

BROD WIGHT Architects

16 The Mount, London NW3 6SZN

Design and Access Statement: Ref: 1059-D+A

5th December 2017
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1.0 Design Brief

- 1.1 With a growing family and a visually impaired child, the brief was to sympathetically extend the house to provide sufficient light, bathroom facilities and at-home work space to enable the retention of the family house.

2.0 Proposal Relative to the Existing Building

- 2.1 The existing property is a three-storey terraced single-family residence. The property is located within Hampstead Conservation Area.



- 2.2 The local Conservation Area features a wide variety of building styles and types, having obtained a hierarchy of built form through natural evolution subsequently maintained by strict planning control.
- 2.3 The Mount is a steeply sloping hill leading from Heath Street to The Mount Square and the buildings step up the hill in height relative to the hill from Heath Street to The Mount Square in a loose hierarchy.
- 2.4 The areas of extension being proposed to the house are:
- A bay window extension at ground floor level within the courtyard
 - To the rear at ground second floor level
 - To the (concealed) side at first & second floor levels
 - At (flat) roof/terrace level

- 2.5 The close nature of the buildings in this area means that natural light is at a premium. To help address their daughter's mobility issues, the family wishes to increase the amount of natural light to the house while maintaining a traditional form and appearance.

3.0 Appearance and Materials

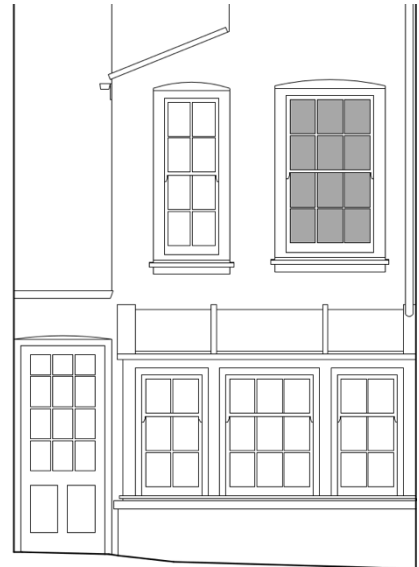
- 3.1 Looking at each area individually:

3.11 Ground Floor Bay Window

Infilling a sunken area in the rear courtyard, this has been designed in a traditional style with a glazed roof in character with the style of the local area to enhance the courtyard:



View of No.16 from the rear Courtyard

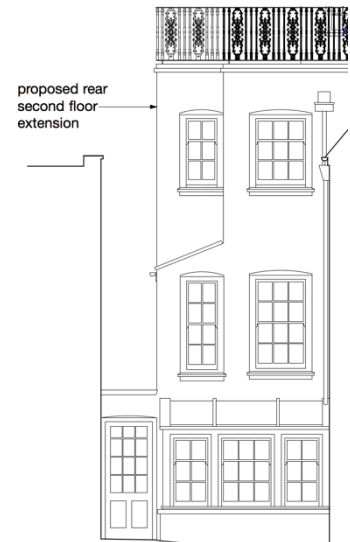


Elevation of the Proposals

3.12 Rear at Ground Floor and Rear Second Floor Level Extensions

The rear ground floor extension is a simple infill of the narrow space between buildings of no particular aesthetic value (and currently occupied by shed storage). The elevation to the right shows the proposed new door to the ground floor rear extension – again designed to be in character with and to enhance the Conservation Area.

The rear second floor extension has been set back from the side elevation face in order to maintain the current profile but effectively balances the whole building. New windows to match the existing vertical sliding sash windows and white painted brickwork are proposed so that old and new will be impossible to differentiate. The existing terrace balustrading will be continued as shown, for the same reason.



3.13 Side Extension at First & Second Floor Level

There is an existing 'extension' (i.e. not part of the original house) in this area at ground floor level between no.16 and no.17 The Mount. The proposals extend this up to the second floor to provide the additional area needed to accommodate the required sanitary provisions. Although not visible from outside the immediate site, the building works here have been designed to be subordinate to the main building by setting back from the rear elevation and using lightweight materials (glazing). The roof to this area has also been kept lower than the main building roof for the same reasons. Further, the existing light well between no.16 and no.17 has been maintained for the benefit of both properties.

3.14 Roof/Terrace Extension

The existing roof consists of a terrace with surrounding decorative black metal balustrade denoting the terrace there, and a projecting glazed access enclosure.

The proposals are to replace the glazed access enclosure with a proper sized space while maintaining sufficient terrace amenity space for the family.

The extension has been designed to be deliberately subservient to the house and has been set back at the front and at the rear to further increase the subservience and the roof height at minimum requirements.

The existing surrounding decorative black metal balustrade has been retained. This is an extremely dominant element of the roofscape and it informs that the roof space is currently occupied as an amenity.

At the front and rear, the proposals are fully glazed while at the side painted brickwork and white painted multi-paned windows maintain a keeping in character with the rest of the house.

4.0 Impact on the Street Scene



- 4.1** The proposals have been designed to sit comfortably within the 'stepping down the hill' of the surrounding roofscape, with the taller elements being set back corresponding to the taller elements of the surrounding roofscape.

5.0 Amenities

- 5.1 Privacy: as noted above, the existing roof contains a terrace and a projecting glazed access enclosure. The proposals therefore result in no additional overlooking and could arguably result in less.
- 5.2 Light: The extensions will not negatively affect the daylight to the windows of habitable rooms in the neighbouring buildings.

6.0 Access

- 6.1 Access to and from the house is unaffected by the proposals. The additional shower facilities afforded by the proposals will greatly help the family with their daughter's mobility issues.

7.0 Refuse & Recycling

- 7.1 The existing arrangement will remain unaltered.

8.0 Sustainability

- 8.1 The proposals will be constructed in full compliance with current Building Regulations.

8.0 Conclusion

- 8.1 The application proposals are in full compliance with the aims and objectives of the relevant Camden and national planning guidance and has a positive impact on the appearance, character and setting of the existing house while providing the necessary improvements to the living accommodation.

For these reasons we consider planning consent should be granted accordingly.