

DESIGN & ACCESS STATEMENT WITH HERITAGE STATEMENT

43 NETHERHALL GARDENS

KAS Architects

April 29th 2021

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1. Executive Summary

This document provides supporting information for the proposed works to 43 Netherhall Gardens.

The objective is to improve the residents waste management and not to encroach onto the entrance pathway and pedestrian pathway. This will create a more aesthetically pleasing front entrance as well as remove obstacles along a fire egress route. The proposal seeks to demolish part of the existing low level front entrance wall, in order to introduce a new floor to accommodate a refuse enclosure. The area underneath the new floor is currently used for storage, and is sheltered by a thin corrugated plastic material which has decayed and allowed water ingress.

2. Practice Profile

KAS Architects is a design-led architecture studio established in 2020. KAS Architects was founded by Mirsad Krasniqi, who has extensive experience working as an Architect within worlds leading architectural companies, such as Henley Halebrown Architects, John McAslan + Partners, Allies and Morrison and most recently Hopkins Architects.

Our work reflects our belief that people are at the forefront of our designs, and that each project should be tailored to the clients unique needs and aspirations.

We believe that architecture should tap into each project’s latent potential to foster positive change, by producing site specific and beautiful designs.

3. Existing Front Entrance Condition



Refuse currently located on residents pathway due to lack of a dedicated space for refuse.

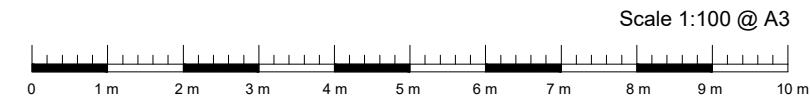


Refuse currently located on residents pathway due to lack of a dedicated space for refuse.

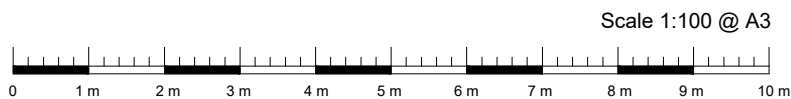


Current brick wall in bad condition and in need of repair/reconstruction.

