

Design and Access Statement

Proposal for a new access stair to the side passage at 125 Broadhurst Gardens NW6

South Hampstead Conservation Area:

125 Broadhurst Gardens, NW6 3BJ is a detached red brick mansion block located within the South Hampstead Conservation Area. The building faces North on the South side of Broadhurst Garden and is flanked by a terrace of large villas mainly comprising of conversions into flats. The building has 8 flats over 4 stories with the Ground Floor flats at street level. The building itself is on a sloping site with the rear communal garden at Lower Ground level extending a considerable distance and backing onto large rear gardens at the back of the properties along Compayne Gardens. The building is located within the South Hampstead Conservation Area. The building as well as neighbouring properties are not listed. The immediate surroundings are residential with a mixture of single-family properties, conversions and mansion blocks.

The Ground Floor flat (Number 125) at the rear of the property is raised slightly less than a full story above the garden. There are a number of smaller sized windows along the flank walls of the side passage and a set of large double sash windows on the first rear elevation that looks out onto the side passages and service yards. Lower ground storage areas are accessed from the side yard and the area is in turn accessed from the front of the property via a side passage with steps leading down to the communal garden.

The main rear elevation of the property faces the back garden with mature trees at the perimeter. To the East, sits number 123 Broadhurst Gardens, a recently refurbished and extended large family house. The neighbouring garden is bordered by mature trees and during the summer months is screened by foliage, but in winter months, a substantial rear extension is visible. The property is not parallel with 125-139 Broadhurst Mansions. The houses along the terrace sit at approximately a 30 degree angle. The flank walls along the side passage shared by both properties are therefore, skewed and not face on.

There is in addition to private gardens, a large communal garden behind the terraced houses of which number 123 heads. This open space creates a sizeable distance and between the properties on Broadhurst Gardens and Compayne Gardens. No properties are visible close enough to each other and the result is that no views back to the mansion block could possibly constitute overlooking and the inverse is true as well. The properties in the vicinity all enjoy privacy and a park like setting as a result.

125 Broadhurst Mansions Proposed Alteration:

Planning Permission is being sought for a single set of external steps from the raised ground level flat at 125, down to the side yard below. The purpose being solely for the convenience of accessing the garden level directly from the utility room and kitchen. The ability to do so is now restricted to a bedroom at the rear of the property. The garden is primarily used in

the summer months when all the trees are in full foliage and the privacy afforded between neighbours is at its peak. The kitchen at 125 is at the front of the flat and therefore at the furthest distance from the communal garden.

In order to facilitate the new access, the existing sash window in the utility room would be extended downward and a new timber frame half glazed door would be installed into the existing opening. No modification of the width of the opening is proposed and the door is to match the existing painted timber sash windows.

The proposed stair is to be fabricated from metal and painted black so as to integrate with the existing fabric of the flank wall as well as the existing balconies and balustrades. The balustrade would be made up of vertical balusters to match the metal balustrade used on various balconies already existing on the rear elevation to the building as well as neighbouring properties. A similar access stair exists at number 123 adjacent and similarly it and the rear roof terrace utilise black painted metal vertical balusters.

Existing Conditions:

A double sash window faces the side yard perpendicular to the proposed stair, and currently enjoys restricted views of the rear garden. The side passage is in of itself mainly shaded by both the mansion block itself and the neighbour's house. Views and light are restricted due to the deep set back. The same side passage exists on the West elevation of the Mansion Block. The existing balcony at raised Ground Floor level on the opposite side of the first rear elevation is accessed by a set of French doors. The balcony is made of timber with a metal balustrade painted black with vertical balusters. The balcony is large enough to be used as a terrace.

The proposal does not seek to create a balcony of equal floor area for Flat 125. A shallow balcony with balustrade to match that of the opposite balcony (in elevation) and access to the new set of steps down to the side yard is proposed instead. The shallow balcony would facilitate the opening of the door whilst carrying items up and down the stair.

Even though the first rear elevations at the back of the side passages of the Mansion block are not visible from the public realm, the proposal seeks to remain in keeping with the existing conditions, matching the balcony solution on the opposite side for the integrity of the building as a whole.

Boundary with number 123:

A high masonry wall forms the boundary with number 123 and large mature trees are situated along the boundary. The wall steps down from street level to the garden level. At number 123, there are a set of steps that lead down from the existing higher level down to the rear garden. A side entrance is located at the top of the steps and a lower storage area with further steps exists on the other side of the wall but is only partially visible from the Utility room at Flat 125.

