



PLANNING DESIGN, ACCESS & HERITAGE STATEMENT

Revision 00 - July 2021

Revision 01 - February 2023

FLAT 2, 9 HEATH DRIVE, LONDON NW3 7SN

Prepared by **AR Architecture Ltd.**

Old Hampstead Town Hall, 213 Haverstock Hill, London NW3 4QP, UK
T +44 207 209 2851, E info@ar-arch.co.uk, W www.ar-arch.co.uk

1.0 Introduction

1.1 This Statement has been prepared on behalf of our client, Mr Hugh Easterbrook, in support of his application for a Planning permission in relation to a proposed side extension to the flat 2 at 9 Heath Drive.

1.2 The applicant has sought and received advice on the acceptability of the principles of the proposal. An initial pre-planning meeting took place over the phone on 03/02/2021. The proposals designed by AR Architecture took into consideration the advice received from the officers with regards to the site's character, constraints and opportunities.



Flat 2, 9, Heath Drive, London

Rev.01: after submission of the application in August 2021, the case officer and the neighbours commented on the amenity aspects of the proposals which had not been fully addressed at pre-application stage. Following the discussion with the officers and a meeting on site, we amended the proposals to overcome these concerns.

1.2 The Statement sets out the background to the site and the planning policy issues that are understood to apply to the proposal and the area. It describes the proposals and sets them out in the following order:

- 2.0 Site Analysis
- 3.0 Planning History
- 4.0 Pre-Planning Consultation
- 5.0 Relevant Planning Policy
- 6.0 Proposals & Analysis
- 7.0 **Post-submission discussion (Rev.01)**
- 8.0 Summary

2.0 Site Analysis

- 2.1 The site is located on the Northwest side of Heath Drive, between the junctions of Kidderpore Avenue and Ferncroft Avenue.
- 2.2 The application property is a first-floor apartment extending across the whole 1st floor of a substantial semi-detached early 20th Century house. The property is a 3-storey building converted into four flats with enclosed communal stairs accessed via the original front door of the building. The planning consent to create a self-contained Ground Floor flat was given in 1937 (TP11100/79357). The consent to convert the upper floors into flats was given in 1966 (ref. 2590). In 1980, a permission was granted for the rear dormer enlargement.
- 2.3 The building is not listed but lies within the Redington & Frogna Conservation Area. It is built in brick, with front and side facades partially rendered, and features ornate stucco cornices.
- 2.4 The Redington & Frogna Conservation Area was designated in 1985 and contains a variety of Edwardian and Victorian architecture. It is predominantly composed of large detached and semi-detached houses. The typical architectural features include front boundaries, forecourts and windows.
- 2.5 The surrounding area is predominantly residential in character and is comprised of a mix of mainly red brick large detached residential villas, occasionally interspersed with blocks of flats.
- 2.5 No. 9 Heath Drive is almost (but not entirely) symmetric to its semi-detached neighbour, no 10. The roofs of both buildings are of pitched mansard type. No 10 has its main entrance embedded in a bulky two-storey side extension with a garage at the lower level. No 9 has an existing one-storey side extension which becomes two-storey at the rear.



Aerial view of the site

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Existing views of 9 Heath Drive

2.6 The area of the 1st floor apartment, known as **Flat 2**, is c. 112 sqm.



Existing Ground and First floor plans

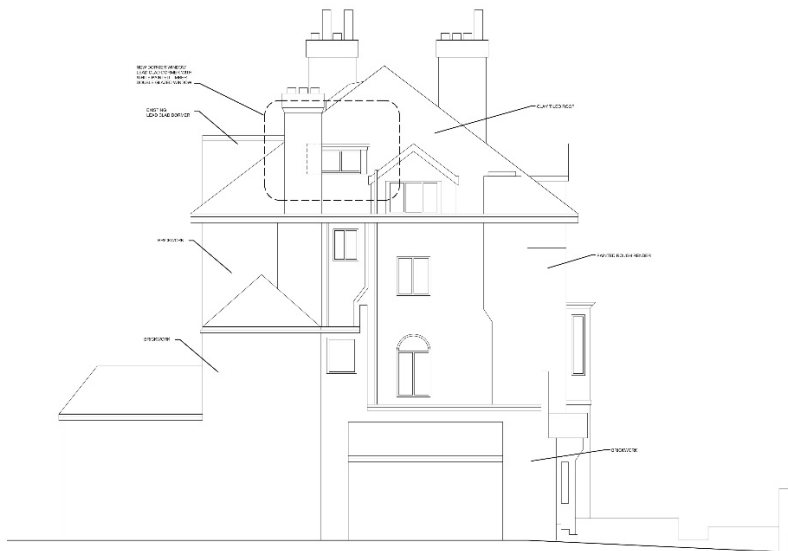
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3.0 Planning History

