

# 1413 - Design and Access Statement

Flat 4, 7 Hampstead Lane



BACKGROUND

YABSLEY STEVENS ARCHITECTS have prepared this document in support of a planning application for the addition of a roof extension over the second floor side projection to provide an additional bedroom to Flat 4 at 7 Hampstead Lane.

Flat 4 is situated on the second and third floors of an end of terrace house, the house is one of a row of five houses known as Grove Lodge. The property has been divided into four flats spread over four floors and a basement. The flat is entered via a stuccoed porch set well back from the principal elevation. The porch is attached to a three storey side projection; the ground and first floor appear to be original and constructed from London Stock bricks. The additional second storey is a subsequent addition; it is assumed it was added in 1954 when Flat 4 was originally converted. This second storey extension is constructed from lighter coloured brickwork and has a flat roof. The colour variation between the original side projection and the subsequent addition is very apparent from the street.

Flat 4 is a two bedroom maisonette, comprising living and dining and kitchen along with a shower room on the second floor, and two bedrooms and a bathroom on the third floor roof conversion. The intention is to add a further bedroom to balance the living and bedroom accommodation, creating a 'family' sized apartment.



Rear view of Flat 4 from The Grove

Flat 4, 7 Hampstead Lane

Flat 4, 7 Hampstead Lane



Grove Lodge Hampstead Lane - View From East



Grove Lodge Hampstead Lane - View From West



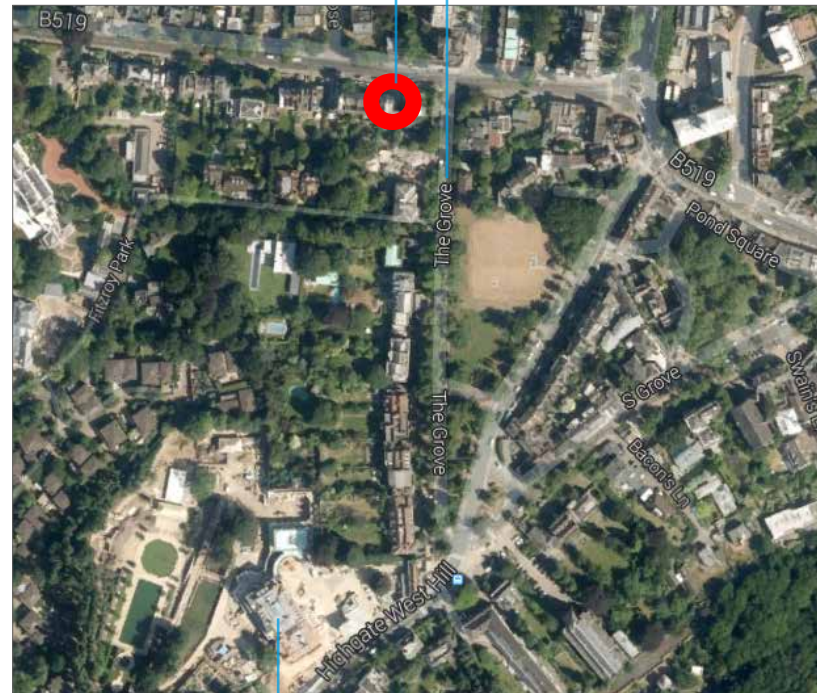
HOUSE AND SURROUNDINGS

Grove Lodge is situated within the Highgate Conservation area on the South side of Hampstead Lane. The five terrace houses forming Grove Lodge are half-stuccoed with bounded rustication at ground and basement level with London Stock brick on the first and second floors. The windows on the first floor are characterised with stuccoed surrounds. Both end of terrace houses, Nos. 7 and 15, project slightly forward from the principal facade and have crown hipped roofs punctuated by a dormer window that articulates each end of the terrace. The entrance to both end of terrace properties is via a stuccoed side porch that is set back from the street.

The side porch and associated side projection to each end of Grove Lodge are quite different in plan and massing resulting in the Lodge not being symmetrical. The side projection to No. 7 is three storeys plus a basement extension, whereas No. 15 is two storeys plus basement and has a projecting bay on the 1st floor looking west; the footprint of the porch and projections to the west are smaller than on the east.

