
DESIGN ACCESS STATEMENT

Proposed Extension – 117 Broadhurst Gardens, London, NW6 3BJ

Applicant: Mrs F Gardie

Date: July 2019 Revision -

ANA architecture + design

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Design Access Statement prepared by:
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DESIGN STATEMENT

1.0 Introduction



Existing Rear Elevation

117 Broadhurst Gardens is a five storey (inc loft conversion) semi detached house sub-divided into four apartments. Due to the existing topography the basement floor opens out at the rear onto the 'garden/ground level'. The ground floor though elevated to the rear is the actual 'ground level' to the front of the property.

In terms of a street, Broadhurst Garden has a very interesting history, when back in the day it was home to 'Decca' Recording Studios, a facility that competed with the likes of 'Abbey Road' as the leading recording studio in the UK. Historically, Broadhurst Gardens fell within Spencer Maryon Wilson's lands and formed part of a development programme that began in 1879 with 20 new houses in Goldhurst Terrace. The Gardens running close to the Metropolitan Line later commenced development between 1882 and 1894 with the building of 116 houses, which would suggest that 117 Broadhurst Garden falls within those 'original houses' given the architectural style and appearance today.

The property is in a fine location with very good vehicular access, being situated just off the A41 and south of the M1. Railway connections from Paddington and the underground network close by, further enhance this region and this property's accessibility. With retail outlets, shops, markets, cafes, restaurants and pubs nearby, Broadhurst Garden is in an advantageous situation. Furthermore as well as green spaces nearby, another hidden feature of the Gardens, is the community meadow to the rear - a private green space for the immediate residents surrounding and overlooking it.

In terms of design the property is a red brick built Victorian semi detached townhouse, with distinctive canted bays to the front and rear facade. The rear has somewhat changed over the years with extensions, dormers and new balconies. The roof is also a distinguishing feature over two floors in height, the existence and space inside has promoted the opportunity to extend with loft conversion. The topography also lends itself to the situation of a decent basement apartment, which opens out onto the rear garden and meadow adjacent.

For this proposal, we do not see a major alteration to the existing, but rather an advancement of the existing apartment that welcomes a fine aspect over the rear meadow. This is an opportunity taken by many others, who have maximised the views via balconies and the like. In this our proposal follows a similar approach, clearly enhancing the current living standards of the household. The proposed rear alteration is seen as a minimal intervention and should not be too dissimilar/out of character in principle with other properties in the area.

2.0 Design



Existing Rear Elevation - White render to first floor apartment and window to be enlarged

The proposed work we believe will have minimal impact on the overall property and those adjacent as a whole. As it refers to the enlargement of the rear window overlooking the meadow, while internal works seek to create a new opening between the Living Rm and Kitchen. Other works proposed, refer to the redecoration of the existing apartment and adaptation of the existing Kitchen door to a new window opening with no further physical work proposed to the existing structure.

In terms of the rear window, the client wishes to take advantage of the current aspect overlooking the meadow, the proposal simply seeks to improve upon this view, having somewhere to sit and admire the landscape. To maximise this aspect, the client wishes to open up the existing aperture within the render band (adjacent photo) by lowering the existing window cill by 610mm. This operation calls for the remove of the current openable window leafs and replacement with an alternative painted timber frame folding leaf arrangement, replicating the current materials.

This new arrangement will present a new experience for the client and the introduction of a glazed balustrade/screen as a juliet arrangement is seen as an alternative to a metal rail intervention (though we are not averse to a metal railing option if favoured by the Planners). That said, by introducing such a transparent glazed screen, we trust this would minimise visual impact upon the rear facade. Making good thereafter to match existing.

Given the varying balcony arrangements already in existence along the rear facade, we hope this will not be viewed negatively, as it is not out of keeping in principle with those who already seek to enjoy the same aspect/experience of the meadow to the rear.

The new opening in the existing Kitchen/Living room wall would provide improved interaction, which the client wishes to have from the Living room to the Kitchen. To suit this new opening a new kitchen would be installed to suit and the opening made good to match existing finishes. The redundant Kitchen door would be partially filled to allow Kitchen base units to be fitted and a new timber frame window installed. The rationale behind this window is the maintenance of natural/borrowed light into the Entrance Hall and provision of a visual screen, so the client can observe the hallway and vice versa into the Kitchen. All making good and finishes in this regard are to match existing.

3.0 Mood Images

The following images are concept generators, a flavour providing a visual understanding of what we wish to achieve in terms of appearance for the property.

We trust the new intervention will promote and inspire the client to use the space more freely as a point of relaxation, secluded, forming an escape from the surrounding area. The glazed opening promoting improved natural light into the room as well as a visual interaction. The folding doors providing an air of open space during the summer months.



Metal railings would be an option if the glazed version was not acceptable.

4.0 Construction Methodology



Existing rear window to be opened up



Existing wall to be opened up to link Kitchen and Living room

As previously mentioned the works do not constitute a major intervention, only the enlargement of the existing rear Living Room window, with an opening 610mm below the existing window cill and the introduction of a Juliet balcony. The latter being a half height glazed screen that seeks to minimise its very existence upon the rear façade (we are happy to explore a metal rail version if favourable). Internally we propose a new opening to the living room wall and the bricking up of the existing Kitchen doorway half height for a new glazed window (internal situation). The rest of the works falls under making good and redecoration of the apartment.

