

• LUCINDA SANFORD •

INTERIOR, ARCHITECTURAL DESIGN & MANAGEMENT

PROJECT

Heath Villas 5,
NW3 1AW

Design & Access Statement, dated April 2022

PREPARED BY

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Unit 13 Talina Centre

Bagleys Ln

Fulham, London

SW6 2BW

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INTERIOR, ARCHITECTURAL DESIGN & MANAGEMENT

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INTERIOR, ARCHITECTURAL DESIGN & MANAGEMENT

1.0 INTRODUCTION

1.1 Background

This Design, Access Statement had been prepared by Lucinda Sanford Design Limited on behalf of our client to seek approval for erection of a ground floor extension and amendment to doors and windows design on the lower ground floor and top floor

2.0 LOCATION & SETTING

2.1 No. 5 Heath Villas 5 is situated in Vale of Heath in Hampstead Conservation Area.

2.2 The application property is a mid-terraced dwelling located in Vale of Heath Road and backing onto Hampstead Ponds at the rear. Most of the houses in this vicinity have been altered to include rear extensions of varying sizes and rear dormers to the lofts.

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3.0 USE

3.1 The property falls over three floors to include a lower ground floor from which the small, enclosed rear garden area is accessed. The dwelling is approached from Vale of Heath Road at the Front with a stepped entrance, up from the street level. There are also external steps down to the basement level with the small, enclosed frontage.

3.2 The internal existing gross area of the property is:

Lower Ground Floor -	46 m ²
Ground Floor -	36m ²
First Floor -	39 m ²
Second Floor -	29 m ²

The internal proposed gross area of the property is:

Lower Ground Floor -	remains unchanged
Ground Floor -	38m ²
First Floor -	remains unchanged
Second Floor -	remains unchanged
Third Floor -	remains unchanged

The internal total proposed gross area of the property is 2 m²

3.3 The application site is 79m² and it's level across its span and length. No 5 and 6 are built at the same level as one before with no.s 3 and 4, lowered from no. 5 and the dwellings of the same style continue to rise down and up in pairs to the end of the terrace.

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4.0 PHOTOGRAPHIC REPORT



Front Elevation

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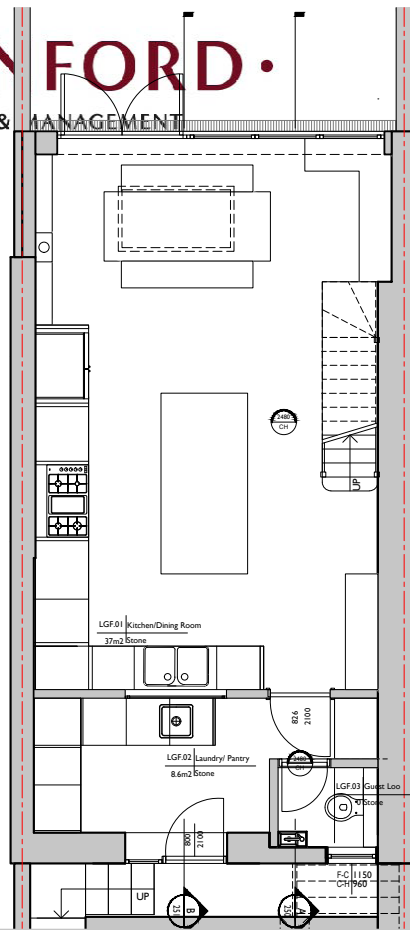
Front Elevation and Front door on Ground Floor

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5.0 EXISTING DRAWINGS



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TITLE
EXISTING
LOWER GROUND FLOOR

