

Heritage Statement

Flat 3, 31 Heath Drive
London NW3 7SB

No 31 & 32 Heath Drive were originally built as a pair of dwelling houses by architect CHB Quennell in 1905. The properties underwent major alterations in 1975 following LBC's earlier approval of the sub-division of each dwelling into 3 flats (see planning history in Section 3.0).

Whilst the front elevations have been altered sympathetically since the early twentieth century, the rear elevations have suffered greatly from poor balcony construction and inappropriate door & window replacement at first and second floor level (see existing elevations & photographs).

As a consequence of the external & internal changes, the pair of dwellings was only added to English Heritage's Statutory Register with a Grade II listing in January 1999 (see the Heritage Statement in Section 7.0).

Preserving the architectural heritage of listed buildings is a paramount for the owners. The building, recognised for its architectural importance, requires special attention when it comes to renovation and restoration. One crucial aspect of this preservation is the careful replacement of doors, striking a balance between retaining the building's historic character and incorporating modern benefits.

The rear of the property currently incorporates inferior quality 1980's sliding doors which are aged and inappropriate to the character of the building. The original opening width has been reduced to accommodate these proprietary door sets. It is intended to reinstate the opening and reuse the existing lintel which remains in place. The sliding doors will be replaced with traditional glazed panelled doors.

The new doors are designed to faithfully reference the appearance of a traditional panelled door while incorporating modern performance features. The doors aim to closely match the original doors in terms of design, materials, and aesthetic details, while also offering enhanced functionality and energy efficiency.

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