

# **ARCHITEKTAS**

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## DESIGN AND ACCESS STATEMENT / HERITAGE STATEMENT

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**24 Perrins Lane  
London, NW3 1QY**

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Single Storey Rear Extension

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Original photo from 50ies

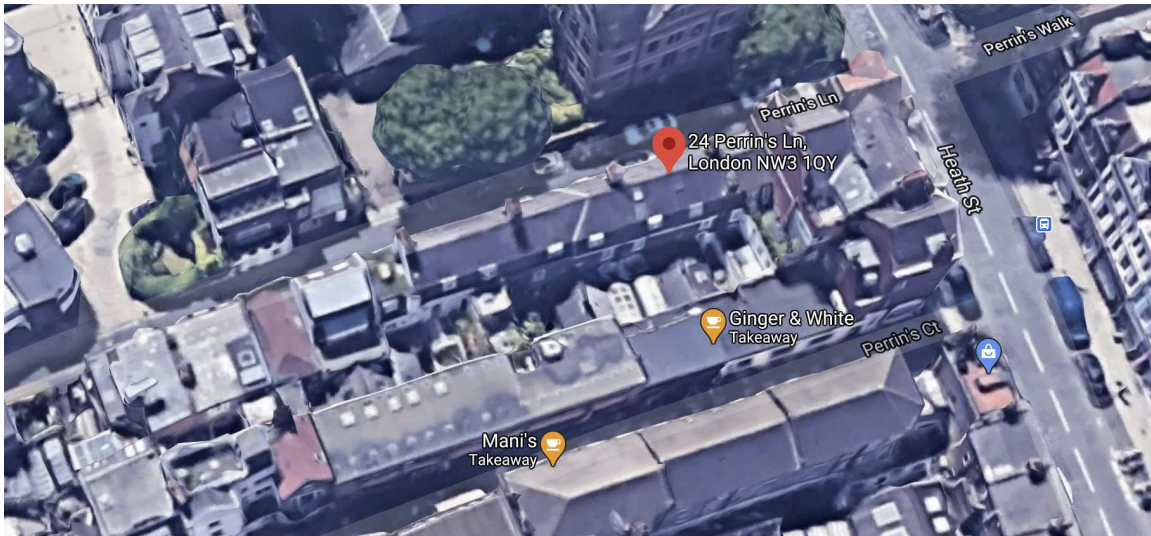
## **01. Site and brief description**

24 Perrins Lane is located in the London Borough of Camden within the Hampstead Conservation area forming part of a Grade II listed terrace (14 to 26 even) on the north west side of the lane.

The terrace is of early 19th century cottages, in yellow stock brick over two storeys with attics and slated mansards roofs with dormers and tall brick chimney-stacks.

Three storey Grade II listed Georgian house, discreetly positioned and yet at the very heart of Hampstead Village. The house is arranged over three floors and offers character filled and flexible accommodation, with the ground floor comprising two inter-communicating reception rooms, with access out to the charming patio garden. The two upper floors currently provide three bedroom

Perrins Lane is a predominantly residential road. The property is well served by most amenities including the Underground, bus routes, parks and neighbourhood shopping. All of these amenities are within convenient walking distance.



Aerial view of the inner courtyards



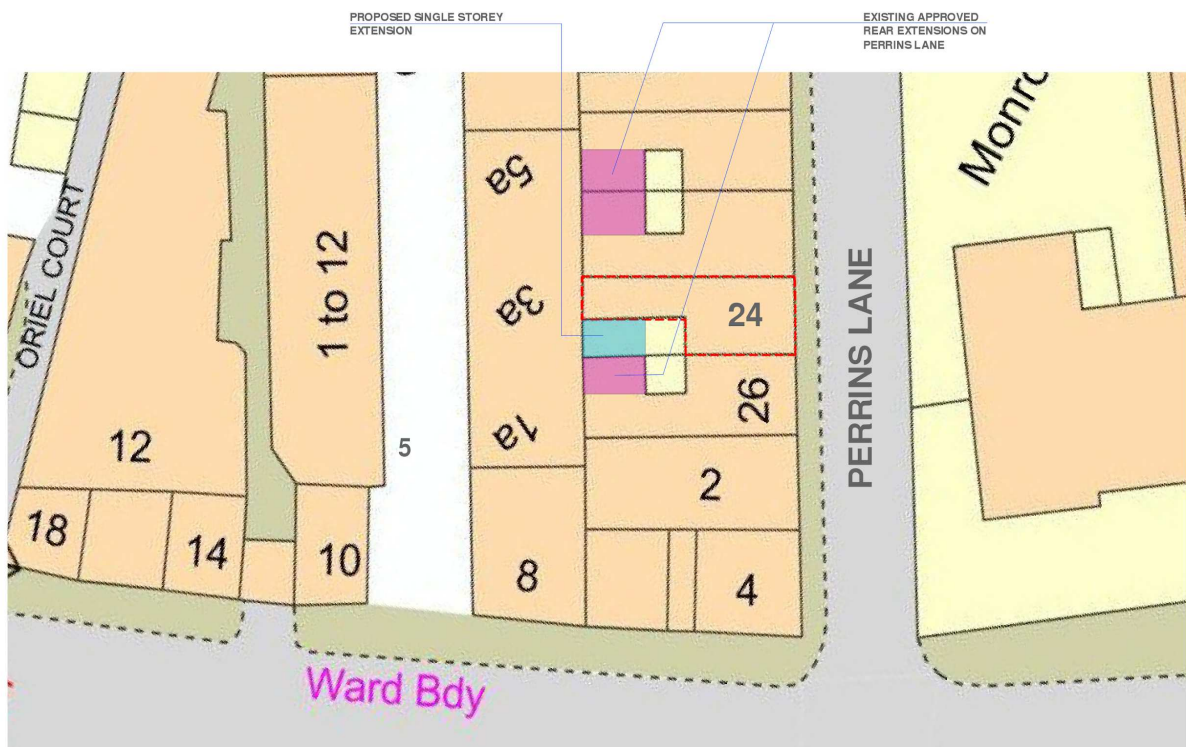
Hampstead Conservation area Map

## 2.0 Purpose of proposal

The purpose of this proposal is to facilitate the enhancement of property to generate a comfortable family home, whilst maintaining the character of the building and surrounding area.

