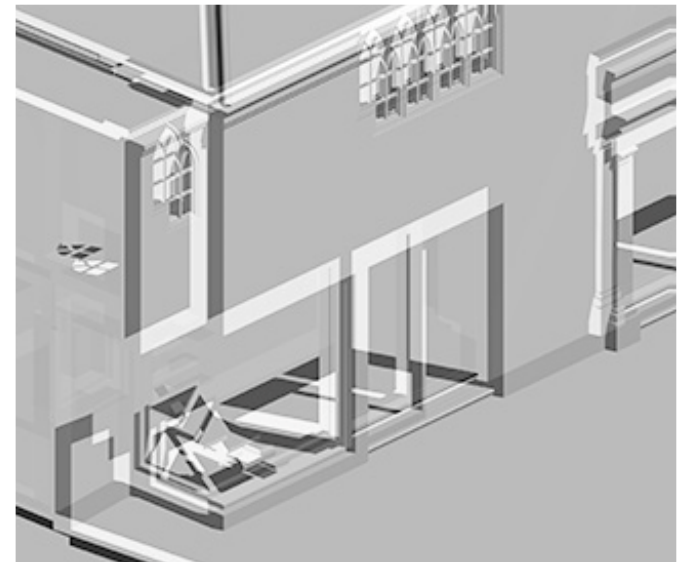


HEATH LODGE, HEATHSIDE, LONDON, NW3 1BL

DESIGN & ACCESS STATEMENT



FOR PLANNING

REVISION A - JULY 2022



House frontage

This report is submitted in support of a householder planning and listed building consent application in relation to minor alterations at Heath Lodge, Heathside, Hampstead.

The Grade II listed house lies within Hampstead Conservation Area and has recently changed ownership with the new owners wishing to make modest modifications to suit their personal needs and update the property where appropriate.



New sliding doors to garden room

The 1997 rear extension housing the indoor swimming pool will be retained although the pool itself decommissioned and infilled to create a garden/living room.

The three central pilasters to the northeast elevation of the extension will be removed to create a single opening for aluminium sliding doors to allow the garden room to open out seamlessly onto the terrace.

The curved uPVC doors to the northwest ground floor elevation will be replaced with fixed, curved double-glazed aluminium windows with sleeker profiles and improved sightlines.

All existing Gothic style windows to the upper floor of the rear additions will be retained.



A new picture window inserted to the family room at the base of the stair will increase natural light into the room and enhance the visual connection with the study.

New picture window



Existing secondary stair



New floating stair

The existing secondary stair in the family room, serving the first-floor rear extension, is dated and unsightly so will be replaced with a modern 'floating' version with open treads to give a feeling of openness and allow the light from the new window to penetrate the room.

The timber sash windows to the original 1813 house will be retained and refurbished as detailed in the Schedule of Window Repairs.

No material alterations are proposed to the fabric of the original 1813 house.

The main alterations are focused within the 1997 rear extension with modest modifications to the 1873 rear addition.