

Address: 4 ELLERDALE CLOSE, LONDON, NW3

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



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

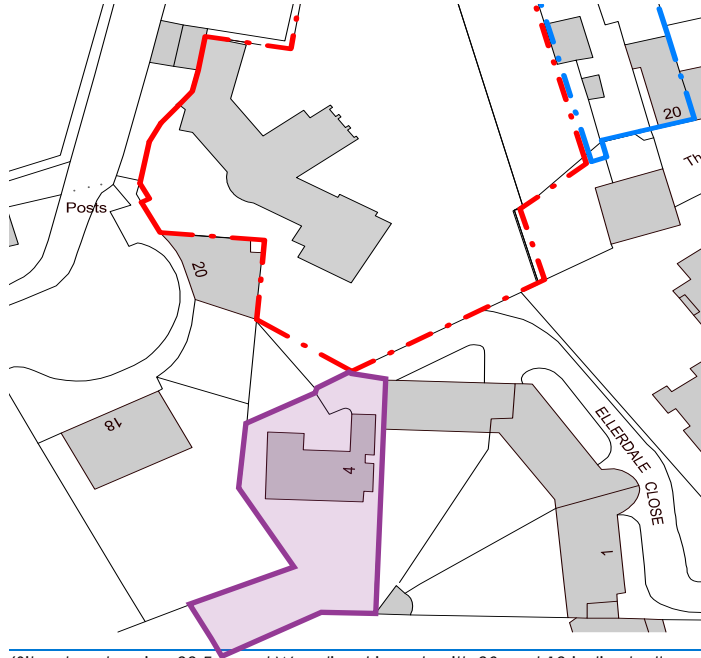
Assessment

- 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 Frogna Way, both have recent permissions, which now constitute quite substantial dwellings, which are taller and higher than 4 Ellerdale Close. No. 20 Frogna 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.

Attached below you will find images showing the hidden location of 4 Ellerdale Close.



(Site plan showing 22 Frogmal Way, lined in red, with 20 and 18 indicated, lined in blue and 4 Ellerdale Close, lined in purple)



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



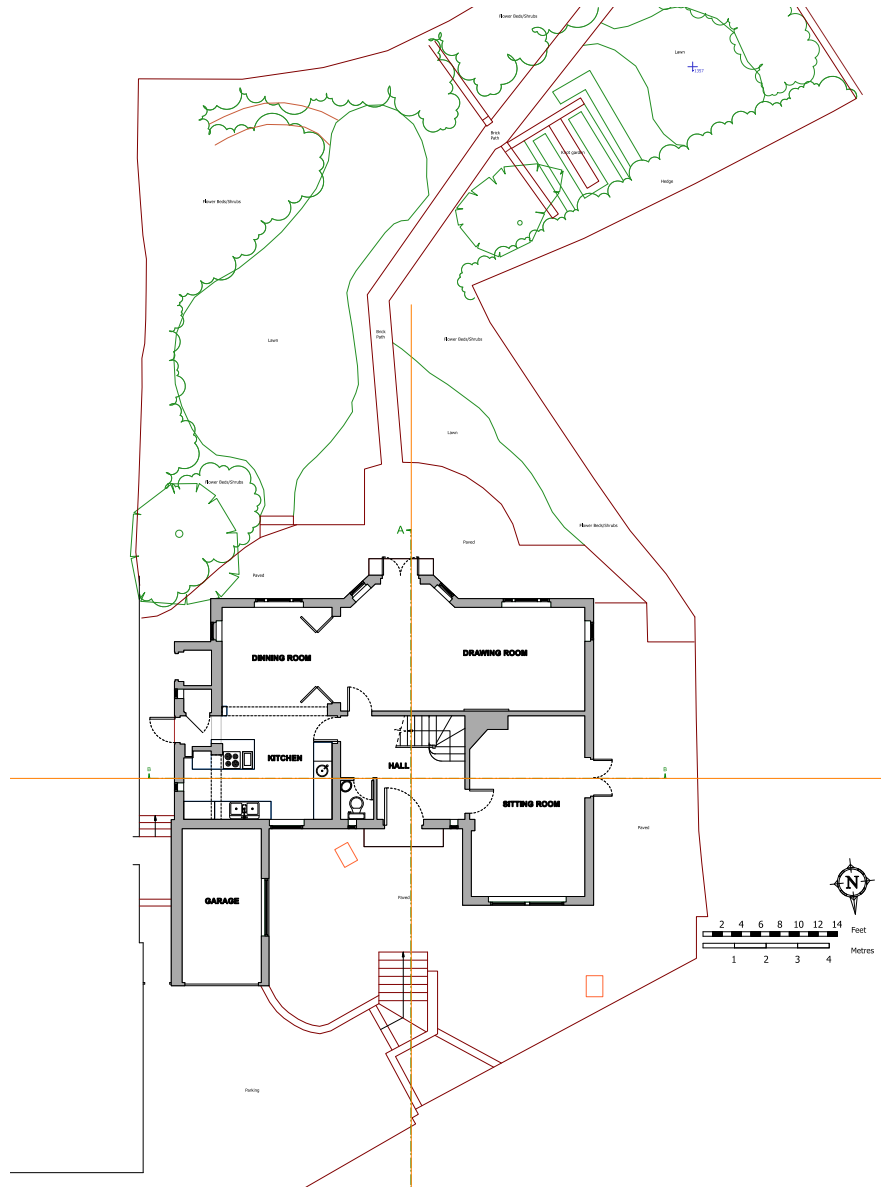
(Photo of the retaining wall, and boundary with the end of 18 Frogmal Way's garden)