PROJECT / CLIENT
5 Heath Villas,
NW3 1AW,
Fuschia Kate Sumner

DRAWING No.
100

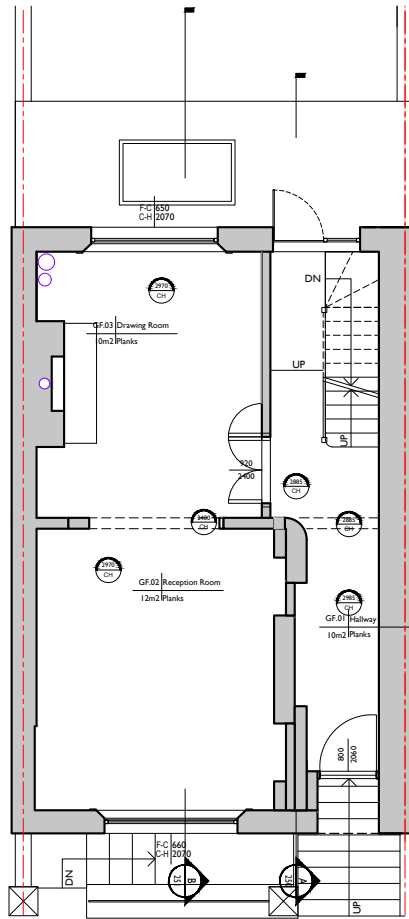
DATE CREATED
04.04.2022

REVISION HISTORY
* 04.04.2022

Drawing amended

NOTES
A. Check all dimensions and conditions on site.
B. Precise positions & dimensions of all fixtures and fittings is subject to confirmation on site.
C. Allow for the protection of all finishes and fittings that are to be retained.
D. All drawings are to be read in conjunction with the relevant specification.
E. For design purposes only.

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TITLE
EXISTING
GROUND FLOOR PLAN

PROJECT / CLIENT
5 Heath Villas,
NW3 1AW,
Fuschia Kate Sumner

DRAWING No.
101

DATE CREATED
04.04.2022

REVISION HISTORY
* 04.04.2022

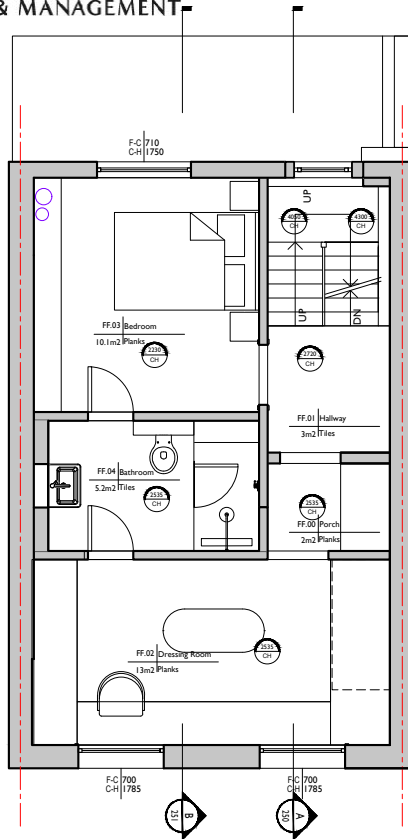
Drawing amended

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TITLE
EXISTING
FIRST FLOOR PLAN

PROJECT / CLIENT
5 Heath Villas,
NW3 1AV,
Fuschia Kate Sumner

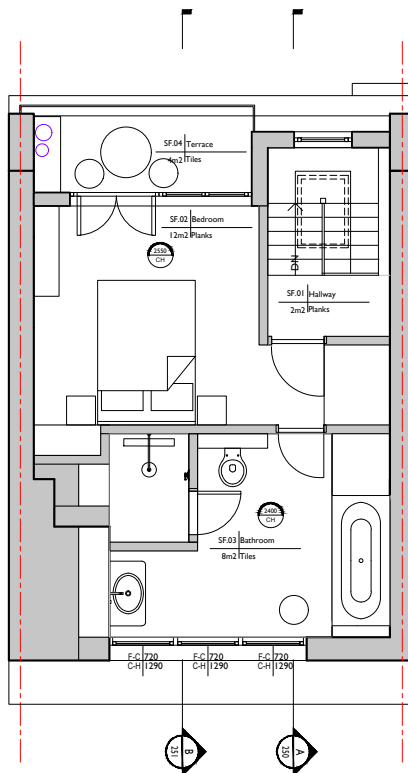
DRAWING No.
102
DRAWN BY
PK

DATE CREATED
04.04.2022
SCALE
1:50@A3

REVISION HISTORY
* 04.04.2022
Drawing amended

NOTES
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TITLE
EXISTING
SECOND FLOOR PLAN

PROJECT / CLIENT
5 Heath Villas,
NW3 1AV,
Fuschia Kate Sumner

DRAWING No.
103
DRAWN BY
PK

DATE CREATED
04.04.2022
SCALE
1:50@A3

REVISION HISTORY
* 04.04.2022
Drawing amended

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TITLE
EXISTING
FRONT ELEVATION

