

## Design and Access Statement

### 12 Platt's Lane, London NW3 7NR

This statement has been prepared in support of a planning application for alterations to the property at Flat 1, 12 Platt's lane, London NW3 7NR. The alterations consist of forming new light-wells to the front and side of the building, and a full basement with rear sunken patio area.

#### 1.0 General

- 1.1 The existing building is a semi-detached three storey red brick building at the south side of Platt's Lane, Hampstead.
- 1.2 The property is not listed but within the Redington and Frogna Conservation Area, designated in June 1985 as 'an exceptional example of consistently distinguished Victorian and Edwardian architecture'.
- 1.3 Although the properties on the north side of Platt's Lane have retained its originality, attached no.12 and 14 have lost its original charm through number of alterations over the years.
- 1.4 Most of the windows in the neighbourhoods are timber sash, however the "Site", Flat 1, the Ground Floor property have been replaced with modern uPVC windows which is out of the character.
- 1.5 The property has a hard surfaced front garden with overgrown shrubs which have not been maintained.
- 1.6 The front boundary is defined by a brick wall. The appearance and structure have been compromised by over grown foliage.
- 1.7 The rear garden is soft landscaped with timber fences marking the boundaries.
- 1.8 The site is not within flood risk zones. (Images 3& 4)

#### 2.0 The Use

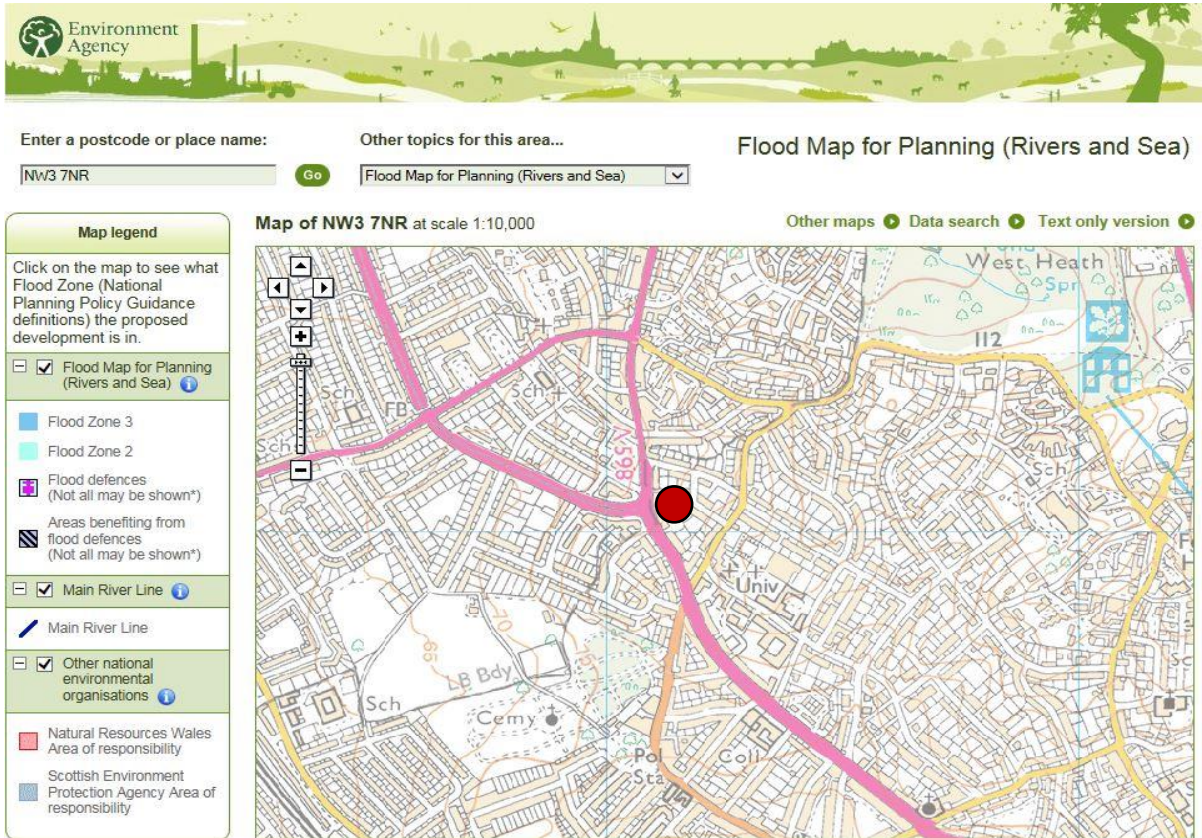
The building is divided into three flats and there are no changes to the existing residential use proposed as part of the application. This application is only for the Flat 1, Ground Floor Flat.



