

Project Title: No. 37 Heath Drive,
Hampstead
London
NW4 7SD

Date: January 2025

Project Ref: 24-736-DA-001

Document: Design & Access Statement



Fig. 1 Street View of No. 37 Heath Drive, Hampstead, London, NW4

1. Introduction:

The following Design & Access Statement relates to the alteration and extension to an existing three storey detached property with a self-contained basement apartment to construct 2 new apartments at No. 37 Heath Drive, Hampstead, London NW4 7SD. The proposals which are the subject of this application are identical to the proposals which were granted permission ref: 2021/0123/ on 28th June 2021

2. Site & Surroundings:

The property consists of a detached house consisting of two self-contained family dwellings. The original house was built circa 1920's in a Neo Georgian style, commonly found in adjacent roads of this part of Hampstead. and located on the east side of Heath Drive.



Fig 2. Aerial view of the front of 37 Heath Drive, Hampstead, London NW4



Fig 3. Aerial view of rear of 37 Heath Drive, Hampstead, London NW4

The house has a Basement with three storeys with dormer windows to a third storey in the roof. The house is set back from the site boundary on Heath Drive. The garden area of the house is mainly to the rear of the building with an external space suitable for parking to the front.

The form of construction is generally Red Stock brick external walls, slate roof and painted timber windows

The site falls within the Frognal and Fitzjohns Ward and the Redington & Frognal Conservation Area and is not a listed or locally listed building. The neighbouring properties are mainly detached properties.

Heath Drive is a domestic scale suburban street of large houses within Redington/Frognal Conservation Area. The boundary of the Conservation Area is set around the site of No. 38 next door. The site is identified within the Redington/Frognal Conservation Area Statement as being part of a group of buildings, nos. 35-38 Heath Drive, that make a positive contribution to the Conservation Area.

Although nos. 35, 36, 37, 38 share a similar 1920s Neo Georgian style they are untypical of the predominant architectural character of Heath Drive, which is set more by the variety of styles and quality displayed in the large Edwardian houses lining the north western side of the street and by the more consistent group of Charles Quennell designed houses on the south eastern side, all of which were developed much earlier between 1890 until the First World War.

The group of properties nos. 35-38 appear to have been developed later than the majority of Heath Drive's houses and reflect the prevailing 1920s/1930s Neo Georgian style of house more commonly found in other nearby roads in the Redington/Frognaal Conservation Area and other parts of Hampstead.

This Neo Georgian style is typified by the plainer more formal composition of facades with simpler pitched roof forms, symmetrically placed, small paned traditional sash windows with gauged brick arches and features such as rusticated brick quoins, string course, pedimented entrances and heavy cornice line. Heath Drive is also noted in the Conservation Area Statement for its low lying and rather dark and enclosed feel this being mainly due to the dominating large mature London Plane trees lining both sides of the street but also due to the predominance of brick boundary walls to the plots, particularly along the group of properties Nos 35-38.

3. Planning History:

There have been previous planning applications made for 37 Heath Drive, Hampstead, London NW4 7SD

The following applications have been made in relation to Permitted Development for nearby properties:

Reference No. 2023/5352/P

Status: Refused

Description: Demolition of existing building and erection of 5 storey building comprising 10 flats (2 x 2 bed, 6 x 3 bed, 2 x 4 bed) with one level of basement below comprising gym, yoga facilities, bicycle storage for 24 units, waste storage; 4 electric car parking spaces with charging points and landscaping in front.

Reference No. 2021/0123/P

Status: Granted

Description: Erection of first floor side (west) extension with new pitched roof, erection of a single storey rear extension with a terrace above) addition of 3 rooflights to rear roof slope, erection of dormer window and one rooflight to front roof slopes, addition of a window and alterations to three windows on existing front elevation all in association with conversion of existing 1 x 2 bedroom basement flat and 1 x 6 bed maisonette to 1 x 4 bedroom maisonette (basement and ground floor) and 1 x 3 bedroom maisonette (1st floor and rooftop).

Reference No. 2010/5156/P

Status: Granted

Description: Installation of new gates along front boundary to residential dwelling(C3)

Reference No. 2009/4491/P

Status: Refused

Description: Installation of new gates and railings along front boundary to residential dwelling (C

Reference No. 2007/1315/P

Status: Granted

Description: Replacement of existing front porch with larger rendered stucco entrance porch as an amendment to planning permission dated 24 May 2005(ref 2004/5186/P) for

replacement of existing front porch with new rendered stucco entrance porch extension, replacement of existing side/rear conservatory with new ground floor side/rear extension and other alterations

Reference No. 2004/5186/P

Status: Granted

Description: Replacement of existing front porch with new rendered stucco porch extension, replacement of existing side/rear conservatory with new side/rear extension at ground floor, excavation works to enlarge existing basement level incorporating new lightwell with stairs at rear elevation and removal of a chimney for the single family dwelling house.

