



## **PLANNING, DESIGN AND ACCESS STATEMENT**

**Flat 15 Gardnor Mansions,  
Church Row, NW3 6UR**

**December 2022**

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## **Section 1 – Introduction**

- 1.1 This planning statement has been prepared by De Rosee Sa and accompanies the submission of a *Full Planning Application* for 15 Gardnor Mansions. It provides a detailed description and assessment of the proposals.

## **Section 2 – Background Information**

### **2.1 Site and Surrounding Area:**

The site is situated on Church Row, located in the Hampstead Conservation Area of the London Borough of Camden. 15 Gardnor Mansions is a one-storey flat located on the second floor of a mansion block. Gardnor Mansions dominates the top part of Church Row, which is a residential street in Hampstead. It was the first block of flats built in Hampstead and is taller than the adjoining early Georgian houses. Adjoining Gardnor Mansions is 5 Church Row which is a house that projects further out and has a distinctive white weatherboarding to the elevation that was added in the late 18<sup>th</sup>-century.

- 2.2 Gardnor Mansions is a five-storey building (including a lower ground floor level that has been converted into flats), with a brick façade, white rendered lintels and timber-framed sash windows. Gardnor Mansions consists of 20 flats in two adjoining blocks built in 1898. Within each block, there are two flats per level and Flat 15 is located between Flat 16 and Flat 6 (located in the adjoining building). There are two communal entrances that provide access. Gardnor Mansions is within Hampstead Conservation Area but is not listed.

- 2.3 The front façade is south-facing and consists of bay windows to the flats at LGF up to Level 02 (Flat 15) however this is not mirrored symmetrically. Level 04 comprises of dormer windows, some with mullions and some without. Timber sash windows provide light to the communal stair with a circular window at Level 02 above both entrances.

- 2.4 There is an internal lightwell to both buildings. The façade within the lightwell is a light cream brick. Some windows have frosted glass.

### **Section 3 – Design Principles**

- 3.1** This application proposes to replace the existing windows with new like-for-like double glazed traditional timber-framed sash windows. Shape, profile, mullion layout and operation to match existing. All frames to be painted white to match the original windows. All window replacements are to existing only and the opening sizes remain the same to all elevations.

### **Section 4 – Relevant Planning History**

- 4.1** Planning Approval 03.02.2005 – 2004/3251/P  
*Flat 12a - Continued use of basement store rooms to provide additional residential floorspace for the LGF flat, and the retention of 3 new windows on rear lightwell elevation.*
- 4.2** Planning Approval 19.12.2000 – PWX0002740  
*Flat 11 - Replacement of doorway into Yorkshire Grey Place with a timber sash window and the replacement of casement window to light-well with a sash window.*
- 4.3** Planning Approval 027.09.1959 - 4970  
*Flat 11 - The conversion of No. 11 into two self-contained flats.*

### **Section 5 – Conclusion**

- 5.1** The proposed windows to Flat 15 are sympathetic to the existing building and its surroundings, with the proposed windows matching the exact size, locations, style and operation as existing. Whilst the glazing will increase to double, the appearance will remain unchanged as a result of the alterations. The new windows are located on the second floor. The front façade windows to Flats 1 to 10 appear to be double glazed at the LGF and RGF levels. Please refer to Fig 6.8 on page 7.
- 5.1** In the context of the above assessment, it is considered that the proposal upgrades the existing property, whilst having no negative impact to the look and feel of the conservation area.

## Section 6 – Existing Site Photos



Fig 6.1 – Existing Front Elevation

*(Flat 15 windows highlighted in purple box – WIN 0/01, 0/02, 0/03, 0/04)*



Fig 6.2 – Existing Front Elevation birds-eye view





Fig 6.3 – Existing Rear Windows  
(WIN 0/05 (cropped in photo), 0/06)

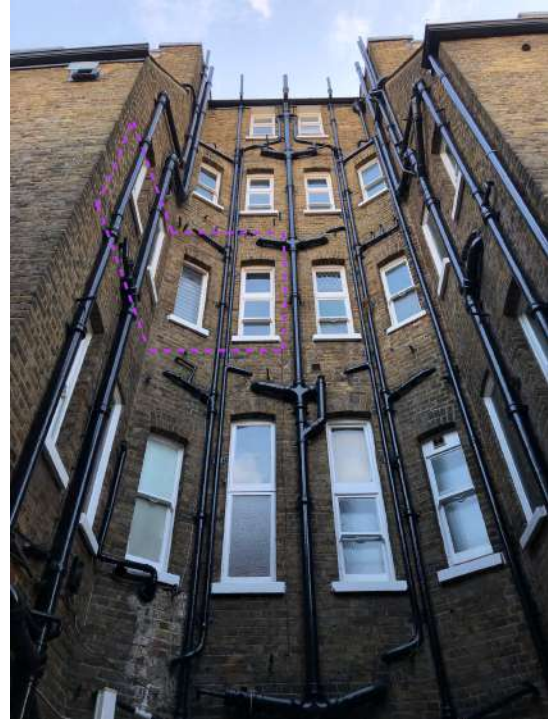


Fig 6.4 – Existing Rear Windows  
(Flat 15 highlighted in purple box -  
WIN 0/07, 0/08, 0/09, 0/10)



Fig 6.5 – Rear birds-eye view  
(Flat 15 highlighted in purple box – WIN 0/5, 0/06, 0/07, 0/08, 0/09/ 0/10)



Fig 6.6 – Existing Lightwell (Elevation 8)  
(Looking straight at WIN 0/16)



Fig 6.7 – Existing Lightwell (Elevation 6)  
(Looking straight at WIN 0/11)





Fig 6.8 – Double-glazed sash windows to the front elevation of Gardnor Mansions