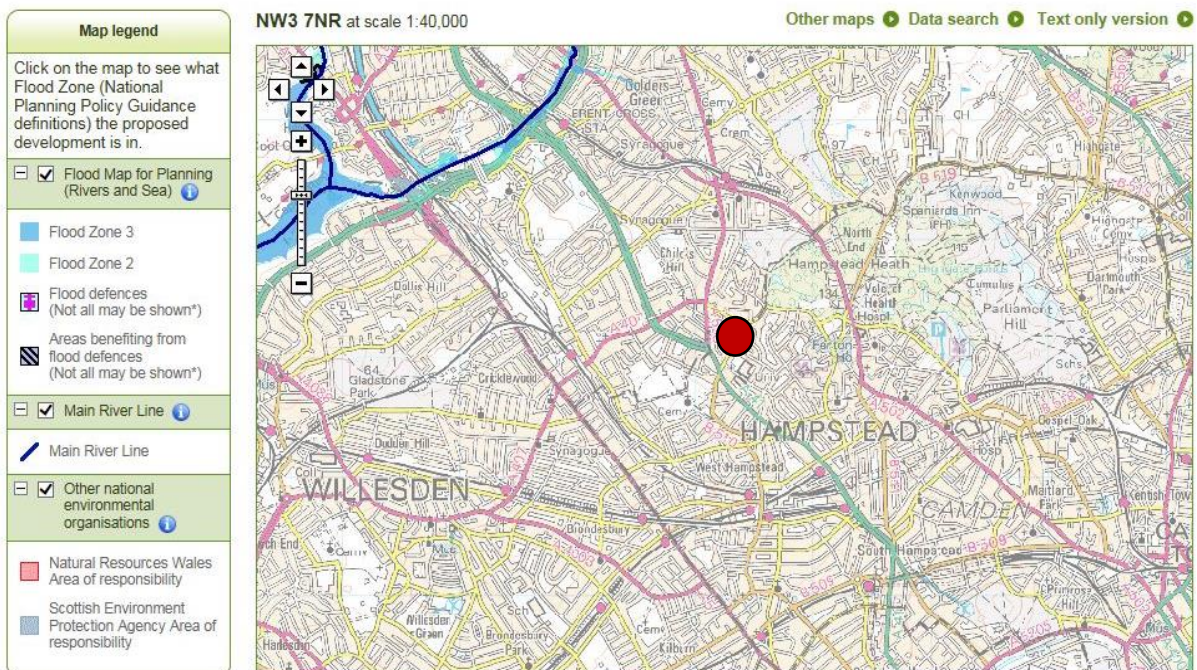
**Image 1** \_ the modern alterations to no.14 Platt's Lane (semi-detached)



