

DESIGN AND ACCESS STATEMENT 10 HORNBY CLOSE, NW3 3JL

THE PROPERTY

The Property is located in a residential square (Hornby Close) in Swiss Cottage, London. It's a mid-terrace town house of 3 storeys. The property was built in 1988 and has had internal alterations done in the past. The house is in need of upgrading and restoration.

CHALCOTS ESTATE DESIGN GUIDE

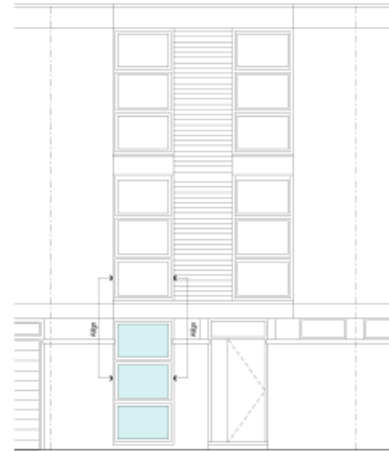
Prior to submitting this application, the proposals have been discussed with CEL (Chalcots Estate Ltd) who are responsible for estate management across the Chalcots Estate. They have confirmed that the proposals are fully in accordance with the estate-wide Design Guide and that they are happy for this application to be submitted. Date of confirmation: 27th April 2020.



Fig 1.10 Hornby Close - Existing Front Elevation

LOCAL DESIGN GUIDE

The Chalcot Estate Design Guide gives a number of recommended options in the treatment of replacing a garage door. In this case the approach is to use the full height window to match the existing.



CONTEXT

The property is situated on Hornby Close, located under the Camden Council and is not located within the a conservation area. The property is a three storey terraced house.

DEVELOPMENT

The property will undertake internal alterations and will be refurbished throughout.

Ground Floor: The proposal includes the replacement of the existing garage door with a full height window to match existing and the demolition of the existing kitchen. The proposed extension will extend beyond the current footprint to the South (garden) direction of the property. The extension will accomodate kitchen/dining/living area. A horizontal skylight will be added to the kitchen area. Existing staircase is to be replaced.

First Floor: Existing windows to be replaced to match existing. Internal alterations are to make the space more useable.

Second Floor: Existing windows to be replaced to match existing. Internal alterations are to make the space more useable.

ACCESS

Access to the property will remain unchanged. Main access should be via the existing front door entrance. The rear access will continue to be used as a secondary entrance.

APPEARANCE AND SCALE

All visible above ground materials to be used in the construction of the works are to match the existing of the building. All new windows and door to be double or triple glazed. External wall is to have a brick finish to match existing. The ground floor extension is not to exceed 3 metres in length. All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

BUILDING REGULATIONS

All works are to comply with the current building regulations and are to be approved on site with an approved inspector.

USE

The proposed use of the property will remain as a single-family dwelling.

SUMMARY

The property is in good condition but is in need of moderisation. The owners are proposing to carry out sympathetic alterations and upgrades. The alterations to the front and rear will create a brighter more usable ground floor, increasing the amount of natural daylight, and meeting the needs of their family.



Fig 2. 10 Hornby Close, Existing Rear Elevation