

INTRODUCTION

23 Hampstead Hill Gardens is situated in the London Borough of Camden. The property is not listed, however it is located in the Hampstead Conservation Area. The property consists of two flats, which under a Certificate of Lawfulness are to be amalgamated into one dwelling. Planning permission has been approved for this under reference 2019/0002/P.

This application is made for:

- The making of a new opening in the Hampstead Hill Gardens, garden boundary wall
- The constructing of two new masonry piers to support and frame a new entrance gate. These piers are to match in style and detail the existing piers on the plots street boundary edge
- The installing of a new wrought iron entrance gate between the masonry piers
- The replacing of the existing painted timber French windows with a new panelled and glazed entrance door.

The reason for the application is to provide direct street access to the new front door of the amalgamated apartments 1 and 2 and in so doing reinstate the original street-facing entrance door.

This statement identifies relevant planning history for this and other similar properties.

It should be read in conjunction with:

- Site Location Plan
- Existing and Proposed drawings

SITE and SURROUNDINGS

The property is a situated on Hampstead Hill Gardens. The principal elevation of the property faces onto the street, although access to the property is currently via a side alley shared with the flats above.

PLANNING HISTORY

There have been a number of applications made for and on behalf of Mr and Mrs Brinkmann culminating in three extant applications, these are:

- Planning ref: 2019/0002/P - CERTIFICATE OF LAWFULNESS- The amalgamation of lower ground and ground floor apartments
- Planning ref: 2019/1312/P - Installation of gate to bin store at side entrance (retrospective)
- Planning ref: 2019/3586 P - Alterations at basement level both front and rear elevations to fenestration and openings, and replacement of window with doors, in relation to flat at basement and ground floor levels

ACCESS

The property will still retain its existing access for all tenants from the communal staircase, however a new access will be provided for all tenants to the gardens via the proposed front gate as well as direct access from the street to the amalgamated apartments of 1 & 2 .

An intercom is proposed for this gate for notification to all flats.

MATERIALS

The existing double glazed French double doors will be replaced with a partial glazed, timber paneled door. The windows on either side will be retained although it is proposed that all the glazing shall be replaced with leaded window details.

The new proposed gate in the front wall will be a black wrought iron /steel gate, with a demountable metal privacy screen to its back. The screen shall maintain the privacy that the tenants currently enjoy when using the front garden.

The style of the gate shall take elements of the existing wrought iron guarding that runs to either side of the path leading to apartment One.

The new piers shall be constructed from bricks that match the existing wall, using where possible bricks salvaged from the site or if not acquired from an appropriate salvage yard to match the existing wall. The capping of the piers shall be constructed to match the capping's of the boundary walls existing piers

INFORMATION & Dwgs

- dwg# 50 - GA - Plans- Extant approvals scale 1:100
- dwg# 53 - GA - Elevations- Extant approvals 1:100
- dwg# 54 - Elevations- Extant approvals 1:100
- dwg# 55 - Proposed new gate - Plan and Elevation 1:100
- dwg# 56 - GA - Proposed new door - Elevation 1:100
- dwg# 57 - Proposed new door -detail/ Proposed new gate - detail 1:20
- dwg# 58 - Design Statement- Site Photos
- dwg# 59 - Location Plan 1:1250



1 FRONT BOUNDARY WALL



2 FRENCH DOORS TO BE REPLACED



3 EXISTING WROUGHT IRON GUARDING



4 EXISTING WROUGHT IRON GUARDING DETAIL REFERENCE



Notes:
Do not scale from this drawing. All dimensions relating to existing structure must be checked on site by the contractor and any discrepancies reported to B3R immediately.

S	R	Date	Description
S 03	1	06.06.20	FIRST ISSUE

Revision

Key

B3R Architects

B3R

Client:
Mr & Mrs Brinkmann
Project Title:
23 HAMPSTEAD HILL GARDENS

Drawing Title:
DESIGN STATEMENT
SITE PHOTOS

Status: PLANNING	Scale: 1:20	Sheet: A3
Project No: 19100	Drawing No: 0058	Stage: S 3
Revision: 1		