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7 Netherhall Gardens/ London / NW3 5RN



DESIGN & ACCESS STATEMENT >
FLAT 20, SPECER WALK, NW3

INTRODUCTION

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SITE CONTEXT + ANALYSIS

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04	Site Photographs

DESIGN STATEMENT

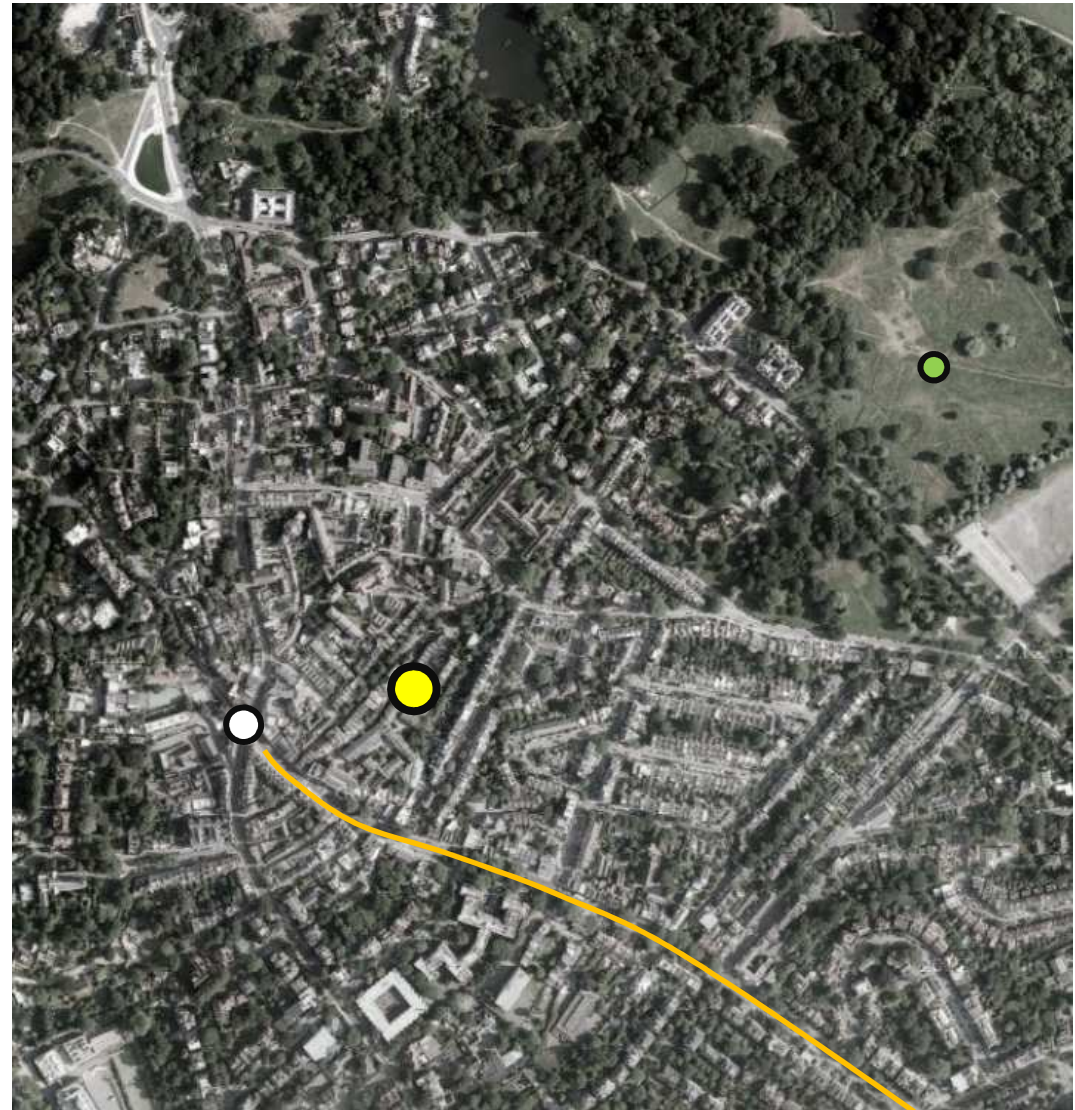
05	Improvements & Extension
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ACCESS STATEMENT

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The Spencer Walk Estate is located just off Hampstead High Street. Spencer Walk comprises 35 properties and is situated to the south west of Hampstead Heath. The estate is wholly residential with terraced houses bordering and facing our site at the end of Spencer Walk.