This variation in style and scale is a feature of the houses further along Hampstead Lane. The houses are of a similar size and proportion, but all with varying styles of roof profiles, roof dormers and side extensions.

7 Hampstead Lane    The Grove

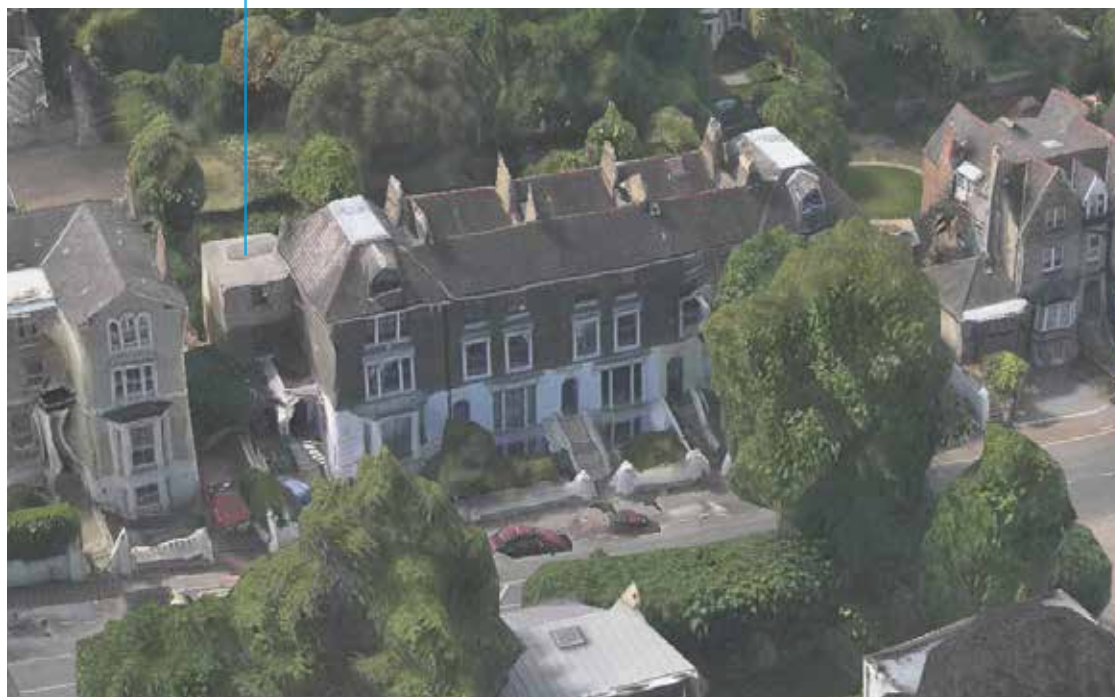


Witanhurst House



Aerial View of Roof Scape of Houses on the South Side of Hampstead Lane

Flat 4, raised side projection with flat roof



Aerial View of Grove Lodge Looking South

End of terrace Nos. 7 & 15 with crown hipped roofs



Aerial View of Grove Lodge Looking South-East



HAMPSTEAD LANE : VARYING STREET SCENE



No. 7 Hampstead Lane - raised side projection with flat roof, constructed from lighter coloured brickwork



No. 15 Hampstead Lane - extension over porch and 1st floor bay window



Side projection with pitched roof at roof level





## DESIGN PRINCIPLES

### Design Concept

YSA propose to replace the flat roof over the three-storey side projection with a pitched roof in character and appearance with the crown hipped roof over the main house. This new roof extension with the addition of a dormer will provide accommodation for the proposed bedroom on the third floor.

Providing accommodation in a roof space has been a common historic device to increase the floor area of a building without increasing its apparent size. The houses at both ends of Grove Lodge utilize the roof voids to increase the size of the property and it is a sympathetic device to employ to resolve the inappropriate flat roofed raised side projection at No. 7. Overall, our design approach is to restore a sense of architectural coherence to the east end of Grove Lodge with a proposal that complements the character of the surrounding area.

### Scale , Materials and Access

The proposed roof height is set below the hipped roof of No. 7, set at the same level as the ridge to the front butterfly roof to No. 9 to ensure the roof extension will appear subordinate and secondary to the host building - No. 7.

