

4 KEATS CLOSE  
HAMPSTEAD  
NW3 2RP

# DESIGN AND ACCESS STATEMENT



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## 0. Background:

This application is an application for a certificate of lawful development, and as such a design and access statement is not required, however, as the site is situated near Keats House, and the applicant is very keen to achieve an aesthetically pleasing result, we have prepared this brief statement to assist the planning officer dealing with the application.

Permitted development rights have been limited by an Article 4 Direction in Keats Close, however none of the changes proposed are restricted by this Article 4 Direction as set out in "Article 4 Direction Notice and Schedules - Hampstead Conservation Area", a copy of which we are attaching to the application.

We therefore assume that the proposal is still considered permitted development.

## 1. Introduction:

This document supports the application for a certificate of lawful development for a new single storey rear extension at the above address.

It should be read in conjunction with the following drawings:

- KEAT 001 - Location Plan
- KEAT 002 - Site Plan
- KEAT 100X - Existing Ground Floor Plan
- KEAT 101X - Existing First Floor Plan
- KEAT 102X - Existing Roof Plan
- KEAT 200X - Existing Long Section B-B
- KEAT 300X - Existing Front Elevation
- KEAT 301X - Existing Side Elevation East
- KEAT 302X - Existing Rear Elevation
- KEAT 303X - Existing Side Elevation West

- KEAT 100 - Proposed Ground Floor Plan
- KEAT 101 - Proposed First Floor Plan
- KEAT 103 - Proposed Roof Plan
- KEAT 200 - Proposed Long Section B-B
- KEAT 300 - Proposed Front Elevation
- KEAT 301 - Proposed Side Elevation East
- KEAT 302 - Proposed Rear Elevation
- KEAT 303 - Proposed Side Elevation West

This Design and Access Statement complies with the requirements of the Town and Country Planning (Development Management Procedure)(England) Order 2010 and has been prepared having regard to Government guidance entitled "Guidance on information requirements and Validation" which sets out that a design and access statement should explain the design principles and concepts that apply to particular aspects of the proposal.

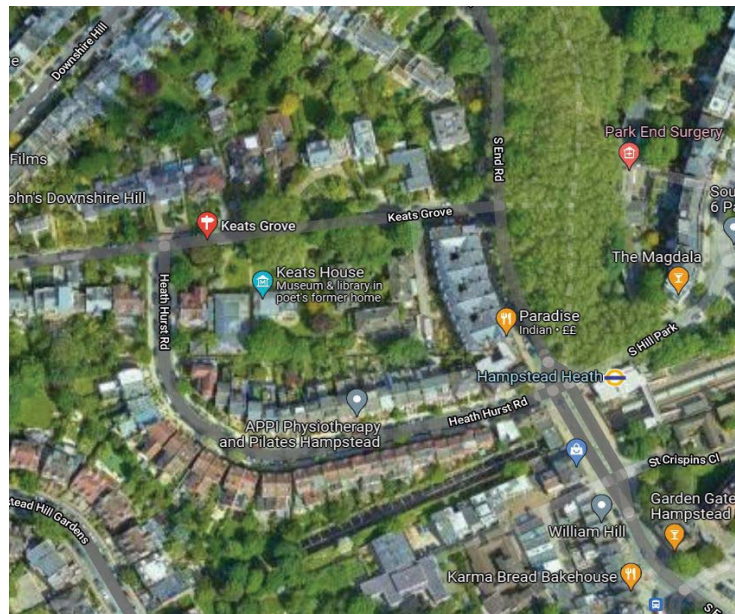
### 3. Site, surrounding area and brief site history:

The residential building is a semi-detached two storey (ground and first floor) 1920's town house located in Keats Close, itself located on the southern side of Keats Grove in the Hampstead conservation area. The building is not listed.

Keats Close itself is a garden square with buildings on three sides. Number 4 Keats Close is situated at the southern side of the close.

The building is constructed in brownish red brick, with reconstituted stone details to the front and cast-iron railings bordering the raised entrance platform/balcony.

The entrance is raised in relation to the ground level at the centre of the square. The rear garden is level with the ground floor level, and a stair leads from the ground level in the square up to the ground floor- and garden level at the back.



Aerial view of Keats Close



Location Plan (Not to scale)

### 4. Design proposal and Heritage Statement

The proposal is to add a full width single storey rear extension to the rear of the building, measuring 3 metres in height (not including the parapet) and 2.2 metres in depth.

The following design features are proposed in order for the proposal to blend in and add to the conservation area:

- 1) The proposed brick will match the existing house in colour, bond and mortar joints.
- 2) The proposed parapet will step down towards the boundary to number 3 Keats Close, to respect the height restrictions for permitted development at the boundary. The central section of the rear facade is slightly higher and forms a central frontispiece, to mimic in a small supplementary way, the front raised frontispiece at the centre of the front facade.
- 3) The proposed edge capping will match the existing stone detailing at the front of the building in colour and be complementing the existing brickwork.
- 4) The proposed flat sedum roof will be an aesthetically pleasing surface when viewed from the host- and adjoining buildings, and act as a "raised garden".

In conclusion the proposal as a whole will enhance the conservation area and the resulting building will continue to be one which makes a positive contribution to the area.

