

2 GRANGE GARDENS, Hampstead

Proposed Single Family Home
Design, Access & Heritage Statement

09/2021

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Introduction

This statement is prepared by Chassay+Last Architects in support of an application for pre-planning advice. The proposed development involves demolition of a one storey annex building with roof terrace located at the south end of 2 Grange Gardens, to be replaced with a new 2 storey, split level single family home. The document sets out the nature of the existing site, the proposal and design rationale for the approach adopted.

The Context

The site is situated north east of Finchley Road on the edge of West Heath in Hampstead.

No. 2 Grange Gardens is located east of Templewood Avenue, outside of the Redington & Frognal Conservation Area (Refer to map in Appendix).

It is situated on former demesne land where a house known as 'The Grange' was built to replace Branch Hill Lodge in 1834. Various houses were built in the surrounding area, including Oak Hill Park Estate.

The Existing Site

No. 2 Grange Gardens is part of a modern development comprising of 26 detached homes, designed by Ted Levy Benjamin, and built by Barratt between 1981-1983.

The Grange Gardens development is set within a secluded green backdrop populated by mature trees. The development is organised around a short winding road terminating into a cul de sac at one end and intersecting Templewood Avenue at the west end where no 2 Grange gardens is located.

Overall, the houses present a consistent architectural character with slight form variations according to the specific setting of each individual house. The development is characterised by dark brown brickwork and an intricate combination of gabled, hipped and split gabled roofs of varying heights.

No 2 is located at the edge of Grange Gardens development, bordering Templewood Avenue. The main house is situated at the highest point of the property, with a one storey annex building located downhill and facing tight onto Grange Gardens road. The annex is an irregular trapezoid shaped building with a flat roof onto which access is gained from stairs to the rear of the building, and used as a roof garden. The annex is clad in dark brown brick with a fenestration pattern closely matching the main house.

The Proposal

The proposal seeks to create a new 3-bed single family home at the south-west corner of the property. The proposal involves demolition of the annex which serves limited use for the owners in its current form. The proposed design seeks to integrate with the existing fabric of Grange Gardens through materiality, form and scale that is respectful of its surroundings and does not diminish the appreciation of the existing buildings.

Pre-Application Advice

The initial proposals were submitted to LB Camden for pre-application advice in November 2020.

The report notes that housing is the top priority of the Local Plan and Council for unused and underused buildings and land. It concluded that the demolition of the existing annex building and creation of a new three bed single family dwellinghouse is compliant with policy H1 provided it meets qualifying criteria.

Policy H7 of the Local Plan to ensure a dwelling mix of large and small homes, deems the development of a 3 bed dwelling of the highest priority for market housing in Camden. The proposal is also in accordance with Policy HC1 of the Hampstead Neighbourhood Plan.

The pre-application advice expressed a concern for appropriate size and scale of the initial proposal, citing the footprint would take up approximately 50% of the proposed plot. It found the close proximity of the proposed building could potentially interfere with maintenance of the verdant buffer along the Templewood Avenue border, and although not in the conservation area the proposal is near two grade II listed houses.

The report encouraged promotion of sustainable modes of transportation rather than proposing car park space.

Design Rationale

The proposed development is conceived as two cubic volumes with a connecting central staircase. The cubes are arranged to follow the rising contours of the garden such that the rear cube sits a half level above the front volume at street level, creating a cascading effect that is subservient to the main house which sits on the highest point of the property.

Following pre-application advice, we have addressed the comments and revised our design of the proposal to incorporate the following –

- Proposed building length reduced by approximately 2 metres
- Proposed building height reduced by 300mm.
- Proposed building position moved away from Templewood Avenue to protect trees and hedges along boundary wall.
- Garden area increased to occupy more than 50% of plot
- Car park space omitted for car free development
- Propose entrance cladding changed to the more sympathetic material of render

Two listed buildings on Templewood Avenue (no 14 & 15) have been identified.

An elevational study of the streetscape (refer to drawing 2GG_P11) illustrates the proposal will have no impact on the setting of listed building no.14 due to the deep buffer of very large mature trees along Grange Gardens and no.14's considerable set back from the street. Furthermore, the screen of large trees along the Templewood border in front of the proposal effectively conceals its presence on Templewood Avenue.

Listed building no.15 is located across the road on Templewood Avenue with a deep driveway that sets the house far back from street view. With its remote placement in relation to the proposal (refer to drawing 2GG_P01a), its setting would not be harmed. It is also noted that no.17 a new modern development directly adjacent no.15 was deemed not to affect the setting of the neighbouring buildings and the wider conservation area.

Accommodation

The bedrooms and communal areas are set over two storeys, with the kitchen/dining flowing into the living room on a split level arrangement. All living spaces have access to outdoor amenity via garden space or balconies that take advantage of the views over Hampstead. The footprint of the proposed building is reduced to increase the garden area

Materiality

The two main volumes will be clad in 'Roman' long format brickwork to complement the predominantly brick facades of the existing development. The central volume will be glazed to emphasise the solid primary forms at either end. The entrance hall is an intersecting volume clad in a sto render finish and angled to address the access road. The balcony balustrade is to be formed of frameless glass to complement the minimalist character of the proposal.

The use of dark brown brickwork and subtle use of glass transparency is compatible with the existing Grange Gardens development, presenting a harmonious relationship.

Size, Scale & Impact

The massing of the proposed development is broken down into three components –

1. The lower and upper cubic volumes
2. The narrow glazed central staircase and
3. The angled entrance hall

The massing is broken down into smaller distinct elements that are set within the existing contours of the property to minimise impact on the surrounding setting. Following pre-application advice, the proposal was redesigned to diminish the length and bring down the height of the building to better relate to the main house and its surroundings.