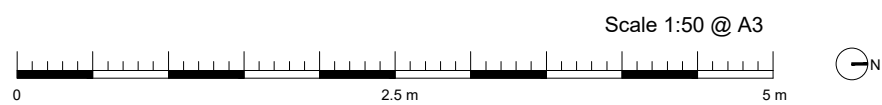
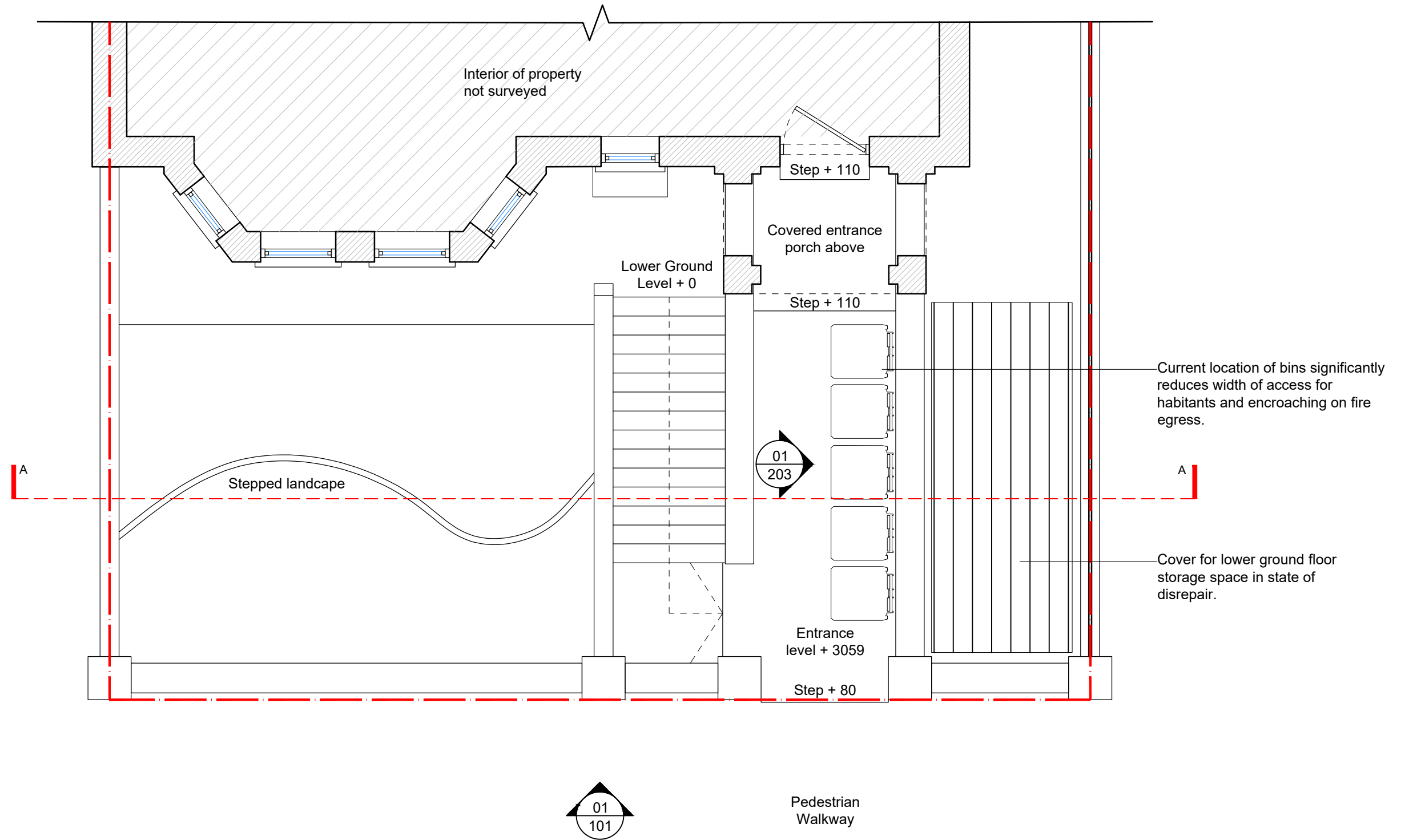
4. Existing Building Drawings



STATUS:	Rev No.	Notes	Project Address:	Project description:	Drawing:	Date	Drn. by	<div>KAS</div> <div>ARCHITECTS</div>
Planning			43 Netherhall Gardens	Installation of new bin store enclosure in the front garden area.	Existing Front Elevation	23/04/2021	MK	
ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING			London, UK			Sheet size	Rev.	
			NW3 5RL			A3	-	
						Scale	Drg. No.	
						1:100 @ A3	101	



STATUS: Planning ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING	Rev No.	Notes	Project Address:	Project description:	Drawing:	Date 23/04/2021	Drn. by MK	KAS ARCHITECTS
			43 Netherhall Gardens London, UK NW3 5RL	Installation of new bin store enclosure in the front garden area.	Existing Section AA	Sheet size A3	Rev. -	
						Scale 1:100 @ A3	Drg. No. 102	



STATUS: Planning ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING	Rev No.	Notes	Project Address:	Project description:	Drawing:	Date 23/04/2021	Drn. by MK	KAS ARCHITECTS
			43 Netherhall Gardens	Installation of new bin store enclosure in the front garden area.	Existing Ground Floor Plan	Sheet size A3	Rev. -	
			London, UK			Scale 1:100 @ A3	Drng. No. 103	
			NW3 5RL					

5. Planning History and Heritage Statement

Planning History

43 Netherhall Gardens is situated within the Fitzjohns and Netherhall Conservation area, however the building is not listed.

