Design and Access Statement

Application for a change of drawing listed under condition No. 2 of Appeal No. APP/X5210/W/20/3261840. Drawing relates to Two proposed new dwellings on land adjacent to Jack Straws Castle, Hampstead, London, for Albany Homes Ltd

March 2022

Site and Building Description. (Drawing 1370-7A, 1370-21 & 1370-25)

The car park site lies to the north of Jack Straws Castle. This is a Grade II Listed Building (List entry No: 1113189). It was designed by Raymond Erith between 1962 and 1964 in the style of an eighteenth-century coaching inn.

In the west of the site are two proposed houses similar in design to the Old Courthouse south of Jack Straws Castle.

Entrance to the carpark is via Heath Brow in the north of the site. The ground from the Heath Brow entrance climbs up to North End Way which means the carpark is mostly below pavement level on the north and east of the site with a brick retaining wall and a white post and rail fence designed by Raymond Erith.

Proposal to remove drawing No. 1370/3 Rev O from condition No. 2 of APP/X5210/W/20/3261840 and replace with Drawing No. 1370/3 Q

This application relates to some small revisions that have been made to the approved elevations. These changes are subject of discussions that have been had between the City of London and Quinan Terry Architects via Party wall surveyors. The City of London were against any projections or overhangs over the line of junction to their land.

The small changes to the elevations are as follows

- Removal of Juliette Balconies to the West Elevation and raising of window cills

- Removal of overhanging gutter to North and West Elevation and replaced with gutter within roofline.

Proposal to remove blind windows to North Elevation. (Drawings 1370-3 Q)

We have chosen to remove the blind windows to the North elevation to allow the brickwork to flow unimpeded.