from the front garden down to the main entrance.

Inside the property there is little affect from the proposals for a disabled person however the addition of another wc and a more accessible place for storage will make the property easier to live in for all users, both now and in the future.

CONCLUSION

The only aspect of the design which affects the exterior is a small window at the side of the original property. We believe this has very little impact on the property and will only be visible to other flats owners of No12 when using the bin store and even then, is unlikely to be noticed or have much impact.

The proposals internally however will add considerably to the functioning of the property and therefore enjoyment of the uses.

