

design + access statement

07.01.20



project 0359

10a bracknell gardens

client: nadia raibin

architect

h₂ architecture

site location + context

Bracknell Gardens sits to the west of Hampstead in close proximity to the Finchley road. The street is exemplified by large, early 20th C., residential properties. A number of these properties have been sub-divided into apartments.

10, Bracknell Gardens is a 5-storey house, previously converted into 6 flats - 3 facing towards the street and 3 towards the rear garden. Our proposals relate to the lower flat to the rear of the property. The flat is built over two floors, with accommodation at ground and lower ground floor levels. The flat benefits from sole access to the rear garden which is raised due to the sloping nature of the site. During the conversion works, a large, north-east facing light well was constructed to the rear to bring light down into the lower accommodation with a series of stepped terraces up to the rear garden area - a large terrace area exists at the lower level, however due to the orientation and depth of the light well this area does not receive much sunlight and is therefore under-utilised.

The building dates from the early 20th Century with late Victorian/early 'arts + craft' styles in evidence. The building is predominantly of brick construction with areas of render to the upper levels. Windows are of a generous size with multi-paned timber frames. a large, clay tiled roof with dormer windows at two levels accommodates the top flat, with an additional single storey flat at first floor level. The top flat benefits from a terrace area which is located above the bay window of the flat below, and this looks down over the garden area. The first floor flat does not have any external amenity. To the left and right of the property are two similar properties, with a gap of approx. 2m between the houses.



rear elevation bracknell gardens



lower ground terrace to flat 10a bracknell gardens



lower ground terrace to flat 10a bracknell gardens



rear elevation 10a bracknell gardens

site location + context (cont.)

House no's 12 + 14 to the right of our property have ground floor rear extensions with large terraces at first floor level. These are similar in size to our proposed ground floor rear extension.



ground floor extension to no.12 bracknell gardens



rear elevations of no.12 + 14 bracknell gardens showing terraces



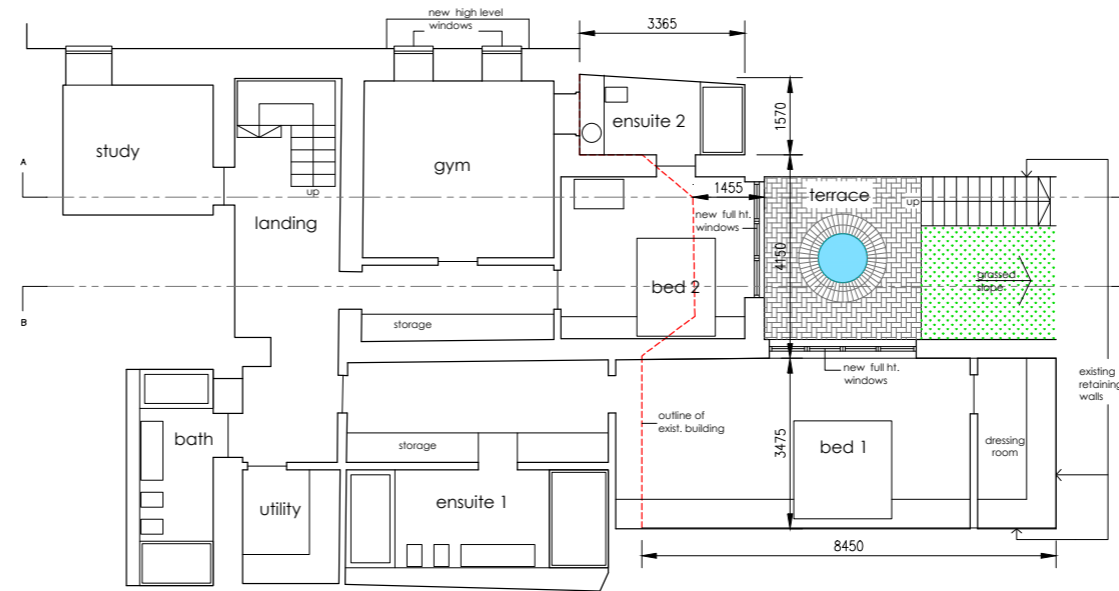
proposed

Our proposal seeks to extend the accommodation to the lower flat at ground and lower ground floor levels, increasing the number of rooms at the lower level and improving the existing accommodation at the higher level. The lower level extends out into the existing light well, making better use of the unused external space without needing to carry out any further excavation. A smaller light well gives access up to the garden and brings light down to the lower level bedrooms.

