

# **Flat 1, 55-57 Netherhall Gardens, London NW3 5RH**

Design & Access Statement

May 2020

# Contents

## Prepared for

## Client:

Mrs & Mr Sabban  
Flat 1, 55-57 Netherhall Gardens  
London NW3 5RH

## By:

Ko Architects  
Office 18 Network Business Centre  
329-339 Putney Bridge Road  
London SW15 2PG  
Tel: 020 8780 3397

1.0 Introduction

2.0 Site and Surroundings

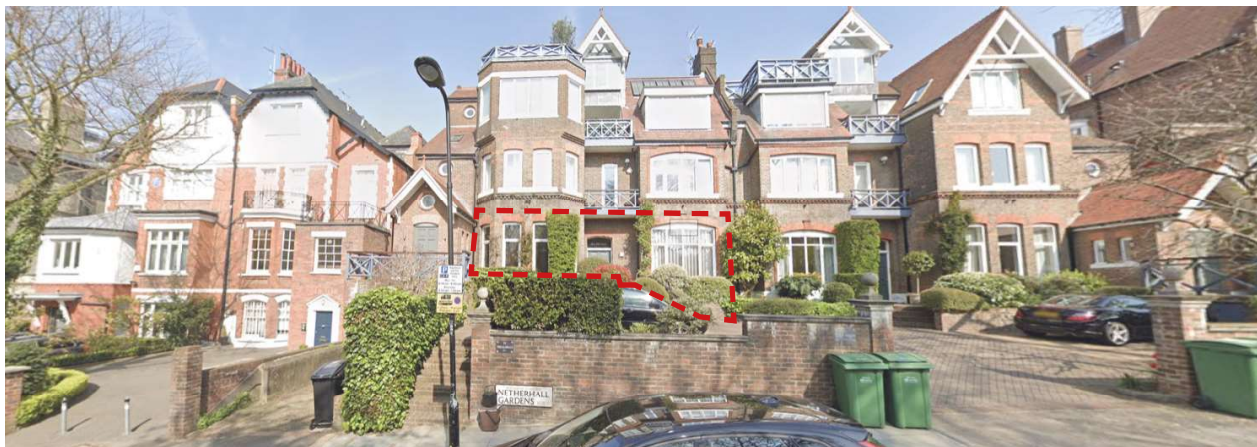
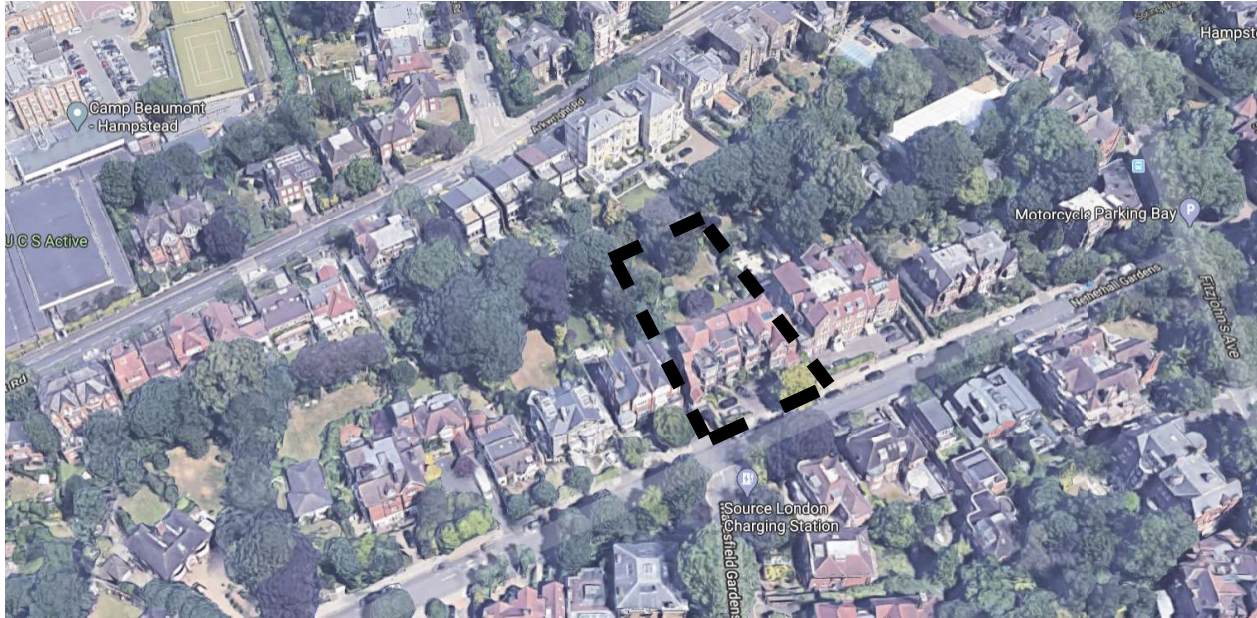
3.0 The Proposal

# 1.0 Introduction

This report has been prepared by Ko Architects on behalf of Mrs & Mr Sabban.

