



DESIGN STATEMENT

35 HEATH DRIVE
LONDON
NW3 7SD

Client : 35 Heathdrive Ltd
35 Heath Drive
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The Existing & Surrounding Buildings & Amenities

35 Heath Drive is a modest 3 bedroom detached house set within its own grounds. To the front of the house there is ample forecourt allowing for off street parking for 2 cars. The property has had at least 3 interventions in its history. The 1st, intervention a front single storey extension enlarging the existing lounge area, with a flat roof which looks out of context in relation to the existing house. The 2nd, a two storey rear extension, whose ground floor is submerged underground, due to the existing steep contours of the land. Again this construction has a flat roof with a towering chimney at its corner. The 3rd, a first floor side extension set back from the main house which is submissive and in context with the existing house. Due to the existing contours and levels of the land the existing first floor side extension actually sits on the ground.

To the north/east boundary there is a very large single dwelling which is approximately 30 meters away from 35 Heath Drive. The land level to the north/east is approximately 2 meters higher than the main front garden and is currently supported by an existing brick retaining wall with buttresses which is within the boundaries of our site. There are 5 rather large trees close to the north/east boundary line whose conditions have been addressed in a separate arboricultural report which forms part of this application. To the south/west boundary there is a detached family dwelling which has had various interventions in the past one being a side extension facing the boundary of 35 Heath Drive. To the boundary to the rear of the property there is another single family dwelling which is currently being extended to the side closest to 35 Heath Drive.

35 Heath Drive is a small single family dwelling set within a prestigious area. A large part of the adjacent and surrounding properties are large single family dwellings and therefore 35 Heath Drive is out of context to the area.

Previous Application

A previous planning application was submitted and permission was granted on the 26th June 2007 ref.2007/1474/P. The objective of this application is to achieve Full Planning Permission for a amendment to the above application.

The Proposal

The proposed works to the property generally are as per the Approved Current Application except for the following amendments

1. It is proposed to increase the size of the existing rear extension to the full width of the Approved side extension. The material proposed will be painted brick work to match with a part flat roof and part pitched roof with clay tiles matching the architectural style of the main property.
2. It is proposed to increase the size of the basement floor level in line with the above extension.

Affect on Amenity of Adjoining Properties

The amended proposal has been designed to have no adverse effect on adjoining amenities. Fenestration has been restricted to the front and rear elevations only maintaining the privacy enjoyed by the adjacent properties. The proposed side extension will involve reducing the levels to the side of the property therefore boundary overlooking has been eliminated. The existing mature trees root protection zones as described in the arboricultural report previously submitted and Approved have been respected in accordance with *BS 5837: 2005 Trees in relation to construction – Recommendations*.

Conclusion

The proposed works to 35 Heath Drive have identified and resolved all the negative issues of the existing property. The proposal has enhanced the elevational treatment of the property and respecting the existing architectural style. The proposal returned the symmetry and character of the house and made it an asset to the local architectural vernacular.

The gained area within the property has transformed the internal plan and areas which is in keeping with similar properties within the surrounding area. The gardens have been re-landscaped creating a family friendly amenity space which will be enjoyed by the future occupants.

Appendix



Existing rear extension



Existing side elevation