The proposed roof would be detailed to match the appearance of the existing crown hipped roof over No. 7, with projecting eaves at the front painted white and Heritage guttering painted black to match the existing cast iron guttering; the roof will have slate tiles with bonnet hip tiles. The existing chimney is raised in brickwork to match existing and the pots reinstated. The rear dormer sized to match the existing rear dormers and constructed from materials to match existing, with a lead capped roof and cheeks and a painted wooden sash window. The proposed rooflight to the side 'conservation style' and glazed with obscure glass. The application includes the brick tinting of the existing light coloured brickwork to match the colour of the brickwork on the host building, improving the appearance of the existing significantly. No change is proposed to the access arrangements to the property, access to the proposed room via the existing 3rd floor landing.

### Planning Policy and Conservation

There are a number of relevant planning policies that apply to the proposal. Policy DP24 expects alterations and developments to be of the highest standard of design. In addition, CPG1 ensures that extensions, are designed to be secondary to the building being extended, and goes on to state in terms of detailing and respect and preserve existing architectural features.

CPG1 also states that side extensions should 'be no taller than the porch: and set back from the main building'.

The original side projection at No. 7 was always taller than the porch and we therefore consider that this statement is not relevant to the proposed development. As the plain brick side projection is set well back from the street it does not dominate the end of terrace, and due to it's height provides a 'visual backdrop' for the white stuccoed detailing of the porch.

The Highgate Conservation Area Appraisal and Management Strategy states that 'all new development will be expected to respect, complement and enhance the special character and appearance of Highgate Conservation Area'.

We consider that the proposed development does respect the relevant planning policy outlined above. The proposal resolves the awkward relationship between the existing side projection and the host building. The new roof profile along with the tinting of the light coloured brickwork will be a welcome and positive intervention that will enhance the character and appearance of the property and Conservation Area.

### Precedents

There are a number of examples in the Borough that have similar original side projections with the main roof extending over to provide weather protection. With this design approach we believe the current imbalance between the built forms will be resolved, whilst preserving the visual integrity of the stuccoed entrance porch and hierarchy of the end of terrace.

### Impact on Neighbours

The mass of the proposal is minimised by the hipped profile of the roof and consequently we consider does not have a negative impact on neighbouring properties in terms of loss of light and overshadowing. The new dormer to the rear will not cause any additional overlooking issues. The proposed rooflight on the east is glazed with obscure glass.

### Conclusion

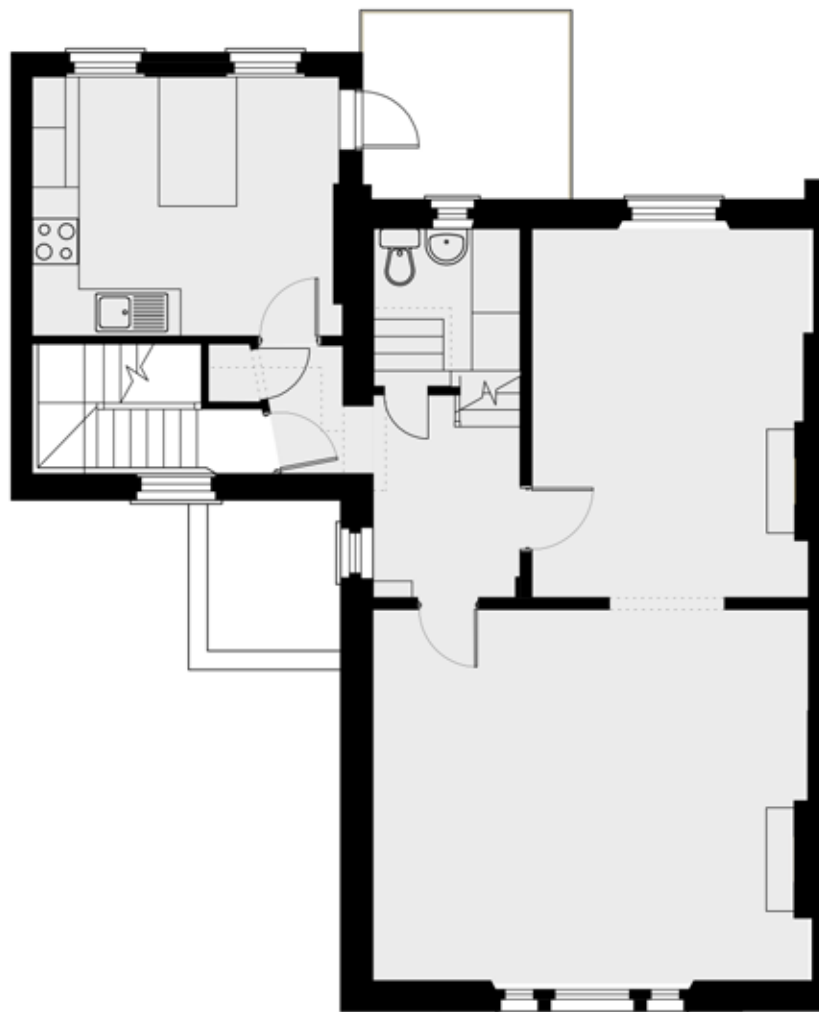
The sensitive addition provides an opportunity to resolve existing design issues that distract from the architectural integrity of the original property. The proposal provides a much-needed additional bedroom to create a family sized apartment, addressing the current imbalance of living area to sleeping area. The proposal has no detrimental impact upon the surrounding area and will enhance and be beneficial to the overall street scene.



