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Design & Access Statement

12 Holly Mount, London, NW3 6SG

PLANNING APPLICATION

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This Design & Access Statement has been prepared by Alexander Martin Architects to accompany a planning application submitted for **12 Holly Mount, NW3 6SG**.

This report is to be read in conjunction with the planning and heritage statement prepared by Pembroke Planning.

1.0 Description of proposal

This Planning and Listed Building Consent application is seeking approval for the following:

“Alterations to first floor partitioning, namely partitioning alterations to existing bathroom, new opening within existing partitioning and new partition to subdivide front rooms”.

2.0 Description of site and surrounding area

12 Holly Mount is a Grade II listed Victorian property located within the Hampstead Conservation Area in the London Borough of Camden.

The property is a two storey single family dwellinghouse (C3), early C19 built of multi-coloured stock brick with a stucco ground floor. It has a slated hipped roof with central moulded chimney-stack.

3.0 Design

The current use of the property is a single-family dwelling house (C3). There is no change of use proposed.

The proposed development comprises internal alterations only.



Front view of 12 Holly Mount

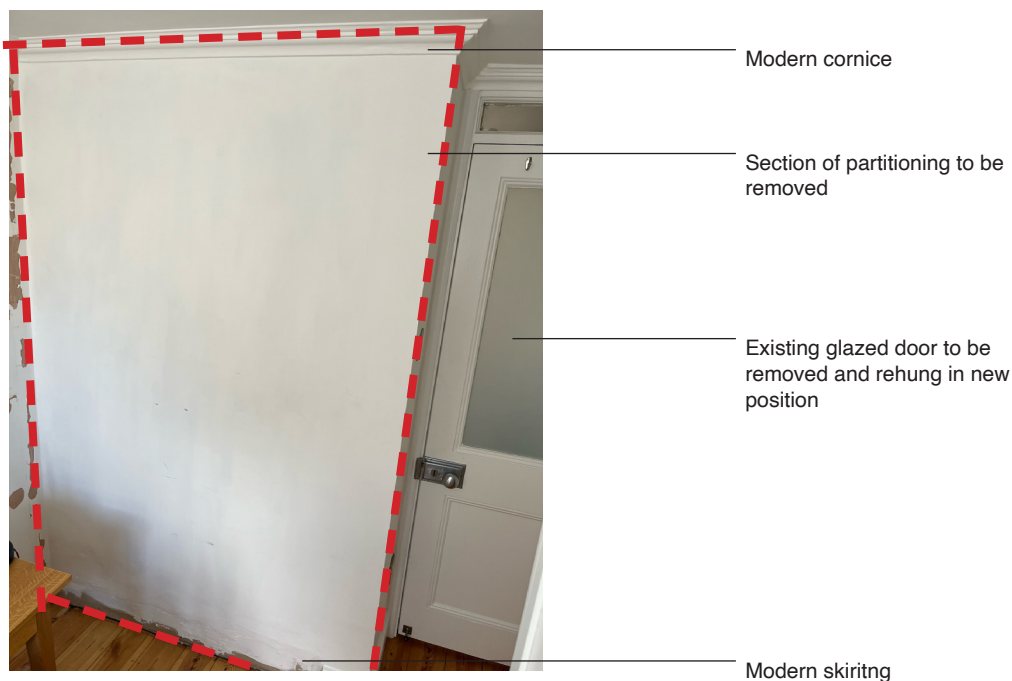


Garden view of 12 Holly Mount

Internal alterations

Bathroom Alteration

A new family sized bathroom is proposed, requiring the demolition of existing non-structural modern partitioning. The partitioning is modern, lined in plasterboard with reproduction torus skirting and coving. The existing door will be reused in a new position.



Subdividing the front bedroom

At first floor level, it is proposed to introduce a new partition to divide the front room into 2 rooms to create a good sized second bedroom. It is unknown if historically there was a partition in the same position given the adjacency of the 2 central fireplaces, which appears unintended.

This work can be carried out without any damage to the historical fabric of the building.

Opening wall between the 2 existing bedrooms

It is proposed to create a new opening within the wall that divides the 2 existing bedrooms to form a functional master bedroom. A downstand beam will be retained to carry the cornice.



Modern cornice to be retained with downstand beam

Section of partitioning to be removed

Existing glazed door to be removed and rehung in new position

Modern skirting removed



Section of partitioning to be removed

5.0 Access

There are no changes to the existing access of the property.

7.0 Conclusion

The proposals within this application have been sympathetically designed to both preserve and enhance the appearance and character of the host building with no harm to historical fabric.