

GARDEN FLAT | 3 PRINCE ARTHUR ROAD | LONDON NW3

DESIGN & ACCESS STATEMENT

March 2015

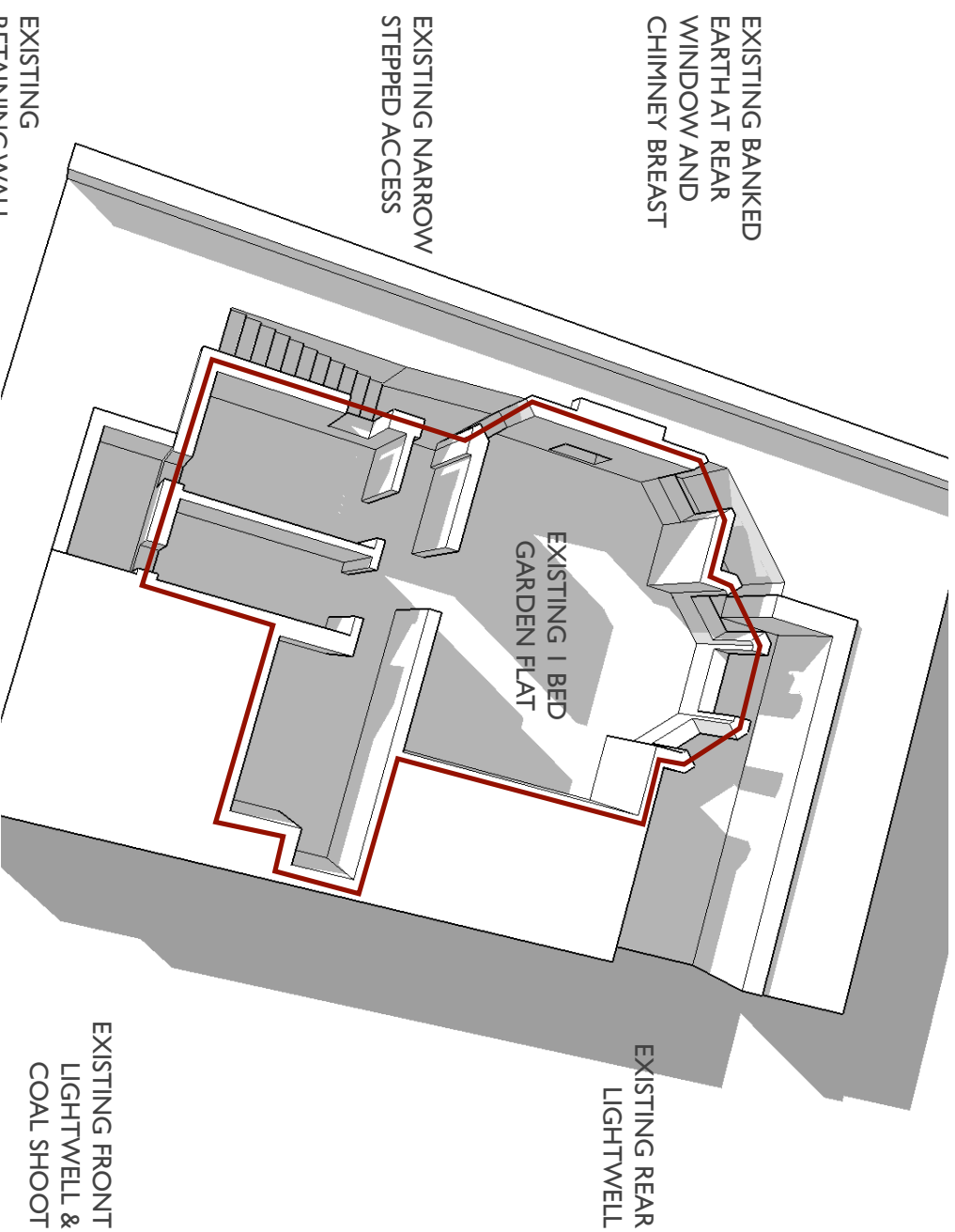
3 PRINCE ARTHUR ROAD
HAMPSTEAD, LONDON NW3



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CONCEPT:

The lower ground floor garden flat sits at the east end of the property located at no.3 Prince Arthur Road, Hampstead NW3.

