

DESIGN AND ACCESS STATEMENT

Full Planning Application For

- Renovation of Grade II listed dwelling
At 1 The Mount, Hampstead, NW3 6SZ



Prepared by

BB PARTNERSHIP LTD
CHARTERED ARCHITECTS

CONTENTS

CONTENTS.....	2
1.0 INTRODUCTION.....	3
2.0 THE EXISTING SITE.....	4
3.0 THE PLANNING HISTORY.....	5
4.0 PROPOSAL.....	9
5.0 ECOLOGY AND BIODIVERSITY.....	10
6.0 ACCESS AND BICYCLE STORAGE.....	10
7.0 REFUSE STORAGE AND RECYCLING PROVISION.....	10
8.0 CONCLUSION.....	11

1.0 INTRODUCTION

This Planning & Design and Access Statement has been prepared by BB Partnership Ltd in support of the proposed development at 1 The Mount, Hampstead, NW3 6SZ.



2.0 THE EXISTING SITE

The site subject to this planning application is approximately 0.018ha in area. The property, referred to as 1 The Mount, is located in Hampstead Village in the London Borough of Camden. It forms part of a pair of semi-detached Grade II listed dwellings built in the 18th Century.

The original 18th century house was four-storey across two bays and designed in a Georgian Style, with the front brick-built elevation being stucco rendered and painted white. In the Camden listing for this building, it notes that no.2 appeared originally to have had a symmetrical relationship with no.1. However, no.1 was further extended to the south later in the 19th Century, creating the additional bay on the left-hand side. The rear of the property was further developed throughout the 20th century, with a first-floor extension also being added in the 1990s.

The front boundary wall and railings are modern, having been installed in the 1990s using high-grade traditional materials. The wall is formed of London stock brick and is curved at the corner of Holly Bush Steps and The Mount. At this corner are also the remnants of a historic granite dwarf wall, which likely included insert cast iron railings above.

3.0 THE PLANNING HISTORY

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2014/2930/T	1 The Mount London NW3 6SZ	FRONT GARDEN: 3 x Lime - Re-pollard.	FINAL DECISION	25-04-2014	No Objection to Works to Tree(s) in CA
2013/8297/T	11 The Mount London NW3 6SZ	REAR GARDEN: 1 x Silver Birch - Reduce the height by approx. 1.5-2m. Reduce lateral spread all round by up to 1m to shape. Thin through crown by 5%.	FINAL DECISION	24-12-2013	No Objection to Works to Tree(s) in CA
2013/6497/L	1 The Mount London NW3 6SZ	Installation of metal railings to front boundary wall.	FINAL DECISION	17-10-2013	Granted
2013/6432/P	1 The Mount London NW3 6SZ	Installation of metal railings to front boundary wall.	FINAL DECISION	17-10-2013	Granted
2013/3084/T	1 The Mount London NW3 6SZ	REAR GARDEN: 1 x Eucalyptus - Fell to ground level.	FINAL DECISION	22-05-2013	No Objection to Works to Tree(s) in CA
2012/3902/L	1 The Mount London NW3 6SZ	Erection of brick pier on the boundary wall between No. 1 and No. 2 The Mount (Class C3)	FINAL DECISION	08-08-2012	Granted
2012/3862/P	1 The Mount London NW3 6SZ	Erection of brick pier on the boundary wall between No. 1 and No. 2 The Mount (Class C3)	FINAL DECISION	08-08-2012	Granted
2011/1619/T	1 The Mount London NW3 6SZ	FRONT GARDEN: 3 X Limes - Pollard.	FINAL DECISION	05-04-2011	No Objection to Works to Tree(s) in CA
2005/4617/L	1 The Mount London NW3 6SZ	Internal alterations to basement and ground floors plus the excavation of rear basement extension to provide additional living accommodation below the rear garden of the existing dwellinghouse.	FINAL DECISION	15-11-2005	Granted
2005/4616/P	1 The Mount London NW3 6SZ	The excavation of a rear basement extension to provide additional living accommodation below the rear garden of the existing dwellinghouse.	FINAL DECISION	15-11-2005	Granted

