

4 Ellerdale Close is a The property is situated in the cul-de-sac of Ellerdale Close and within 5 minutes walking distance from Hampstead train, station and shopping centre.



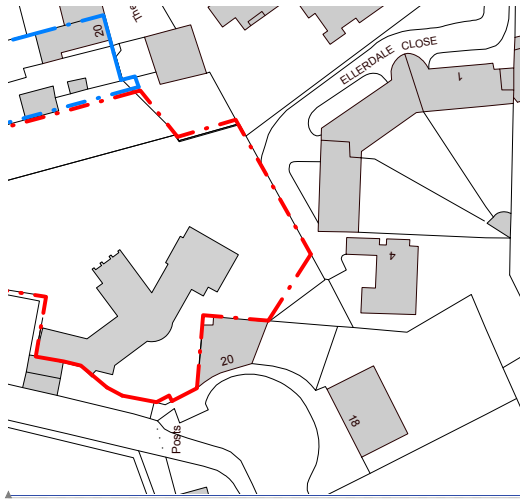
(view of existing front façade with protruding 1.5 storey tall block

Assessment

- 4 Ellerdale Close is a private detached residential property within the Fitzjohns Netherhall conservation area and it is not a listed building.
- It is a masonry property with clay roof, painted timber windows and shutters, many in poor condition
- The ground floor has an existing front garage that sits over one and half storeys high from and protrudes awkwardly from the front façade. It is in poor condition and too small for modern vehicles.
- There is an existing side passage that is currently used as access to the rear garden.
- The existing front porch and associated railings on the first floor are in poor condition.

The site and Surroundings

The site is 'sunken' compared to surrounding dwellings, due to a natural hill and fall in levels. The adjacent properties at 18 and 22 Frognal Way, both have recent permissions, which now constitute quite substantial dwellings, which are taller and higher than 4 Ellerdale Close. No. 20 Frognal Way has a garden boundary which meets the retaining wall of 4 Ellerdale Close, the house itself however is a fair distance away, and there is practically no visibility between the properties.



(site plan showing 22 Frogmal Way, lined in red, with 20 and 18 indicated also)



(Photo of the retaining wall, and boundary with the end of 20 Frogmal Way's garden)



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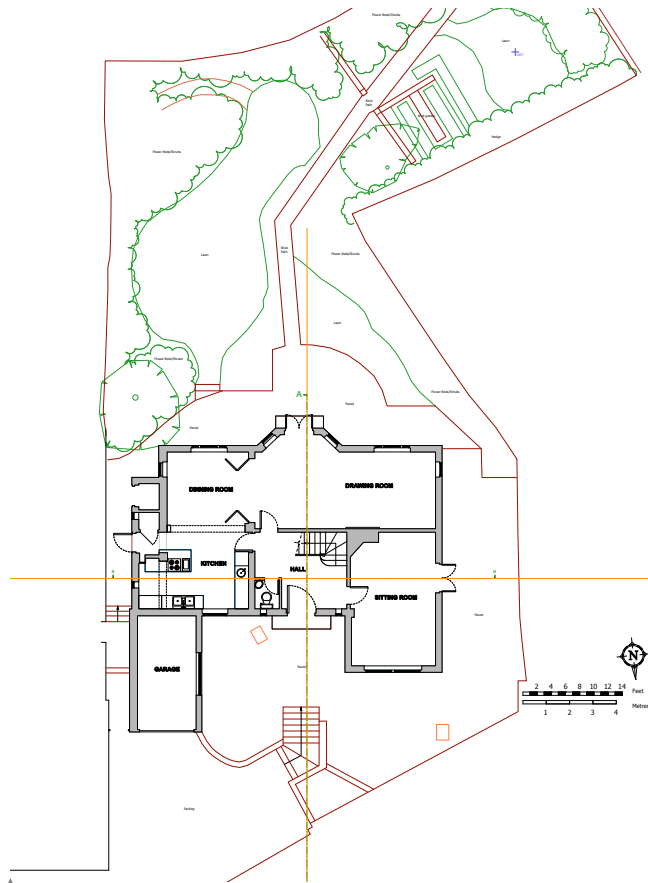
(Photos looking up at 18 Frogmal Way, to show its greater elevation and taller stature)



(View from Frogmal Way, with no.20 on the left and no.18 on the right, 4 Ellerdale Close, is not visible due to its lower level)

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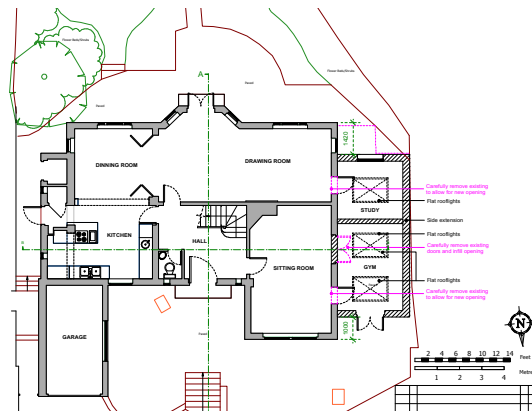


Design Statement:

The proposal is for the addition of a single storey side extension to the property, with alterations to the existing fenestrations on the associated elevation at the ground floor.

The proposed single storey side (ground floor) extension is subservient to the existing property, stepping back from the existing facades to maintain outline of the existing, aiming to preserve the character and only apply modest alterations and extensions, which are correct in scale and materials.

This structure will house 3no. flat rooflights to allow much needed light into the building and will not be visible from the street/public views.



(Proposed ground floor plan)

The proposed windows and doors are designed to match the existing, in a traditional style. We have proposed that the window and doors cill heights match the existing to ensure alignment and consistency throughout the front and rear façades. We have also proposed stone coping is used to the parapet, for a traditional feel.

All proposed materials are to match the existing.

Access Statement:

Current vehicular access to the building will remain unchanged.

The extension would maximise the floor area internally, allowing flexible living space.

Conclusion:

The proposals seek to enhance the conservation area by applying alterations to the front façade, forming a more visually appealing facade.

It was also decided that it was more beneficial to alter the front, as it was deemed that the enjoyment of the rear garden and views of it, down from 18 Frogmal Way, and across from 3 Ellerdale Close, could be slightly affected. The proposals to the front façade affect no neighbouring properties, as they are not visible down the private driveway, or from 18, 20 and 22 Frogmal Way, which are much higher and over bearing to 4 Ellerdale Close.

Please consider the proposal favourably,

PEEK Architecture and Design Ltd.