The flat is accessed via narrow steps at the side and most natural light comes from light wells at the front and rear of the property.

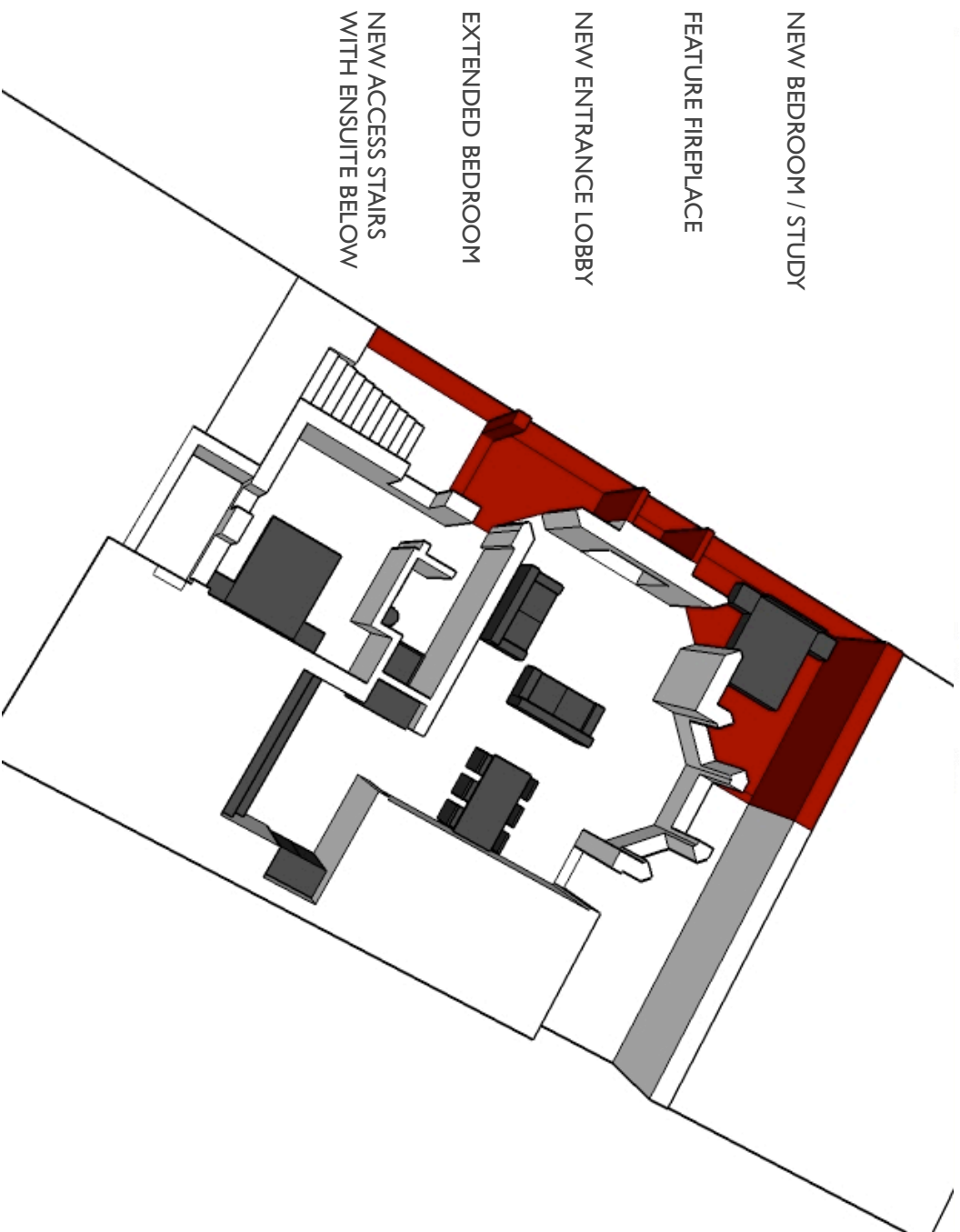
Earth is banked against the property, along the eastern boundary, obscuring windows to the front and rear.

The intention is to extend the property up to the eastern boundary, in order to create a more attractive and practical entrance, allow in more natural light and utilise the unused, inaccessible space between the properties.

