



ACEY + SALTWORK

Design And Access Statement

Side roof extension, external door/window changes and garden works

46 Platt's Lane, London NW3 7NT

15th December 2021

Contents



EXECUTIVE SUMMARY	3
SITE ANALYSIS	4
Location	
Aerial Views	
Site Photographs	
DESCRIPTION OF THE PROPOSAL	10
Impact Comparison Plans	
Impact Comparison Renders	
DESIGN DRAWINGS	12

Executive Summary

Number 46 Platt's Lane is in the borough of Camden, in the conservation area of Redington/ Frognal.

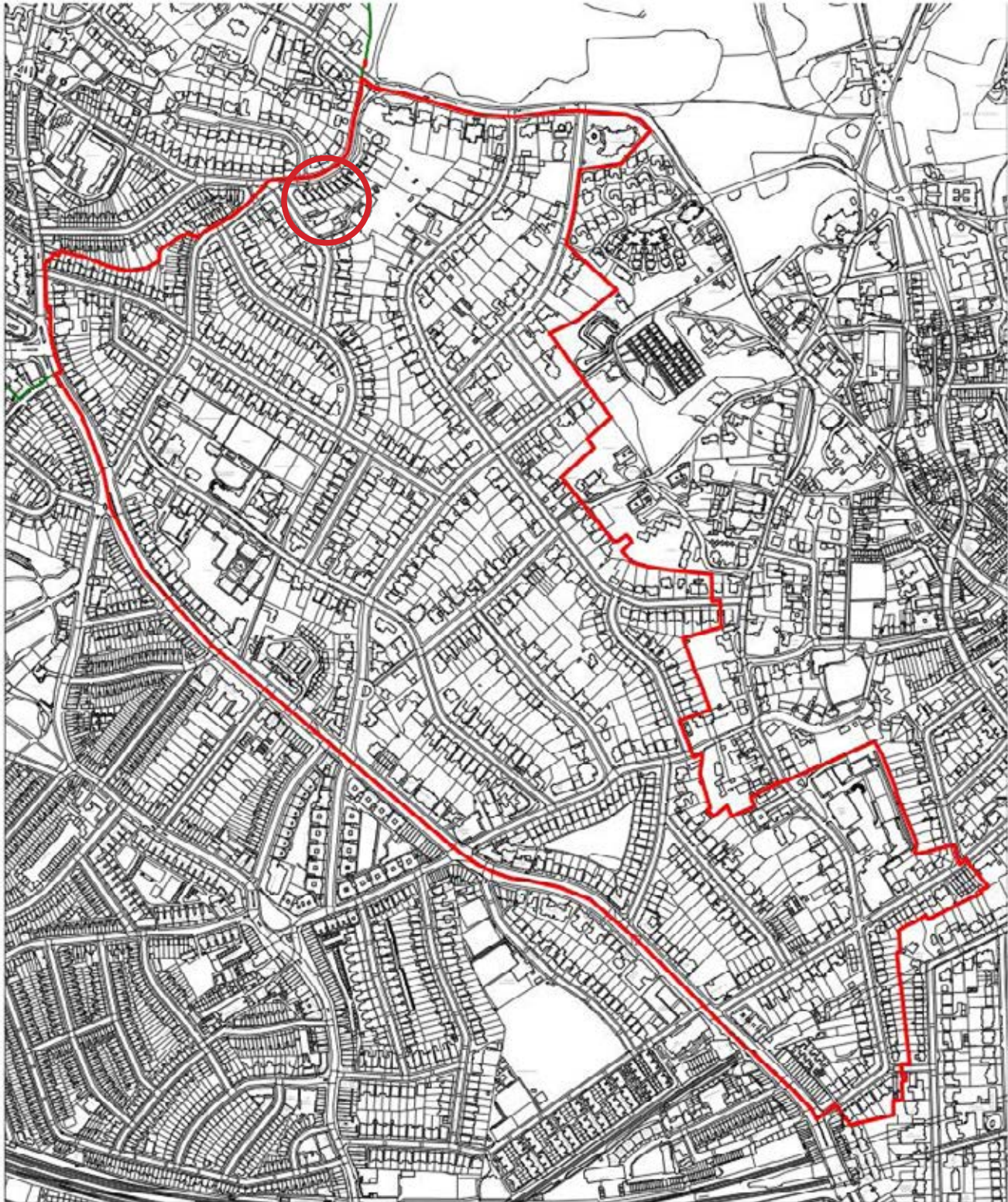
Our clients have recently purchased this property and aim to carry out mostly refurbishments works.

We are proposing a small roof extension to rationalise the space planning on the second floor. A number of the external windows and doors are being replaced. The new doors and windows will match the existing.