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2005/4129/T	1 The Mount, London, NW3 6SZ	FRONT GARDEN: 3 x Lime - Pollarding. REAR GARDEN: 1 x Eucalyptus - Pollarding.	FINAL DECISION	30-09-2005	No Objection to Works to Tree(s) in CA
2005/1609/L	1 The Mount Heath Street London NW3 6SZ	Replacement of floorboards and staircase treads and risers on ground first and second floors.	FINAL DECISION	06-06-2005	Granted
LW9902190	1 The Mount, Heath Street, NW3	Approval of details of facing materials pursuant to condition 2 (i) and (ii) of listed building consent dated 13th August 1998, as shown on samples of Salvaged London Stock bricks, slate and sample new box sash window.	FINAL DECISION	03-03-1999	Grant Approval of Details (Listed Bldg)
TC9906040	1 The Mount Heath Street London NW3 6SZ	Re-pollard three Lime trees in front garden.	FINAL DECISION	21-01-1999	No objection to works to tree in C A
PW9702792R1	1 The Mount, Heath Street, NW3	Erection of first floor rear extension to provide enlarged bathroom, as shown on drawing number; 02, 03, 05; 02A; SK1, SK2 and SK3.	FINAL DECISION	25-06-1998	Grant Full Planning Permission (conds)
LW9702807R1	1 The Mount, Heath Street, NW3	Erection of first floor rear extension to provide enlarged bathroom, as shown on drawing numbers: 02, 03, 05; 02A; SK1, SK2 and SK3.	FINAL DECISION	25-06-1998	Grant L B Consent with Conditions
PW9802297	1 The Mount, Heath Street, NW3	Erection of mansard roof extension, plus third floor new staircase extension, as shown on drawing numbers: 1A, 2A, 3A, 5A and 6; 1, 2, 3, and 5.	FINAL DECISION	22-04-1998	Refuse Planning Permission
LW9802298	1 The Mount, Heath Street, NW3	Erection of mansard roof extension, plus third floor new staircase extension, as shown on drawing numbers; 1A, 2A, 3A, 5A, 6; 1, 2, 3 and 5.	FINAL DECISION	22-04-1998	Refuse Listed Building Consent
PW9702792	1 The Mount, Heath Street, NW3	Extension of first floor bath room including partial demolition. (Plans Submitted)	FINAL DECISION	22-10-1997	Withdrawn Application-revision received
LW9702807	1 The Mount, Heath Street, NW3	Extension of first floor bath room including partial demolition. (Plans Submitted)	FINAL DECISION	22-10-1997	Withdrawn Application-revision received

Application Number	Site Address	Development Description	Status	Date Registered	Decision
PW9702452R1	1 The Mount Heath Street NW3	The reconstruction of the front garden wall (onto both Heath Street and Holly Bush steps), as shown on drawing numbers> 01/B, 01/C and 02/A.	FINAL DECISION	19-06-1997	Grant Full Planning Permission (conds)
LW9702453R1	1 The Mount Heath Street NW3	Demolition and reconstruction of front garden boundary wall using London Stock brick, as shown on drawing numbers> 01/B, 01/C and 02/A.	FINAL DECISION	19-06-1997	Grant L B Consent with Conditions
LW9702484	1 The Mount Heath Street NW3	Removal of entrance canopy and window shutters to front elevation. As shown on Drawing Numbers: A; B.	FINAL DECISION	16-06-1997	Grant L B Consent with Conditions
PW9702452	1 The Mount Heath Street NW3	Rebuild garden wall with London Stock Bricks. (Plans submitted)	FINAL DECISION	30-05-1997	Withdrawn Application-revision received
LW9702453	1 The Mount Heath Street NW3	Rebuild garden wall with London Stock Bricks. (Plans submitted)	FINAL DECISION	30-05-1997	Withdrawn Application-revision received
PW9702305	1 The Mount, Heath Street NW3	Erection of a part first floor, part first and second floor rear extension, as shown on drawing numbers: 02A; 03; 03A; 05 and 05A.	FINAL DECISION	29-04-1997	Refuse Planning Permission
LW9702306	1 The Mount, Heath Street NW3	Erection of a part first floor, part first and second floor rear extension, partial demolition of rear elevation and internal alterations, as shown on drawing numbers: 02A; 03; 03A; 05 and 05A.	FINAL DECISION	29-04-1997	Refuse Listed Building Consent
LW9702326	1 The Mount Heath Street NW3	Submission of details of railings showing design, spacing of rails, and method of fixing into plinth and details of gates pursuant to condition 3a and 3b of Listed Building Consent (Ref. L9601523) granted 9 August 1996. (Materials and drawings submitted)	FINAL DECISION	21-04-1997	Withdrawn Application
L9602294R1	1 The Mount, Heath Street, NW3	Installation of gas meter to front elevation at ground/lower ground level, as shown on unnumbered drawings.	FINAL DECISION	11-11-1996	Grant L B Consent with Conditions
L9602294	1 The Mount, Heath Street, NW3	Installation of British Gas domestic meter. (Plans subitted).	FINAL DECISION	30-07-1996	Withdrawn Application-revision received

Application Number	Site Address	Development Description	Status	Date Registered	Decision
P9601684	1 The Mount Heath Street NW3	Replacement of garden fence/wall also gate, as shown on drawing numbers: 01, 01B, 02, 02A, 04 and 04A.	FINAL DECISION	03-06-1996	Grant Full Planning Permission (conds)
L9601523	1 The Mount Heath Street NW3	Replacement of garden fence/wall also gate, as shown on drawing numbers: 01, 01b, 02, 02A, 04, 04A.	FINAL DECISION	20-05-1996	Grant L B Consent with Conditions
L9600533	1 The Mount Heath Street NW3	Removal of internal walls and installation of staircase between ground floor and basement, as shown on drawing numbers 04, 04A and location plan.	FINAL DECISION	23-02-1996	Grant L B Consent with Conditions
9591110	1 The Mount NW3	Seeking permission to re-pollard lime trees in front garden.	FINAL DECISION	18-05-1995	Approve works(TPO)specified by Council
9591004	1 The Mount NW3 6SZ	Seeking permission to pollard 2 Lime trees in the front garden of the above address and also to remove two trees from the rear garden and replace them with suitable tree	FINAL DECISION	09-01-1995	Agree to removal & replacement of Trees
9470030	1 The Mount Heath Street NW3	In retrospect the rebuilding of the boundary wall adjacent to Holly Bush Steps.	FINAL DECISION	14-02-1994	Grant List.Build. or Cons.Area Consent
9400172	1 The Mount Heath Street NW3	The retention of a rebuilt boundary wall adjacent to Holly Bush Steps.	FINAL DECISION	14-02-1994	Grant Full or Outline Planning Permissn.
9005474	21 The Mount NW3	The formation of a roof terrace including a staircase enclosure and balustrading on roof as shown on drawing no. 9021/01.	FINAL DECISION	13-08-1990	Refuse Full or Outline Permission

