

19 November 2012

## Design & Access Statement

*Address:* Flat 3, First and Second Floor Rear, 25 Rudall Crescent, Hampstead, London, NW3 1RR

### *Context*

Flat 3, First and Second Floor Rear, 25, Rudall Crescent forms part of a Victorian semi-detached house that was divided into three flats of differing sizes. The main house sits in a commanding position on the bend of Rudall Crescent overlooking both entrances to the crescent. Within the grounds of the original house an additional dwelling was built adding a fourth dwelling to the site with the address of 25A Rudall Crescent. This three storey house is connected to the rear north-west corner of the original Victorian house and is of a more contemporary architectural style.

Flat 3 is the smallest of the three flats within no.25. It is located at the rear of the house and struggles with natural lighting towards the centre of the property as the stairwell is reliant on artificial lighting and has no natural lighting. The flat has a single aspect and overlooks the rear gardens belonging to Flat 1 Ground Floor and the neighbouring house at no.25A. The flat is orientated facing west and falls within the Hampstead Conservation Area.

### *Proposal*

- To enlarge and relocate the skylight over the stairwell. (It is expected that the new glazing will be of improved thermal performance).

### *Design Proposal*

The proposal represents the applicant's wish to modernise and improve the existing accommodation by primarily increasing the amount and quality of light within Flat 3. The narrow nature of the flat only allows for a certain amount of light to penetrate into the property lighting only the outer rooms (kitchen and bedroom).

The proposal involves removing the existing skylight from over the bathroom and placing it over the stairwell allowing for daylight to flood the stairwell and hallway beneath. By removing the skylight over the bathroom it is felt that this will not dramatically impact on the use of the space, as this will become artificially lit when it is in use. The introduction of the skylight over the hallway and stairwell will dramatically reduce the use of electricity used by the flat as this is a space that currently remains top-lit due to it being used during the day and night.

### *Overlooking*

There will be no change in overlooking due to the location of the skylight at the centre of the property and not visible from the street.

### *Access*

The property is accessed from Rudall Crescent via the front garden and internally via a communal hallway and staircase.

### *Conclusion*

The proposed alteration is considered necessary and will provide the small flat with much needed natural daylight therefore increasing the quality of the internal living space whilst reducing the flats reliance on electric lighting.