PROJECT / CLIENT
5 Heath Villas,
NW3 1AV,
Fuschia Kate Sumner

DRAWING No.
200
DRAWN BY
PK

DATE CREATED
04.04.2022
SCALE
1:50@A3

REVISION HISTORY
* 04.04.2022 Drawing amended

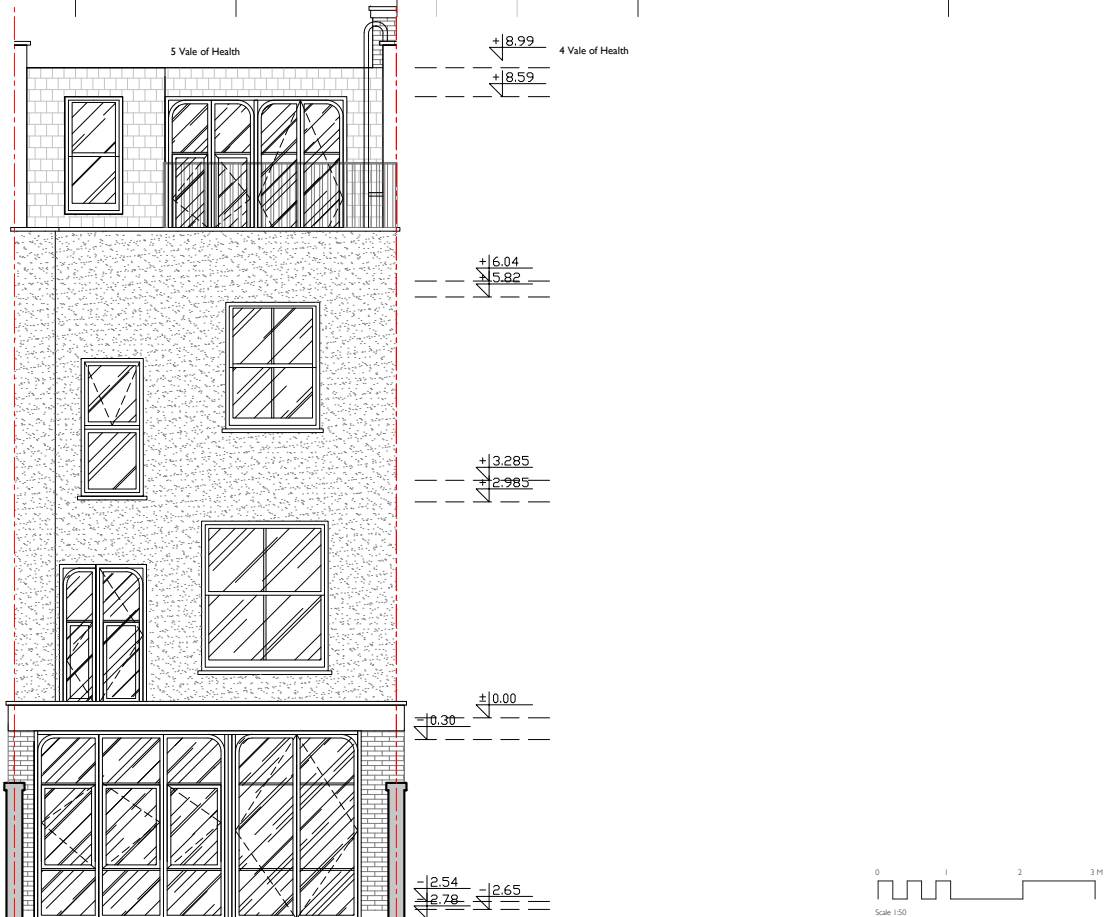
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6 Vale of Health

5 Vale of Health

4 Vale of Health



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TITLE
EXISTING
FRONT ELEVATION

