



**18 Heath Drive
London
NW3 7SL**

DESIGN, ACCESS & PLANNING STATEMENT

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FT Architects Ltd, Hamilton House, Mabledon Place, London WC1H 9BB

T: 020 7953 0388 info@ftarchitects.co.uk www.ftarchitects.co.uk

VAT Registration No. 175 0982 85

1.0 Introduction

This Statement has been prepared in support of our application for works at 18 Heath Drive.

The current proposals build upon the scheme approved under application ref 2014/4824/P, in which consent was granted for a new basement, new loft conversion and a new rear extension.

2.0 Existing Building

18 Heath Drive is a semi-detached, 3-storey building, arranged over ground, first and second floors.

The front elevation largely retains the character and detail of the original late 19th century design. However, the back of the house has been significantly altered over the years to create an ad hoc patchwork of styles.

The site includes a front garden and drive, side path and large rear garden.

3.0 Location

The property lies within The Redington and Frogna Conservation Area.

The Conservation area is further sub-divided and Heath Drive lies within Area 5.

4.0 Planning History

There is a short planning history associated with the property.

In 1971 consent was granted for the house to be converted to 3 self-contained flats under ref 12403.

In 2014, consent was granted to alter the side and rear elevations, to excavate a basement and to convert the loft to residential accommodation, under 2014/4824/P.

5.0 Proposed Development

5.1 Use, Layout, Scale:

The proposals are modest in scale and will not result in a change in floor area. They consist of:

- Converting the flat roof of the new rear extension to a roof terrace
- Altering the design of the new dormer to create headroom to the new terrace
- Adding 2 new conservation Velux roof lights to the front elevation.

These changes will improve the quality of accommodation in the 2nd floor flat.

5.2 Appearance:

There will be a minimal impact on the appearance of the building.

The new dormer and roof terrace will be very similar in appearance to the existing arrangement. The roof terrace will, as existing, be surrounded by a black metal balustrade.

We also propose to set back the new dormer roof from the roofline by 500mm, which was previously an inverted dormer approved under ref 2014/4824/P.

By doing this, we can move the terrace doors to the building line, which will create more useable space internally.

The 2 new conservation rooflights will be fitted within the slope of the main roof, facing onto Heath Drive. The rooflights will feature slim, clean lines and will be low-profile to match the roofline.

Access:

5.3

Access into and around the property will remain unchanged.

6.0 **Planning Context**

The main planning considerations that arise as a result of the proposals are considered to be:

- Design of the rooflights, dormer and terrace and impact on the Conservation Area
- Impact upon the residential amenity of neighbouring properties

6.1 Conservation Area:

No. 18 Heath Drive is described in the Conservation Audit as making a positive contribution to the Conservation Area. The front elevation is generally well preserved and the changes approved under ref 2014/4824/P will enhance this effect.

However, many of the properties within the wider Conservation Area have rooflights, and as such, it may be said that rooflights form part of the character of the area.

Rooflights might also be installed to the property under permitted development. No. 18 is not subject to an Article IV direction and therefore under the Order 20118, rooflights might be installed at the property as long as they do not 'protrude more than 150mm beyond the plane of the slope of the original roof', and would not 'result in the highest part of the alteration being higher than the highest part of the

original roof'. The proposed new rooflights fully comply with permitted development restrictions and do not require planning consent.

The new rooflights will have ultra-low profile frames and will be of a design favoured by the National Trust and English Heritage. They will be entirely appropriate for the roof form and will not detract from the character and appearance of the property.

The changes to the rear will create valuable amenity space for the 2nd floor flat. Our proposals to tie the new terrace into the main roof line will reflect the character and decorative features of the original building.

Both dormer and terrace are considerably subordinate to the host building and only visible from the rear. The proposals will therefore have no impact upon the architectural integrity of the main house.

6.2 Amenity:

The new terrace will be at roof level, and the adjacent properties will therefore be unaffected by a loss of daylight or sunlight.

It will replace the existing terrace, which by virtue of its height does permit overlooking of neighbouring gardens. However, the terrace will be for the enjoyment and benefit of the householder, and will only be accessible through the house. It will not result in an increase of noise or vibration in the area.

We therefore consider that there will be no impact upon the residential amenity of neighbouring properties.

7.0 Conclusion

Our application is for alterations to the roof and rear, following approval of application ref 2014/4824/P.

We consider that the application proposals are in compliance with the aims and objectives of the Local Authority Planning Policy and Planning Guidance, and trust that planning consent will be granted accordingly.