

# DESIGN STATEMENT

April 2021



Flat 6, 21 Netherhall Gardens, NW3 5RL

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## INTRODUCTION

An application is being made for planning consent for alterations to the roofscape including a new dormer, a modified dormer and new conservation style rooflights to an existing property at 21 Netherhall Gardens, Hampstead. The existing property is a converted dwelling containing 6 self-contained flats on 5 stories. The building is not listed, but is located in the Fitzjohns Netherhall Conservation Area. This Design Statement is appended to that application to explain the relevant planning considerations in its support. Consent was last granted for alterations to this property in 1995 (Ref's 9500567 & 9560067) for alterations to a rear gable to form a small external terrace and installation of 2 No. roof lights on the front elevation.



*Ordnance Survey with plot outlined*

The Conservation Area Statement notes that Netherhall Gardens was laid out primarily in the 1880's with substantial detached and semi-detached brick dwellings. The Western side of the road north of Netherhall Way from No. 19-43 provides an unbroken stretch of 3 ½ storey flat fronted properties separated by narrow alleys. The uniform building line in London stock brickwork is finely articulated with projecting porches, bay windows, bandings, cornices & window lintels – all formed in soft red brickwork. The dwellings are actually 5 stories counting their full basements and occupied roofs which are designed with multiple steep gables, dormer windows and monumental lateral chimney stacks. The primary elevations are very well preserved with most later alterations focussed on their roofscapes with a rich variety of roof window and dormer forms.





*Photos of No. 21 in context from front & rear*





*View of existing properties on Netherhall Gardens presenting a rich variety of roofscapes*





*View of existing properties on Netherhall Gardens presenting a rich variety of roofscapes*





## PROPOSAL

*Aerial photo of properties north of Netherhall Way facing West*

Like very many of its neighbours No. 21 Netherhall Gardens has been historically subdivided into flats with Flat 6 occupying the full roof space of the property. Located within the Fitzroy & Netherhall Conservation Area, careful consideration has been given to design & placement of the proposed alterations which include a new dormer to the front roof, an enlarged dormer to the rear roof & pairs of rooflights to each side roof. The proposed rooflights are intended to improve the daylight in the existing habitable rooms of the flat (each bedroom is currently illuminated by a single small gable window) and have been located in positions which will be wholly hidden by the substantial lateral chimneys on each side of the block, significant existing features of the building. The proposed dormer windows to the front and rear roof slopes will be more prominent new elements in the local streetscapes, however if suitably designed these will contribute positively to the Conservation Area and are typical design elements on neighbouring properties. Currently with 2 rooflights but no dormer window, No. 21 is a comparative rarity on Netherhall Gardens. In fact every single property north of Netherhall Way – aside from a few much later and smaller infill dwellings – features streetside dormer windows. These provide a pattern book of materials & details from which to draw inspiration for the new proposal.



*Aerial photo of properties north of Netherhall Way facing East*





*Dormers to No. 19 Netherhall Gardens*

No.'s 19, 21 & 23 Netherhall Gardens are 3 identically designed, detached dwellings which provide a ready illustration of the original design and a timeline of later modifications. At present No. 19 & 23 each feature 2 dormers to their front roofs together with the common gable face. The dormers to No. 19 are of contrasting scales and placement with a major, double window to the southern side and a small single dormer in the central bay. In contrast, the dormers to No. 23 are of equal size with a single wider window to each. These windows have been divided with a central glazing bar to elongate their proportions, however glazing bars are not a typical feature locally, particularly on this suite of dwellings. The painted timber fascias, lead clad cheeks & roofs and lower position of the dormers to No. 23 are comparatively more successful than the slate cladding to the higher set dormer of No. 19.



*Dormers to No. 's 23 & 25 Netherhall Gardens*

Following careful consideration of the merits of the variety of local designs the proposal for No. 21 includes a double sash window as at No. 19 but this has been positioned further from the roof hip and lower on the slope to minimise its visual impact. The height and detailing is more in keeping with the dormers at No. 23 with their prominent painted fascias and lead cladding. Another virtue of the proposed design is that the windows within the dormer more closely match the size and proportions of the original gable window reinforcing the clear hierarchy of the original design. The new dormer on the front roof slope would contribute a positive visual feature to what is currently a comparatively unadorned roofscape by comparison with its neighbours.



