

Lower Ground Floor Flat

4 East Heath Road London NW3 1BN

Design and Access Statement



General view of rear from the garden



View looking towards boundary with number 3

Summary of Proposals

The proposal is for a single storey rear extension. This would provide a greater amenity for the flat. No change is proposed to the number of bedrooms.

Use

The existing use is residential. The building is a large late 19th century house, one of a pair of semi-detached villas historically sub-divided into flats.

The building lies within the Hampstead Conservation Area and is not Listed.

Ownership

Both numbers 4 and 5 East Heath Road are owned by the applicant.

Scale

The extension is single storey will be 5.9m long x 3.8m wide x 2.95m high. The scale of the extension would be modest in relation to the existing main house.

The extension is set in from the existing boundary wall by 900mm in order to preserve the existing yew hedge along the boundary and in order to relate to the existing later rear largely glazed bay window.

The proposed height would be less than that of the existing yew hedge to be retained.

Appearance

The extension will be constructed using traditional materials and construction techniques to match existing.

The windows will be painted casement windows with glazing bars to match those elsewhere in the rear elevation.

The brickwork adjacent to the boundary with number 3 will be in red facing brickwork to match that to the main house as closely as possible.

Landscaping

The existing rear garden to number 4 is 296m² with a length of 29m from the main rear wall of the house to the south western boundary. The garden would be reduced in size to 274m² with the construction of the extension.

Given the size and especially the length of the garden, an extension of the size proposed would sit comfortably within the garden.

There is an existing yew hedge of approximately 3.5m in height on the number 4 side of the boundary garden wall with number 3. This will be retained although reduced in width making the extension hardly noticeable from the number 3 side.

Access

Access both into and within the dwelling will not be affected by the proposals.

DVM Architects Ltd

4A Murray Street London NW1 9RE
Telephone 020 7485 2121
email studio@dvmarch.com