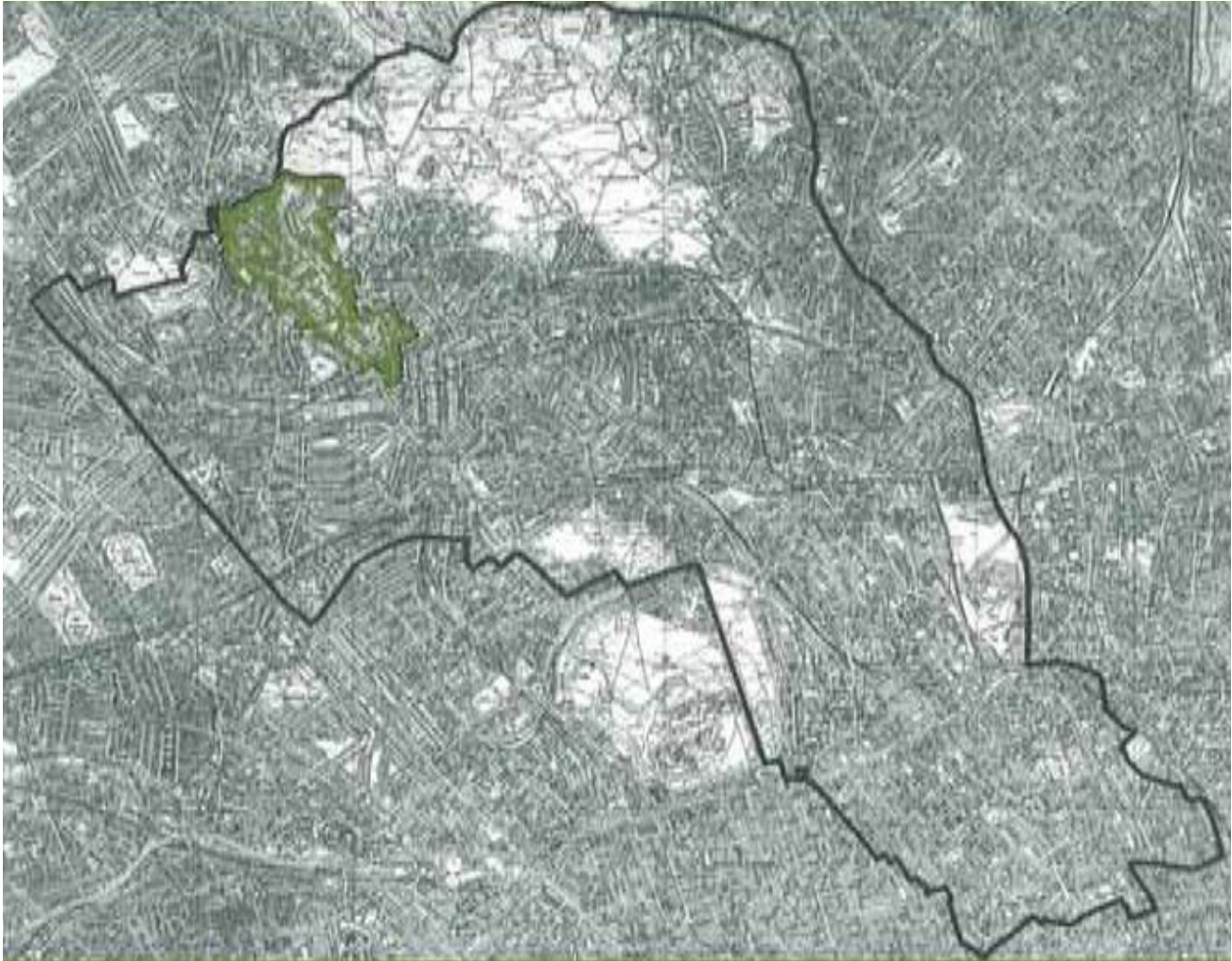


Site Analysis - Location and Aerial Views

Situated on the slopes of west Hampstead as they fall towards Finchley Road. The conservation area is defined by the relationship of the streets and houses to the contours of the hills. Our site is located on Platt's Lane in the Redington/Froggnal conservation area of the borough of Camden.