In terms of the rear window it is our intention to leave the existing lintels in place, as there is no widening of the structure proposed. Only the removal of the wall below the cill, prior to any works in this location a Structural Engineer will review and advise. Following the careful removal of the masonry below the cill, we will make good to match existing and remove and replace the existing window with the new configuration, making good thereafter (render etc) to match existing. The glazed Juliet screen will be bolted to the wall externally and within the reveal with recommended fixings to suit manufacturers requirements. The glazed screen or if required metal railing shall meet current standards and safety requirements under the Building Regulations.

The Kitchen/Living room wall and the creation of a new opening will require a new steel lintel and Structural Engineer's intervention. The opening will be formed with a new lintel inserted to meet the specification required and making good to match existing. In carrying out this item of work we have advised the client for the need for a Party Wall Award and Surveyor to act on her behalf, as the works are structural in nature and may affect the apartments above and below.

The new Kitchen window refers to the removal of the existing sliding doors and the bricking/blocking up half height of the existing door opening, made redundant by the new living room opening. Making good will be carried out to match existing and the new aperture finished ready for the placement of a new glazed window (Finish yet to be confirmed). We trust this will be acceptable given its internal situation. The window continues to provide borrowed light into the Entrance Hall.

5.0 Assessment on Impact of design

By virtue of it's location to the rear of the property, the proposed works envisaged in terms of mass, depth and height should not create a visual or overbearing impact on the public or neighbours adjacent and in terms of Planning guidelines (parameter are within the current guides). The proposed scheme and finishes will match existing where applicable. There are no works envisaged to the existing boundary fences/walls.

On this assessment we wish to highlight the following:

- The nature of the proposed works will not have a major affect on the adjacent property or adjoining gardens. The aperture is already in existence and will only be made larger by the removal of masonry below the cill by 610mm. As such there is no additional overlooking or affect or worsening of privacy issues with the neighbours.
- There are no changes to guttering and or alteration of downpipes and the like.
- The works in this instance will not affect any Rights of Way.
- There are no projections or the like which will affect the adjacent properties in terms of Rights to light or daylight factors given proximity of other properties and replacement over the existing footprint, the glazed screen forming a juliet balcony will be fixed to the wall with spacers (projecting no more than 100mm max.
- The construction works are not major in this instance, but applicable to opening up works proposed and making good thereafter.
- The scheme does not affect existing rainwater outlets and pipe work, current surface rain-water, manholes and the like should not be affected by the new works.
- Current access routes should not be affected and there are plans to remove existing trees.

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Application Number	Site Address	Development Description	Status	Date Registered	Decision
2014/1334/T	117 Broadfield Broadhurst Gardens London NW6 3BP	REAR GARDEN: 1 x Ash - cut back to previous growth points. Remove epicormic growth.	FINAL DECISION	19-02-2014	No Objection to Works to Tree(s) in CA
2014/0345/P	117 Broadhurst Gardens London NW6 3BJ	Replacement of rear velux window with dormer window at roof level.	FINAL DECISION	23-01-2014	Granted
2007/1820/T	Flat 117 Broadfield, Broadhurst Gardens, London, NW6 3BP	REAR GARDEN: 1 x Ash - Prune by 30%.	FINAL DECISION	19-04-2007	No Objection to Works to Tree(s) in CA
2004/3611/T	117 Broadfield Broadhurst Gardens London NW6 3BP	REAR GARDEN 1 x Ash - prune 30%.	FINAL DECISION	20-08-2004	No Objection to Works to Tree(s) in CA
PWX0002595	117 BROADHURST GARDENS LONDON NW6 3BJ	Creation of a vehicular hardstanding to the front garden and new means of vehicular access to Broadhurst Gardens, As shown on drawing numbers; Two unnumbered drawings.	FINAL DECISION	04-10-2000	Refuse Planning Permission
PWX0002850	117 BROADHURST GARDENS LONDON NW6 3BJ	The erection of railings in connection with the use of a flat roof as a roof terrace. As shown on drawing numbers 1a, 2a, 3a, 4a and 5a.	FINAL DECISION	21-09-2000	Refuse Planning Permission
PW9802151R2	117 Broadhurst Gardens NW6	Alterations to form two self contained maisonettes at lower and ground floor level, including the excavation of part of the basement and the creation of two light wells at front basement level and the erection of a rear extension at lower ground floor level beneath an existing terrace, as shown on drawing numbers: A3/1, A3/2, A3/3, A3/4, A4/5 and three unnumbered.	FINAL DECISION	20-07-1998	Grant Full Planning Permission (conds)
PW9802151R1	117 Broadhurst Gardens NW6	Internal alterations to form two self contained maisonettes from two existing apartments, at ground and lower ground floor levels, including the excavation of light wells at basement level and the erection of a rear extension at lower ground floor level under an existing balcony/terrace. (Revised Plans Submitted)	FINAL DECISION	09-06-1998	Withdrawn Application-revision received
PW9802151	117 Broadhurst Gardens NW6	Internal alterations to form two self contained maisonettes from two existing apartments, at ground and lower ground floor levels, including the excavation of light wells at basement level and the erection of a rear extension at lower ground floor level under an existing balcony/terrace. (Plans submitted).	FINAL DECISION	17-04-1998	Withdrawn Application-revision received
PW9702979	117A Broadhurst Gardens NW6	Application for a Certificate of Lawfulness for an Existing Use as a self-contained flat at basement level, as shown on one A4 unnumbered drawing ref. 1394 and one statutory declaration dated 22nd August 1997.	FINAL DECISION	19-11-1997	Grant Cert. of Lawful Existing Use

