

**25 HAMPSTEAD LANE
LONDON N6 4RT**

DESIGN AND ACCESS STATEMENT

December 2013



1.0 Introduction

1.1 The applicant

1.1.1 Craig & Sarah Turner have been freehold owners for a number of years. They are about to have their first baby and wish to make changes to the lower ground floor, including a single storey side and two storey rear outrigger extension in order to provide better shared family living spaces.

1.2 The Site

1.2.1 The existing house is a four storey terrace house set back and separated from the road with a small front garden/parking area.

1.2.2 There is a large garden to the rear with a lower ground floor lightwell and steps

1.3 Use

1.3.1 The applicant wishes to maintain the property as a single family dwelling and has no intention of converting it to a multiple dwelling property.



Front view from the street.



Rear view from garden.



Bird's eye view of the site.



Cypress trees and planters to be removed



Side wall to remain as existing.

25 HAMPSTEAD LANE
DESIGN AND ACCESS STATEMENT



EXISTING REAR ELEVATION

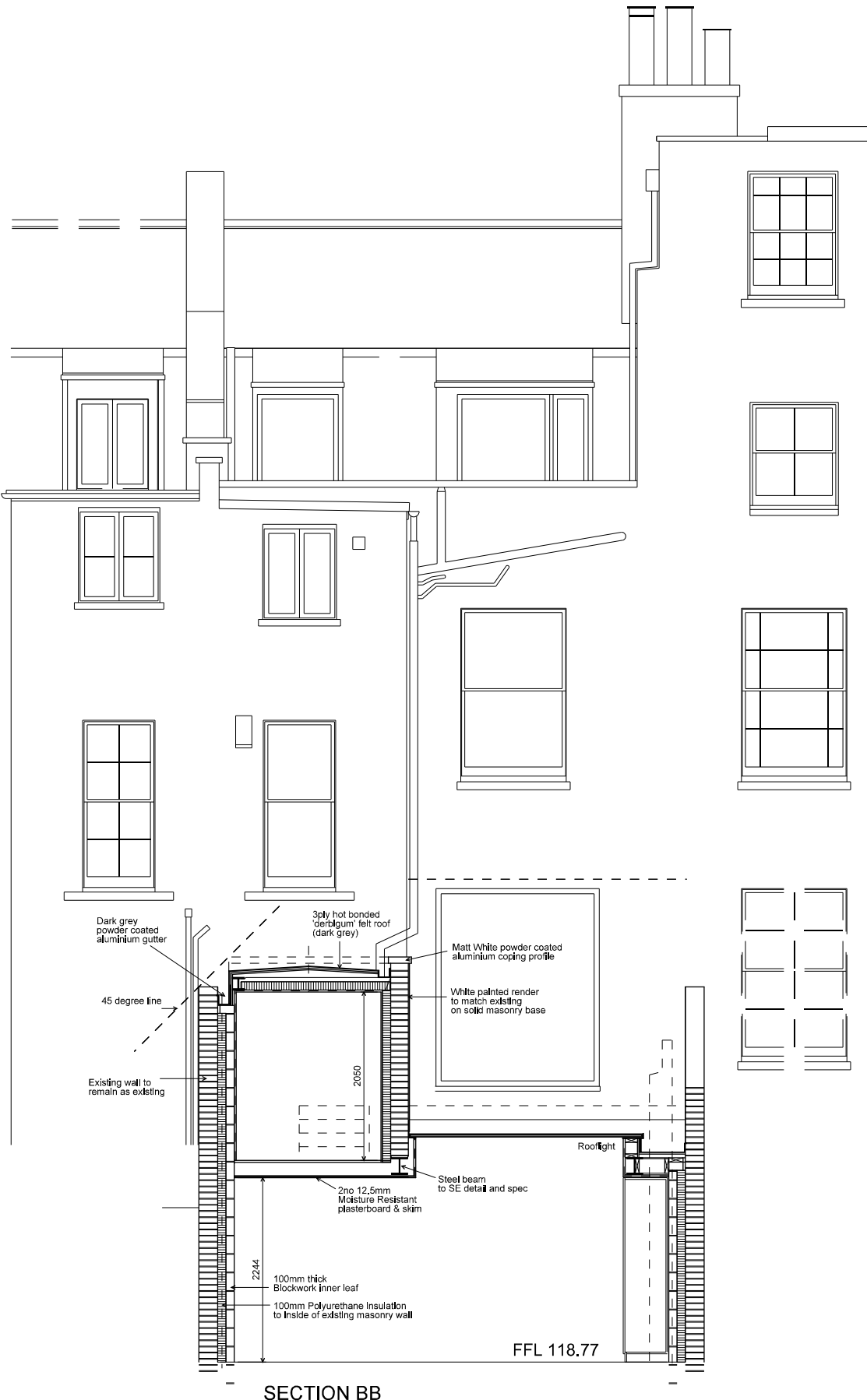


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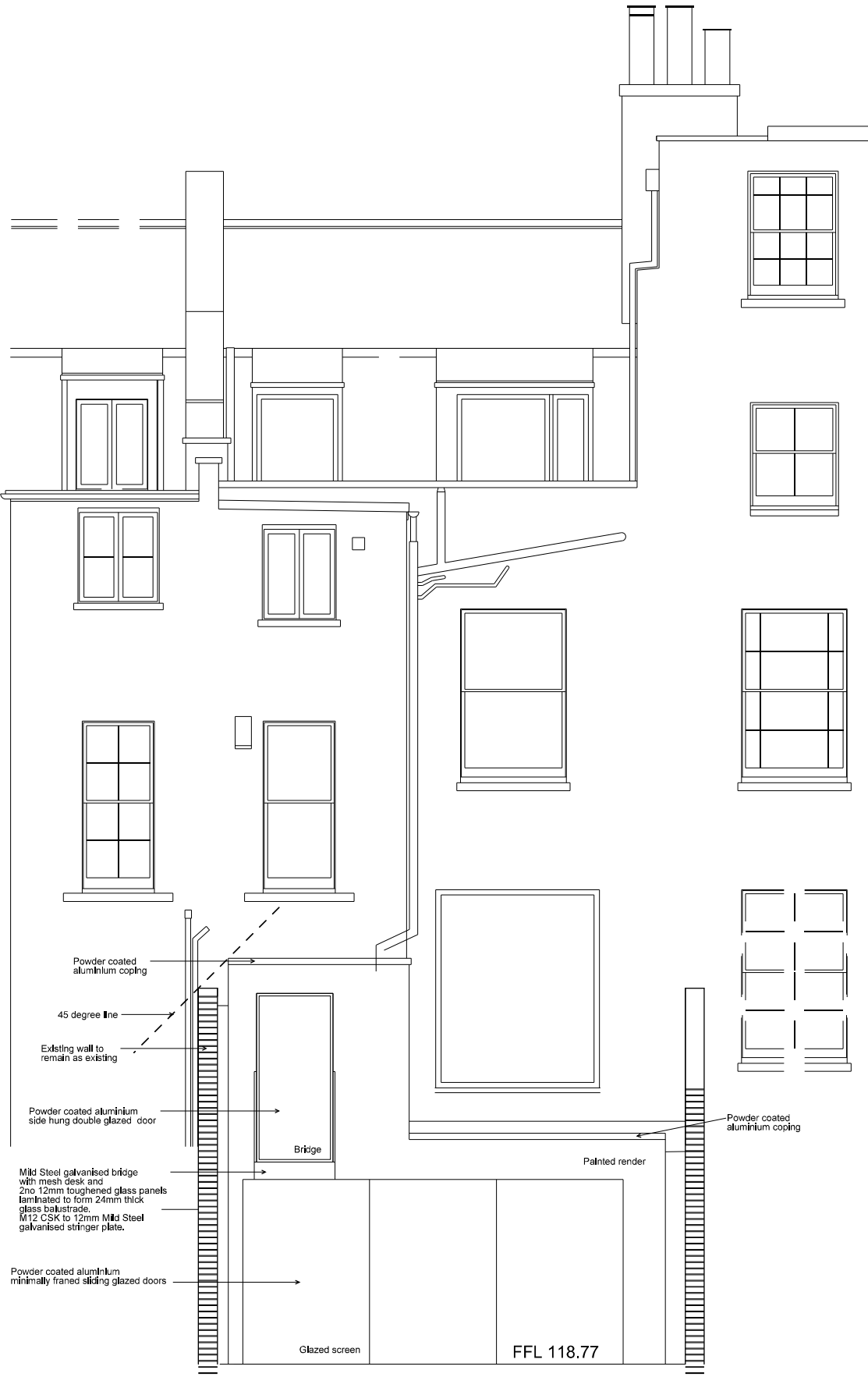
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PROPOSED REAR SECTION