PROJECT / CLIENT
5 Heath Villas,
NW3 1AV,
Fuschia Kate Sumner

DRAWING No.
201
DRAWN BY
PK

DATE CREATED
04.04.2022
SCALE
1:50@A3

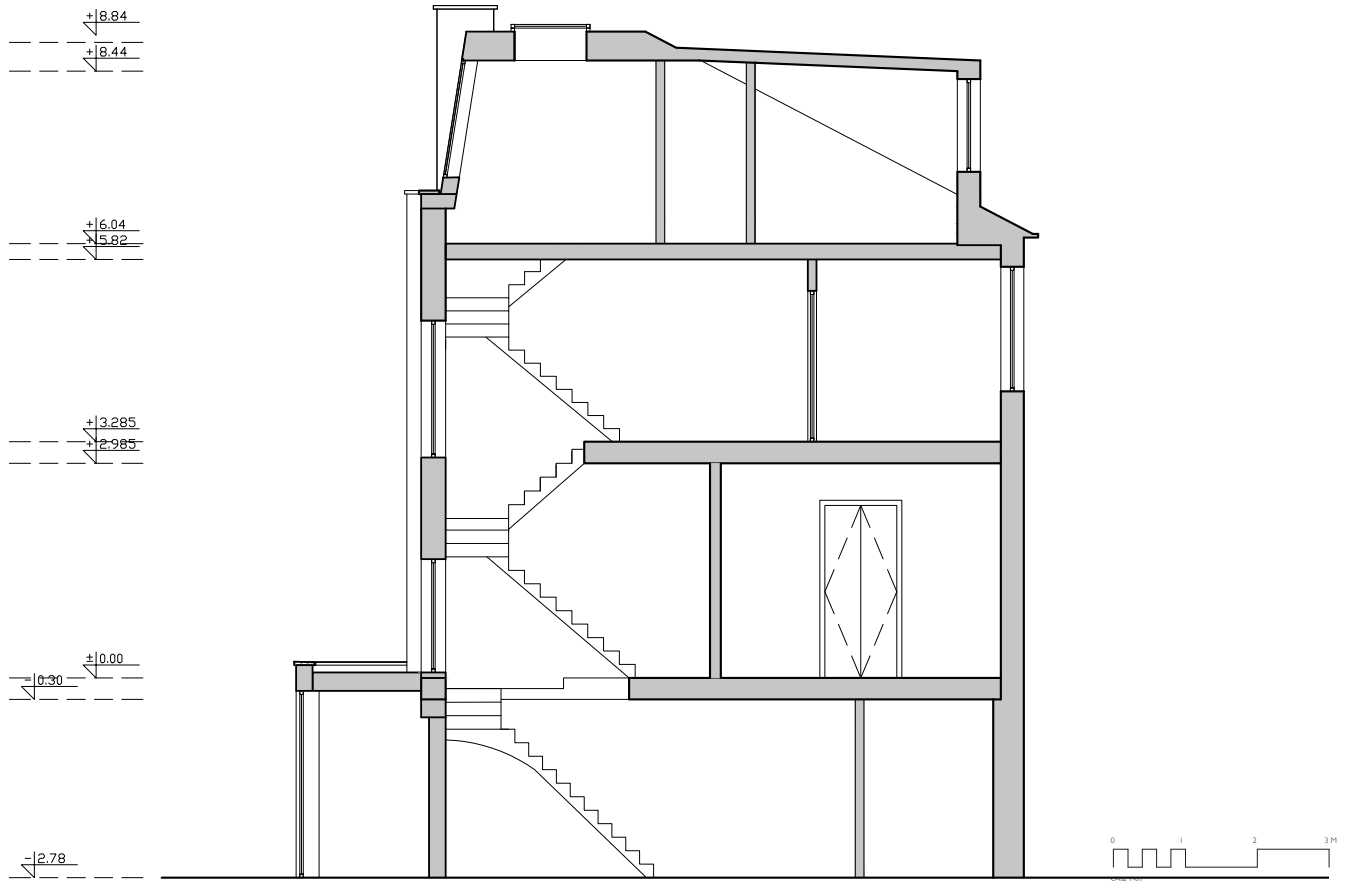
REVISION HISTORY
* 04.04.2022 Drawing amended

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TITLE
EXISTING
SECTION A-A

PROJECT / CLIENT
5 Heath Villas,
NW3 1AW,
Fuschia Kate Sumner

DRAWING No.
750
DRAWN BY
PK

DATE CREATED
04.04.2022
SCALE
1:50@A3

REVISION HISTORY
* 04.04.2022 Drawing amended

NOTES
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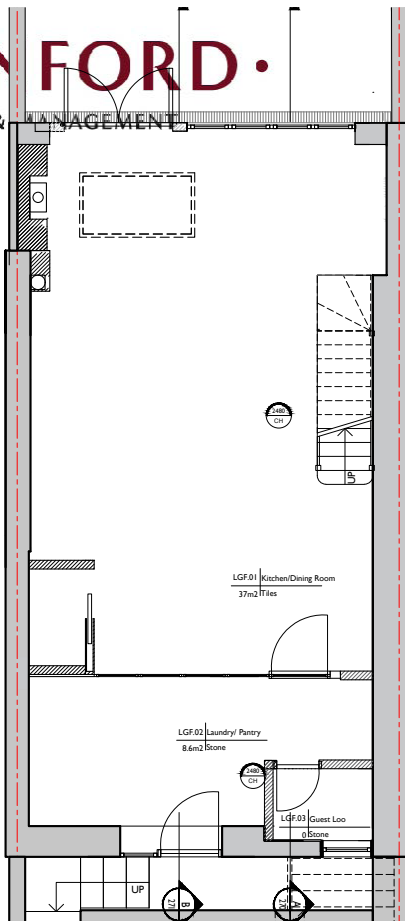
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6.0 PROPOSED DRAWINGS



The plan remains unchanged

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TITLE
PROPOSED
LOWER GROUND FLOOR

