

SANDY HOUSE

PLANNING APPLICATION TO CAMDEN PLANNING DEPARTMENT

EXTENSION TO BAY WINDOW SANDY HOUSE, SANDY ROAD, NW3 7EY

PREPARED BY BURSTON ARCHITECTS SEPTEMBER 2019

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DESIGN STATEMENT

EXTENSION TO BAY WINDOW, SANDY HOUSE, SANDY ROAD, NW3 7EY

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INTRODUCTION

Sandy House is formed from 2 cottages of a terrace of 3 cottages located behind Sandy Road and overlooking Hampstead Heath, which were built between 1750 and 1800. The terrace was bomb damaged in the second world war. In the 1960s a mansard was added to the 2 Cottages by then united and known as Briar Cottage and extensively altered internally. In the first decade of the twenty first century the house, now known as Sandy House, was further altered including a single storey bay to the Heath frontage and a cellar under part of the house. A further planning consent allowed a small extension to the conservatory style access to the cellar to allow it to function as the main entrance to the building. The present proposal is to divide the first floor living room into 2 bedrooms including extending the bay window upward to the first floor.

LOCATION & SURROUNDING AREA

Sandy Road runs through Hampstead Heath. Most of it was downgraded to a footpath in the early twentieth century. The small adopted cut de sac section enters from North End. It contains a small number of houses in a variety of traditional styles and faced in either brick or render. The terrace, of which Sandy House forms the major part is faced in render and connected to Sandy Road only by a footpath. The Heath elevation is cut into the hill and is screened from the Heath by dense planting.

DESIGN

The design of the first floor duplicates the ground floor. However, the bay will be rebuilt from sill level of the ground floor window so that the reveals (or rather the columns between the main and side windows) can be slightly reduced in size in order to increase the view out.

PLANNING

Sandy House is within the North End Conservation Area. This was formerly part of the Hampstead Conservation Area. Briar Cottage (as it then was) is mentioned in the Hampstead Conservation Area Statement.

ACCESS

No alterations are made to the existing pedestrian only access and the right to park in the controlled parking area in Sandy Road will continue.

FRONT WITH THE EXISTING BAY



VIEW FROM SANDY HOUSE



FRONT ELEVATION

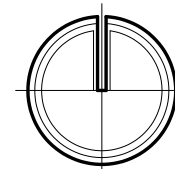


FRONT ELEVATION

DRAWING LIST

SANDY HOUSE SANDY ROAD NW3 7EY

DESCRIPTION	EXISTING	PROPOSED
LOCATION PLAN 1/500	001	
GROUND FLOOR PLAN	010	
FIRST FLOOR PLAN	011 rev A	051 rev D
SECOND FLOOR PLAN	012	
FRONT ELEVATION	021 rev A	064 rev B
REAR ELEVATION	022	
SIDE ELEVATION	023 rev A	066 rev A