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NEW BEDROOM / STUDY

FEATURE FIREPLACE

NEW ENTRANCE LOBBY

EXTENDED BEDROOM

NEW ACCESS STAIRS
WITH ENSUITE BELOW

THE PROPOSAL:

The intention is to enlarge the existing narrow steps to create a more welcoming entrance area with new ensuite bathroom below, accessed from the re-configured main bedroom.

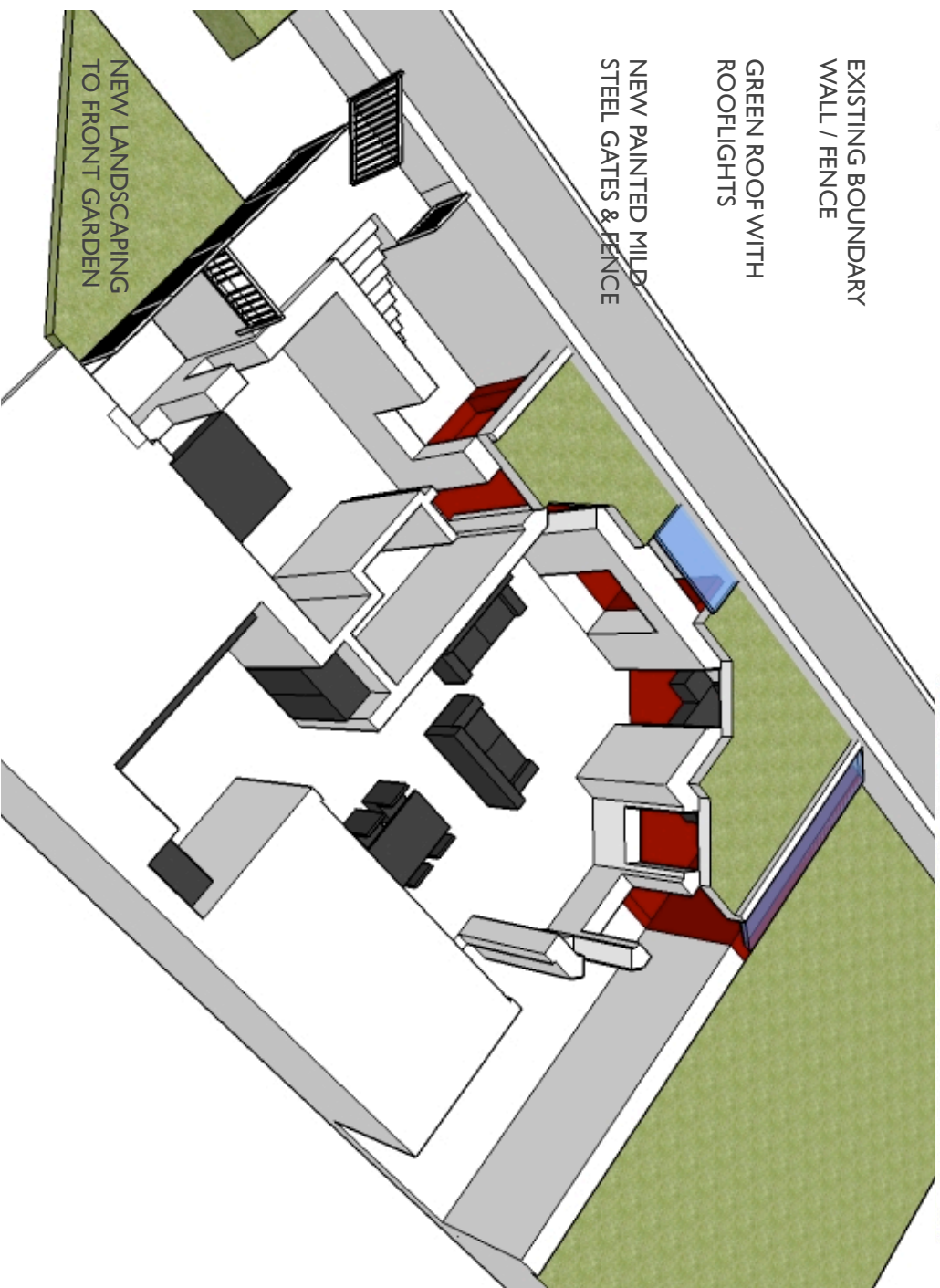
The existing rear retaining wall is extended, up to the eastern boundary, to create the second bedroom / study.

