

## **JAMES GREGORY ASSOCIATES**

### **Design and Access Statement.**

**Project:** 6 Redington Road, Hampstead , London NW3 7RG.  
**Date:** 23.05.07

### **DESIGN**

#### **Introduction:**

**The Building in question is an existing structure that is at present used as four luxury flats. Planning permission was granted some years ago for its conversion from a Rectory to Apartments.**

**Over two years ago we applied successfully for the conversion of the ground and first floors to a single duplex dwelling. The two upper level flats remained as separate units.**

**Following receipt of planning permission our client has decided to further extend his 2 flats and convert to a larger single family dwelling for his own use. He has four children from his second marriage and two from his first, along with a live in nanny and wife, the accommodation is too small for his needs.**

**The existing building is on a large plot, with an in and out drive and off street parking for at least four cars. With parking on the front grassed area a possible six cars could be parked leaving an un-obstructed in out drive.**

**The building dates back to early 1900's when it housed the priest and his staff that were attached to St. John-at Hampstead Parish Church around the corner in Church Row**

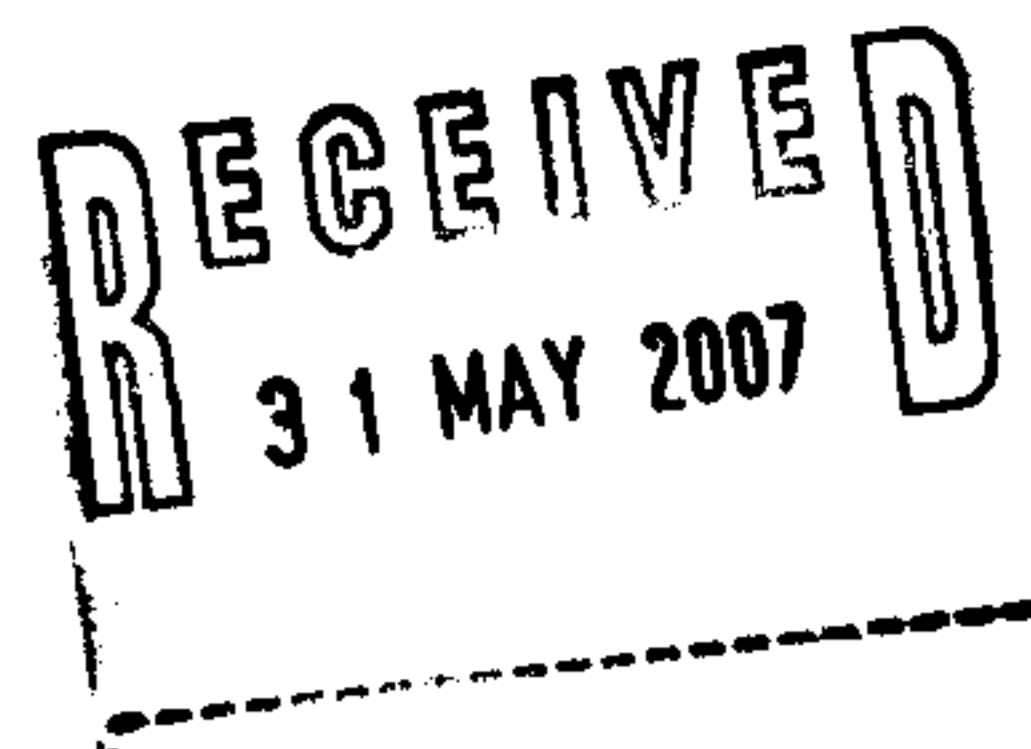
**The Building is constructed with a yellow London stock brick facade with stone cills and a plain clay tile roof, it is slightly Gothic in style and character with a bishops hat topping to the roof over the round bay to the front east corner of the house. The building is very much in character with its surroundings and other substantial properties in Redington Road.**

**The conversion and extension of the property back three flats would in no way affect the locality either visually or socially.**

**There would be no economic effect on the local community.**

**Environmentally the scheme would probably mean less need for car parking with less effluent and waste disposal.**

**On the Design side we are proposing to make changes to the sides and rear elevations of the property, all in keeping with the existing architectural features.**



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**The rear elevation extension has a flat roof and pitched foofs as needed with cornices run to mastch. The rear extension can only be viewed from Falcon Lodge approx 20 meters away.**

## **USE**

**The proposed conversion works comprise the expansion of the lower levels and ground floor to form an enlarged flat to accommodate our clients enlarged family**

**Internally it is intended that all the original features be kept, no works are proposed to the stairs, cornices, fireplaces, doors etc,**

**We do not see any access problems for disabled a stair lift could easily be incorporated.**

**The in-out drive is wide enough for most vehicles, up to the size of a fire tender.**

## **AMOUNT**

**There is a desire for increased volume, beyond that existing at lower ground and ground floor levels**

## **LAYOUT**

**The drawings submitted show the site layout and its effect on the adjoining properties, it is not intended to change the status –quo.**

**The access and egress is as existing via an in and out drive for vehicles, and a ramped pedestrian access to the entrance of the property**

## **SCALE**

**There are proposed changes to the scale of the property, and its elevations, at lower ground and ground floor rear elevations.**

## **LANDSCAPING**

**There will be some minor alterations to the rear garden landscaping, with additional herbaceous shrubs, and general maintenance of the existing gardens front and rear. In terms of disabled access there are no obstacles whatsoever in gaining access to the front door, manoeuvring within the building using the proposed new lift, or if necessary the installation of a chair lift mounted on the inner handrail/balustrade from ground to third floors.**

**The drive and pedestrian access ways are a concrete finish.**

## **APPEARANCE**

**The proposals do not alter the original elevations of the building. All the Gothic features, stained glass windows, quirky details will remain, any non-original features installed will be replaced back to original designs.**

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## **ACCESS**

**Access and egress from the site is as existing, via an in and out drive, similarly pedestrian access is via the same two openings.**

**The existing level of pedestrian walkway lighting will be upgraded at the entrance gates and at 3 metre intervals thereafter to the entrance door. There is existing Pir and dusk till dawn lighting to the main drive and entrances.**

**There is no segregation of disabled people and all existing surfaces are adequate for use, with wheelchairs, there are no dropped or raised surfaces from the street pavement to the inner hallway of the property .**

**Thereafter any disabled access will be through minimum 900 wide doors to the kitchen, corridors, bedroom , entrance, reception areas , cloakroom and bathrooms. The garden can be easily accessed via double French doors at the east side of the property.**

**The facilities on offer and those existing mean that any potential user regardless of age, sex, or disability will be able to move freely, and un-hindered.**