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PROJECT:
Loft Extension to
33A Highgate West Hill
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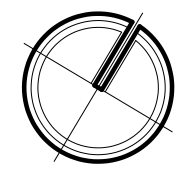
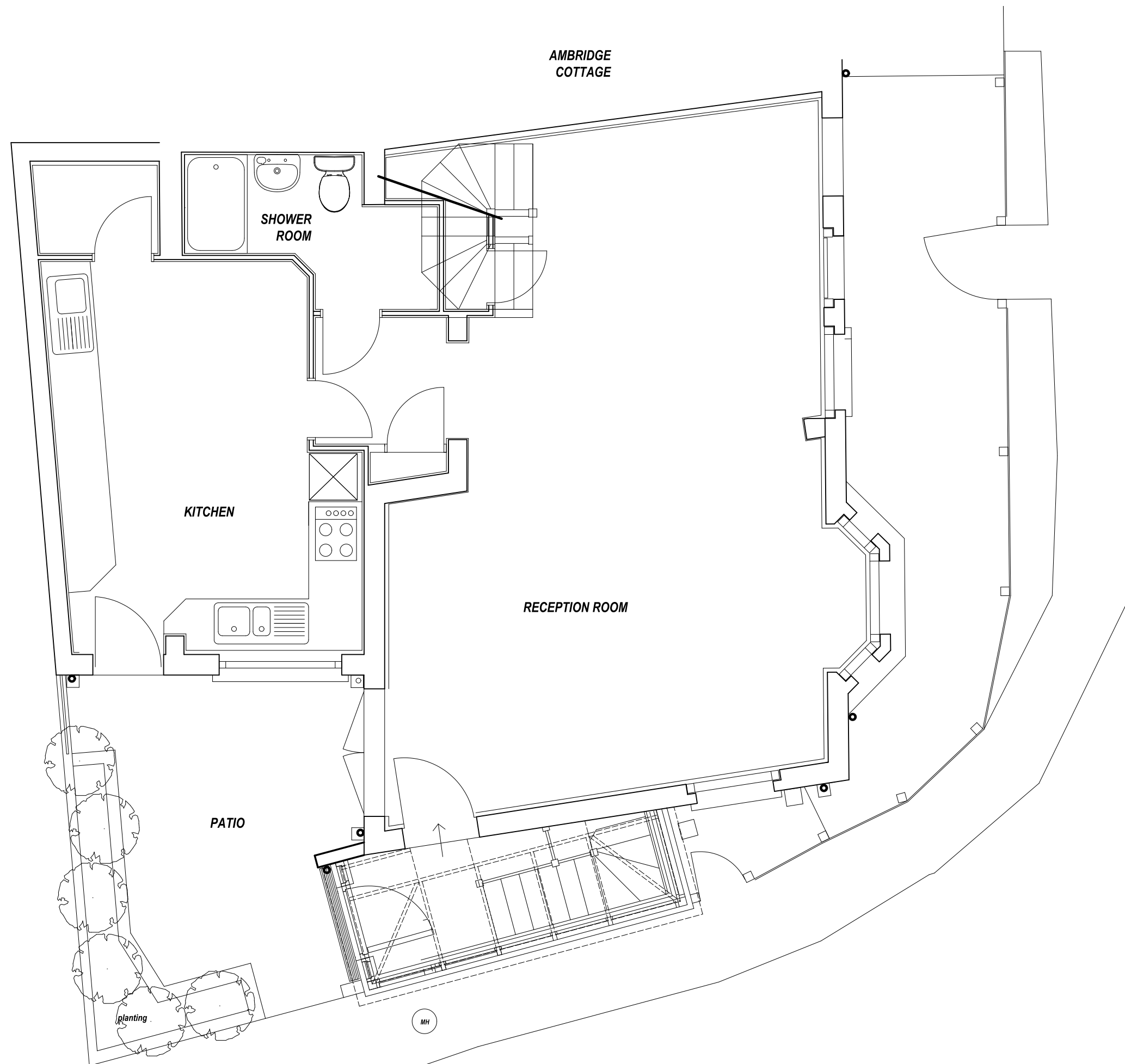
LOCATION PLAN
EXISTING