4. Design Proposal:-

The design proposal describes the proposed reorganisation of the 2no existing residential units, where one will occupy Basement and Ground and the other First and Second floor. The reorganisation of the accommodation will also involve extensions and alterations to the existing building which will comprise of the following:

- Extension of the ground floor level to the rear of the property and 1st floor level on the west elevation.
- Formation of a separate entrance to the front of the property, sympathetic to the original entrance, which gives access to the apartment covering 1st and 2nd floors.
- Installing doors to create a terrace at 1st floor and 2nd floor levels to the rear of the property
- Dormer window to be installed at 2nd floor level to the right of the building: dormer and window to match existing.
- New window to front elevation at ground floor level to match existing.
- Two new windows to front elevation at first floor level to match existing.
- Two new rooflights to front elevation at roof level.
- Two new windows to rear ground floor extension to match existing.
- Two sliding door systems to the rear elevation at ground level.
- New window to rear of elevation at first floor level to match existing.

5. Materials to be used:-

- Tile clad roof to match existing
- Red brick to match existing with the snapped headers in the new cavity wall construction to replicated brick bonding pattern in the existing building.
- Painted windows and doors to the front elevation to match existing
- Powder coated windows and doors to the rear glazed extension

6. Access:-

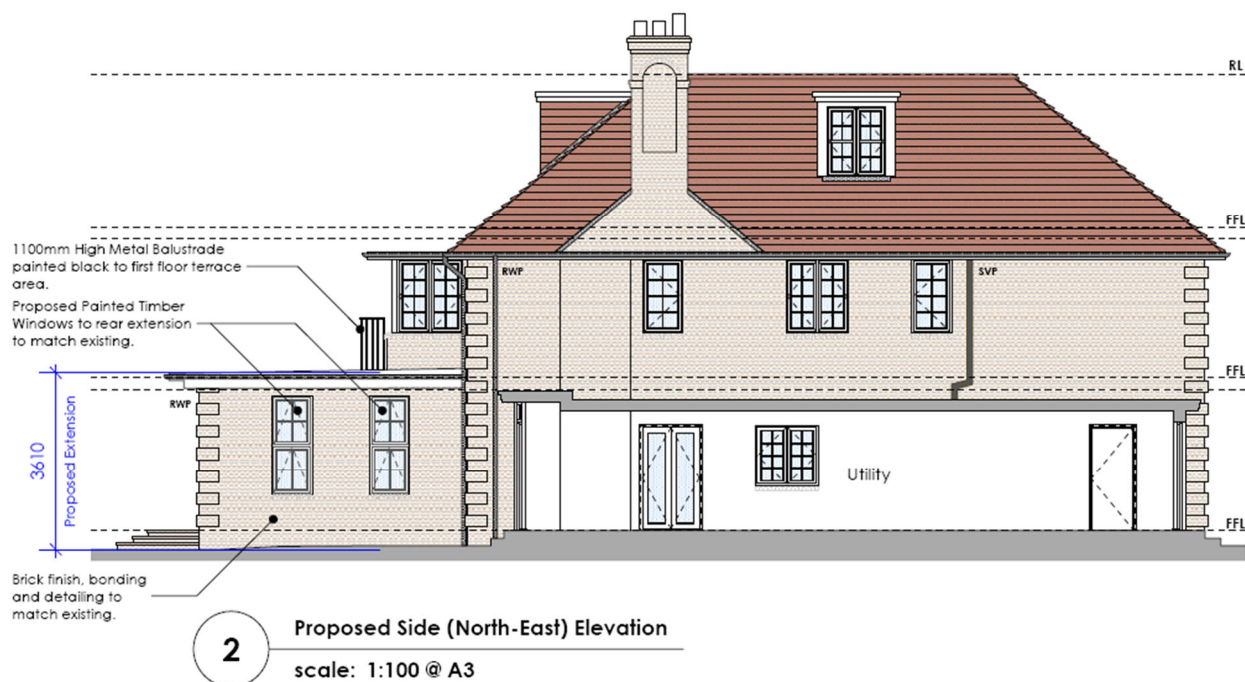
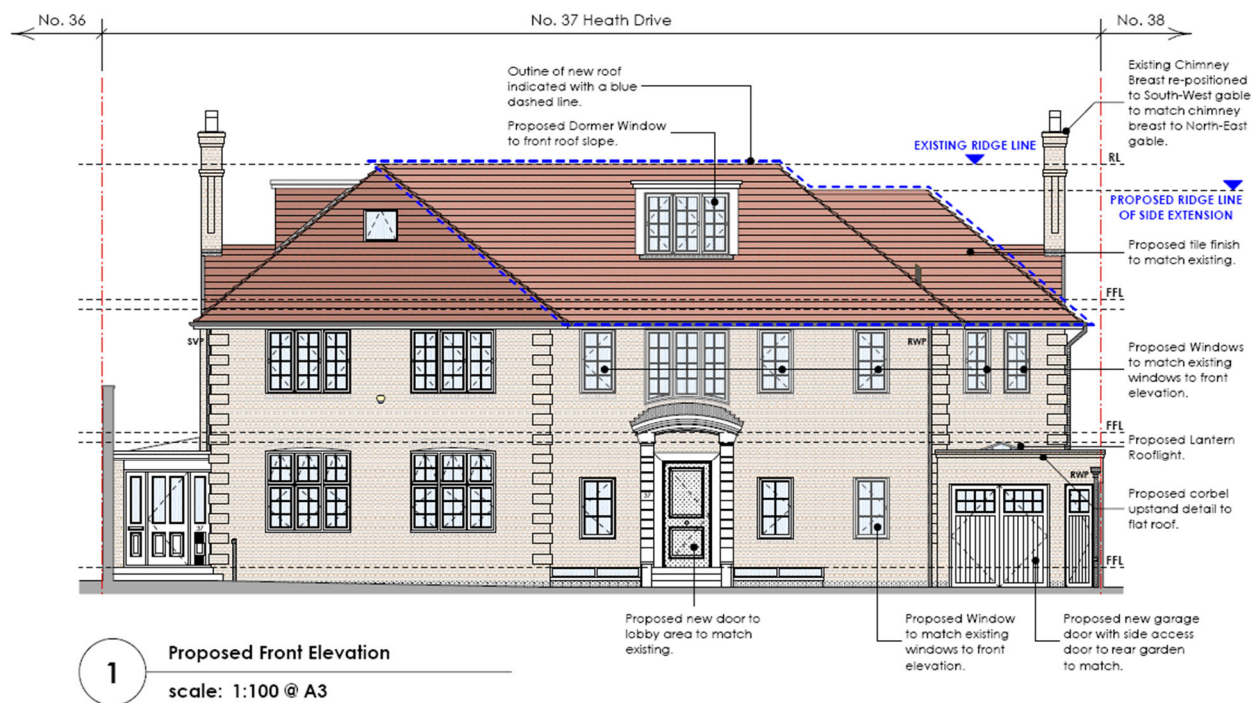
There are no changes proposed to the current means of access to the property.

There are 4no existing parking spaces for cars within the curtilage of the property and space suitable for cycle storage.

The property is considered adequate to allow for pedestrian access to the proposed development and served by public transport with bus routes and nearby train stations at Finchley Road Underground Station and Finchley and Froggnal Overground Station.

The existing ground floor is elevated by approximately 500mm from Ground Level. The approach to the site is of a sufficient scale to allow retrofitting the installation of a wheelchair ramp to serve the Ground Floor apartment. The Proposed Ground Floor apartment contains a bedroom at Ground floor

level with ensuite bathroom which would meet Lifetime Home standards and facilitate level access through the Ground floor.