- Hampstead High Street
- Hampstead Underground Station
- Hampstead Heath
- Property Location



Above : Photograph showing aerial view of the site in relation to Hampstead's amenities

As well as regulatory policies relating to altering and extending dwellings, the following documents in relation to the site and its surroundings have specifically been taken into account:

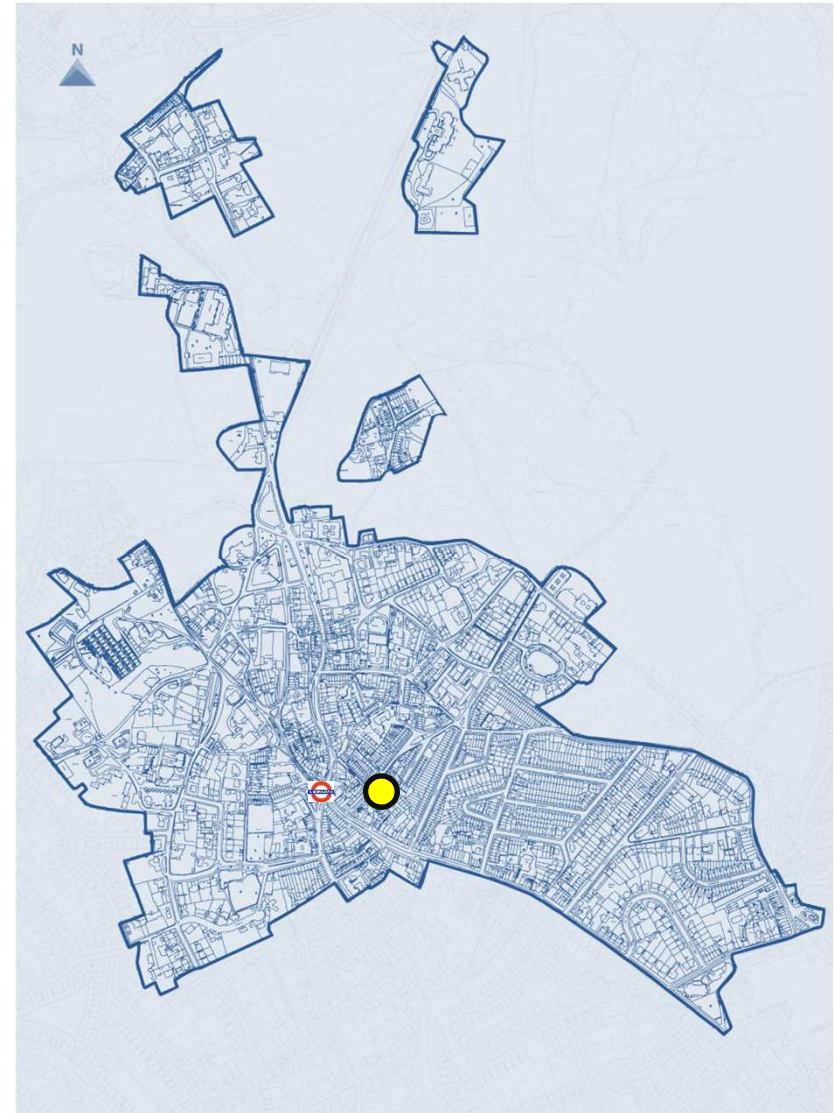
- Hampstead Conservation Area Statement
- Planning Policy Statement (PPS5) - Planning for the Historic Environment

The site is within the Hampstead Conservation Area. Hampstead High Street forms part of the central spine of Hampstead and as a major route it has the characteristics of a small town shopping centre.

Hampstead Underground station is located just around the corner from our site at the top of the High Street, at the junction with Heath Street. This area is mostly made up of 1880s properties but the rest of the street retains many older shops and houses. The older buildings are of two or three storeys and the Victorian ones are generally four, with or without mansards and dormer windows. There is a rich mixture of building types and architectural styles, the variations in roofline and street widths.



Property Location



Above : Hampstead Conservation Area

The property (denoted by the site boundary line) is a ground floor two bedroom flat with a large rear garden of approximately 137sqm.

Planning permission approval is sought by our client for:

- Demolishing the existing single storey structure and building a new hipped roof extension. A large roof lights will encourage more light to enter the space. Accordion doors will provide more natural illumination as well as an improved link to the currently overgrown garden.

 Site Boundary



Above : Site Plan

The flat is tired but in good structural condition.
However, its living spaces are poorly laid out.



Access from Gardner Road



Entrance to the flat



Side access to garden



Above Left: Rear of Gardner Road houses
Above Right: Side passage



Above Left: View of existing garden
Above Right: View from rear of garden



Above Left: Rear of Flask Walk properties
Above Right: Rear of Flask Walk properties

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FLAT 20 SPENCER WALK



Existing kitchen



Existing lounge

Above Left: Western patio
Above Right: Entry hall

04 SITE PHOTOGRAPHS > INTERNAL



Entry hall



Master Bedroom and bathroom



Bedroom and bathroom

DESIGN STATEMENT >

05 IMPROVEMENTS & EXTENSION

The existing arrangement of the property comprises an uninviting, dark living and dining space. Tucked around the corner from this is a small kitchen that seems detached from the dining / living areas. This does not suit our client who would like to create a large open plan living room and make the flat into a family sized 3 bedroom home taking good advantage of the replanned private garden.