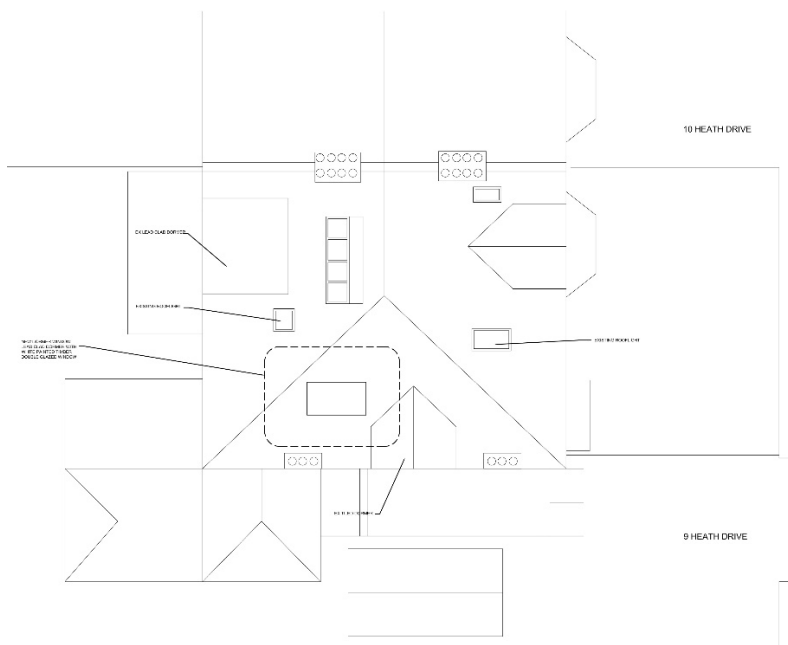
3.1 The following entries into the planning register are relevant to the current application:

- 31080 – Enlargement and alteration to existing dormer at rear to provide additional room.
- 2014/6627/P – Erection of side dormer roof extension.

3.2 Full planning permission was granted for application 2014/6627/P on 25th March 2014, for the erection of a side dormer roof extension as shown below:



SOUTH ELEVATION



SITE PLAN SHOWING ROOF LAYOUT

Application 2014/6627/P

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3.3 Amongst the reasons given for granting the planning permission, a particular mention was made of the special attention that **has been paid to the desirability of preserving and enhancing the character or appearance of the conservation area**. Concurrently, a mention was made of the desire to match the proposed materials to the existing.

4.0 Pre-Planning Consultation

4.1 The pre-planning advice was sought in December 2020. The discussion with the Conservation officer took place over the phone on 03/02/2021. The proposals were then amended in response to the officer's comments:

- The gap between the new and existing extensions at first floor level was infilled by a wall leaving behind an open space.
- The glazing to the front elevation of the proposed extension was made translucent.

4.2 The officers confirmed in their written advice received on 18/02/2021 that the proposed side extension infill to No. 9 Heath drive would be **considered acceptable in principle:**

"This is due to the projections that already exist and the large two storey extension that has already been built at no. 10"

4.3 The following comments from the pre-application advice are considered of particular significance:

"Any extension should seek to rationalise the side elevation, improving legibility and the overall coherence of the building. The proposed extension achieves this by continuing the first floor architectural language and joining up and rationalising the ad-hoc projections to the side"



Proposed view of 9 Heath Drive with 1st floor side extension as per the pre-planning advice

5.0 Relevant Planning Policy

5.1 Camden Local Plan 2017:

- A1 'Managing the impact of development'
- D1 'Design'

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- D2 'Heritage'

5.2 Camden Planning Guidance (updated 2018-19):

- CPG 'Altering and Extending Your Home'
- CPG 'Amenity'
- CPG 'Design'
- CPG2 'Housing'
- CPG 'Energy efficiency and adaptation'