SCALE 1: 500 | A3
AUGUST 2019

1999.001



EXISTING DRAWINGS

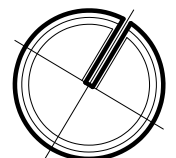
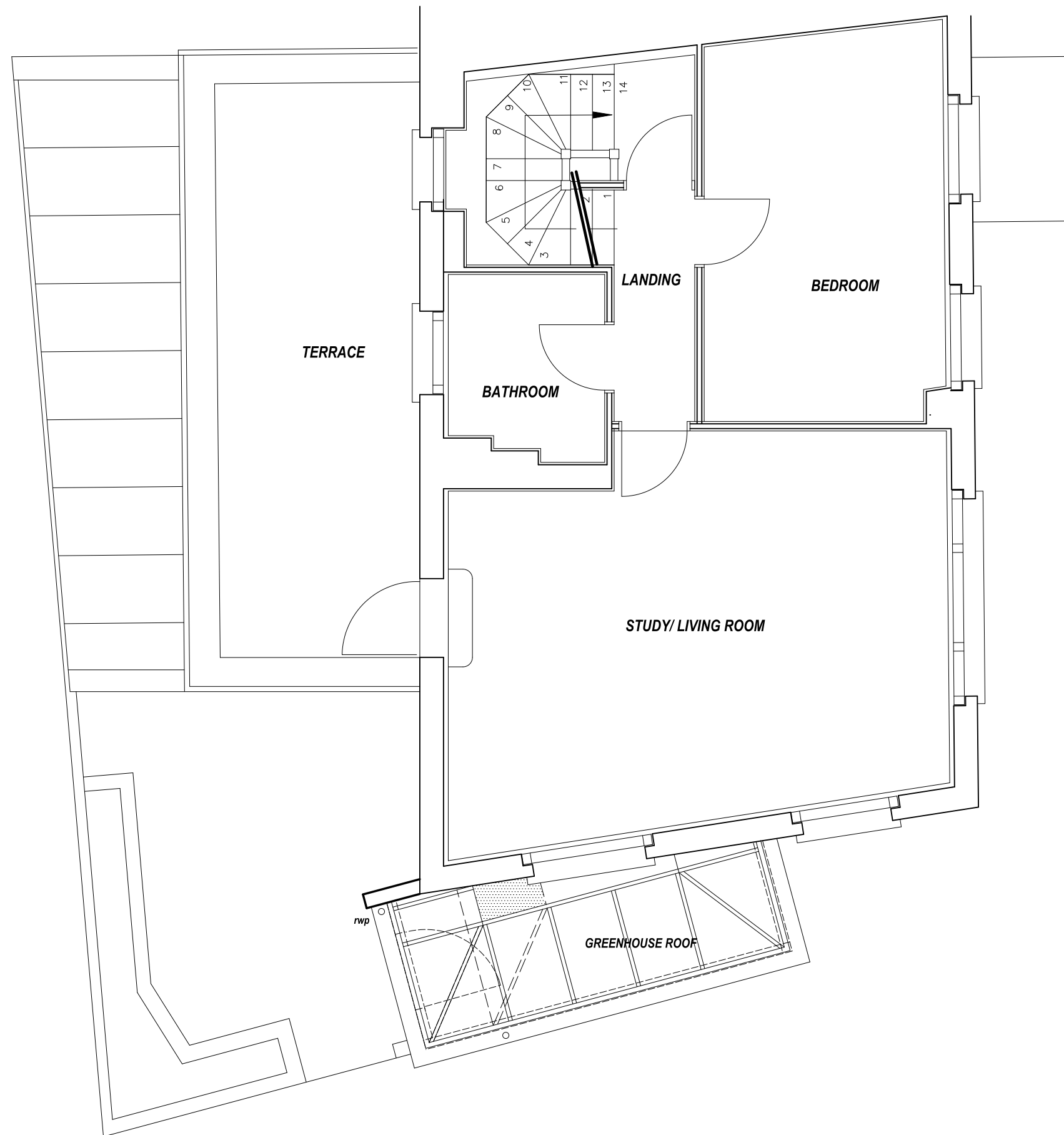


*Alterations to
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**Ground Floor Plan
as existing
1:50 July 2019**

