

**HILLVIEW, VALE OF HEALTH, HAMPSTEAD, NW3 1AN
LONDON BOROUGH OF CAMDEN**

PLANNING, DESIGN + ACCESS STATEMENT
REFURBISHMENT OF PROPERTY TO A SINGLE DWELLING

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The logo for Nicholas Taylor + Associates, featuring the letters 'NTA' in a bold, sans-serif font with a green plus sign to the right.

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1.0 INTRODUCTION

- 1.1 This statement accompanies a request for pre-application advice on behalf of the owner of Hillview, Vale of Health, Hampstead in North London.
- 1.2 The application site contains a small red brick property within a clustered terrace, toward the South of the Vale of Health, a mini-village in North Hampstead overlooking the Hampstead Ponds and the Heath beyond.
- 1.3 The property is 2 storeys (plus lower ground floor level) with additional accommodation in the roof space. The property also has the benefit of a conservatory to the rear which opens onto a linear garden in a scenic setting.



HILLVIEW, VALE OF HEALTH

- 1.4 While the front elevation has some redeeming features, the existing structure is in a very poor physical condition.



EXISTING VIEW FROM THE REAR OF THE PROPERTY



POOR STRUCTURAL FLOOR MAKEUP

- 1.5 In 1973, planning consent D87/3/10/15509 granted provision of a semi self-contained flat within the lower ground floor level. However, evidence suggests that this flat has long since been abandoned. To all intents and purposes, the property has operated as a single dwellinghouse.
- 1.6 As such this application simply seeks to regularise the planning position and return the property back to a single dwelling, undertake internal arrangements, with a single storey extension to the rear, replacing the unsightly glass conservatory in situ.

Layout of this report

- 1.7 This statement provides a detailed description of the site and surrounding area in section 2 before a brief planning history is described in Section 3.
- 1.8 Prior to the submission of this application, applicant has engaged with the local planning authority, Camden Council. Those discussions have directly influenced the application proposals for which consent is now sought. We provide a detailed summary of those discussions and guidance received in section 4.
- 1.9 In section 5 we provide a description of the application proposals.
- 1.10 In section 6 we identify the relevant planning framework; followed by an assessment of the proposals against relevant policies and other material planning considerations in section 7.
- 1.11 As part of the planning application, we submit the following documents which should be read alongside this statement:

<i>Document</i>	<i>Author</i>
- Full Drawing Package	HEAT Architecture
- Historical Context Report	HEAT Architecture
- Planning, Design + Access Statement	NT+A
- CIL Form	NT+A
- Letter from Structural Engineers	Consibee



EXISTING STREET ELEVATION

2.0 DESCRIPTION OF THE SITE AND SURROUNDING AREA

Application Site

- 2.1 The site has an area of 197sqm (0.0197hectares) and sits on the eastern side of the Vale of Health, a small, quiet 'mini village' located to the north of Hampstead. The property is accessed via a few short steps up to the ground floor level of the property.



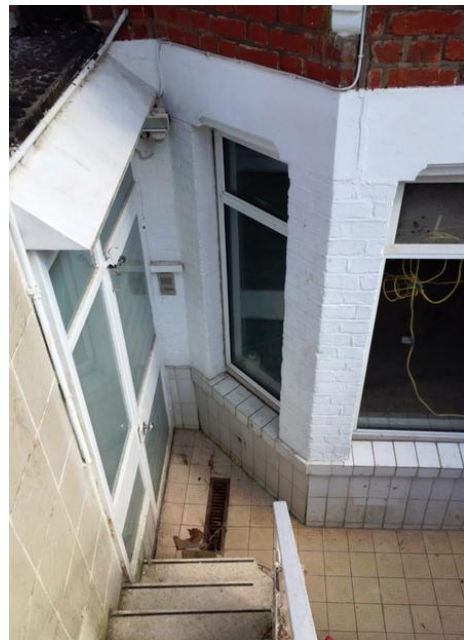
EXISTING FRONT AND REAR ELEVATIONS

- 2.2 While the property was previously split into two and would lawfully be considered as two units, this house hasn't functioned as two self contained units for several years. The building has been used as a single dwelling, as originally built. More recently, the interior has been stripped out entirely to assess the structural integrity of the building.

- 2.3 The house is built of red brick with white painted lintels above the window openings. The windows at ground and first floor level are painted timber sash windows. The lower ground floor level is painted white brick with white uPVC windows.

- 2.4 Internally, the structure is in a very poor condition with floors severely sloping and the roof structure significantly compromised.

- 2.5 The property has the benefit of excellent aspects east overlooking Hampstead Heath and beyond. There is a small rear garden overlooking the pond to the rear at lower ground floor level.



EXISTING LOWER GROUND FLOOR LEVEL

Surrounding Area

2.6 Given the high architectural quality of the neighbouring buildings and the tranquil setting, the property falls within the large Hampstead Conservation area, one of the first conservation areas to be created following the Town and Country Planning Act on 29th January 1968. It is an area of great appeal and diverse historic character which should rightly be preserved.



EXISTING ROOF AND FLOOR STRUCTURE IN VERY POOR CONDITION

2.7 The Vale of Health is a tightly knit enclave of modest houses in a hollow completely surrounded by the Heath.

It stands on the edge of a large pond, built as a reservoir in 1777 by the Hampstead Water Company. Today a man-made island refuge for birds at the centre increases the pond's visual attraction. The development of the Vale of Health began when the reservoir was created and the remaining drained land became available for building.



CONTEXT VIEW

2.8 Additional planning controls were introduced through a 2010 Article 4 Direction, preventing any works to the front of properties which would normally be considered permitted development. This ensures that Camden council have an increased level of control to preserve the setting of the conservation area.

2.9 Several houses along this terrace have recently been the subject of successful planning applications for improvements to the properties, namely Heathurst (2012/3983/P - 2 doors away), Leasteps (2008/4236/P - 3 doors away) and The Garden House (2016/2600/P - 4 doors away).

2.10 Heat Architecture has prepared a short historical context document which should be read in conjunction with this report. It provides a substantial background to the site and its surrounds.

