



Design & Access Statement
July 2012

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Introduction:

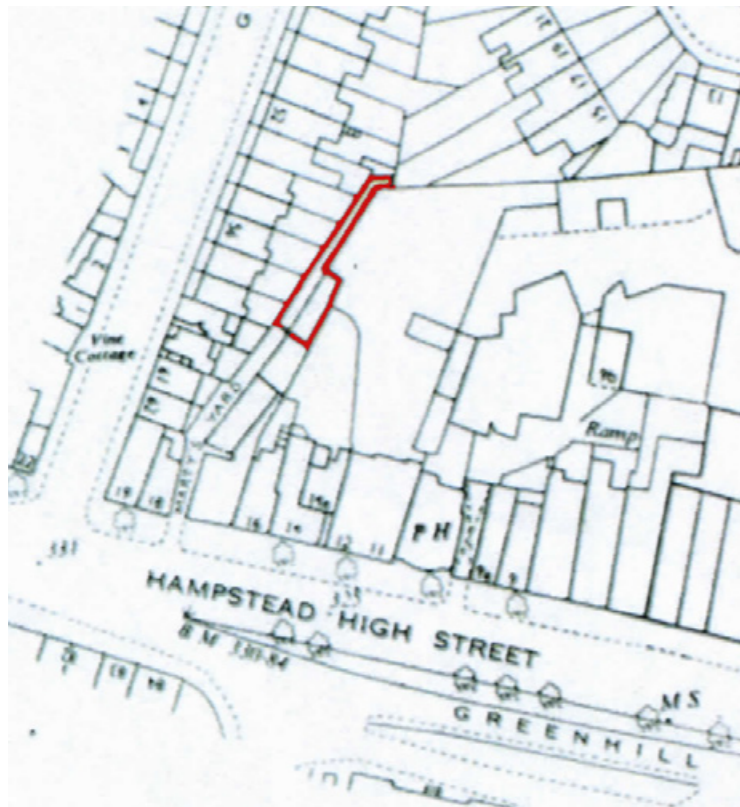
This Design and Access Statement should be read in conjunction with all other application drawings.

Note:

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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 is the last of 4 mews houses- built approx. on the late 1970s early 1980s. The houses are all 2 storey high with a pitched roof. 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

