2 MARTYS YARD, HAMPSTEAD HIGH STREET, NW3 1QW, LONDON

Design & Access Statement
July 2012

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Introduction:

This Design and Access Statement should be read in conjunction with all other application crawings.

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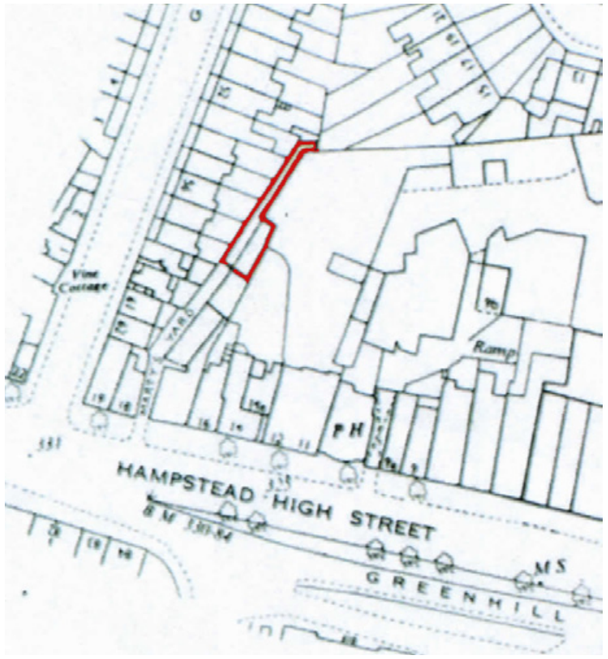
Site Location



The site is located in Hampstead, London which is part of London Borough of Camden.
Martys Yard is predominantly residential use. There is one office/commercial use in No 4 Martys Yard.

Site Location/ Existing Use

Street view - entrance common parts
“Martys Yard”
Hampstead High Street

Front Elevation - 2 Martys Yard

2 Martys Yard ist the last of 4 mews houses- built approx. on the late 1970s early 1980s.
The houses are all 2 storey high with a pitched rood.
The external walls exist of a mix of materials:
White render, exposed brick work and slatted timber.

