

Design & Access Statement

Project 11 Gainsborough Gardens, NW3 1BJ
Subject Design & Access Statement
Date 16.11.20

Item Note

Summary

This Design & Access Statement has been prepared by ROAR Architects for the extension of the existing garage in the rear garden of 11 Gainsborough Gardens.

1.00 Existing Context

1.01 Existing site

11 Gainsborough Gardens is within a terrace of 3 houses, built between 1893–5 as part of the Gainsborough Gardens development. The building is Grade II listed and sits within the Conservation Area of Hampstead. (Fig 1)

1.02 Existing property

The existing property has a garage sunken into the garden to provide level access for vehicles from Christchurch Hill. (Fig 2 & 5) The garage is accessed from the property via steps at the rear of the garden (Fig 6). The garage roof provides an area of decking for seating and planting. (Fig 3) The garage is clad in timber with decorative metal balustrades around the terrace. (Fig 4)

On Christchurch Hill there is a timber door to the garden and a double timber garage door. The garage has a parapet and a trellis with mature planting which sits above both doors. (Fig 2)

Internally, the garage is 2.35m wide which is too narrow for vehicular parking with safe access on both sides.

1.03 Planning context

A recent approval for development in the rear garden includes 8 Downshire Hill, NW3 1NR, which received householder planning permission and listed building consent for the erection of a garden room (ref. 2020/2327/P).

2.00 Design & Access

2.01 Proposal

A side extension of the garage to enable a modernisation of the amenity so it is fit for use. This extension would allow for an electric charging point and a modern family vehicle to fit inside. The 2 doors are to be replaced with 1 larger door. All materials to remain the same as existing to ensure minimal impact on streetscape.

2.02 Use

The use will remain as residential, use class C3.

2.03 Amount

The proposal will accommodate 1 no. family sized vehicle and electric charging point.

2.04 Layout

The extended garage has level vehicular access from Christchurch Hill. Access to the house from the garage is via new steps provided at the north end of the garage. Glazing next to the door will create natural light within the space. The garage extends to the existing retaining wall (Fig 6), incorporating the existing steps and path. The garage roof terrace is also extended to provide more space for seating and planting alike within the garden.

Internally, the proposed garage will be 3.4m wide providing space for vehicular parking and access on both sides.

2.05 Scale and Appearance

Although the garage footprint proposed is larger than the existing there is no visible change in scale of the garage from the street. The new garage doors are the width of the existing's garage and garden doors combined. The materiality is maintained to compliment the conservation area's character, including metal doors and decorative metal balustrades.

2.06 Landscaping

All mature trees remain unaffected by the proposal ensuring privacy and visual amenity for neighbours are retained. (See agriculturist comments) The garage roof terrace ensures that there is no loss of usable garden space, retaining space for pot planting and therefore biodiversity.

All climbing plants along the trellis of Christchurch Hill will be retained.

2.07 Access

The levels at Christchurch will remain as existing with no changes to drop curb needed.

2.08 Parking and Cycle Storage

This proposal modernizes the existing parking provision, future proofing the development. Providing space for electric car points within garages eliminates the need for them on the streetscape creating visual clutter within a preserved conservation area.

2.09 Ventilation and Daylight

The garage is not deemed a habitable space, however daylight and ventilation is provided via the opening windows and doors.



Fig 1 – Gainsborough Gardens Existing Terrace



Fig 2 – Existing Garage and Garden Access



Fig 3 – Existing Garage Terrace



Fig 4 – Existing Balustrade



Fig 5 – Garage below ground in garden

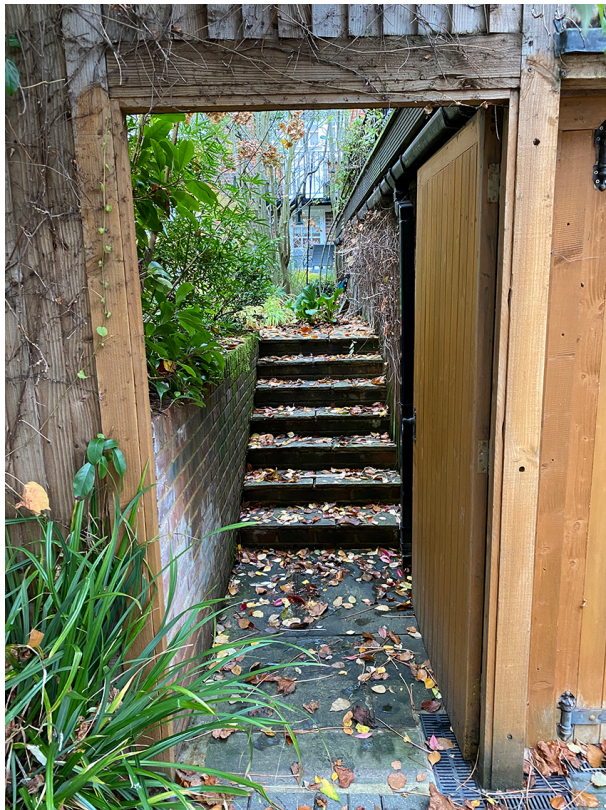


Fig 6 – Existing rear access door, retaining brick wall and garden steps, view from Christchurch Hill