

# DAVID COOK ARCHITECTS

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56 Clerkenwell Road London EC1M 5PX

t: +44 20 7490 5483

f: +44 20 7490 5486

e: arch@dcarchitects.co.uk

**34 HEATH DRIVE, LONDON NW3 7SD**

**1667/D&A**

**DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING APPLICATION FOR  
INSTALLATION OF NEW DORMER WINDOW AND ROOFLIGHTS TO EXISTING HOUSE  
AND GLAZED LINK BETWEEN MAIN HOUSE AND ANNEXE AT 34 HEATH DRIVE**

## **Existing Building**

The existing building is an early 20th century three storey plus part basement detached house located in the Redington Frogna Conservation Area. There is an existing single storey annexe extension, not accessible from inside the main house, which was built at the end of the 20<sup>th</sup> century.

## **The Proposal**

In principle this application seeks to make a number of external alterations which are proposed as part of an overall refurbishment of the house. These external alterations relate to the reconfiguration of the third floor including, most significantly, moving the staircase between the second and third floors to above the existing staircase between the ground and first floors and installing rooflights to otherwise unlit bathrooms and loft spaces. In addition the application seeks to form a new link between the main house and the annexe, behind the existing garage (the floor level of which is some 750mm above the ground floor level of the house, so itself cannot be used as a link).

## **Design**

The existing house, which is an early 20<sup>th</sup> house surrounded by other houses of similar style and period (notably houses designed by CHB Quennell), is on the SE corner of Heath Drive and Bracknell Gardens. 34 Heath Drive appears to have been built from a standard pattern design, which has been positioned on the site principally to take advantage of its southern aspect. As a consequence of this the least important, and perhaps least considered, façade of the house, faces onto Bracknell Gardens. The principle proposed alteration which would be visible from the street would be a new dormer window above a new staircase between the second and third floors. This proposed dormer tops a double height window which would add a much needed focus to an otherwise unremarkable 'rear' façade and provide a vertical emphasis to reflect the three storey staircase behind, whilst remaining subordinate to the overall composition. Modest rooflights allow daylight into bathrooms and dark corners of the third floor without compromising the roofline or significantly interrupting the tiled roof.

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## **Design (continued)**

In addition, this application seeks to form a glazed link on the south, rear garden side, of the house to connect the existing kitchen with the existing annexe to improve the circulation within the house and make the annexe more useable. The glazed link, which will be unheated, will not be visible from the street and will be modern and minimalist in style, with large panes of glass and large sliding panels which would allow the existing building to be seen through them and limit the visual impact on the overall composition.

The proposal also includes the installation of Photovoltaic Solar Panels on the existing flat roofs. These panels, which it is expected will produce up to 30% of the electricity requirements for the house, will be partly obscured by the flat roof parapet at the rear and obscured by the existing vegetation at the front (Bracknell Gardens).

Alterations to and refurbishment of the bathrooms in the house will allow a rationalising of the soil drainage installation so that the majority of the soil drainage pipework will be inside. This means the random existing arrangement of pipework can be removed from the Bracknell Gardens frontage.

## **Accessibility**

The existing house is a three storey building with a single staircase serving all floors. Nothing in this proposal would make accessibility into or within the building worse. Accessibility to the annexe will be improved.

## **Materials**

On the main house, materials would be to match those on the existing and adjacent buildings: Lead roofs to dormers, painted timber external joinery, cast iron rainwater pipework.

On the annexe glazed link, materials would contrast with those on the existing and adjacent buildings:

Asphalt roof, natural timber external joinery.

## **Sustainability**

The applicants are very keen to improve the overall thermal performance of the house and their proposals include a refurbishment of the external fabric of the house as well as internal alterations, including re-roofing and replacement of north facing windows. The levels of thermal insulation will be upgraded to modern standards, and draughtstripping and double/secondary glazing installed. Solar panels will be installed to provide a sustainable source of electricity.

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## **Maintenance**

The proposed alterations would not affect the existing maintenance arrangements of the house, although access to soil drainage pipework would be significantly improved.

## **Summary**

The proposed alterations divide into two principle areas.

The glazed link between the main house and annexe on the garden elevation would be of modern, lightweight construction and would be highly transparent, allowing the existing building to be seen through it. Therefore the impact on the existing buildings would be minimal and, given that the proposal would not be visible from the street, it would have no impact on the character and appearance of the Conservation Area.

The Bracknell Gardens elevation would be improved by the introduction of a new dormer window and the removal of the majority of the external soil drainage pipework. This existing elevation is very much the rear elevation of this pattern house design and yet it is one of two elevations which face the street. These proposed alterations would have the effect of raising the profile of this elevation, so making it more appropriate for a street frontage.

Overall, therefore, the character and appearance of the Conservation Area would be improved by these proposals.