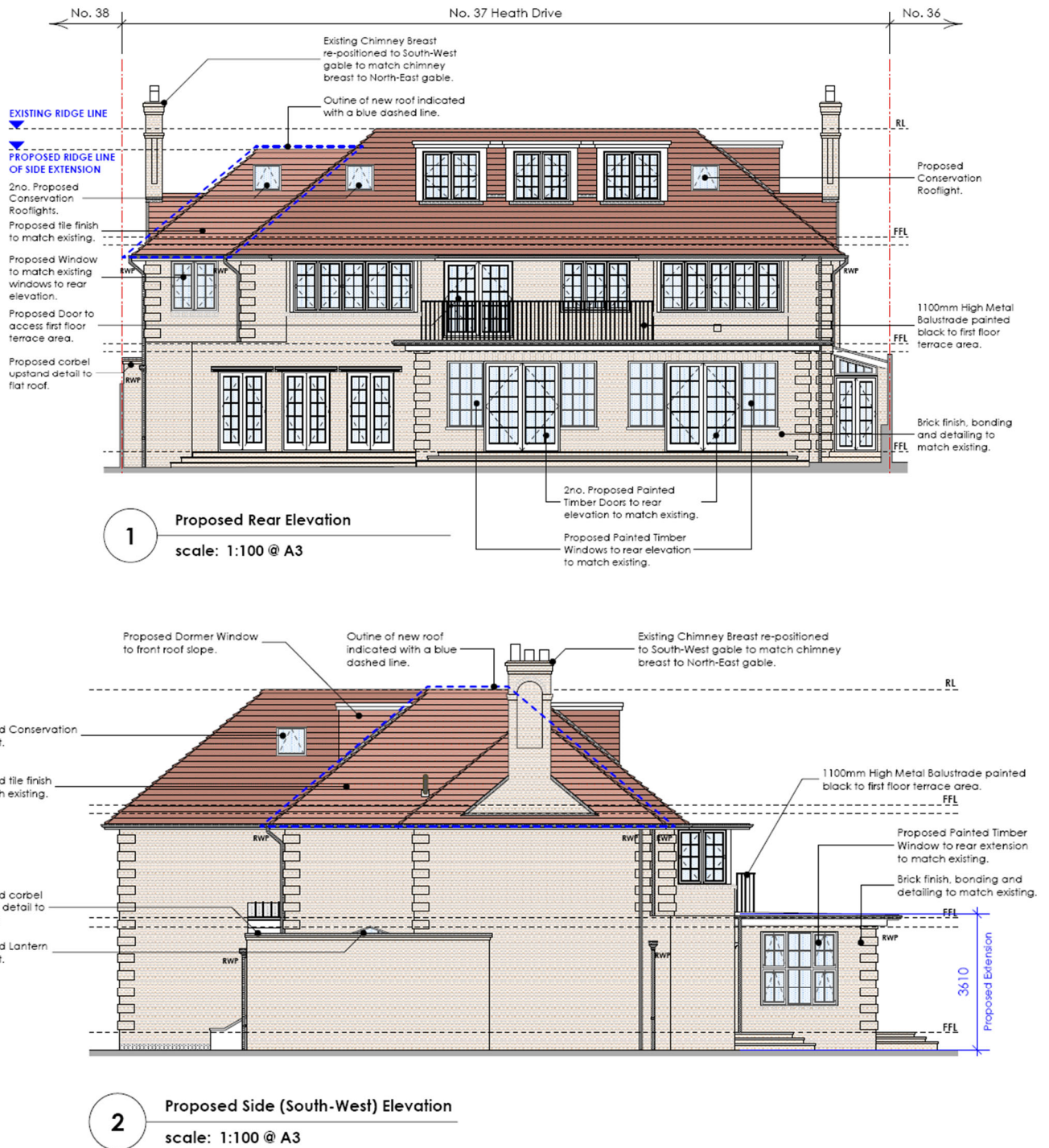


Fig. 4 Proposed Elevations [not to scale]