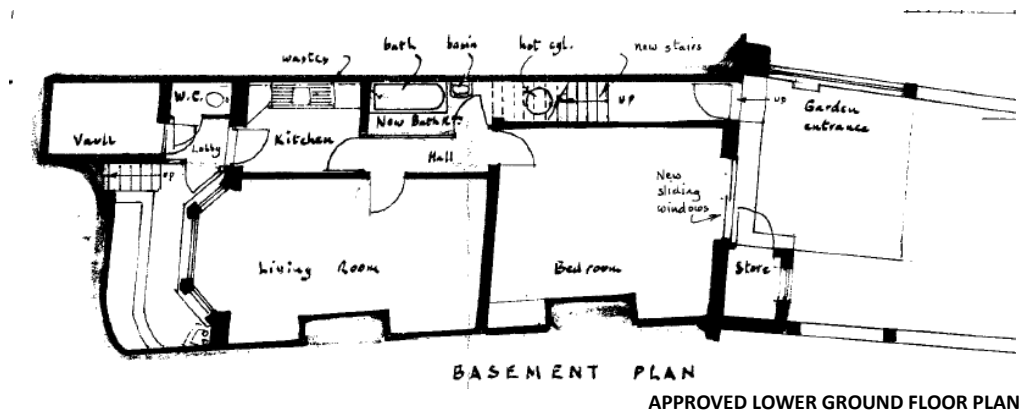
3.0 PLANNING HISTORY

3.1 There is only one planning application on record which is of relevance to this submission. This is outlined below

D7/3/10/15509

3.2 This 1973 planning application sought permission to convert the basement level of the property into a self-contained flat with alterations to the rear elevation, creating a larger sliding door providing the property with increased daylight and sunlight.

3.3 This application was approved and implemented, splitting the house into two. Please see the historic images below and attached in Appendix 1.



3.4 Since this permission was implemented, a single storey glazed conservatory has been added to the rear of the property, extending almost 6m in depth. There is no evident planning permission authorising this conservatory although it is probable that it was erected under permitted development rights previously. In any case, historic aerial images show that it has been in place for the best part of the last 20 years. The conservatory is therefore deemed lawful.



SEPTEMBER 1999



JUNE 2015

HISTORIC AERIAL IMAGES

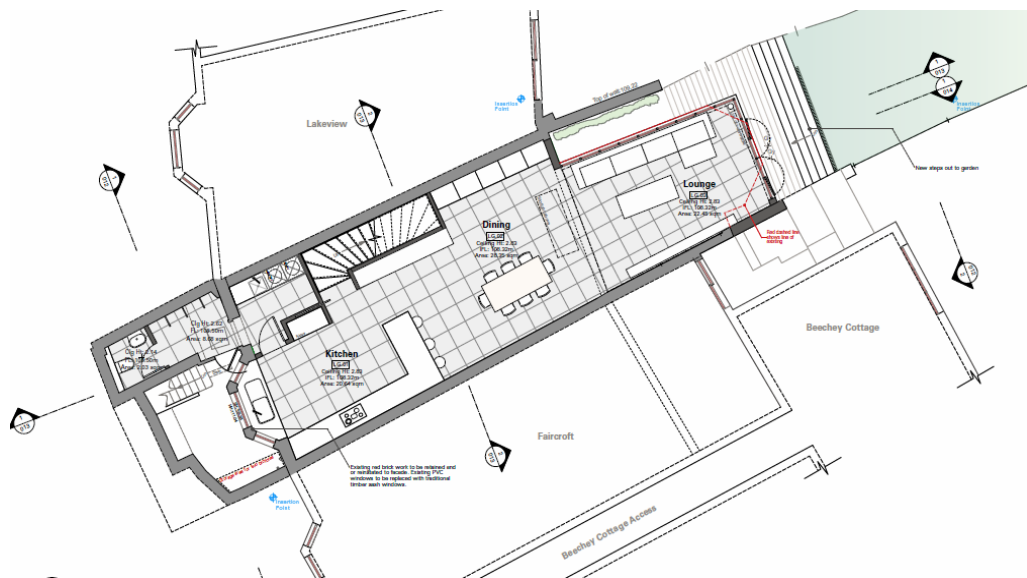
4.0 PRE-APPLICATION DISCUSSIONS

2016/3969/PRE - Pre-Application Stage with Camden Council

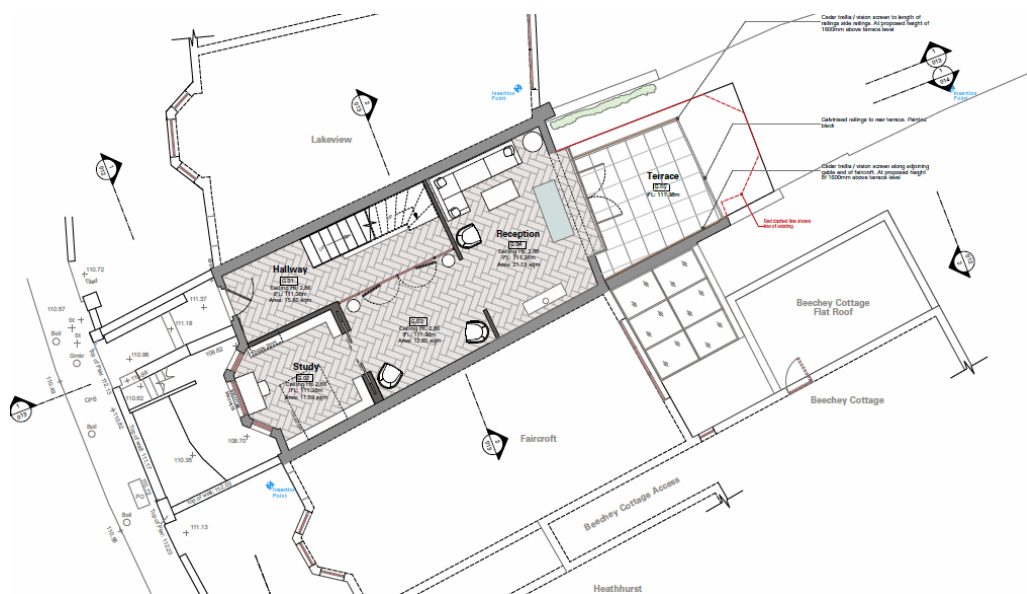
4.1 On 15th July 2016, a formal pre-application request was sought from Camden Council in respect of:

- Conversion of 2 flats into single family dwelling
- Replacement rear extension
- Installation of terrace and balustrade above new extension
- Installation of 2 side dormers
- Alteration to rear fenestration
- Alterations to front facade

4.2 Extract images of the pre-application proposal are below for reference.



PRE-APPLICATION PROPOSED LOWER GROUND FLOOR PLAN



PRE-APPLICATION PROPOSED GROUND FLOOR PLAN



PRE-APPLICATION PROPOSED FRONT AND REAR ELEVATIONS

- 4.3 A site visit was held with Kristina Smith, Planning Officer at Camden on 8th August, where the background the proposal was discussed.
- 4.4 In general, the site visit was very positive, although some reservation was expressed about the contemporary rear elevation proposed. Formal feedback was subsequently circulated on 22nd August 2016.
- 4.5 Camden’s pre-application feedback is outlined below within the green boxes. Our response to each point is provided thereafter.

