

4 KEMPLAY ROAD, HAMPSTEAD, LONDON NW3 1SY : DESIGN & ACCESS STATEMENT

The proposals are to amalgamate the middle and upper floor flats following our clients purchase of the middle flat to form a larger family maisonette on three floors to provide better living accommodation and improve the spaces and facilities.

It is proposed to form a new entrance to the new maisonette on the first floor. The first floor spaces will be used as bedrooms; the rooms in the existing top floors flat will be used as the existing uses. The three floor maisonette's living and kitchen will be retained on the top floor which means that potential noisy uses are kept away from the lower flat spaces to reduce sound transference.

Context : The conversion of the two flats into one maisonette involve little alteration of the original property and use the first floor front room without subdivision. The top floor living, dining and kitchen spaces are three floors from the lower flat to avoid potential noise transference issues.

Use : This is a residential area and the alterations continue the existing residential use for the current occupiers.

Amount : None of the alterations create greater floor space.

Layout : The alterations remove the living accommodation uses from the first floor and retain the uses on the second and third floors.

Scale : The alterations on the first floor remove a built up floor to the kitchen and restore the proportions of the original room.

Appearance : The finish of the new sliding folding doors on the rear will be white powder coated aluminium.

Climate change : the drainage systems in the property which will be retained as the existing arrangements with some minor internal alterations.

Maintenance & Management : The external materials proposed are hardwearing and robust and will require only minor regular maintenance.

DRAWINGS SUBMITTED :

EXISTING DRAWINGS		
4KR PA1.10	LOCATION PLAN	1:1250@a4
4KR PA1.21	FIRST FLOOR PLAN AS EXISTING	1:50 @ A3
4KR PA1.22	SECOND & THIRD FLOOR PLAN AS EXISTING	1:50 @ A3
4KR PA1.31	SECTION AS EXISTING	1:50 @ A3
PROPOSAL DRAWINGS		
4KR PA2.21	FIRST FLOOR PLAN AS PROPOSED	1:50 @ A3
4KR PA2.22	SECOND & THIRD FLOOR PLAN AS PROPOSED	1:50 @ A3
4KR PA2.31	SECTION AS PROPOSED	1:50 @ A3

ARP : December 2015

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