As the flank wall of number 123 is at an angle from the flank wall at number 125, no direct view exists. In addition to this, the large windows of the extension at number 125 are obscured glass. As a result, overlooking is not an issue for either property.

Planning Consent to number 123 was granted over the course of a number of applications 2017/0158/P **2017/1630/P** 2017/2555/P 2017/4684/P 2018/1479/P

The following comment “The proposed staircase to the west elevation between ground and lower ground level would be acceptable in principle..”

The large windows on the flank wall of the extension at number 123 are also obscured glazing for privacy.

Local Planning Considerations:

Camden Local Plan (adopted 2017) Policy D1 Design:

The Council will seek to secure high quality design in development. The Council will require that development:

- a. Respects local context and character
- b. Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage
- c. Is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation.

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed “designated heritage assets”

London Plan Policy HC1 Heritage Conservation and Growth Planning decisions

- Development proposals affecting heritage assets and their settings should conserve their significance, by being sympathetic to the assets’ significance and appreciation with their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

The Proposal’s impact on the Conservation Area

- The proposed side access stair is not visible from the street level public highway as it affects only the side passage, flank wall and rear elevation to the side passage. In no way does the proposal interfere or alter the existing architecture of the building and the building’s setting. The contribution to the character and appearance of the South Hampstead Conservation Area would be unaffected.
- In addition, the proposal seeks to contribute to the existing features that utilise black painted steel balustrades and balconies. The building’s rear elevation already

comprises of a number of balconies, the majority of which have these features. Neighbouring properties incorporate similar balustrades to their own balconies and roof terraces. A similar access stair exists at the neighbouring house, with an identical black balustrade.

- 125-139 Broadhurst Mansions is of importance to the Conservation Area and to its character and appearance through its position as an example of Edwardian purpose built apartment houses. The proposed alteration would not compromise the existing vernacular, would not be harmful to the overall character of the building's architecture, would enhance the balance and symmetry of the added balconies at Ground Level and would not be detrimental to the amenity enjoyed by residents of the building or neighbouring properties.
- As the proposal is for the purpose of access and improved communication from the flat to the communal gardens, there is no potential for disturbance to the flats above, nor to the neighbouring property.

Planning History:

2007/2807/P Conversion of existing store at basement level into habitable accommodation for the ground floor flat and external alterations including the addition of balconies on the rear elevation no.127 Broadhurst Gardens. GRANTED 01/08/2007

P9603253: The provision of a balcony to the rear at upper ground floor level with access provided by the replacement of a rear window with glazed double doors at no. 125 Broadhurst Mansions GRANTED 11/12/1996

Relevant Policies:

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development 2010

CS5, CS14, DP24, DP 25, DP 26

South Hampstead Conservation Area Character Appraisal and management Camden

Planning Guidance 2011

CPG1 Design

CPG6 Amenity

30715: The erection of a rear balcony at no. 135 Broadhurst Gardens. GRANTED 04/09/1980

Application Ref: 2013/3989/P is a historic application for the creation of 4 x balconies to the rear of 125, 129, 133, and 137 Broadhurst Gardens. Refused.

The Council has considered your application and decided to refuse planning permission for the following reason(s)

1. The proposed balconies at first and second floor levels, by reason of their location would result in an unacceptable level of overlooking into the living room windows of the adjoining property, contrary to policy CS5 (Managing the impact of grown and

development) and DP25 (Managing the impact of development on occupiers and neighbours) Of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

Neighbouring Amenity:

In terms of amenity, the proposed new balconies would not offer significant additional views of neighbouring gardens than those already visible from the windows of the east elevation of the building at all four levels.

“There are, however, a number of clear glass windows on the side elevation of the adjoining property which would be unduly overlooked by the proposed balconies, especially those at first and second floor level, as the angle of view from these balconies would be less acute and therefore views towards the lower floor windows of the adjoining property would be more invasive. These clear glass windows serve the main living room of the adjoining house and so the loss of privacy for this property is considered to be unacceptable.”

As observed on site, a degree of overlooking already exists from the side windows of the application’s property. However, the proposed balconies would exacerbate this impact by way of approximating the viewpoint by 3.0m to the neighbouring windows to an unacceptable level. In this regard, the proposal is considered to be contrary to LDF policies CS5 and DP25. In reaching this conclusion it is acknowledged that the trees do provide some screening, but it is not consistent and changes throughout the year.

