

Planning & Heritage Statement

Accompanying Proposals for 11 Briardale Gardens, London, NW3 7PN

June 2020

Front & Rear Landscape & Materials

Introduction

11 Briardale Gardens is a semi-detached three storey house, which has been occupied as a single-family dwelling since its construction in the late 1890s. The house is not listed but is located within the Briardale and Clorane Gardens/Platt's Lane Sub Area of the Reddington and Frognal Conservation Area.

Planning permission was granted for the overall alteration and extension of the dwelling on 1st of June 2019, ref. 2019/1656/P comprising:

"The demolition of an existing ground floor rear extension, the erection of a single storey rear extension, the erection of two dormers on the rear roof slope, the installation of a rooflight and PV panels on the front roof slope, the installation of a replacement timber windows on all elevations, the installation of replacement tiled roof."

The house was in a state of disrepair when purchased by the applicant and works pursuant to above consent commenced in October 2019. This Planning and Heritage Statement supports the application regarding aspects of proposals for landscaping and materials that require approval due to the conservation area designation.

Context and Heritage Statement

Briardale Gardens is typical of the character of the Reddington and Frognal Conservation Area where a coherent overall street character provides a framework for a subtle variation in architectural detail and materials. Houses on Briardale Gardens draw on the Arts and Crafts style with ground floors being red brick and upper floors in rough cast render arranged in pairs with either square or sloping front gables. The front elevation of no 11 differs slightly from the neighbouring houses as a result of alterations incorporated following a fire. The bay window is two storeys tall, whilst adjacent houses have a single storey bay, and a balcony has been introduced over the front door to benefit from the south sun. A front balcony has also been introduced at no 27 and both examples are positioned at a junction where street or building pattern alter and overlooking is not an issue.



Proposals & Design Approach

Front - Reference submitted drawings 1901_FS_P200 and P201

The majority of front gardens along Briardale Gardens remain landscaped as limited space restricts a change driveways. Existing frontages illustrate the variation in material and detail and proposals described below draw reference from examples in the local context:

Render

As properties on the street have been refurbished, a number have repaired and replaced first floor rough cast render finishes with a smoother render texture. The existing render at no 11 has been patch repaired with smooth render and needs further repair. The applicant seeks consent to refinish the rough cast with a grade 1.5 smoother render finish to match the paired semi-detached property at no 9. The render colour would be white in keeping with the remaining street. The closest examples to the finish proposed can be seen at no. 35, 37, 33 (2011/2535/P), 31, 14 (2014/3988/P) and 1 (2017/1841/P).



Examples of replacement lightly texture render at 33, 31 and 9 Briardale Gardens.

Front Walling & Gates

A mix of vertical ship lap boarding, picket-style fence, trellis, brick walling; timber and metal entrance gates have been used for front boundaries along the street. Brick walling is predominantly red although yellow brick and darker stone walling is also present. 11 Briardale Gardens appears to be the only example of a split-paver wall and it is proposed that this be replaced in yellow London stock brick walling, planted shrubs / hedging together with the replacement of the two former timber gates with wrought iron metal gates similar to the style of balcony balustrade.

Side Boundary Fencing & Gates

The consented development, drawing reference 1901_FS_P200_P0 *Proposed Landscaping*, included the replacement of the gates and over panel to the side access passage and timber fencing along the side boundary with no 13 [1m height (front) and up to 2 metres (rear)]. The final heights will be agreed with the neighbour within these limits and board pattern selected from double slatted, shiplap or tongue and groove.

Ground Surfaces

- Paving is proposed as York stone, riven faced, pavers laid in an offset orthogonal pattern.
- Planting beds are proposed along the front wall line in front of the bay window allowing water run-off from paving and pathways to be attenuated.

Bin and Bike Storage:

It is proposed that refuse bins and bike storage are housed in enclosures to keep the front garden tidy. There are a number of examples locally and similarly the proposal is to use timber slatted construction and planting to help conceal utility items. Examples are illustrated on submitted drawing 1901_FS_201_PO.

The gross external footprint of the bin and bike stores combined is 4 square metres and the total front garden area is 35.2 square metres.

Rear

Reference is made to the Planning Consent 2019/1656/P approved drawings 1901_FS_P100_P0 (Existing Landscaping) and 1901_FS_P200_P0 (Proposed Landscaping) – granting the removal of four trees and the replacement of fences to the boundary with no 13 as noted. The submitted drawings for this application provide details on the developed garden proposals. In overall terms proposals follow permitted development criteria, but require planning permission due to the conservation area designation.

