

DESIGN STATEMENT

35 HEATH DRIVE
LONDON
NW3 7SD

Client : 35 Heathdrive Ltd
35 Heath Drive
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NW3 7SD



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.

The Brief

The brief was to propose and prepare various solutions to resolve the following issues:

1. Enlarge the existing property in line with its surrounding neighbouring counterparts.
2. The current layout of the existing house has its main entrance to the side of the house. Design and propose a main entrance which is part of the main house.
3. Balance and re-model the main front elevation.

The Proposal

The proposed works to the property involve six interventions:

1. A 3 storey side extension comprising of a basement, ground and first floors. The proposed extension is set away from the south/west boundary to allow for access to the rear garden. The proposed side extension will be set back from the front elevation of the main house and also diminishes in size at the first floor. A frameless glass conservatory is proposed to the rear of the side extension which will overlook a landscaped patio area and appear submissive to the main house. The proposed roof to the new extension will mirror and match the roof to the existing side extension to the north/east boundary. The proposed extension will be built using brickwork and painted to match the existing house. Dummy window reveals and timber framed fenestration to match existing is proposed which will break up the brick elevation and keep the proportion in context with the main house. It is proposed to have the main entrance to the house via this new extension facing the front of the house.
2. A full basement extension to the main house with 2 light wells to the front of the house is proposed. The proposed basement will add the required area to the house. The light wells will have a minimal visual impact on the main front elevation as they will be terminated at ground level with a small upstand and protection from falling will be via cast iron bars fixed horizontally within the light well opening. In creating a new basement the ground floor slab will be lost which in the case of the existing house is a blessing. The current level of the existing ground floor is three steps up (approx 600mm) which is not conducive to disabled or people with disabilities access. The proposal will rectify this issue by constructing a new ground floor slab at a lower level which will be disabled access compliant.
3. A front extension is proposed to the existing front extension which will balance and centralised the front extension. It is proposed to remove the existing flat roof and replacing it with lean to tiled roof to match the existing roof. This intervention to the front elevation will create a balanced and symmetrical massing to the existing house.

4. The existing loft conversion is being proposed to take advantage of the large available roof void. 2 traditionally built dormer windows with pitched roofs are proposed to the rear and front of the building. They will be constructed in timber ground finished with vertical clay tiling to the side cheeks, painted timber fascia boards and roof to be tiled to match existing. The newly verge gutters will be constructed out of the propriety tile verge which will bond in perfectly with the existing roof.
5. Due to the existing levels of the land the proposed rear ground floor extension will actually be underground, which will have no visual impact on the rear elevation. The existing rear lightwell will glazed over creating a light filled link between the existing house and new rear underground extension.
6. It is proposed to enlarge vertically the existing rear extension window creating a pair of French windows with glazed side panels. This will resolve the proportions of the rear extension.
7. The rear gardens are being re-landscaped to achieve a single level amenity area which will be more conducive to a family with children. The existing fruit trees which are a nuisance in autumn (excessive fruit falling to the ground and rotting away) will be felled and replaced with three new trees which will be more appropriate for the garden.

Affect on Amenity of Adjoining Properties

The 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 described in the arboricultural report attached to this planning application 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



Front elevation showing ground floor extension, side extension & brick retaining wall.



Front elevation showing ground floor extension and side entrance



Existing rear extension



Existing side elevation