

design and access statement

to accompany Planning Application and Listed Building Consent for the conversion of 11 Hampstead Hill Gardens NW3 from two separate flats to one single family dwelling.



introduction

Built in 1881 11 Hampstead Hill Gardens is a detached brick built property with a small semi detached separate property located to the rear and known as the Garden House. The main house was converted in the 1980's to form two self contained flats and it is assumed the construction of the Garden House also took place at this time. Access to the flat on the top two stories is via an external staircase located to the right hand side of the building. Access to the lower two story flat is via the original main entrance door.



access staircase to upper flat

the proposal

The proposal is to return the property to a single family dwelling by combining the two flats and to improve access to the lower ground floor from the pavement for wheelchair users. The Garden House, attached, is to remain as a separate property.

Interior alterations will include reinstating the line of the original staircase and replicating the design of the handrail, spindles and newels posts where missing. The staircase will continue to the lower ground floor and it is assumed this will follow the original line although no evidence of this remains in the property.

The lower ground floor layout will be altered to provide an open plan kitchen and family living space along with a new conservatory that will provide valuable dining space. At the foot of the staircase the small external area is to be extended into with the formation of a new cloakroom on this level. Externally the line of the building will continue and brickwork and brickwork band details are to be replicated to match the original building.

The original side access door is to be reinstated to provide access to the front of the property.

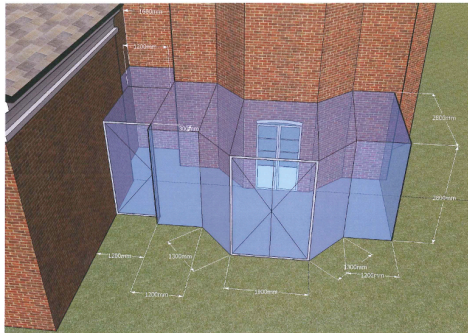


side view showing underside of the staircase and the position of the original lower ground floor doorway to the right of the picture

The conservatory is to be a Cantifix frameless glass construction that is designed to replicate the profile of the rear bay. The design includes structural glass members and is to fit below the brick banding on the property so as not to detract from the line of the original building. The original brick walls with the new conservatory are to be retained with their original brick finish. The floor level externally is to be raised to that of the internal lower floor level to provide a seamless junction between the two areas. It is also proposed to use the same natural stone floor finish both within the new conservatory and the external patio area adjacent to the conservatory.



rear view of the property



Cantifix visual of the proposed conservatory