

Garden Flat, 18 Carlingford Road, NW3

Design and Access Statement

Aim

The aim of the proposal for the Garden Flat is to extend the living space and provide for a second bedroom.

Site

The site is in The London Borough of Camden to the North of Hampstead High Street and South of Hampstead Heath. The area is mostly multi-storey terraced residential development dating back to the Victorian era with many properties sub-divided into apartments and flats.

This flat was created when a maisonette was split in 1959. There are 3 other flats in the property.

The site is located within the Hampstead Conservation Area.

The site has a sustainable location with access to local facilities and good transport connections.

Heritage Statement

The site is situated within the Hampstead Conservation Area and the proposals have been considered in respect of this location. There are no amendments to the street elevation.

The scale and design of the Rear Lower Ground Floor Extension has been considered in relation to the scale of the property and the materials used will match the existing building.

Design

The intention is to build a single storey 3.5m extension that will be built from matching materials.

The terrace area outside the flat will be extended to 3m from the rear line of the new extension to provide for exterior dining space and amenity area with a further 4m of garden area at the higher level beyond.

The extension will add 17sqm to the current 58 sqm of the existing flat.

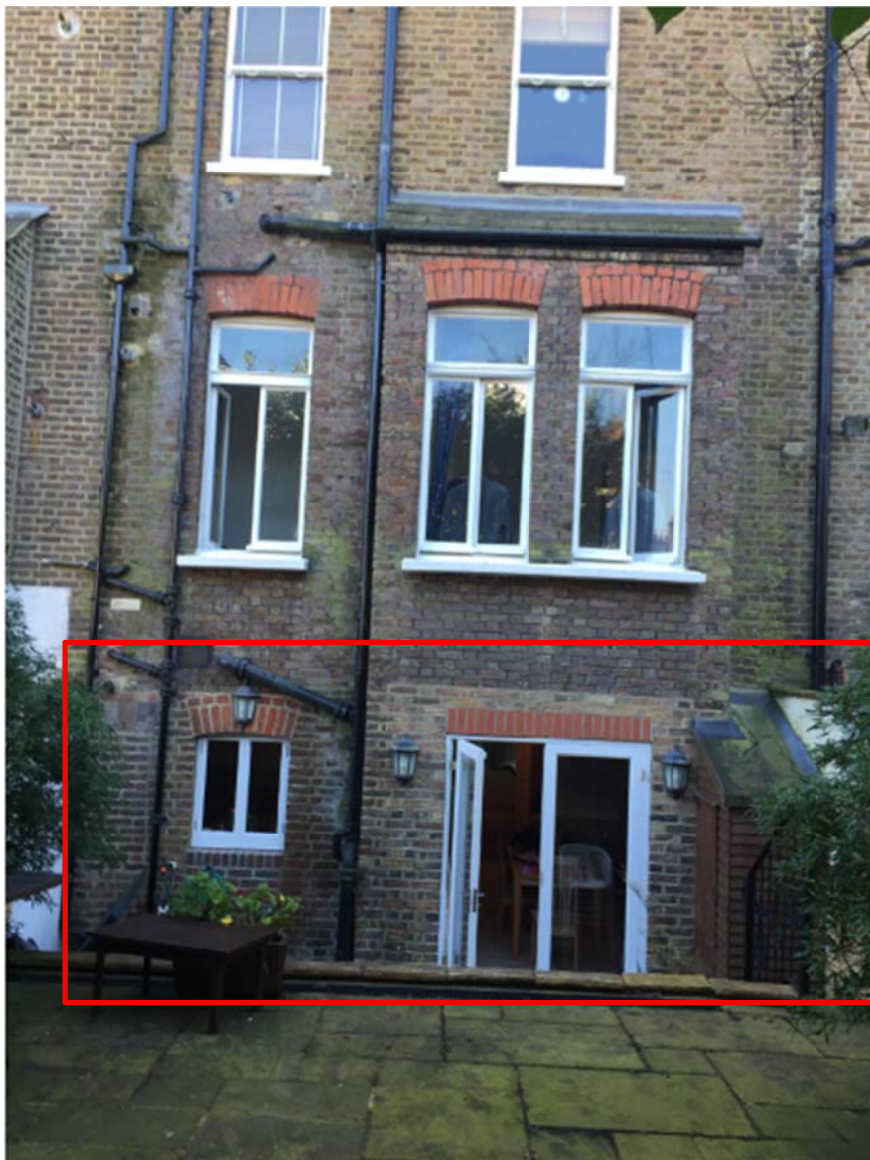
The design will have no material impact on the neighbouring properties. No access will be available to the roof of the extension so there is no risk of a roof terrace that may result in overlooking.

The existing retaining walls will be extended to enable the extended lower ground terrace. The garden will remain landscaped with shrubs.

Access and Works

Access to the flat will not be affected. Works will have access through the front entrance of the flat and will not affect others in the building.

The site clearance will be planned in advance to ensure that there will be minimal disturbance of the neighbouring properties, that the noise and dust are reduced to minimum. The construction working hours will be limited as stated by the Environmental Health Department. This is to minimize the impact on the neighbourhood. Materials will be delivered to site not too far in advance to ensure that designated storage areas on the site will be sufficient for the material quantities.



Area to be extended

No. 18 Garden Flat Rear with raised patio



Patio and boundary wall to no. 16



Patio and boundary wall to no. 20