06 DESIGN

The proposed single storey extension would project out beyond the line of the existing building by 6 metres. It will be low built however and will not adversely impact on neighbours.

The kitchen will be relocated to the northwest corner of the property. Separated by a dining area, the kitchen will now sit in open plan with the living room. The ensuite bathroom for the main bedroom will become a communal bathroom and a third bedroom will be included where the old kitchen was located. These alterations have small implications on the internal layout and some of the partitions will be moved about to accommodate this new plan.



Above : Layout ideas for the basement

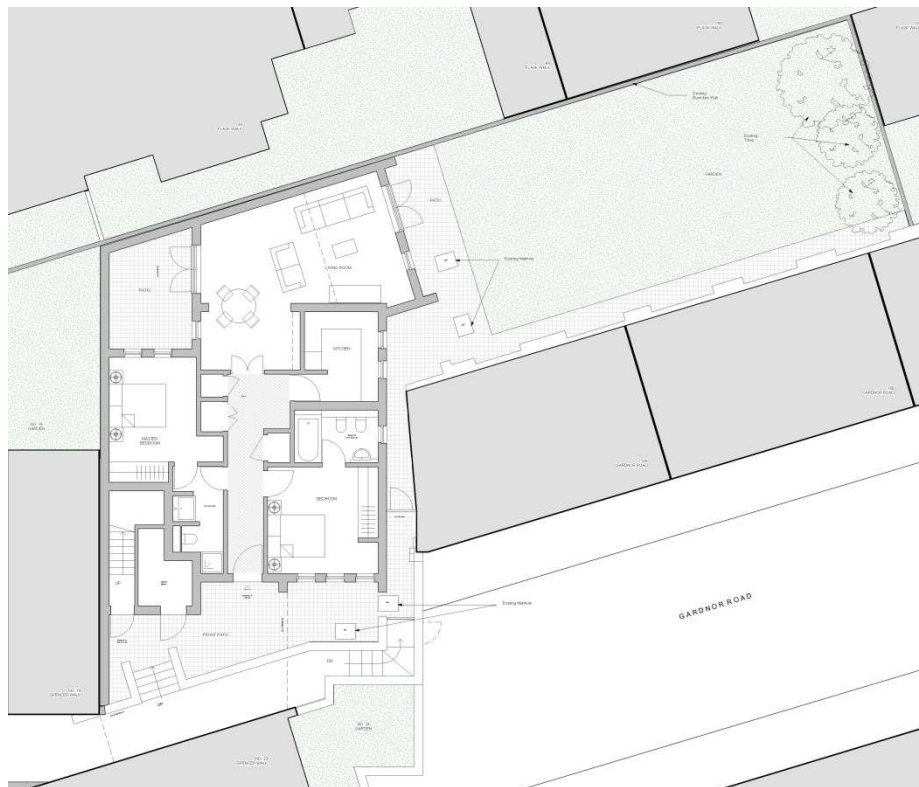
DESIGN STATEMENT >

07 USE

There is no change of use proposed.

08 INCREASE IN AREA

The new kitchen will occupy the area where the existing dining area is currently located. The new dining space will sit in the new extension and this new construction will add 35m² to the existing floor area of the flat.



Existing layout



Proposed layout

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FLAT 20 SPENCER WALK

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10 SCALE

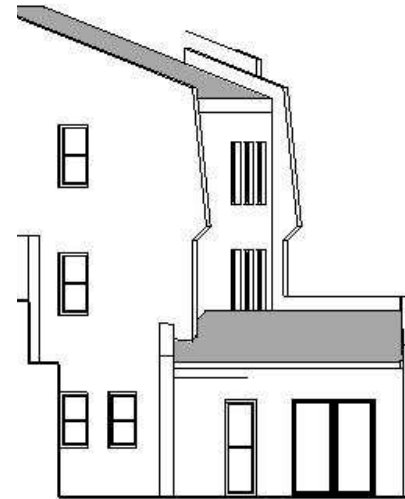
The ground floor extension is proportionally similar in height to the existing roofline. The new construction will extend from the back elevation by an additional 6 metres length and 1.4m width. There is a small increase of 0.2 m in the height of the roof in absolute terms however in terms of the effect on neighbours there is little impact at either ground floor or first floor level.

Furthermore all the changes occur to the rear of the property and the impact upon the Conservation Area is minimal.