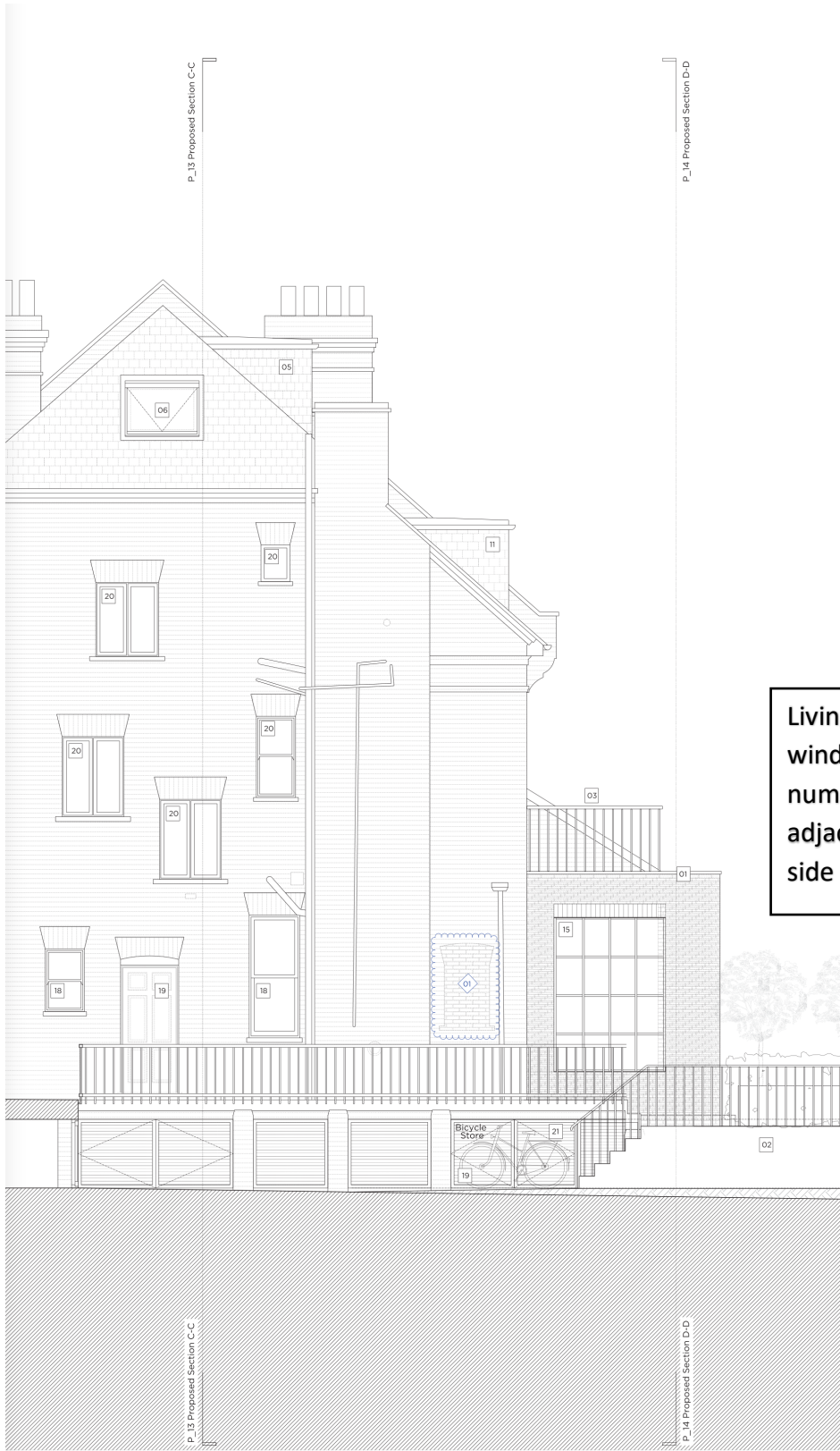
Due to their short depth, the total area of each of the proposed balconies (6.0 sq m) would not be such as to accommodate a large number of people at any one time. Therefore, its potential for noise disturbance would be minimal while providing four residential units with a small outdoor amenity area is welcomed in the context of current LDF policies. 11.

Conclusions 12. The proposed works would result in an unacceptable impact on the amenity of a neighbouring residential property by way of overlooking. Consequently refusal is recommended for. 13. Recommendation: Refuse.

This is no longer applicable to the current application for the following reasons:

1. The neighbouring property at 123 has since been developed and altered to include a large extension and changes to the fenestration on the flank wall that the flats at 125-139 Broadhurst Gardens are adjacent to.
2. The new windows of living rooms along that elevation are further away, as the house has been extended and all have obscured glazing, or have been bricked up, prohibiting the views into living areas the previous decision describes.

