

# Nick Leith-Smith

REF: 525\_1.1.3.PA.1\_171107\_DA01

## DESIGN & ACCESS STATEMENT

### The Studio House, Hampstead Hill Gardens, London NW3 2PH

This document is to be read in conjunction with Architectural Drawings (NLS Architects), Planning and Heritage Statement (CgMs Planning Consultants), Photographs of the Existing House and Schedule of Works to a Listed Building (CgMs), Arboricultural Impact Assessment and Tree Constraints Plan (Indigo), Basement Impact Assessment (RPS Consulting), Construction Management Plan (MFA), Construction method Statement (MFA).



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## **1 PROPOSAL**

The proposal has been the subject of a pre-application submission and response from the Council.

The proposal is for a new rear conservatory extension to replace the existing conservatory at ground floor level, and to construct a single storey basement under the existing house. To facilitate these proposals, [i.e. the insertion of a new staircase, and improvements to existing bathroom facilities] some internal re-modelling of the ground floor is required. Refer to Proposed Ground Floor and Demolition Plan drawing no. 525/A/1.1002revA.

## **2 LAYOUT OF PROPOSED DEVELOPMENT**

The proposed basement is of modest scale and will lie beneath the footprint of the existing building, with the natural exception of a single lightwell to the North West [protected by a ground level grille] to allow daylight and ventilation to the new accommodation as is required by Building Regulations and provide safety. The proposal will add two bedrooms and bathrooms to the property, and much needed Utility and storage space at the new lower level. The Utility and storage space will be most beneficial because the family kitchen is of galley style, and limited to a small area adjacent to the impressive and untouched Studio space at first floor.

The replacement of an out-dated rear conservatory, using the existing opening within original masonry is also proposed. The footprint of this will be rationalised to a rectilinear shape, and the roof 'flattened' whilst maintaining the recessed wings to the building on both sides, and the quoin brickwork.

## **3 DESIGN PRINCIPLES, SCALE AND APPEARANCE**

The intention of the proposal is to provide additional living space to the property whilst keeping with the visual massing and proportion of the original building.

The replacement glazed extension is intended to be of a visually lightweight construction, and in a contemporary style so that it will not detract from the overriding character of its host building. The overall height of this addition is less than the existing conservatory it will replace, and is designed to be neutral in character, with minimal framing, and maximum visual connection from inside to the garden.

The glazing will face almost due North, and is shielded to the West by raised landscaping, and to the East by the two storey entrance wing, so solar gain is not considered to be a detracting issue. The extension will be constructed with high thermal performance double glazed units to minimise heat loss.

## **4 HOW ACCESS ISSUES HAVE BEEN ADDRESSED**

There is no change to the principal entrance or principal access to the building, or between the house and private garden. A new internal stair will link the existing ground and basement levels. A simple escape ladder will be provided within the lightwell.

## **5 SCHEDULE OF USES**

The existing house serves as a single-family residence and its function as a single-family residence will be maintained and enhanced by this proposal.

## **6 LANDSCAPING IN THE PROPOSED DEVELOPMENT**

Landscaping in the proposed development is to be retained generally as per the existing layout and arrangements.