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## FF19-014 - 29 NETHERHALL Design & Access Statement

### Reference

FF19-014-8.01-REP-002-Design & Access Statement-P01

### Date

20.05.2019

### Notes

190520 - Issued For Planning



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## 1.0 Executive Summary

### Executive Summary

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This document provides supporting documentation in the form of a Design & Access Statement for the proposed works to No. 29 Netherhall Gardens. We consider the architectural context of the site, local planning policy, structural requirements and the design proposal itself.

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The principle objective is to refurbish and upgrade the environmental performance of the building fabric and improving the external appearance of the building.

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We are seeking householder planning permission for:

- Replacement of existing paving finish with York Stone flags
- Reinstatement of original gate pier and low level wall
- Proposed timber clad bin enclosure

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## 1.0 Executive Summary

## 1.2 Practice Profile

### Practice Profile

Fraher & Findlay is an award winning design-led architectural partnership established in early 2009. We deliver creative, yet accessible designs, always drawing from a project's unique relationship to its history and context anchoring it into the built and natural environment. We don't apply preconceived stylistic responses to our projects; instead we react to the brief, context and integrated/hidden narrative of the client.

Our design strategy assesses each project as a unique architectural response, introducing experiential spaces as opposed to spaces based on theories. Through this approach we believe that space, whether private or public, can be individual, dynamic and beautiful.



