

SANDY HOUSE

PLANNING APPLICATION TO CAMDEN PLANNING DEPARTMENT

EXTENSION TO BAY & REMOVAL OF FORMER FRONT DOOR AND PORCH CANOPY SANDY HOUSE, SANDY ROAD, NW3 7EY

PREPARED BY BURSTON ARCHITECTS REVISED JULY 2020

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DESIGN STATEMENT

EXTENSION TO BAY AND REMOVAL OF FORMER FRONT DOOR AND PORCH CANOPY SANDY HOUSE, SANDY ROAD, NW3 7EY

INTRODUCTION

Planning Approval 2019/4949/P was granted on 11 March 2020 to demolish the existing bay to ground floor sill level and rebuild as two storey bay and associated works. It is now proposed that those works should include the removal of the redundant front door and porch canopy situated on the front elevation. We have also developed the design of the 2 storey bay in timber. This is so that it can be built on the existing foundation and also to minimise the width of the reveals and maximise the view out.

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 cul de sac section enters from North End Way. 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

As described in more detail in application 2019/4949/P, the front elevation of Sandy House dates from the 1960s with the bay being added in the early years of this century. In 2010 planning approval was given for a modified front door more conveniently sited to the side of the house (2010/4425/P). This rendered the older front door redundant and the internal finishes have been extended across it so it is no longer a working door. This application is to remove the door and porch canopy, to block up the opening and extend the external render to match. The design of the bay has also been developed in timber with bay columns approximately 40mm slimmer than the existing rendered brick bay.

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 EXISTING BAY



VIEW FROM SANDY HOUSE



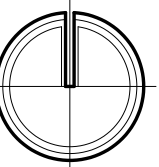
FRONT ELEVATION SHOWING EXISTING FRONT DOOR AND PORCH CANOPY

FRONT ELEVATION

DRAWING LIST

SANDY HOUSE SANDY ROAD NW3 7EY

DESCRIPTION	EXISTING	PROPOSED
LOCATION PLAN 1/500	001	
GROUND FLOOR PLAN	110	150 rev A
FIRST FLOOR PLAN	111	151 rev A
FRONT ELEVATION	122	164 rev A
SIDE ELEVATION		166 rev A



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PROJECT:
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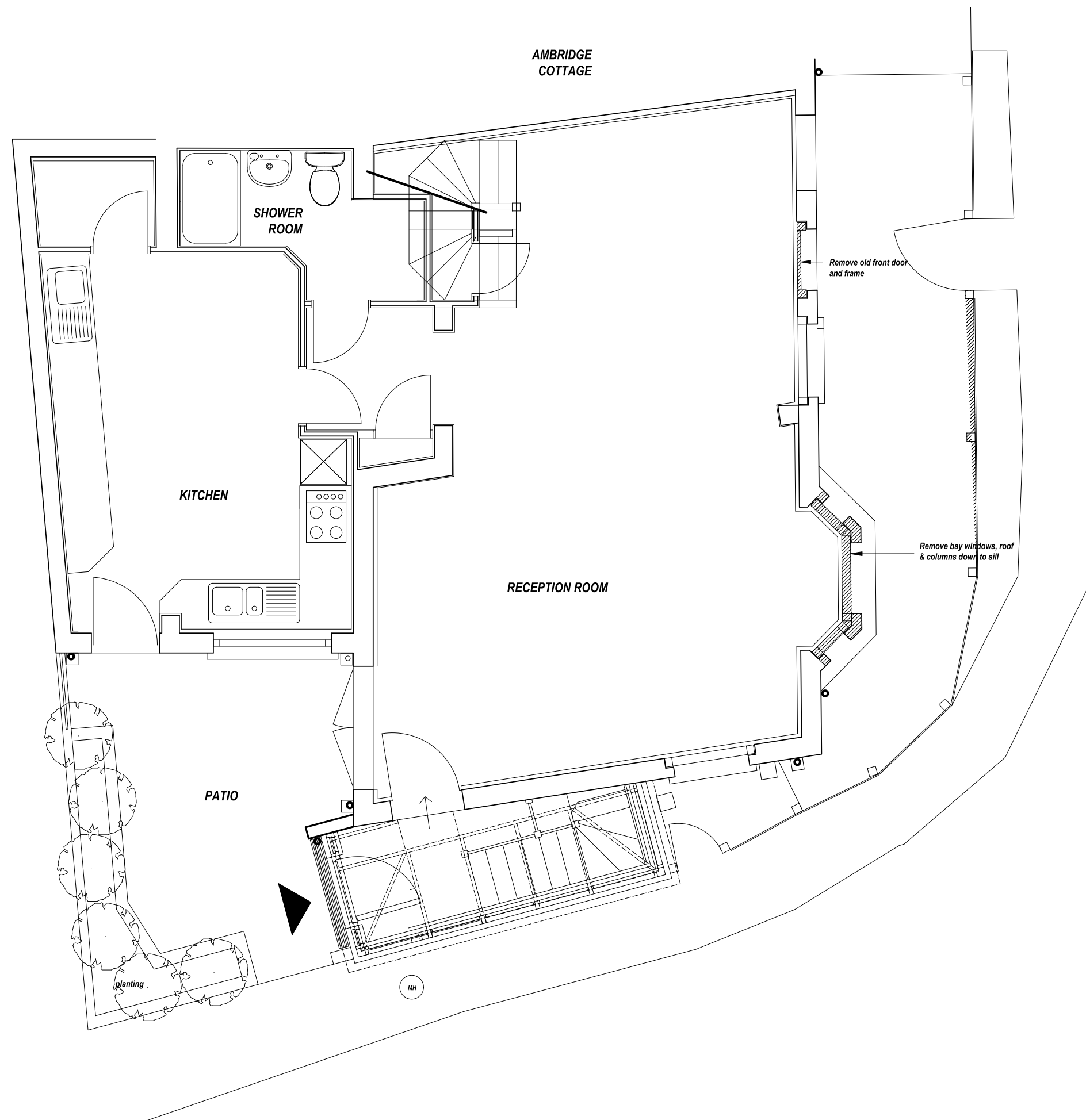
LOCATION PLAN
EXISTING