Redington/Froggnal Conservation Area in Camden with the site circled in red



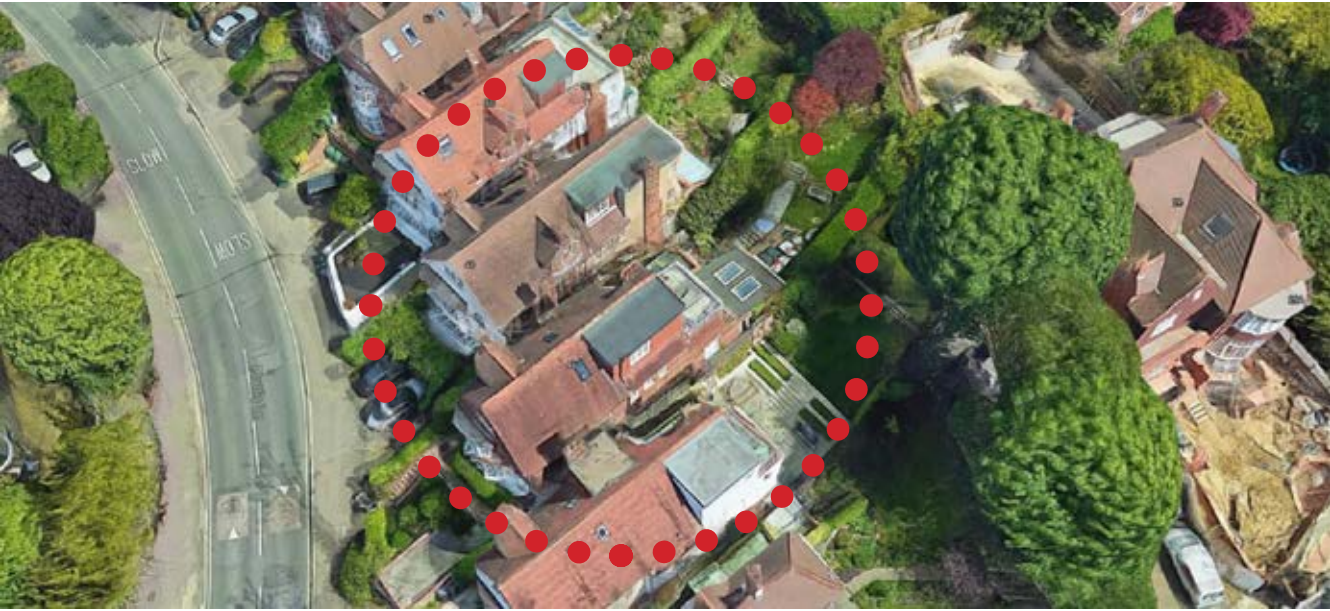
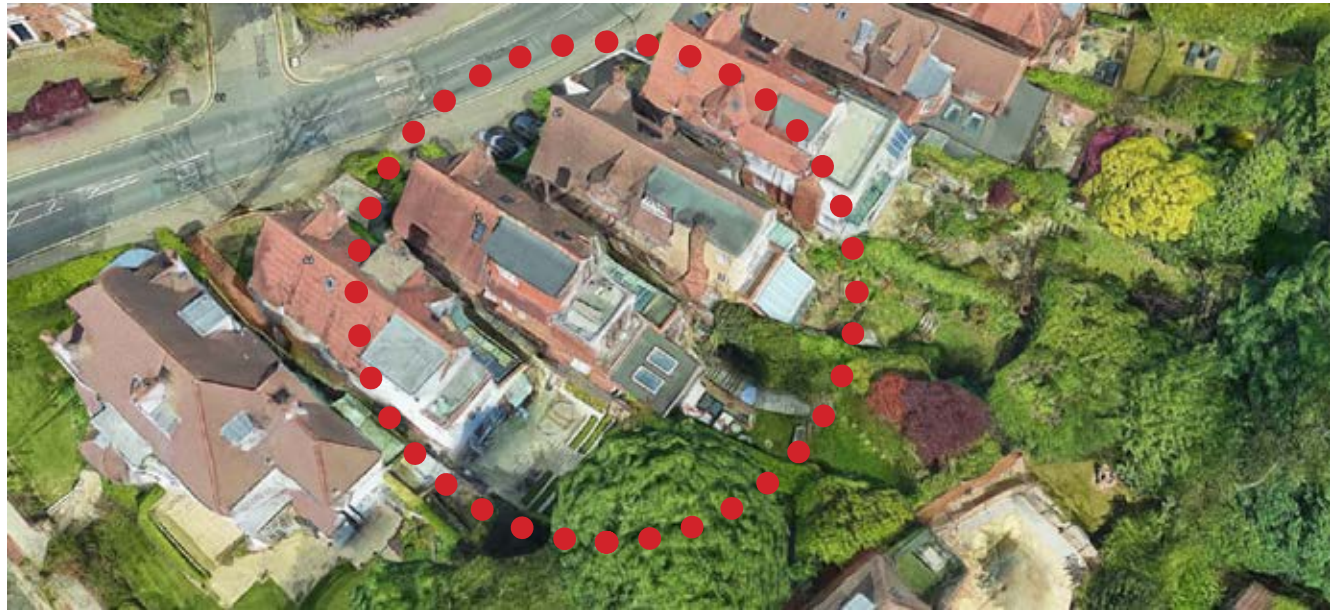
Camden Conservation Area

Site Analysis - Location and Aerial Views

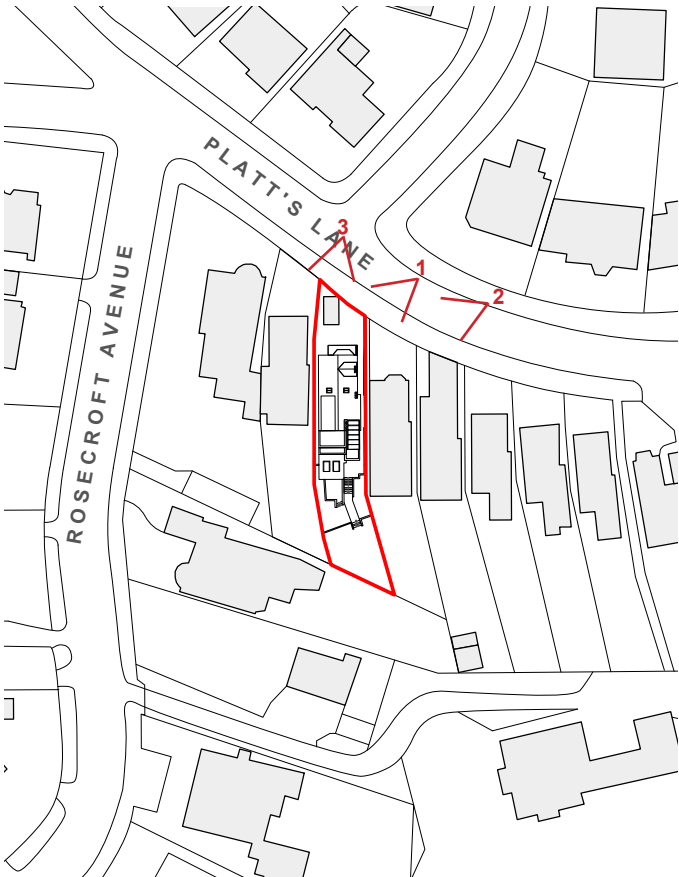
The property sits within a densely residential area with mostly detached 3-storey houses.