Extension to a locally listed building in Richmond



Extension to a house in a Conservation Area





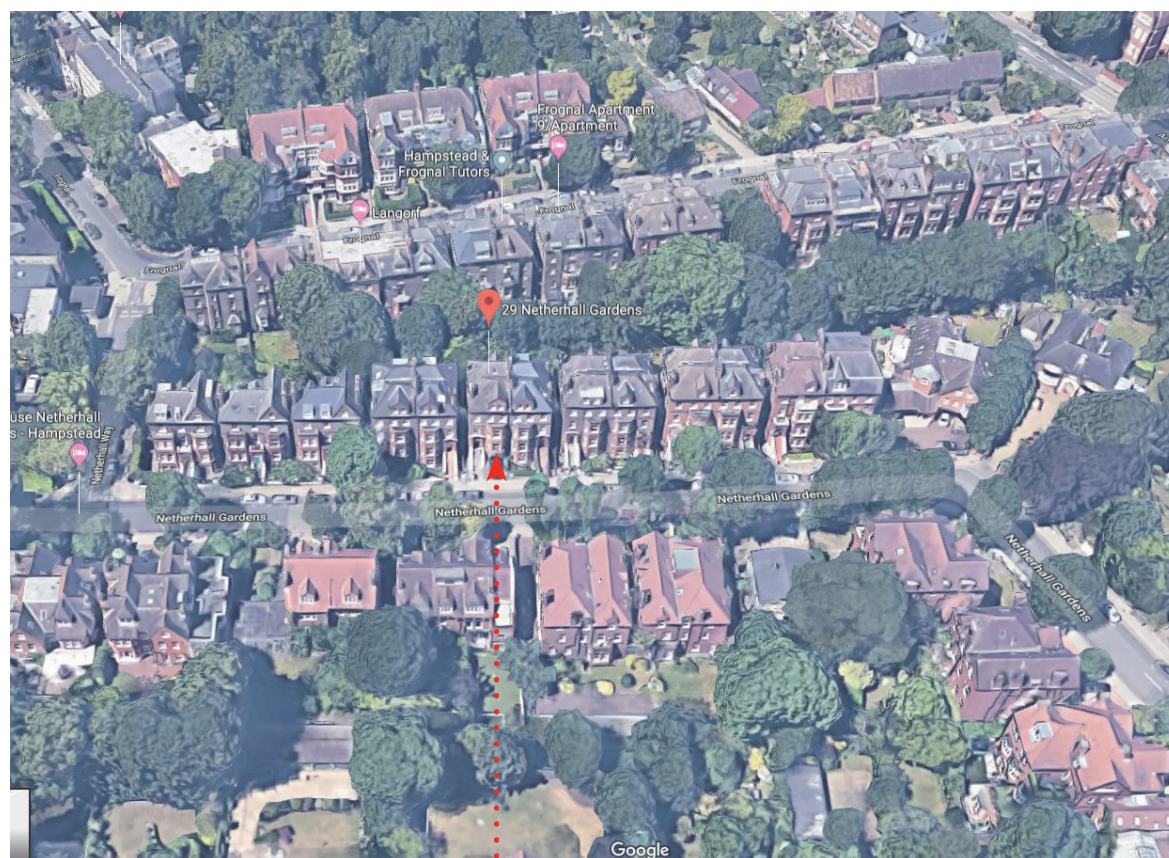
## 2.0 Existing Building Conditions

### 2.1 Existing Photographs

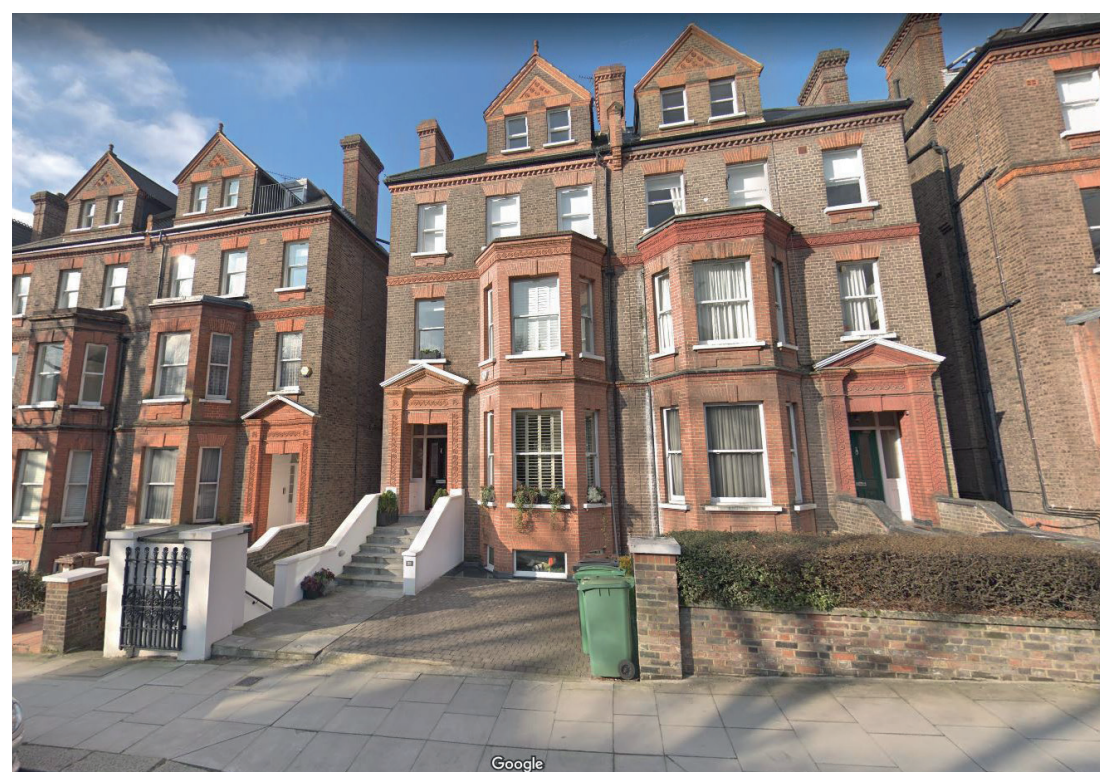
#### Building Description

A semi detached house set over 5 floors. The property is not listed. It is set within the London Borough of Camden and is a Conservation Area. The surrounding area consists of residential buildings.

The project scope is to replace the existing front landscaping which is currently leaking into the basement room below. We are looking to reinstate the original gateway pier and low level entrance wall, improving the kerb setting and appearance of the building.



