

# DESIGN AND ACCESS STATEMENT

05.02.20

8 DALEHAM GARDENS  
LONDON

NW3 5DA



# DESIGN AND ACCESS STATEMENT

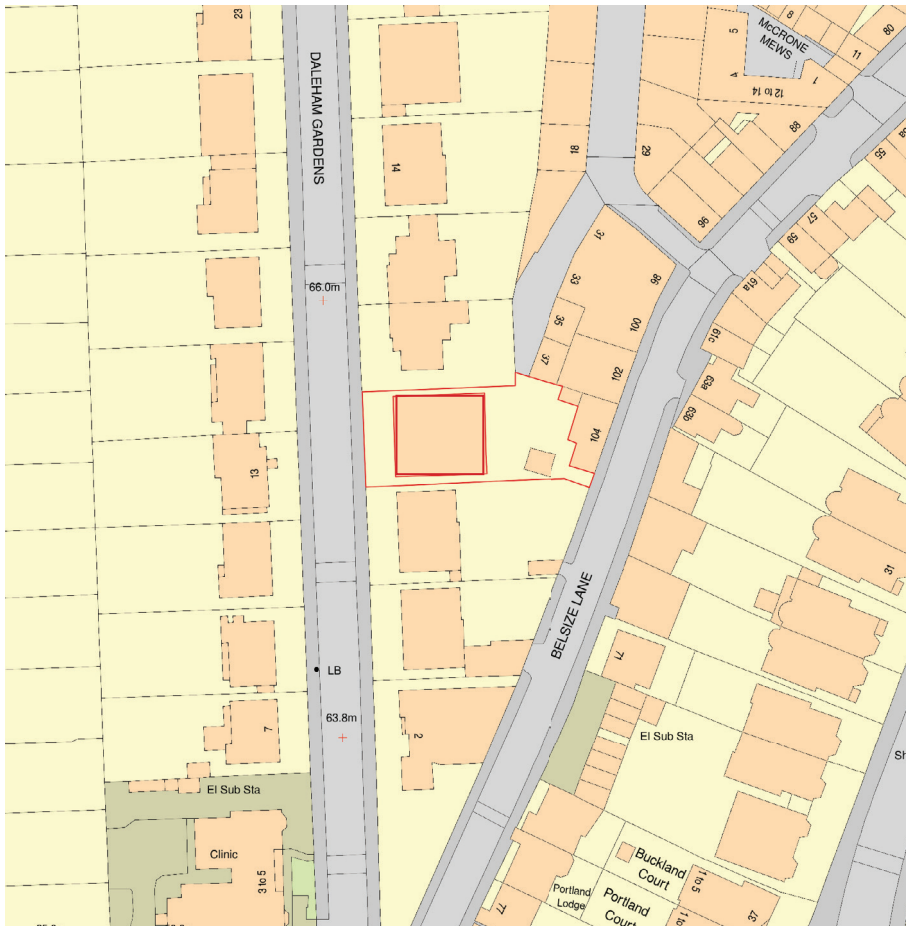


fig.01 Site Location within the Fitzjohns Netherhall Conservation area

## Planning (Listed Building and Conservation Areas) Act 1990

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') sets out the statutory duty of decision makers considering applications for listed building consent development. In considering whether to grant listed building consent the decision maker shall:

"... have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 66 of the Act sets out a similar statutory duty for decision makers in considering applications for planning permission for development affecting a listed building or its setting.

Section 72 of the Act states that in exercise of planning powers within a Conservation Area, local authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Thus the statutory provision is satisfied if the development does one thing or the other, and there will be cases where proposals will both preserve and enhance a Conservation Area.

The meaning of preservation in this context is taken to be the avoidance of harm. Character relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible physical qualities of the area.

## Introduction

GLSTUDIO has been instructed to seek planning permission from the planning authority in relation to proposals for the construction of a small basement extension at 8 Daleham Gardens NW3 5DA within the Fitzjohns Netherall Conservation Area. This property is a converted flat on the ground and lower ground floor of a substantial late Victorian property. In summary these alterations comprise:

- The excavation of approximately 25% of the footprint of the property to form a new basement extension.
- The excavation of a small lightwell to the side of the property.