PROJECT / CLIENT
5 Heath Villas,
NW3 1AW,
Fuschia Kate Sumner

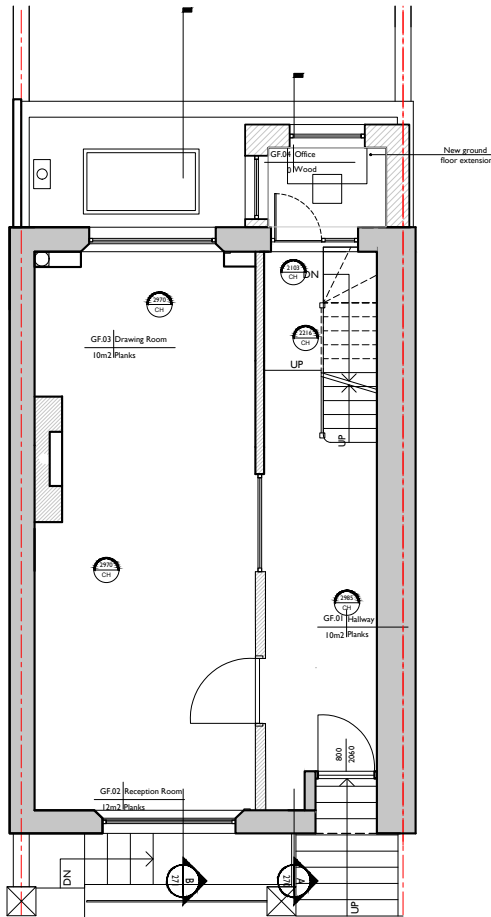
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120
DRAWN BY
PK

DATE CREATED
04.04.2022

REVISION HISTORY
* 11.04.2022
Drawing amended

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TITLE
PROPOSED
GROUND FLOOR PLAN

PROJECT / CLIENT
5 Heath Villas,
NW3 1AW,
Fuschia Kate Sumner

DRAWING No.
121
DRAWN BY
PK

DATE CREATED
04.04.2022

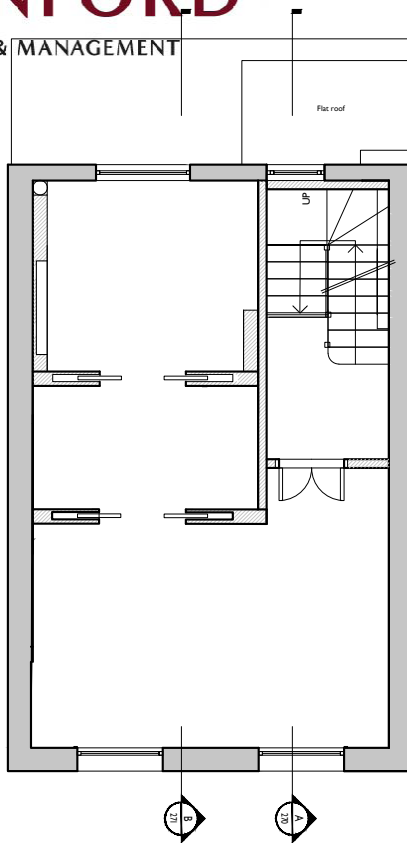
REVISION HISTORY
* 11.04.2022
Drawing amended

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TITLE
PROPOSED
FIRST FLOOR PLAN

PROJECT / CLIENT
5 Heath Villas,
NW3 1AW,
Fuschia Kate Sumner

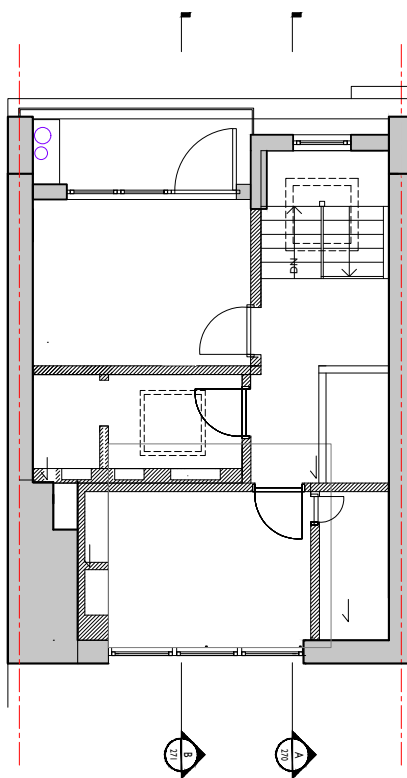
DRAWING No.
122
DRAWN BY
PK

DATE CREATED
04.04.2022
SCALE
1:50@A3

REVISION HISTORY
* 11.04.2022 Drawing amended

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TITLE
PROPOSED
SECOND FLOOR PLAN

