**Design and Access Statement**

**1 East Heath Road, ( East Heath Lodge),**

**Hampstead, London NW3**

**1.0 Introduction**

This Statement is to accompany an application for Planning and Listed Building consent for the removal of an external shed, log store and dog kennel and to provide a kitchen store, dog room and garden store extension linked to the rear of the house. Both the house and its brick garden walls are listed grade II and lie within the Hampstead Conservation Area.

The application includes for the removal of a sycamore tree. Planting a new replacement tree in new location with associated alterations to the bin store. A separate Arboricultural Impact Assessment has been provided. Whilst it may not be necessary to remove the tree for development, the Arboriculturalist maintains that it is a low grade tree which could be replaced with a better species and better located as shown on the drawings.

This statement is to be read in conjunction with the application drawings which are quite detailed, Heritage Statement and Arboricultural Impact Assessment.

**2.0 The Proposed Works**

The Ordance Survey 1871 Sheet II.90 (refer to Heritage statement) suggests outbuildings in the position of the proposed works once existed, although since replaced with ad-hock outbuildings of timber and shed type construction separated from the main house. The 1927 basement plan (refer to Heritage statement) suggests there was an area outside the current utility room, part of which still exists and proposed to be retain.

No 2 East Heath Road (South Lodge) adjoining still retains its single storey brick outbuildings, some with basements, attached to the main house.

The extension provides linked ancillary facilities to the main house that do not currently exist or are lacking for the size of the house and garden.

The work proposed are shown to be subordinate to the main house, attached, planned and constructed in similar form and scale to South Lodge later additions referred to above. The materials illustrated are to match the main house. Facing brickwork and grey slate roofing tiles, lead detailing, painted timber external doors and windows.

The extension is proposed inside the boundary wall to No.2 South Lodge, this boundary wall is to remain and will be repaired prior to construction of the extension, refer to Section B drawing PRO 03. In addition this will reduce any impact the flat roof part of the extension may have on South Lodge, refer also South West Elevation from South Lodge drawing PRO 04.

Any loss of the historic fabric to where the extension links to the main house ((kitchen) has been kept to the minimum by removing the kitchen window and reducing the cill to floor level, the window opening width remains the same. It is proposed to continue the timber reveal linings to floor level.

The vertical connection of the extension to the main house has been set in to allow the corner of the stair bay to read through.

The extension has been designed in two distinct elements. The Dog room and Garden Equipment Store has a pitched roof to compliment the additions to South Lodge behind. The Kitchen Store has a lower flat roof to reduce its impact and connection with the main house and the stair landing window. A lantern light is proposed in the flat roof behind the parapet to bring in more light into the kitchen, kitchen store and basement area.

The small basement external area has been retained. It is believed this was more recently accessed oil tank storage for heating and provides some light into the utility room and wc compartment. It is proposed to waterproof render the walls to the basement area and to make dry and waterproof. The floor grille will be made a feature of to walk across, with a section to lift off to access the area by step irons. It is likely a robust radiator will be placed in the area for heating the kitchen store.

The existing cast iron pipework in the inside corner will be retained and simply be repaired to run internally, left exposed and painted.

Internally the finishes and fittings will be in keeping with the main house using mostly salvaged robust materials for the floors, rendered wall surfaces.

The existing bin enclosure, inside the front gates, will be moved along to make provision for the new tree. There will be o loss of off street parking which is to be retained.

**Conclusion**

The works proposed will be subordinate to the main house, designed sensitively with minimal loss of historic fabric and with minimal of impact so not to affect the character, special interest or significance of the listed building and the adjoining South Lodge.

David Scott Architects.