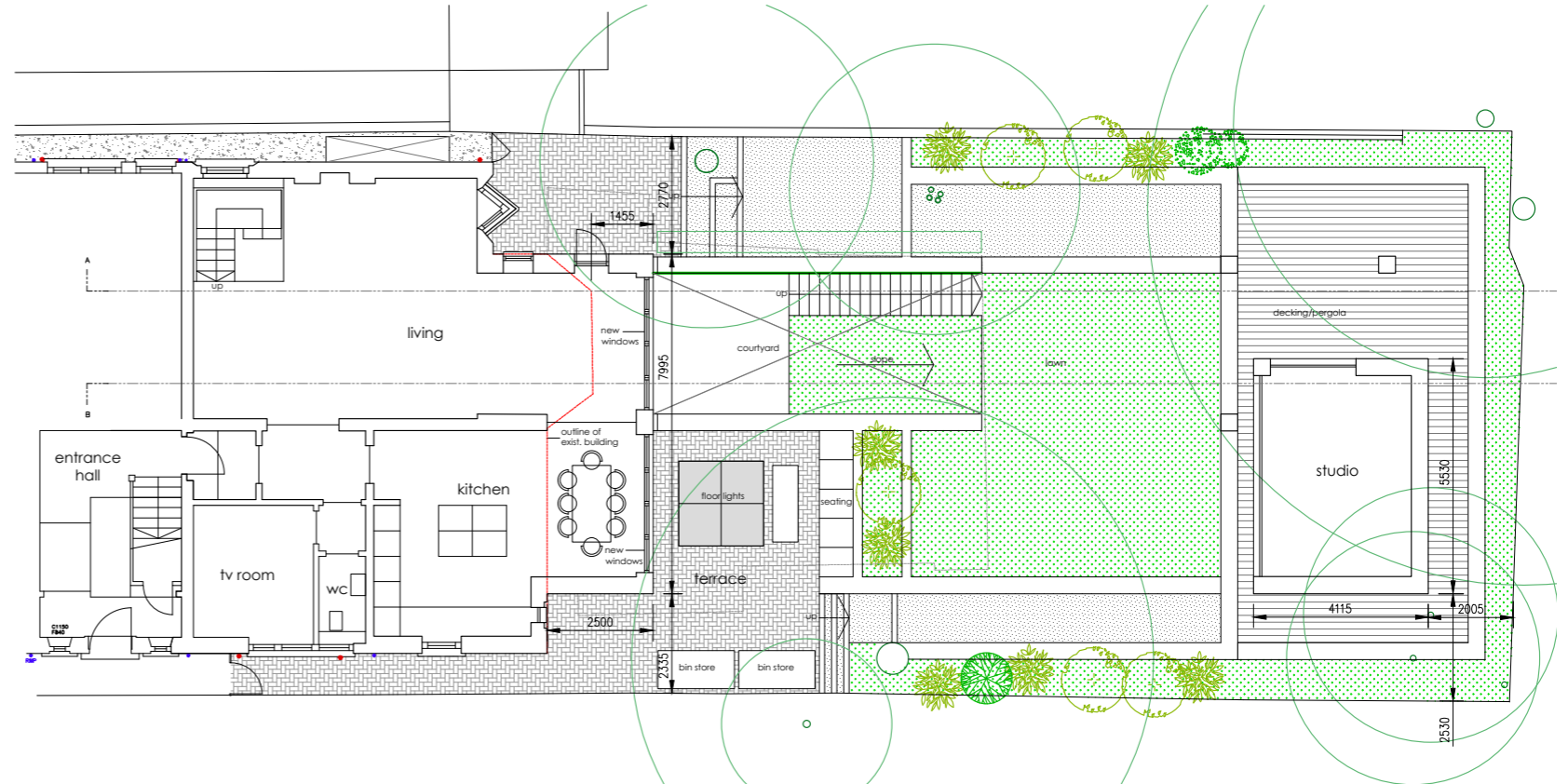
A smaller depth of extension is proposed at ground floor level (approx. 2.5m), increasing the size of the kitchen and the sitting room to provide a dining space and a larger reception area. The lower level extension also provides an increased terrace area adjacent to the kitchen which will create better quality external space directly connected back to the interior of the house with large opening glass doors. The roof of the extension will provide a small terrace area accessed from the first floor flat giving this flat access to external amenity space.

