

Design and Access Statement

3 The Mount, London NW3 6SZ

July 2012

1.0 Location

The property is a Grade II listed Georgian house that lies within the Hampstead Conservation Area. The Conservation Area Statement describes the location of No.3 as follows:

The Mount leads from Heath Street up to Mount Square. At the southern end the houses face Heath Street and form part of its streetscape, particularly Nos.1-4.

This application concerns replacement of extensions to the rear of the property only.

2.0 Proposal – an overview

The proposal has been broken down into its various elements below which are described with photographs on the following pages.

1. Removal of existing 1980's rear extension.
2. Replacement of existing modern 'link' to kitchen extension at rear.
3. Realignment of one wall of the kitchen extension at rear.
4. Replacement doors and windows to the modern garage & studio.
5. Trees (unaffected) and landscaping (minor changes).
6. Replacement of two windows at rear with French doors.

The front of the property, which is unaffected by the proposal, is shown below:



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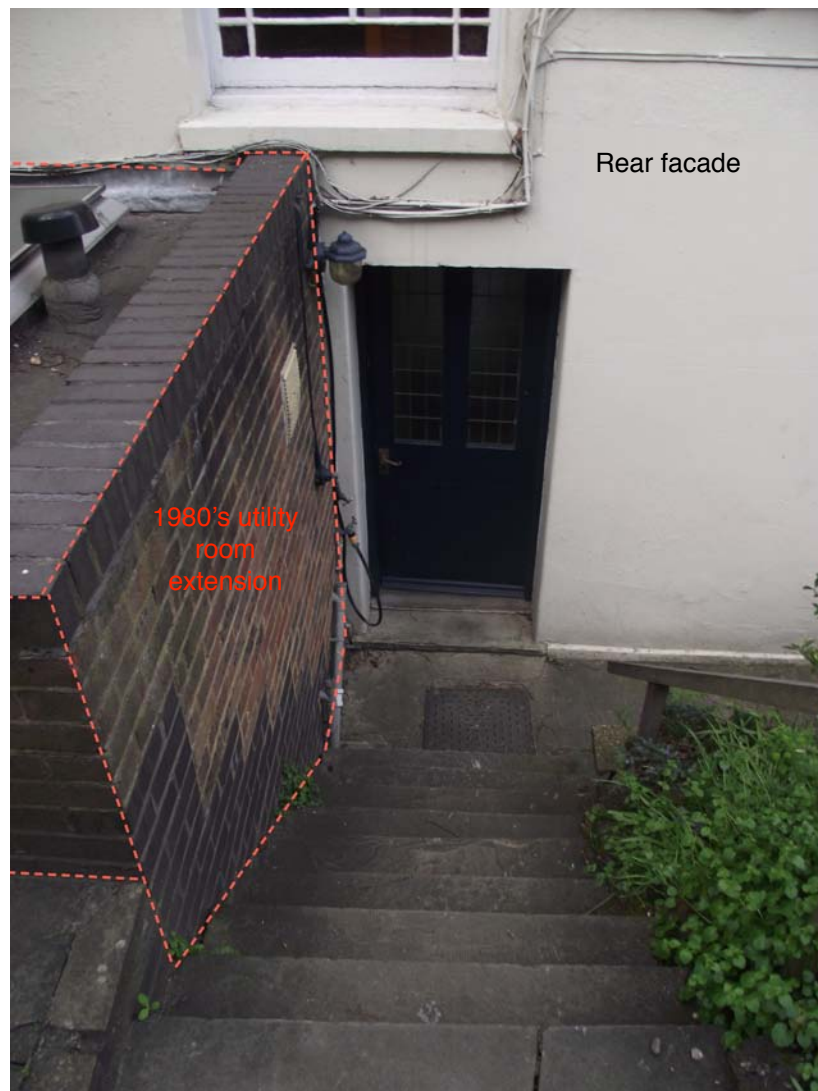
Partners: Gavin Charlton Brown BArch(Hons) Jo Maudsley BA DipArch RIBA Christopher D Pask MA DipArch (Cantab) RIBA
Partnership Secretary: Sue Hipperston LCC(Dis)

1. Removal of existing 1980's rear extension:

The proposal removes the existing unsympathetic 1980's rear extension (that currently contains the utility room) to create more outdoor space. This proposal allows the rear façade of the listed building to be seen.