Site Analysis - Location and Aerial Views



Site Analysis - Site Photographs - External



View of No46 from Platt's lane



View of No46 from Platt's lane



View of No46 from Platt's lane

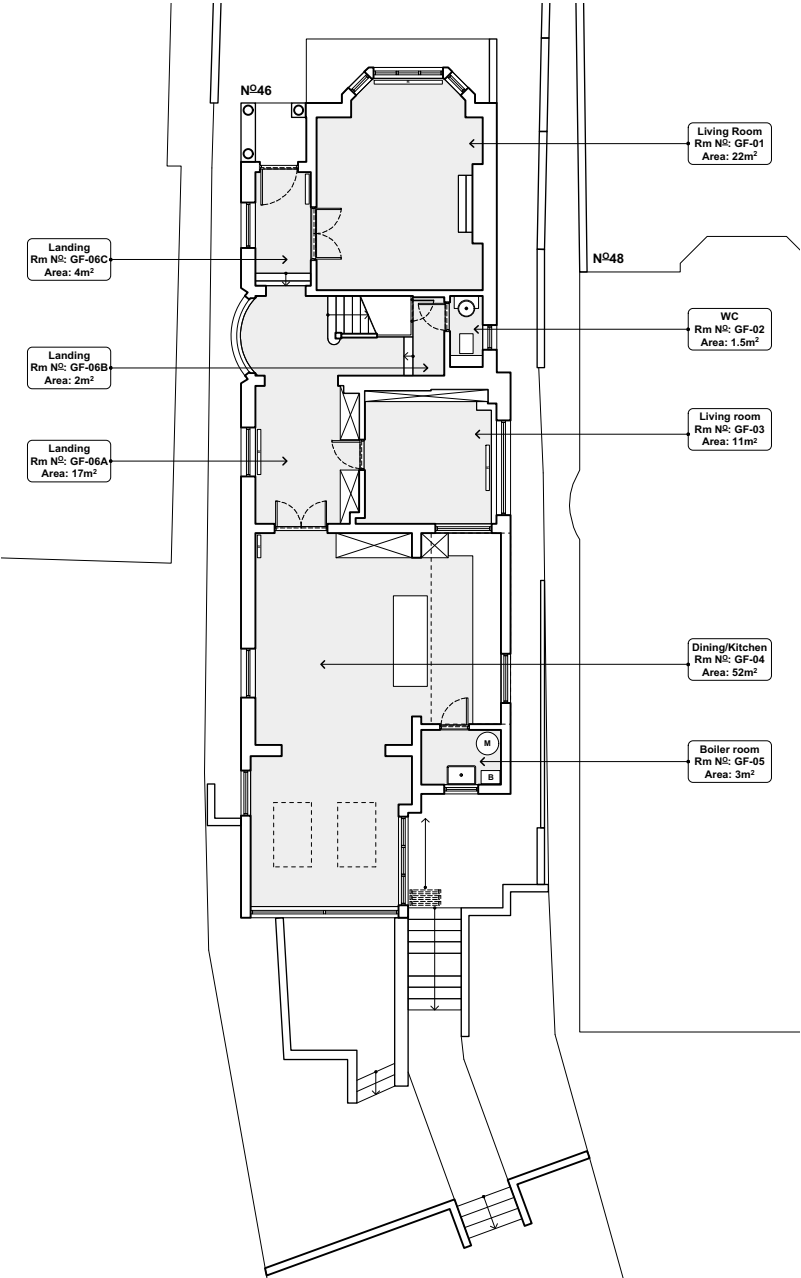
Site Analysis - Site Photographs - Internal



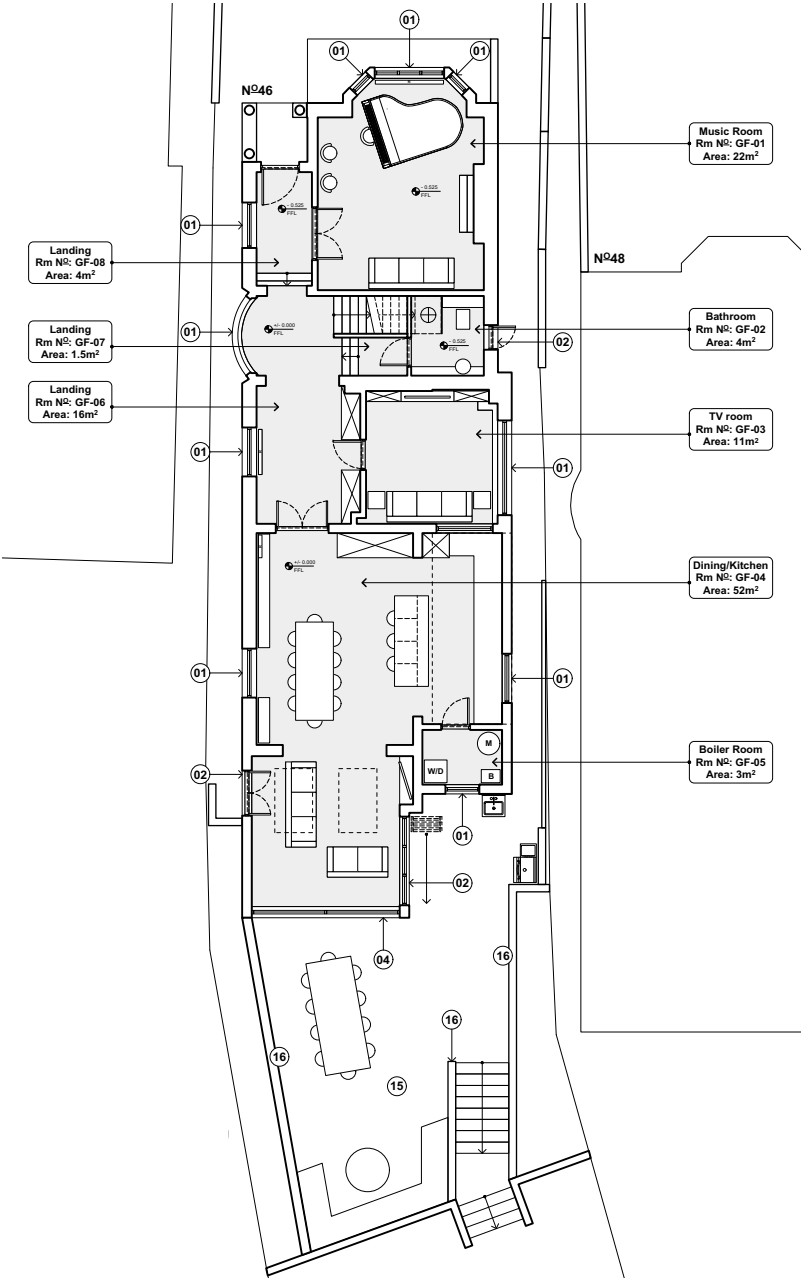
Site Analysis - Site Photographs - Internal



