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# Design & Access Statement

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12 Holly Mount, London, NW3 6SG

## PLANNING APPLICATION

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This Design & Access Statement has been prepared by Alexander Martin Architects to accompany a planning application submitted for **12 Holly Mount, NW3 6SJ**.

This report is to be read in conjunction with the planning and heritage statement prepared by Pembroke Planning.

## **1.0 Description of proposal**

This Planning and Listed Building Consent application is seeking approval for the following:

*“Repairs to the roof including replacement of existing roof tiles and insertion of two conservation roof lights, replacement of pvc guttering with cast iron guttering, replacement of fascia boards and repairs to the existing chimney stack. Replacement of glazing to existing timber sash windows with slimline double glazing together with internal alterations”.*

## **2.0 Description of site and surrounding area**

*12 Holly Mount* is a Grade II listed Victorian property located within the Hampstead Conservation Area in the London Borough of Camden.

The property is a two storey single family dwellinghouse (C3), early C19 built of multi-coloured stock brick with a stucco ground floor. It has a slated hipped roof with central moulded chimney-stack.

It has pedestrian access only along Holly Mount, with access by a gate directly into the front garden. The house is set back from the front gate to the north of the site. The front garden is built up on all sides.

A tall London Stock brick wall borders Holly Mount to the east, whilst the rooftops of properties on Holly Hill surround the south and west boundary.

The front garden is terraced and dominated by a mature Sycamore tree.



Front view of 12 Holly Mount



Garden view of 12 Holly Mount





Rear view of 12 Holly Mount

### **3.0 Planning history of site and surrounding area**

Tree Works only, to existing Sycamore

### **4.0 Design**

The current use of the property is a single-family dwelling house (C3). There is no change of use proposed.

The proposed development comprises of two main components: External alterations (including replacement windows), internal alterations.

#### ***External Alterations***

Exterior works include:

Re-roofing with natural slate tiles to match existing.

Two conservation style rooflights (metal frames / flush to the roof surface). One to the west facing roof pitch, to bring daylight to the junction between the master bedroom and dressing area, with a second rooflight proposed to the rear roof pitch to improve natural daylighting to the bathroom.

New painted timber fascia board. Replacement of existing plastic gutters and downpipes with new cast iron fittings - painted black.

The existing windows are sash windows, single glazed with decorative glazing bars. Consent is sought to replace the existing sashes to match existing using slim-line (14mm) thick double glazing units.

Replacement windows and frames with slim double glazed units are proposed to the side and rear elevation.

Chimney works to include repointing using buff coloured lime mortar. Resetting of existing chimney pots and rehaunching.

### ***Internal alterations***

Interior works include:

A new opening between the main house and the side vaults to improve the circulation within the property. It is proposed to block off the existing opening beneath the stairs to enable the creation of a utility area.

Lowering of the floor in the side vaults is required to improve the ceiling heights within this area, and provide a better connection and integration with the main house.

The existing kitchen is to be removed, together with associated modern partitioning.

In the side vaults, it is proposed to remove modern partitioning. There is an existing coal hole that has been bisected by modern partitioning, and it is proposed to restore this as an architectural feature.

At first floor level, it is proposed to introduce a new partition to divide the front room into 2 rooms to create a good sized second bedroom.

It is also proposed to create a new opening within the wall that divides the 2 existing bedrooms to form a master bedroom with separate dressing area, top lit by a new rooflight.

A new family sized bathroom is proposed, requiring the demolition of existing non-structural modern partitioning.

To maximise the usable space of the bathroom, it is proposed to recut the top three treads of the existing timber staircase to create a winder. It is proposed to do this by adapting the existing stair, and using the original timber where necessary or possible to achieve.

## **5.0 Access**

There are no changes to the existing access of the property.

## **6.0 Sustainability Statement and Checklist**

### *Energy*

Has the development been developed with regard to the principles of policy of Renewable Energy and Energy Efficiency?

Yes - partially. Double-glazed windows will conserve energy. The conservation rooflights will also be double-glazed. Roof upgrade work will improve the thermal efficiency of the building.

### *Transport*

Is the development located in an area with a good level of access to public transport ?  
Yes.

### *Waste*

Will the development incorporate recycling facilities on site?

Yes. There is provision by the lower ground floor entrance for storage of recycling and household waste.

### *Is construction material reused or recycled?*

Where possible timber, will be from a renewable source, and site material will be recycled and reused within the scheme as much as possible.

## **7.0 Conclusion**

The proposals within this application have been sympathetically designed to both preserve and enhance the appearance and character of the host building and the Conservation area.

Whilst the proposal may cause some changes to the existing historical fabric of the building, it is considered that this harm is outweighed by improvements and upgrades to the building, including removal of insensitive modern additions, in order to make a high quality home to preserve the building for the foreseeable future.