1999-010

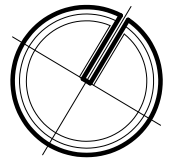
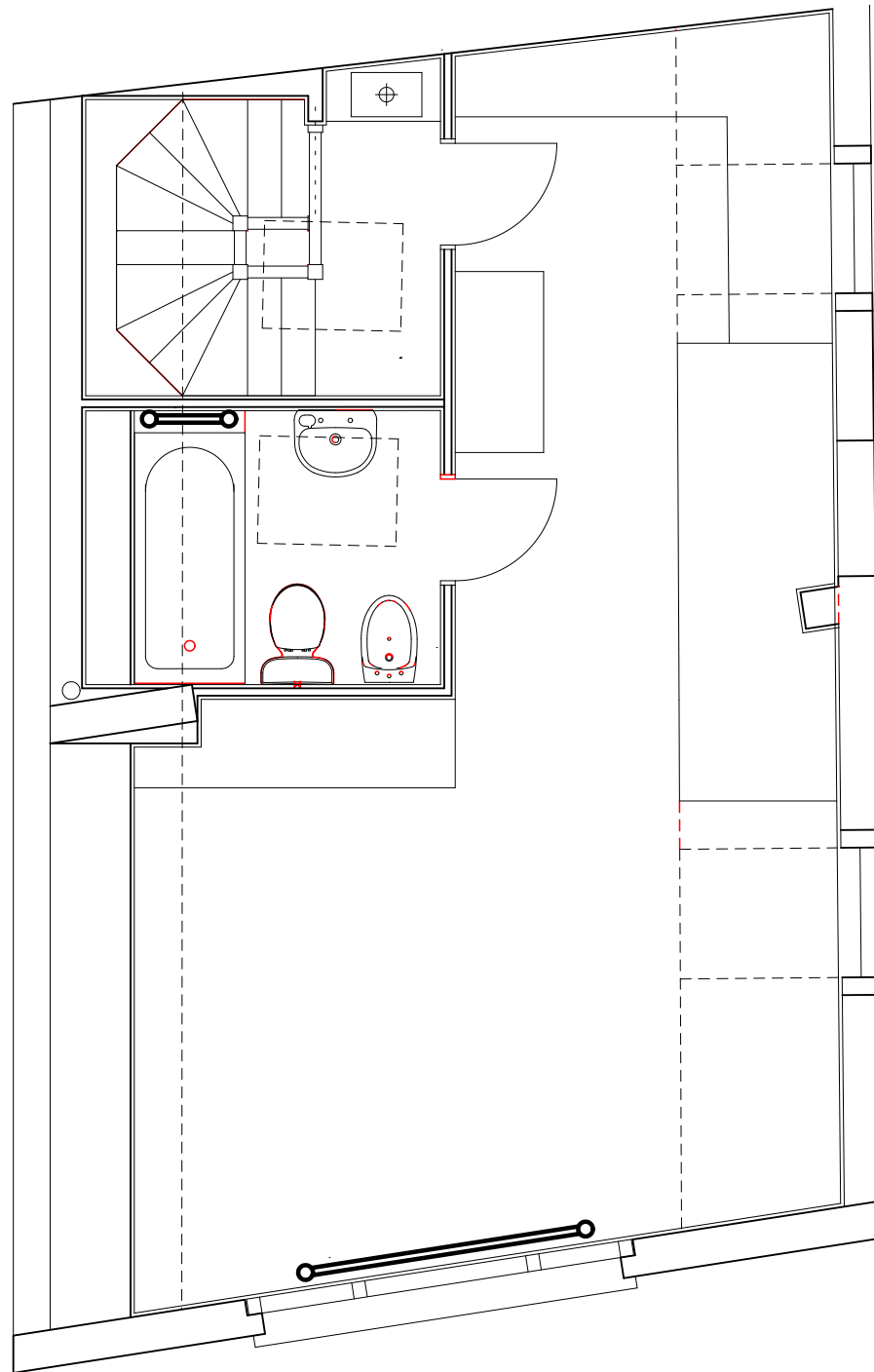


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**First Floor Plan
as existing
1:50 July 2019**

1999-011



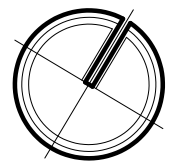
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**Second Floor Plan
as existing
1:50 July 2019**

