

Barnet Planning Department
2 Bristol Avenue,
Colindale, London, NW9 4EW

5th May 2021

Re: 67 Northway, London, NW11 6PD

Householder application for Planning Consent for works to 67 Northway, London, NW11 6PD.

Design & Access Statement

Dear Sir/Madam,

Please find enclosed a full set of Existing and Proposed drawings for the above-mentioned property.

Note that we have consulted the Hampstead Garden Suburb Trust and followed guidelines and advice following a site Pre-planning meeting.

The proposed scheme sets out the following:

External changes:

Front Elevation:

1. New gable apex window, 250mm x 500mm to allow for utility room ventilation.
2. Replacement of all windows with new double-glazed windows to match existing.

Rear Elevation:

1. Low window at First Floor, 300mm of the finish floor level. Composition centered to match French door position on the Ground Floor Level. Design and style to match existing French door.
2. Replacement of all windows with new double-glazed windows to match existing.

Right Hand Side Elevation:

1. New window at First Floor to en-suite bathroom to match Left Hand Side Elevation's windows style.

Internal changes:

Ground Floor:

1. New structural opening between Kitchen and Dining Area to accommodate the new sliding door.
2. New structural opening between Playroom and Living Area to accommodate the new sliding door.
3. Enlarged door openings between Hall – Playroom and Hall- Living Room to accommodate the new sliding doors.

First Floor:

1. Rearrangement of the existing layout to create new En-suite Master Bedroom with Dressing Room:
2. Removal of the wall between the existing Bedroom and Utility Room,
3. Removal of the wall between the existing LHS and RHS Bedroom,
4. Reduction of the existing area of the existing bathroom and rearrangement of the sanitary ware layout,

5. Removal of the existing walls and rearrangement of the hall layout to create new door opening for RHS Bedroom,
6. Removal of the wall between Rear Garden Bedroom and Utility room,
7. Removal of the existing build-in furniture.

Second Floor:

1. Creating new Utility Room in the existing Walk-In Wardrobe Area with new small gable window to allow for ventilation.
2. Refurbishment of the existing bathroom.

Access:

The main access will continue to be via the front door positioned on the Left-Hand Side Elevation. The side gate will remain for secondary access.

We believe the above description of the proposed design has addressed the key issues of Design & Access. The Purpose of the proposed changes is to adapt the space to the changing needs of the users and renovate the existing building while respecting the historical context and value of the property.

Should you have any queries regarding this application please do not hesitate to contact us.

Yours sincerely,

Anna Tyszkiewicz
and Simon Miller
for and on behalf of
Simon Miller Architects Ltd