**Image 2** \_ View of no. 12 and 14 Platt's Lane from the public pavement



**Image 3** \_ Flood Risk map 1:10000 scale

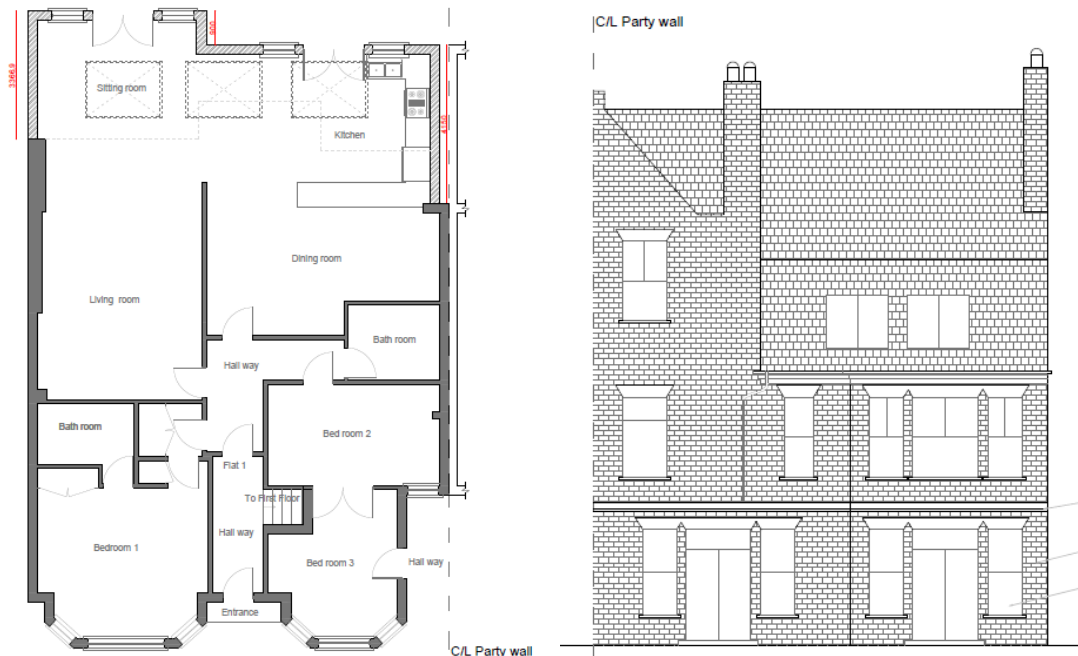


**Image 4** \_ Flood Risk Map 1:40000 scale

**\*\* Site marked in red**

### 3.0 The Planning History

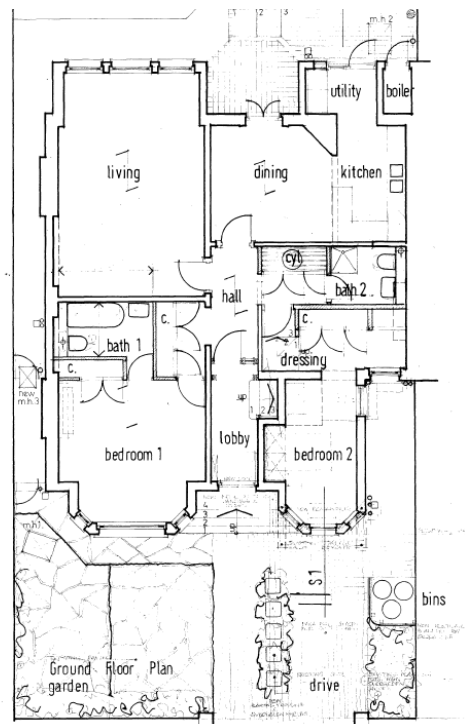
3.1 In March 2016, a Full Planning Application (Application Ref: 2016/0739/P) was submitted and was granted in April 2016 for the demolition of the conservatory and part of the rear wing and to erect a full width rear / infill extension with 3 roof lights for ancillary residential floor space. The completed extension is finished in Brick similar to existing finishes, uPVC fascia soffit and half round PVC black gutter with white uPVC double glazed window.



**Image 5** \_ Proposed Ground Floor Plan and Rear Elevation (Application Ref: 2016/0739/P)

3.2 In January 1977 a Full Planning Application (Application Ref: CTP/E4/18/24019/R) was submitted and was granted to change the use of the existing garage to an additional habitable room (current Bedroom 1), reinstatement of the original front bay and entrance and the provision of a hardstanding in the front garden.

3.3 There were previous applications to carry out number of works to the existing trees at front and rear gardens, all of which were approved and carried out.