1999-012



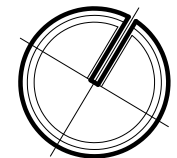
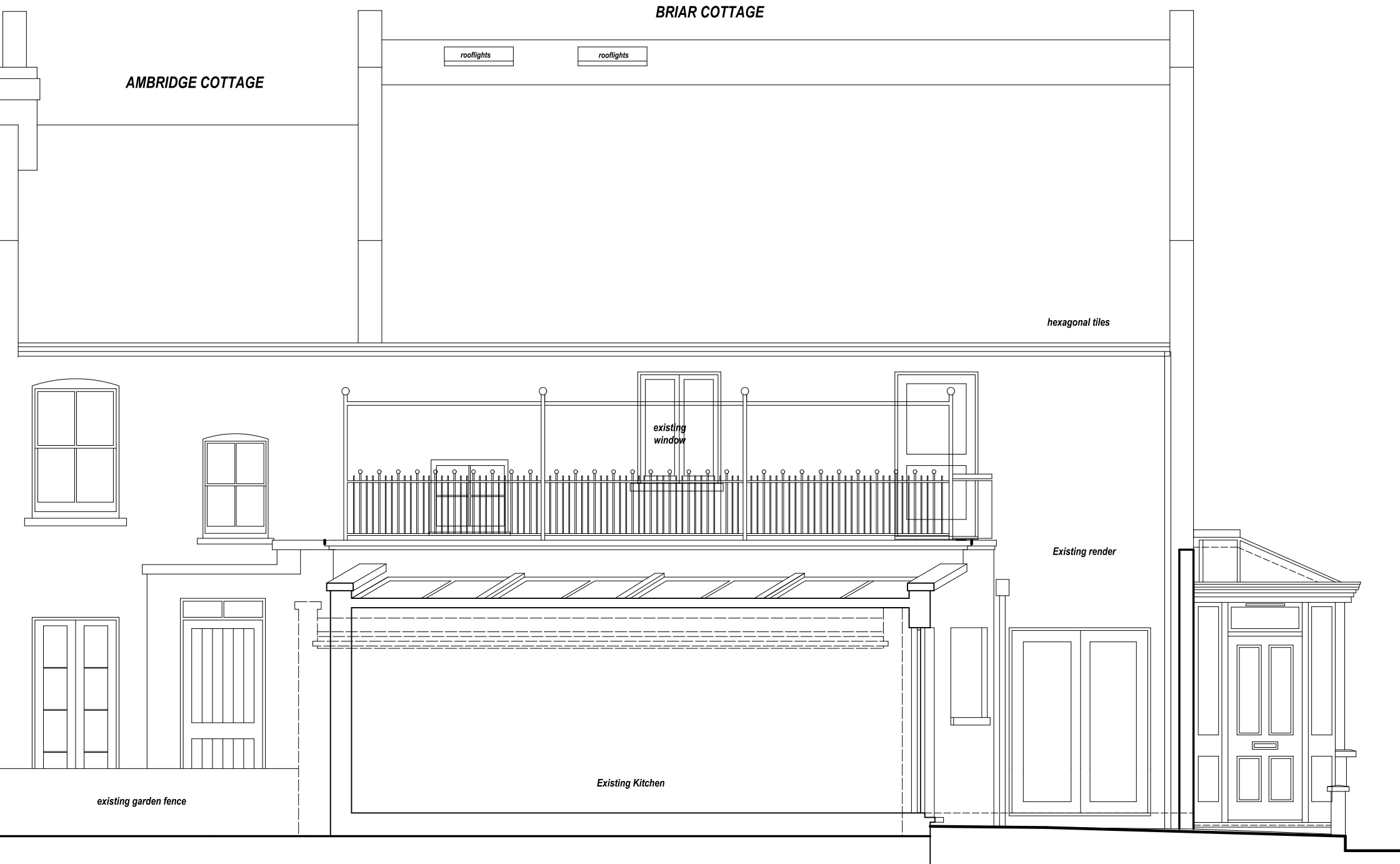


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**Front Elevation
as existing
1:50 July 2019**

1999-021 rev A



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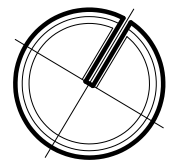
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**Rear Elevation
as existing
1:50 July 2019**

1999-022



Rev A Second floor window corrected 15/08/2009
Rev B Side elevation of bay shown 23/09/19



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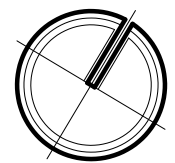
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**Side Elevation
as existing
1:50 July 2019**

1999-023 rev B

PROPOSED DRAWINGS

Rev A King size beds added 14/08/2019
Rev B Door swings corrected 28/08/19
Rev C Hatch added 04/09/19
Door swings corrected 23/09/19



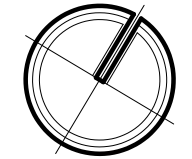
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**First Floor Plan
as proposed
1:50 August 2019**

1999-051 rev D

Rev A Hatch & notes added 14/09/2019
Rev B Porch corrected 23/09/2019



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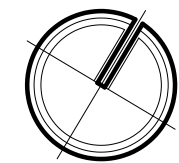
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**Front Elevation
as proposed
1:50 August 2019**

1999-064 rev B



Rev A Bay added 14/09/19



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**side Elevation
as proposed
1:50 September 2019**

1999-066 rev A