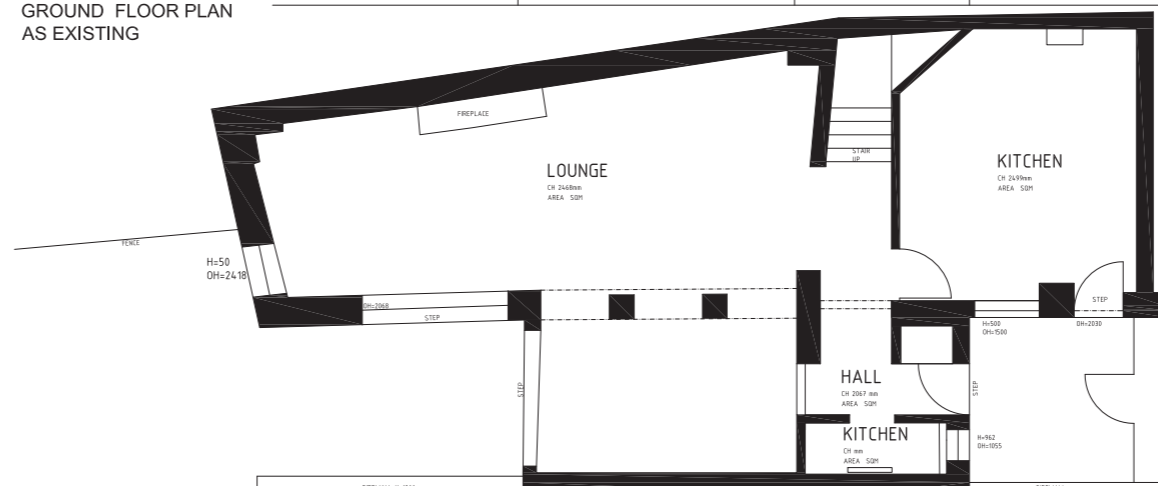


View from car park- rear Hampstead High Street

Proposed Use

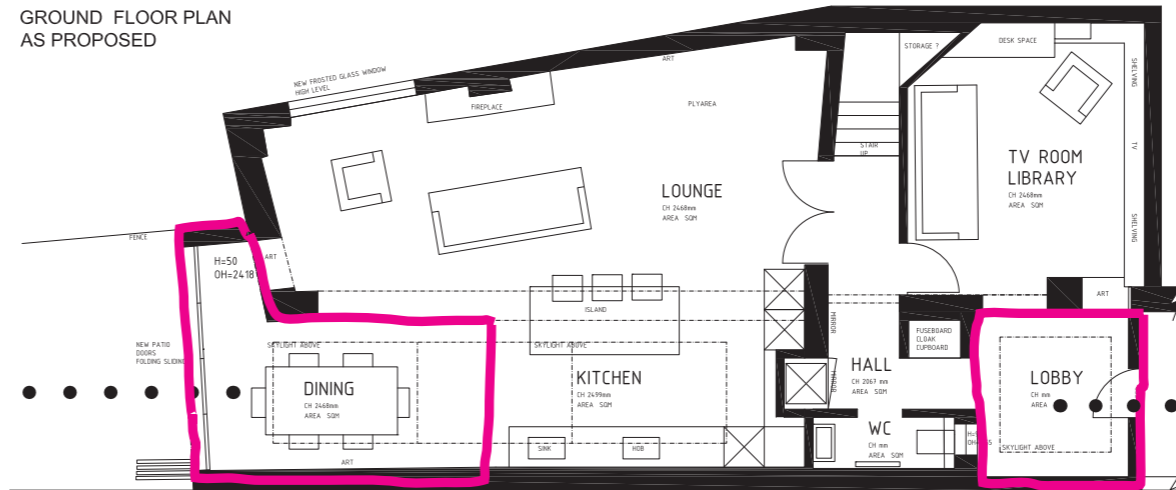
The scheme allows for a new Single Storey Rear/Side Extension covering the existing terrace area, a single Storey Front Enclosure as well as a (larger) window opening on the North East Elevation.

