

# STEVEN ADAMS ARCHITECTS

## Design and access statement in support of application for new extensions to the existing second and third floor flats and work to associated balconies at Heath Cut Lodge 94 North End Way, London NW3 7HQ

**24<sup>th</sup> November 2017**

This document is in accordance with the requirement set down by the DCLG.

The proposal is for the construction of new extensions to flats on the second and third floors of this building in materials and style to match the existing construction. The proposal also involves the extension of the existing 3rd floor balcony terrace over the new 2nd floor extension.

The property is within the North End part of the Hampstead Conservation Area.

### **Included within this application, Project number 720**

Existing drawings:	Ground floor plan	R.01 (record dwg)
	First floor plan	R.02 (record dwg)
	Second floor plans	SV.01
	Third floor plan	SV.02
	Roof plan	SV.03
	Front elevation	SV.04
	Side elevation	SV.05
	Rear elevation	SV.06
	Section	SV.07

Proposed drawings:	Second floor plans	GA.01
	Third floor plan	GA.02
	Roof plan	GA.03
	Front elevation	GA.04
	Side elevation	GA.05
	Rear elevation	GA.06
	Section	GA.07

There are no proposed alterations to the Ground and First floors

Photo montage of new extensions on existing building.

Site location map @ 1:1250

**Design** The design of the extensions follows that of the original building fabric and each extension sits on existing construction, set back from the building below to repeat the existing appearance of the upper two floors and therefore appear close to the current view from along the road. This is illustrated in the photo perspective included with this application.

**Use** The use of the properties will remain unchanged but will be improved in level and range of accommodation with extra bedrooms and improved reception rooms. The amount of external amenity space will be ample at the second floor flat and the 3rd floor penthouse flat.

**Layout** The layout of the flats will remain opened up to meet the contemporary demand for dining, kitchen and living areas flowing one to another.

The floor plans will also be revised to provide for new bedrooms at each floor complete with sufficient bathroom provision.

**Scale** The proposed new extensions will be small in the scale of the overall building and in their set back locations will have minimal effect on the overall perception of the building in the current setting. The vertical height of the overall building will not be changed at all. The extension will not overly dominate the original form reflecting the original architectural elements of the building.

**Landscaping**

There will be no alterations to the landscaping provision. Only the provision of potential for potted plants on the penthouse floor balcony terraces. The current potted plants on the second floor balcony terrace will remain.

**Appearance**

As stated above, the extensions will be constructed entirely to replicate the materials and design of the current building. The series of set-backs will be maintained albeit in new locations. The effect on the surrounding properties will be negligible with only the flank wall of property to the left being affected by any real change in fabric proximity. This elevation sports only a few smaller obscured windows to ancillary rooms and a staircase.

**Vehicular access**

The existing vehicular access will remain unaltered and the car park will remain as existing.

**Inclusive access**

The access through the premises will not be adversely affected by the proposed alterations.

Appendix: Photographs of the application property



The front elevation of the building from across North End Way



The building with neighbouring property viewed from further away



The detailed area of the existing 2<sup>nd</sup> and 3<sup>rd</sup> floor side terraces



The elevation of the building viewed from the start of Hampstead Way