5.3 Redington & Froggnal Conservation Area Statement:

- RF13 – Materials and Maintenance
- RF32 & RF33 – Side extensions

6.0 Proposals & Analysis

- 6.1 The proposal is to extend the flat 2 of No 9 Heath Drive at 1st floor level above the existing side extension creating an additional bathroom.
- 6.2 The proposal is intended to increase the standard of accommodation in line with D1 'Design', CPG 'Design' and CPG2 'Housing'.
- 6.3 The design of the proposed white-stuccoed extension replicates the existing front bay window of the first-floor front façade. The proportions, shape and materials match the existing.
- 6.4 The glazing to the front elevation of the proposed extension will be translucent.
- 6.5 The proposed extension will balance the existing extension to No 10, restoring the symmetry of the semi-detached pair.
- 6.6 The proposed 1st floor extension fits into the existing part ground floor, part 1st floor side extension. The fragmented mass of the side elevation is brought together into a cohesive whole, making it more readable from the streetscape. The proposed extension will follow the language of the front elevation and be rendered to match the existing stucco facade.
- 6.7 The proposed side extension will not block the existing gap between the buildings or create a sense of enclosure as the property already has a two-storey side extension.
- 6.8 The existing full-height 1st floor window of the common stairs will be retained.
- 6.9 The access for maintenance to the roof between the existing and proposed 1st floor extensions will remain through the existing staircase window.
- 6.10 Following the pre-planning advice, the gap between the new and existing extensions at first floor level is proposed to be infilled by a wall, in order to achieve a coherent and rational side elevation, with the various volumes joined up to create an architectural whole.
- 6.11 The proposed infill wall will not fully enclose the space between the existing and proposed extensions as it will feature an opening matching in height the windows of the existing façade (Rev.01).
- 6.12 For visual coherence, it is proposed to frame the opening with a white painted timber grill matching the pattern of the adjacent sash windows. (Rev.01).
- 6.13 The opening will provide light and external access into the gap space and allow continued use of the staircase window for emergency escape (Rev.01).
- 6.14 Daylight provision into the common stairs and the study room of Flat 2 will not be compromised (Rev.01).

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Proposed view of 9 Heath Drive (Rev.01)



Proposed street views of 9 Heath Drive

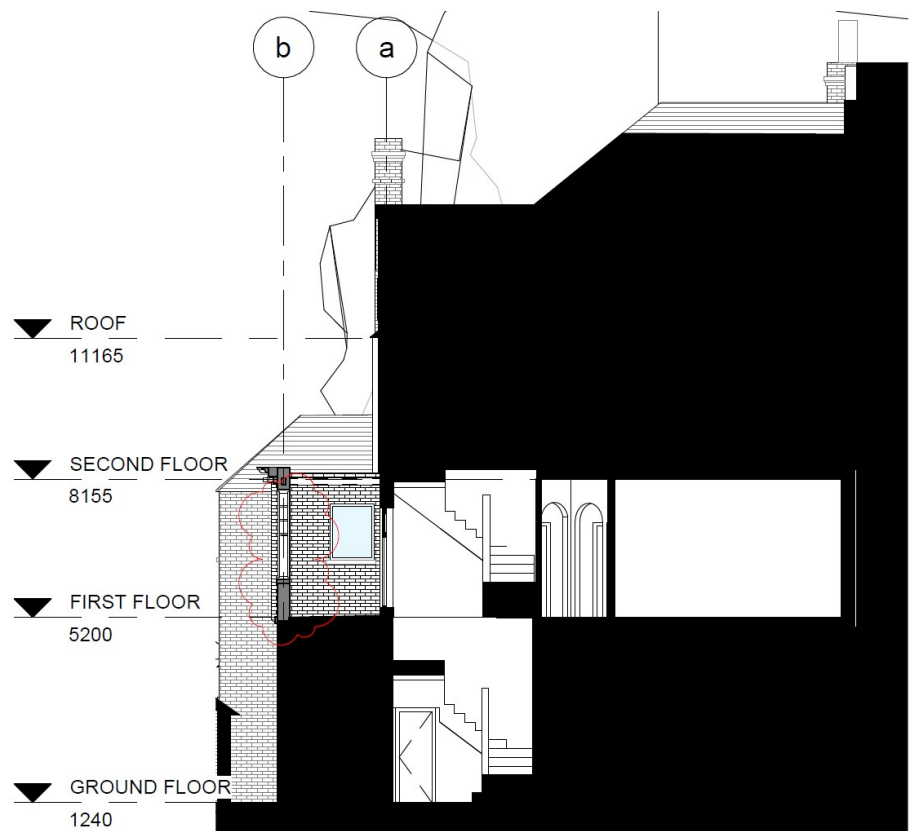


Proposed 1st floor plan (Rev.01)

