

WINDOW ALTERATION, FLAT 3, 23 HAMPSTEAD HILL GARDENS, LONDON NW3 2PJ.  
FOR ANNE-MARIE HURLEY

DESIGN AND ACCESS STATEMENT

8th April 2013

The proposal contained in this planning application is for the lowering (450-500mm approx.) of the cill height of a single window to the rear of 23 Hampstead Hill Gardens at first floor level. The new cill height will necessitate a steel guarding forming a 'juliet balcony' The purpose of the proposed change is to improve the relationship of the first floor flat with the communal gardens to the rear of the building.

The new window will match the existing windows in the rest of the elevation in materials and style, the arched window head will be unaltered, the existing painted stone cill will be reused for the enlarged window. The new railings will be in painted galvanised mild steel to match those on the rear elevation of No.21 Hampstead Hill Gardens immediately to the north of our proposal where the same alteration has previously been made at both first and second floor levels.

The existing window already looks out over the communal gardens so any overlooking is not changed by the proposal. The principle rear elevations of the houses opposite the window are in excess of 45m away and are very largely obscured by trees and high evergreen hedges.

The original building at 23 Hampstead Hill Gardens is a four storey red brick Victorian detached 'villa' developed between 1875-83 as a single family house. The house was converted into five self contained flats at some time in the past. The front elevation with rubbed brick flat arches over the windows and sculptured brick aprons under has an overtly Queen Anne Revival cast to it. As is often the case the rear elevation is less decorative and stylised than the front and is straightforwardly utilitarian Victorian brickwork with painted timber windows under shallow segmental brick arches. Again in contrast to the front elevation the various openings in the rear elevation are not closely bound in an architectural composition but are fairly freely arranged with a variety of different opening sizes. It is our belief that the newly enlarged opening does not have any negative impact on the composition of the rear elevation

Access to and within the flat remain unaltered by the proposal and are what might be expected in a first floor conversion of a Victorian house.