1. Loss of Residential Unit

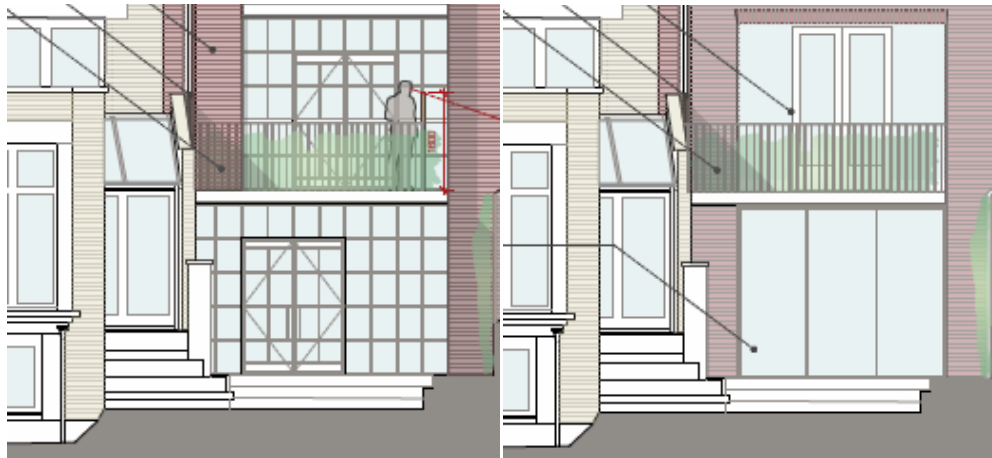
- 4.6 It is proposed to convert two flats into one single family dwelling house. Although this would result in a loss of one residential unit, this is considered acceptable in accordance with DP2 which resists developments that would involve in the net loss of two or more homes.
- 4.7 **Response:** This is welcomed.
- 4.8 The property is understood to be in lawful use as two flats however there is evidence (Council Tax records) to suggest that it has been used as a single dwelling house since 2010 which may have become its lawful use. Either way, this element of the proposal is considered acceptable.
- 4.9 **Response:** Given that the property is no longer in use as a dwelling, this application will proceed on the basis that the existing lawful use is two dwellings and seek permission to return the property back to a single dwellinghouse.

2. Design – Conservatory Replacement

- 4.10 Given that it would maintain a subordinate relationship with the host dwelling it is considered acceptable in principle. Currently it is necessary to walk down a few stairs to access the conservatory; the proposal also seeks to address internal level changes by raising the floor level of the new extension to meet the rest of the house resulting in a higher extension than at present. This is considered to be OK given that the height of the lower ground floor of the neighbour to the south is considerably higher.
- 4.11 **Response:** This is welcomed
- 4.12 In terms of detailed design, the rear and side elevations of the new extension would be fully glazed with Crittal style windows. While the high volume of glass is similar to the current

conservatory I would advise that a combination of brick and glazing is used to prevent it from appearing too stark and incongruous compared to the host dwelling.

4.13 **Response:** The revised scheme has used implemented a combination of brick and glazing, as advised. Please see comparative rear elevations below:



COMPARATIVE REAR ELEVATIONS (PRE-APP-LEFT, APPLICATION-RIGHT)

3. Proposed Rear Terrace

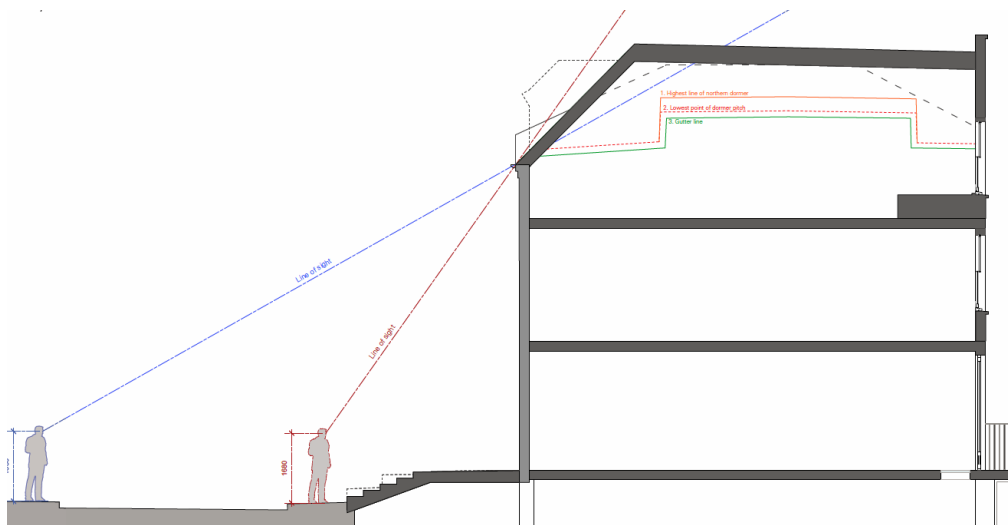
4.14 Terraces or balconies are an established feature of the surrounding properties and the proposed terrace would not be out of character. It would occupy only part of the flat roof below and therefore be of an acceptable residential scale. It would be preferable to not have the privacy screening which is likely to appear bulky, please refer to the Amenity section below for further detail. It is recommended that the balustrade is black metal railings, the preferred choice for a conservation area.

4.15 **Response:** This view is welcomed. Black metal railings are now proposed with privacy screening removed from the edges of the terrace.

4. Proposed Side Dormers

4.16 Given the depth of the roof it would be possible to install side dormers so they are not visible from street level. To ensure this it is recommended that the size of the dormer on the northern pitch is reduced in size. As per the plans they should be positioned centrally to minimise views.

4.17 **Response:** Two side dormers are proposed, but their location is set within the central part of the roof to remove any visibility from street level. Please see the below image for confirmation of this.



PROPOSED DORMERS NOT VISIBLE FROM ANY STREET ANGLE

5. Appearance of Rear Elevation.

4.18 It is proposed to install a high volume of Crittal glazing across the rear elevation which would replace the brickwork down the central section of the property...

4.19 This is therefore considered an unacceptable alteration for a period property of this nature, a positive contributor in the Hampstead Conservation Area, contrary to Policy DP25 which states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. It is therefore recommended that the original window openings are retained.

4.20 **Response:** A more traditional approach has now been taken with the rear elevation at ground floor and above. Traditional materials and proportions are now proposed, in a style that will complement the rest of the terrace.

4.21 It was also asked whether the windows could project from the rear elevation like bay windows thereby allowing more light in. Again, this would not be supported at high level due to the impact it would have on the uniformity of the glazing along a terrace of positive contributors, however it would be acceptable at ground floor level where it would not be visible from anywhere.