Planning application number: 2370

The uniting of two existing dormer windows at No. 43 Netherhall Gardens. Status: Granted Permission

Planning application number: 8500239

The erection of a railing and adaption of an existing window to form a French window for access purposes in connection with the use of the flat roof of the bay at the rear as a balcony as shown on drawings No.NB1 & 2. Status: Granted Permission

Planning application number: 2003/1049/T

REAR GARDEN 1 x Turkey Oak - crown reduce by 20% and crown raise to 6m. Status: No Objection to Works to Tree(s).

Planning application number: 2006/1787/T

REAR GARDEN: 1 x Turkey Oak - Reduce to previous pruning points 1 x Goat Willow & 1 x Holly - Fell to ground level & treat stump to prevent regrowth. (Amendment agreed and confirmed via email from Paul MacQueen on 23/06/2006)
Status: No Objection to Works to Tree(s).

Planning application number: 2013/2364/P

The erection of a new garden studio to the end of rear garden in connection with existing residential flat (Class C3).
Status: Granted Permission.

Planning application number: 2013/5580/P

Details pursuant to conditions 2 (foundations & layout) & 3 (tree protection) of permission 2013/2364/P dated 23/07/2013 (The erection of a new garden studio to the end of rear garden in connection with existing residential flat (Class C3). Status: Granted Permission.

Planning application number: 2016/5909/T

REAR GARDEN: 1 x Oak (Quercus robur) T1 approx. 20m - crown reduce by removing approx. 3m from all over back to previous as part of continued maintenance 1 x Cherry (Prunus spp) T2 approx. 10m - crown reduce by removing approx. 2 -2.5m from height and by removing approx. 1-1.5m from sides. Status: No Objection to Works to Tree(s).

Planning application number: 2019/2640/T

FRONT GARDEN: 1 x Eucalyptus (T1) - Fell as close to tree’s current ground level as possible and leave the stump in the ground, treat with glyphosate to prevent regrowth. Status: No Objection to Works to Tree(s).

Planning Policy Review
The following documents/guidelines have been considered as part of the design proposals:

1. NPPF - National Planning Policy Framework.
2. Camden Planning Guidance - Design.
3. Camden Home Improvements - 2021.
4. Fitzjohns and Netherhall Gardens Conservation Report.

Fitzjohns and Netherhall Gardens Conservation Area Statement:

As stated in the Fitzjohn and Nertherhall Gardens Conservation area statement “The road rises from Finchley Road to nearly the top of Fitzjohns Avenue. A very steep incline from Finchley Road gives the buildings a dramatic impact from either direction with the roof lines standing out.” Further north and closer to property 43, the incline steepens, and is also the exact area which was subject to the blitz bombings between 1940 -1941, where significant damage was caused to the surrounding buildings, which meant the loss of some of the original features dating back to the 1880s.

The architectural features of the front entrance currently includes brick walls with flat stone copings, piers with terracotta balls at the top and cup finals which tie in with the finials on the porches. The front boundary walls at the entrance are 1.4m tall therefore making the proposed bin enclosure discreet and hidden from most views along Netherhall Gardens road. The proposed timber cladding of the bin enclosures and surrounding wall would be Larch.

This is a robust material and will weather to a silver/grey and is widely used within sensitive planning environments.