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



(View from Frogal 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 rear single storey wrap around extension alongside a single storey extension to the rear. This is proposed to connect to the already approved side extension (*Planning Ref: 2021/3393/P*) which is proposed to be connected to the newly proposed rear extension in this application. The proposed works will enable the family to have a comfortable open plan living space at ground floor, which will not take away from the garden and will not impose on the existing surrounding buildings as No.18 Frognal Way is stepped away from that party wall and views onto 4 Ellerdale Close are limited due to its lower-level setting. As 4 Ellerdale Close is the last property in this close, foot traffic is only limited to the residents of the properties on the street.

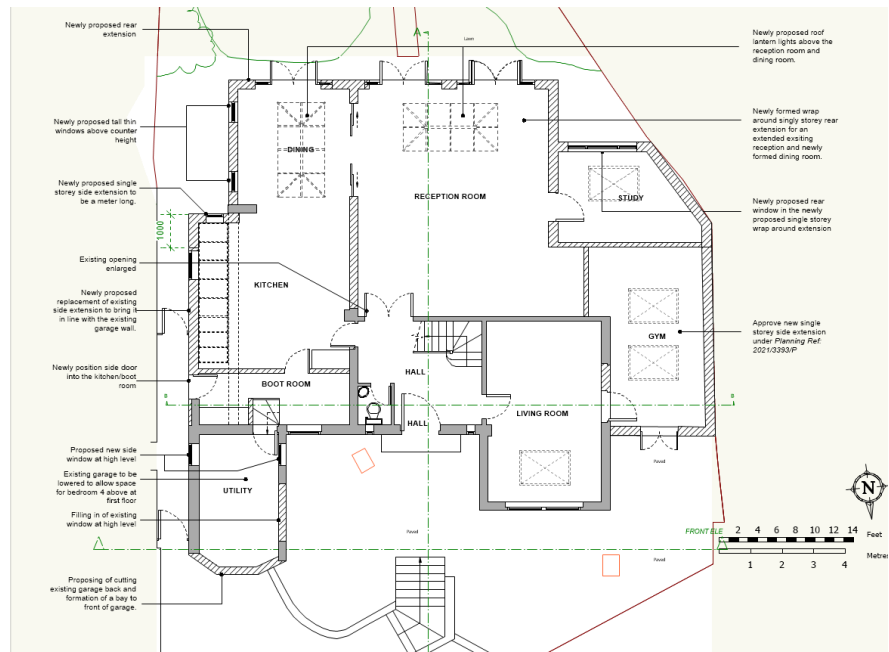
The proposed ground floor extension will have 2no. of roof lanterns which have been designed to let as much natural light into the rear of the property as possible. The language and design of the new fenestration at ground floor has been done to match closely with the existing fenestration being removed.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

All proposed materials are to match existing.

We are proposing to remove the existing side extension which has broken access to the internal areas and in its place erect a new side extension to be in line with the existing garage wall. The newly proposed side extension is to be 1m longer than the previous to line up with the existing rear wall of the house. 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.

Alongside the works mentioned above, we are proposing to remove the existing garage door, which currently stands out, cut back the existing garage front facade and rebuilding the facade in a bay. The shape of the bay has been designed to be in keeping with the character of existing surrounding properties with hexagonal bay windows. The existing garage width will not be altered, and the footprint of the garage will be retained. The new addition of 3 bay windows within the newly formed bay at high level, to bedroom 4, are designed to match existing front façade fenestration. Thus, ensuring the front elevation is more symmetrical and uniform with these new additions, emphasizing the character of the property. The proposal also seeks to lower the garage floor, internally, to allow for bedroom 4 to be moved above the newly formed utility room at ground floor, in place of the existing garage. This will enable the clients to have a better layout for the first floor which will suit their day to day lives. Access to the utility room and bedroom 4 will be made via steps into both rooms.

We are proposing a flat rooflight 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 proposal seeks to enhance the living areas at ground floor for the family by creating open plan living and maximising natural light internally by the addition of roof lanterns. The works being proposed have been carefully designed to be in keeping with the existing character of the property by the use of similar materials and similar design elements. The property is set back from 18 Frogal Way and it is set back away from No.3 Ellerdale Close which will not cause any overlooking as they already have rear extensions in place similar to the one being proposed.

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

Please consider the proposal favourably,

PEEK Architecture and Design Ltd.