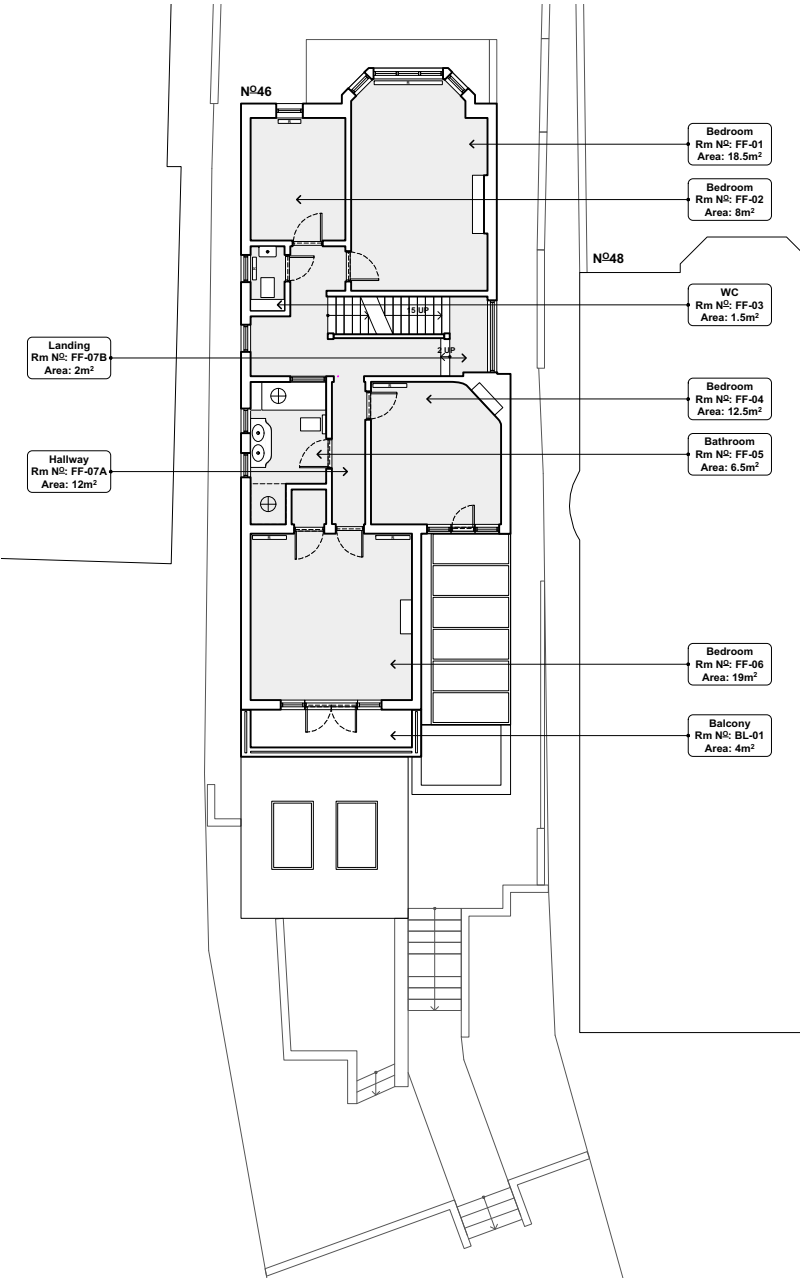
Description of the Proposal - Impact Comparison - Plans



