

DESIGN AND ACCESS STATEMENT
TO ACCOMPANY AN APPLICATION
FOR PLANNING PERMISSION

Proposed Alterations
at
Flat 4, 11 Langland Gardens
London NW3 6QD

19.01.2023 – For Planning

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1.0 Introduction

Flat 4, 11 Langland Gardens is a private flat that is to be altered to better suit the applicant's needs.

The flat occupies the top floor in a building containing four flats in a street of similar semi-detached houses on the west side of Langland Gardens.

The location and setting is shown on the site plan drawing LAN/PL-00 and site photographs are provided on drawing LAN/PL 06.

The property is not a listed building.

The application site is located within the Redington Frognal Conservation Area and the Redington Frognal Neighbourhood Plan Area.

2.0 Planning History

Excluding applications for tree works, the planning history of the site is as follows:

2016	2016/3661/P	Refused: Erection of infill roof extensions to both dwellings including 10 new rooflights, erection of first floor rear extension to 11 Langland Gardens and installation of glazed balustrades above existing ground floor and proposed first floor rear extensions to create 2 x roof terraces.
2015	2015/3619/P	Refused: Erection of roof extension including 20 x rooflights and enlarged side dormers and first and second floor roof terrace.
1988	8804724	Approved: The change of use and conversion of a single family dwelling in to four flats involving the formation of habitable rooms in the roof space and two extensions to the rear elevation at garden ground and first floor levels and terraces to the rear at ground first second and third floor levels as shown on drawings nos LG/S/1234567 as finally revised on 27.06.89.

Previous planning application number 2015/3619/P (above) was submitted by the next door owner at 13 Langland Gardens. The application was not made by the applicant who purchased Flat 4 in 2021. This earlier 2015 application was for an extra storey above Flat 4 and was refused planning permission. Flat 4 does not seek to extend the property in this manner – simply to benefit from private and safe access to an existing flat roofed area.

3.0 Statement of Significance and Planning Considerations

11 Langland Gardens was originally built as a single semi-detached house in the late 19th Century. The property was converted in to four flats under a planning permission granted in 1988.

The property is not listed but it is located within the Redington Froggnal Conservation Area.



*Fig 1: The application site viewed from Langland Gardens.
No changes are proposed to this side of the property.*

The building is characteristic of this part of the Conservation Area which comprises semi-detached houses of three or four storeys with red brick elevations and Dutch style gables. The site is located in the middle of a row of such buildings.

To the rear, however, this row of properties contains a mix of architectural styles including some unsympathetic modern interventions. A number of individual rear facades have been extended and altered with built form of different scale, proportions, architectural style and detailing. See Fig.2 below.



Fig 2: Modern remodelling of the rear elevations of No.9 and No.13 Langland Gardens. These properties are immediately adjacent to the application site at No.11.



Fig 3: Neighbour's roof terrace at No. 25 Langland Gardens

(Image from Zoopla website; Marked extract from David Money Architects drawing DM326 forming part of planning application 2020/3465/P).

As shown on a 2020 planning application 2020/3465/P, No.25 Langland Gardens has a roof terrace behind a balustrade in an equivalent location to the roof terrace proposed at No.11. See Fig 3.

The original rear roof form of properties on this side of Langland Gardens comprise a flat roof section visible at the rear with traditional pitched roof slopes to the front and side of each property. These provide a rhythm within the Conservation Area. The application will not interfere with this rhythm as there is no roof extension proposed.

The proposed changes would be (i) insignificant in terms of the character and appearance of the already much altered host property and (ii) less than substantial to the significance of Redington Frogna Conservation Area as a whole when taking account of the screening of the rear elevations and rear of No. 11 from public vantage points.

4.0 The Proposals

The flat is to be renovated to bring the accommodation in line with modern standards. The proposed changes externally are:

4.1 Work to existing west facing balcony

It is proposed to remove the existing timber French doors leading on to the balcony and to replace them with sliding glazed doors.

The opening will be raised by 30cm to allow more daylight in to the flat.

The existing black painted steel balustrade is substandard and in poor condition. A new balustrade is proposed around the balcony on three sides made of black painted steel.

4.2 Work to form new roof terrace

It is proposed to convert part of the existing flat roof above Flat 4 in to a useable roof terrace to give Flat 4 a better access to outside space.

The roof terrace as proposed will be similar to a neighbour's terrace at 25 Langland Gardens. See Fig.3 above.



Fig 4: Aerial view of 11 Langland Gardens showing the existing flat roof

As can be seen from the site photographs and existing elevations, the west elevation of the host property and its neighbour are populated with multiple balconies and steel balustrades.

The proposed new roof terrace will utilise a balustrade which will be set back from the roof edge by one metre so as not to form prominent feature of the elevation / skyline and to prevent the risk of any overlooking.

As far as neighbours to the west are concerned, the west elevation is separated by some 50-70m distance from properties in Frognal Lane and Finchley Road which back on to Frognal Lane Gardens. These same gardens also contain a number of mature trees which block out any views.

Access to the roof will be by a privately accessed stair and a small cedar-clad enclosure on the roof. The stair emerges in the centre of the roof so as not to be visible from the west. The new stair enclosure will not be seen from Langland Gardens side of the property due to an existing pitched clay tiled roof.

5.0 Impact on neighbours

5.1 Daylight:

The proposals will not negatively impact on daylight or sunlight currently enjoyed by any of the adjacent neighbours.

5.2 Privacy:

The proposed work to Flat 4 will not negatively impact on privacy or general amenity of any neighbours.

5.3 Trees and bushes

Being situated several storeys above ground level, the proposed work to Flat 4 will not negatively impact on bushes, trees or their root systems.

6.0 Other Planning Considerations – Sustainability statement

The proposals recognise the need for a responsible sustainable design to mitigate negative impacts on the environment.

This aim will be achieved by a number of methods including the following:

Choice of building materials

The following durable high quality materials will be used to ensure long life cycle and low maintenance: Powder coated metal, glass. Durable hardwood decking and cladding.

Materials recycling

Materials arising from the demolitions process will be recycled where possible. Under the terms of the contract with the builder, suitable materials removed from the site will be taken to designated recycling facilities.

Passive ventilation to reduce the need for mechanical plant

The enlarged balcony door will improve the natural ventilation enjoyed by the flat and reduce the need for mechanical ventilation.

Draught-proofing

The new external doors will be draught proofed.
New pipes services and tanks will all be insulated to meet Building Regulations requirements.

Work to improve energy efficiency

New external doors will exceed U-Value requirements of current Building Regulations.
All new glazing will be double glazed with gas filled cavities and Low-E coatings to the cavities and will exceed Building Regulations thermal requirements.
All new lighting will be by means of low energy / LED type.

Water conservation

All new plumbing and sanitary ware will comply with water conservation measures set out in Building Regulations Part G.

7.0 Access

The new access to the roof will be means of a new Building Regulations compliant staircase.

Elsewhere existing level changes are retained. It is not proposed to alter access to or within the flat.

8.0 Summary

The design of the proposals has been carefully considered and it is appropriate in its context.

The design is of a high standard and will contribute positively to making the property a better place for the applicant to live.

The daylight amenity enjoyed by the occupants of adjoining buildings is preserved.

The proposals would not negatively impact on the privacy or the amenities of other adjoining properties.

The overall appearance of the alterations has been designed to be in keeping with the host property.

It is therefore considered that the proposal submitted merits the grant of planning permission.