SCALE 1:500 | A3
AUGUST 2019

1999.001



EXISTING DRAWINGS

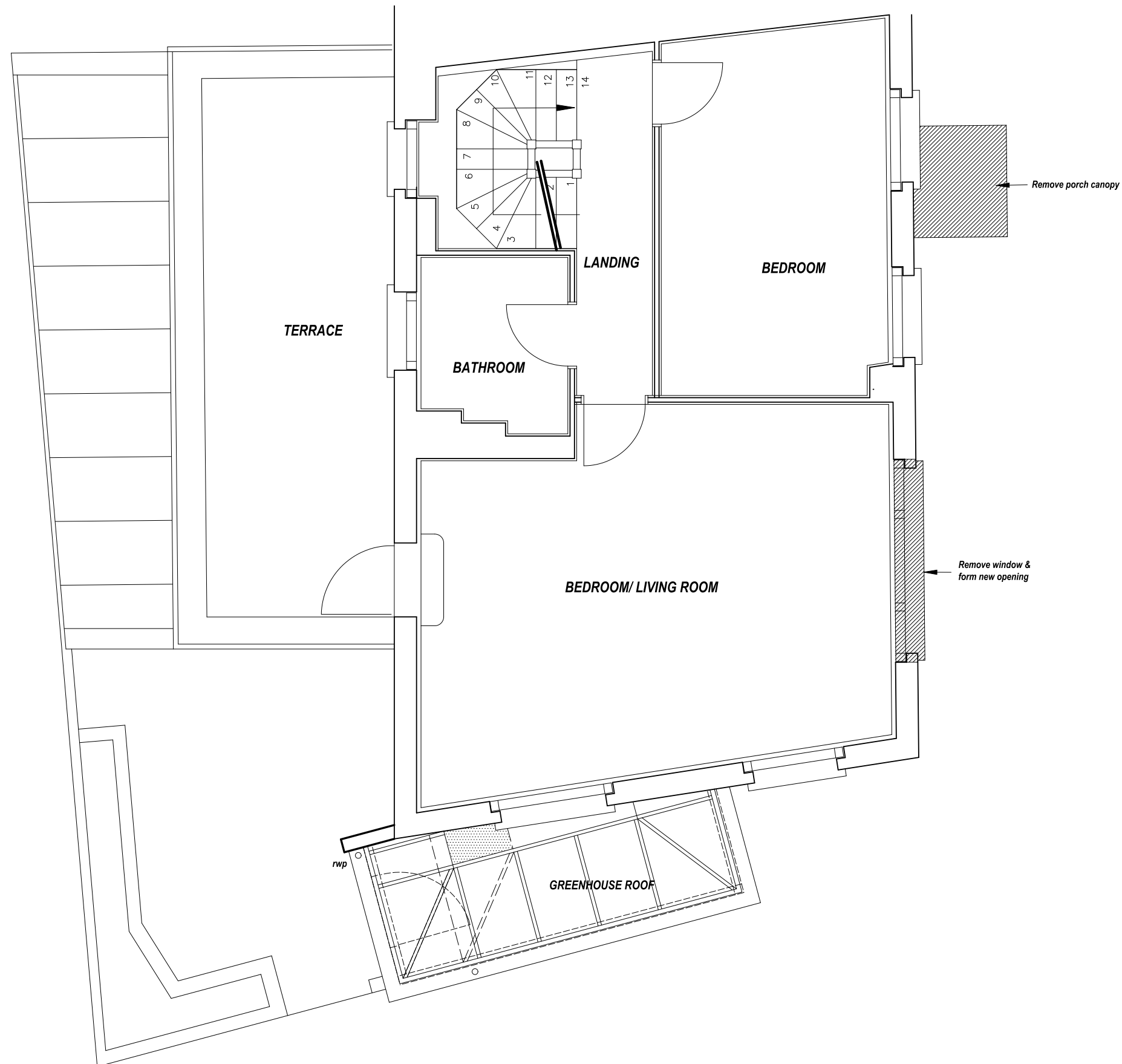


*Alterations to
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**Ground Floor Plan
as existing
1:50 May 2020**

1999-110