**Image 6** \_ Proposed Ground Floor Plan (Application Ref: CTP/E4/18/24019/R)

#### **4.0 The Amount**

- 4.1 No additional dwelling is proposed as part of the application.
- 4.2 The proposed scheme will provide a GIA gain of 168m<sup>2</sup> in the form of a basement extension.

#### **5.0 The Layout**

- 5.1 The two existing bedrooms to the front of the building will be retained with minor refurbishment to improve the overall layout of the property.
- 5.2 The existing ground floor living spaces will provide additional 3 bedrooms and a family bathroom. Master bedroom will be provided with own dressing and ensuite.
- 5.3 The new basement under the existing ground floor footprint will provide ancillary spaces; Living, Dining, Kitchen, Play Room, Utility, Plant Room, Gym, Yoga Room and Shower.
- 5.4 Living, Dining and Kitchen are proposed to the rear of the building with a large light-well which will offer plenty of daylight and be used as an extension of the living space / patio.
- 5.5 Gym and Yoga Room is proposed to the front of the building with a smaller light-well. This light-well will be semi covered with use of structural walk on glass louvers.
- 5.6 Play Room is positioned so there is a visual connection from the living space; Living, Dining and Kitchen. The room will benefit from borrowed light through a large floor to ceiling glazed section towards Living Room. Also a light-well is proposed to the side of the building to allow natural light and ventilation.
- 5.7 Dining room will benefit from a double height under the frameless glass insert forming a roof and wall.
- 5.8 The glazed walkway (Hall) on ground floor and the glazed central rear extension will allow natural light to penetrate in to a deep planned spaces on both levels.
- 5.9 The three existing ground floor windows on the North and East Elevation shall be made the same width and shall be new timber sash windows, similar to existing and the neighbouring buildings.

#### **6.0 The Scale**

The proposed scheme will not extend beyond the boundary and height identified in the approved scheme (Application Ref. 2016/0739/P) and will be in keeping with the existing building and characteristics of the neighbourhood / conservation area. The foot print of the approved scheme is marked in red dotted lines on all drawings for information.

#### **7.0 The Landscaping**

- 7.1 No trees or planting are proposed to be removed as part of this application.
- 7.2 Existing brick wall with overgrown foliage at the front of the building is proposed to be removed as it has been structurally compromised. It will be replaced with black painted metal railings with brick piers similar to neighbouring Windsor Court.



**Image 7** \_ Existing railings at Windsor Court

- 7.3 Existing hard paving to the front and side of the building to be replaced with new and modified to accommodate the proposed light wells. The light wells will be protected with walk on structural glass louvers.
- 7.4 Existing soft landscaping at Rear garden will be retained.
- 7.5 Proposed rear light-well will have frameless glass balustrade around to minimise the visual impact.

## **8.0 The Appearance**

- 8.1 The proposed works will have a minor impact from the street as they are;
  - a) mostly below ground level
  - b) Height / volume does not exceed the existing building (including the approved scheme).
  - c) Proposed basement is mostly within the ground floor foot print (excluding the light-wells).
- 8.2 All finishes proposed are in keeping with the conservation area / neighbouring buildings.
- 8.3 The new basement wall will be built in matching brick finish to the rear extension which is currently under construction.
- 8.4 The new large glazed doors will be in Polyester Powder Coating (PPC) Aluminium frames.
- 8.5 All existing uPVC windows will be replaced with timber sash windows in keeping with the neighbouring buildings to improve the appearance from the street.

- 8.6 All new windows will be in timber sash in keeping with the neighbouring buildings.
- 8.7 Existing external side door to Bedroom 1 to be infilled with brick to match existing. The entrance will be re-provided by lowering the existing window opening. The existing sash window to be removed and replaced with a solid timber door with fan light above.



**Image 8** \_ Existing window to be lowered to form a new side entrance

## 9.0 Conclusion

In conclusion, we consider the proposal to be in line with relevant planning policies and adheres to the guidelines applicable to Conservation Areas. With the proposal's sympathetic approach to the location in mind, it is respectfully requested that the application is considered and planning permission is granted for the approval.