



## Design, Heritage & Access Statement

### Flat N, 18 Templewood Avenue, London NW3 7XD



View of Heath Park Gardens from Templewood Avenue

#### *INTRODUCTION*

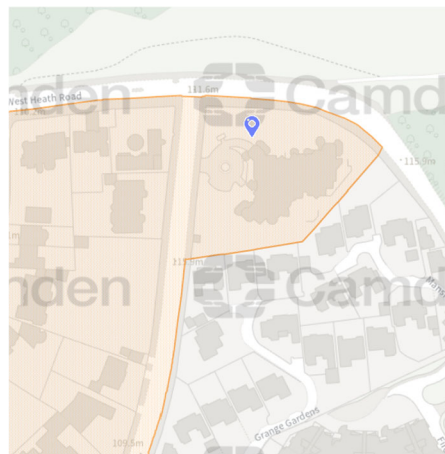
The following Design & Access Statement is submitted to LB Camden as part of the Planning Submission for Flat N, 'Heath Park Gardens' 18 Templewood Avenue, London NW3 7XD. The statement outlines the main issues considered.

This Design Statement should be read in conjunction with Richard Maltese Architects existing drawings Drawing No 11213/ 01 & 02 Existing Location Plan, Floor Plans and Elevations, and Drawing No 11213/ 05 & 06 Proposed. Photographs of the existing building have also been appended for reference.

This DAS supports the proposed extension of the fourth-floor level flat to the southern side, replacing the two existing conservatory extensions at Heath Park Gardens.

#### *HERITAGE, PLANNING & POLICY*

Heath Park Gardens sits on the corner of Templewood Avenue and West Heath Road, and lies within the Hampstead Conservation Area of Redington Froggnal. It is worthwhile noting that the immediate area and roads to the South, Grange Gardens & Mansion Gardens, are outside of the designated Conservation Area (highlighted in LB Camden map below).



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West Heath Road is at the northern most boundary of the CA, and Templewood Avenue is described in the Redington Froggnal Conservation Area Character Appraisal & Management Plan 2022 as; “a broad avenue with red bricked pavements line with street trees. Trees and hedges in private gardens create a green and leafy character, screening some houses”.

‘Heath Park Gardens’ is a modern gated development of 13 flats (A – N), built in 1987 and overlooking Hampstead Heath. The concrete frame building is predominantly formed in red brick, bronze windows & door frames, and features hexagonal cantilevered terraces, glazed balconies, and includes several extensions since its construction 37 years ago.

Redington / Froggnal Conservation Area Character Appraisal (CAA) & Management Plan 2022 supersedes the previous Area Appraisal dated 2001. Heath Park Gardens at 18 Templewood Avenue, is not Listed or identified in the LB Camden Hampstead CA Appraisal as making a ‘positive contribution’ to the area, nor is it listed within the CAA as causing harm.

The proposal has been carefully considered to align with Policy D2 which deals with heritage. In particular, for conservation areas, this includes:

- that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- avoids the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

The design accords with CAA ‘Building Design’ guidance that notes the *established conservation principle that buildings should be ‘of their age’, including design for superior environmental performance (as a response to climate change).*

The proposal follows LB Camden CAA guidance for ‘Alteration & Extensions’, that;

- Every proposal for modifications to a dwelling in the Conservation Area will be reviewed on a case-by-case basis, with regard for the design of the building, the adjoining properties and streetscape. **The proposal mirrors the detail and materiality of the additions to the building. The extensions do not impact the streetscape.**
- In all cases, existing/original architectural features and detailing characteristics of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. **The existing southern conservatory is not original, their relationship with each other is awkward in detail and their glazed areas limit privacy and cause overheating of the interior. The proposal enhances these elements as a single arrangement.**
- Extensions to existing buildings should be subservient in height, scale, massing and set-back. Extensions should complement and be unobtrusive to the existing landscape and townscape character of the Area. In most cases extensions should be no more than one story in height. **The proposal is limited in size & scale, set-back from the building edge & sightlines, and remains subservient to the primary structure.**

The following policies in particular have informed the proposal;

- Camden PG ‘Amenity’ (March 2018)
- Camden Local Plan (July 2017)
- Camden PG ‘Design’ (January 2021)
- Policies DP24 & DP25 – Conserving Camden’s Heritage
- Hampstead Conservation Area Statement and CA Appraisal (2022)
- Development Management & Supplementary policies (as above)
- English Heritage ‘Conservation Principles, Policies and Guidance 2008’

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Historical precedents for this type of proposal exist including, for the fourth floor alone;

- Flat N, 18 Templewood Gardens, App Ref. PL/9400651, enlargement of conservatory to existing penthouse, and for the erection of three conservatories
- Flat M, 18 Templewood Gardens, App Ref. PW9902220, replacement of the existing conservatory at fourth floor level by the erection of a single storey brick extension with a bronze clad bay

We suggest that when all material considerations are taken into account, the proposed extensions to the external private terraces to the rear of Heath Park Gardens at the fourth-floor level will not detrimentally impact on the qualities of the building and protect the character of this property within the Hampstead Conservation Area. The low-impact proposal is such that, it preserves the amenity, character & appearance of the individual property, conservation area, and neighbouring area of special character.

### *SIZE & SCALE*

Existing Total Internal Floor Area is 335 sq M. Proposed Existing Total Internal Floor Area is 345 sq M, a modest 10 sq M increase

The extension height is 2.82 m overall, broadly matching the existing conservatory heights

The external terraces total 160 sq M. The external ground floor to fourth floor level varies between 10.6 – 15.3 M

The proposed extensions are not visible from the street, the surrounding gardens or the other apartments within Heath Park Gardens.

