

Design and Access Statement

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Design and Access Statement

Introduction

This Design Statement is intended to support the Planning Application together with associated drawings dated 9th February 2017 by providing further background to the proposals in so far as they impact upon the existing building.

The Proposal

Planning permission is sought to re-open a door aperture in the lower ground front elevation.

Right:
Aerial Photograph
Showing Site -
front view.



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Site Context

The application property is a mid-terrace dwelling house. The house is on a spur road in the Vale of Health leading to the fairground site. The Terrace frontage faces north. No 3 is a single family dwelling.

Right:
Street views
Below:
Adjoining properties
with lower ground floor
access.



There is a small light well at the front of the houses and a sloping pavement providing access to the properties.



The adjoining properties, Nos 1 & 2 Heath Villas have door access at the lower ground level.

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History

The existing building was constructed circa 1862 as a row of terraces built for the parish poor on drained marshland at this period. The house is brick construction. The front elevation is rendered and its pattern is replicated along the terrace. The property is not listed but lies within Hampstead Conservation Area. A pre-existing doorway accessing the lower ground floor was bricked up and changed to the current window in 1999 (Planning ref. PW9902402)

Right:
Existing Front Façade



Access

Existing access is via 9 narrow and steep steps leading to a small landing and recessed front door, making access with a pram or pushchair difficult and potentially hazardous, particularly in winter.

Re-opening an entrance at lower ground floor level will greatly improve accessibility for this family who have young children.

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Proposed Doorway

It is proposed that the cill of the existing window is lowered to form a doorway opening. The new doors would be in the form of inward opening French windows manufactured in timber and painted white. The upper four panels would be glazed to replicate the existing window pattern with the lower two as solid panels.

Natural light to the kitchen will be maintained.
Existing access via winder steps will also be retained.

Right:
Proposed front
elevations.
Light well left.
Street view
right



A simple iron railing and gateway is proposed on the boundary line to match No4 Heath Villas.

Conclusion

We believe that the proposal is sensitive and meets the required conservation and development guidelines. There would be no damage to the original fabric of the building as the proposed opening pre-existed. We consider that the proposals will make a significant difference in maintaining the use of the property as a family dwelling by facilitating safer access for young children. We trust you will support this application.