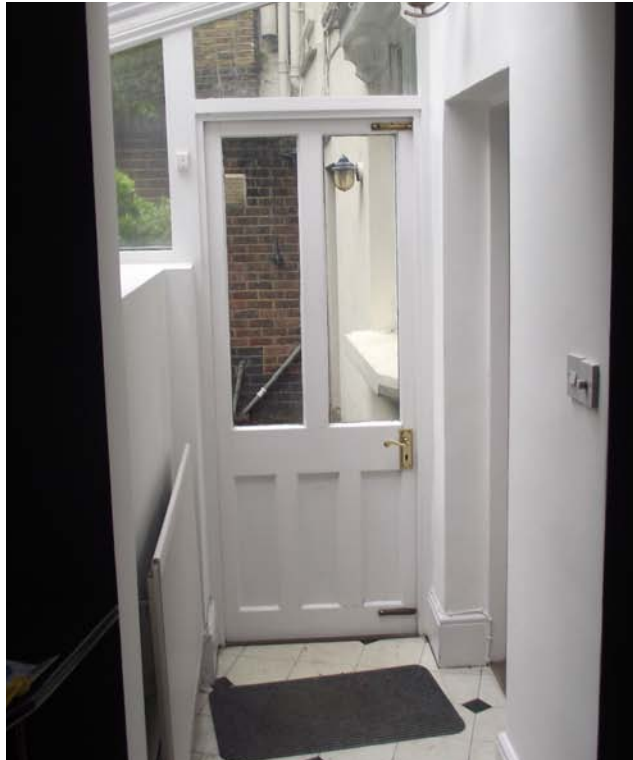


[Above and below] Red Dashed line indicates the unsympathetic 1980's rear extension proposed to be removed



2. Replacement of existing 'link':

The proposal removes the existing modern link between the rear of the listed building and the existing kitchen extension. The proposal replaces it with a lightweight glass box that does not mask the rear façade of the listed building.



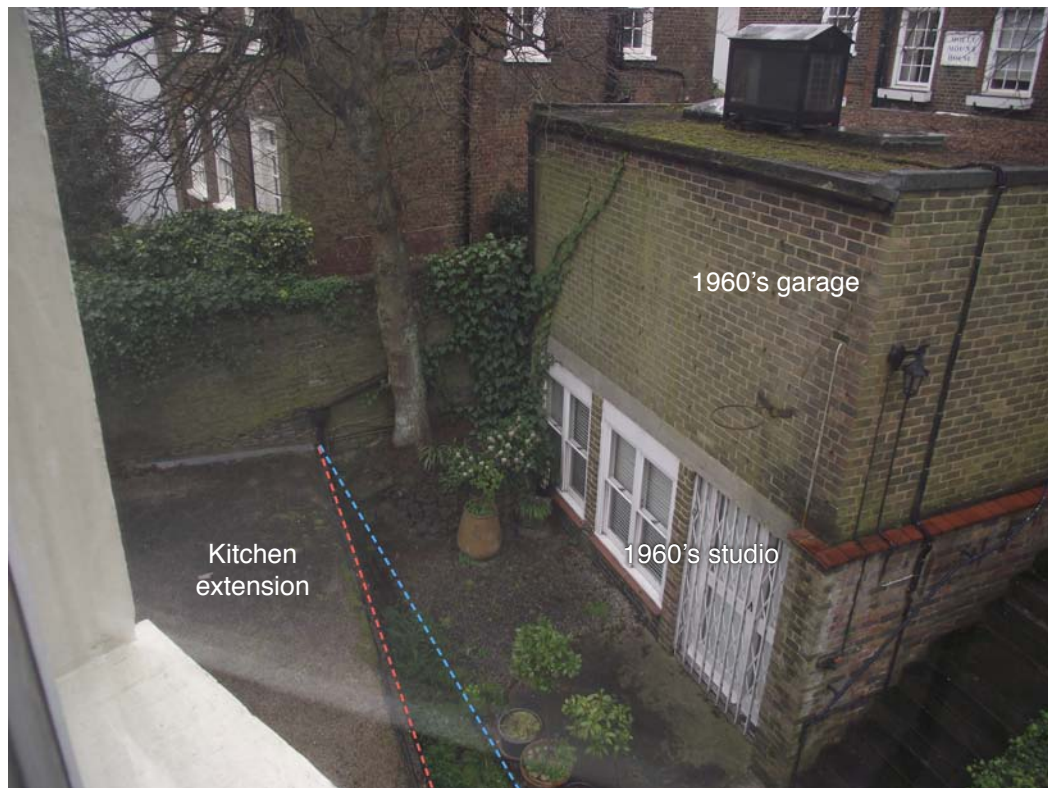
An internal view to the existing modern 'link' to be replaced.