PROJECT / CLIENT
5 Heath Villas,
NW3 1AW,
Fuschia Kate Sumner

DRAWING No.
122
DRAWN BY
PK

DATE CREATED
04.04.2022
SCALE
1:50@A3

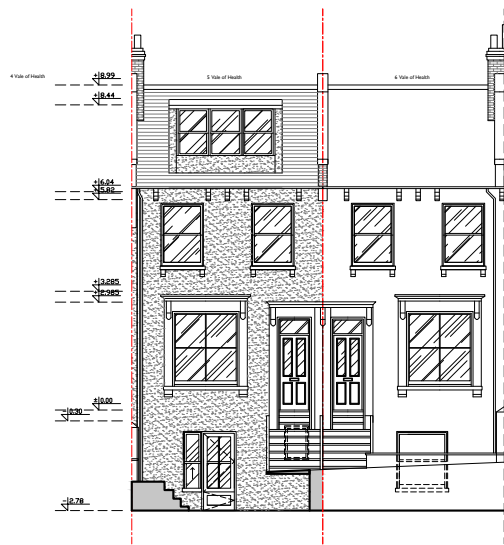
REVISION HISTORY
* 11.04.2022 Drawing amended

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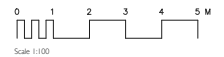
UNIT 13 TALINA CENTRE
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The elevation remains unchanged



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TITLE
PROPOSED
FRONT ELEVATION

PROJECT / CLIENT
5 Heath Villas,
NW3 1AV,
Fuschia Kate Sumner

DRAWING No.
220a

DATE CREATED
04.04.2022

REVISION HISTORY
* 04.04.2022

Drawing amended

DRAWN BY
PK

SCALE
1:100@A3

NOTES

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The elevation remains unchanged