4.22 **Response:** The small projections at the upper levels to the rear have now been removed, as advised.



PROPOSED REAR ELEVATION WITH TRADITIONAL MATERIALS AND PROPORTIONS

6. Alterations to Front Facade

4.23 It would be acceptable to install black metal railings to the flat roof of the bay window below as it would match the other properties in the terrace. Furthermore, the existing door suggests that it would be a reinstatement rather than a new addition.

4.24 **Response:** This is welcomed

4.25 Other alterations including the replacement of the front dormer and windows would match or improve the existing situation and are therefore acceptable.

4.26 **Response:** This is welcomed

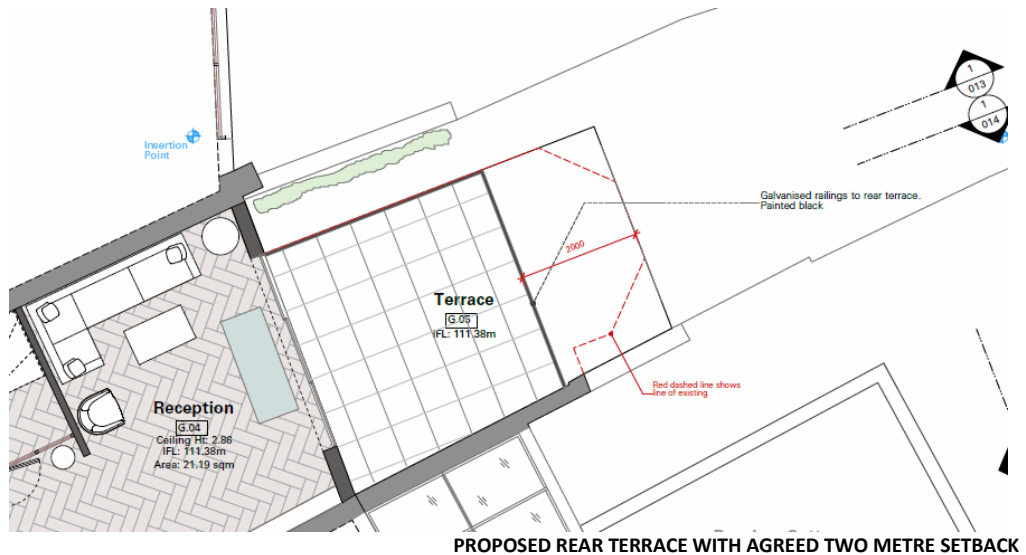
7. Residential Amenity

4.27 Views from the terrace down into the glazed roof of the neighbour would be shielded to some extent by the gable end of the adjoining property’s extension. Where the gable end is not of sufficient height a privacy screen is considered appropriate solution to prevent overlooking.

4.28 **Response:** A privacy screen has been retained to prevent any direct overlooking into neighbours (and vice versa).

4.29 Given that there is a degree of mutual overlooking along the terrace into rear gardens and the coverage provided by mature trees, it is not considered that a privacy screen would be required on the other side. However to prevent ‘easy’ views back into the rear windows of Lakeview from the end of the terrace it is recommended to reduce its depth by approx. 1m, especially given the curve of the terrace.

4.30 **Response:** After discussing this with Kristina Smith, we have reduced the depth of the terrace, as requested.



4.31 CPG6 also aims to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers and ensure sufficient daylight to occupiers of new dwellings taking in account overall planning and site considerations. Although it is to be located slightly higher up than the existing, the rear extension would not lead to any loss of light given the high boundary walls on either side.

4.32 **Response:** This is welcomed

8. Conclusion

4.33 To improve the chance of a positive determination, the following comments/recommendations should be reflected in any future planning application:

- The conversion of two flats into a single dwelling house is considered acceptable.
- **Response:** This is welcomed
- The replacement extension is considered acceptable in principle however it is advised that the detailed design uses less glass and more brickwork.
- **Response:** More brickwork and less glazing is now proposed.
- The proposed glazing of the rear elevation should be removed and the existing fenestration and traditional glazing retained.
- **Response:** Traditional proportions are now proposed

- The side dormers are acceptable in principle however their size should be reduced to prevent visibility from as many views as possible.
- **Response:** It has been assured that the proposed will be screened from street level.
- The black metal balustrade to the front is considered acceptable.
- **Response:** This is welcomed
- Other minor alterations are considered acceptable.
- **Response:** This is welcomed

4.34 This pre-application feedback is attached in Appendix 2 and has helpfully guided the final proposal which is detailed in the following section.

Consultation with local residents

4.35 As part of the pre-application submission stage, the owners of Hillview contacted each immediate neighbour in early October (namely Lakeview to the north and Faircroft to the south) to illustrate the development proposals and welcome feedback. Additional cards were dropped through the doors of other neighbours close by and informal conversations have taken place.

4.36 Feedback has been mixed from the residents. Some have been generally supportive of the proposal.



FLAT ROOF REAR EXTENSIONS AND TERRACES IN THE NEIGHBOURING PROPERTIES

4.37 Some concern was raised regarding construction generated from noise, although, neighbours have been advised that construction would be considerate of neighbours with advance notice provided of any commencement of construction if approved.

4.38 Some concerns were raised with the proposal, with particular focus on the style of the design of the rear extension and the inclusion of a roof terrace above.

- 4.39 With regard to the style of architecture, a significant amount of flat roof rear extensions with terraces/balconies feature along this terrace on the eastern side of the Vale of Health. This is the established character of the immediate setting. We consider that some neighbours' suggestions of a pitched roof scheme for the rear extension which would look out of character with its neighbours (see image on the previous page).
- 4.40 A monopitch or dual pitch roof would also prevent any terrace from being created. This is an important part of this development brief, allowing the residents to make full use of the views east of Hampstead Heath to be taken in at an elevated outdoor level without causing harm.
- 4.41 Additionally, applying a pitched roof to the rear extension scheme will only add mass and bulk in an area designated as Metropolitan Open Land, where the impact on openness is critical and developments should be kept as low as possible.
- 4.42 It is appreciated that a development cannot satisfy all matters raised by neighbours, but the design team are thoroughly confident that we have been considerate of neighbouring amenity, with this all aspects of the development. The proposal has been designed to a very high standard, which is reflective of the positive pre-application feedback received from Camden Council.
- 4.43 This development not seeking to maximise floorspace at neighbours' expense; it is seeking to return the property back to a family sized house and return it back to regular use in an appropriate manner.
- 4.44 The owners will continue to discuss the proposals with the residents once this submission has been made.

