

## Design and Access Statement for 3 The Gables, NW3 1AY

### Design

#### Background

3 The Gables is a 4 storey terraced Victorian property with a plot size of approximately 170m<sup>2</sup> and a frontage of 5.5m situated on the Vale of Health in the Hampstead Conservation Area and facing directly onto the Heath. The main entrance is reached via a flight of 11 steps leading up from the pavement. This gives direct access to what was the original main living floor with good views over the Heath at the front and the private garden to the rear. The rear garden can then be accessed via an external flight of stairs leading down from a small balcony outside the rear reception room

The lower ground floor level would have originally been used by the domestic staff with a kitchen and utility room on this level. There is a separate access door at the front, underneath the main entrance door and accessed via a short flight of steps leading down from the pavement. At the back, this floor leads directly out to the private garden.

#### Proposals

Because of changes in living arrangements over the last century, the house is now occupied in a different manner from how it was originally envisaged. The lower ground floor level is now the most important family space. The current occupants would like to make greater use of the rear garden and improve the visual connection between it and the internal accommodation. The proposed extension provides additional living space and will have full width glazed sliding / folding doors which will permanently improve the visual connection with the garden. On summer days these doors can be opened up fully to improve the physical connection also.

As the rear elevation is stepped and the extension does not project beyond the furthest wall the external impact will be very small. In addition the minimalist design will not conflict with the ornamental Victorian style of the original house. Similar, or larger extensions have been added to most of the other houses that make up this short terrace.

## Access

### Current Situation

As described above, none of the floor levels are accessible directly from street level and therefore this house is not very suitable for disabled persons

### Proposals

The proposed alterations will improve the accessibility between the lower ground floor and the garden.