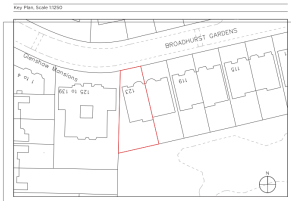
“These clear glass windows serve the main living room of the adjoining house and so the loss of privacy for this property is considered unacceptable”. This is no longer the case as the property has changed ownership and undergone significant alterations.



Living room window number 15 adjacent to side passage

Drawing submitted as part of the Application Reference **2017/1630/P** Granted showing the flank wall and large window number 15 in the extension.
 This is the Window Schedule that accompanied the elevation drawing and describes window number 15 as being “with obscured glazing”

CONSENTED
 Application Ref: 2017/1630/P
 Date Consented: 3 May 2017



Legend: Demolition Key

	Existing structure / earth		Existing structure / fittings to be removed in section
	New structure		Hatch denotes area of demolition shown in elevation
	Existing brickwork		Line denotes removal of existing fittings
	Existing slate roof finish		Line denotes removal of existing structure

Legend: Proposed Materials

	Proposed brickwork in elevation		Proposed gravel on flat roof
	Proposed external permeable paving		Proposed black & white tessellated tiles

- Demolition notes:**
- <01 Demolish non-original single-storey rear extension and glass conservatory
 - <02 Demolish part of the existing roof to allow for installation of new rooflight/dormer
 - <03 Demolish existing garden steps and railings
 - <04 Partial demolition of front garden wall to accommodate metal railings

- Proposed notes:**
- 01 New, brick, single-storey extension (no larger than the footprint of the existing extension) with polyester powder-coated metal coping
 - 02 Proposed terrace with natural stone paving
 - 03 Proposed roof terrace, at first floor level, with natural stone paving and metal railings
 - 04 Proposed rooflight
 - 05 Proposed traditionally detailed dormer window at third floor level (height to match neighbouring no.121)
 - 06 Proposed conservation style rooflight
 - 07 Associated landscaping
 - 08 Replace non-original UPVC windows with new hardwood timber windows to match existing
 - 09 Replace non-original UPVC window with new, traditionally detailed hardwood door
 - 10 New permeable paving
 - 11 Increase height of existing dormer window to match neighbours' dormers and add traditionally detailed railings
 - 12 New traditionally detailed metal railings to front garden wall
 - 13 New black and white tessellated tiles to front pathway
 - 14 Crittal style, glazed double doors
 - 15 Proposed window with obscured glazing
 - 16 Existing fenestration surrounds to be repainted
 - 17 Existing timber windows to be retained, refurbished and redecalated
 - 18 Existing security bars to be removed
 - 19 New timber panelled door
 - 20 Replace existing windows with new hardwood timber windows to match existing
 - 21 Bicycle Store - 2 Spaces

- Variations**
- 01 Existing window opening to be infilled with brickwork to match existing
 - 02 Two additional rooflights proposed and the position of consented rooflight has been revised

Rev A	21.03.17	Issued for Planning/Discharge of Condition 5
Rev A	12.01.17	Issued for Planning/Variation of Condition
Rev.	19.07.16	Issued for Planning

PLANNING

Project No. **16009**

Client: **Ms Bryony Marshall and Mr Matthew Lenczner**

Date: **April 2016**

Scale: **1:50@A1 / 1:100@A3**

Project: **123 Broadhurst Gardens, NW6**

Drawing Title: **Proposed West Elevation**

Drawing No. **P_10** Rev. **A**

Drawn: MWh	Approved: RD	Signed:
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0 1m 2m 3m 4m 5m

Conclusion:

The proposal at 125 Broadhurst Gardens is a proposal for an element of circulation, a stair, that would be intermittently in use for accessing the communal gardens. The use of this stair for access and would not worsen the existing situation as windows on the flank wall already overlook number 123 yet do not result in a loss of privacy. The stair would not provide any opportunity for overlooking the neighbouring property's living rooms because the new extension at number 123, and alterations to the fenestration on the flank wall at 123, have altered the pre-existing conditions cited in the historic decision.

The fenestration on the adjacent building has incorporated obscured glazing and living room windows no longer provide the potential for loss of privacy due to overlooking. Any use of the proposed stair at number 125 would have no effect on the neighbouring property.

The proposal by way of seeking to match existing materials, by utilising a consistent vernacular to the balustrading, by its position in a rear side passage that is not visible to the public, and by virtue of its purpose, is respectful to the existing building and neighbouring properties and the local policies of the South Hampstead Conservation Area.