

18 Spencer Walk : Design + Access Statement

INTRODUCTION

The property is located within the gated development of Spencer Walk in the Hampstead conservation area and is not listed

Surrounding properties are not listed

USE

Existing : The property is currently used for residential

Proposed : The property will retain residential use

FOOTPRINT

The existing footprint remains unaltered, no extensions to front or rear are proposed in this application

LAYOUT

The property is arranged over three storeys.

Proposed changes to external envelope:-

- replacement front door complete with fixed side glazed units
- replacement of existing rear patio doors + single side window with bi-fold doors installed by removing pier wall + wall section under side window
- replacement windows
- replacement wall lights to ground floor front, ground floor rear + first floor front balcony
- new velux windows to the second floor staircase hall + family bathroom to create greater natural light penetration (family bathroom currently has no natural light provision)

Proposed internal changes (not forming part of planning application):-

- omission of ground floor walls
- installation of ground floor WC
- conversion of first floor rear bedroom (currently bed 2) into a dressing room



site photo : front elevation

SCALE

The proposal will not affect the current scale of the building

LANDSCAPE

The proposal will not interfere with the external landscaping

APPEARANCE

Existing : The mansard roof first field is a low angle and hardly visible from street level. The second field from which the existing dormer windows protrude is a much steeper angle and is thus the most prominent part of the building roof

Proposed : The proposed roof lights are both to be installed in the rear first field and would be concealed by the roof ridge when viewed from the front elevation

The proposed roof lights are Velux Conservation units and would be installed aligned with the roof field

SUSTAINABILITY

The roof lights will introduce more light into the north facing staircase hall and into the second floor family bathroom which is currently without natural light provision.

The replacement windows, bi-fold doors + Velux roof lights will all be of high quality double glazing to provide a high level of insulation.

Extruded aluminium windows and bi-fold doors are being specified to reduce the requirement of redecoration of timber units and the potential subsequent use of oil-based exterior grade paints

ACCESS

The proposal does not interfere with the property access



site photo : rear elevation



site photo : rear elevation



site photos : master bedroom : first floor front : note georgian wired glass side hung window + double glazed side hung windows with fixed lower pane



site photos : master bedroom : first floor front : note georgian wired glass side hung window + double glazed side hung windows with fixed lower pane