The new extension is designed to complement the existing architecture utilising fair faced brickwork to match the existing house and multi-paned windows. The design is modern but the choice of materials and the form of the openings are in keeping with the historic form.

In addition to the extensions to the main house, the proposals also seek to add a small garden studio building at the rear of the site, replacing a large area of decking, currently in this location. The new structure will be of lightweight construction with an exposed timber frame and a green roof. The foundations of the new structure will utilise small bore 'micro-piles' to avoid any negative impact on the surrounding trees, etc. Landscaping around the house will be adapted accordingly with additional provision for bin and bike storage allowed for in the new designs.



proposed lower ground floor plan



proposed upper ground floor plan

Planning Policy Context

The new extensions are relatively minor and they will have little impact on the neighbouring properties. The proposed balcony above the extension will provide a small area of external amenity space to the first floor flat, but it's not felt that this will have undue impact on the other properties, as the upper floor flat already has its own balcony with the same relationship as the proposed balcony will have.

The new extensions cannot be seen from the public realm and are clearly subsidiary to the historic structure. Whilst of modern design, they utilise a palette of materials complimentary to the existing building.

The proposed garden studio building will provide a covered area adjacent to the raised garden area. The new structure is positioned far enough away from the main house so as not to have an impact on the neighbouring properties.

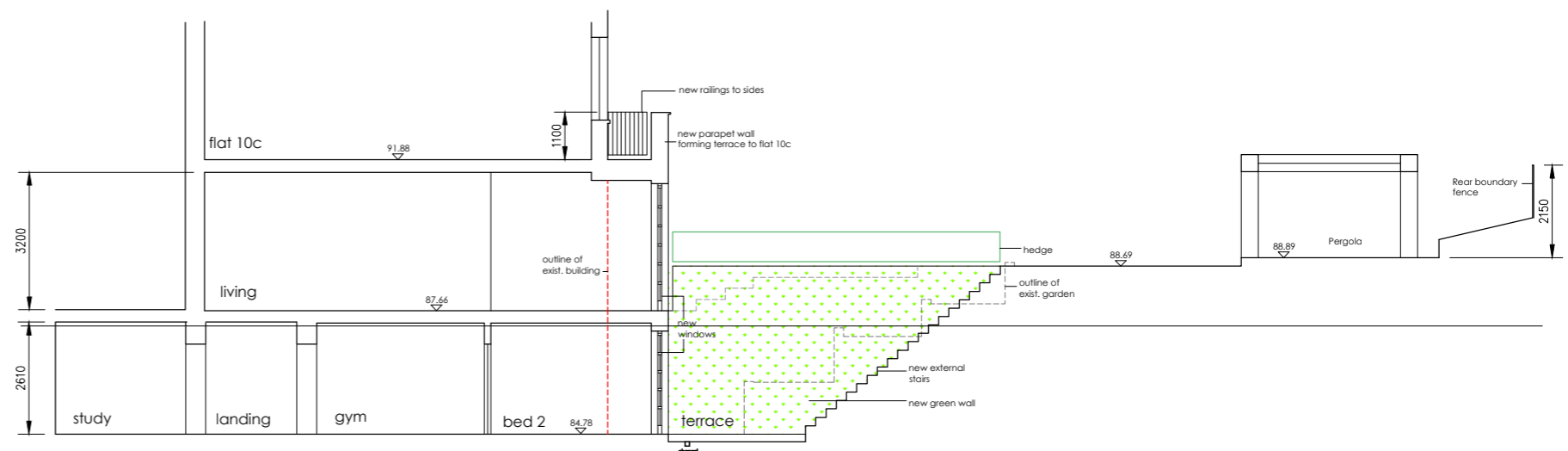
We therefore believe that these proposals are in line with Camden's planning policies.



rear garden to 10a bracknell gardens



proposed rear extension



section a