



INTRODUCTION

This Design & Access statement has been prepared to support a planning application relating to 23 Daleham Gardens, London NW3 5BY.

It sets out to explain the design approach as part of the application for planning permission to carry out the following works at 23 Daleham Gardens: Erection of a single storey rear garden outbuilding. The proposal includes the demolition of an existing rear garden shed and replacement with a new single storey outbuilding

DALEHAM GARDEN HISTORY

Originally built with no vehicular access from the front, the quality of the street is in part due to the close proximity of the properties and the continuous frontage of brick walls.

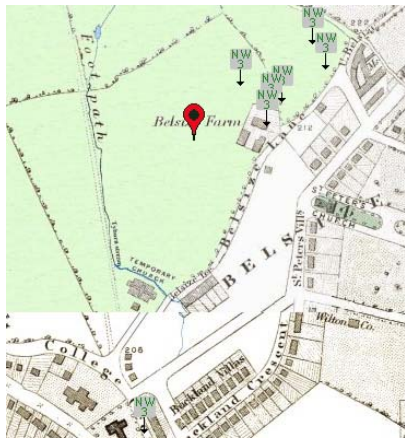
A long straight slope, with a shallower gradient at the Southern end; the vista is framed by front boundary walls with edges and small to medium size front garden trees giving the street a wealth of greenery.

The walls (about 800mm height) are generally consistent; red / orange brick over several courses of Staffordshire blue with an angular matching blue coping interspersed with Portland stones blocks.

From Nutley Terrace to Belsize Lane the properties are predominately detached but set close together making a unified group influenced by the Bedford Park estate.

On the west side they are all detached, smaller than those opposite, but a similar design generally. Some has semi basements and a raise front door. Most have a large flat fronted window with elliptical arch and small lights at ground floor, although it has been sadly replaced on a couple of properties.

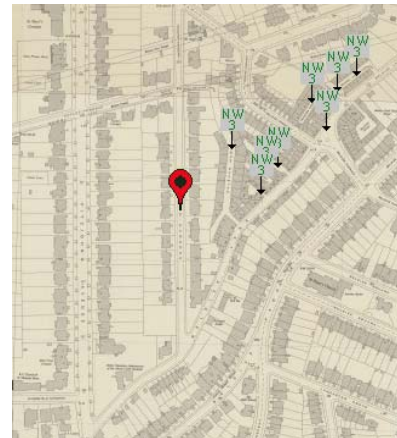
The properties have small gaps between them that contribute to the rhythm of the road, the projecting eaves provide a strong horizontal emphasis and the tall chimneys are dominant in the long views, as are the front walls and piers.



1860



1900



1950

CONSERVATION AREA

23 Daleham Gardens is situated within the Fitzjohns/Netherhall Conservation Area.

Most of the conservation area was designated in 1984. In 1988 Daleham Gardens was added.

The hills and their gradients play an important part in determining the area's character. Long views along the avenues combine with substantially scaled properties and generous grounds to create an imposing district.

Within a framework of broadly similar building types, there is mixture of architectural styles that included neo-Gothic, classic Italianate, Queen Anne, Jacobean, Domestic revival.