*Proposed dormer to the front of No. 21*

As would be expected, the rear roofs of the properties on Netherhall Gardens feature a far wider variety of dormers in scale, materials and position. It is a generally accepted principle that more design flexibility can be accepted on the rear of buildings in a Conservation Area. Given the exposure of the rear of these buildings from Netherhall Way, the composition of any proposals will require careful consideration. However, there remains room for some alteration of the original forms particularly where later additions on neighbouring structures have changed the context in which such proposals are considered. It would appear that the modest single dormers to No.'s 21 & 23 may be original, but the equivalent dormer to No. 19 has been enlarged to a format similar to the dormer to the front of that property. Further along the terrace, No.'s 25, 27, 31 & 35 have similarly widened rear dormers – No. 25 even has an inset roof terrace accessed from a set of sliding doors.





*Views to rear of terrace from Netherhall Way*

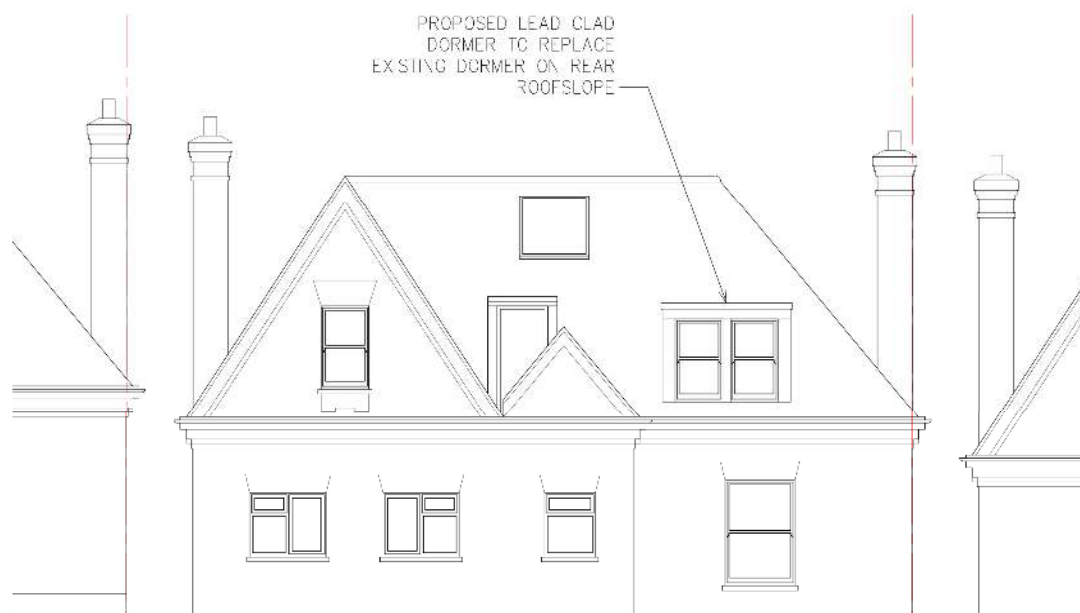


*Dormers to the rear of No. 's 19, 21 & 23 Netherhall Gardens*





*Dormers to the rear of No. 's 25-35 Netherhall Gardens*