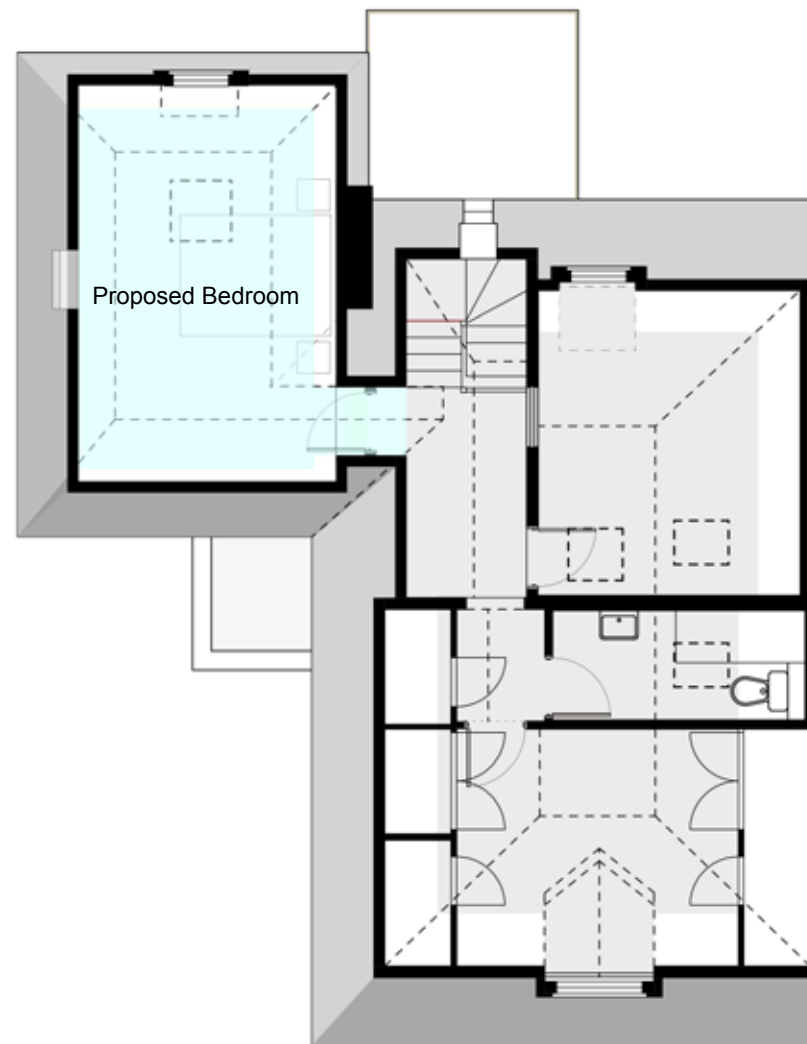
Grove Lodge Hampstead Lane - Existing View From East



Grove Lodge Hampstead Lane - Proposed View From East



2nd Floor - 74 sq m



3rd Floor - existing 34 sq m, proposed bedroom 16 sq m - Total 50 sq m  
Area below height of 1.5m not included



Proposed Front Elevation





Properties in Belsize Grove with original side projections covered by the main roof of the property



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