

1008/001doc
Nov 2015

DESIGN & ACCESS STATEMENT

Flat 1
31 Willow Road
NW3 1TL



SITE LOCATION

The property is a Victorian terrace, which has been converted into 4 flats. Flat 1 is the basement flat with an internal area of 65m².

The site is located on Willow Road, which is situated within the Conservation area of Hampstead in the London Borough of Camden.

The property is located approximately 300 yards from Hampstead High Street and approximately 200 yards from Hampstead Heath. The surrounding area is mostly residential with Victorian terrace houses and converted flats



DESIGN

The proposal is to demolish the existing conservatory and to extend into the garden from the existing rear wall.

The purpose of the extension is to increase the rear bedroom to 10m² with ensuite and allow for a new kitchen and diner, which will have direct access to the rear garden.

SCALE

The new extension will extend 3m from the rear primary wall, which is in keeping to the adjacent neighbour (no.30) approved planning application. The height of the extension will be 3.2m which is in proportional height to the existing conservatory

Currently the existing property has an internal area of 65m² with a rear garden of 70m². We propose to increase the internal area by 13m², which will give the property an internal area of 78m² and rear garden of 57m²



MATERIALS

The materials of the new extension will be in keeping with those of the existing property.

External walls – Red brick to match existing.

Window - Timber sash window as existing.

Doors – Powder coated aluminium grey bi-fold glass doors.

Roof- Zinc flat roof with stone coping.

We have also proposed a large glass roof light over the meals and kitchen area to allow natural light into the middle section of the property.

ACCESS

The access to the property is directly from Willow Road via stairs leading down into the lower floor and this would not be affected by the proposal.

VEHICULAR AND TRANSPORT

Willow road is well placed for public transport links from Hampstead Heath or Hampstead High Street. The property is well located for local amenities.