Aerial View of No. 29 Netherhall Gardens



Street Elevation of No. 29 Netherhall Gardens



Street Elevation of No. 29 Netherhall Gardens

#### Existing Material Palette:

Flag Stones  
Concrete setts  
Render walls





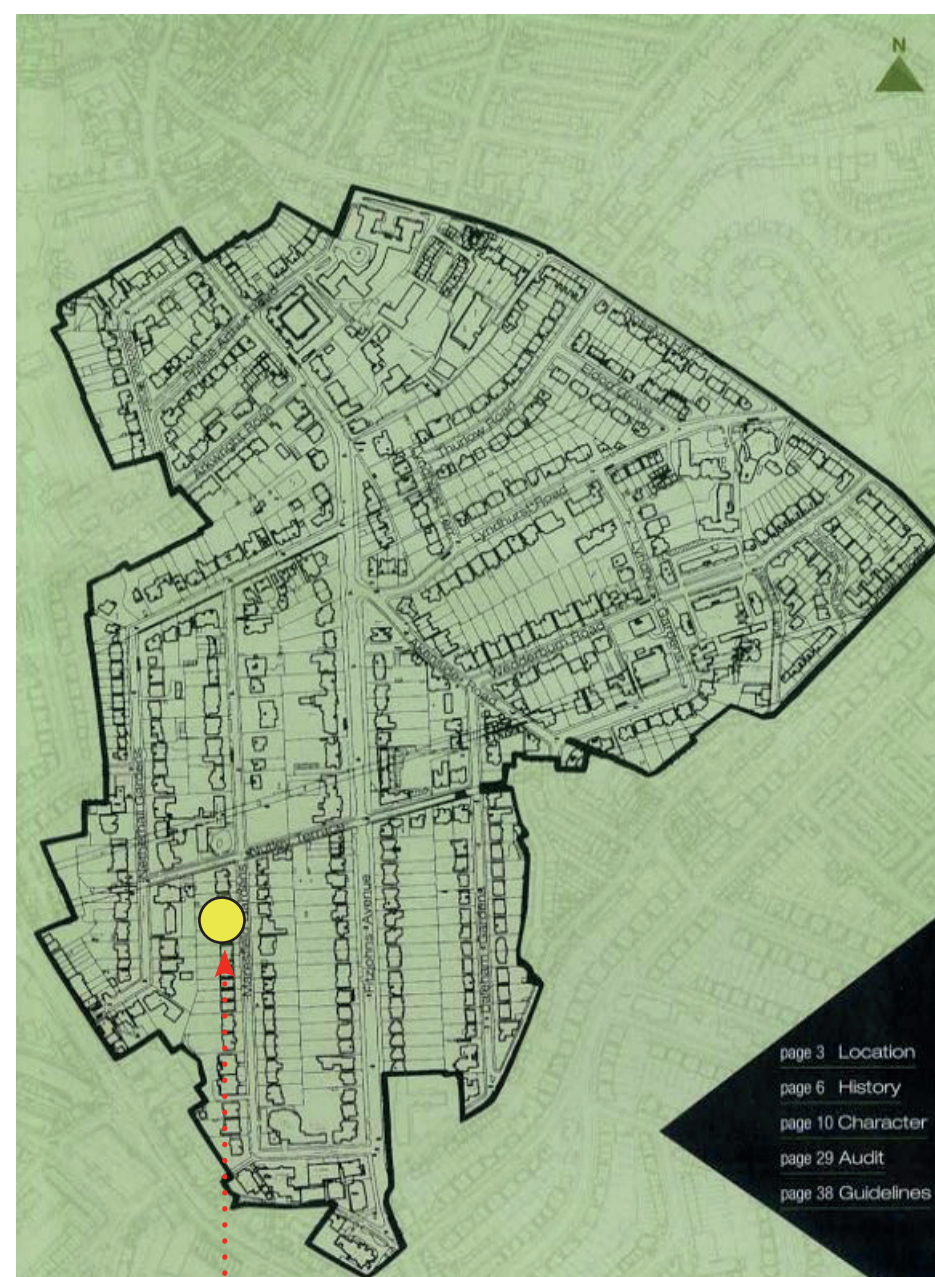
## 2.0 Existing Building Conditions

### 2.2 Conservation Area

#### Fitzjohn/Netherhall Gardens

The Conservation Area sits on the souther slopes of Hampstead between Rosslyn Hill and Finchley Road, slightly below the sandy hils of the village and heath, as London clay becomes the sub-soil. Three rivers ran down from the hill, tributaries of the Fleet, Tyburn and Westbourne, supplying the lower areas of the City of London and City of Westminster. The rivers formed the natural demarcation of different estates.

