

1.0 Access

1.1 There is no change to the pedestrian access to the ground floor flat.

2.0 Design

2.1 The existing property is in the Hampstead Conservation Area, and is not listed.

2.2 The host building has historically undergone various major alterations to its plan form and its appearance in respect of its main roofscape.

2.3 The existing side extension is not original and is formed in two parts. However, the proposed addition will be sensitively carried out to refine and simplify this element.

2.4 The new construction will not project any further forward than the foremost face of the existing single storey side extension, thereby retaining the secondary nature of this element in relation to the host building.

2.5 The volume and scale of the proposed addition is appropriate in its context as a secondary element in relation to the host building.

2.6 The additional space created will improve the practical use and flexibility of the accommodation for the occupiers.

2.7 The materials used will be selected to match those of the existing building, (principally red facebricks and traditional white painted timber windows). These materials will ensure that the completed work will harmonise with the existing building fabric, thereby appearing to be part of the original construction.

2.8 The proposed development will take place on an existing site, thereby contributing to the sustainability of the project by using existing facilities.

2.9 The new extension will also be highly sustainable as a consequence of the use of durable materials, reducing energy usage by incorporating a high level of thermal performance and low energy light fittings, and also water saving fixtures. Combined, these features will result in an improved level of environmental performance and a reduction in carbon footprint

2.10 The roof form and materials will be to match the pitched roof section of the rear part of the existing side extension, to reduce its scale and bulk and harmonise the various side extension elements.

2.11 A window in the front elevation of the extension will replicate the existing arrangement, and thereby will ensure an elevation of appropriate appearance and interest is retained