

# **LINCOLN & CAMPBELL ASSOCIATES LTD**

4 Ella Mews, Cressy Rd, London NW3 2NH  
Tel: + 44 (0)20 7485 7442 Fax: + 44 (0)20 7267 9779  
Email. mail@lincolnandcampbell.com

## **PROPOSED ALTERATIONS AT 32 HAMPSTEAD GROVE** **DESIGN AND ACCESS STATEMENT** **NOVEMBER 2012 rev A**

### **AMOUNT OF DEVELOPMENT**

32 Hampstead Grove is a single family dwelling house, one of a development of 6 semi-detached houses built in the 1940's, a Neo-Georgian style.

The front elevation faces east. The homes are fronted by shallow gardens, and originally all had gated entrances to drive ways.

Each pair of houses has an indented plan with a side mounted, pedimented front door, to create off street parking spaces

No. 32 is at the southern end of the development.

### **APPEARANCE**

The houses are constructed of London stock brickwork, over ground and first floors, with a slate mansard above an ornate cornice at second floor, with curved, lead lined dormer windows.

Window openings are framed in contrasting red brick quoins, and vouissoired brick arches.

Windows throughout are painted timber, single glazed boxed sashes.

Rain water goods are cast iron.

There is an existing conservatory to the rear of the property in a poor state of repair.

There is an existing older brick built two storey cottage the rear of the garden.

### **PROPOSAL**

It is proposed to replace the existing conservatory with a new structure on the same footprint. This is a permitted Development.

It is proposed to construct a porch at the main entrance, similar to that already formed at no. 42 Hampstead Grove but with a shorter projection. The existing pedimented door case, and door will be repositioned into this new porch.

A bay window is to be added at first floor, at the recessed first floor front wall at the south end of the front facade.

## **LANDSCAPING**

The front garden will be planted with beech hedging to provide privacy to the ground floor windows.

## **ACCESS**

Pedestrian Access and Vehicular access will remain as existing.

## **PARKING**

Parking on Hampstead Grove is limited.  
There are three parking spaces on site.