### *DESIGN & MATERIALS*

The following elements have been evaluated within this scheme and have informed the design of the proposal:

- Relationship to Templewood Avenue and West Heath Road
- The character and appearance of the local built environment & Conservation Area
- Relationship of building to its site and its surroundings
- *L.B. Camden Development Plan & Development Management Policies*
- Building use and future needs
- Views/ Overlooking of neighbours
- Access, Safety & Security

The proposal will not have a detrimental impact on the visual or residential amenities of the neighbouring occupiers. The scale and design proposed is considered in keeping with the character of the area and would not have a harmful impact upon the landscape. The proposal is also in accordance with the aforementioned planning policies.

The choice of high-quality elements is carefully made. The proposal maintains continuity in design of doors and windows with strong linking features. The single-storey element to the rear is balanced in volumetric form and maintains continuity in appearance across the building. The scaling of this section is not excessive and would not result in a prominent element to the property. The proposal uses an architectural palette of finishing materials to match the existing building. The layout design is improved and allows for the needs of the family and enhanced privacy.

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New window openings align with the level, size & proportion of the adjacent windows to the flat.

The extensions project no further forward than the current apartment footprint (refer proposed plan 11213-05)

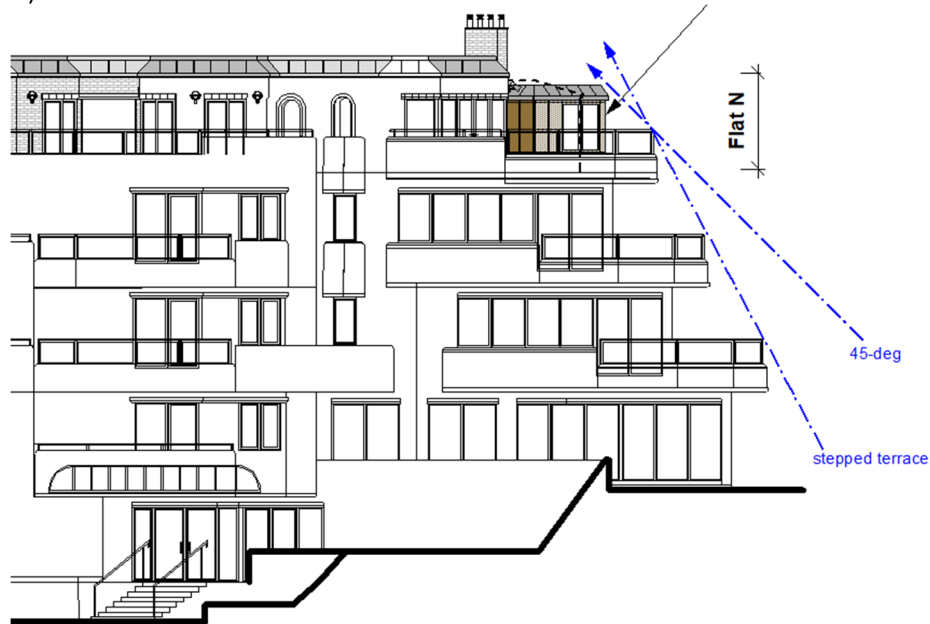


Diagram above - the proposed extension sits within the notional 45-degree line off the balcony-terrace and also the stepping of the lower terraces.

The material finish is to match the existing, using bronze frame glazing sections and solid bronze-faced solid panels, as shown in the photograph below (Flat N rear terrace). The Heath Park Gardens Building Management files note previous manufacturers include the companies Kawneer and Schuco. New glazed units & panels are to be thermally efficient to meet current Building Regulations.



The new extensions are also to repeat the lead-angle profile detail at the perimeter of their new (lower) roof.



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Flat N. Existing Conservatory to be replaced



Flat N. Existing Conservatories to be replaced



## ACCESS & SAFETY

Access in and around the building remains unaltered and the extensions are easily serviceable from the apartment itself. The fourth floor of this apartment may be reached by a communal lift providing disabled access. Floor finishes are to run through level.

The proposal does not lead to a requirement for additional parking and does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways.

## ENERGY USE & MAINTENANCE

The apartment is located over the uppermost floor, is not shaded, and the existing additions to the southern elevation are constructed to the lesser standards required at the time of the development, in the late 1980's/early 90's. As a result, the principal rooms suffer from over-heating during the summer months and cold in the winter. The exterior terrace has also been beset with waterproofing issues locally around the existing conservatories. The proposal will resolve these issues through its construction and detailing.

The construction will use current materials and technologies to satisfy the requirements of the Building Regulations Part L/ *Conservation of Fuel & Power* to current standards.

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## *SUMMARY*

In summary we believe the proposed extensions, due to their siting and design, does not detract from the character and appearance of the existing property or the amenities of the surrounding area having regard to policies; NPPF & PPS5 Planning for the Historic Environment, London Borough of Camden PG 'Amenity' (March 2018), Camden Local Plan (July 2017), Policy CS14 of the Framework Strategy, Policies DP24 & DP25 – Conserving Camden's Heritage, Hampstead Conservation Area Statement.

We ask that the LB Camden assess this proposal and application submission positively.

**Richard Maltese Architects Ltd**

*November 2024*

*Photographs of the existing property overleaf (taken in October 2024) –*



Below; 1. Bathroom Conservatory (from south terrace), refer Architects plans 2. Bedroom Conservatory (from south terrace), refer Architects plans 3. Southern Terrace (view eastwards)

1



2



3