## The proposed works are:

- Removal of the existing dead tree trunk in the rear private garden of Flat 1
- Single storey lower ground floor rear conservatory extension to Flat 1
- A new 'Juliette' balcony access from the master bedroom; including the enlargement of the two existing windows of Flat 1
- Internal alterations to Flat 1



 Application Site



## 2.0 Site and Surroundings

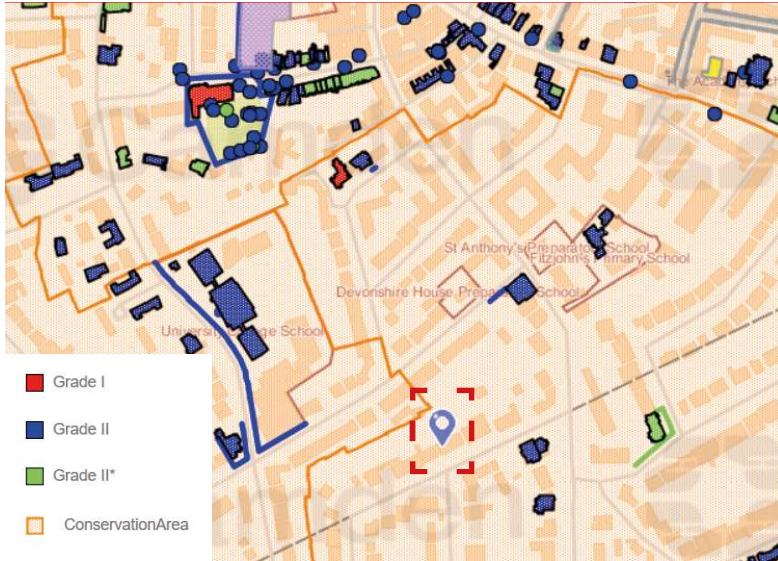
### The Building and Site

- 55-57 Netherhall Gardens is a four storey building. The applicant site - Flat 1 is a duplex 3-bed self-contained maisonette; occupying ground and the lower ground floor. Both levels have direct access to the rear private garden of Flat 1.
- The ground area of 55-57 Netherhall Gardens is 1,762 sq m.
- The building of 55-57 Netherhall Gardens is not a listed building, however, is situated in a Conservation Area.
- There is no protected tree on site.
- The site has a PTAL of 5.

### Relevant Planning History

- *Mar 2008, Ref: 2008/0381/P, Granted for Heathwood House, 28, Netherhall Gardens NW3 5TH*

Erection of single-storey rear ground floor level glazed extension with glass balustrading over to allow use of flat roof as a balcony, provision of staircase from balcony to rear garden and alterations to windows and doors on rear elevation



Application Site



View to the Front Elevation



View to the Rear Elevation



View to the Flat 1 Rear Elevation

## 3.0 The Proposal

### 3.1 The proposal is

- Removal of the existing dead tree trunk in the rear garden
- Single storey lower ground floor rear conservatory extension
- A new 'Juliette' balcony access from the master bedroom; including the enlargement of the two existing windows
- Internal alterations New single storey rear extension.

### 3.2 Proposed Works

#### External Works

- Cracks appear on the lower section of the existing garden retaining brick wall and to the lower section of the existing rear extension structure. Therefore, the existing tree trunk will need to be removed as soon as possible.
- After the removal of the tree and its roots; the void of the ground will be re-instated with new retaining structure and new patio; including the formation of the new steps to connect with the existing rear garden.
- The new proposed single storey rear conservatory with glazed enclosure – roof and walls, will be created for covering the existing patio area.
- The new sunspace/conservatory will create extra space for the growing family; the sunspace will also generate the heat gain in the winter months for reducing the CO2 emission for the future.
- The level of the two existing window cills will be reduced to the floor level, which will match with the existing nearby window. The changes of the window will provide extra daylight and sunlight into this bedroom and provide access to the proposed new 'Juliette' balcony with frameless glazed balustrade.
- All above proposed works will not be seen at the public view. In fact, most of the proposed works will be formed below the level of the existing rear private garden of the flat.

#### Internal Alternation

- The existing new front room will be replaced with the new kitchen with direct connection to the existing living area. This new arrangement will provide a clear and proactive outlook from the living space to the front of the property, which will improve the security of the property significantly.
- The two new bedrooms will be located in the lower ground floor at the quiet side of the property; away from the noise generated by the road traffic.

### 3.3 Summary

The proposed improvements to this property will provide excellent use of the space for the growing family of Mrs & Mr Sabban; who will contribute the local community for many years to come.