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18 East Heath Rd.
NW3 1AJ, FLAT No.7

Design Statement
September 2016

Cousins & Cousins

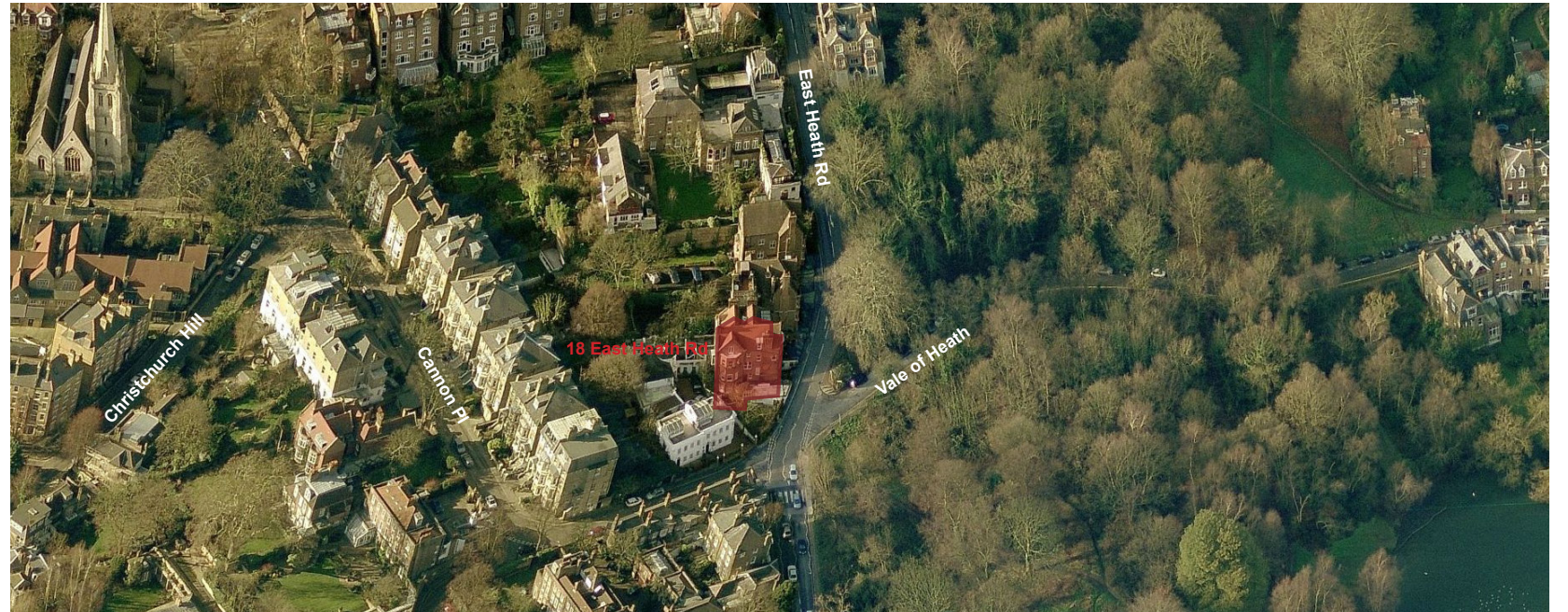
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1.0 Site Location



Site Location



Birds-eye view of site



Aerial view



Birds-eye view of site

2.0 Site Description



02. Site Description

The property is the uppermost floor flat No.7 located within a period building on 18 East Heath Road NW3 1AJ, within Camden Borough, North West London. 18 East Heath Road is located on a row of Victorian mansion houses and it has been constructed circa 1880s.

The building is within Hampstead Conservation Area and is not listed.

