

Project Ref: 350KG  
12 July 2012

## PLANNING APPLICATION - DESIGN & ACCESS STATEMENT

### PROJECT ADDRESS

Coach House, Caenwood, Hampstead Lane London N6 4RU

### AS EXISTING :

See associated GRA drawings :  
350/KG 00-001 to 00-006 'as existing'  
350/KG 00-011 to 00-014 'as proposed' layouts.

#### • THE EXISTING HOUSE & SITE :

The Coach House is described as follows i.e.

- A large detached two storey Victorian House which has very recently undergone complete refurbishment with extensive approved alteration works to form a luxury three bedroom house of nom 304m2.
- The dwelling has a large landscaped private garden with south, east and west patio areas. The house and garden are linked to and part of the prestigious Caenwood development.
- The detached house is bounded to the north by Hampstead Lane with the north elevation being contiguous and integral to the existing brick boundary wall along Hampstead Lane.
- The recently completed construction works were carried out in accordance with Planning Permission 2009/0751/P dated 27 August 2009
- The refurbished and altered detached house is built in London yellow stock brick with typical ornate Victorian detailing including original brick stringer courses, original stone copings and castellations, clay roofing tiles, timber windows and doors.

#### • EXISTING MATERIALS

The existing building materials and finishes are predominantly :

- Yellow stock brickwork to all external walls
- Red stock brick stringer
- Small red clay tile Roofing
- Timber glazed sliding sash windows with rectangular panes, all painted white
- Timber glazed casement windows with rectangular panes, painted white
- Rear brick and tile dormers with timber painted casement windows
- Stone copings and capping to rear boundary with castellations
- Flat red stock soldier course arches over doors and windows
- Timber Doors and glazed painted timber shop fronts / screens with opening casements.

#### • EXISTING ACCESS & MOBILITY

**EXTERNAL ACCESS** - There are two external steps to the lower level of the existing east patio. This level change is determined by the existing house floor level and the higher pavement level. These steps give restricted egress for wheelchair users and persons with restricted mobility.

**INTERIORS** - The existing ground floor office interior is on a single level throughout. All external and internal doors have level thresholds. All door widths and corridor spaces are able to achieve wheelchair usage and access for persons with restricted and impaired mobility.

## THE PROPOSAL :

See associated GRA drawings :  
350/KG 00-001 to 00-006 'as existing'  
350/KG 00-011 to 00-014 'as proposed' layouts.

### • PROPOSED WORKS - DESCRIPTION:

The submitted proposal is to modify and change the existing east side patio area which is accessed through double doors directly from the existing Kitchen the same lower Floor Level as the existing house into a new extension as a single storey utility room.

From the drawings it is seen that i.e.

- The proposed utility room is to be formed in matching brickwork of type matching the main house by way of new east and south walls that but and link directly to the existing east side of the house and north boundary wall.
- The new utility room extension's width is defined by the existing brick pier to the new timber gate [ nom 3.250m] and the height of the new extension [nom 3.085m] is determined by the articulated stone coping along the north boundary wall. The overall length of the proposed extension is 5.7m
- The overall internal area is approximately 14m<sup>2</sup>
- The new walls to the extension are capped with a stone coping of matching sandstone material and are to be constructed as a parapet wall detail.
- The extension is to have a lead / mastic asphalt flat roof which affords a minimum Floor to Ceiling height of 2.4m.
- There is a glazed monopitch rooflight along the length of the existing composite timber door and window element which will be modified with replacement opaque glazing to suit the necessary visual privacy conditions between Utility Room and existing Kitchen-breakfast areas. This will allow for natural light to still penetrate from the utility room rooflight into the existing Kitchen area.
- The new east wall will have a window located centrally and is of detail design as the timber windows of the existing house. The window head has a matching red stock flat soldier course arch.
- The point of egress is located in the new south elevation which has a new matching timber door with red stock flat soldier course arch.

### • PROPOSED MATERIALS

The new extension facing materials and finishes are to match those of the existing detached dwelling i.e.

- Yellow stock brickwork to all external walls
- Timber glazed casement windows, painted white
- Timber door, painted white
- Stone copings to parapet walls
- Flat red stock soldier course arches over new door and window
- Mastic Asphalt / Lead Flat Roof
- Glazed monopitch rooflight

### • ACCESS & MOBILITY

**EXTERNAL ACCESS** - There are two external steps to the lower floor level of the new utility room This level change is determined by the existing house floor level and would give restricted egress for wheelchair users and persons with restricted mobility.

**INTERIORS** - The floor level to the new extension would be the same level as that of the existing house. The interior of the new utility room would allow access and movement to wheelchair users and persons with restricted mobility.

End

*Attached:*

- Drawings (as existing and as proposed)
  - Photographs
- Planning Application Conservation Area Forms with Certificates
  - Planning Application Fee

PHOTOGRAPHS OF AS EXISTING :



Photograph01\_350KG\_Existing Part East Elevation looking North showing East Patio



Photograph02\_350KG\_Existing Part East Elevation looking West showing part East Patio





Photograph03\_350KG\_Existing South-East Corner View showing East patio and external services cupboard etc



Photograph04\_350KG\_Existing South / Front Elevation of Main House with Garden