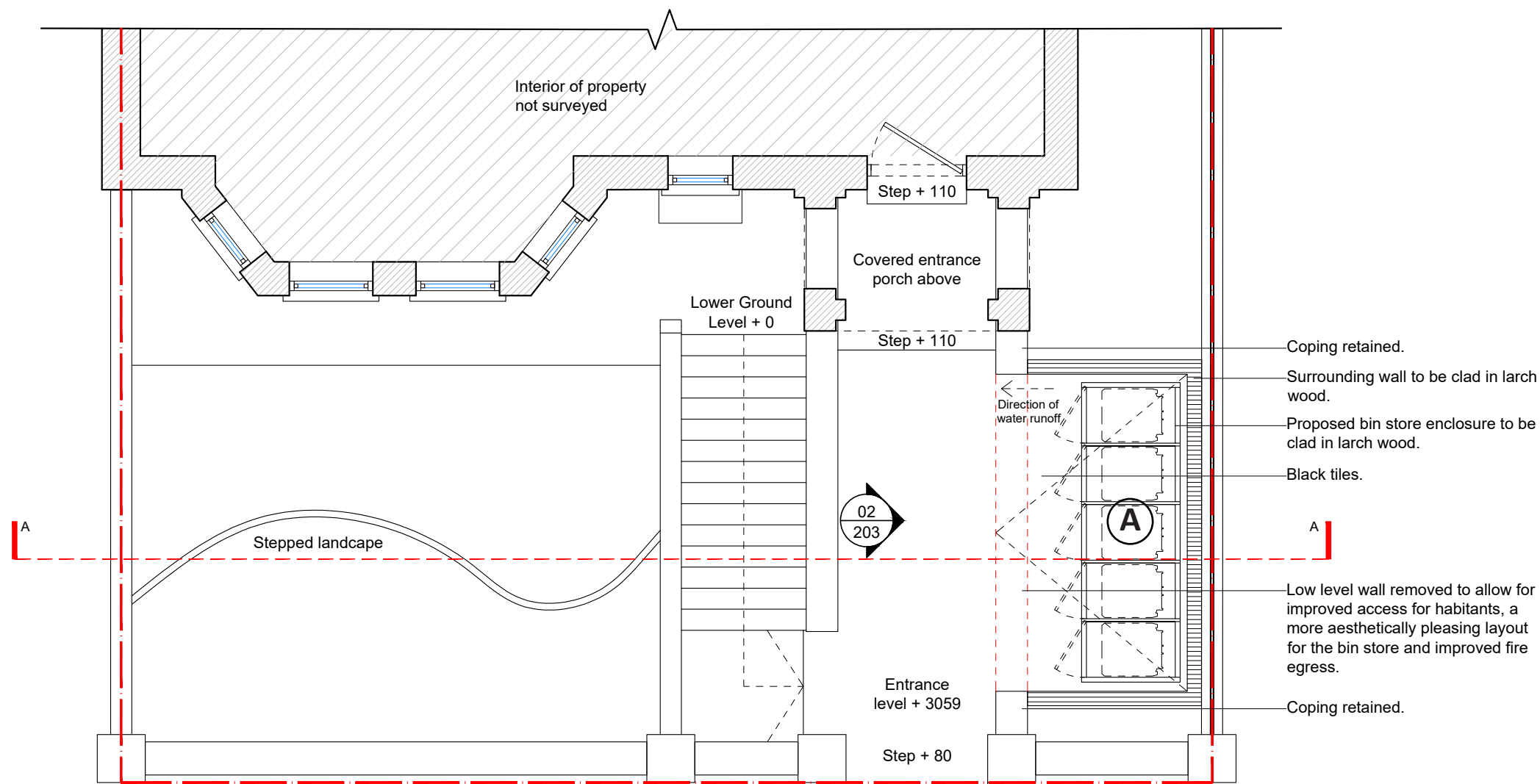
The floor finish will be black tiles to match the existing colour, which will be a durable material with quality workmanship.

Conclusion

The proposal does not harm the special architectural and historic interest of the building and the character and appearance of the conservation area would be preserved by the proposed scheme. This is in accordance to the Planning Act and local design guidelines as well as Conservation Area statements.

Therefore the proposal meets the requirements for sustainable development as set out in the NPPF as well as being compliant with local planning guidelines and Conservation Area Statement for Fitzjohn and Netherhall Gardens.

6. Proposed Drawings

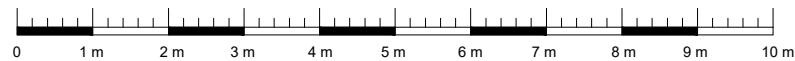


A

Example of timber enclosure refuse store and adjoining timber wall in Hampstead.