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***First Floor Plan
as existing
1:50 May 2020***

1999-111



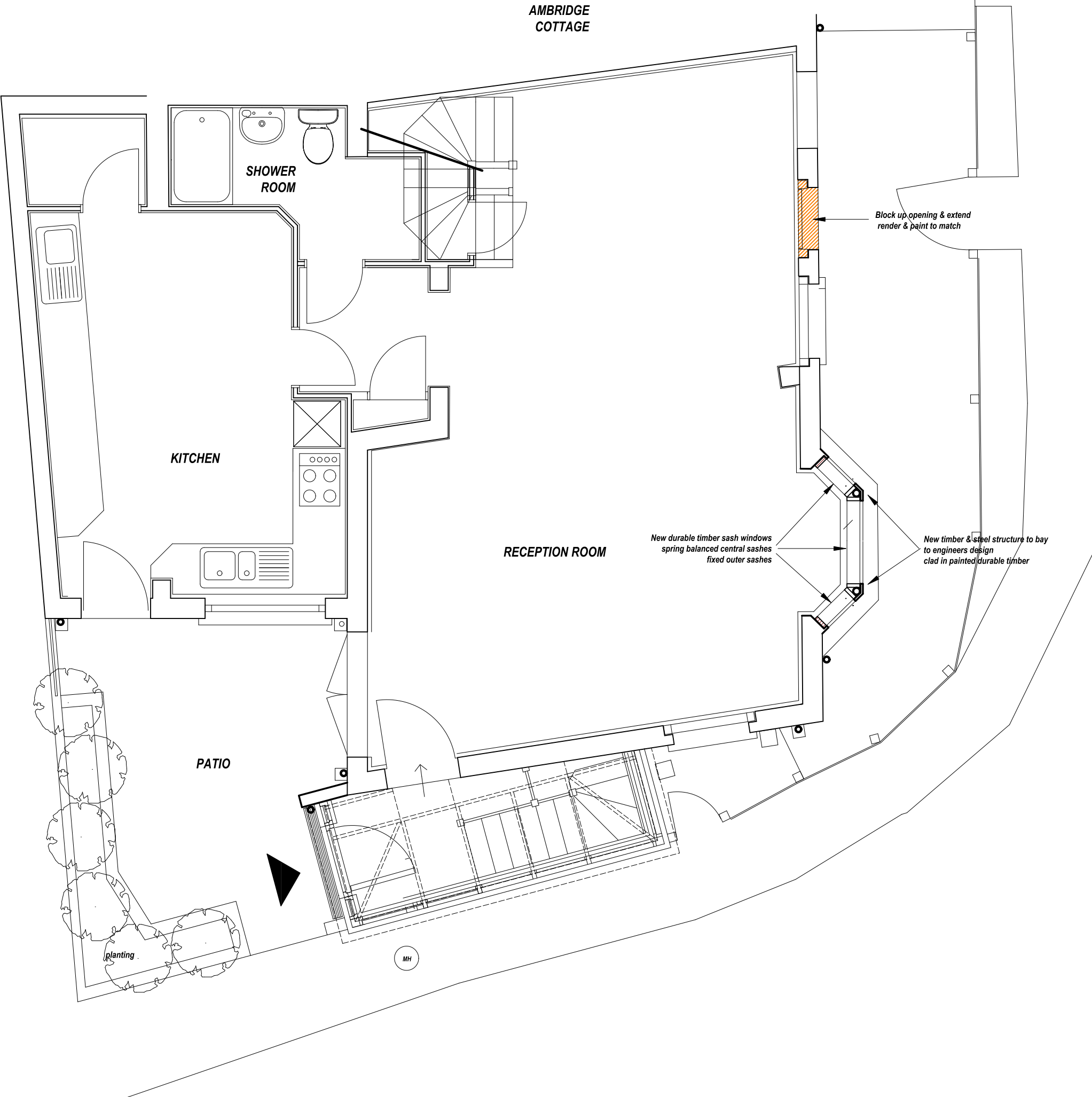
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**Front Elevation
as existing
1:50 May 2020**

