

Planning & Heritage Statement

Accompanying Proposals for 11 Briardale Gardens, London, NW3 7PN

March 2019

Introduction

11 Briardale Gardens is a semi-detached three storey house, which has been occupied as a single-family dwelling since its construction in the late 1890s. The house is not listed but is located within the Briardale and Clorane Gardens/Platt's Lane Sub Area of the Reddington and Froggnal Conservation Area. The new homeowners would like to restore and 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.

Proposed works will include replacement of existing windows and alterations to the rear of the property, which will not be visible from the street. Overall, proposals aim to provide a good balance of room sizes, better connection between principal rooms and to the garden, upgrade bathroom and kitchen provision and improve the quality of repairs and alterations through a comprehensive refurbishment.

Proposals include:

1. Demolition of the existing garden outrigger extension and bay window and replacement with a new single storey extension.
2. Replacement of all existing single glazed timber windows with double glazed units in-keeping with the original frame profiles.
3. Minor alterations to side elevation openings to make best use of utility (GF) and bathroom (FF) spaces. Glazing to the bathroom would be obscured.
4. Increase in size of the existing rear dormer window at second floor.
5. Repair and replacement of sloped and flat roof coverings and flashings. Where tiled roof coverings are renewed these will match the existing.
6. Internal alterations as indicated on submitted plans, which include some structural work e.g. enlarging rear openings to link reception, kitchen and garden; removal of chimneys internally and re-supporting the stack at roof level.

Site, existing house and Heritage Statement

Briardale Gardens is typical of the character of the Reddington and Froggnal Conservation Area where the overall character of the street is imbued with variations in architectural detail. Houses on Briardale Gardens, predominantly draw the Arts and Crafts style with ground floors being red brick and upper floors in coarse render arranged in pairs with either square or sloping front gables. The front elevation of no 11 differs slightly from the neighbouring houses as a result of alterations incorporated following a fire. The bay window is two storeys tall, whilst the others have a single storey bay, and a balcony has been introduced over the front door to benefit from the south sun. A front balcony has also been introduced at no 27 and both examples are positioned at a junction where street or building pattern alter and overlooking is not an issue. The house currently in a state of disrepair: original and replacement windows are single glazed timber and rotten or corroded, and areas of brickwork and roof coverings are in urgent need of repair and restoration.

Front of property viewed from Briardale Gardens – proposals annotated

Replaced windows, fenestration design to match original style



Rear of property

Demolition of existing bay window and extension

Increase dormer size to light rear rooms.

Replace windows to follow original frame styles.



Existing rear garden

The garden is currently in poor condition, and although neighbours report it was once a showcase, it has not been maintained for some years. Some plants encroach or shadow adjacent gardens. Existing paving and steps are broken and require repair and replacement. The timber fencing shared with number 13 varies in condition and has rotted away and collapsed in certain parts. The overall affect is negative, hampering neighbour's outlook and enjoyment of their own space.

Existing species include Elderberry, Ash Silver Birch, various shrubs and ivy with many overgrown and entangled. Cross refer to submitted drawing P-1901_054 Existing Landscaping Plan.

In contrast, there are a number of mature trees within adjacent gardens to the rear of number 11, marking the line of an old stream.

The proposals seek to remove the less healthy trees within the garden of the application site.

Tree Survey

Arbol Euro Consulting Ltd has undertaken a Stage 1 Tree Survey in accordance with BS 5837. The arboriculture review confirms initial observations that trees on the site, marked T1 – T4, are not an appreciable quality and removal would be justified. Trees on the adjacent site T7-T11 are of better quality and proposals for storage and decking to the rear of the garden should be constructed using techniques that would not damage the roots of T7-T11.



Garden overview from 2nd floor



View towards the house



Design Approach

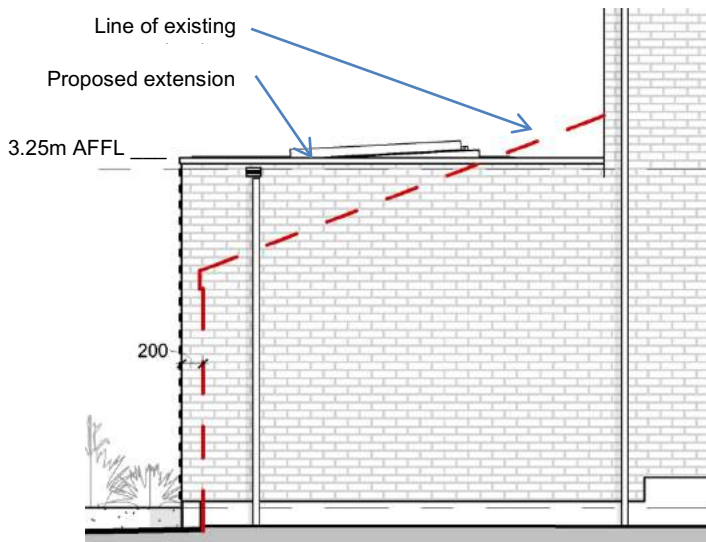
Use / Layout

The overall use of the house and its individual rooms remains the same, providing single-family residential accommodation. The ground floor spaces and stair are reconfigured to make better use of space and replacement of the rear outrigger and bay result in an open plan kitchen/dining/reception space, connected to the back garden via tall windows and doors.