The additional space will be used as an extended kitchen and dining room.  
Our clients are not developers and intend to create a family home to live in for the foreseeable future.

The proposal allows for extending the rear of the property to enlarge the kitchen area. The extension will be in the form of a glazed conservatory, the existing court yard will be partly covered. The proposal is required to make a larger kitchen/dining area, more suitable for a three bedroom family house. The proposal follows similar lines to the extensions carried out at No.22 Perrin's Lane granted planning permission and Listed Building consent in 2008; ref. 2008/1182/P and 2008/1183/L, the extension carried out at No. 20 Perrin's Lane granted Planning Permission and Listed Building consent in 2005; also at No 26 Perrins Lane ref 2013/8148/P.



### 3.0 Changes to External and Internal Fabric

The proposal allows for extending the rear of the property to enlarge the kitchen area. The extension will be in the form of a glazed conservatory.

The courtyard will be partly covered by the extension. The proposal is to create a larger kitchen . The existing side wall will be opened.

The rear facade is to be repaired , non-original render to be removed and original brickwork exposed.

The existing sash window on the ground floor of the rear facade is planned to be replaced by a French glazed door.

The current proposal aims to provide repair and refurbishment to this family house.

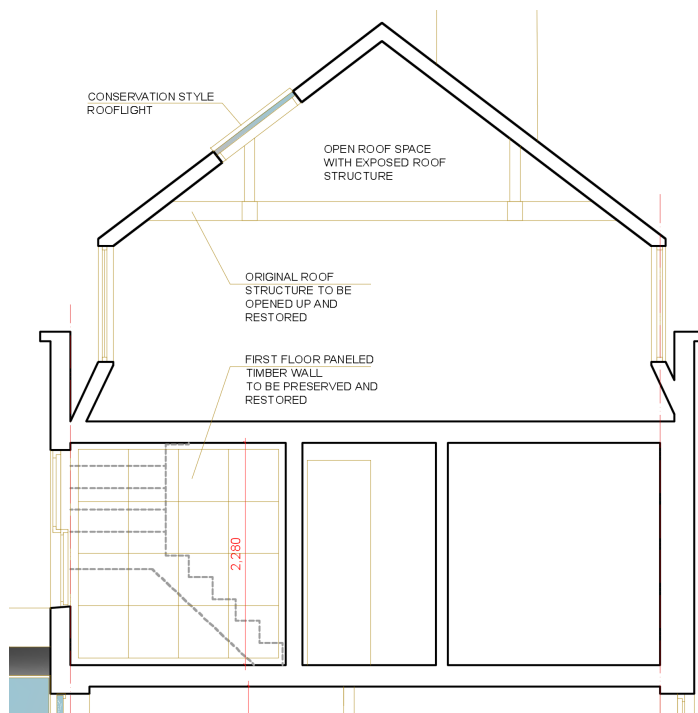
In guidance with Camden's planning and heritage officers the modern finishes have been stripped back, the original roof structure will be exposed.

The timber panelling on the first floor separating the study room and hallway is deemed to be original and will be reinstated.

Further structural surveys are required to establish the condition of existing floor joists.

It is proposed to remodel the existing staircase and introduce a safe and building regulation compliant design in the original location.

It is proposed to reinstate the original panelling in the house which is located around the staircase area and to bring the house back to its original state as much as possible.



### 4.0 Use

The use of the property is currently and is proposed to remain residential use.

Design proposal increases the Ground Floor reception area by 7.5m<sup>2</sup> (which is the size of the proposed rear extension). The rear extension will accommodate the kitchen and dining area.

## **5.0 Layout**

The layout and interior of the building will be refurbished and adopted to current building regulation requirements without change to the total bedroom numbers.

The proposed rear extension is single storey and located on the Ground Floor only. It therefore respects the overall scale of the house.

## **6.0 Impact from street**

From Perrins Lane development will not be visible.

No changes proposed to the front elevation or front slope of the roof.

Original Perrins Lane Character unchanged.

## **7.0 Accessibility**

Access to the property is gained from the street and will remain unaltered.

## **8.0 Effect on public Routes**

All construction will be carried out inline with local councils requirements. There will be no effect on any routes.

## **9.0 Amenity**

The proposed rear extension will not create any overlooking issues or overshadowing issues to the neighbours.

## **10.0 Conclusion**

We feel that this small addition will greatly improve the existing dwelling by creating it a desirable family home.

The proposal will have no detrimental effect on any neighbouring properties, and no effect on Perrins Lane scene. So with all of this taken into account, we feel that this proposal is acceptable. If you have any questions or suggestions please feel free to contact us.

If you have any immediate or further queries prior to making a final decision please do not hesitate to contact me. I would appreciate and be grateful for a positive outcome.

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## 11.0 site Images









