



Architecture + Design

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To:
Brent Council,
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DESIGN AND ACCESS STATEMENT – SINGLE STOREY REAR AND SIDE WRAPAROUND
EXTENSION WITH ROF LANTERNS & CUTTING BACK TO FRONT GARAGE (rev A)

Address: 4 ELLERDALE CLOSE, LONDON, NW 3

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



(View of existing front façade with protruding 1.5 storey tall block)

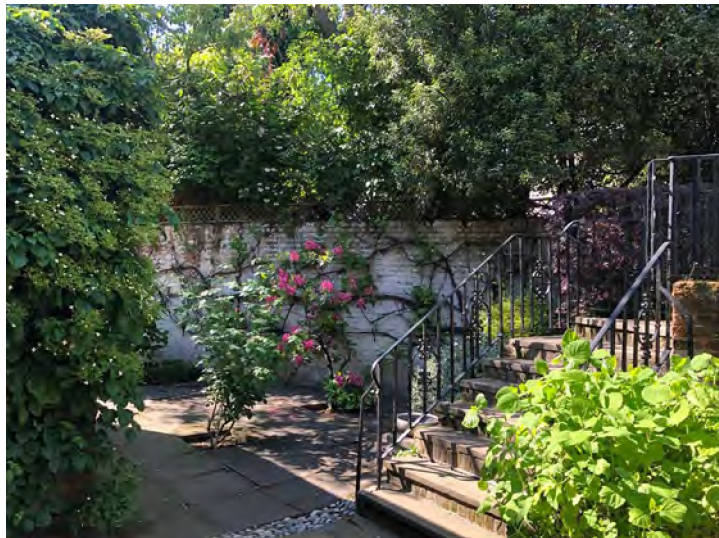
Assessment

- 4 Ellerdale Close is a private detached residential property within Fitzjohns Netherhall conservation area and it is not a listed building.
- It is a masonry property with a clay roof, painted timber windows and shutters, many in poor conditions.
- The ground floor consists of existing front garage that site over one and a half storeys high form and protrudes awkwardly from the front façade. It is in poor condition and too small for modern vehicles.
- There is existing side passageway 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 the 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 Froggnal Way, lined in red, with 20 and 18 indicated also)



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



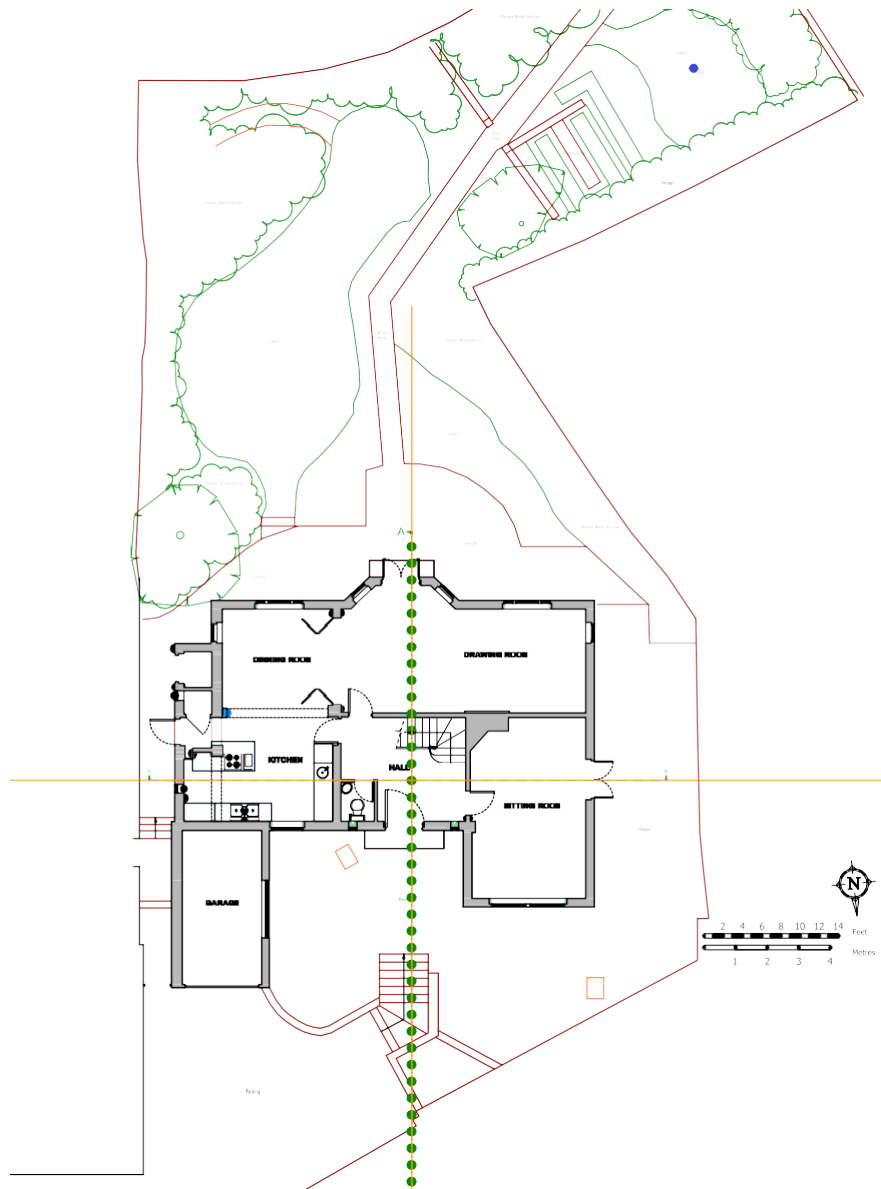
(Photo of the retaining wall, and boundary with the end of 18 Froggnal Way's garden)



