

Design and Access Statement

Re: 6A North End, London, NW3 7HL

Site and Surroundings:

The existing property is located in a residential area on North End. The dwelling reflects the general appearance of surrounding buildings including semi-detached neighbouring properties 6 North End and 8 North End. The property is located within the Hampstead Conservation Area.

Proposal:

The proposal involves the removal of modern timber frame casement windows throughout the property to be replaced with traditional timber frame sash windows (refer to drawings PP03, PP04, PP05, PP07).

The double glazed timber framed sash windows will fit within the existing window openings and will match the style and proportion of the neighbouring property, 6 North End.

The existing solid panel timber door at First Floor level on the west elevation will also be removed and replaced with a double glazed timber framed door with fan light above to match the style of the new sash windows (refer to drawing PP04).

The existing metal garage door on the south elevation, facing North End road, will also be removed and replaced with a painted timber and glazed door (refer to drawing PP06 and PP08). This door will match the recently approved (2015/1080/P) adjacent garage door to 6 North End.

The proposal also involves the replacement of the existing dormer on the east elevation with a new larger dormer (refer to drawing PP03).

The new dormer will match the style and proportion of the neighbouring properties. The proposed dormer will be leaded with clay tiles to match the existing sloped roof of 6A along with neighbouring properties. The existing modern timber frame casement window in the dormer will be replaced with new traditional timber frame sash windows to match the opposite west elevation of the property.

Scale:

The scale of the property will be affected only by the proposed roof dormer, which is modest in height and length and is designed to match in style and size to the rooflines of number 6 and number 8.

Appearance:

The aim of this proposal is to improve the general appearance of the property providing a cohesive aesthetic to correspond with neighbouring properties.

Access:

Pedestrian and vehicular access remains unchanged to the property.