

## Design and Access Statement



## **1. Introduction**

### **1.1 Purpose**

Design & Access Statement has been developed in support of this LB Consent to rebuild a boundary wall, demolish external swimming pool, refurbish the garden and some minor interior amendments.

## **2. Property Information**

### **2.1 Property Particulars**

Authority	Camden
Heritage	Grade II Listed
Conservation Area	Hampstead

### **2.2 Current Relevant Planning Consents**

8401363 - 11.12.1984 - Granted Full or Outline Permission with Conditions

Erection of a single storey rear extension as shown on drawings No.132/01 & 03 and one un-numbered drawing revised on 11th December 1984.

8470224 - 11.12.1984 - Granted Listed Building or Conservation Area Consent

Demolition of existing rear outbuildings and the erection of a single-storey rear extension together with alterations to the existing building including the formation of rooflights as shown on drawings No.132/01 03 and one un-numbered revised on 11th December 1984.

8670026 - 20.01.1986 - Listed Building Consent Final Decision

Alterations to proposals approved on 21st December 1984 for the demolition of existing rear outbuildings and the erection of the rear extension together with alterations to the existing building including the formation of rooflights.\*(Plans submitted)

## **3. Proposal**

### **3.1 General Description / Concept**

At Ground floor level the proposal is to remove a Kitchen stud wall and form an open Kitchen-Living-Dining area. A new stud wall will be introduced behind the Kitchen joinery unit to have a fire separation between the Kitchen and Study in the basement. A steel beam (B1) must be replaced as it has a significant deflection. Refer to SE specification.

A fixed fire rated glass to be used in the Dining area to fire separate the main room from the Entrance Hall.

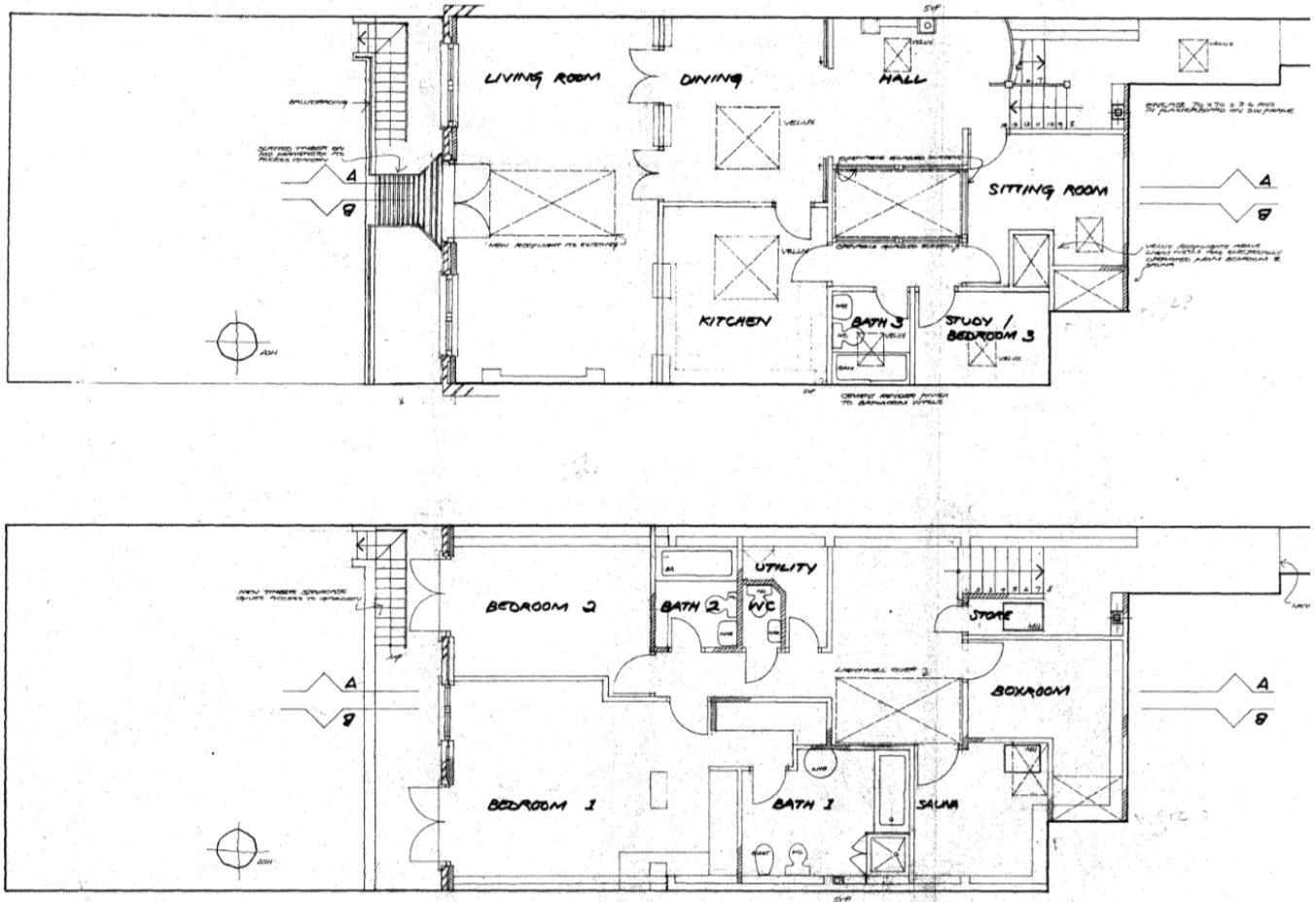
In the Garden the swimming pool walls to be partially removed to suit the new design. The main terrace level will be raised by 550mm to provide more sun to the garden. Existing retaining walls at the rear will be extended, the structure of those walls can be 215mm brick or 200mm concrete - as the existing pool walls.