LUCINDA SANFORD
INTERIOR, ARCHITECTURAL DESIGN & MANAGEMENT

TITLE
PROPOSED
FRONT ELEVATION

PROJECT / CLIENT
5 Heath Villas,
NW3 1AV,
Fuschia Kate Sumner

DRAWING No.
220b

DATE CREATED
04.04.2022

REVISION HISTORY
* 04.04.2022

Drawing amended

DRAWN BY
PK

SCALE
1:50@A3

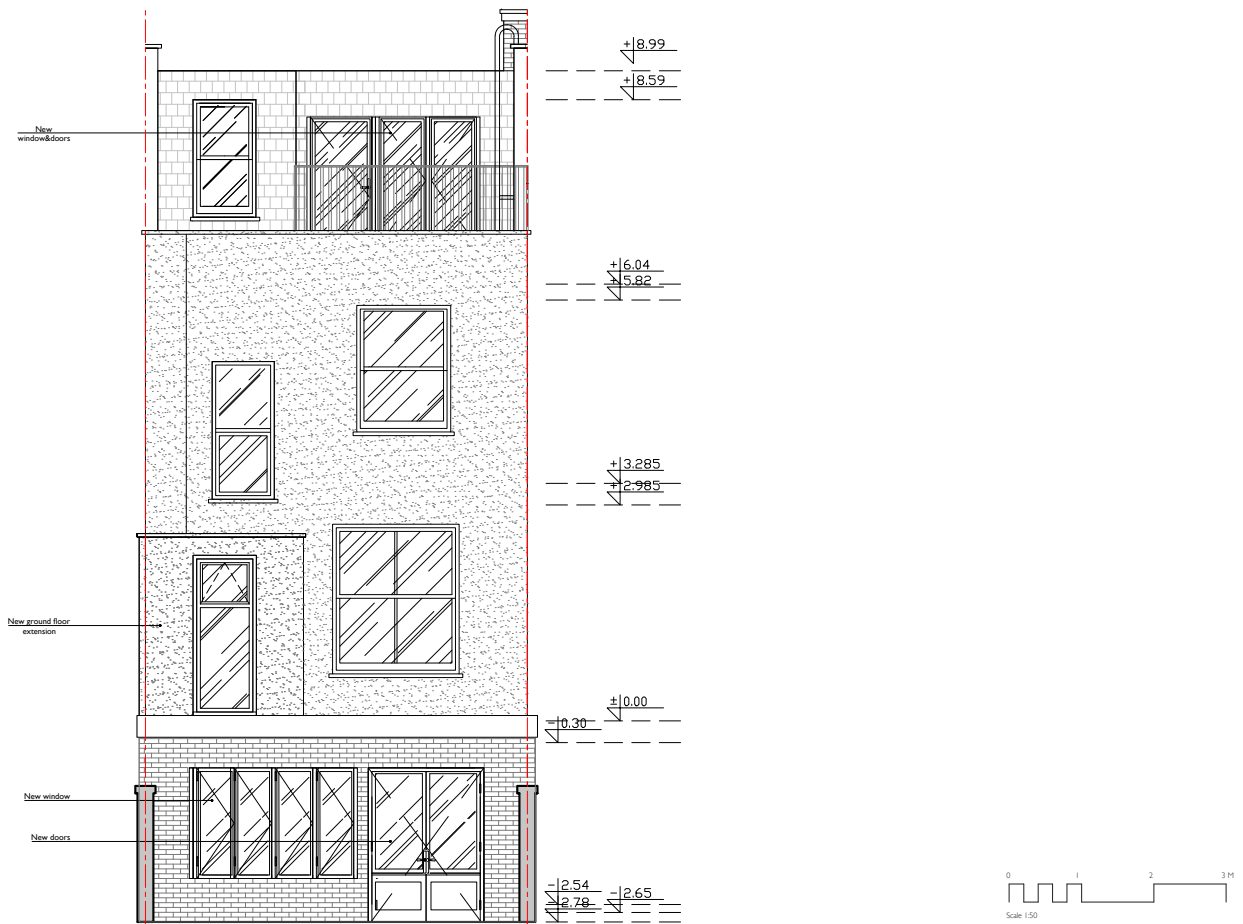
NOTES

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TITLE
PROPOSED
REAR ELEVATION

