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2063: 3 Holford Road

3 Holford Road, Hampstead, London, NW3 1AD

Design and Access Statement

22/02/2021

Introduction

This statement is written to support the Full Planning Permission application for the construction of a new passenger lift and associated works of 3 Holford Road, Hampstead, London, NW3 1AD. This application is necessary to enable the residents of 3 Holford Road to fully enjoy their home; given the large number of internal level changes. The homeowner's 88 year old mother lives with with them at 3 Holford Road and mobility issues leave her confined to a single level.

Use

The existing building is a dwellinghouse (Use Class C3) and the proposals do not seek to change this use.

Amount

The existing dwellinghouse is a detached five-storey, plus basement building.

The proposals do not change the amount of accommodation provided on the application, but instead make the existing accommodation more accessible and future-proofs the dwelling for its ageing residents.

Layout

The proposals do not seek to make alterations to the existing layout of the house, except for in the areas associated with vertical circulation. The main staircase layout will be rearranged in order to coordinate with the proposed new lift. In addition, proposals include some minor alterations such as a relocation of the cloakroom and doorways associated with the existing stair arrangement.

Scale

There is precedent for a similar scale extension at the neighbouring, 2 Holford Road. The false window features of the proposed lift shaft relate to the existing windows of the house. The proposed lift shaft is designed to be subservient to the existing house.

Landscaping

All existing hedging and pathways are to remain as existing, with the exception of the path in the location of the proposed lift. As proposed, this path will instead run around the footprint of the lift to connect the front of the dwellinghouse with the rear garden.

Appearance

The proposed lift enveloping will be clad in brick, selected to match the existing. The proposed lift overrun will be clad in a satin stainless steel so to reduce its visual impact from the surrounding context, by reflecting tones of the sky. The brick

envelope will reference details from the existing building facade, including the quoining, dental details and window surrounds. Interest is added to the lift elevation by means of recessed brick panels to evoke windows.

Access

The dwellinghouse is currently accessed via the original steps up to the entrance door from a private driveway, off the back of pavement. The proposals do not seek to change the external access. However, internally these proposals will make the dwellinghouse accessible to its residents that are currently restricted from using all parts of it, due to their difficulties navigating stairs. The lift provision shown in application drawings is equivalent to that of a standard, wheelchair-accessible lift in UK Building Regulations; meaning that all residents will be able to use the house properly, regardless of their mobility.

Conclusion

These proposals are important to the wellbeing of the residents of the existing dwellinghouse. At present, much of the house is inaccessible to those who live there due to the many internal level changes. These proposals seek to make the dwellinghouse accessible in the long-term to those who live there; by providing a wheelchair-accessible lift, which will ultimately give them the freedom to move around and properly enjoy their own home.