

## DESIGN & ACCESS STATEMENT

### PROPERTY DESCRIPTION

The property is a 2 bedroom flat occupying the first and second floors of a three-storey building, accessed via a private entrance on Perrins Court. The site is located at the corner of Heath Street and Perrins Court and within the Hampstead Conservation Area. The area is characterised by ground floor commercial units with residential units above.

### PLANNING HISTORY

A planning application for a two-storey side extension was granted on 12<sup>th</sup> March 2013 under application reference 2012/6767/P; however, this wasn't implemented.

Subsequently, an application to remove Condition 4 of the above referenced approval was granted under application reference 2014/2619/P.

### PROPOSAL

The proposal is for a two-storey side extension at first and second floors with new roof access. The extension will allow significant improvements to the sub-standard living accommodation including: -

- Removal of the existing stairs (first to second floor) that severely compromise the kitchen and living space to create a more usable and flexible living space
- Removal of a cramped, windowless bathroom to provide a new bathroom with access to natural daylight and ventilation
- Removal of the existing stairs to the roof terrace, to create two good-sized bedrooms with storage provision

The first-floor infill extension will allow the removal of the unsightly, low-quality and ad-hoc constructions to the existing flat roof area. The new floor space will provide a modern bathroom, with separate bath and shower facilities, and stair access to the second floor.

At second floor, the new access to this level and the roof, will allow the layout of the bedrooms to be reconfigured, with greater space and storage provision. The property currently benefits from a roof terrace, accessed through the main bedroom. The new stair core would allow improved access and circulation from a communal space rather than through a private one.

### APPEARANCE & IMPACT ON THE CONSERVATION AREA

The locale is defined by three and four storey buildings formed with red brick facades, featuring sash windows.

The first-floor infill extension would be formed above the single-storey entrance located in the gap between the host building and 1-12 Village Mount. The north and south façades would be built out to the existing building line with a new sash timber window introduced to serve the new bathroom.

In order to ensure that the extension remains subordinate to the host building, the new stair access to the second floor and roof, has been set back from the first floor and building line to Perrins Court.

The extension would not be visible from Heath Street, apart from the stair bulkhead, and would be largely obscured by virtue of its relationship with the neighbouring buildings.

The extension would be formed in stock brick with timber sash windows to match the existing property. The new window would be opaque glazed and be fixed shut to a level of 1.7m above FFL, to alleviate any concerns of overlooking.

#### CONCLUSION

For the reasons described above, we believe that the proposal is appropriate in terms of its design and would not be detrimental to the host building or Hampstead Conservation Area.