SECTION BB

PROPOSED REAR ELEVATION



REAR ELEVATION

1.4 Access

- 1.4.1 Access to the site and the main entrance to the house at the front will remain unchanged.

2.0 Planning Record

- 2.1.1 No previous application has been made.

3.0 New Proposal

- 3.1.1 Lower Ground single storey rear/side infill extension for new kitchen and family living space with improved access to rear amenity garden.
- 3.2.1 Upper Ground outrigger extension with replacement glass and metal bridge to upper garden. To be built below the 45degree line with e existing boundary wall with no27 Hampstead Lane.

4.0 Design Approach

- 4.1.1 To follow the rear building line already approved and as built on adjacent conservatory at no27 Hampstead Lane.
- 4.2.1 To follow planning policy guidelines.
- 4.3.1 To create a contemporary design that is sympathetic to the original building and its surroundings.
- 4.4.1 The overall design strategy is to create a house that is commensurate with what is existing but to update to a modern standard

5.0 Materials

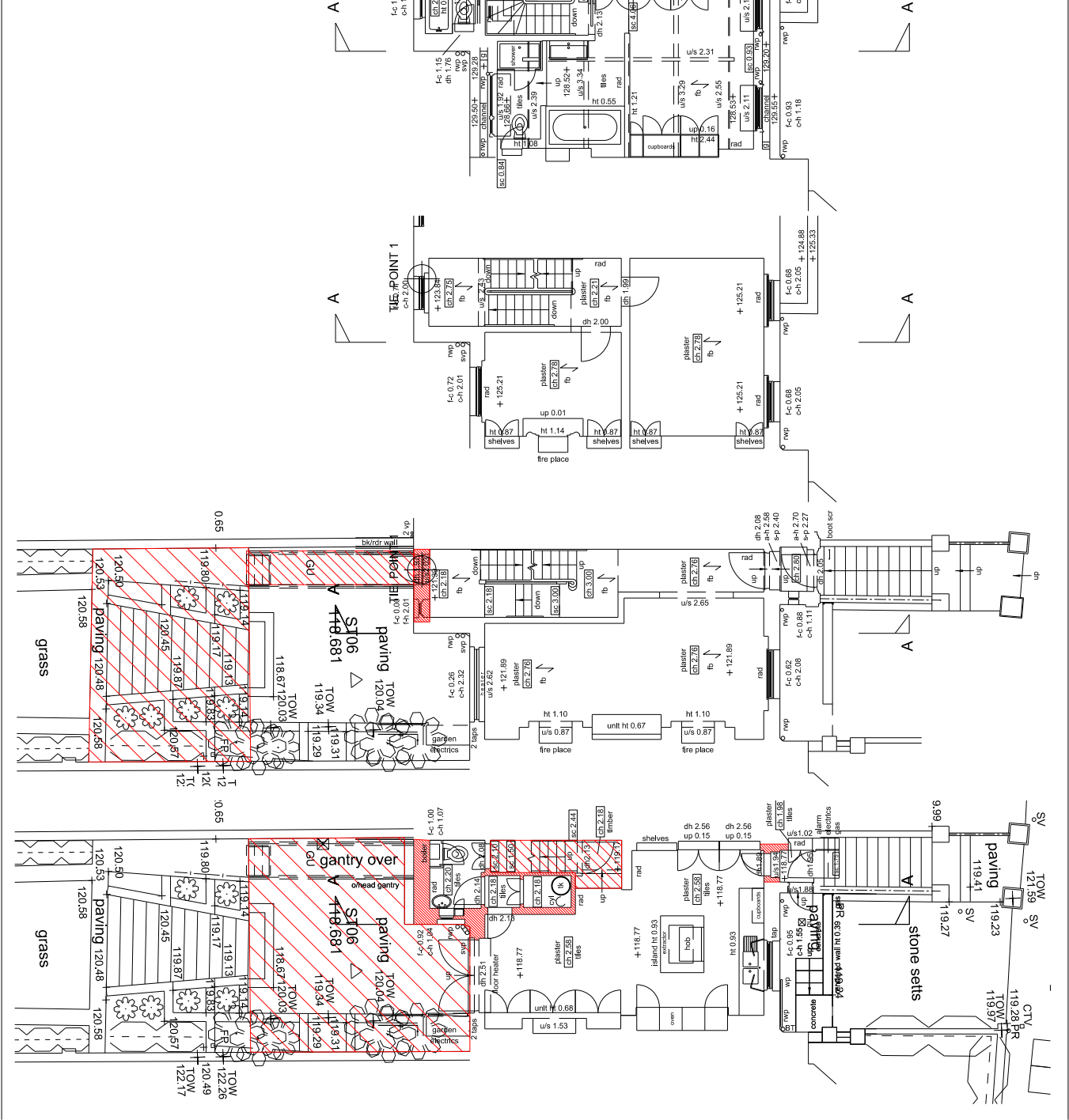
- 5.1.1 External Walls : white painted render to match existing house.
- 5.1.2 Outrigger Roof : dark grey, 3 ply hot bonded 'derbigum' felt roof.
- 5.1.3 Rooflight : structurally glazed below the parapet.
- 5.1.4 Parapet : powder coated aluminium (white to match walls).
- 5.1.5 Glazed Screen: powder coated aluminium, minimally framed (dark grey).
- 5.1.6 Glazed Bridge: galvanised mild steel deck and glass balustrades.