This Design and Access statement has been produced by GLStudio.

## GLSTUDIO LTD

GL Studio is a London based architectural and design practice dedicated to the exploration of design within context, adopting a holistic approach to architecture, interiors and landscape that is rooted in a belief in cultural and historical authenticity.

Working in both urban and rural landscapes, the studio celebrates the re-use and re-invention of existing buildings. By exposing the layers of a site's historical use, we apply a sensitivity to issues of heritage, whilst overlaying a rigorous contemporary aesthetic.

The studio works in a number of sectors including private residential, cultural, workplace and hospitality.

Our approach is collaborative and analytical, delivering non-formulaic solutions which underpin our clients' aspirations and restore a sense of authenticity and meaning to the buildings they inhabit.

## Site Location

Fitzjohns Netherall Conservation Area was designated at Cabinet on the 01 February 1988. Daleham Gardens displays a cohesive townscape with groups of well detailed and relatively unaltered late 19th century and early 20th century properties.

This site is located on the East side of Daleham Gardens and is formed from the ground and lower ground floor level of a four-storey residential detached dwelling house.



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## Design Proposals

The proposal addresses an area of the existing cellar space which is currently partially excavated to a depth of approximately 1500mm. By excavating this space, the lower ground floor will benefit from an increase of 42sqm, adding a guest bedroom and thus improving the accommodation at this level.

A small light well of approximately 4sqm to the side of the property will serve the new room, offering natural light and ventilation. The lightwell is not visible from the street and will be situated sensitively within existing mature planting. (fig 03 below)

## ACCESS.

Access to and from the property remains unchanged.

## Conclusion

The proposal provides improved living accommodation internally, and the sensitive siting of the external lightwell to the side of the house and within mature planting ensures minimum impact to the reading of the wider Conservation Area.



fig.02 existing side entrance

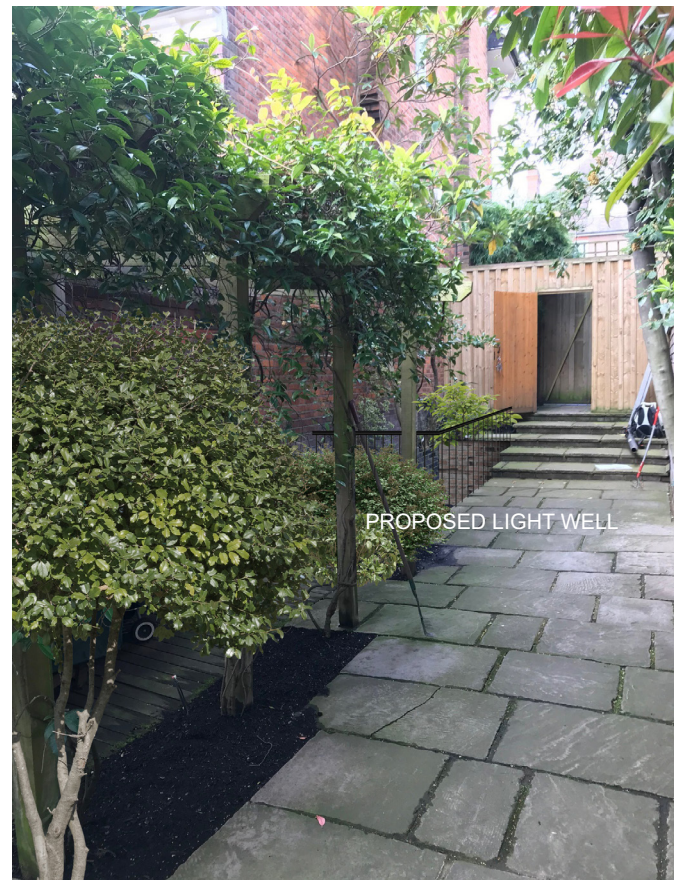


fig.03 proposed side entrance