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



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



(Existing ground floor plan)

Design Statement

The proposal seeks approval for an additional side and rear single storey extension. Part of this proposal has already been approved, as the side extension (*Planning Ref: 2021/3393/P*). The proposed works will enable the family to have a comfortable open plan living space, which will not take away from the garden and will not impose on the existing surrounding buildings as No.18 Froggnal Way is stepped away from that party wall and views onto 4 Ellerdale Close are limited due to its lower-level setting, and no.3 Ellerdale Close, already have extensions.

The proposed, brick ground floor extension will have 2no. roof lanterns which have been designed to let as much natural light into the rear of the property as possible. The language and design of the new fenestration at ground floor has been done to match closely with the existing fenestration being removed, and of that above, and be in keeping with the rest of the windows at first floor. We have proposed that the window and door cills heights match the existing to ensure alignment and consistency throughout the rear and side facades. We also proposed stone coping is used to the parapet, for a traditional feel.

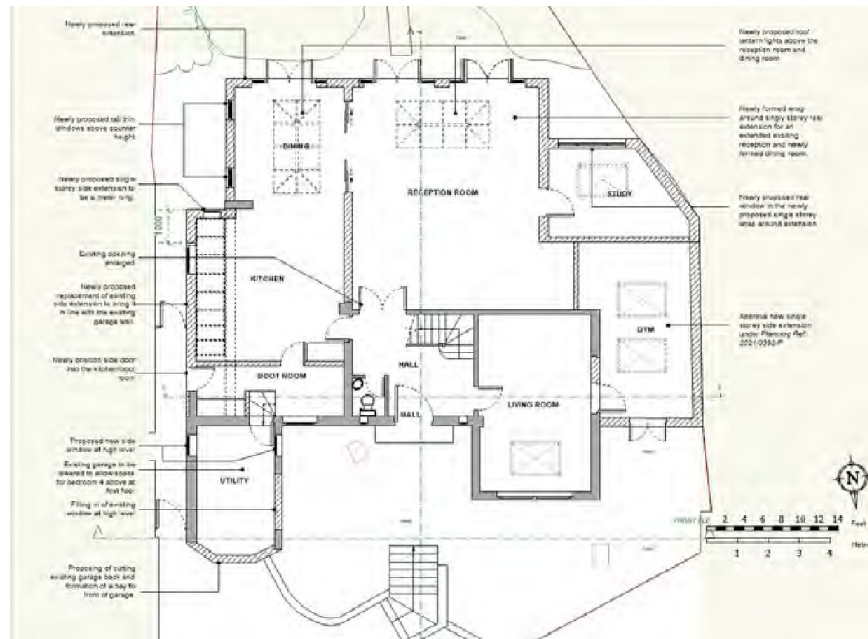
All proposed materials are to match existing.

We are proposing to replace the existing side extension to the South with a new side extension with a glazed roof. However, it is proposed that the replaced side extension is to be 1m longer to the rear than the previous extension. The proposed extension is to have one small high level above counter window to

match with existing fenestration at first floor and a sloped glazed roof to bring natural light above the kitchen. All materials are to match existing extension.

Also being proposed is the cutting back of the existing garage and changing the front, to a bay formation to soften its form, and to mimic the bay designs of adjacent properties and the bay to the rear of no.4. The proposal also seeks to lower the garage floor internally to utilise the current, low level void space. This will enable a more useful way to utilise the existing volume. Access to the utility room and bedroom 4 will be made via steps into the rooms.

We are proposing a flat rooflight into the existing roof, above bedroom 4 to allow for as much natural light into the room as possible with 3 set of bay windows to the front. The windows have been designed to match all the existing fenestration to the front of the property thus allowing the works to the front of the garage to feel part of the original house/design.



(Proposed ground floor plan)

Access Statement

Current vehicular access to the building will remain unchanged. The extension would maximise the floor area internally, allowing flexible living space.

Conclusions

The proposals seek to enhance the conservation area by applying alterations to the front façade which will form a more visually appealing front façade. 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 Forgnal Way, which are much higher and overbearing to 4 Ellerdale Close.

Should you wish to have further explanation, please do not hesitate to contact us.

Please consider the proposal favourably,

PEEK Architecture and Design Ltd.