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Planning Application – 27.09.2009

6 Keats Grove, Hampstead, London NW3 2RT Garage Conversion Proposal

DESIGN AND ACCESS STATEMENT

1. General

The project proposal includes conversion of existing garage into a storage and atelier facility.

The storage / atelier facility planned as an ancillary to the main building only. The usage of the facility is partly general storage, storage of bigger paintings and partly a hobby / art studio and atelier facility, as the owner is a keen amateur painter. This storage / hobby facility is of security reasons planned furnished with closure of planned glazed garden façade by external security sliding shutters.

As existing room height along length going facades is fairly low, the plan is to replace existing roof structure with new roof structure creating bigger room height, but respecting existing garage height.

To create sufficient daylight for art painting, the plan is to include roof-lights and open the façade onto the garden via a 1.4 m deep extension out into the garden. The extension planned set back approximately 0.9 from gable facades to minimise visual impact of the extension from the street and from the neighbour side.

2. Access

The existing garage has currently access directly from Heath Hurst Road via existing dropped kerb footway crossing and a ramp from the footway leading up to the garage, which floor level is approximately 1m above street level.

The existing garage ramp is planned maintained and existing garage gate replaced by new access door and fixed / openable side component.

Other access door planned from the property's garden.

3. Exterior and Visual Impact

The proposal include utilising existing brick façade walls and utilising existing gate opening facing Heath Hurst Road.

The existing gate opening planned maintained and existing gate replaced by wooden door / gate facility allowing access possibility for bigger components to the storage / atelier facility or alternatively car parking.

A planned 1.4 m extension planned expanding out into the garden. The extension is setback from façade and neighbour gables to minimise visual impact seen from the street and neighbour. The building volume experienced being the same as per existing garage as trees and vegetation would cover extension.

The existing roof height as per existing roof height, but roof angle changed from existing approximately 35° to 20° to create bigger internal room height.

Facing the garden, the extension planned with fixed glazed wooden side windows and sliding doors. Externally the windows and sliding doors planned furnished with wooden sliding shutters.

The materials in general as per existing garage –

- facial brick walls – existing walls maintained in general
- laminated wooden roof beams
- insulated roof structure finished with red clay tile roof covering as per main building
- external windows, doors and shutters painted white
- gutters, downpipes, wall capping and flashing, type zinc

4. Interior – Design and Appearance

The interior is planned very “simple” – insulated plasterboard liner walls painted white, insulated lime washed wooden flooring, natural wood colour wooden laminated load bearing roof beams and plasterboard ceiling finish, painted white.

5. Dimensions

Existing garage gross area foot print – 22.7 m² / Proposed garage conversion gross area foot print – 29.6 m².

Gunnar Karup - Agent