The first floor would undergo minor alterations to the layout, to improve the bathroom and bedroom accommodation. The larger dormer and minor internal alterations on the second floor create a shower room and improve daylight and head height to bedroom and sitting area.

Scale, Massing and Light

The approach to replacing the existing outrigger and rear bay at ground floor is similar to that at 15 Briardale Gardens where volumes are linked in an L-shape. At no 11 this is intended to improve circulation and increase the connection between rear reception, kitchen and dining areas and the final configuration of glazing and roof light seeks to make the most of daylight and sunlight available at the rear of the house, which is north facing.



The proposed extension would be 3.25m tall, measuring to the parapet line from the existing/proposed finish floor level. It is higher than the median height of the existing sloping roof but lower than the ridge of the current monopitch. The proposed extends beyond the existing outrigger by circa 200mm, to align with neighbouring properties. It closely matches the line set by extension at 13 Briardale Gardens (orange line seen in image above). Proposals are smaller in footprint and extent in comparison to the extensions at 9 and 15 Briardale Gardens (yellow line).



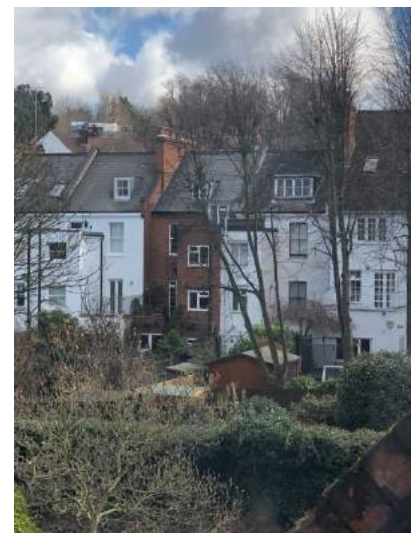
Left to right: Extensions at 9, 13 and 15 Briardale Gardens

The proposed scheme has been modelled and a light study undertaken using Revit to simulate the difference in shadows cast onto the neighbouring properties. Drawings 1901_P500 and 1901_P501 compare the shadows cast by the existing and proposed structures in hourly intervals on the 21 January – the summer solstice when the most sun reaches the rear of houses on this side of Briardale Gardens. The study indicates that neither of the two adjacent properties' windows or garden areas would be affected by the increase of volume. The north facing aspect means the rear of properties are less affected at other times of the year. For example, during the winter solstice, when the shadows are longest, the entire rear gardens and ground floor windows remain in shade.

The proposed new dormer would make the second floor more habitable by increasing usable floor space and natural light. Examples of similarly sized dormers can be seen in the area, e.g. 2 and 3 Briardale Gardens and 3 Clorane Gardens. The increased volume on the roof does not impede on the neighbouring properties in terms of light.

Understandably, a number of the properties that overlook the mature gardens between Briardale Gardens, Pattison Road and Platt's Lane have developed dormers and terraces and although the styles differ, the pattern of development to enjoy the tree canopy, sky and better light has characterise the immediate block. Proposals at no 11 align with head and the cill heights of adjacent dormers (9, 13, 15, 17).

Rear dormers to 15 Briardale (below) and on Pattison Road and Platt's Lane overlooking gardens within the block.



Materiality

All replacement windows would follow the design principles of the conservation area. The windows would be painted white, with fenestration designs replicating the original as closely as possible whilst improving the thermal performance of the envelope. The full height glazing of the extension is to be double glazed, timber or metal framed, painted in a mid-tone, with the exact colour to be confirmed. Detailing of the window head will be thin to give an impression of lightness.

The existing coarse render external wall finish will be retained to the front elevation, made good where required and repainted white to match the rest of the street.

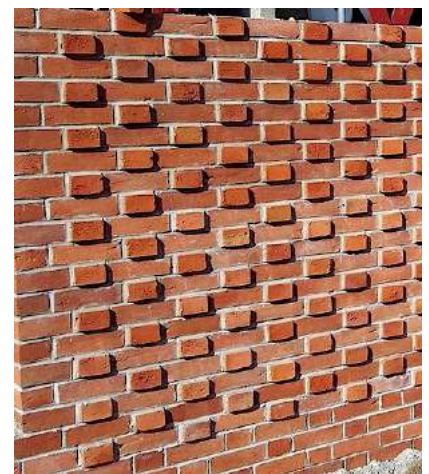
Roof repairs are required and where sloped roof coverings are replaced these will match the existing red clay, plain, tile. New and repaired dormer cheeks and flashings will be lead or zinc and grey in colour to match the original. The proposed extension roof is to be flat, with an EDPM or GRP weathering coat.