PROJECT / CLIENT
5 Heath Villas,
NW3 1AW,
Fuschia Kate Sumner

DRAWING No.
221
DRAWN BY
PK

DATE CREATED
04.04.2022
SCALE
1:50@A3

REVISION HISTORY
14.04.2022

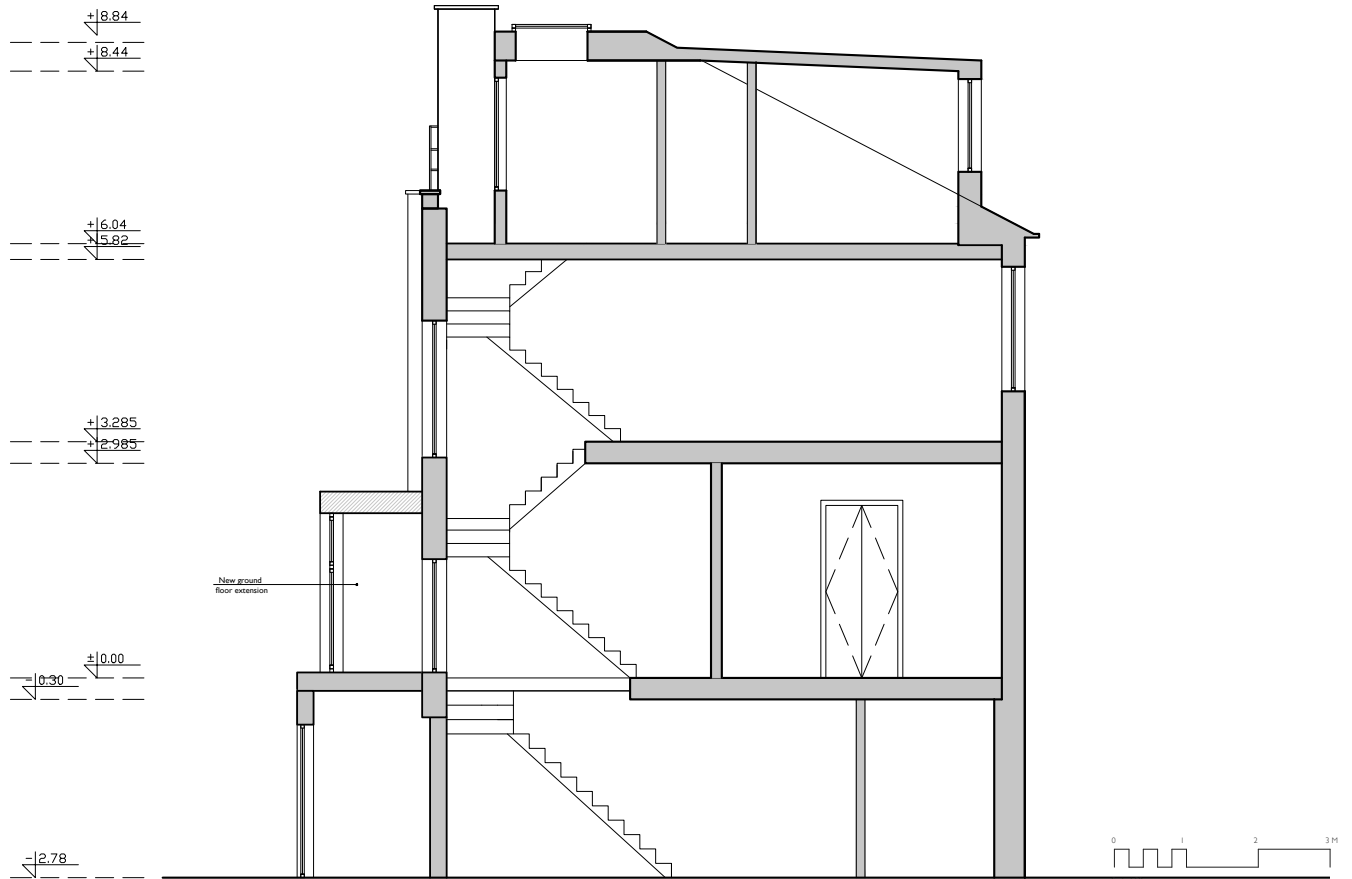
Drawing amended

NOTES
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B. Provide positions & dimensions of all fixtures and fittings in subject to confirmation on site.
C. Allow for the protection of all finishes and fittings this are to be retained.
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TITLE
PROPOSED
SECTION A-A

PROJECT / CLIENT
5 Heath Villas,
NW3 1AW,
Fuschia Kate Sumner

DRAWING No.
270
DRAWN BY
PK

DATE CREATED
04.04.2022
SCALE
1:50@A3

REVISION HISTORY
* 14.04.2022

Drawing amended

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7.0 THE DESIGN APPROACH

The applicant's proposal is for:

- a/ Erection of a ground floor extension - office space,
- b/ Amendment to doors and windows design on the lower ground floor and top floor

8.0 THE DESIGN APPROACH CONCLUSION

The proposed Ground Floor extension of No. 5 Heath Villas serves to create an office space so needed while working from home. It will benefit from plenty of natural light being dual aspect and will contribute towards a pleasant working environment. Other houses in this vicinity has received permission for similar type of ground floor extension.

The design will comprise additionally: amendment to doors and windows design on the lower ground floor and top floor. The original application 2021/3102/P granted at 26-07-2021 for Erection of a replacement full width lower ground floor rear extension and remodelled roof extension and associated terrace; installation of new double glazed sash timber windows, new casement windows to the rear and new doors.

Due consideration has been given to the overall look and size of the extension to give the most aesthetically pleasing look and giving consideration to privacy without being overbearing.

The proposed materials would also complement the local vernacular and can be controlled by condition to ensure they complement the type and colour of the materials on the existing dwelling.

9.0 SCALE

The proposed scale and appearance has been designed based on the existing characteristics of the property and properties in the surrounding area.

10.0 ACCESS

Pedestrian and vehicle access to the property is from 5 Heath Villas. No alterations are proposed to the existing access arrangements.

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INTERIOR, ARCHITECTURAL DESIGN & MANAGEMENT

10.0 DOCUMENTS SUBMITTED WITH APPLICATIONS

Existing drawings

- Heath Villas 5, NW3 IAW_Existing_001_Site plan
- Heath Villas 5, NW3 IAW_Existing_100_LGF
- Heath Villas 5, NW3 IAW_Existing_101_GF
- Heath Villas 5, NW3 IAW_Existing_102_FF
- Heath Villas 5, NW3 IAW_Existing_103_SF
- Heath Villas 5, NW3 IAW_Existing_104_Roof
- Heath Villas 5, NW3 IAW_Existing_200_Front Elevation
- Heath Villas 5, NW3 IAW_Existing_201_Rear Elevation
- Heath Villas 5, NW3 IAW_Existing_250_Section A-A
- Heath Villas 5, NW3 IAW_Existing_251_Section B-B

Proposed drawings

- Heath Villas 5, NW3 IAW_Proposed_120_LGF
- Heath Villas 5, NW3 IAW_Proposed_121_GF
- Heath Villas 5, NW3 IAW_Proposed_122_FF
- Heath Villas 5, NW3 IAW_Proposed_123_SF
- Heath Villas 5, NW3 IAW_Proposed_124_Roof
- Heath Villas 5, NW3 IAW_Proposed_220_Front Elevation
- Heath Villas 5, NW3 IAW_Proposed_221_Rear Elevation
- Heath Villas 5, NW3 IAW_Proposed_270_Section A-A
- Heath Villas 5, NW3 IAW_Proposed_271_Section B-B

Additional documentation

- Heath Villas 5, NW3 IAW_Proposed_Design Access