The street layout is dominated by Fitzjohns Avenue running through the centre and the parallel streets to the east and west of it. Finchley Road and Hampstead High Street/Rosslyn Hill from the west and east boundaries. Overall the urban grain shows large houses with generous gardens surrounded by the denser areas of Hampstead village, Belsize Village and Finchley Road.



29 Netherhall Gardens



## 2.0 Existing Building Conditions

### 2.3 Existing Drawings

The following pages document the existing plans, elevations and sections of the building.

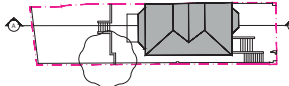

1. ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS SHOWN ON THE DRAWINGS AND OR THE ACTUAL DIMENSIONS OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY BY WRITING TO THE ARCHITECT. THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL IMPORTANT WORK, AND THE INTEGRITY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.

3. WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SPECIFIED BY THE MANUFACTURER OR SUPPLIER. IN ANY EVENT, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.

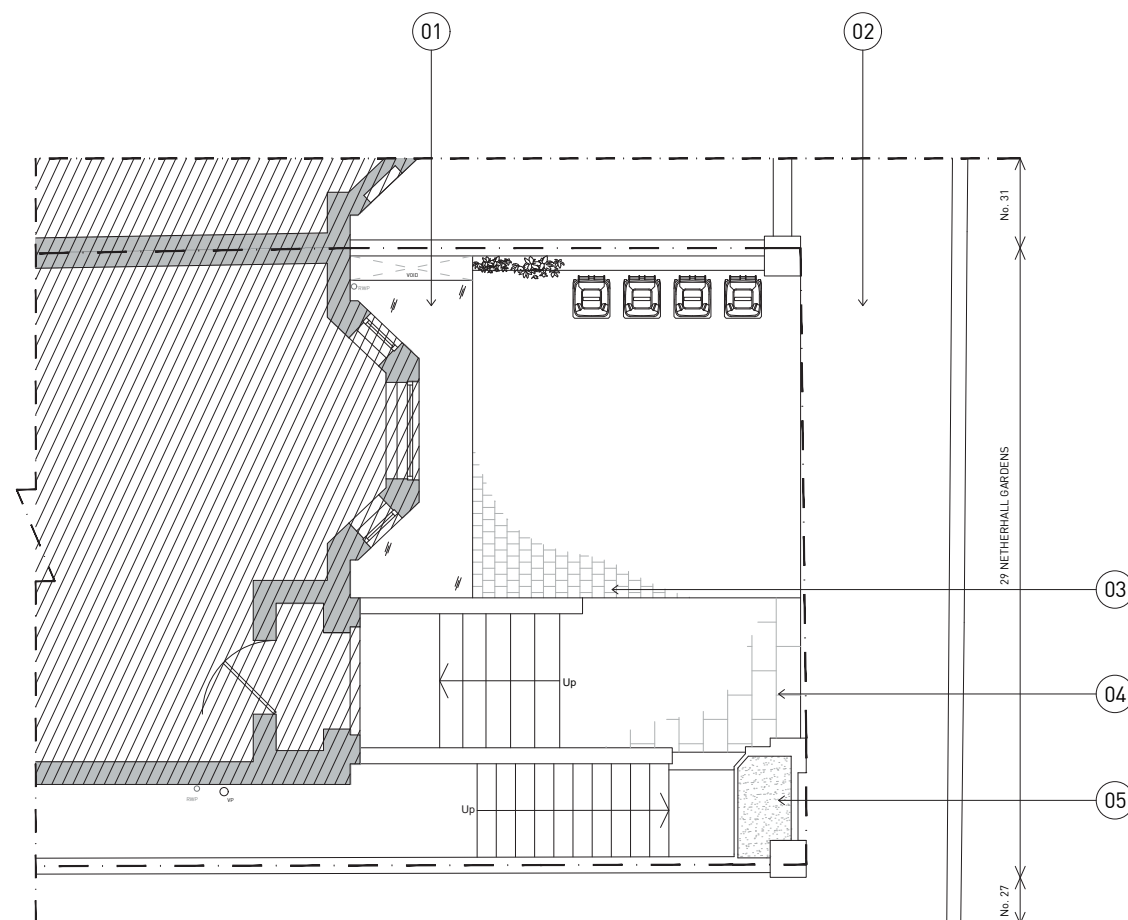
- 01 FLUSH ROOFLIGHT
- 02 EXISTING DROPPED HERB FOR VEHICLE CROSSOVER
- 03 EXISTING PAVING SETS
- 04 EXISTING STONE FINISH
- 05 STONE CUPBOARD