The Design Statement has to be read in conjunction with the following drawings:

Existing and Proposed drawings by Cousins and Cousins

- 16014_P_000_Location_Plan
- 16014_P_100_Existing_Proposed_Third_Floor_Plan
- 16014_P_101_Existing_Proposed_Roof_Plan
- 16014_P_200_Existing_Proposed_East_Elevation
- 16014_P_201_Existing_Proposed_West_Elevation
- 16014_P_202_Existing_Proposed_North_Elevation
- 16014_P_203_Existing_Proposed_South_Elevation
- 16014_P_300_Existing_Proposed_Section_AA
- 16014_P_301_Existing_Proposed_Section_BB

3.0 Proposal

03. Proposal

The proposal includes:

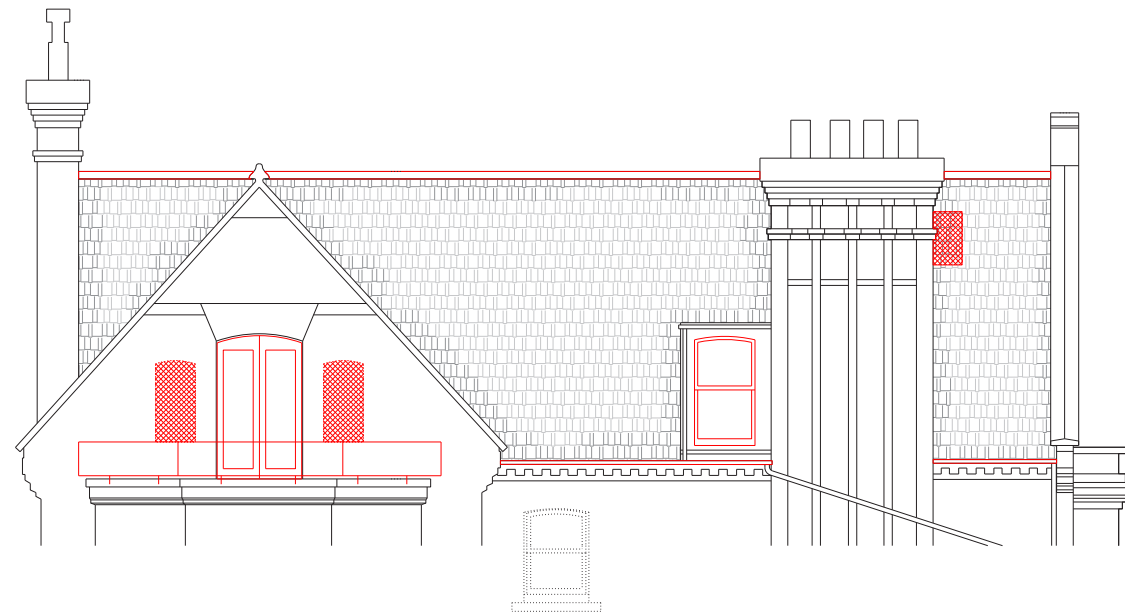
1. The installation of 6 conservation style double glazed rooflights;
2. The creation of 4 new windows to match the existing on the north and east elevations;
3. Reinstate an existing window on west elevation;
4. The replacement of all top floor windows with double glazed timber windows to match existing;
5. New metal railing to comply with building regulations;
6. Replacement of ridge tile with ventilated ridge tile to match the existing and continuous ventilation slot to eaves