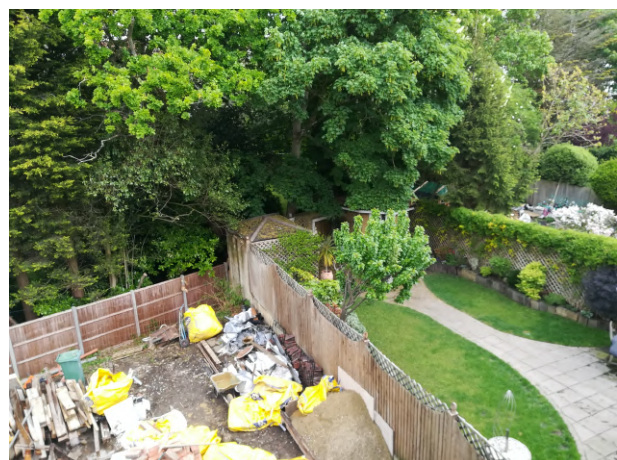
Submitted proposed drawing references: 1901_FS_P200, P201 and P202

These provide a description of the overall scheme for path / pavers, grass, planting and sheds (outbuildings).

Two specific aspects that require planning consideration:

- a) The construction of the shed along the rear boundary will need to ensure footings do not damage the roots of trees within the adjacent garden. Reference is made to the submitted Tree Survey undertaken by Arbol Euro Consulting Ltd in accordance with BS 5837.
- b) The shed will be used for storage and is the proposed location of a condenser unit to serve air-conditioning within the house. The submitted Noise Impact Report undertaken by Auricul, 2020 sets out noise level parameters to the nearest noise sensitive opening. Further supporting calculations for the confirmed position are provided by Acoustic Enclosures Ltd.

The rear of the house is north facing and the overall design approach aims to provide a more useable outdoor space and make the most of the afternoon sun. Following the recommendations of the Tree Survey, the removal of less healthy trees on the application site aimed to give more space to roots and canopies of the more mature trees (Lawson Cypress, Sycamore, Oak, Hawthorn) within the adjacent garden to the rear and improve views of these trees for a number of the houses. Overall, the garden clearance has been a welcomed reduction of the shadowing of adjacent gardens.



April 2020. Cleared garden looking towards 13 (left) and 9 (right) Lawson Cypress, Sycamore, Oak, Hawthorn trees beyond rear fence.

Proposed Shed

The proposed shed external footprint is 19.5 metres square (14.8 sqm internal) and the height is 2.5 metres and less in relation to adjacent ground levels. The proposed footprint equates to 15% of the original outdoor area surrounding the house and would therefore adhere to permitted development thresholds.

The garden naturally slopes towards the rear where a stream once ran along the rear fence line and proposals take advantage of the slope to reduce the height of the proposed shed. The difference in ground level between the two gardens abutting the rear boundary is approx. 1.25 metres and there is a concrete strip footing supporting the rear fence owned by the property on Pattinson Road. The existing footing is approx. 300 mm depth and it is proposed that a new strip footing for the proposed rear shed wall is formed alongside, working with existing levels and minimising excavation within the tree root area. The ground section is illustrated on submitted drawing 1901_FS_P202.

The shed will be constructed in lightweight block and clad in weather treated timber slats (larch, oak or cedar) to carry climbing plants. It is proposed that both levels of shed roof to be covered in an artificial turf to retard water run-off and falls will be detailed to harvest rainwater.

Air Condenser Unit

A Noise Impact Report has been undertaken based on the air conditioning system specification to assess the impact and design parameters for mounting a condenser unit on the side elevation at 11 Briardale Gardens. The report concluded that the unit should be enclosed within an acoustic enclosure and positioned 4.5 metres away from any neighbouring window to ensure any noise impact would be below acceptable thresholds. There are a few instances of condenser units mounted on the side elevations of properties on Briardale Gardens. However the construction on a new shed presents the opportunity to locate the unit in a more discreet location to minimise the impact on street views.

Proposed condenser unit is positioned 10 metres away from any nearest dwelling (exceeding the 4.5 metres recommended) and is fitted with an acoustic grille providing 19 Db noise reduction. Please see supporting calculations "Acoustic assessment of repositioning of AC condenser" produced by Acoustic Enclosures Ltd, showing that criteria set out in the initial report is met and will not affect the nearest openings.

Planting

Planting beds will be established in both front and rear gardens as indicated. A mix of shrubs, herbs and flowers will be planted including species that appear in other local gardens and the submitted drawing sheets illustrate examples of the planting scheme. The main area of the rear garden will be re-turfed (natural).