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ARCHITECTURE INTERIOR DESIGN SPACE PLANNING

18th October 2006

SC/MKT1-Design & Access Statement

DESIGN AND ACCESS STATEMENT

THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH PLANNING APPLICATION DATED 18/10/06

Residential Refurbishment / Extension, 10 Well Road, London, NW3 1LH.

Although currently 3 separate self contained flats within the one end-of-terrace house, permission has already been granted to the owner, our client, to convert their property, 10 Well Road, Hampstead, from the three flats back into a single dwelling house (as per its original use). The planning permission approval for this conversion was granted by Camden Council on 14 Jan 04 (valid for 5 yrs).

The proposed residential refurbishment and extension to this property to which this current planning application and associated Design and Access Statement relates, deals with works to alter the quality and flow of space within this private residence as part of the internal conversion works. More importantly, it also includes for a small rear extension on the lower ground floor and the alteration of windows to the upper ground floor with the addition of a Juliet style balustrade.

The extension to the lower ground floor seeks to improve the volume of this multi-functioning level, incorporating a largely glazed rear façade and skylight to ensure views and light are maximised within this space. It increases the footprint of the building by approximately 12.4m², which equates to less than 5% of the overall floor area offered by this building. Externally, this extension is flanked by two parapet walls, approximately 3.15m high, which are to be brick to match the existing building. The finish to the rear elevation of the extension is to be render, and the fascia board is to be clad in metal.

Where windows are to be replaced as part of this refurbishment scheme, they are all to match the existing style. On the upper ground floor, the new inward-opening windows to the rear are to follow suit in this regard, and the metal balustrade is to be painted. To the side elevation, two small windows are to be removed and a new window installed to allow natural lighting of the staircase. This new window is to match the other existing windows above it in style and scale and, we believe, creates a better balance of fenestration to this elevation.

Access to this residence will not be altered in that the front (main) and side entrances are to remain as existing, and there will still be access retained to the rear at lower ground level. However, due to the extension of the building at this level, we will need to move the side access to the garden from the right of way further along the boundary wall accordingly.