



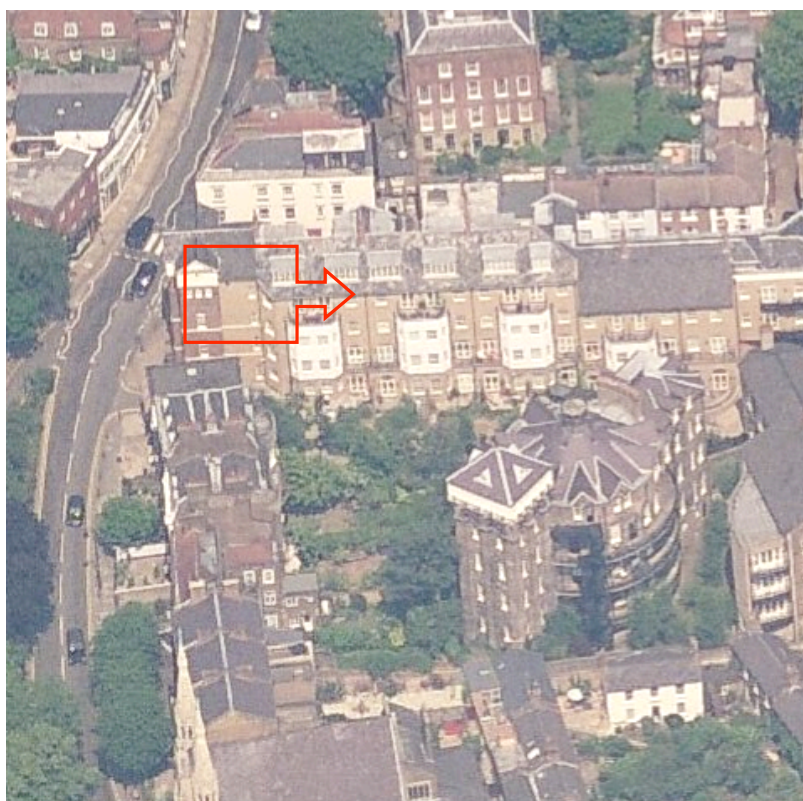
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DESIGN AND ACCESS STATEMENT

Project: **4 & 5 Youngs Court, New End, Hampstead NW3**

Date: **18th March 2010**



Aerial View of Youngs Court

THE PROPOSAL

The proposal is to merge two adjacent flats to form one larger unit.

The flats are almost mirror images of one another, both being two bed room units of around 71m².

The applicant has owned flat no.5 for a few years and has very recently completed on the purchase of no.4.

They have recently just had their first baby and require additional space for their growing family and visiting family from overseas. It was their hope to buy a house in the area but availability and cost have been obstacles.

AMENITY

The merged unit would be around 143m² in size, providing four bedrooms, with a good-sized open plan living / dining / kitchen space. The apartment would have two south facing balconies providing good amenity space for the dwelling.

ACCESS

Access to the flat is available via a common stair, with lift access also available, then via a 'deck access' route along the front of the New End façade.

The door to flat 4 has been designated as the main front door to the new apartment with the door to no.5 becoming alternative means of escape onto the deck.

The new flat would be more suitable, by being more spacious, for wheelchair uses, whether residents or visitors.

The new dwelling would conform to Part M of the Building Regulations.

APPEARANCE – the proposals do not alter the external appearance of the building.

PARKING – There is a communal underground car park to the block. This provision remains unaffected by these proposals.

PLANNING CONTEXT - From our research it seems that there have not been any applications on this site recently. The site is located in the heart of the Hampstead Conservation Area.

We note the local authority's general guidance that the loss of one dwelling is acceptable.