



# Palace Court, 250 Finchley Road

---

1604-PL-DOC-001

*Design & Access Statement*

February 2016



# 1. Introduction

This Design and Access Statement along with the issued drawings have been prepared in support of a planning application for the conversion of an unused service space on the ground floor of Palace Court into a one bedroom duplex apartment.

# 2. Site Analysis

## Site Location and Context

The site is located on the north-eastern corner of the ground floor of Palace Court and can be accessed off Froggnal Lane. The location is ideal for a single occupancy dwelling such as the proposed scheme due to the good transport links shown by the site's high PTAL rating of 5 and the site's proximity to both the high street of West End Lane and Central Hampstead. These urban centres are 5 and 15 minutes walk away respectively.

# 3. The Existing Building

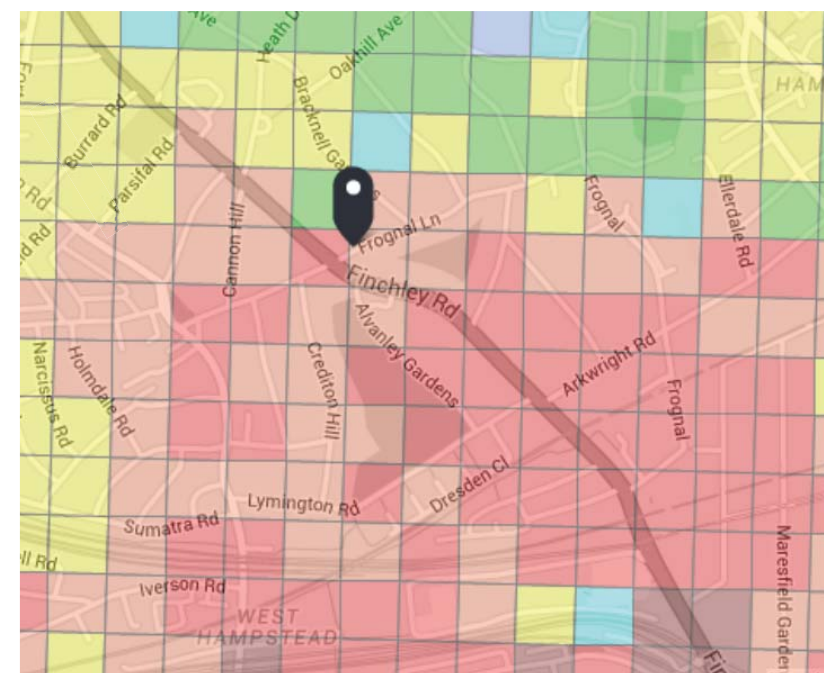
## Character & Conservation

Palace court is a large early 20th century mansion block typical of the area. It is constructed from red brick and stone painted white with black metal balustrading. The site is currently a unused service space at the north-eastern end of the building. It is accessed off the street and is dual aspect with windows at its front and rear. The current floor level of the existing site is approximately 1.5m below street level. This is due to a steep level change from north to south across the site. The site is not within a conservation area.