Drainage repairs and alterations will match the existing style to the street elevation. A more contemporary rainwater pipe section may be selected for the GF rear extension.

Existing brickwork to the main house is Flemish Bond and will be repaired and repointed where required. Brickwork from the existing outrigger will be reused in repairs and alterations where practical. The intention is to incorporate a projecting header in the Flemish brick bond for the extension as a feature that refers to the original, and similar details appear in corbelling on other properties. Illustrated elevation drawings and example.



*Flemish Bond
(existing main house)*



*Flemish Bond with projecting headers
(proposed feature wall to extension)*

Solar panels are proposed to the south-facing, front elevation. The product specification is to be finalised but the intention is to specify a system that sits flush to the tiles. Examples below.



Trees and Landscaping

The existing ivy to the front of the house is to be removed and front garden tidied and replanted, broadly in-keeping with the existing layout. The side access pathway will be repaired and re-laid and a new timber fence and gate erected to 2 meters height, with an over panel above as existing. Beyond the gate, the 13/11 boundary fence will be replaced upto 2m with continued consultation with the neighbour.

The garden naturally slopes towards the rear, where a stream once ran along the rear fence line and the gradient will still be relevant for ground drainage. Outline proposals are indicated on drawing 1901_P200 showing an indicative layout including a mix of path, patio and planted areas.

Permission is sought to remove the current trees marked on the submitted plan 1901_P100 and cross reference is made to the submitted Tree Survey and accompanying drawings by Arbol EuroConsulting:

- Tree Constraints Plan - existing tree constraints plan
- Tree Constraints Plan 2 - existing trees and proposed development overlaid
- Tree Constraints Plan 3 - existing trees T1-4 removed and proposed development indicated

The approach aims to make the rear of the garden a more useable space as this receives most afternoon sun and reduce the shadowing of neighbouring gardens. The removal of less healthy trees identified within the application site would also contribute to giving more space to roots and canopies of more mature trees (Lawson Cypress, Sycamore, Oak, Hawthorn) to the rear boundary and improve views of these trees for a number of the houses.

Proposals include that the garden be cleared, and re-landscaped as part of the refurbishment of the property. It is intended this will eventually include patio / decking and storage areas to the rear of the garden - as some neighbouring gardens. Construction of storage and decking will be lightweight and detailed proposals for the retaining wall, foundation and fill will develop an approach that considers and protects the root areas of T7-11. Tanalised railway sleepers pinned together and into the ground with road pins, forming a retaining wall and main supports for the decking is one approach that will be reviewed further. A granular fill to reconcile levels will be protective of root areas and allow the site drainage to be maintained.

Access and parking

Maintained as existing. The front entrance is via external path and steps and side entrance via the adjacent timber gate. Controlled zone, on-street parking available for vehicles.

Refuse

Maintained as existing. Bins are stored in front or side areas and set out on the back of pavement by residents on collection days.

Planning Background and Context

Previous alterations to the front of no 11 (bay and balcony) were undertaken some years ago and do not appear in planning records. Since these works, the house has had no further external alterations.

Houses on Briardale Gardens have been refurbished, altered and extended and the approach to 11 Briardale has made reference to:

- Camden Planning Guidance: Design CPG1
- Conservation Area Statement: Frognaal and Reddington.
- The planning context in terms of schemes for adjacent houses gaining approval for comparable single storey extensions and roof dormers:

2006/0677/P (Camden)- 9 Briardale Gardens London NW3 7PN - The erection of a single storey rear extension at garden level and the enlargement of a rear dormer of the dwelling house.

2011/0568/P (Camden)- 15 Briardale Gardens London NW3 7PN - Construction of a rear ground floor extension, replacement of existing rear roof light with a dormer and insertion of enlarged rear dormer to the dwelling house.

2017/3408/P (Camden)- 1 Briardale Gardens London NW3 7PN - Replacement of all front and side windows and first and second floor rear windows. Replacement of front garage door with window, enlargement of first floor rear window and installation of new second floor side window. Partial re-render of front and side facades.

2016/6483/P (Camden)- 31 Briardale Gardens London NW3 7PN - Erection of single storey rear extension and installation of 1 x rear dormer window.

19/0266/192 (Barnet) - 12 Pattison Road London NW2 2HH - Roof extension involving rear dormer window and 3no front facing rooflights

17/5173/HSE (Barnet) - Pattison Road London NW2 2HH - Single storey rear extension. New patio area and access steps and railings

Pre-application consultation and design development

The proposals were shared with both adjacent neighbours at 9 and 13 Briardale Gardens on the 7th of March, 2019. Both neighbours welcomed the clearing of the garden and the prospect of the property being made presentable and did not object to the extension. Some aspects of the proposals have been adjusted to take on the neighbours' comments and concerns.