

Design & Access and Heritage Statement

Monday, 12th August 2019

1 White Bear Place, London, NW3 1LR

Application for planning permission for changes to fenestration.

This statement is designed to be read together with the submitted planning drawings.

Contents

1. Heritage Statement

1.1 The Heritage Asset, Setting and Significance

1.1.1 Setting

1.1.2 The Existing Building

1.2 Design Concept and Impact of the Proposed Development

2. Design & Access Statement

2.1 Design

2.1.1 Use

2.1.2 Amount

2.1.3 Layout

2.1.4 Scale

2.1.5 Landscaping

2.1.6 Appearance

2.2 Access

2.2.1 Vehicular and Transport Links

2.2.2 Inclusive Access

1. Heritage Statement

This Heritage Statement is prepared in accordance with the National Planning Policy Framework, Chapter 12, Conserving & Enhancing the Historic Environment, and with the requirement to describe the significance of any heritage assets and their setting.

1.1 The Heritage Asset, Setting and Significance

1.1.1 Setting

1 White Bear Place is a two-storey house located at the end of a short entrance side street accessed off New End Square. It is set within the Hampstead Conservation Area.

There is a mixture of two and three / four storey properties surrounding the application site



Existing building and access driveway as seen from New End Square

1.1.2 The Existing Building

The existing building formerly consisted of garages and storage to the Ground floor and 2 flats to the upper floor. It was converted to a single house in 2004 with both floors used as living accommodation.

There building has an L-shaped plan and surrounding walls form an internal courtyard that is accessed via gates at the end of an entrance driveway.



Existing building as seen from entrance gates towards courtyard

1.2 Design Concept and Impact of the Proposed Development

The design intentions of the proposed development are to:

- Preserve and enhance the character of the Conservation Area and preserve and enhance the character of the existing building
- Respect and safeguard the amenities of neighbouring properties
- Improve the amenity of the property through high quality design
- Improve the energy use and environmental impact of the property

The house is set back from the main street and discreet from view. Changes to the elevation will therefore have minimal impact on the street scene. The style of new windows and doors will be in keeping with the aesthetic of the existing house and will be sympathetic to the appearance of the Conservation Area.

The main elevational changes will be to the internal courtyard sides and so adjoining neighbours will not be affected.

The existing building will benefit from modernisation bringing improved thermal efficiency as well as layout changes to enhance the use and flexibility of the house and meet the requirements and family needs of the occupants.

Conclusion

It is considered that the proposed is appropriate within the context and in complies with planning policy. It is therefore respectfully requested that permission is granted.

2. Design & Access Statement

2.1 Design

2.1.1 Use

The use of the existing building is a family house in single occupancy, which will be unaltered by these proposals.

2.1.2 Amount

The proposals include internal refurbishment and changes to the external fenestration of the existing building only.

2.1.3 Layout

Internal layout changes will be made to suit the current occupants of the house.

2.1.4 Scale

The proposals do not involve extensions to the existing property.

2.1.5 Landscaping

The proposals do not include any landscaping proposals.

2.1.6 Appearance

The new windows and doors will have an appearance that suits the style of the existing house. High quality materials and architectural detailing will be used.

2.2 Access

2.2.1 Vehicular and Transport Links

The proposals will have no impact on vehicular or transport links.

2.2.2 Inclusive Access

The proposals will have no impact on inclusive access.