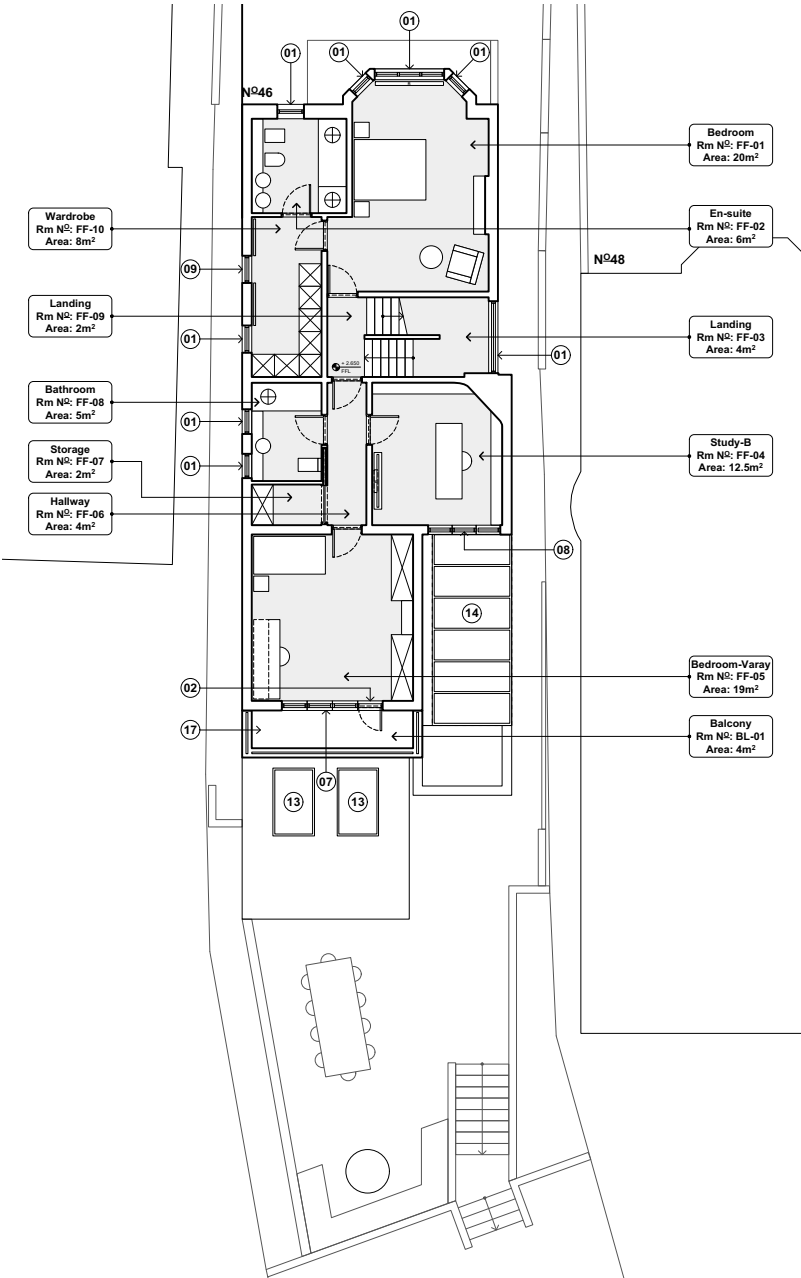
Existing Ground Floor Plan



Proposed Ground Floor Plan

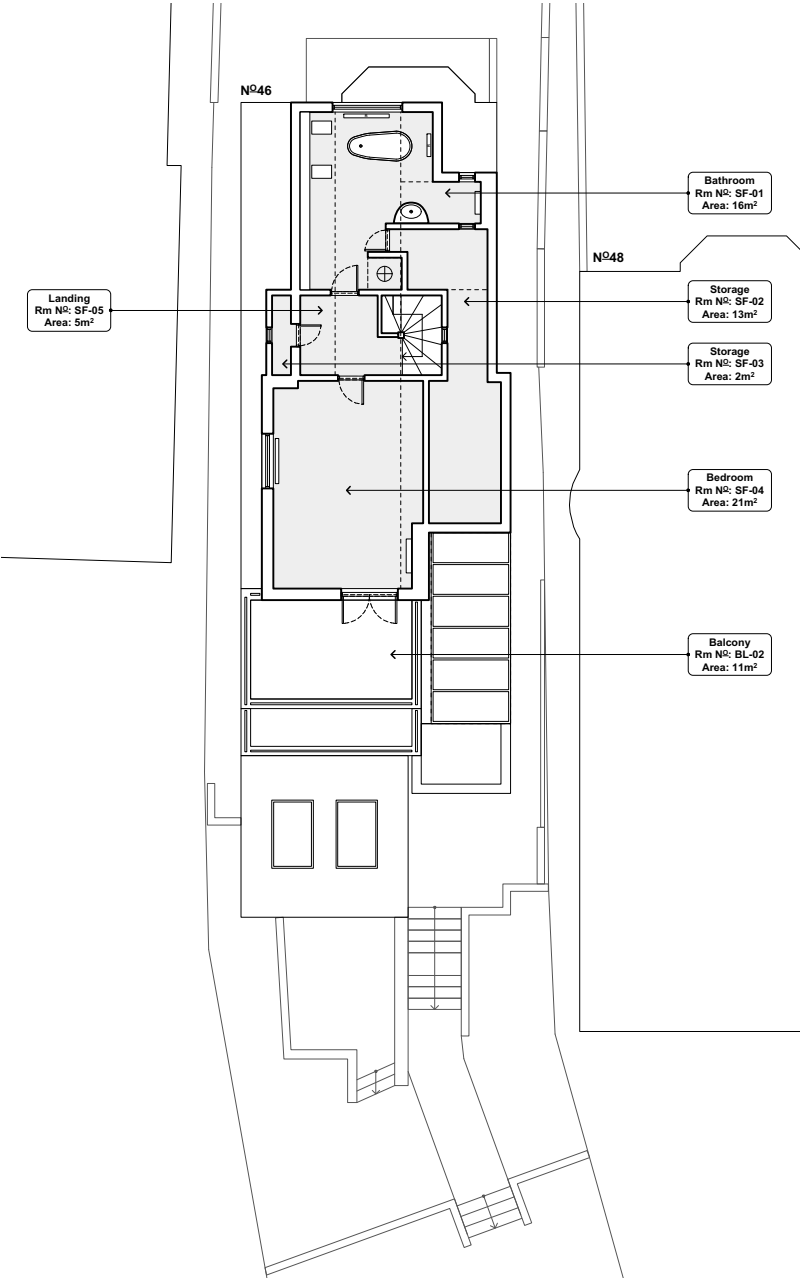


Existing First Floor Plan

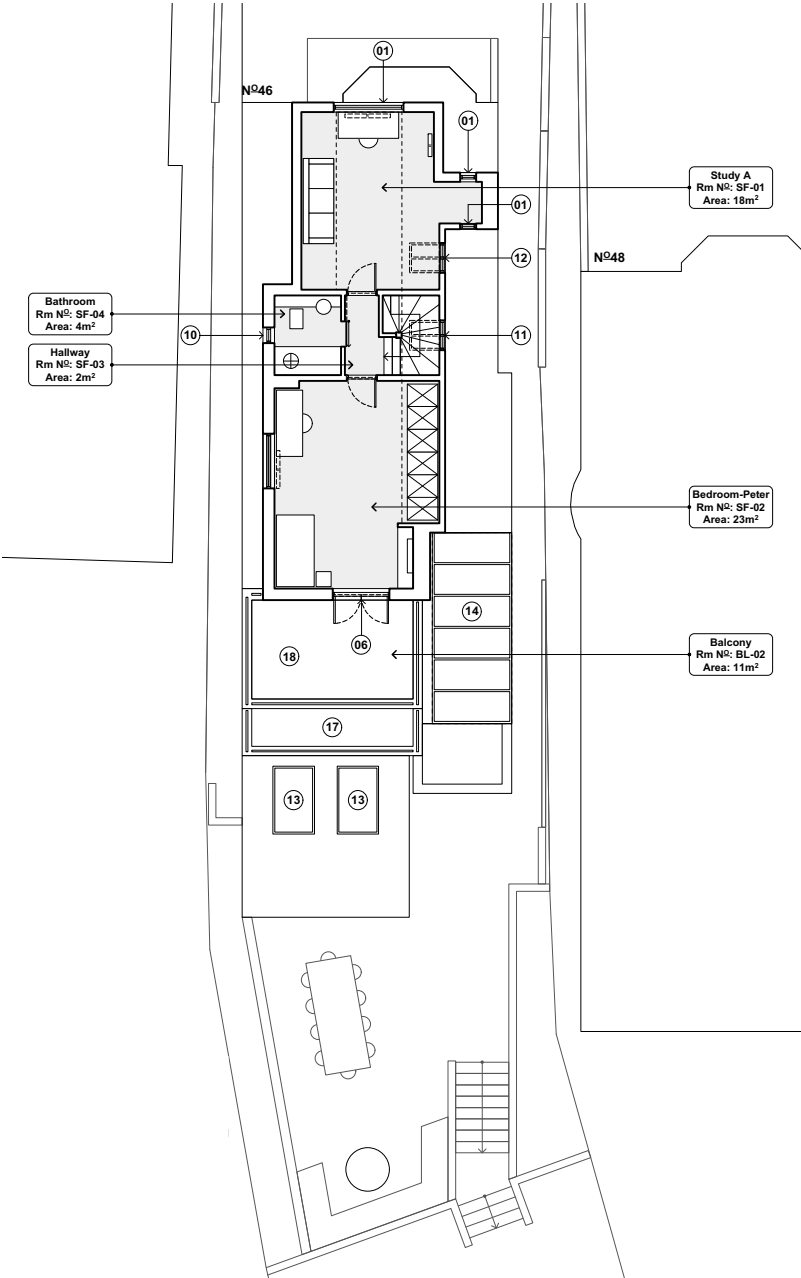


Proposed First Floor Plan

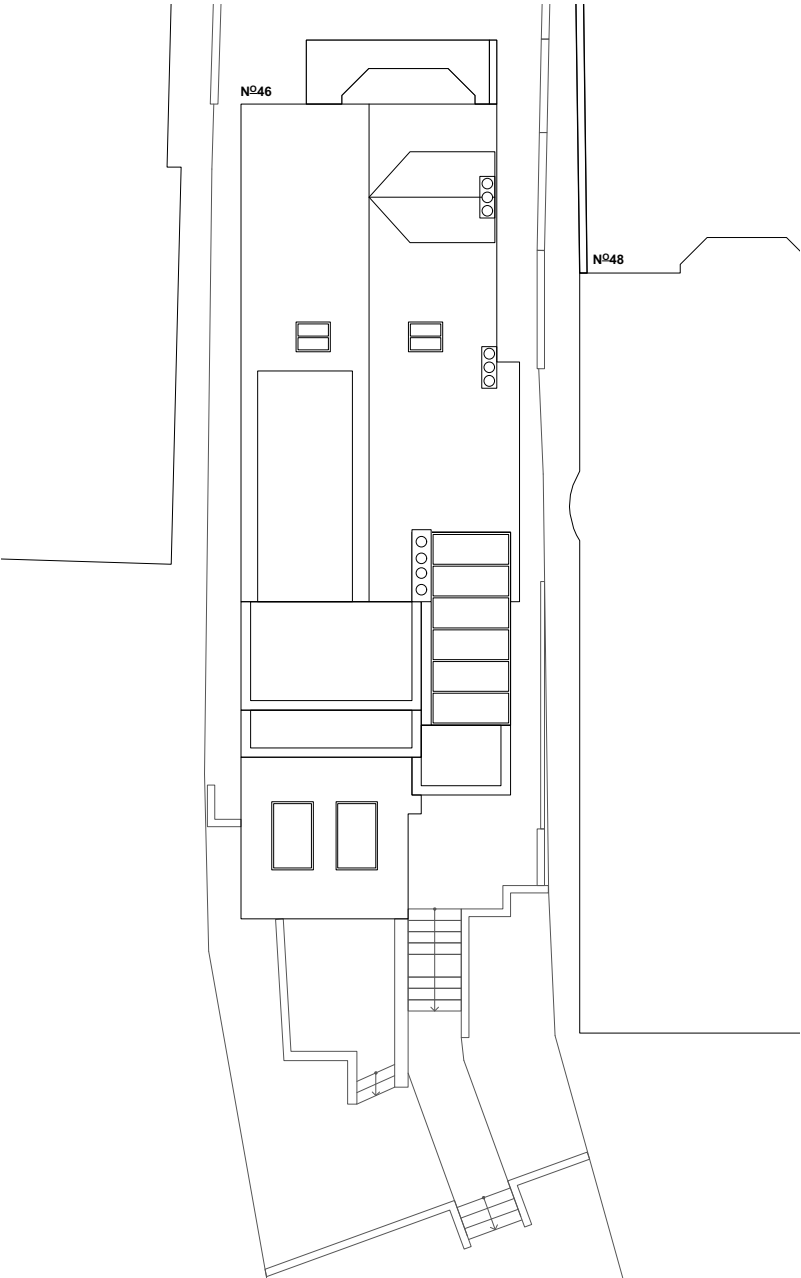
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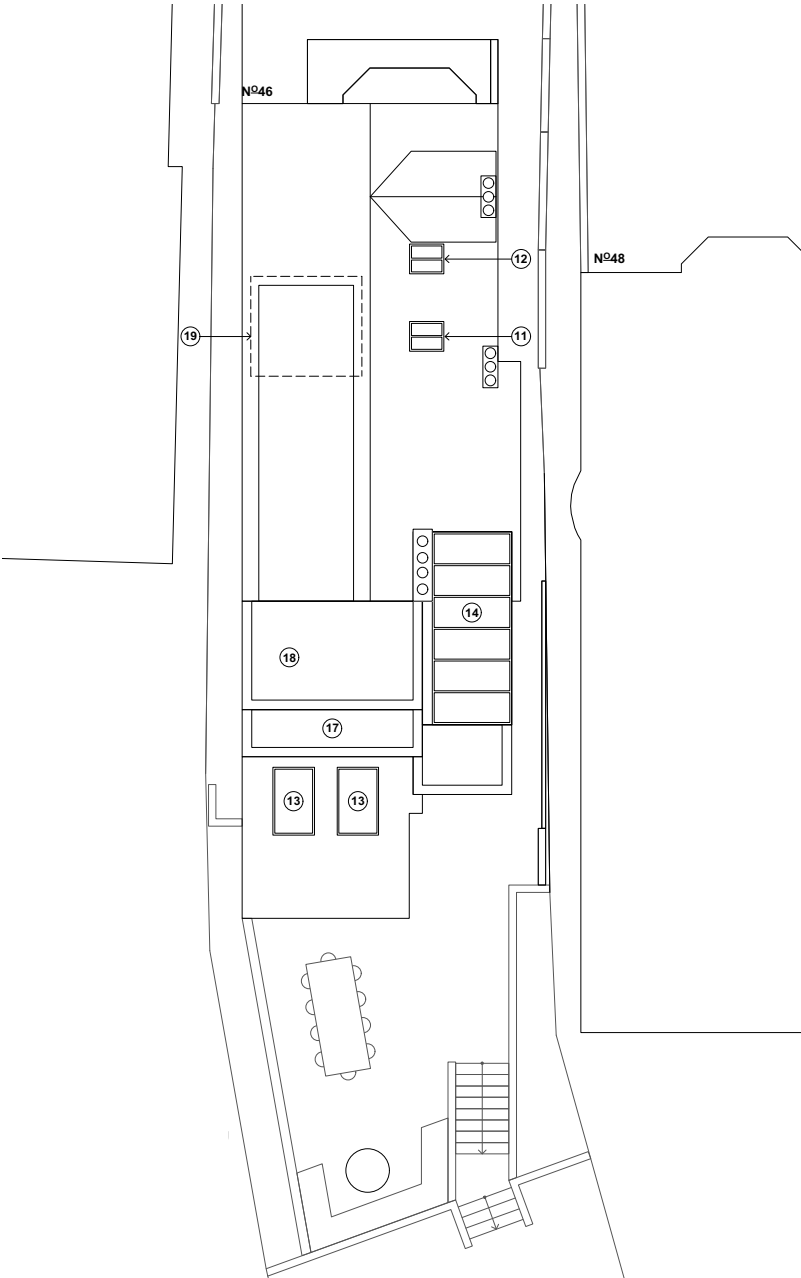
Existing Second Floor Plan



Proposed Second Floor Plan



Existing Roof Plan



Proposed Roof Plan

Design Drawings