GROUND FLOOR PLAN AS EXISTING



Plans Ground Floor as Existing

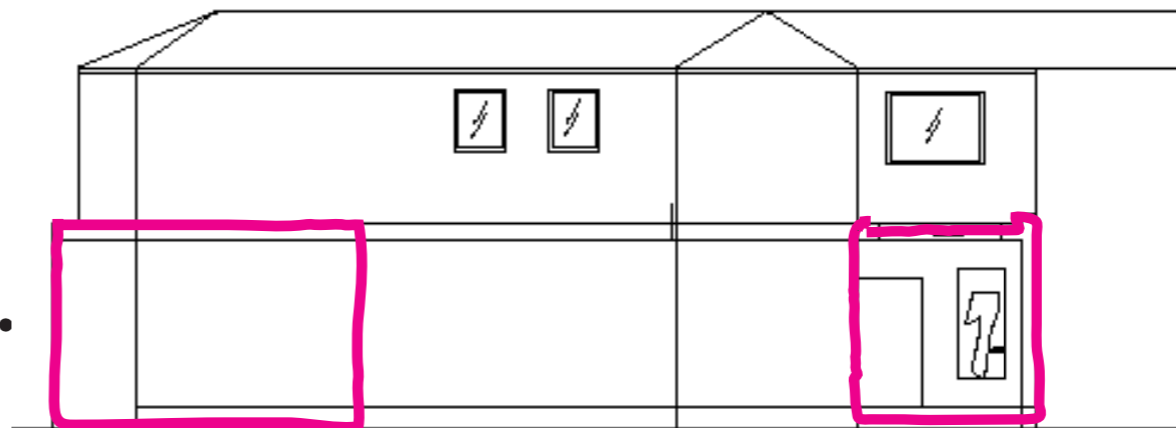
GROUND FLOOR PLAN AS PROPOSED



Plans Ground Floor as Proposed

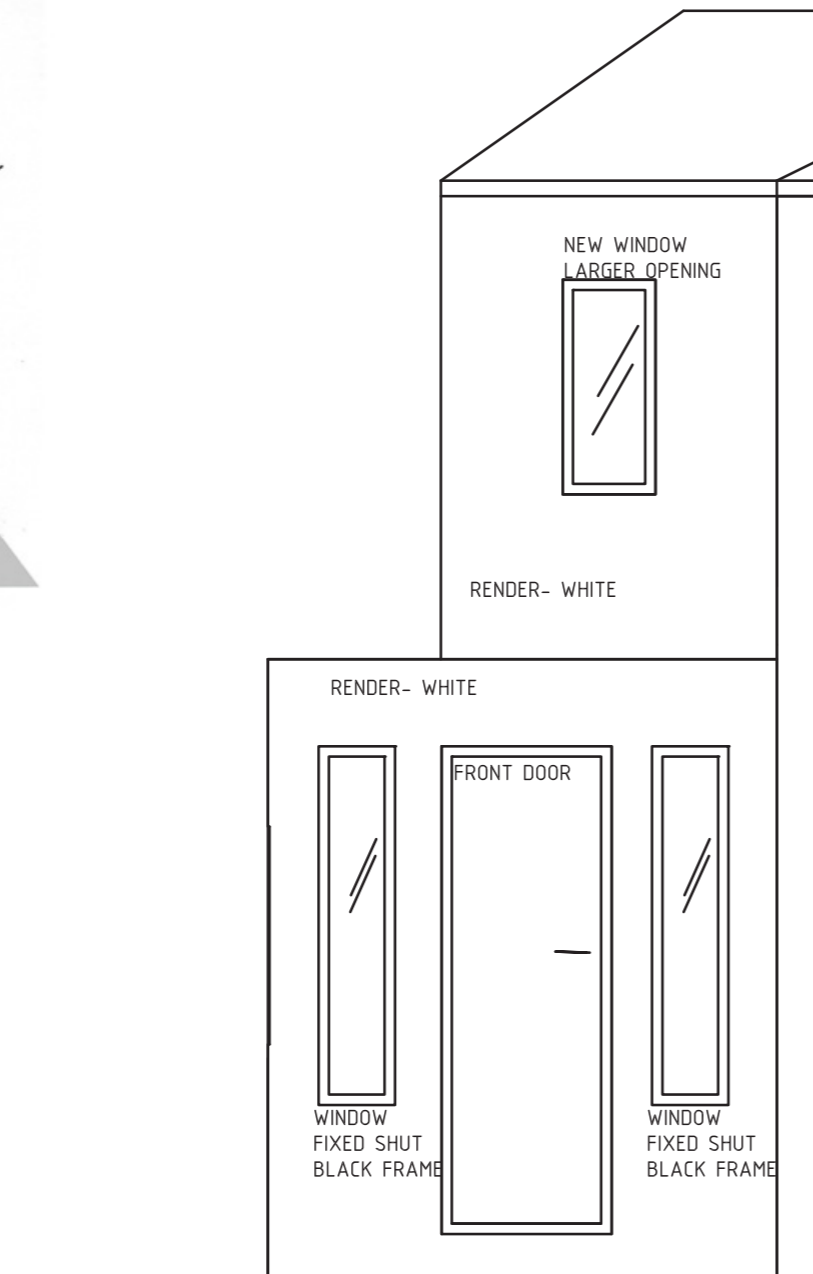
Proposed Single Storey Rear/Side Extension

