

# NEWLAKE ARCHITECTURE

Architectural & Planning Services

## Design and Access Statement

Project:  
34 Spencer Walk

Address:  
34 Spencer Walk NW3

14/07/2017



## INTRODUCTION

The property is located within the gated development of Spencer Walk in the Hampstead conservation area and is not listed

Surrounding properties are not listed

## USE

Existing: The property is currently used for residential

Proposed: The property will retain residential use

## FOOTPRINT

Existing footprint remains unaltered.

Proposed:

Proposed 3m rear extension and 3.5m width of Conservatory in the garden, the proposed conservatory will have 10.5m<sup>2</sup> of footprint, which is < 50% of existing garden area (24.29m<sup>2</sup>)

Proposed balcony on first floor at the front of the building

## LAYOUT

The property is arranged over three storeys:

Proposed changes to external envelop:

- Replacement front window on first floor with upvc double glazed door
- Knock down the front canopy over the front door and build new balcony with metal structure and brick cladding to match existing neighbour's balconies
- Proposed metal balustrade to match existing neighbour's balustrades in design and form
- Proposed a Conservatory which has more than three quarters of the area of its roof and more than one half of the area of its external walls made of translucent material, for the purposes of the guidance 1.58 in Part L.

Proposed internal changes:

The living room will have an extended area of 10.5m<sup>2</sup> extra without a separation with the extension

The proposed balcony on first floor will have an access from the staircase

## SCALE

The proposal will change the current scale of the building by adding the rear conservatory extension to the building.

The proposed conservatory will be treated as part of the dwelling, it will be attached to a proposed metal structure which hold the structural opening to the living room.

## LANDSCAPE

The proposal will not interfere with the external landscaping

## **APPEARANCE**

Existing:

There are 4No upvc double glazed windows on front first floor, 3No windows to bedroom and 1No to staircase

There is a small canopy covered the entrance area of the property

There is a large double glazed door and 1No upvc double glazed window between the garden and living room

Proposed:

Replace the front window on first floor to staircase by upvc double glazed door and replace the front canopy by a raised structure to hold the proposed balcony with 1100mm height balustrade

Replace the rear window of living room by upvc double glazed door

Remove the existing garden door and create a structural opening of 3.2m width

Extend the rear ground floor and create an attached glazed conservatory of 3m long X 3.5m width

## **SUSTAINABILITY**

The double glazed roof of the extension conservatory will introduce more light into south facing living room.

The proposed conservatory walls, folding doors, and roof will all be of high quality double glazing to provide a high level of insulation

Create cross wind between the proposed folding doors and side door of conservatory to reduce overheating in summer and to provide natural ventilation to mitigate overheating risk

## **ACCESS**

The proposal does not interfere with the property access from the external area.

Design Team

NewLake Architecture & Planning Services