

1523 - Design & Access Statement

18th January 2016

2 Merlin House, Oak Hill Park, London NW3 7LJ

1.0 Introduction

1.1 This document has been prepared by Norton Mayfield Architects on behalf of Mr and Mrs J Gestetner to accompany their planning application for the renovation of their two storey penthouse apartment, including the removal of some existing external walls in order to re-instate original terrace areas and a new glazed enclosure on the sixth floor.

2.0 Site & Context

2.1 The building is located within sub area six (Branch Hill/Oak Hill) of the Hampstead Conservation Area and is designated a borough Site of Nature Conservation Importance by London Ecology Unit.

2.2 The building is not listed and does not offer any positive contribution to the conservation area or significant quality other than its pleasant arrangement amongst the grassy slopes and mature trees of the older gardens.

3.0 Use

3.1 There is no change of use.

4.0 Scale

4.1 This planning application is to request permission to renovate flat 2 within Merlin house.

4.2 Flat 2 is situated partially over the fifth and sixth floors, as indicated by the red line on the attached photographs.

4.3 The proposed external works (highlighted with green lines on the attached photographs) are as follows:

- a.** To reinstate the original terrace to the south-east elevation on the sixth floor.
- b.** To remove the existing external walls of the 'sun room' to allow part of the original terrace area to be reinstated. This will return the corner of the building to its original open design.
- c.** The remainder of the west elevation on the sixth floor will benefit from a fully glazed enclosure, with sliding folding aluminium doors and glazed. The design will be in keeping with the buildings overall design.
- d.** The terrace area is to be enclosed.

Note: The external works are annotated on the following photographs as per the list above.

4.4 All other new doors and windows are to match the existing.

4.5 All original balustrades are to remain.

4.6 The proposed changes outlined above are in most instances returning the flat to its original design and the new additions are in keeping with the overall design of the building.

5.0 Access

5.1 The proposed changes will have no impact on current access arrangements.

1523 - Existing Site Photos



West and South Elevations



South Elevation



South and East Elevations

Red lines denote Flat 2, Merlin House

Green lines denote the proposed areas of external changes