Proposed Single Storey Front Extension

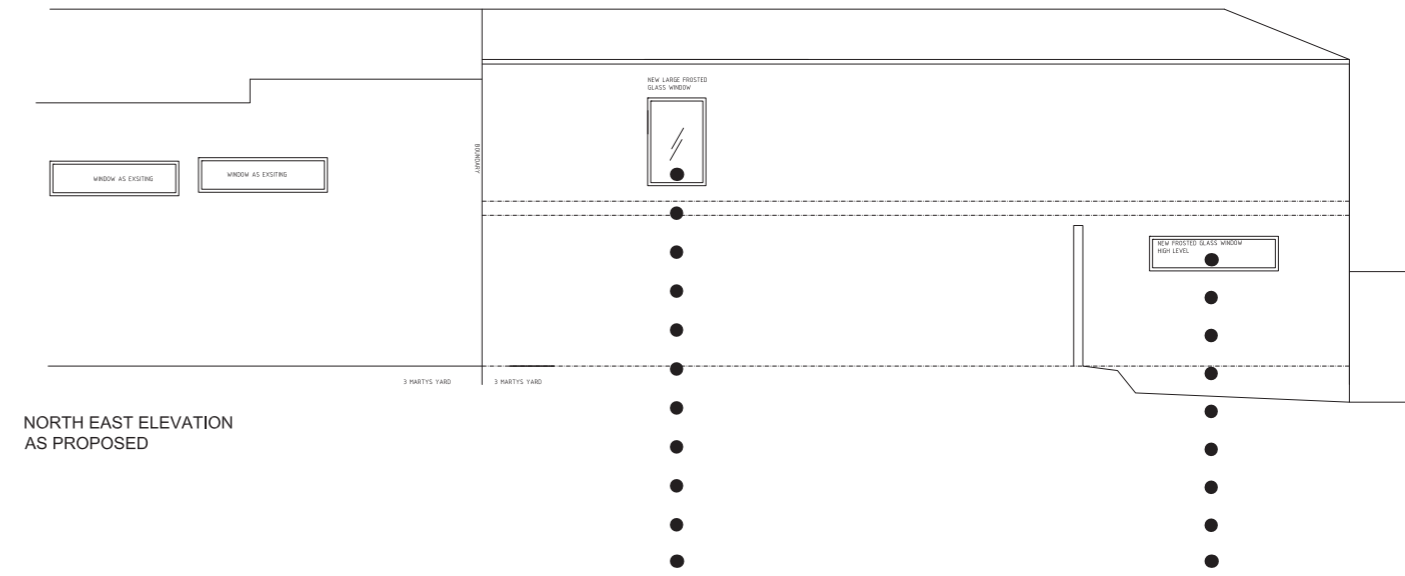


Elevation North West as proposed

Front Elevation-
as proposed



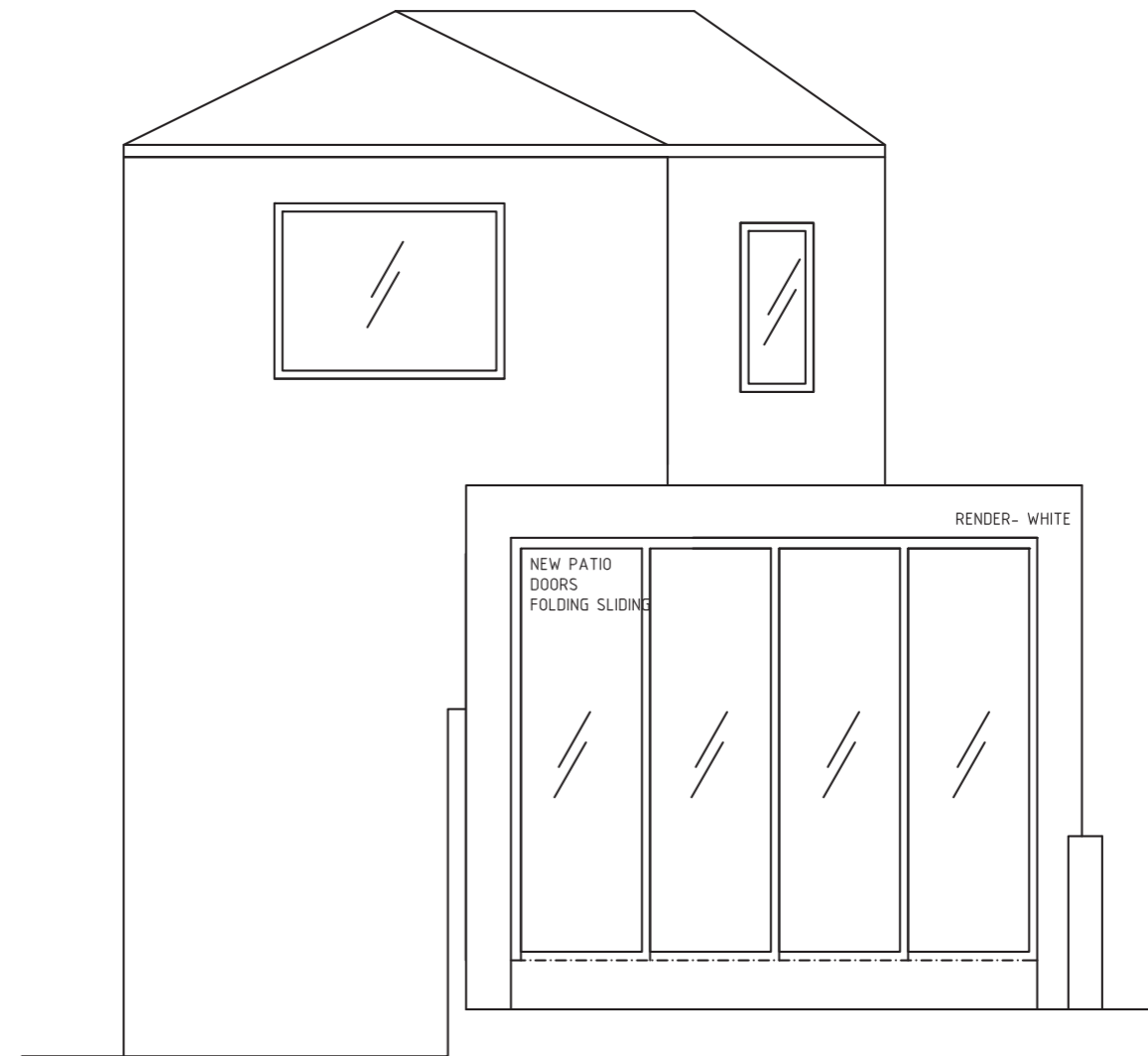
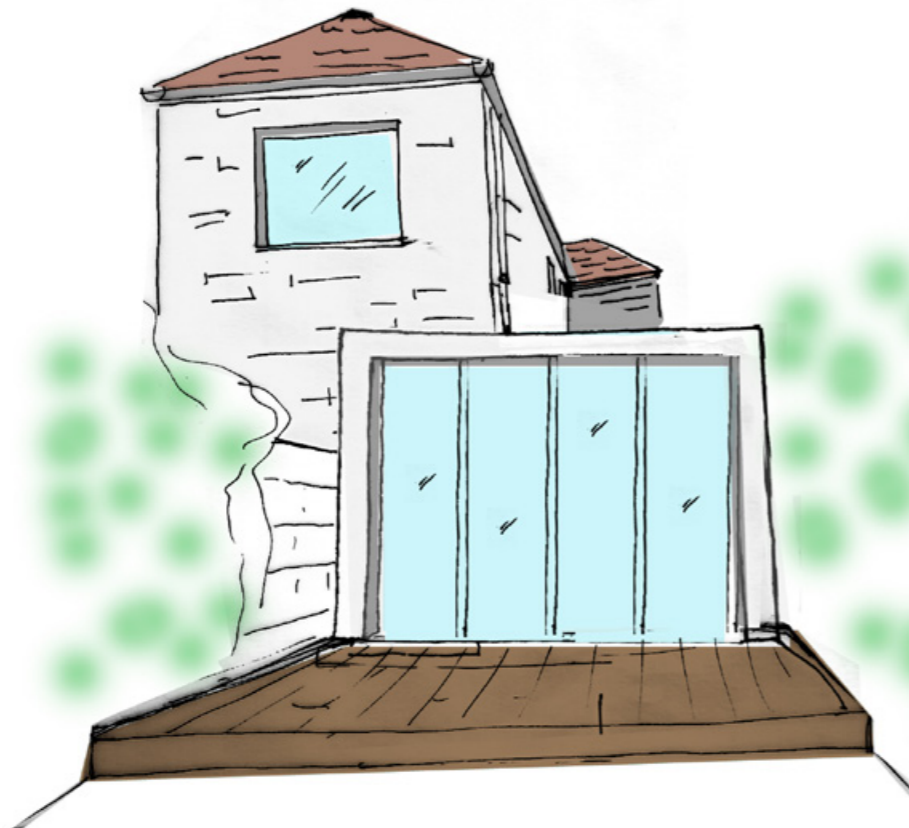
Side Elevation - North East
as proposed



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

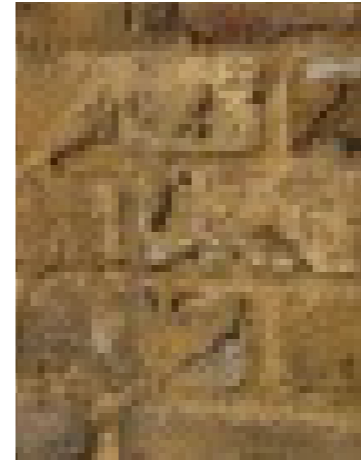
Slatted timber to be removed - wall the be rendered- white.

Proposed Extension Rear/Side elevation:

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

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

Roof to be asphalted.



London Stock Brick work

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.