DRAWING NO	NAME	SCALE	SIZE	DATE	REV
1680-A-SP-01	LOCATION PLAN	1:1250	A4	15/12/2021	
1680-A-SP-02	BLOCK PLAN	1:500	A4	15/12/2021	
1680-A-GA-PL-01	EXISTING GROUND FLOOR PLAN	1:100	A3	15/12/2021	B
1680-A-GA-PL-02	EXISTING FIRST FLOOR PLAN	1:100	A3	15/12/2021	B
1680-A-GA-PL-03	EXISTING SECOND FLOOR PLAN	1:100	A3	15/12/2021	B
1680-A-GA-PL-04	EXISTING ROOF PLAN	1:100	A3	15/12/2021	B
1680-A-GA-EL-01	EXISTING FRONT & SIDE ELEVATION 1	1:100	A3	15/12/2021	E
1680-A-GA-EL-02	EXISTING REAR & SIDE ELEVATION 2	1:100	A3	15/12/2021	E
1680-A-GA-PL-11	PROPOSED GROUND FLOOR PLAN	1:100	A3	15/12/2021	G
1680-A-GA-PL-12	PROPOSED FIRST FLOOR PLAN	1:100	A3	15/12/2021	B
1680-A-GA-PL-13	PROPOSED SECOND FLOOR PLAN	1:100	A3	15/12/2021	
1680-A-GA-PL-14	PROPOSED ROOF PLAN	1:100	A3	15/12/2021	
1680-A-GA-EL-11	PROPOSED FRONT & SIDE ELEVATION 1	1:100	A3	15/12/2021	
1680-A-GA-EL-12	PROPOSED REAR & SIDE ELEVATION 2	1:100	A3	15/12/2021	



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