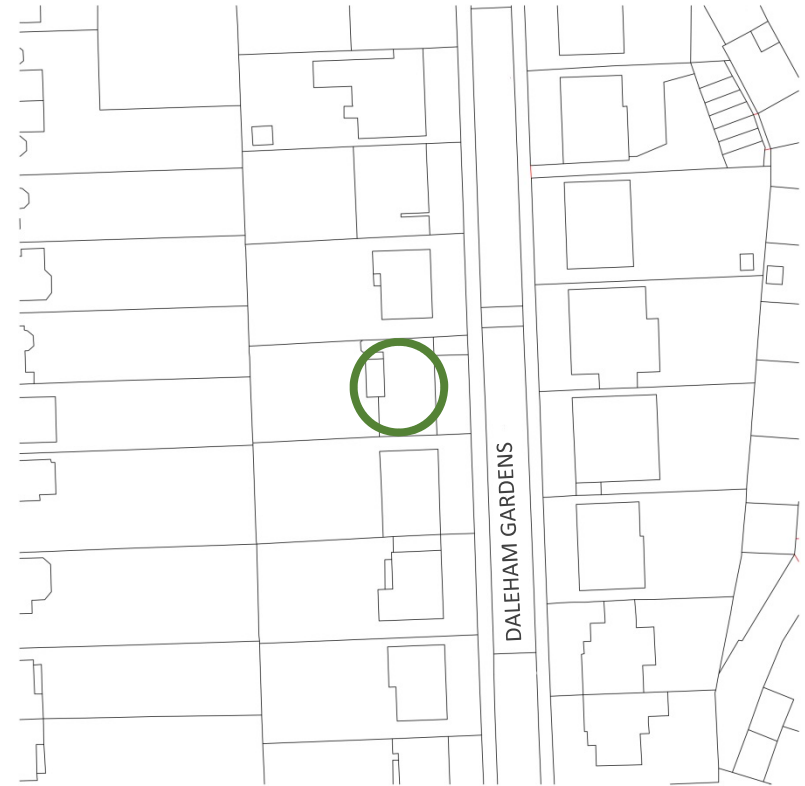
A feature of the area is the number of properties built for individual owners (some of them were artist) by respected architects.

Roofs are an important element that dominates the profile of the skyline (gables, pitches with dormers, shallow pitched)

The majority of the properties are detached or semi-detached with few terraces. The gap between the buildings provides views to the rear gardens and rhythm to the frontage.

Large trees have a strong presence in the streetscape, not just as formal street planting but also in front gardens, in gaps between properties and in rear gardens.

The private landscape often contains significant trees contributing to the character of the area.



OVERVIEW

23 Daleham Gardens is a 3 storeys detached house. Plus a lower ground floor. The house has been divided into flats, and the proposal takes place in the Lower Ground Floor flat.

The garden belongs to the lower ground floor flat. Currently there is a shed at the back of the garden, which is proposed to be demolished and replaced by a garden room.

Materiality

The front and rear elevation of the existing dwelling is built in red stock brick. The roof is finished with slates. The existing windows are white painted. The back of the house has incorporated a ground floor extension materialized in similar bricks.



Front Elevation of the existing Garden shed



Ground Floor extension

DESIGN PRINCIPLES

Proposal

The proposed design involves the demolition of the existing rear garden shed and its replacement with a new enlarged single storey outbuilding.

Scale, Mass and Design

The proposed outbuilding is small in scale and is visually subordinate to both the main property and the host garden. The proposed extension would not be visible from public viewpoints.

The proposed building is of a contemporary design, with front windows facing to the garden.

The height is lower at the back and at the sides to minimize the impact of the new building near to fences.

Materials

The proposed outbuilding will be finished in wide slats vertical timber cladding, painted in Charcoal colour or similar. The proposed doors are dark-grey powder coated aluminium frames. The flat roof will be finished in grey.

Access

There are no alterations proposed to the access of the site. Main access will remain through the current door of the main house.



Existing



Proposed

DESIGN PRINCIPLES

Trees

The impact on trees of the extension and refurbishment scheme proposed, will require a couple of low quality trees to be removed, and will overall be negligible. All retained trees be easily protected from harm during the project. Tree planting (proposed indicatively) will mitigate such losses.



Side Elevation

DESIGN PRINCIPLES

Front Elevation

A lower volume near to the fences will reduce the impact on the neighbours gardens.

At the same time the volume is separate from the right hand side fence, and the Tree Number 4 will help to minimize the views from the neighbours property.



Front Elevation

DESIGN PRINCIPLES

Conclusion

The proposed works have been carefully designed to minimize the impact of the proposed outbuilding.

The scale of the new outbuilding is subservient to the host building and has been planned in such a way as to have minimal effect on the amenities to the neighbours.

The proposal does not affect the underlying character of the main building and its impact on the wider conservation area.