The space is covered with a planted green roof with roof lights to bring natural light into the new and existing spaces.

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VISUAL IMPACT:

Externally a green roof covers the extension, minimising the visual impact upon the existing house and the street scene. Rooflights bring light into the flat along the length of the boundary wall. At the front of the building a combination of existing and new planting screens the flat from the street and new entrance gate and fencing, provides added security.



EXISTING BUILDING:

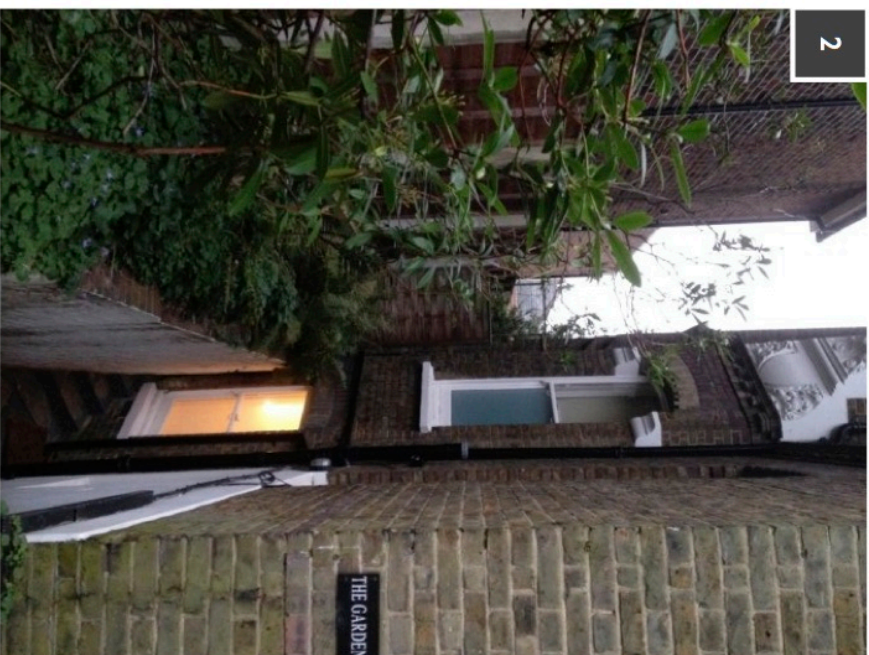
FRONT ELEVATION

1. The proposed extension will be substantially screened by the existing planting, which will be retained or replaced where effected by construction works.

NOTE:

None of the existing brickwork and architectural detailing will be effected by these proposals.

GARDEN FLAT



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2. The proposal involve the extension of the Garden Flat into the staircase and narrow strip of land along the boundary.
3. The existing front lightwell is currently a safety and security hazard, but will now be secured with 1100mm high fencing and an alarmed gate.

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EXISTING BUILDING:

REAR ELEVATION

4. Minimal visual impact to rear garden, all screened by existing and new additional planting. See Proposed Elevations for details. Existing holly bush to be relocated / replaced, see Landscape Proposals for details (Item C)

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5. Existing brickwork and window detailing to be retained. All existing rainwater and soil and vent pipes to be relocated and rationalised as required, in matching painted cast iron.
6. Existing brickwork retaining wall banked earth to be re-aligned and re-built to form external wall of proposed extension.



LANDSCAPE PROPOSALS:

- A. Existing mature shrubbery around the entrance to the Garden Flat will inevitably be damaged during construction and may need to be relocated to allow circulation around the new steps. All existing trees and shrubs will be replaced with similar mature planting. (also see front elevation image no. 1)
- B. New flat roof to be planted, typically with low maintenance meadow grass, but thorny planting to be introduced in front of windows to discourage attempted entry;
- C. Existing Holly Tree to be relocated or replaced in order to facilitate the relocation of the retaining walls. (also see rear elevation image no. 1)

NB. Planting schedule to be agreed with

Freeholders prior to works being carried out..