1999-121

PROPOSED DRAWINGS



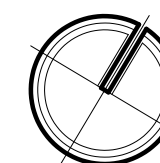
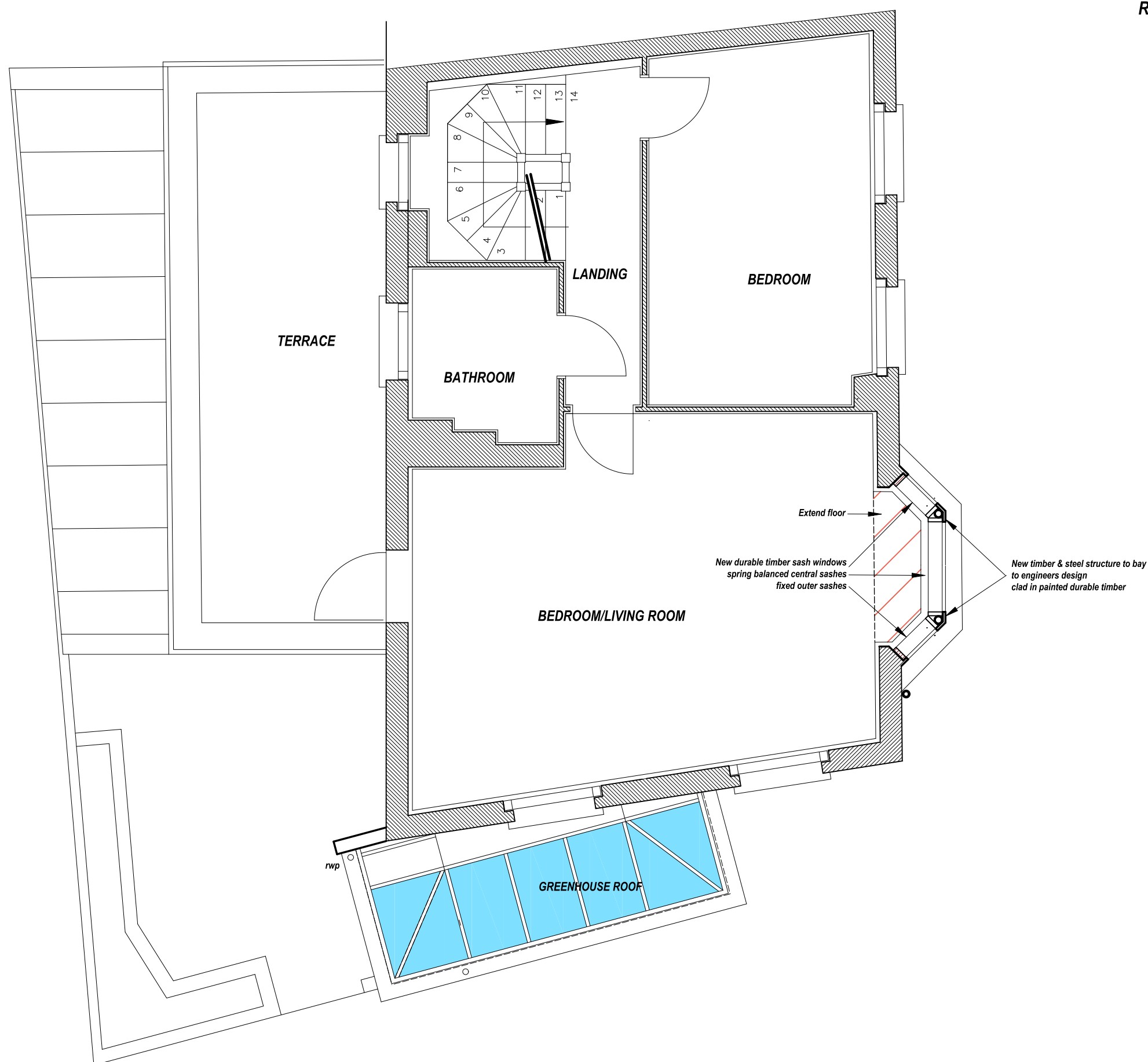
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Ground Floor Plan
as proposed
1:50 May 2020

1999-150 rev A

Rev A Steel columns to bay shown 23/06/20



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**First Floor Plan
as proposed
1:50 May 2020**

1999-151 rev A

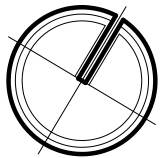


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**Front Elevation
as proposed
1:50 May 2020**

1999-164 rev A



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**side Elevation
as proposed
1:50 May 2020**

1999-166 rev A

0M 2.5M