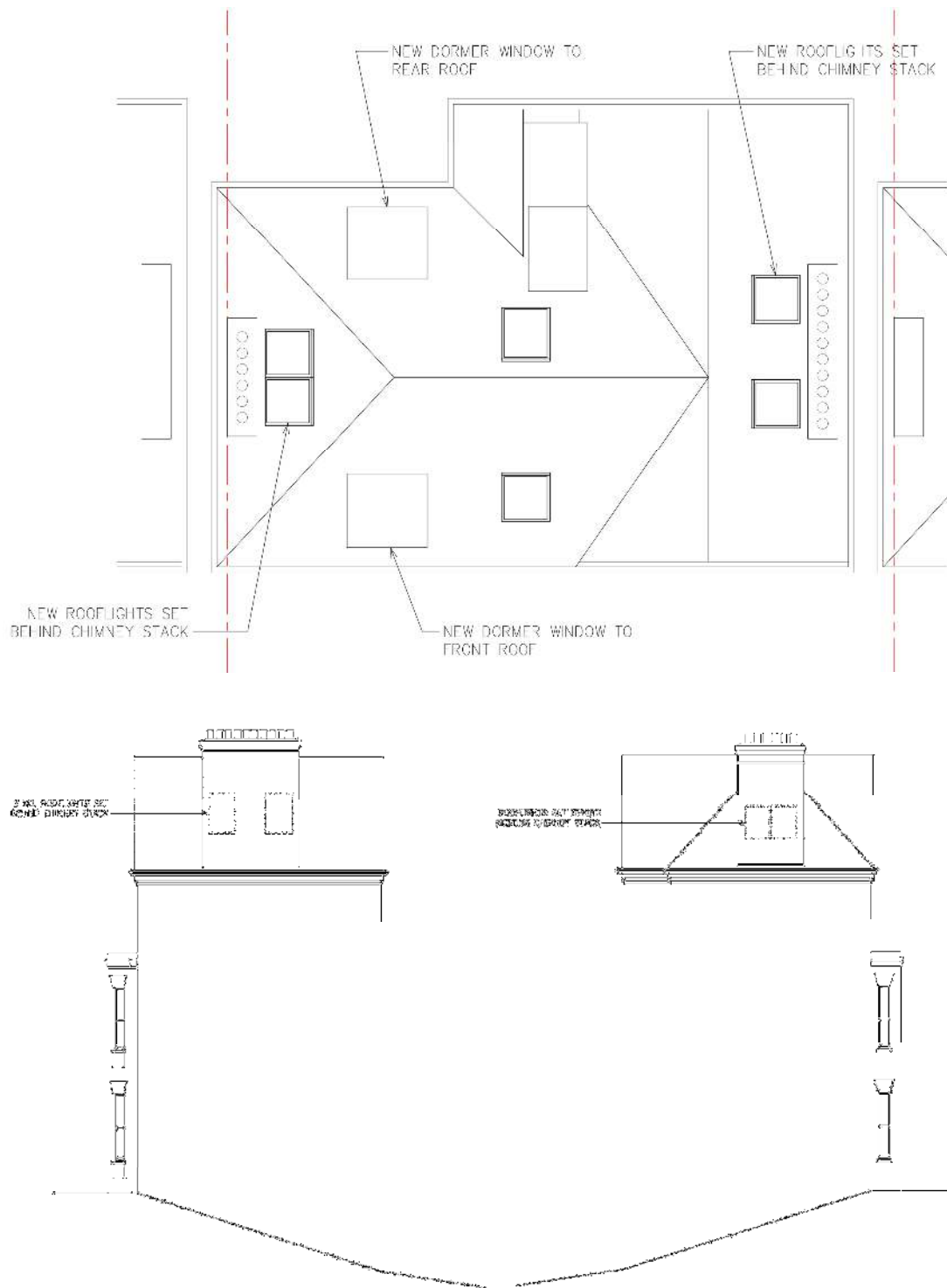


*Proposed dormer to the rear of No. 21*

A similar design approach as outlined above for the front dormer has resulted in an identical dormer format for the rear slope. Again its position on the roof provides ample clearance from the eaves, ridge and hip. The window proportion which closely matches the existing gable window contributes to the design hierarchy of the building. The existing dormer has been heavily altered with the loss of its fascia boards and detailing resulting in an element which does not currently positively contribute to the Conservation Area.

To each side roof the proposals would add 2 new low-level, conservation style rooflights. These are primarily intended to improve the daylighting to the existing accommodation which is relatively limited due to the small size of the existing windows. The position of all 4 rooflights has been carefully planned so that these are located behind the substantial, existing brick chimney stacks. As such, and due as well to the height of the 4-5 storey height of the building, the rooflights will not be visible from the existing street scene.





*Roof plan and side elevations of the proposed rooflights*