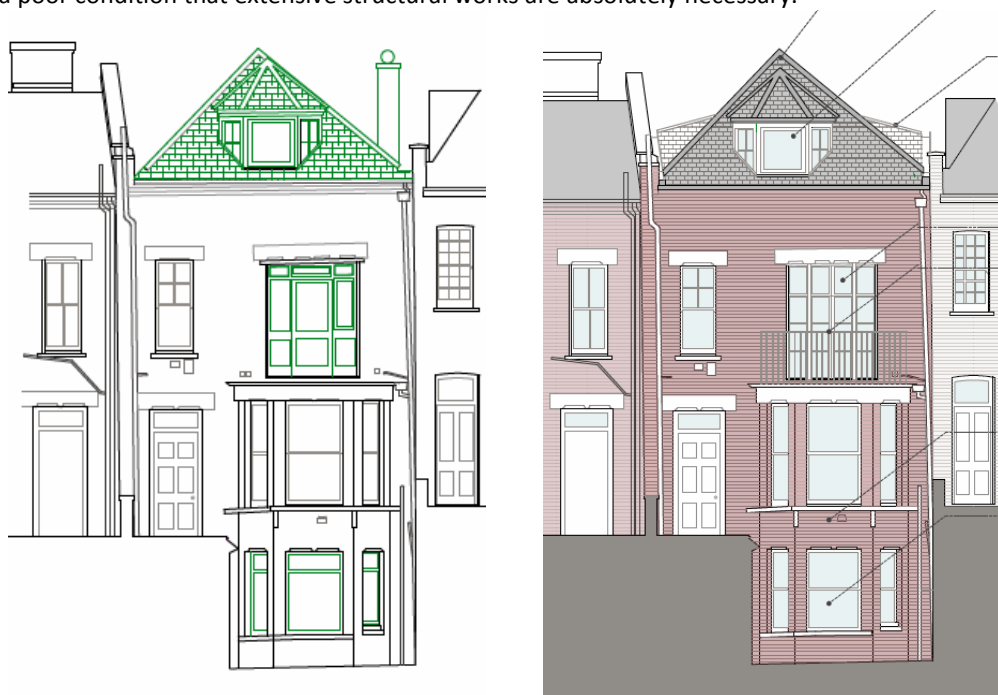
5.0 THE PROPOSED DEVELOPMENT

5.1 Following very helpful pre-application feedback, the scheme has been refined to address any and all previous concerns.

5.2 This application is seeking permission for the following:

- Conversion of two flats into single family dwelling
- Demolish existing glass house replacement rear extension
- Installation of terrace and balustrade above new extension
- Installation of two side dormers
- Alteration to rear fenestration
- Alterations to front facade
- Partially excavate the front lightwell

5.3 It is proposed to partially demolish the existing building, retaining the front elevation and to rebuild the roof, internal floors and rear elevation, creating a 3 bedroom house with (large study/guest room). Due to subsidence, the structure of the roof and floors below are in such a poor condition that extensive structural works are absolutely necessary.



EXISTING AND PROPOSED FRONT ELEVATION

5.4 The elevation to the front will not be altered to any significant degree, save for the re-introduction of black safety railing at first floor level, which is a predominant feature along this terrace.

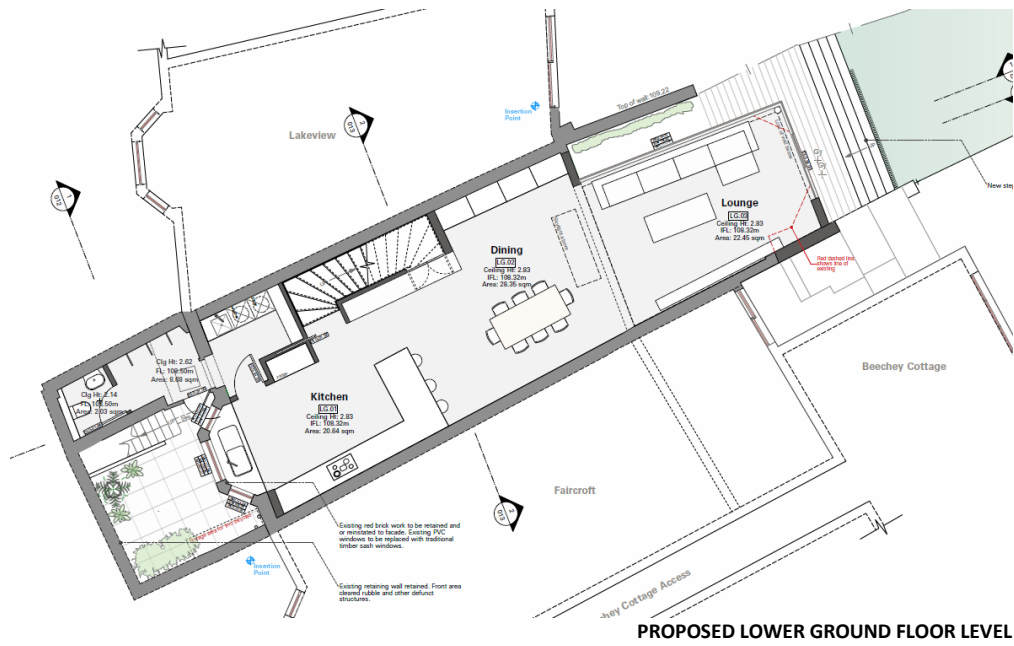


EXISTING TERRACE WITH BLACK METAL RAILINGS

- 5.5 The lower ground floor level will be improved by replacing the existing PVC windows with traditional white painted sash timber frame. It is proposed to also excavate the front lightwell to give an improved appearance of the overall property.
- 5.6 The hipped front roof slope with an attractive front dormer will be replaced in a like for like fashion to preserve the character of the conservation area. Two side dormers with glazing in the upper elevation are proposed. These will be set back significantly and not change the appearance of the building form street level.
- 5.7 The redundant existing chimneys are to be removed, although this is set back from the front elevation and not visible from most vantage points.
- 5.8 To the rear, the rear elevation will be reconstructed with traditional timber sash windows at the upper levels and French doors at the lower levels, echoing the design of the neighbouring houses.
- 5.9 Traditional materials and proportions are still respected by the architects when designing this elevation. The vertical proportions of the glazing panes relate to those of the neighbouring buildings.



- 5.10 At lower ground floor level, the glazed conservatory is replaced by a single storey rear extension, providing an open plan space internally. This flat roof rear extension provides opportunity to create a small terrace above which can be accessed from ground floor level.
- 5.11 In total, this will increase the GIA from 266sqm to 267.5sqm, an increase of only 1.5sqm. However, this redevelopment of the property will create a much improved environment internally while also creating a development of exceptional quality externally.



5.12 This is a modest redevelopment of a building in severe disrepair. The structural alterations will help return this building back to its former life, allowing it to function better as a single family dwellinghouse.