Site photographs

Rear Elevation

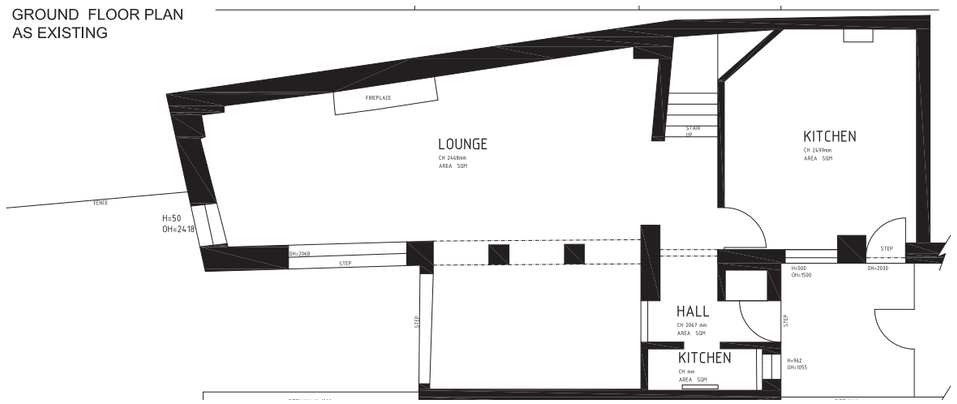
View from car park- rear

View from car park- rear Hampstead Hight Street

Proposed Use

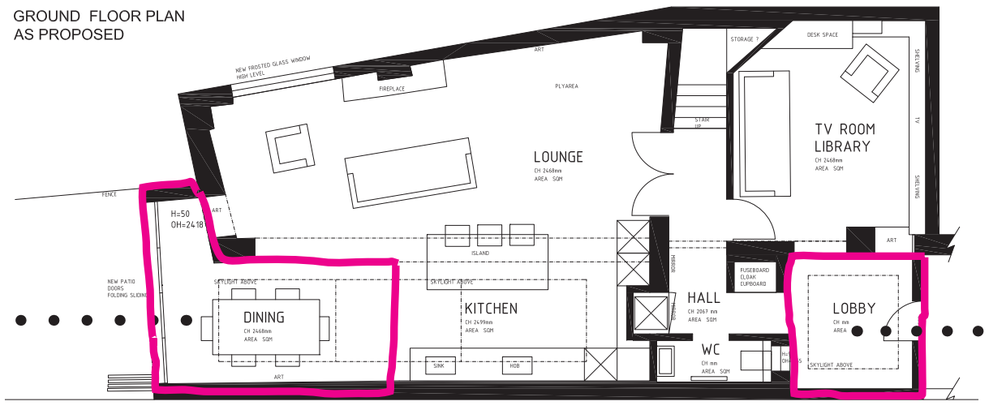
The scheme allows for a new Single Storey Rear/Side Extension covering the exiosting terrace are, a single Storey Front Enclosure as well as a (larger) window opening on the North East Elevation.

GROUND FLOOR PLAN
AS EXISTING



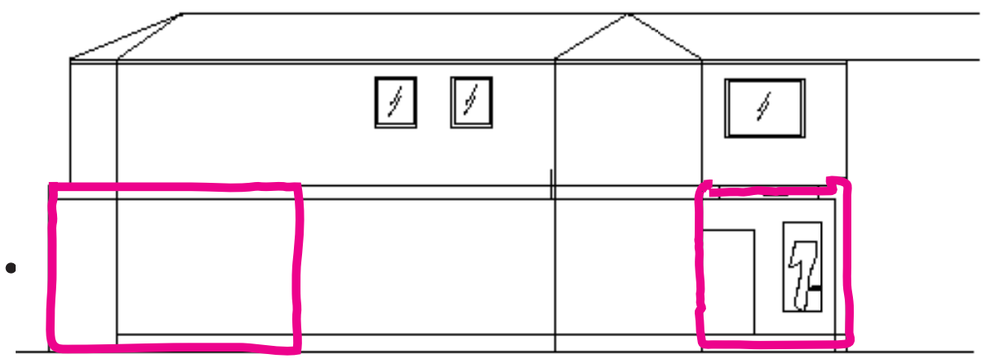
Plans
Ground Floor
as Existing

GROUND FLOOR PLAN
AS PROPOSED



Plans
Ground Floor
as Proposed

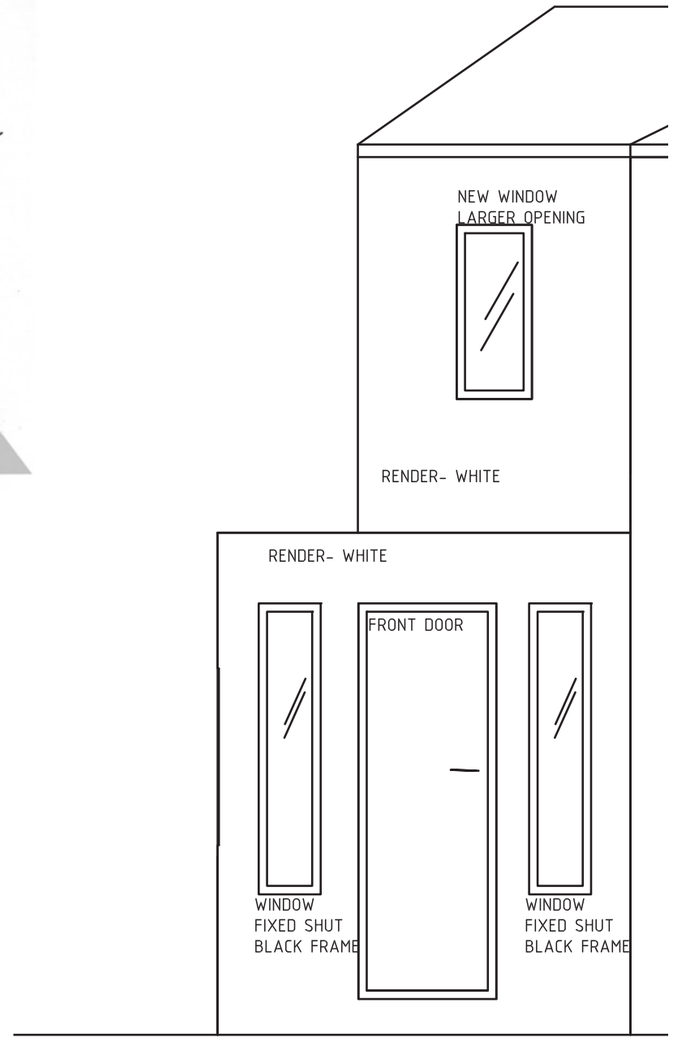
Proposed Single Storey
Rear/Side Extension