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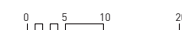
Project <b>1914 Renovation</b>	
Client <b>Geoffrey and Kristin</b>	
Location <b>29 Netherhall Gardens NW3 5RL London</b>	
	
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Title <b>Planning Drawings Existing Drawings</b>	
Status <b>Planning</b>	Scale <b>VARIOUS</b>
Drawn <b>MA</b>	Checked <b>EW</b> Authorised <b>JF</b>
Revision <b>P01</b>	Date <b>08.05.2019</b>
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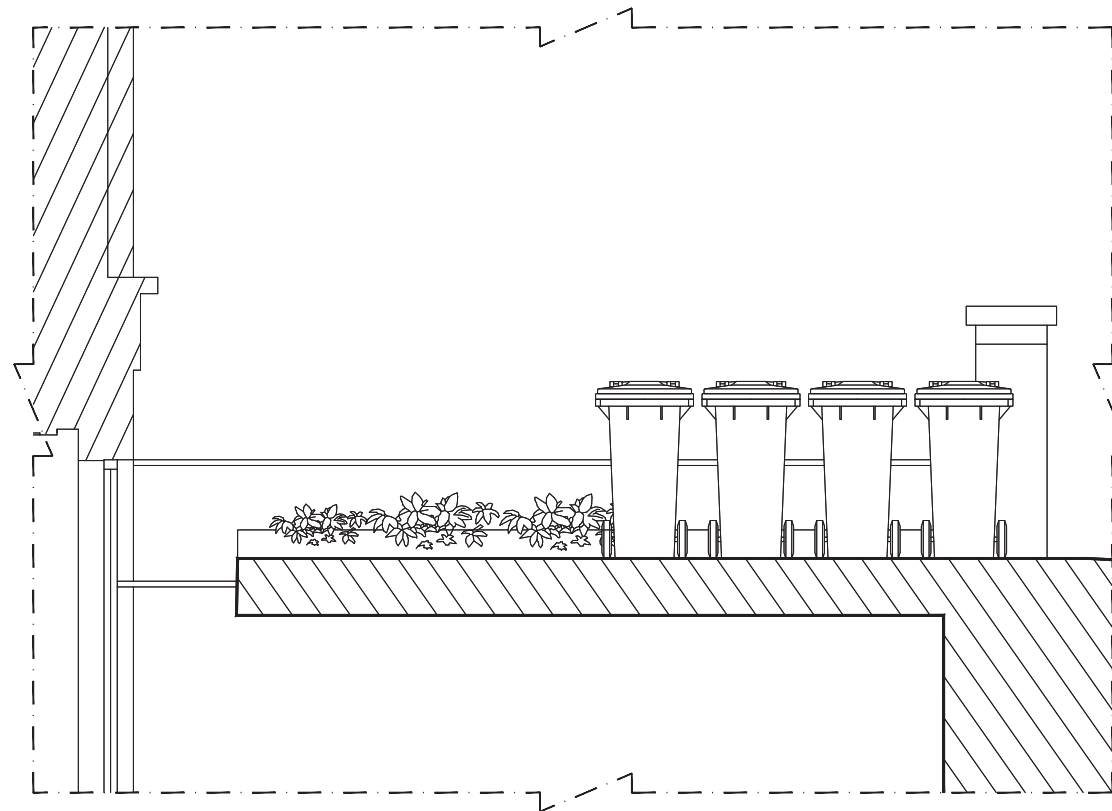
EXISTING SITE PLAN 1:500 @ A1 / 1:1000 @ A3



EXISTING FRONT LANDSCAPING PLAN 1:50 @ A1 / 1:100 @ A3







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Do not scale from this drawing  
All dimensions to be checked on site  
Any discrepancies shall be immediately  
notified to the Architect in writing.



