

DESIGN AND ACCESS STATEMENT

29 Heath Drive, NW3 7SB

1.0 INTRODUCTION AND CONTEXT

- 1.1 Scenario Architecture has been instructed by the clients Karen and Lindsay Page to prepare architectural designs for their home at No. 29 Heath Drive, London.
- 1.2 No. 29 Heath Drive is a 3 storey red brick early 20th century semi-detached house in the area west of the centre of Hampstead. (Please see figure 1 below).



Figure 1 – Front elevation of 29 Heath Drive

- 1.3 The property falls within the boundary of the Redington and Froggnal Conservation Area. Although the Conservation Area Statement acknowledges that the character and appearance of the conservation area is overall generally defined by the large red brick houses and the mature vegetation, there are distinct sub areas of discernible character and appearance within the area.
- 1.4 No. 29 Heath Drive is located within the "Heath Drive and environs" sub-area 5. Within this sub-area, there are a number of listed buildings, all of which were design by Quennell around 1905-1907, and are located on the south-eastern part of the road.
- 1.5 While the rest of Heath Drive is more varied in form and architectural design, there is a cohesiveness provided by the fronts of the house through the predominant use of red brick and clay tile, white painted window frames and the mature vegetation.
- 1.6 No. 27 – 30 (consecutively) have been noted as a group of buildings that make a positive contribution to the Conservation Area.
- 1.7 There have been 5 previous planning applications made on behalf of No. 29 Heath Drive:

Application No: 9100598
Proposal: Conversion of garage to habitable room; construction of new bay windows and dormer;
glazed doors to rear
Date Registered: 06.06.1991

Scenario

Architecture

Decision: Granted with conditions

Application No: PWX0202358

Proposal: Enlargement of side garage and associated alterations to main house.

Date Registered: 10.07.2002

Decision: Granted with conditions

Application No: PWX0203069

Proposal: Replacement of garage by larger one with flat roof, as variation of planning permission granted 29.07.02

Date Registered: 03.12.2002

Decision: Granted with conditions

Application No: 2013/7038/P

Proposal: Single storey full width rear extension with overhanging sedum roof

Date Registered: 11.11.2013

Decision: Granted with conditions

Application No: 2014/1960/P

Proposal: Creation of bay window at lower ground floor level (front elevation), alterations to front boundary wall, creation of planter and bin enclosure and sedum roof to existing garage.

Date Registered: 17.03.2013

Decision: Granted

2.0 PROPOSED DESIGN – GENERAL APPROACH

2.1 The main aim of this proposal is to alter the front garden area to optimise functionality and security. The amendment consists of the alteration to the front low brick wall and the granted planning permission 2014/1960/P.

2.2 The previously granted proposal was for the wall to be shortened to allow for better automobile access and cornering and a planter was introduced to provide some privacy for the bay area on the right side of the entrance. This material amendment seeks to raise the height of the wall to provide additional privacy to the lower ground and ground floor windows.

2.3 This proposal also seeks to install security gates similar to many other properties on Heath Drive. The gates are designed to allow visibility to the driveway whilst providing a barrier to prevent access to the property. The gates will be automated to slide behind the brickwork wall in the centre of the boundary line (previously granted), with a separate pedestrian access gate to the far left hand side of the site.

2.4 On the inside there is a wider part to accommodate 4 proper garbage bins 900mm to 1100mm height for regular and recycling uses. This enclosure will have a door to lock and protect and a solid cover.

2.5 The proposal does not impose or detract from the existing and will instead it will enhance the house by optimising the users experience and security.

2.6 The application proposals are in keeping with the guidelines set out in Camden's Core Strategy Policy CS13, CS14 and Development policy DP22, DP23, DP24, DP25 and DP26 along with the Redington and Froggnal Conservation Area Statement namely RF1, RF19, RF20, RF23, RF24 and RF27.

3.0 USE

The house (C3) will remain a single dwelling house and the main residence of Mr and Mrs Page and their family.

Scenario

Architecture

4.0 AMOUNT

The proposed works do not add habitable space.

5.0 SCALE

The proposal is in keeping with the scale and proportions of the existing house and the dimensions of the existing front garden landscape elements.

6.0 LANDSCAPING

The front garden landscaping will provide better car access and cornering, garbage bin enclosure facilities and privacy for the front bay windows.

7.0 APPEARANCE

7.1 The front garden alterations have been designed in consideration with Camden planning paragraphs RF19 and RF20 from the Conservation Area Statement.

7.2 The same materials are used throughout the alterations but additional white solid caps are being introduced on the new low columns in the front to match aesthetically with the decorative strips above the windows. Vegetation will be retained and enhanced.

8.0 ACCESS

There is a tree located to the left hand side of the driveway entrance, on the pavement outside the boundary line of the property. Due to the proximity of the tree, and the dropped kerb, there is difficulty accessing the property.

By providing a separate, designated pedestrian gate, it allows secure access to the site and enables the car entrance to move slightly further away from the tree. This allows for pedestrians and cars to have a safer access route to the property and avoids damage to the tree.

We thank you for your consideration. Should there be any questions or should you require more information, Please do not hesitate to contact us.

We look forward to hearing from you soon,

Sincerely,

Maya Carni, *AA dip. ARB. RIBA*