1. Proposed Conservation Style Rooflights

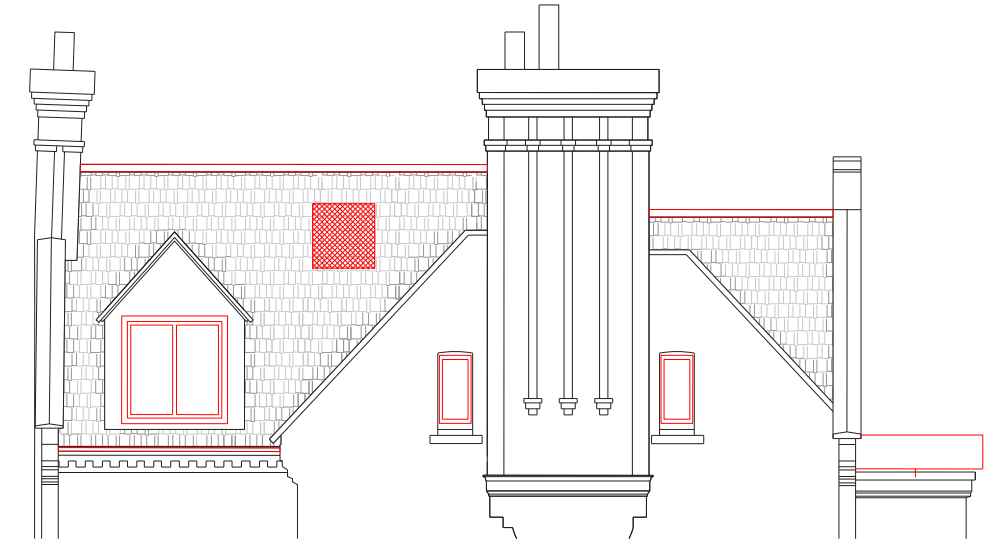
The conservation style rooflights are discretely located and add much needed natural lighting to flat 7. The rooflights will be openable allowing the flat to be naturally ventilated reducing the need for mechanical ventilating equipments. The design and materials are in line with the Conservation Area requirements. The Conservation Rooflights that will be used are CE Marked, complying with UK Regulations and they are designed with slim and clean lines and a low profile all of which enhance



The Conservation Rooflight



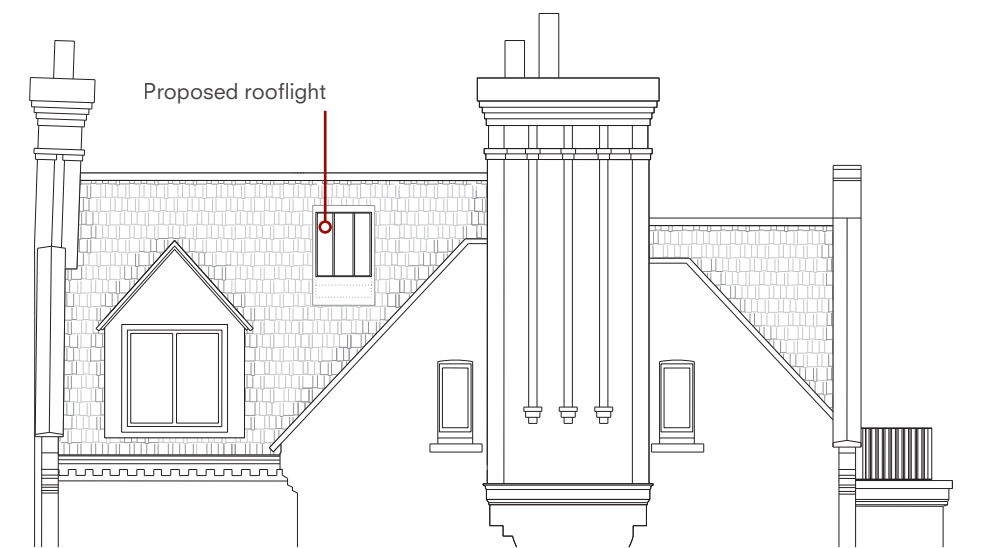
Existing East Elevation



Existing South Elevation



Proposed East Elevation



Proposed South Elevation

3.0 Proposal

the aesthetics of the building.

2. Proposed Windows

18 East Heath Road is within Hampstead Conservation Area and as such the Road retains a cohesive quality, particularly with the street frontage and general building massing.

The proposed windows have a similar appearance to the adjacent windows and are sized in proportion to the facade as a whole.

The windows are overlooking Hampstead Heath and so there are no amenity changes.

3. Reinstated Window

The proposal is to reinstate an existing window currently blocked up on the west elevation. The new window will match the existing window and this alteration is respectful to the neighbours.

