

Camden London Borough Planning,
5 Pancras Sq,
N1C 4AG,
London

Dear Sir / Madam:

RE: RESTORATION WORKS TO THE FRONT ELEVATION AND REPLACEMENT OF ALL EXISTING SINGLE GLAZED WINDOWS FOR DOUBLE GLAZED WINDOWS WITH MATCHING MATERIAL AND FENESTRATION.

1 BRANCH HILL, NW1 8XH

We wish to submit information to support the planning application outlined above. Please find enclosed the relevant drawings and design and access statement to satisfy this application.

DRAWINGS & DOCUMENTS

291-EX-010 SITE LOCATION PLAN
291-EX-011-SITE BLOCK PLAN
291-EX-012 SITE PHOTOS
291-EX-100 EXISTING GROUND FLOOR PLAN
291-EX-300 PROPOSED FRONT ELEVATION
291-EX-301 EXISTING REAR ELEVATION
291-10-100 PROPOSED GROUND FLOOR PLAN
291-10-300 PROPOSED FRONT ELEVATION
291-10-301 PROPOSED REAR ELEVATION
THIS PLANNING, DESIGN AND ACCESS STATEMENT

PLANNING AND DESIGN AND ACCESS STATEMENT

LOCATION

The location of the site is situated within the village of Hampstead. The residential area of Branch Hill is named after a hill on Hampstead Heath and runs adjacent to the heath between Frogna Rise and West Heath Road.

SITE ANALYSIS

The site is situated within the Hampstead Conservation Area but the property is not listed.

1 Branch Hill is an attractive four storey mid terrace Victorian building and currently contains two self-contained maisonettes (1 x Four Bedroom, 1 x One Bedroom) in need of modernisation.

The applicant is the freeholder and leaseholder of the property including both maisonettes.

For the purpose of this application, the works proposed relate to the exterior of the entire property.

Externally, the property remains as original with London stock brick in Flemish bond, white painted timber frame windows and a clay tile roof. The property has unique brick accents and various arches and lintels surrounding windows and doors that it shares with each of the neighbouring properties within the block.

To the front, the site boundary is lined with a small London stock Flemish bond wall that mates the property. To the rear, the boundaries are predominantly lined with brick walls separating the neighbouring properties. The north boundary wall is adjoined to a commercial building.

Over time, the property externally has been neglected and fallen into a state of disrepair. The brickwork is in need of repointing, the dwarf garden walls to the front of the property are cracked and a number of original features including the cast iron railings have been lost.

DESIGN PROPOSAL

We propose to restore the front elevation by cleaning, making good and improving the existing features as well as restoring some original features that have been lost. In accordance with Hampstead Conservation Area Appraisal, some works to the front of properties in this conservation area require planning permission and we are therefore seeking permission for the following works;

Erection of Railing to front of the property

We propose to reinstate a cast iron railing along the dwarf wall to the front boundary of the property. The cast iron railing will have traditional finials similar to those found on the neighbouring properties. The existing dwarf wall is to be made good and rebuilt where necessary with a new stone coping.

Erection of York Stone Paving

The existing front steps are finished in asphalt. We are proposing to replace this with natural York stone to match the majority of existing neighbours.



Seen above neighbouring properties #2 and #3 Branch Hill, street view showing natural stone steps and cast iron railings as we have proposed.

Reinstating Cast Iron Guarding on GF Windows

One original Cast Iron guarding remains present on the central bay window on the front elevation. We are proposing to reinstate the cast iron guarding on the remaining two bay windows as would have originally been present.

Replacing Existing Single Glazed Windows

Double glazed white painted timber frame sash windows are proposed to replace the existing single glazed white timber sash windows on the front and rear elevations like for like. This will improve the environmental efficiency of the building without compromising on the aesthetics of the elevation.

Other Restoration Work

Although it is understood the following works do not require planning permission, we can confirm that;

- The existing brickwork on the front elevation is proposed to be cleaned and repointed.
- The existing dwarf walls in the front courtyard are proposed to be made good and rebuilt where necessary with matching materiality. All existing feature brick lintels and arches are to remain as existing and cleaned and made good where necessary.
- The existing unoriginal gate in the entranceway is proposed to be removed.
- The front courtyard contains existing planters which are currently not in use. We are proposing to reinstate these planters with soft landscaping.

Overall, the proposed works will cause no harm to any existing heritage / original features but rather restores the original characteristics of this property.

ACCESS

Existing access to the property is via the front door from Branch Hill. This access is to remain unchanged.

REFUSE

No change to the existing refuse provision is proposed.

USE

The current residential use of the site will remain unchanged.

CONCLUSION

We believe that the proposals set out in this application represent a balanced development of the site, and do not represent a negative impact on this property, or the character of the local area.

Yours faithfully,

STEPHANIE BLACK

FOR AND ON BEHALF OF Mutiny Architecture Ltd.