

Pastina Matthews Architects
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DESIGN AND ACCESS STATEMENT

**PROJECT: ALTERATIONS TO FLAT 1 AT 9 LINDFIELD GARDENS,
 HAMPSTEAD, LONDON NW3 6 PX**

**DOCUMENT NUMBER: 82 / DS / 01 – JUNE '09
 REV 01– JULY '09**

PAGE 1 OF 2

1. Site Location and context:

The application site is in Camden, located to the south side of Lindfield Gardens and in close proximity to the town centre of Hampstead. The application site is designated in the conservation area. The topographical character of the rear of the site is arranged on varying levels. The road traffic is low and with low traffic noise. Local public transport links are within walking distance including Hampstead Underground Station. Existing buildings on Lindfield Gardens are mainly period properties; the usage is predominantly residential.

2. Existing Use and proposed use:

The applicant is the freeholder of Flat 1 and residential use is to be continued.

3. Design concept:

The proposal for the rear extension, external & internal alterations is as follows:

External alterations:

1. A single storey, rear extension is proposed on the northwest corner of Flat 1. The extension provides additional space for Bedroom 2 and also facilitates the proposed internal alterations.
Existing drainage affected by the new extension has been redirected into a new inspection chamber. The existing concrete steps have been partly replaced with a metal ladder, for access to service the manholes and can also be used as a secondary means of escape.
2. The existing light well will be transformed with new wall and floor finishes to create a more attractive external space & light well, providing a better outlook for the two small windows in the Garden Flat, the Dressing room and en-suite to Bedroom 1 & Bedroom 2 in Flat 1.
The light well is not visible from the Street and therefore does not have an impact on the front elevation of the existing building.
3. East Elevation: The cills to the existing windows to the Dining Room & proposed Study are to be lowered and changed to sash windows to provide maximum natural daylight and sunlight penetration into the habitable rooms

Internal alterations:

1. The purpose of the Internal alterations is to increase the overall area of the Living/Dining Room & Kitchen. A new Study is proposed to replace the existing bathroom which has been relocated, thereby reducing the over sized circulation space.
2. The en-suite in Bedroom 1 has been relocated and a new Dressing Room created.
3. The existing staircase to Bedroom 3 was considered too narrow and has therefore been widened.

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3. Design concept: (continued)

4. Fenestration: The new glazed doors and windows will be double-glazed and be of high performance.
5. The new internal alterations provide a high quality modernised layout for contemporary living.

4. External materials:

Refer to Drawing No. 82/SCH/01 for detailed descriptions.

The external wall finish on the rear extension is fair face yellow stock brickwork to match the existing building. The roof is finished with pre-weathered blue grey zinc.

The upper area of the existing rendered boundary wall in the light well is to be made good & redecorated. A full width mirror, up to door height, is to be fixed to the boundary wall to create an illusion of a larger space.

The existing narrow wall behind the metal stair is to be finished in self-finished western red cedar horizontal cladding.

Yellow stock brickwork walls on the existing building in the light well are to be retained, as existing.

5. Car parking:

There is 'on street' parking in Lindfield Gardens and the applicant has a residents parking permit.

6. Bicycle Store:

There is adequate space for several bicycles to be stored at the rear of the building.

7. Amenity Space:

There is a rear garden to Flat 1.

8. Refuse disposal:

The refuse storage arrangements are unchanged.

ACCESS STATEMENT

The access into the flat from the ground floor is unchanged, via the existing concrete steps. In the light well, the existing concrete steps are to be replaced with a new access & fire escape metal escape ladder, as a secondary means of escape.