4. Windows Replacement

The existing windows will be replaced with new double glazed timber windows to have the same appearance, colour, size and design as existing.

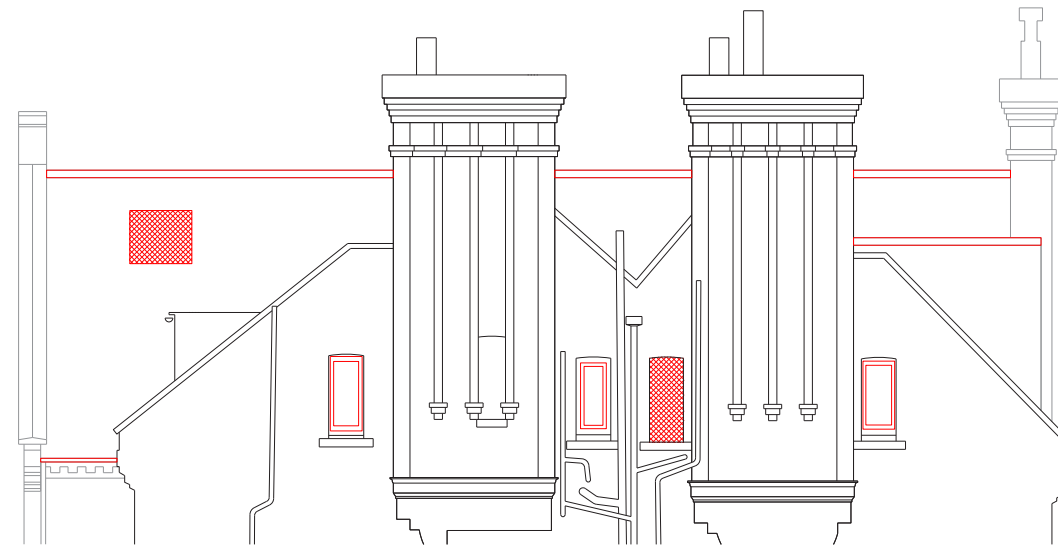
Existing PVC windows will be replaced with traditional timber double glazed windows to match existing.

5. New Metal Railing

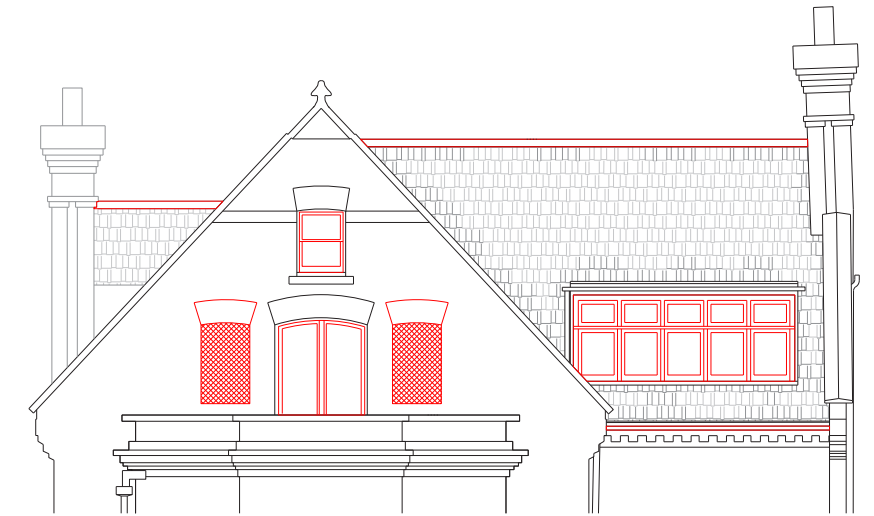
New metal railing will be placed to comply with building regulations. The balustrade will be black painted and resistant to structural loadings.