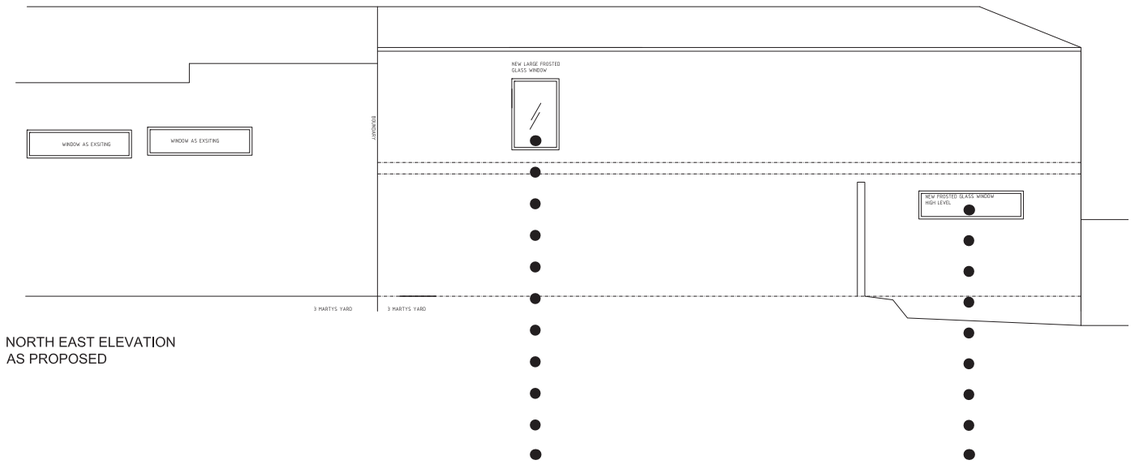
Proposed Single Storey
Front Extension

Elevation North West
as proposed

Front Elevation-
as proposed



Side Elevation - North East
as proposed

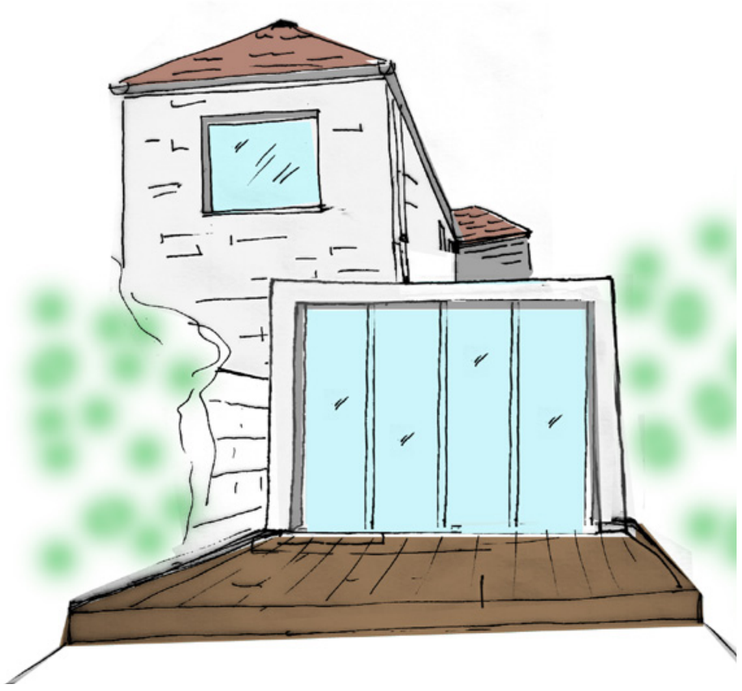


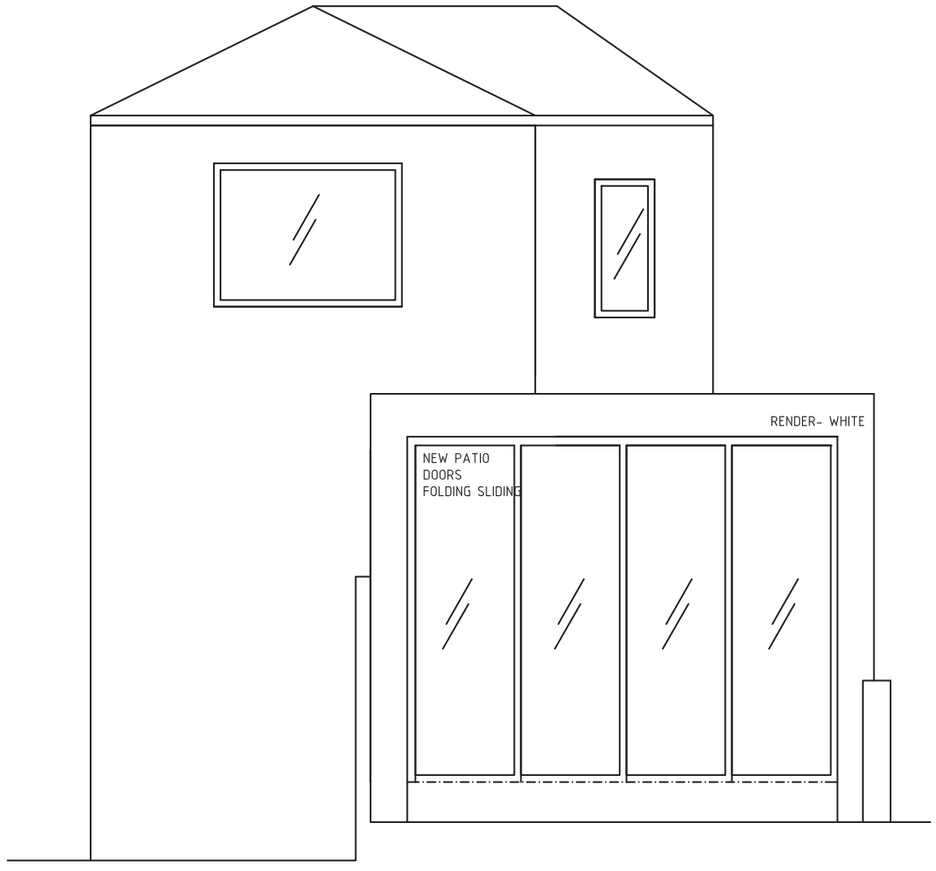
Larger opening
to be created
New Black Window
Frames, frosted glass
to be installed

New opening
to be created

New Black Window
Frames, frosted glass
to be installed

Rear Elevation
as proposed





Landscape & Appearance

Proposed Extension Front/Side elevation:

Material sidewall/ towards Grayton Road Rear side:
New Brickwork to match existing Brickwalls

Front Elevation to be rendered (white):
Entrance Door and new window frames to be painted
in black to match the existing frames other mews houses

Slatted timber to be removed - wall the be rendered- white.

London Stock Brick work

Proposed Extension Rear/Side elevation:

Material:
New rendered walls towards rear Garden.
Sidewalls to neigbouring properties at Grayton Road

Material sidewall/ towards Grayton Road Rear side:
New Brickwork to match existing Brickwalls.

Roof to be asphalted.

Neighbouring Buildings (Rear):

Rear Elevation Gayton Road
2 Martys Yard in front

Old Brewer Mews

Office Building opposite carpark

Neighbouring Buildings (Front):

Street view

3 Martys Yard in front

Previously Approved Applications :

50 Gayton Road

Planning Application approved in 2009

Approval Ref: PWX0002395

Double Storey Rear Extension

This picture is taken from the end of the garden of 2 Martys Yard towards the North West Side- which shows the rear Elevation of 50 gayton Road.