## 5. Amount and scale:

The proposal is to increase footprint and volume of the building as follows:

1. The new rear single storey rear extension will have a footprint of 14.5 square metres.
2. The height measures 3 metres to the roof surface on the boundary, to align with the permitted development rights, and further into the property has a raised section where the height of the roof measures 3.2 m to allow the internal height to align with the existing internal roof height.

## 6. Policy considerations:

This scheme has been designed in line with The Town and Country Planning (General Permitted Development) (England) Order 2015 and the guidance given in Hampstead Conservation area appraisal.

## 7. Materials:

Proposed materials are to match the existing; bricks, bond and joints of new extension, metal rear glazed doors and windows, and a bonded aluminium waterproof capping detail, sympathetic in colour to complement the facing brick.

## 8. Access:

The current access arrangements will be kept as existing to the front.

## 9. Flood risk:

The site is situated in Flood Zone 1, comprises less than a hectare and is not affected by surface water drains flooding. 4 Keats Close is situated in an area with very low risk of flooding, both in respect of flooding from rivers and seas, and from surface water.

## 10. Refuse collection:

The current refuse collection arrangements will remain.

## 11. Sustainability:

### Insulation:

The new extension will be built using fully insulated cavity wall, with insulated floors and roof, to meet current building regulations. Windows and glazed doors will be double glazed, but designed to match existing in style. Where possible, internal insulation to existing external walls will be added. The roof of the single storey rear extension will have crates containing sedum roofing to retain water and attract wildlife.

## 12. Conclusion:

By adding a new rear extension, utilising quality materials that match the host building, designed to meet the guidance in The Town and Country Planning (General Permitted Development) (England) Order 2015 and with regard to Hampstead Conservation Area Appraisal, the proposal adds valuable residential floor space without detriment to the neighbouring buildings.

In conclusion the proposal as a whole will enhance the conservation area and the resulting building will continue to be one which makes a positive contribution to the area and its immediate neighbours.



### 13. Existing site photographs:



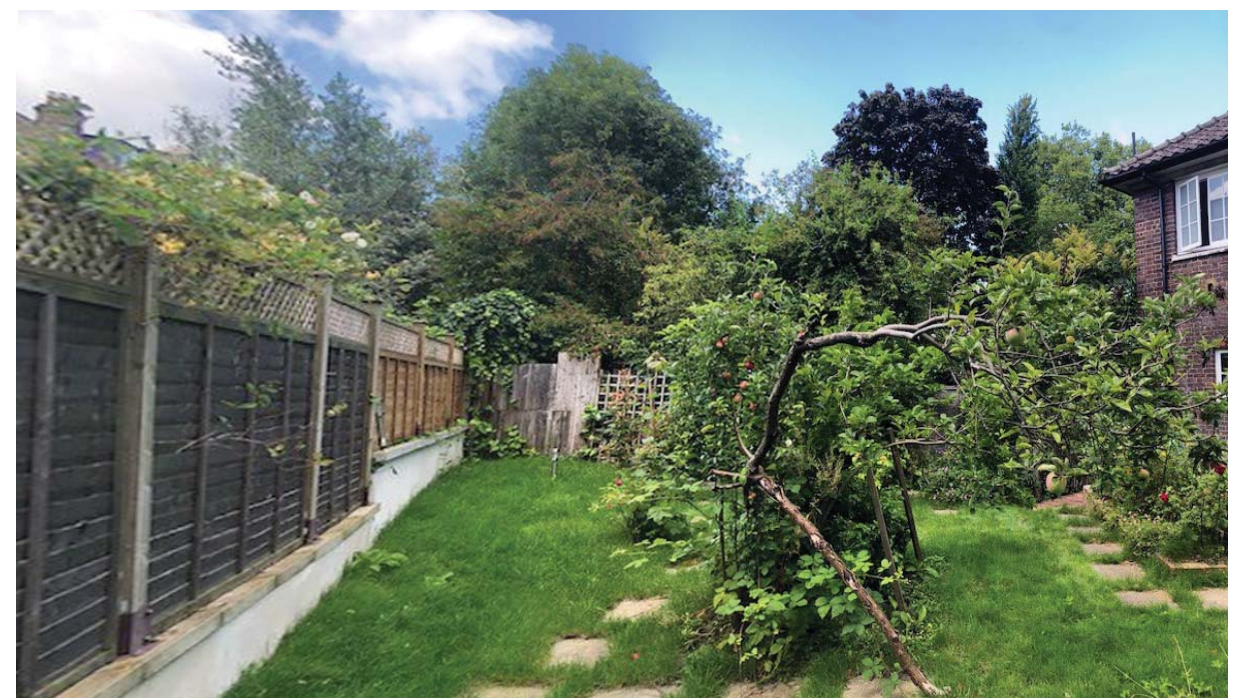
1. Photograph of front of building to the square forming the close, featuring metal railings.



2. View of the building from the rear, showing number 3 Keats Close to the right.



3. Photograph taken from garden looking east. Back of buildings in South End visible.



4. Photograph taken from garden looking west.



Existing site photographs continued:



5. Overall view of garden and rear of building taken from the south western corner of the garden.



6. View of rear of houses in Heath Hurst Road, taken from the back of number 4 Keats Close.