A hot spa will be introduced in the left top corner of the garden.

Boundary wall along no14 Downshire Hill to be demolished and rebuilt. It is necessary as there is a large horizontal crack in the wall. If it is possible existing bricks to be reused, if not, new bricks to be used to match existing.

Galvanised balustrade to be replaced to painted (black) metal balustrade. For details refer to layout 400.

At Basement floor level the proposal is to remove 2no columns in the bedrooms - as their recent positions make the rooms less useable. New post to be installed in the partition wall. Shape of the Study to be amended and make it rectangular. The Bathroom and the Utility to be amended to provide space for the stairs. Please note the proposed straight stairs have the same shape as the original. Refer to the drawings below from 1985.



### 3.2 Amount

No additional volume proposed.

### 3.3 Layout

The proposal does not significantly alter the layout of the interior layout or the Garden design.

### 3.4 Scale

No additional volume proposed.

### 3.5 Landscaping

Terrace to be divided to a smaller lower and a main raised area. New external ceramic finish to be used. Position of the hot spa will be in the left corner. Trachelospermum evergreen climbing jasmine will be planted along rear and side walls, Agathus northern star plants front of them. 9no discreet light fittings to be installed as per drawing.

For specifications and details refer to layout 400.



### **3.6 Appearance**

No amendments on the external of the building.

### **3.7 Use**

No changes in use.

### **3.8 Access**

No amendments to existing accesses to the property.

### **3.9 Transport & Parking**

No amendments to the existing transport and parking facilities are proposed.

### **3.10 Sustainability**

Construction is proposed to be carried out in a sustainable manner with the following key considerations to be applied where appropriate; - Specification of sustainable materials - Detailing and building work carried out to current building regulations - Recycling of materials resulting from demolition works - Local sourcing of materials, suppliers and workforce - Implementation of a site waste management strategy

### **3.11 Conclusion**

It is our view that the proposals are minor in nature and unobtrusive noting that they are unseen from the street (and from most of the neighbouring properties too). The proposed alterations are preserving the character and appearance of the interior of the building.

## **4 Other**

### **4.1 Copyright**

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### **4.2 Confidentiality Statement**

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