As can be seen, there have been a number of planning applications associated with this site in the last thirty years. Significantly, many of the works/similar works to that proposed in this application have been permitted in the past.

- Applications 2013/6432/P and 2013/6497/L proposing installation of metal railings to front boundary wall were approved in 2013.
- Applications 2005/4616/P and 2005/4617/L proposed opening up of the rear wall at lower ground floor level to provide access to new basement accommodation in the form of a double bedroom. This proposal also involved modification of the existing lightwell to provide natural light and ventilation to the new bedroom area. These applications were approved in 2006, however the new bedroom and alterations to the lightwell were not carried out.

4.0 PROPOSAL

While this application proposes similar work to the rear wall at lower ground floor level to that previously approved, the logic behind the proposal subject of this application is to improve the access to the garden from this area of the house. To necessitate this, it will be necessary to lower the existing level of the lightwell by approximately 800mm to match the internal finished floor level. It is also proposed that the width of the lightwell is increased to counter the additional depth, helping to make it a more generous access to the garden area. New metal railings will form a balustrade where there is currently nothing incorporated, hence the lightwell in its existing condition has remained closed over in recent years.

At the front of the property, it is proposed that inclusion of new metal railings will continue the precedent set on the boundary wall pertaining to the neighbouring property and give further credence to the fact that no.1 The Mount forms part of a pair of semi-detached dwellings which should be read as one entity.

Elsewhere externally, the high-level window and inappropriate cement lintel on the side elevation at lower ground floor level will be removed and infilled with stock bricks and pointing to match existing. Furthermore, the various air bricks on this elevation will be investigated on site and removed if found to be redundant, helping to restore this otherwise well-maintained elevation. The front steps to the property will be re-clad with York stone, and existing unsympathetic wall copings and handrails will be replaced in a more appropriate material and to a more historically authentic design.

Internally, proposals include alterations to existing walls in a similar manner to those approved in the aforementioned applications. It is proposed that down-stand beams and significant wall nibs will be retained to help maintain legibility of the previously existing layout. The non-original barrel-vaulted ceiling in the bathroom at first floor level will be removed and a flat ceiling reinstated, with down-stand beam installed to maintain legibility of the previous plan form.

Services such as the hot water cylinder and boiler will be located to the lower ground floor area where they can be more discreetly accommodated. Where possible, service pipes which are visible internally will be re-routed, subject to investigation on site. Externally, uPVC pipes serving the existing bathroom at first floor level will be replaced with cast iron products and rearranged to accommodate the new sanitaryware layout internally, with the general configuration of the pipes being rationalized on the external rear elevation.

Joinery which currently sits flush with the existing chimney breasts and which obscures their original plan form will be removed.

Existing security grilles and unsympathetic secondary glazing will be removed, with more appropriate high grade secondary glazing or upgrading of existing sashes, glazing and latches proposed.

5.0 ECOLOGY AND BIODIVERSITY

Please refer to the aboriculturist report submitted in support of this application.

6.0 ACCESS AND BICYCLE STORAGE

Due to the historic value of the property, the existing access levels to the front will remain as existing. The rear garden provides adequate space for bicycle storage, and easy access is provided to this area via the existing side gate off Holly Bush steps

7.0 REFUSE STORAGE AND RECYCLING PROVISION

Existing adequate facilities are in place and these will be maintained under the new proposals.

8.0 CONCLUSION

The proposals will not result in additional accommodation and therefore do not affect the existing mass and scale of the property. Where possible, proposals will be implemented to improve the general appearance of the dwelling e.g. removal of air bricks on the side elevation, improvement works to the front steps and handrails, reinstating the metal railings to the front boundary etc.

Main access to the property will not be adversely affected; rather access to the rear garden from lower ground floor level will be improved by introducing a new access doorway and a more generously sized lightwell.

No additional lighting is proposed externally, therefore there can be no adverse effects on neighbouring properties. Landscaping will be retained in its current format, notwithstanding the alterations already discussed above.

In conclusion, the proposals seek to improve the property as a family home whilst minimising any heritage impacts. It is argued that the overall scheme will enhance the significance of this Grade II listed building by looking to reinstate original features and removing modern and unsympathetic materials.