6.0 RELEVANT PLANNING FRAMEWORK

- 6.1 The relevant planning framework comprises the National Planning Policy Framework (NPPF, adopted May 2012), National Planning Policy Guidance (NPPG) and Mayor's London Plan (FALP 2015).
- 6.2 Camden Council has also adopted a number of planning documents that form the *Development Plan* for Camden comprising, the Core Strategy (adopted November 2010), Development Policies (November 2010), Camden Planning Guidance (CPG 1, 2, and 6) and the Policies Map.
- 6.3 Specific local policies within the Core Strategy include:
- CS5 (Managing the impact of growth and development)
 - CS6 (Providing quality homes)
 - CS14 (Promoting high quality places and conserving our heritage)
- 6.4 Specific local policies within Development Policies include:
- DP2 (Making full use of Camden's capacity for housing)
 - DP5 (Homes of different sizes)
 - DP24 (Securing high quality design)
 - DP25 (Conserving Camden's heritage)
 - DP26 (Managing the impact of development on occupiers and neighbours)
- 6.5 The latter confirms that the application site contains several designations, namely:
- Within an Archaeological Priority Area (Hampstead Heath)
 - Within Hampstead Conservation Area (Article 4 Direction in place)
 - Partially within designated Open Space
 - Partially within Metropolitan Open Land
- 6.6 These designations will have some implications when any development proposal is being assessed by officers.

Planning policy map

Find planning policies by clicking the map or using the address / postcode search

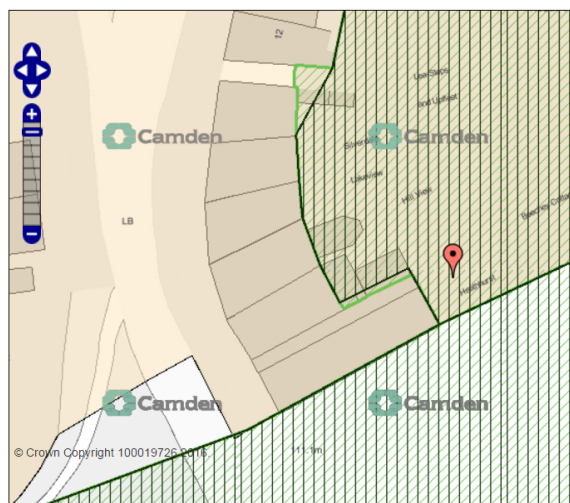
Map key

-  Archaeological Priority Area
Hampstead Heath
-  Conservation Area
Hampstead
-  Open Space
Gardens adj to Hampstead Ponds
-  Metropolitan Open Land
Gardens adj to Hampstead Ponds

For more information, or if you are unable to view the map, please contact the [Forward Planning and Projects Team](#)

Find an address

Please enter a Camden postcode or street:



PROPOSALS MAP EXTRACT

7.0 PLANNING ASSESSMENT

7.1 In this section, we appraise the proposal under different planning headings. The main planning matters are considered to be:

- Principle of development
- Loss of residential unit
- Development in Metropolitan Open Land/Open Space
- Design
- Impact on the Conservation Area
- Residential Development Standards
- Transport
- Neighbouring Amenity

7.2 With the aforementioned policies fully considered, the below section critically assesses the proposed development in full.

Principle of Development

7.3 The existing lawful use of the property is entirely residential (Use Class C3). It is not suggested that this use class is changed, so the principle of residential development should be considered acceptable.

Loss of residential unit

7.4 Despite the property having been completely stripped out, the lawful use of the property remains as two individual units, achieved via the aforementioned and implemented 1973 planning permission.

7.5 Camden Development Policy DP2 and Core Strategy Policy CS6 are in place to ensure that development sites for housing are maximised wherever appropriate throughout the borough. Policy DP2(h) states that the Council will resist “developments that would involve the net loss of two or more homes”. With this being a net loss of only one lawful unit, this proposal complies with the criteria of Policy DP2.

7.6 This has been informally accepted by officers at pre-application stage.

Development in Metropolitan Open Land/Open Space

Metropolitan Open Land

7.7 Camden’s designated open spaces include Metropolitan Open Land (MOL). This is open space of London-wide significance that provides a break in the built up area and receives the same presumption against development as green belt land, through Core Strategy Policies CS15, London Plan Policy 7.17 and NPPF Section 9.

7.8 As can be seen from the proposals map, the application site is partially designated as MOL and Open Space.

7.9 MOL is a London-wide concept and is recognised as land which contributes to the physical structure of London, provides opportunities for open-air recreation, or contains features or landscape of metropolitan or national significance.

7.10 Whilst the criteria for identifying Green Belt and MOL are distinct, Policy 7.17 of the London Plan confirms that the principles of control over development in the Green Belt set out in NPPF applies equally to MOL. As such, to justify any development at this location, national green belt policies will need to be assessed and applied to development at this location.

Green Belt

- 7.11 Paragraph 87 of the National Planning Policy Framework states that “As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”
- 7.12 However, paragraph 89 of the NPPF does list several exceptions which need not provide very special circumstances as they would be considered appropriate development in the green belt. Two of these exceptions would apply to this development, demonstrating that this development would be appropriate. These reads as follows:
- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and*
 - *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*
- 7.13 Much of the works proposed as part of this development take place outside of the MOL designation, with only a single storey element occurring within the MOL, providing an increase of only 1.5sqm. This redevelopment of a previously developed site is considered appropriate development in MOL and complies with all levels of policy.

Open Space

- 7.14 Core strategy Policy CS15 and Development Management Policy relate to Open Space, which has similar protections as MOL. CS15 outlines how Camden will protect public parks and open spaces through strict planning controls. Given that the proposal has justified development in relation to MOL, the same allowance should be made in terms of Open Space as they are the same designated area of land (Gardens adjacent to Hampstead Ponds). In any case, an increased footprint of 1.5sqm is a negligible increase which will not harm the openness of the area.

Design

- 7.15 Core Strategy Policy CS14 – ‘Promoting High Quality Places and Conserving our Heritage’, states that the Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by requiring developments of the highest standard of design that respects local context and character; preserves Camden’s rich and diverse heritage assets, including conservation areas; promotes high quality landscaping; seek inclusive and accessible buildings; and protect local important views.
- 7.16 This is supported by Development Management Policies DP24 and DP25, pertaining to Design and Conservation.
- 7.17 While the existing building appears to be quite an attractive property from the street, there are some clear structural issues throughout the property. Over time, the integrity of the building has weakened, resulting in a very poor internal environment. This can be seen from the survey drawings, where there is a level change of 200mm across first floor level due to a sloping floor level.
- 7.18 The owner needs to regularise this in order to create a quality home. Please see some photos recently taken below and a formal letter prepared by Consibee (engineers), which establishes the structural inadequacies with the existing building. This is attached in Appendix 3.