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Freedom of Information



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Application Number	Site Address	Development Description	Status	Date Registered	Decision
TC9607032	117 Broadhurst Gardens London NW6	Thin 1 X Sycamore by 20% and remove dead and crossing branches	FINAL DECISION	05-11-1996	No obj Council
9092172	117 Broadhurst Gardens NW6	Works to horsechestnut.	FINAL DECISION	21-08-1990	Withdr on PA
8593164	117 Broadfield Broadhurst Gardens NW6	Lop tree in rear garden.	FINAL DECISION	23-08-1985	Agree

New Search

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6.0 Planning review

Adjacent are the current developments over the past 20 years. The Planning review indicates works at 117 Broadhurst Gardens with the introduction of dormers and two new maisonettes to Basement and Ground floor at the time, being the major works to this property.

Without spreading the circle of the planning search one would assume balconies, terracing, extensions and loft conversions as being a characteristic of this particular area. These are quite evident over the rear facade of the street and in view from the rear of 117.

We trust this being the case, that our proposal is not too dissimilar in terms of principle and would be welcomed as a positive addition to this property given its location and juxta position with the rear meadow.



Existing Front facade of 117
Broadhurst Gardens

7.0 Conclusion

We trust this proposal will be acceptable to you under this application given the nature of the scheme to improve living standards and function within the property.

The proposed design relates to the existing property in terms of materials, which we hope will be seen as an added improvement overall and not overbearing. Given the existing varying balcony interpretations along the rear facade we believe our proposal is not out of keeping, but much the same as neighbours who wish to maximise upon the experience of the meadow to the rear.

Generally, we believe this proposal meets with your requirements and the guidelines for the local area, however should a discrepancy arise, we would of course welcome any dialogue to establish a suitable proposal, which would ultimately lead towards obtaining Council support and approval for this scheme.

8.0 Photographic Survey



1. 117 Broadhurst Gardens (to the left)



2. Front elevation of 117 Broadhurst Garden



3. Broadhurst Gardens - View of street



4. Street view of front facade



5. Further view of street



6. Existing Street view



7. Proposed rear window to be opened up



8. Existing Kitchen/Living room wall to be opened up.



9. Opening up the window will enhance the rear view of the meadow.



10. Kitchen to be redesigned to allow for new opening in wall (to the right).



11. Taken from Entrance Hall, Kitchen doors to be removed and half blocked up for window/glazed screen



12. Wall to be opened up Kitchen side.



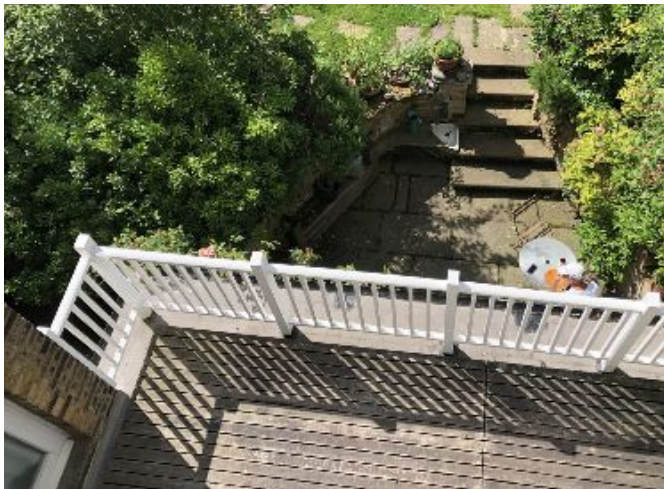
13. Further view of window to be replaced



14. Existing view of garden from window (to be amended).



15. Further view of rear meadow



16. Existing rearview looking down upon balcony below



17. Rear view of Balcony and garden of 117



18. Further view from window.



19. Rear elevation taken from Meadow



20. Taken from existing meadow and properties to the left of 117



21. Neighbouring properties with balconies



22. Existing properties to the right of 117



23. Rear elevation with basement, ground and first floor (client's) apartment



24. Existing render band to client's apartment and where opening up of window (below sill) is proposed.



25. Photo taking from rear with adjoining properties with balconies.



26. Existing properties above and below with railings



27. Existing dormer above 117 apartment



28. Further view of rear elevation.



29. Closer view of first floor apartment



30. Existing rear elevation and further balcony examples.



31. Views of adjacent balconies (117 to the right).



32. Further view of rear



33. View of rear elevation taken further within the rear meadow.

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