No 2 Grange Gardens is situated on the edge of the development along the relatively quiet Grange Gardens access road, ensuring the proposal has minimal impact on neighbours. 14 Templewood Avenue is a grade II listed building set back from the access road and is heavily screened by a deep cluster of large mature trees and hedges, so that its presence is not detectable from Grange Gardens. The grade II listed building on the opposite side of Templewood Avenue (no 15) is also substantially set back and is not read in conjunction with the proposal from any views from Templewood Avenue or Grange Gardens.

The tall east boundary wall flanking Templewood Avenue is further screened by a line of large mature trees, where glimpsed views of the side elevation on an oblique angle would be extremely limited. Subsequent to the pre-application advice the height was further reduced to lessen the impact to the surrounding neighbours.

Conclusion

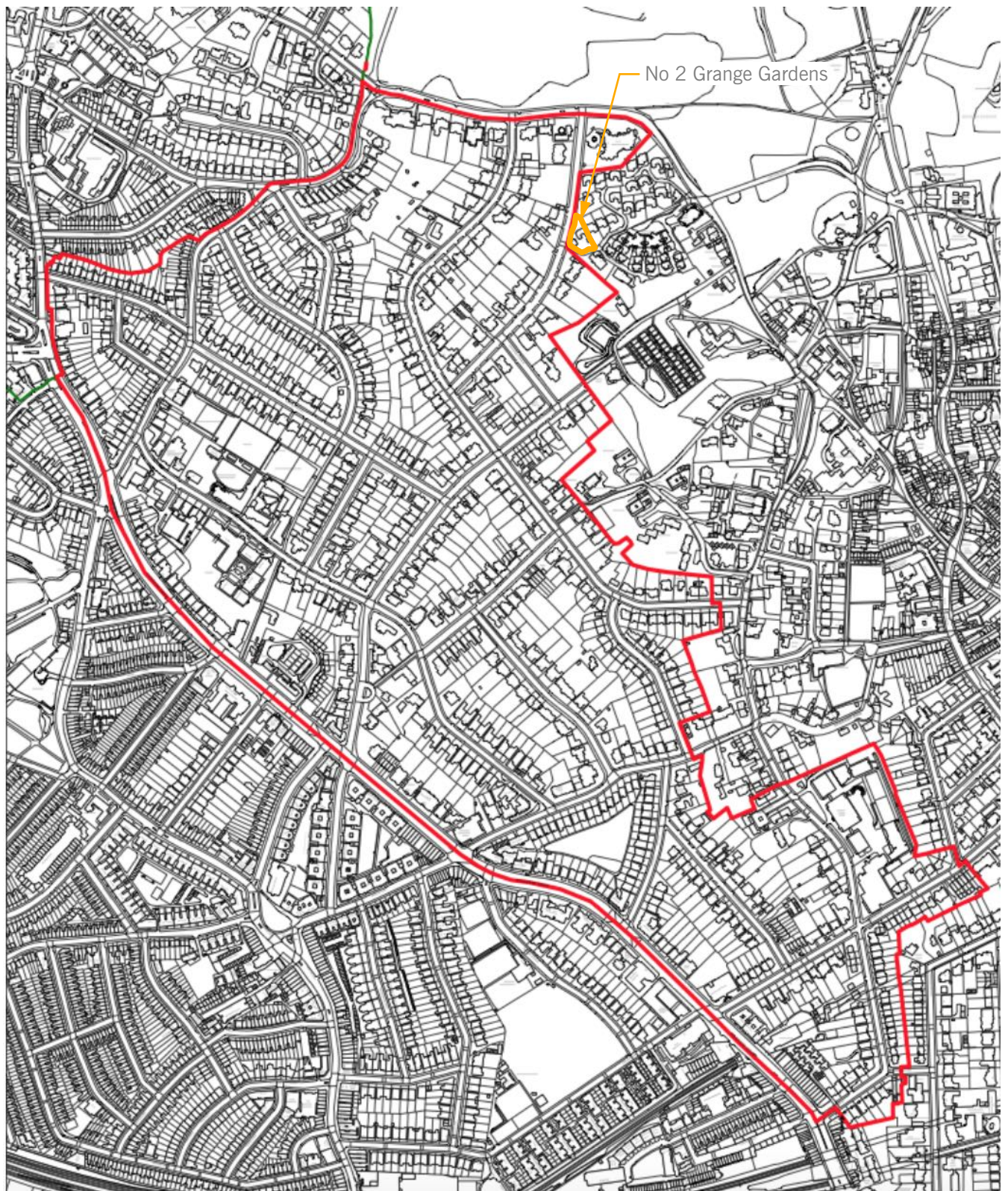
The proposal seeks to replace the outmoded annex building at the end of the garden, with a new family home that integrates with the existing architecture.

The garden of no 2 is extensive and due to the property's location on the outer edge of the development, impact on neighbouring premises would have limited to no impact. The presence of the proposal from the Templewood vantage point is not detectable due to extensive tree coverage behind a rising boundary wall.

The proposal is a modest insertion that responds to the site constraints by positioning the building in a cascading arrangement. Its size, scale and materiality respect the character of the existing development and will be of high architectural quality.

Appendix

- Conservation Area Map
- Site Photos



Redington Frogal Conservation Area Map

No 2 Grange Gardens



1. Aerial view



2. No 2 Grange Gardens - Main House



3. View from Grange Gardens of Annex Building

Google



4. The annex building with main house in the background



5. View from Grange Gardens toward Templewood Avenue



6. Junction of Grange Gardens and Templewood Avenue



7. Templewood Avenue