EXISTING STRUCTURAL CONDITION OF THE PROPERTY

- 7.19 A major redevelopment of the site is necessary to return this property to a safe condition. Specifically, Policy CS14 states that:
“The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:
- a) requiring development of the highest standard of design that respects local context and character;*
 - b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;...”*
- 7.20 This policy is supported by Policy DP24 which ensures that a high quality design is achieved throughout the borough. This development will be measured against the criteria of DP24 below. It states that all developments, including alterations and extensions to existing buildings, must be of the highest standard of design and will expect developments to consider:
- 7.21 *a) character, setting, context and the form and scale of neighbouring buildings;***
- 7.22 Despite the level of structural works required, the resulting development will maintain the height, scale and bulk of the original building which is similar to its neighbours.
- 7.23 *b) the character and proportions of the existing building, where alterations and extensions are proposed;***
- 7.24 The front elevation plays a vital role in the setting of the conservation area. With this in mind, the front elevation is improved upon, with uPVC windows changed to timber sash windows (lower ground) and a like-for-like roof structure proposed with similar designed front dormer. To the rear, the elevation has maintained the appearance and proportions of the host and surrounding buildings.
- 7.25 The overall scale, height and bulk of the building is maintained and fully respects the proportions of the original building.
- 7.26 *c) the quality of materials to be used;***
- 7.27 To the front of the property, all materials used would enhance the streetscene and improve the role the existing building plays in the conservation area. To the rear, high quality brickwork and white timber sash windows are to be used in the upper levels. For the lower ground floor extension, a mix of brickwork and glazing in a steel frame is proposed.

7.28 d) the provision of visually interesting frontages at street level;

7.29 The front elevation will largely remain untouched save for some slight improvements (replacement windows, improved front lightwell, reconstruction of the front footsteps, erection of metal railing and new roof structure). Finally, it is proposed to install new French doors and glazing to match its neighbours at first floor level.

7.30 Ultimately, the appearance from street level will appear effectively as it is now.

7.31 Camden Council has an Article 4 Direction in place across the entire conservation area, removing permitted development rights for properties within the conservation area. This is because the Hampstead conservation Area is steeped in history with many attractive streets and buildings. The applicant does not want to alter the front of the property as it is already visually interesting and positively contributes to the conservation area.

7.32 e) the appropriate location for building services equipment;

7.33 The building services required for this property are limited, being only a single dwelling. In any case, provision is made in the lower ground floor level within the utility room, while an existing accessible service void is also indicated beneath the lounge at the lower ground floor level.

7.34 f) existing natural features, such as topography and trees;

7.35 Given that this proposal almost entirely builds upon existing built floorspace, trees, planting and other natural features will not be affected by the development. Moreover, a green living wall is proposed to the boundary wall to the north which will encourage biodiversity enhancements.

7.36 g) the provision of appropriate hard and soft landscaping including boundary treatments;

7.37 The boundary treatment to the front of the property will be improved with a renovated front lightwell supporting an area of hard landscaping and cycle storage. This would enhance the character of the conservation area.

7.38 h) the provision of appropriate amenity space; and

7.39 Outdoor amenity space is maximised and now provided in two areas; the rear garden at lower ground floor level and a small outdoor terrace at ground floor. CPG 1 (Design) and 2 (Housing) both provide guidance on the amount and quality of outdoor amenity space to be provided. While space has been maximised, the proposed terrace is set back from the roof edge where necessary.

7.40 i) accessibility

7.41 Access will be directly from street up the existing steps. Level access from the street is not possible as it would involve an unnecessarily steep ramp or a platform lift which would heavily detract from the conservation area. There is no scope for off-street parking although, given that there will be a net reduction in residential units, the potential on-street parking stress levels will be reduced.

7.42 In summary, the proposals are considered to provide a very high quality and contextual development, which makes a very positive contribution to the character and appearance of the Hampstead Conservation Area.

Impact on the conservation area

7.43 Local policy DP25 states that the council will take local Conservation Area Statements into account when assessing applications and that they will only permit development within conservation areas that preserves *and* enhances the character and appearance of the area;

7.44 The application site is within the Hampstead Conservation Area, and the Vale of Health plays an important role within the wider conservation area. Within the conservation area statement, the application site is referenced below:

“At the entrance to the Vale on the east side is a curving terrace of late 19th century houses, some of red brick and others of London stocks. The houses are three or four storeys, some with nicely detailed dormers, bay windows and porches. One of the properties, Upfleet, is harmed by the full width roof extension of poor design. Athenaeum Hall ends the terrace; it is a 1950s four storey block of flats with a semi-basement and a set-back fifth floor. It replaced a large hall that is shown on the 1870 OS map and its scale relates to that historical context. The terrace has small front gardens enclosed by low brick walls and at the rear gardens stretch down to the pond. These gardens, together with those completing the crescent around the pond, are defined as Private Open Land in the UDP and designated as Metropolitan Open Land.

- 7.45 It is clear that the terrace upon which the application site sits, provides a very important introduction into the Vale of Health. The “nicely detailed dormer” mentioned above, is in a very poor structural condition despite its attractive appearance from street level. It is proposed to replace this roof structure with a like-for-like replacement so that the appearance from the street is not harmed.



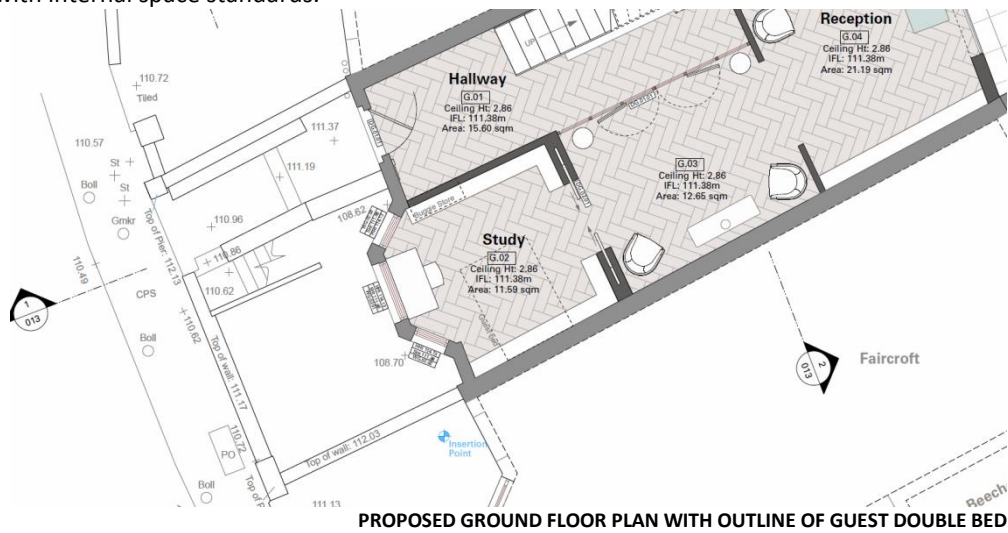
PROPOSED FRONT ELEVATION

- 7.46 In addition to the roof alteration, the only other changes to the front of the property are minor improvements to the elevation and front lightwell which improves the appearance of the building and enhances the character and appearance of the area.

