

Gunnar Karup

Architect Maa.

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Planning Application – 08.01.2009

6 Keats Grove, Hampstead, London NW3 2RT

DESIGN AND ACCESS STATEMENT

1. General

The project proposal includes general refurbishment of an existing one family detached villa located in a conservation area at the above-mentioned address.

The project proposal includes general refurbishment works inclusive new electrical, plumbing and heating installation, planned extended door / window openings in the garden façade at ground floor plan level, extension of existing balcony to full length of the garden façade as well as a new garden design including back-filling of slipway between house gable and Heath Hurst Road.

The neighbour – Gerald and Hiroko Paterson, 5 Keats Grove, London NW3 2RT has been advised about the planned refurbishment works.

2. Access

Existing accesses to the villa is planned maintained – no changes.

3. Exterior

The planned works includes no design changes to the front façade.

The planned works includes proposal for the following few changes to the garden façade design at ground floor plan level:

- Two existing windows replaced by French doors leading to proposed extended balcony.
- One existing door / window unit in connection with lounge replaced by new unit including demolishing of existing side window brick work parapets to create more daylight into lounge.
- Extension of existing steel balcony to full length of garden façade – design details as per existing design.

The project proposal includes replacement of existing roof and façade finishes with new as per the following:

- Roofing – roof tile type and colour as per existing
- Additional / improved roof insulation.
- Façade clay tile cladding – façade tile type and colour as per existing.
- Existing rough textured plaster finish re-plastered with smooth type plaster finish – colour as per existing.

Other planned façade works:

- Refurbishment of existing windows and doors.
- Replacement of existing stained single glass glazing with clear glass double glazing in general – design strategic located stained glass areas refurbished and maintained – limited extent.

Garden proposed re-design

- The proposed garden design includes widening of existing terrace at lower ground floor plan level. The works includes new facial brickwork garden retaining walls and staircases as well as back-filling of slipway between house gable and Heath Hurst Road.

4. Interior – Design and Appearance

The planned works includes in general:

- New wall openings
- Minor new partition layout
- Refurbishment of all bathrooms
- Refurbishment of kitchen
- Decorative works and re-painting in general
- New boiler / technical room
- New electrical installation
- New plumbing installation
- New heating installation

5. Dimensions

Existing room dimensions and heights maintained in general maintained

Gunnar Karup - Agent