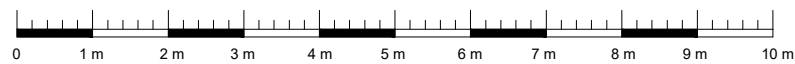
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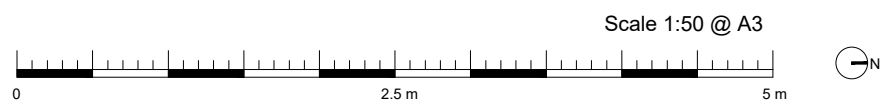
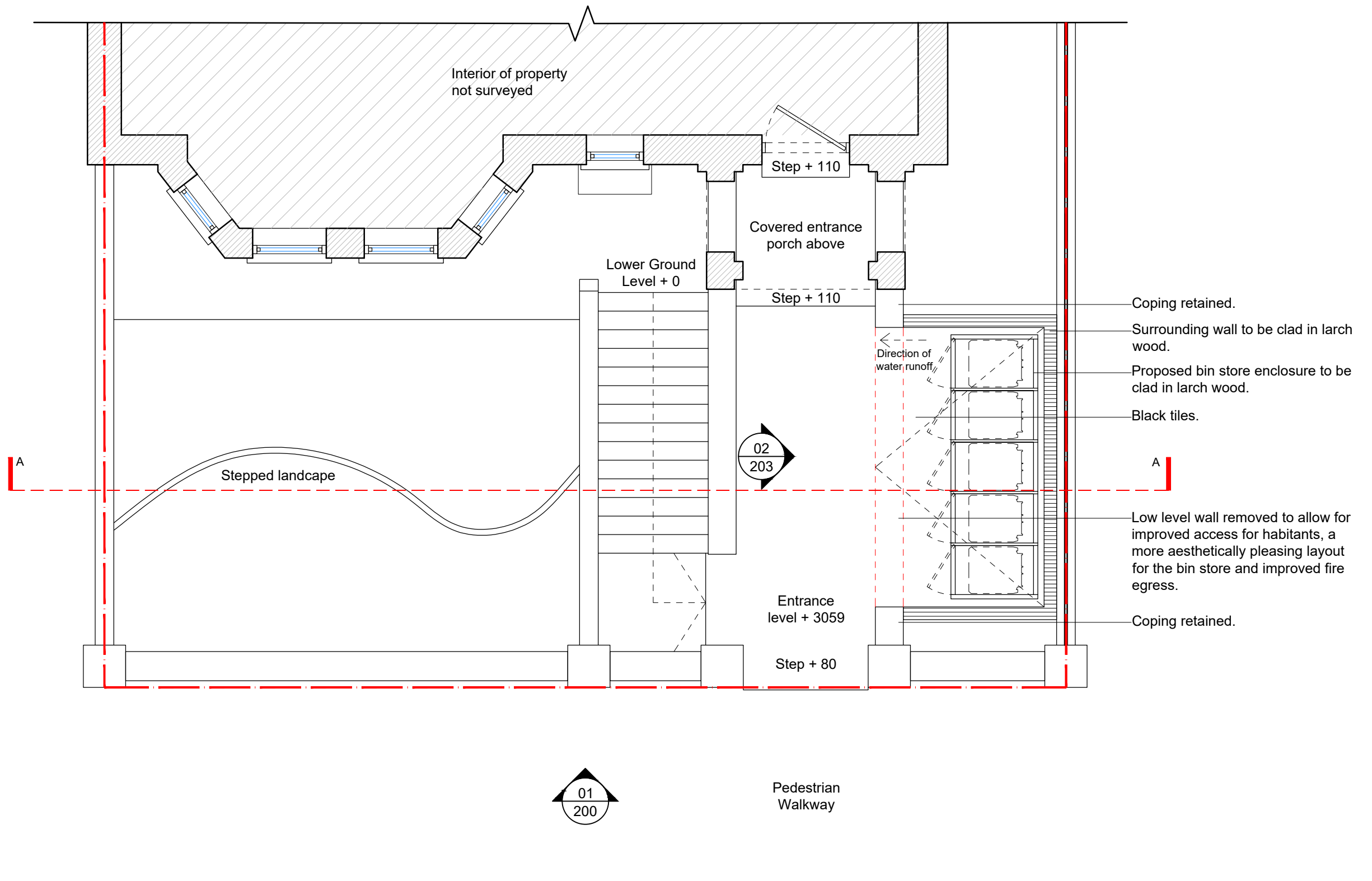
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			43 Netherhall Gardens London, UK NW3 5RL	Installation of new bin store enclosure in the front garden area.	Proposed Front Elevation	Sheet size A3	Rev. -	
						Scale 1:100 @ A3	Drg. No. 200	



