



KEG/X/DA/01  
30 October 2020

## 17 KEATS GROVE, LONDON NW3 2RS

### DESIGN AND ACCESS STATEMENT

#### 1.0 INTRODUCTION

- This design and access statement is to be read in conjunction with the drawings and documents included with this planning application and has been prepared in support of a planning application for the following proposed works:
  - Installation of a free-standing studio at the rear of the property.



Photo 1 – view of raised terrace at the rear of the property, studio would be located on the right hand side.

## **2.0 DESIGN STATEMENT**

### **2.1 Use**

- The semi-detached house is Grade II listed building and its lawful use is residential. The studio would be ancillary to the main house.

### **2.2 Amount**

- The internal dimensions of the free-standing studio are approximately 2.0m x 3.0m, the external dimensions are approximately 2.3m x 3.3m.

### **2.3 Layout**

- The studio contains a single small room, it does not affect the layout of the main part of the house.

### **2.4 Scale**

- The height of the studio would be approximately 2.8m from the ground level of the upper terrace, and approximately 3.8m when measured from the lower terrace.

### **2.5 Landscaping**

- The rear terraces are paved and are planted with mature hedges and shrubs around their perimeters. The area of the rear terraces are approximately 70m<sup>2</sup> and are fully enclosed by boundary walls, fences and the rear of the main house. The addition of a studio would not affect the amenity of the terraces.
- The location of the proposed studio is in close proximity to this property's and the neighbour's trees and hedges, therefore it is proposed to be constructed on micro-piles and a concrete platform as outlined in the attached structural engineers method statement and construction sequence.
- Some of the hedges and shrubs are proposed to be cut back to provide the clear area for the studio, as outlined in the attached structural engineers method statement and construction sequence.

### **2.6 Appearance**

- The studio would be constructed of timber panelled walls with a planted green flat roof. The sliding doors would be aluminium.

### **2.7 Context**

- This house is in a low-density predominantly residential neighbourhood where high-quality design is required. The house is within the Hampstead Conservation Area (sub area three – Willoughby Road / Downshire Hill area).
- The house has benefited from a contemporary rear extension carried out in 2007, the studio design would be consistent with this aesthetic.

### **2.8 Sustainability**

- The studio would be insulated and would maximise the benefit of natural light.

### **3.0 ACCESS STATEMENT**

#### **3.1 Pedestrian and vehicular access**

- The existing front door access is not affected by works described in this planning application.
- The house is within walking distance from key services and amenities.
- The house is within a controlled parking zone, it has off-street parking.

#### **3.2 Public transport**

- The property has a Public Transport Accessibility Level rating (PTAL) of 3 (moderate). Buses on South End Green are 590m away, Hampstead Heath Overground station is 488m away, Hampstead tube station (Northern Line) is 850m away.

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