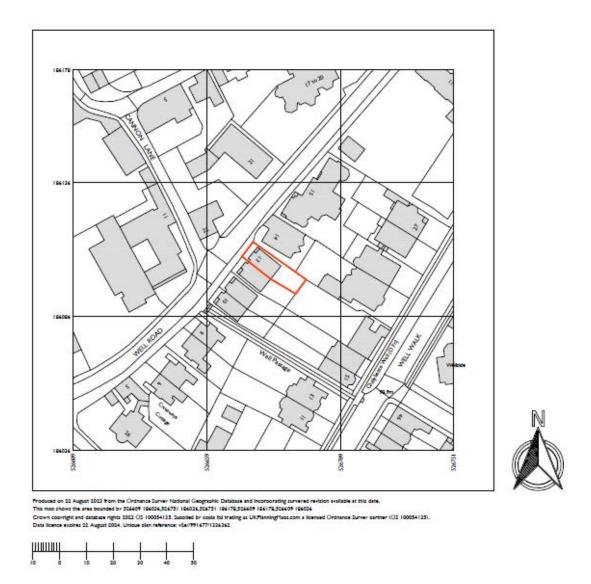
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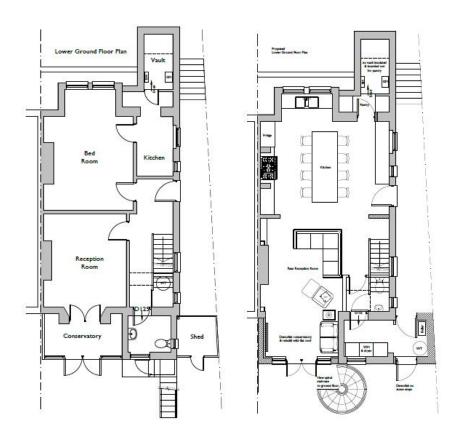
The property is sited close to Hampstead Heath, within the Hampstead Conservation Area. Historically the semi-detached building retains the original features, with red facing brick facade, clay tiles and timber windows, over 4 stories.



The proposal is for the demolition of the existing conservatory on the lower ground rear aspect to be replaced by a small flat roof extension, with a balcony to the ground floor reception room with a new spiral staircase – replacing the existing concrete stair with metal handrails and balustrades - allowing access to the garden. A small side/rear extension is also proposed to replace an existing shed and provide a utility and M&E room, in an effort to bring the heating and cooling system of the building into the 21st century. The proposed works will have no impact on the street scene, as neither of the proposed aspects can be seen from Well Road.



Existing Conservatory – extremely inefficient construction



Existing and Proposed Lower Ground Footprint



Existing and Proposed Rear Elevation

Materials: All materials will match the existing, with brickwork, metalwork and fenestration.

Access: Unaffected by the proposed works.

Security: Improved due to the nature of the side extension.

The design and features of the dwelling are to be maintained, with the removal of the rear conservatory, which is unusable in certain parts of the year, due to the nature of its construction — too hot in the summer, too cold in the winter. The proposals are sympathetic to the conservation area, and have no impact on the street scene. The new small balcony, will be in keeping with the balcony at the adjacent property evident in photograph 06.



Existing Shed to rear elevation



Front Elevation



Rear Elevation





Existing Conservatory Roof



Neighbouring Balcony