

## Design and Access Statement

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## Design and Access Statement

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### Introduction

This Design Statement is intended to support the Planning Application together with associated drawings dated 17<sup>th</sup> April 2017 by providing further background to the architectural intent behind the proposals in so far as they impact upon the existing building.

### The Proposal

Planning permission is sought to add a conservatory to the rear of the property at lower ground floor level with a small mezzanine at ground floor level.

*Right:*  
Aerial Photograph  
Showing Site



### Site Context

The application property is a mid-terrace dwelling house built Circa 1862. The house is on a spur road in the Vale of Health leading to the fairground site. The street consists predominantly of terraced residential properties built on a slope and backing onto one of the Hampstead Heath Ponds. Most houses have been altered and upgraded at some recent time.

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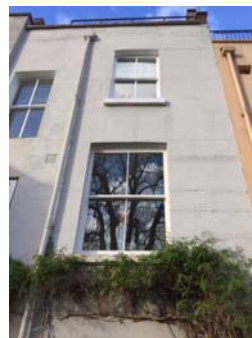
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No.3 has a small patio garden which is bounded on two sides by 1.6m high boundary walls with No.2 and No.4. Beyond the rear wall (to the south) which is a meter or so higher there is a communal garden belonging to Spencer House Apartments.



The adjoining properties, Nos 2 and 4 Heath Villas have similar patios but with closet wing extensions. There are rear extensions along the terrace at No 6,5,4 & 2. No4 has closet extensions at lower ground and mezzanine accommodation with a raised flanking wall. The patio gardens generally step down as paired properties along the street due to site contours. There is a step down on the boundary wall line with No2 Heath Villas.

*Right:*  
Views of the rear  
elevation



*Right:*  
Views of patio  
garden from above



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Views to the rear of the property from the Heath are fleeting and limited by trees and vegetation (Refer to Photographed View positions 1-3) and the high garden



wall to Spencer House gardens effectively hides the lower part of these properties.

*Above:*  
Winter views from  
positions 1, 2 and 3  
(See separate location  
plan)



*Above:*  
Summer views from the  
end of the pond



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### History

The existing building was constructed circa 1862 as a row of terraces for the parish poor built on drained marshland at this period. The house is brick construction. The front and rear elevations are stucco painted finish. The property lies within Hampstead Conservation Area.

*Right:*  
Existing rear facades  
showing closet wing  
extensions



There are no proposals to alter the front elevation in this application. A separate application to alter a front window has been made recently ref. 2017/0990/P

Existing access from the street is via steps to a raised ground floor. Access within the house to the lower ground floor is down via a flight of stairs.

The new conservatory will be level with the existing lower ground floor level. The mezzanine level will be accessed off the stair landing on ground floor level.

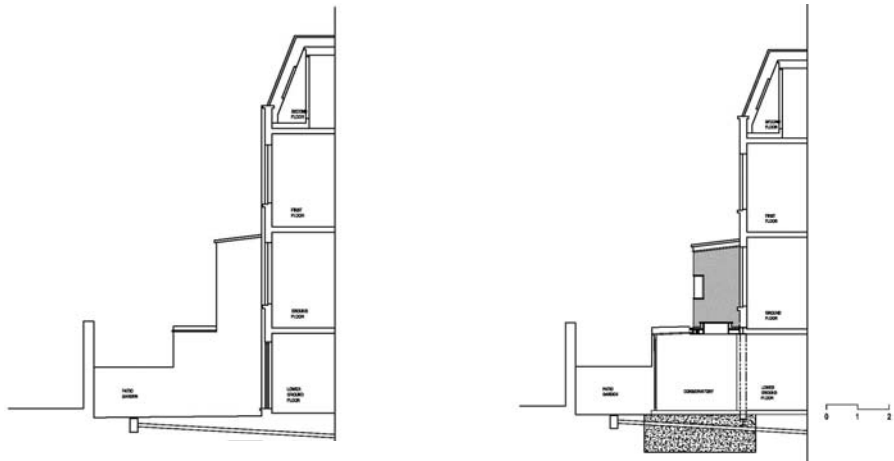
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### Proposed Extension

It is proposed that the new conservatory will be built of low 'E' double glazed structural glass. The intention is to make the conservatory space with the patio garden and the house as seamless and transparent as possible. The seasonal use of the patio is limited to high summer only as the high walls and surrounding trees shade it.

The space created by a glass structure therefore will extend the use of this area with minimal impact on the patio space as a more solid extension might do. Penetration of natural light to the rear part of the lower ground floor will be maintained and enhanced by widening the existing opening. The additional floor area will enable better and increased amenity use of the lower ground floor as a family living space in all seasons.

*Right:*  
Existing and proposed  
sections



*Right:*  
Existing and  
proposed elevations



### Amount

The area of the conservatory at lower ground level will be 12m<sup>2</sup> / 129ft<sup>2</sup> and 3m<sup>2</sup> / 32ft<sup>2</sup> at mezzanine level. The conservatory will have a floor to ceiling height of 2.35m at ground floor. The height of the conservatory will match the height of the adjoining property closet wing. The conservatory will abut the existing boundary wall with No4 Heath Villas. A new wall will be built alongside the existing garden wall and to the same height on the boundary with No2 with a glass spandrel panel set back to meet the new roof line. The conservatory will not have any visual impact with No4 and only very limited impact with No2 due to the glass line being set back from the boundary and the step down in garden levels. Opaque/ privacy glass will be used on this elevation to void any possibility of overlooking.

*Right:*  
Flanking wall to  
closet extensions to  
Nos. 4 and 2.



### Conclusion

We believe that the proposal meets the required conservation and development guidelines as a contemporary design solution. High build quality will be employed to guarantee the necessary tolerances for glass construction to produce this sensitive solution.