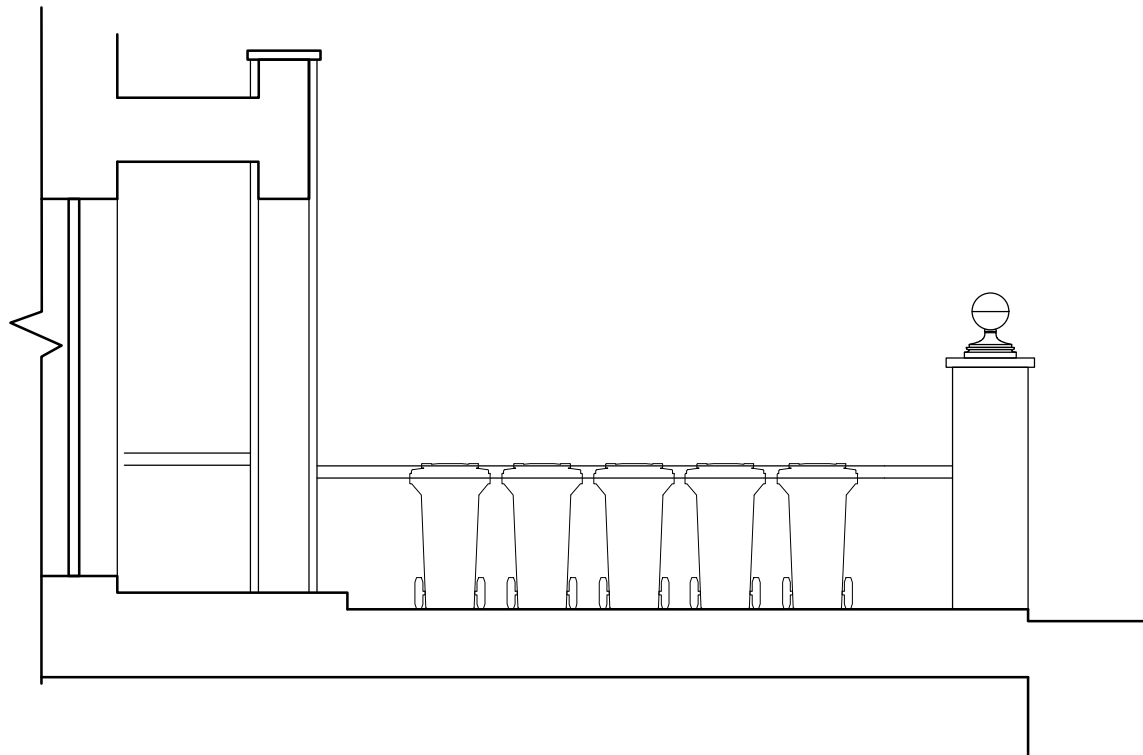
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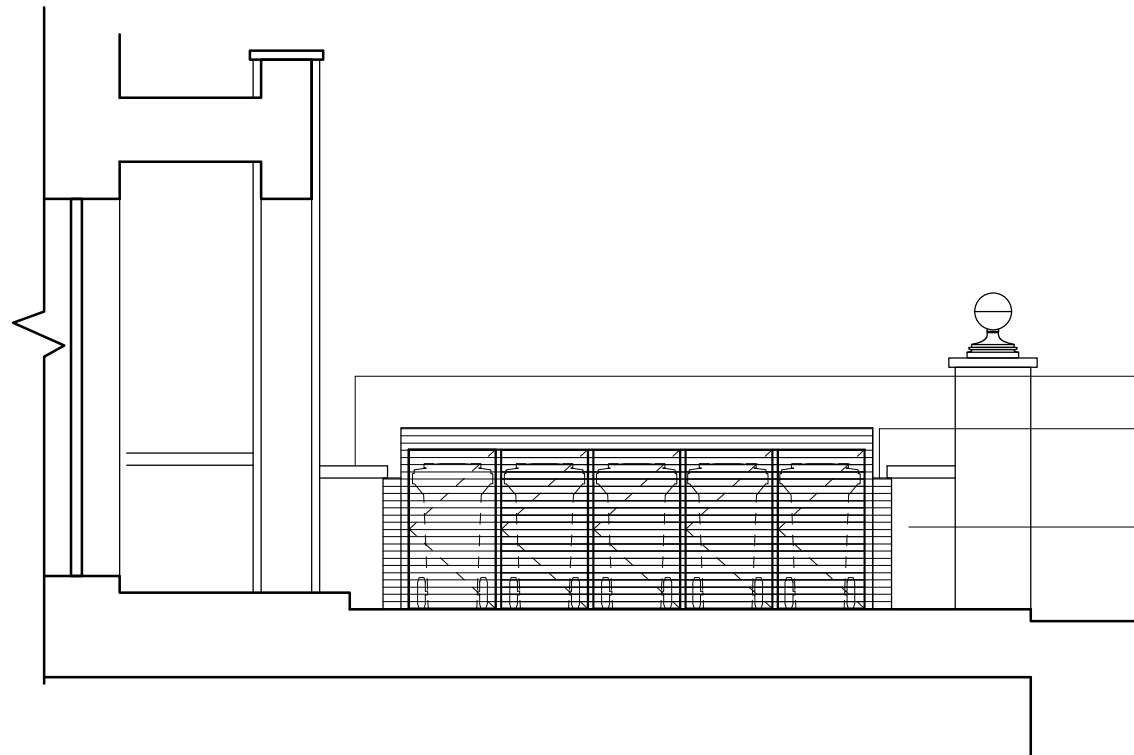
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			NW3 5RL			Scale	Drp. No.	
						1:100 @ A3	201	