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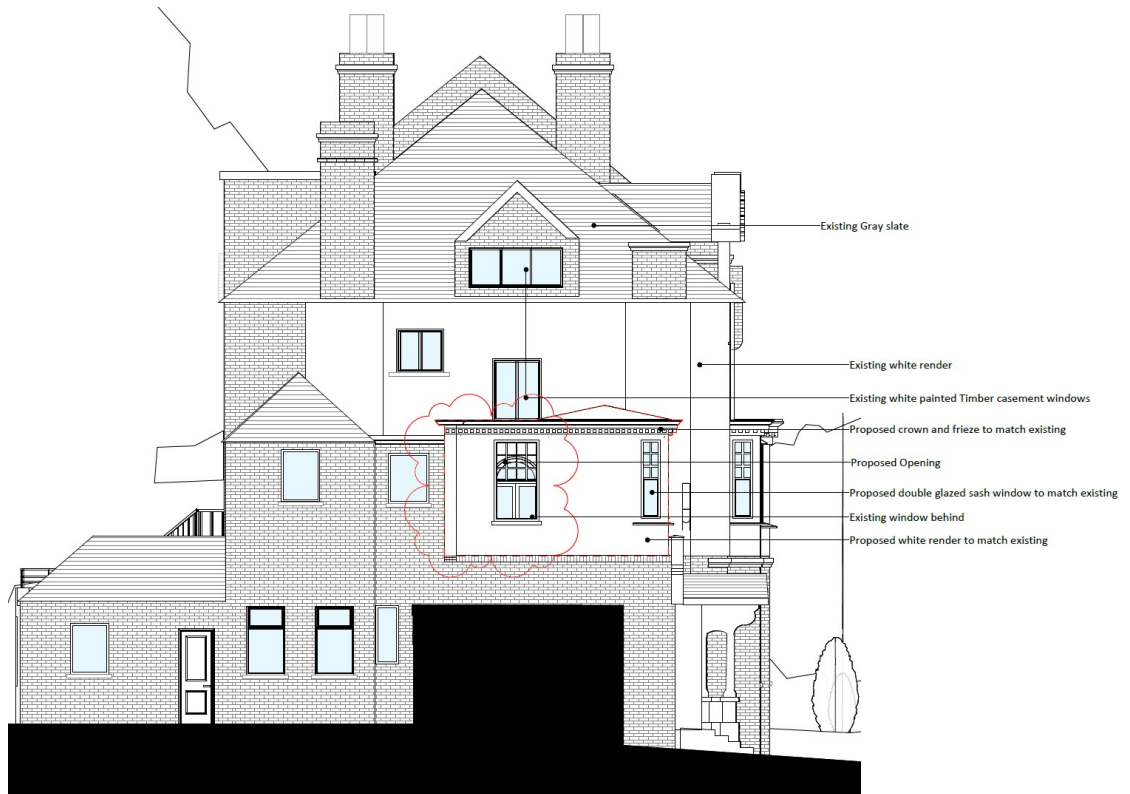