6.0 Daylight & Amenity

- 6.1.1 The proposal is below the 45degree line from the existing boundary walls and as such we do not believe that it will adversely affect either daylight or amenity to either neighbouring property.

APPENDIX : RECORD OF ARCHITECTURAL DRAWINGS

Do not scale from this drawing. This drawing is not to be used for construction or other purposes without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing. The contractor is responsible for checking all dimensions and levels on site and for any discrepancies between the drawing and the actual site conditions. The drawing is to be used for information only and is not to be used for any other purpose. The drawing is the property of the architect and is not to be reproduced without the written consent of the architect.



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25 HAMPSTEAD LANE
 LONDON N6 4RT

EXISTING PLANS

1:50 @ A1
 1:100 @ A3
 21.10.13
 DMR
 JER

HML 001

*The drawings show existing levels only. All dimensions to be checked on site prior to construction or production. The contractor is responsible for confirming the accuracy of the information provided. The contractor is responsible for obtaining all necessary permissions and approvals. The contractor is responsible for checking all building and site dimensions. The drawings are to be read and checked in conjunction with the specification and the contract documents. The drawings are subject to approval by statutory authorities. The drawings are subject to the usual conditions of contract. The drawings are not to be reproduced without the written permission of the architect.

Rev: 01/24 Notes



Level Datum 117.00m
 EXISTING GARDEN ELEVATION
 EXISTING & PROPOSED STREET ELEVATION