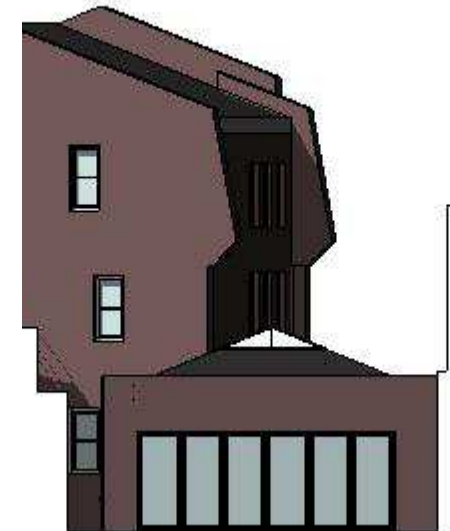
11 APPEARANCE & MATERIALS

The palette of materials selected is limited but high quality and comprises:

- Bricks to match the existing
- Grey slate roof
- Powder coated aluminium glass folding doors and windows,



EXISTING



PROPOSED

Above : Existing and Proposed Back Elevation

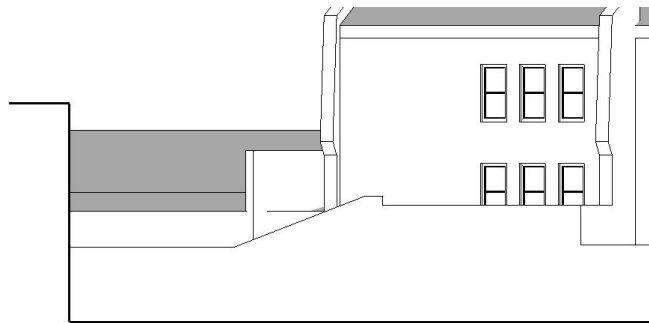
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12 POLICY STATEMENT**12.2 CPG1 CAMDEN PLANNING GUIDANCE**

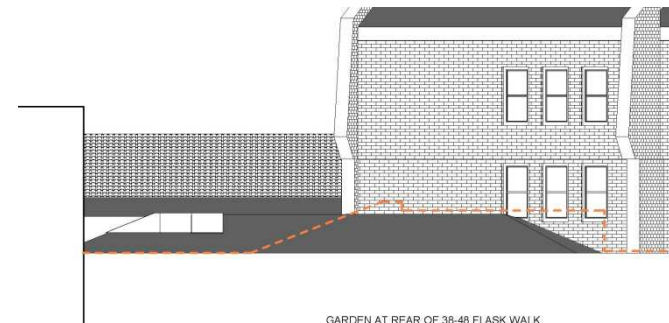
Section 4.9 – 4.15 of Camden's supplementary guidance has informed our approach. We sought to:

- Respect the scale and proportions, of the existing building and the neighbouring ones

- Maintaining a subordinate relationship to the extension by pitching the roof away from the boundary wall in order not to cause obstruct light entering neighbouring gardens.
- The proposed extension is substantially bigger than the existing construction however a very generous garden remains, ideal for the family home that we intend to create.
- The proposal respects the existing non-descript building.



EXISTING



GARDEN AT REAR OF 38-48 FLASK WALK

PROPOSED

Above : Existing and Proposed Views from Rear of Flask Walk Properties

DESIGN STATEMENT >

13 HERITAGE STATEMENT

The key criteria from Camden Council's Policy Framework (Document – "Planning Policy Statement 5 (PPS5) – Planning for the Historic Environment") that have been taken into consideration when preparing the design proposals for the property are as follows:

Policy HE9.1

Framework advises that 'There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments,¹⁴ protected wreck sites, battlefields, grade I and II listed buildings and grade I and II* registered parks and gardens, World Heritage Sites, should be wholly exceptional.'*

The Heritage Asset implied in this case is the appearance of the buildings in the Hampstead Conservation Area as described in the 'Policy Context' section of this document. We would submit that the Estate is neutral within this context and that our proposal would both conserve and enhance the CA.



Above : Adjacent properties in Spencer Walk showing the rather indifferent quality of the Estate protected by Conservation Area Status

ACCESS STATEMENT

14 ACCESS

The flat will continue to be accessed from the front as it was before, from the main path at Spencer Walk. No changes or improvements are possible given that the common parts lie outside our client's demise.

15 VEHICULAR & TRANSPORT

Spencer Walk is well placed for public transport links either by tube from Hampstead Underground or bus from Hampstead High Street. The property is well located for local amenities. There is ample space available for bicycle parking. The property also benefits from secure allocated parking in the basement car park.

16 CONCLUSION

The rear extension is subordinate to the existing building. We conclude that this application responds in character and appearance to the parameters of the surrounding area in a positive well designed manner; it is a highly contextual piece of architecture and deserving of approval.