Long section through the proposed extension and gap space

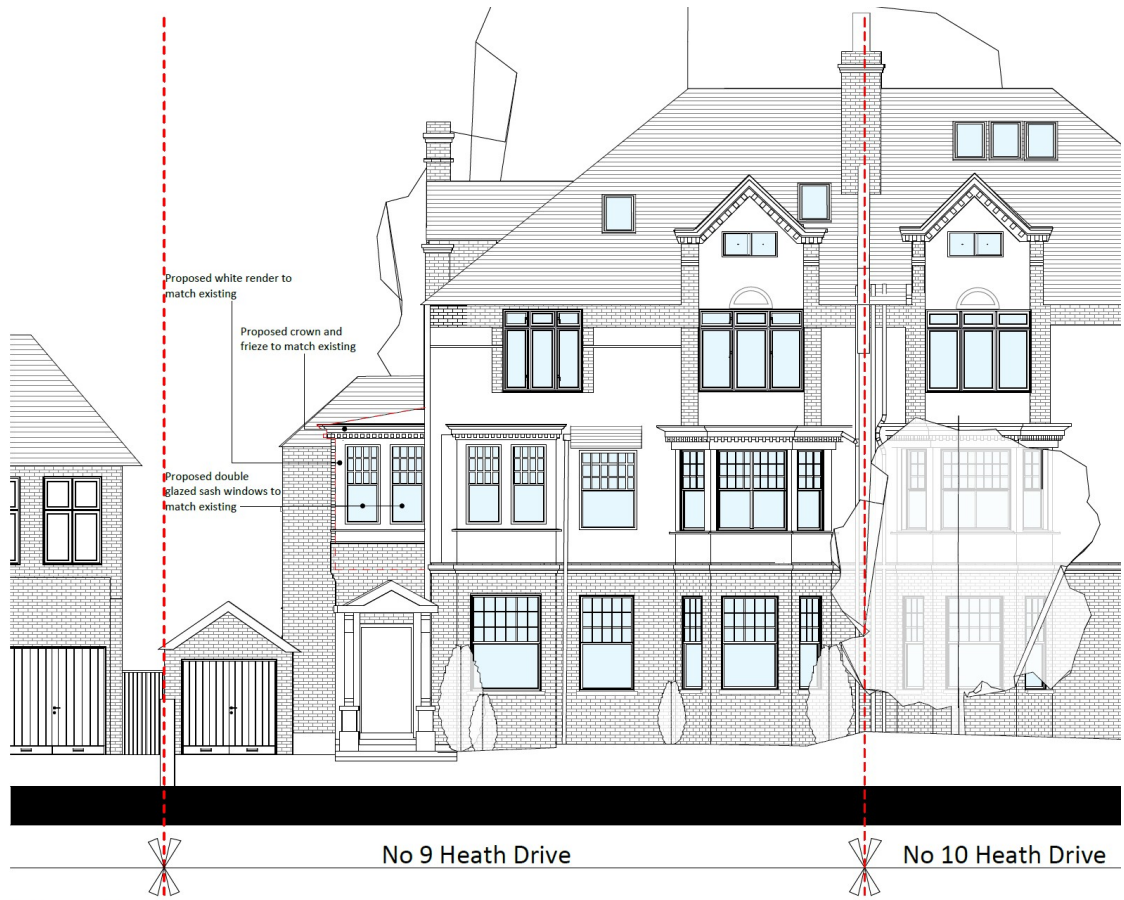


Cross section through the proposed gap space (Rev.01)

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Proposed side elevation of No. 9 Heath Drive (Rev.01)



Proposed front elevation of Nos. 9 & 10 Heath Drive

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7.0 Post-Submission Discussion (Rev.01)

- 7.1 After the application was submitted, the case officer raised concerns about amenity implications of fully enclosing the gap space: “While the detailing is welcomed, the external ‘enclosure’ wall opposite the communal stair window would impact the day/sunlight to this area, therefore this element of the proposal may not be acceptable”.
- 7.2 The neighbours raised similar questions in their consultation comment: “A wall behind the proposed extension to link up with the wall at the back of the flat roof ... would create a strange internal box in front of the stairwell window, which would materially impact on the light entering the common parts and could be a hazard as it would preclude the use of the window as an escape route in case of fire”.
- 7.3 In response to these objections, the Conservation officer re-iterated her advice: “My advice remains consistent in that if additional volume is created, then the side elevation needs to be rationalised. I understand this is difficult due to the staircase window, however leaving a gap to allow for the window creates an incoherent form which is not ideal”.
- 7.4 The Planning Applications Team Manager, Mr. Richard Limbrick, then wrote: “We share (conservation officer’s) concerns about having a separate and disconnected first floor form at the front of the building and would support an approach which rationalises the form, connecting it to the rear part. The challenge is how to achieve this without unacceptable impact on amenity due to the side windows on the main flank wall.”
- 7.5 Verbally over the phone, Mr. Limbrick advised that an opening in the infill wall treated as a window might be a solution.
- 7.6 After a meeting on site, the Conservation officer summarised the council’s position: “Whilst a two-storey side extension could be acceptable, the extension should unify the existing volumes, creating a rationalised side elevation”.
- 7.7 Based on this feedback, we considered different options to achieve the coherency of the side elevation and unification of the volumes without completely closing the gap:



7.8 Finally, we arrived at the option verbally described by Mr. Limbrick which we felt would be the most sensible solution to rationalise the form without unacceptable impact on amenity:



Opening treated as a window

8.0 Summary

- 8.1 The proposal is to create a new bathroom for flat 2, the 1st floor flat of No.9 Heath drive. This would serve as an ensuite bathroom for one of the two bedrooms that make up the flat.
- 8.2 The proposal has been prepared having in regard the site's character, opportunities and constraints, and was amended following the initial feedback from the officers received on 03/02/2021 and the subsequent written advice sent on 18/02/2021.
- 8.3 The proposal has been further amended following the post-submission comments from the officers (rev.01)
- 8.4 The proposals are deemed to accord with Camden Local Plan Policies A1, D1 and D2 as well as Camden Planning Guidance Policies and Redington & Froggnal Conservation Area Statement.
- 8.5 Officers' support for the application is therefore requested.

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