NOTES

- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON THE SPOT. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS, AND OR DETAILS DETERMINED ON SITE, AND THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
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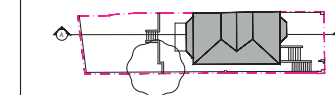
- 01 FLUSH ROOFLIGHT
- 02 EXISTING DROPPED HERB FOR VEHICLE CROSSOVER
- 03 EXISTING PAVING SETS
- 04 EXISTING STONE FINISH
- 05 STONE CUPBOARD
- 06 ORIGINAL GATE WALL MONTED

P01	08.05.2019	ISSUED TO CLIENT.
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Project 1914 Renovation

Client **Geoffrey and Kristin**

Location 29 Netherhall Gardens  
NW3 5RL London



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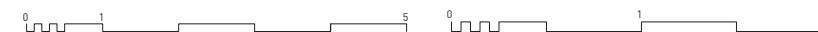
Title	Planning Drawings Existing Drawings
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Status	Planning	Scale	VARIOUS
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Revision	P01	Date	08.05.2019
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## 3.0 Planning Context

### 3.2 Heritage Statement

#### Assessment of Planning History and Context

The following is a quick summary of the development status of the property:

Conservation Area: Yes      Listed Building: No.

Previously part granted/part refused application: 2008/4172/P

Certificate of lawfulness for extension of rear bay structure across rear elevation to the same height as the existing. Creation of flat glass roof over open area at front lower ground level.

The works to the front of the dwelling is not considered lawful by virtue that the enlarged part of the dwellinghouse would extend beyond a wall which fronts the highway. It therefore fails to comply with Class A (d) of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

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The project scope is to replace the existing front landscaping which is currently leaking into the basement room below. We are looking to reinstate the original gateway pier and low level entrance wall, improving the kerb setting and appearance of the building.

#### Fitzjohns/Netherhall Gardens

The Conservation Area sits on the souther slopes of Hampstead between Rosslyn Hill and Finchley Road, slightly below the sandy hills of the village and heath, as London clay becomes the sub-soil. Three rivers ran down from the hill, tributaries of the Fleet, Tyburn and Westbourne, supplying the lower areas of the City of London and City of Westminster. The rivers formed the natural demarcation of different estates.

The street layout is dominated by Fitzjohns Avenue running through

the centre and the parallel streets to the east and west of it. Finchley Road and Hampstead High Street/Rosslyn Hill from the west and east boundaries. Overall the urban grain shows large houses with generous gardens surrounded by the denser areas of Hampstead village, Belsize Village and Finchley Road.

It is important to consider the Camden Council's development guidelines within this area so below we have highlighted key areas of planning policy and responded beneath (see red text)

#### Fitzjohns and Netherhall Gardens Conservation Area Statement:

Original boundary walls are distinctive, using particular materials and details to echo the architecture behind. Although the walls and their special details vary from street to street, and in some streets from house to house, the palette of materials, repeated details and underlying design conventions give a remarkable consistence. One original element missing almost entirely from these walls is in the ironwork of railings and gates, of which only traces and the odd example remains.

**The boundary wall to the property has already been removed and a dropped kerb permitted historically. The original boundary wall and entrance pier has been removed in full and the original boundary to the property has been significantly altered. The proposed works look to reinstate the original brick entrance pier and low level wall to enhance the setting of the boundary and improve the buildings relationship to the Conservation Area context.**

#### Materials

York and Portland Stone was traditionally used for front entrance steps and landscaping surfacing. The existing paving is not original and the setts to the existing front off street parking are also non-original.

We are looking to replace these and provide a cohesive and more traditional material finish to the front landscaping that is more in keeping with the wider Conservation Area.

The entrance piers and low level walls are finished in render. We are proposing to match this material finish.

The proposed timber cladding to the bin enclosure would be a Larch which is robust and will weather to a silver grey and is widely used within sensitive planning environments.

#### Schedule of Works

- Proposed york stone steps cladding and paving finish.
- Proposed york stone setts to threshold between off street parking and pavement
- Proposed reinstatement of original entrance pier to form gateway to property
- Reinstatement of gateway to lower ground floor flat
- Proposed timber clad bin enclosure.

#### Conclusion

In accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, the special architectural and historic interest of the building and the character and appearance of the conservation area would be preserved by the proposed scheme. As such, the proposals meet the test for sustainable development as outlined in the National Planning Policy Framework and comply with policy and best practice guidelines.