

**Design & Access Statement**

For

**The Lodge  
10 Ladywell Court  
22 East Heath Road  
London  
NW3 1AH**

For

Mr Ian Lithman

October 2016

Director **Simon Judd** BSc(Hons), Dip Arch, RIBA  
Consultants: Eur Ing, **Anthony Judd**, C Eng, F I Mech E, FCIBSE, ACI Arb, M Cons E. **Peter Judd**, MSc, B Eng(Hons), C Eng MIEE, MCIBSE.

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## Introduction

The application is a replication of the planning application that was submitted and approved in 2013 under planning reference 2013/4488/P which is scheduled to elapse on 25<sup>th</sup> November 2016.

The material content of the application and the application requirements are exactly the same as those submitted and approved previously.

Below is a listing of the appended information to be read in conjunction with this Design & Access Statement.

147-100	OS Plan & Existing Ground floor Plan
147-101	Existing Front Elevation & Section A-A
147-102	Proposed Ground Floor Plan
147-103	Proposed First Floor Plan
147-104	Proposed Roof Plan & Section A-A
147-105	Proposed Elevations
147-106	Proposed Rear & Balcony Details
147-107	Proposed Balcony Details
147-108	Contextual Plan
147-109	Comparison Section A-A Existing & Proposed
147-110	Courtyard Plan
147-111	Comparison Section B-B Existing & Proposed
147-112	Existing Roof Plan
147-113	Proposed Rear & North Elevation
147-114	Existing Front & Side South Elevations
147-115	Existing & Proposed Typical Window Sections
147-116	Site Ground Condition Diagram
147-117	Extent of Ground Excavation
	Planning Photos
	Basement Development Statement

## Existing Building

The existing building is a self contained dwelling containing a living room, one bedroom a kitchen and a bathroom. The property also contains a single garage that is adjoined without direct access. At the point where the garage adjoins the dwelling a small space has been converted to a utility room with a door access into the property. The garage floor level is significantly lower than that of the dwelling.

The property is on a single level and has one aspect to a courtyard, which is enjoyed by the living room and bedroom. It has a further restrained aspect giving light only to the kitchen and bathroom. This elevation provides a secondary access point for the house.

The house is hidden away from the street and access road as it is sited behind a block of garages. The dwelling only really announces itself to the public domain by means of the courtyard. Whilst this can be accessed from East Heath Road, it is unlikely to be found by the public as the gateway is firmly within the semi private domain of the curtilage.

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The building is constructed of a masonry type, which is rendered and painted so as to blend with the surrounding property. The windows are of a traditional timber construction and are of a casement type. A flat roof tops the property and such has a relationship with the flat roofs to the garage area. All are contained behind parapet walls. The building announces itself as a single story building to the courtyard and tends not to advertise itself to other aspects.

## **Proposed Changes**

The intention is to construct an additional floor level on top of the dwelling in order to increase the accommodation and provide an additional bedroom along with an additional reception space. Such is undertaken by means of slightly lowering the existing floor level to that of closer to the garages and to add a new floor level enveloped by a shallow dual pitched roof. The design of the elevation to the courtyard remains that of a single story building by the lowering of the ground floor and a subtle extension upward of the parapet. There is however an announcement of a new elevation above the garages but this is set back by the depth of the garage block. The impact on the existing courtyard has been considered carefully and such is envisaged as being minimal without affecting any property rights of loss of amenity in the form of views. The windows of the adjacent property have been examined and we feel the alterations are respectful to the neighbours.

The new external fabric matches that of the existing and its surroundings and we feel that the new structure will sit well and unobtrusively within the existing forms.

## **Access**

Currently a pedestrian access can be obtained via entering the courtyard off East Heath Road. Such will lead through to the front access door. Such is by means of various steps.

A shared vehicle access is also from East Heath Road by means of a cross over and private access road. Such leads to private parking area and access to the garage associated with the property. A pedestrian access point also exists aside of the garage area, which gives direct access to the kitchen.

It is thought that no alterations will be made to the access points to the property.

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