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			43 Netherhall Gardens	Installation of new bin store enclosure in the front garden area.	Proposed Ground Floor Plan	Sheet size A3	Rev. -	
			London, UK			Scale 1:100 @ A3	Drng. No. 202	
			NW3 5RL					

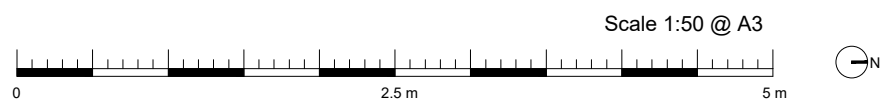


01
Existing Elevation



02
Proposed Elevation

- Coping retained.
- Surrounding wall to be clad in larch wood.
- Proposed bin store enclosure to be clad in larch wood with top and front access.



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			NW3 5RL					

7. Executive Summary

The proposal has been designed to comply with the Fitzjohns and Netherhall Conservation area guidelines, as well as best practice guidelines such as the CPG for Design and also the recently published Home Improvements Camden Planning Guidance 2021.

There will be no detrimental impact on the character and setting of the existing building, to the neighbours property or to the wider area. The design proposals are respectful of the nature of the setting and the existing qualities of the site. In addition to this, the proposal is hidden through most viewpoints along Netherhall Gardens street as it is situated behind a tall front garden wall.

The design proposal solves the issue of waste management and encroachment of waste onto the residents pathway as well as pedestrian pathways. The proposal also improves on fire egress as the refuse and bin wheelies would no longer provide an obstacle in the event of a fire escape.

The proposals are well justified to accommodate for the residents. The evidence enclosed in this design and access statement strongly supports our proposal, and we maintain that it is sensitive in its nature and sympathetic in form, scale, materials and architectural details to the existing building.