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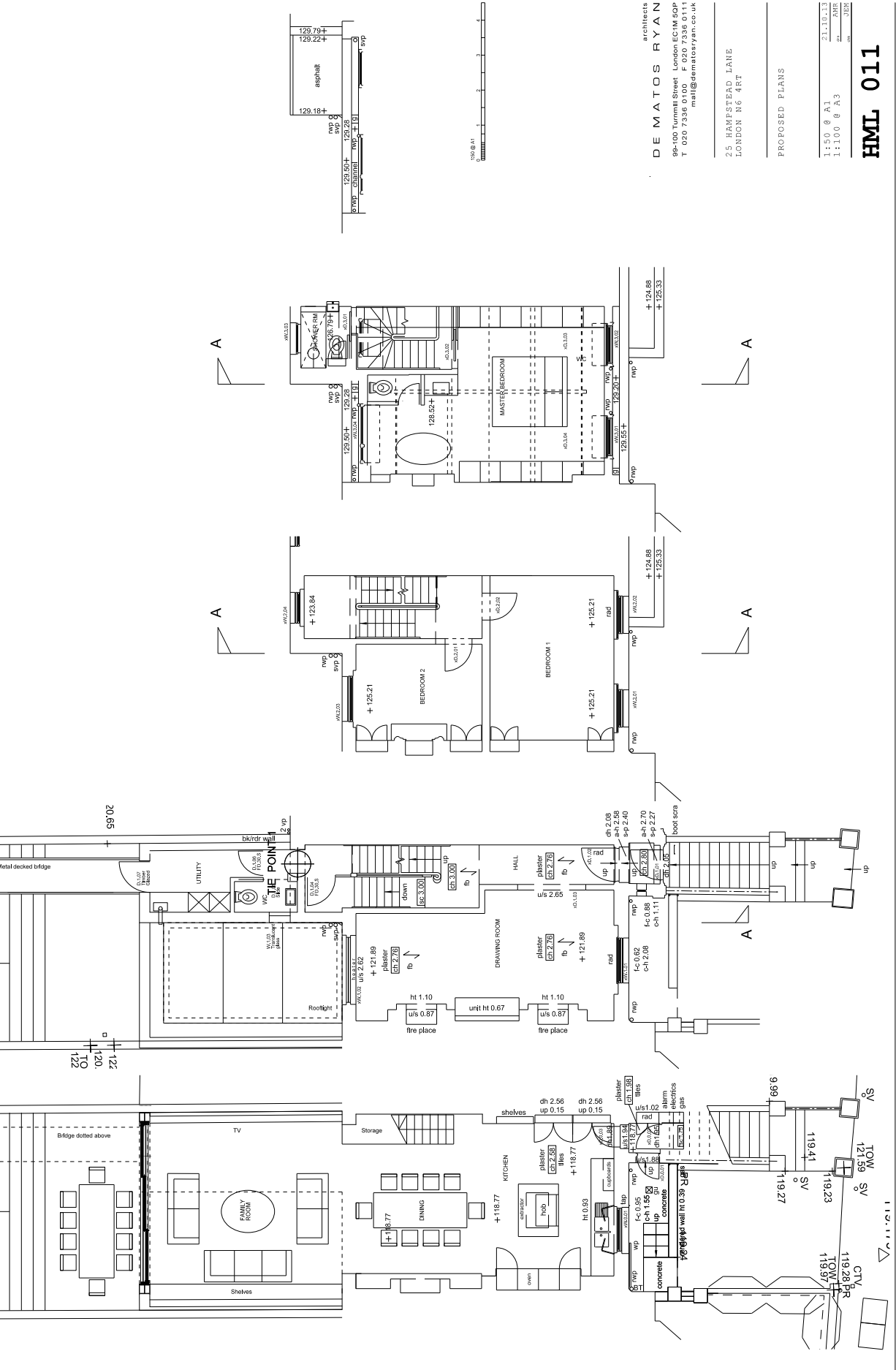
EXISTING
 FRONT & REAR ELEVATIONS

1:50 @ A1 19.11.13
 1:100 @ A3

HML 002

1. The information contained in this Design and Access Statement is based on the information provided to the architects by the client and is intended to provide a clear and concise summary of the design and access considerations for the proposed development. It is not intended to be a substitute for a full design and access statement or a detailed site plan. The architects accept no liability for any errors or omissions in this statement. The client is responsible for ensuring that the information provided is accurate and complete. The architects accept no liability for any errors or omissions in this statement. The client is responsible for ensuring that the information provided is accurate and complete.

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25 HAMPSTEAD LANE
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PROPOSED PLANS

DATE: 11.10.13
 DRAWN: A3
 SCALE: 1:100 @ A3
 1:05:11

HML 011

25 HAMPSTEAD LANE DESIGN AND ACCESS STATEMENT

1. The drawings show the proposed design. All dimensions to be checked on site prior to construction or production. The contractor is responsible for any discrepancies or variations from the drawings. The contractor is to be held responsible for any errors or omissions in the drawings. The contractor is to be held responsible for any errors or omissions in the drawings. The contractor is to be held responsible for any errors or omissions in the drawings.



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PROPOSED
SECTION BB
& REAR ELEVATION

1:50 @ A1 19.11.13
1:100 @ A3

HML 012

