

Design and Access Statement

51 Flask Walk, Hampstead, London NW3 1HH

Description of Development

The proposal seeks planning permission for a number of alterations to an end terrace single family dwellinghouse, located on the north west side of Flask Walk.

The various components of the proposal are summarised below:

a) Ground Floor Conservatory

The proposal comprises the installation of a lean-to single storey glazed extension adjacent to the closet wing of the property. It infills the space between the two storey closet wing and the boundary wall within a new timber and glass extension with a monopitched roof and French doors to the rear. The design and appearance is appropriate to the property and will not adversely affect the character or appearance of the property or the conservation area.

b) Roof Lantern

The roof lantern utilizes painted timber and glazing and is set back from the front elevation. This addition will create adequate headroom to the mezzanine level of the property as shown on the submitted plans.

c) Alterations to Entrance Steps / Boundary Treatment

Currently, the property is accessed by non-original steep steps which rise from pavement level directly to the front door and which are sited adjacent to the side boundary of the property. The proposal, which will greatly improve the access arrangements, seeks consent to reposition this access to the middle of the boundary wall so that the new stair will raise to a landing then turn in an anticlockwise direction, raising to the front door. This will greatly improve the appearance of the unsightly concrete and brick stair which at the moment is too steep and in need of improvement.

Together with the repositioning of the entrance stairs to the front door, the proposal enhances the boundary treatment through the creation of a new front wall and piers to be constructed in second hand stock brick to match the existing property. Black painted metal railings are to be fixed to the top of the stone coping.

These improvements will greatly enhance with overall appearance of the property and will ensure that it makes a positive contribution to the conservation area.

The proposed materials are appropriate to the area and common features in properties of the age and scale.

d) Additional Lower Ground Floor Accommodation

The newly formed lower ground will have minimal impact on the property and will increase the level of living accommodation, thereby maximising the use of the property. The access to the property is increased through the greater utilisation of the side access door which currently just serves a store room at lower ground floor level and which in the proposed plans will serve all accommodation on this level.

Appearance

The appearance of the proposed changes is as described above.

Access

The access arrangements are improved through the changes described above to the front external stair. In any event the property is a single family dwellinghouse. Access to the property is also available at street level from the door in the side flank elevation. The door will in the proposal access a larger amount of floorspace within the property.

Materials

The proposed materials are appropriate to the character, period and style of the property. Painted timber is used in the case of the lean-to extension and to the roof lantern and traditional materials are used for the reconfigured entrance steps and boundary wall such that the proposal will improve the character and appearance of the property, thereby enhancing the contribution it makes to the conservation area.

Layout

The layout is not affected by the proposal. The scheme improves the internal configuration.