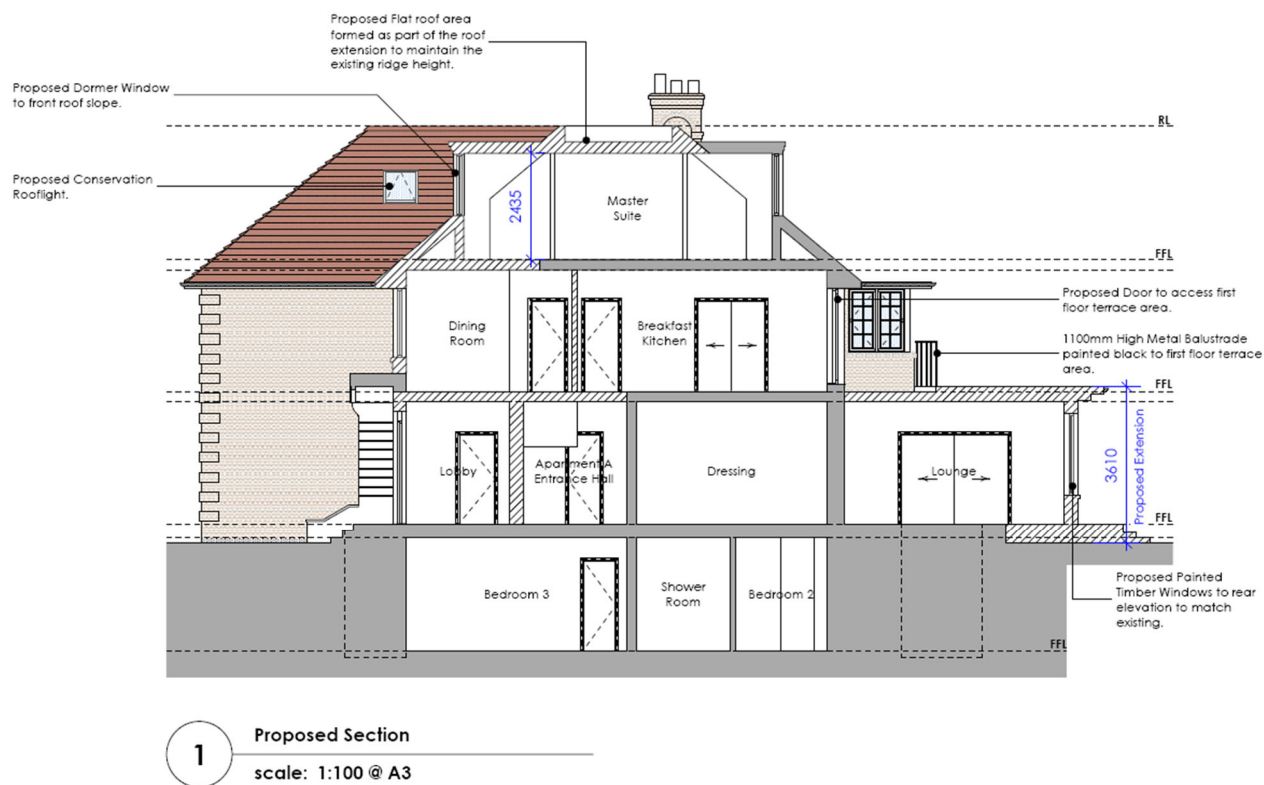


Fig. 3 Proposed Section [not to scale]

Biodiversity Exemption

The proposed scheme is exempt from providing a 10% net biodiversity gain as the development does not impact an onsite priority habitat and has less than 25 square metres of onsite habitat that has biodiversity value

Extract from Statutory Instruments 2024 No. 47

The Biodiversity Gain Requirements (Exemptions) Regulations 2024

4.—(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

(2) The first condition is that the development does not impact an onsite priority habitat.

(3) The second condition is that the development impacts—

(a) less than 25 square metres of onsite habitat that has biodiversity value(1) greater than zero; and

(b) less than 5 metres in length of onsite linear habitat.

The proposal involves small scale extensions to an existing property over an area which is paved and has no biodiversity value. A green roof is proposed to the flat roof of the ground floor extension in the spirit of the policy albeit not a requirement.

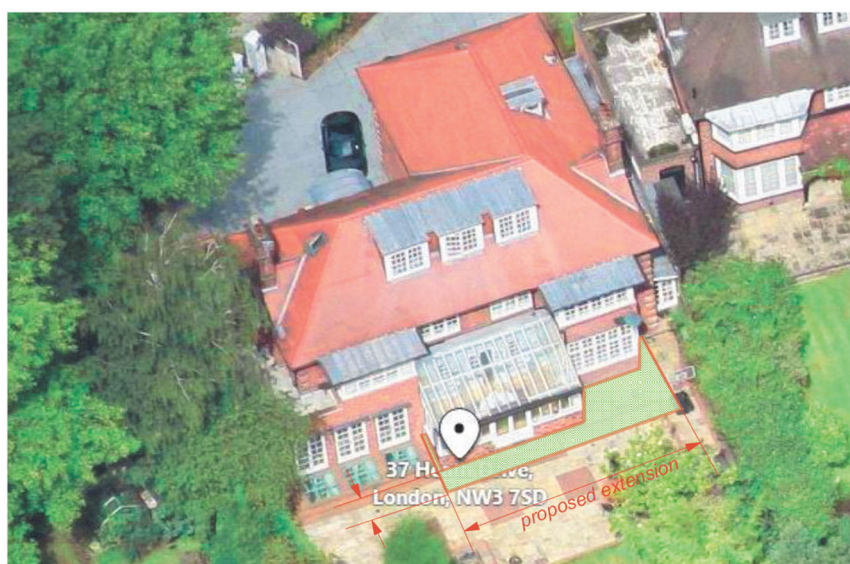


Fig. 5 Areas of proposed development over hard landscaping illustrated outlined in red