Blue dash indicating proposed lightweight glass box. Red dash (foreground) existing link\ Red dash (background)- Proposed removal of utility room extension (see previous page)

3. Realignment of one wall of the kitchen extension:

The existing kitchen extension is in the rear garden to the side of the listed building (as the site kinks). The existing plan form of the kitchen extension has an uncomfortable shape and the proposal realigns one wall so that its two main walls are parallel with one another. This proposal adds only 3.9 sq m to the area of the kitchen extension.

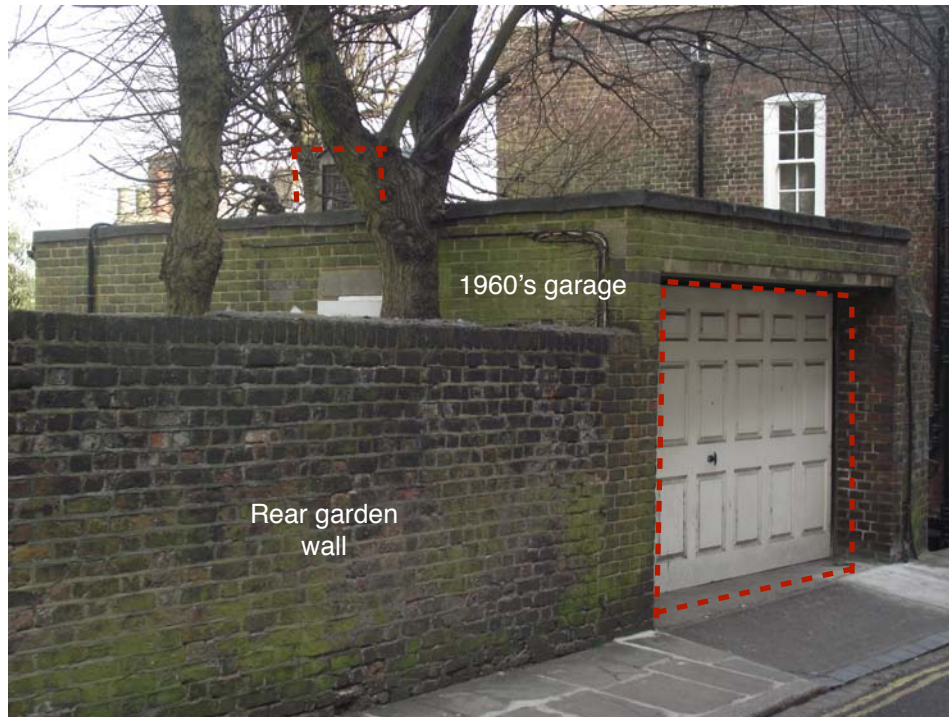


[above and below] Red dash indicates existing kitchen line. Blue dash indicates proposed (parallel with opposite kitchen wall.)



4. Garage and studio:

The existing rear garden backs onto Holly Mount, which is approximately one and a half storeys above the level of the road to the front of the property (The Mount). The rear garden contains a 1960's garage accessed from Holly Mount with a modern studio beneath it accessed from the rear garden. The proposal alters the fenestration to the studio and replaces the glass-reinforced plastic garage door with a timber garage door.



1960's garage fronting Holly Mount. Glass reinforced plastic door proposed to be replaced with timber garage door & air conditioning external condenser unit (partially visible behind tree) proposed to be removed.



Modern low quality windows and door in studio (beneath garage) proposed to be replaced. [also see image on previous page]

5. Trees and landscaping:

No changes are proposed to the rooting areas of the five trees in the rear garden (limes). The changes proposed to the landscaping are minor and are associated with the proposed removal of modern extensions and their replacements, as described above. The notable change is the re-positioning of the lowest flight of steps to the position currently occupied by the modern extension containing the utility room.

6. Replacement of two rear windows with French doors

Two existing windows to the first floor study are proposed to be replaced with French doors and ironwork to form Juliet balconies. The ironwork proposed is supplied by James Hoyle and Son and cast from an original Georgian panel mould. Similar Georgian first floor French doors and ironwork can be found on the building opposite at No. 96 Heath Street.

3.0 Access

Access arrangements are unchanged by this proposal.

The property is close to the shops and supermarket of Hampstead Village and is served by Hampstead tube station and several bus routes.

4.0 Photographs

Further photographs are shown below:



View of rear garden from the ground floor of the house. Large Lime Trees at rear of garden visible (unaffected by proposal)



Original rear garden wall to Holly Mount. Unaffected by the proposal



Holly Bush Steps bounding the side of the property. Unaffected by the proposal



Internal view of modern kitchen extension proposed to be stripped out and the right hand wall re-aligned