6. Ridge tile replacement

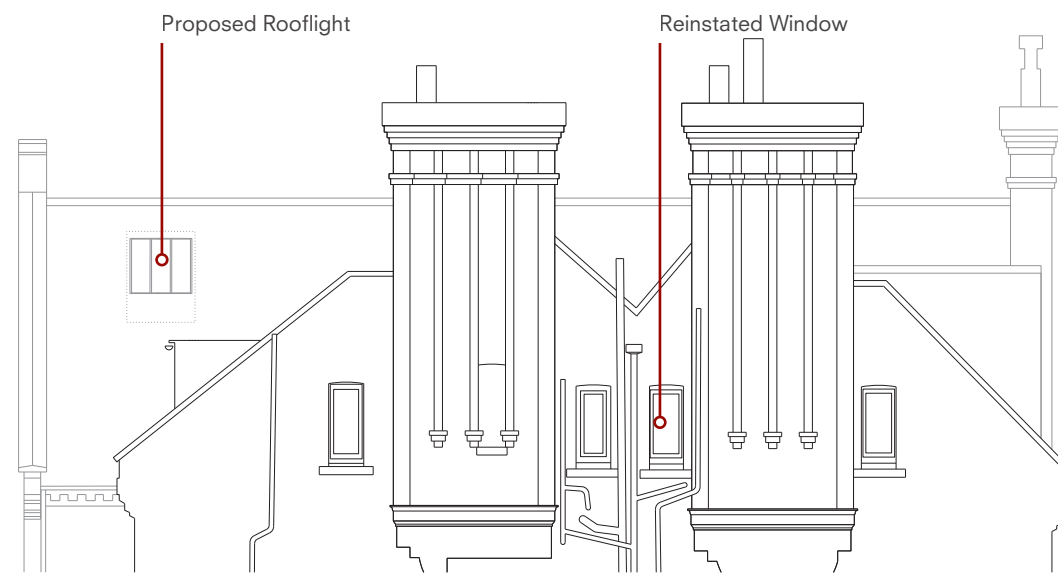
The existing roof finish is to be retained and thermally upgraded with insulation. To comply with the building regulations, the ridge tile will be replaced with a ventilated ridge tile to match existing and a discrete continuous ventilation slot will be incorporated into the eaves.



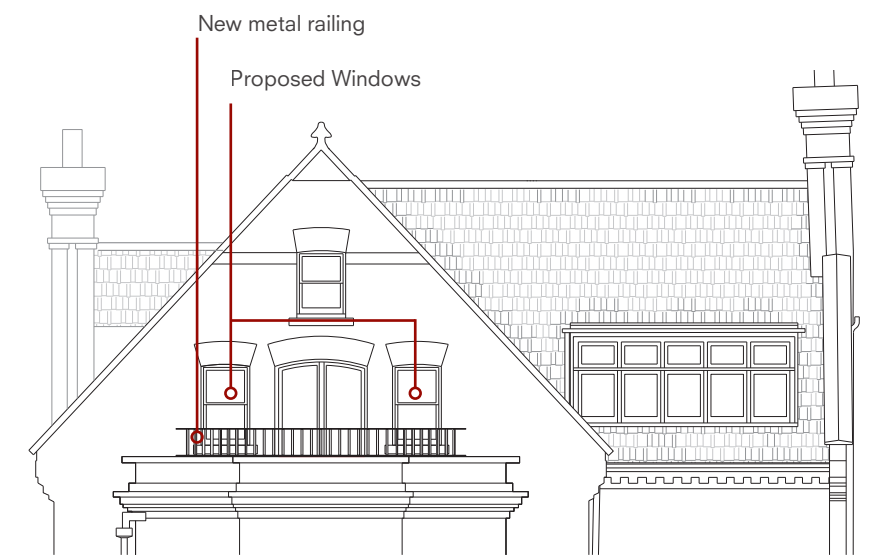
Existing West Elevation



Existing North Elevation



Proposed West Elevation



Proposed North Elevation