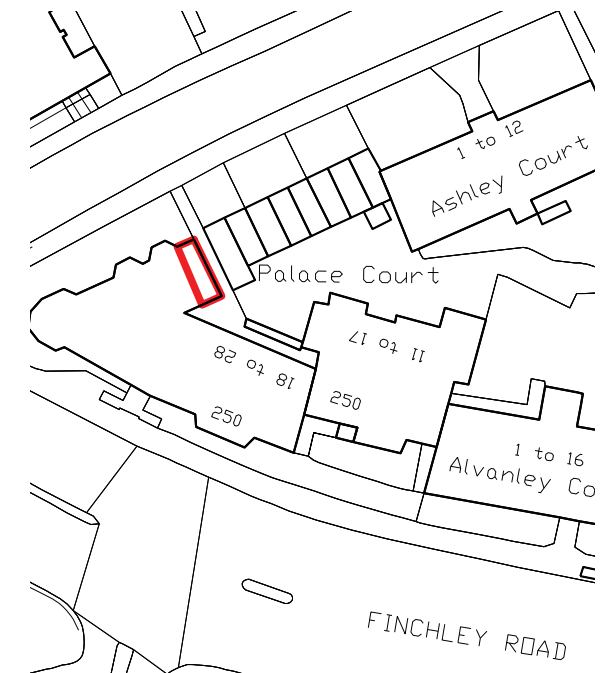


West End Lane      Palace Court (The Site)      Hampstead Centre

Aerial View of the Site's Location



TFL PTAL rating for the site clearly showing the high PTAL rating of 5



Location Plan of the Site Within Palace Court

## 4. Design Proposals

### Description

The site would be excavated by 1.5m below the current floor level allowing for a semi sunken kitchen-living space and a new floor to be put in at the entrance level for a bedroom and shower room. The window at the rear of the site would be increased in size to allow for additional light to enter space from a southerly aspect.

### Mass

There will be no change to the external massing of the building.

### Amenity

The scheme will have no negative effect on any surrounding property's private amenity space through overlooking or overshadowing. The site will not provide any private external amenity but will have access to communal areas.

### Overlooking and Privacy

Due to the angle between the site's rear window and the neighbouring property's window being 43 degrees, the windows are not considered facing windows and therefore are not required to meet habitable room distances. BRE guidance states that only windows orientated less than 35 degrees away from one another are considered facing windows.

### Sunlight and Daylight

There will be no negative impact to the amount of sunlight or daylight the surrounding properties will receive.

### Arboriculture and Ecology

No trees will be affected by the proposed works.

### Flood Risk

The site has no flood risk and will not increase the flood risk of any neighbouring properties.

## Materials and Detail

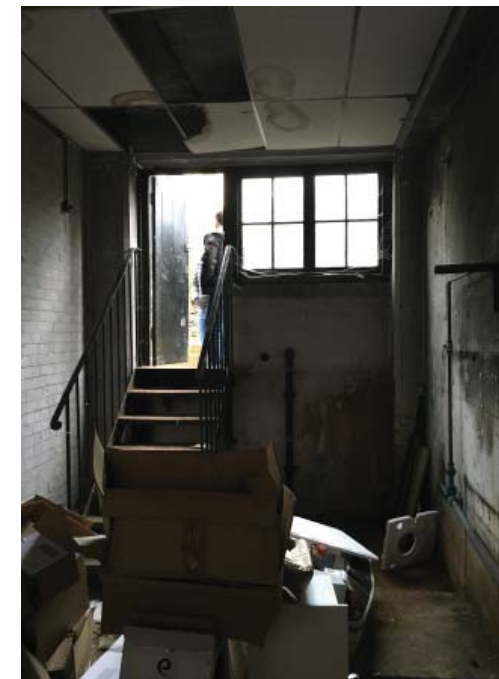
We propose that due to the high quality and character of Palace Court and the surrounding area that any external changes to building are in keeping with Palace Court.

## 5. Summary

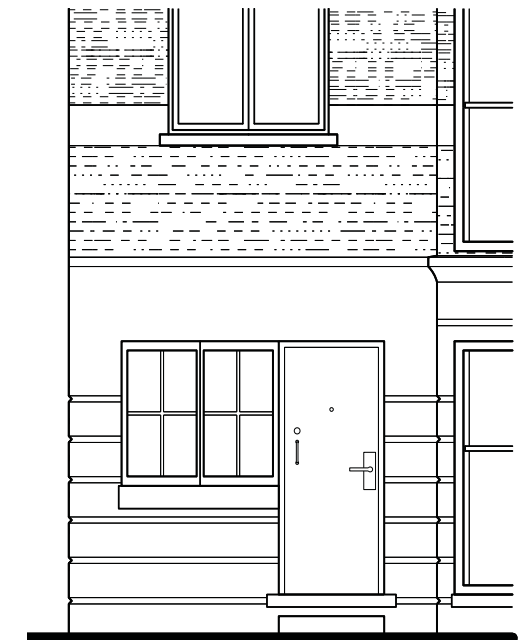
The proposal provides an opportunity for an additional dwelling ideal for first time buyers or single occupants. There will be negligible change, if any, to the appearance of the existing building when viewed from street level, and we therefore consider that these proposal preserves the integrity and character of both the existing building and the surrounding area.



*The Existing Street Elevation of the Site*



*The Interior of the Site in its Current State*



*Proposed Street Elevation of the New Apartment.*