Residential Development Standards

- 7.47 The rebuilt house would be a spacious 3 bedroom (6 person) house, although a study is also proposed which would serve as a guest bedroom. Taking this into account, the house would be regarded as 4-bedroom (8 person).

7.48 Nationally prescribed standards suggest that a 4 bed, 8-person unit spread over 3 floors should be at least 130sqm. In total, the proposed development is 267.5sqm, easily complying with internal space standards.

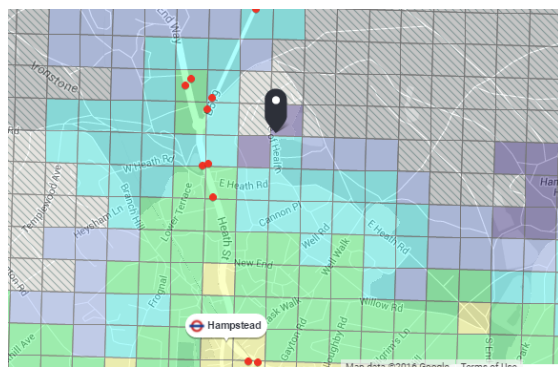


7.49 Outdoor residential amenity space should to be provided to all units, in accordance with the Mayor of London Guidance. For a 4-bed, 8-person unit, there would be a requirement to provide 11sqm of outdoor amenity space. This is provided in the proposed roof terrace alone, with additional outdoor space provided in the rear garden at lower ground floor level. In total, 97sqm of rear outdoor amenity space is provided, easily complying with national and London Plan requirements.

Transport

Car Parking

7.50 Under Policy DP18, the Council will expect development to be car free in areas within Controlled Parking Zones and easily accessible by public transport. The PTAL of the site is 1A, which is very low meaning that the site’s links to public transport are very poor. The site falls within an established controlled parking zone CA-H(b).



You can click anywhere on the map to change the selected location.

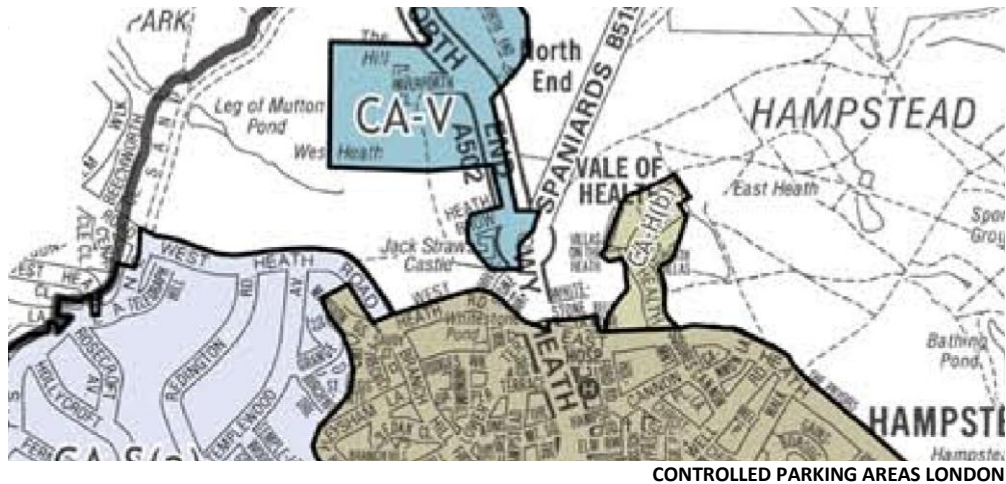
PTAL output for 2011 (Base year)
1a

Lighting Consultants and Designers London UK
Hillview, Vale of Health, Hampstead, London NW3 1AN, UK
Easting: 526512, Northing: 186400

All public transport modes in London available in 2011:
National Rail, London Overground, Tube, DLR, Tram, Buses

PTAL MAP WITH APPLICATION SITE HIGHLIGHTED

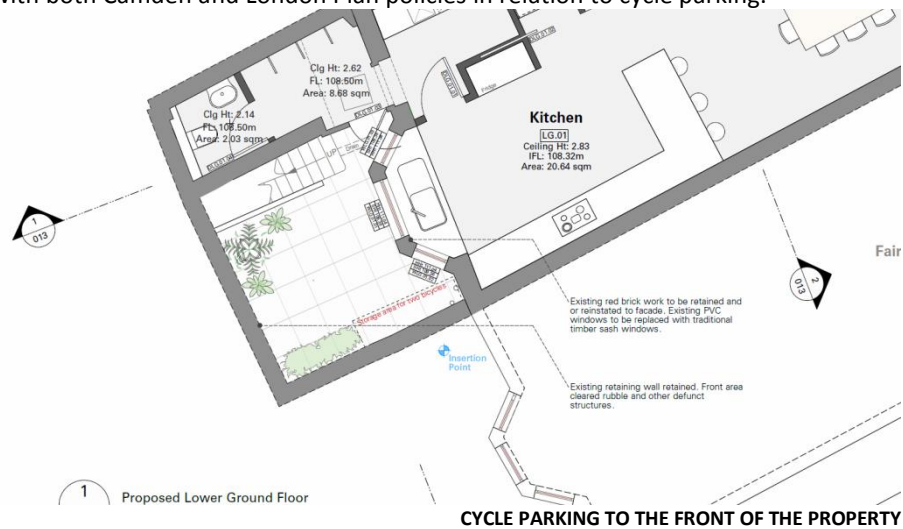
7.51 With such a low PTAL, the applicant will seek a residential parking permit, due to the very poor public transport links. The existing application site could seek two residential parking permits. With this development proposal, this will reduce the possibility of permits to one, which is an improvement in terms of parking stress levels.



CONTROLLED PARKING AREAS LONDON

Cycle Parking

7.52 The development will seek to meet the Council’s minimum standards for cycle parking, comprising at least 1 space per unit in accordance with CPG2. The applicants are mindful of more recent changes to the London Plan which seek an additional cycle parking space for 2+ bed units 2 spaces will be provided in the lower ground floor level in the front lightwell. This complies with both Camden and London Plan policies in relation to cycle parking.

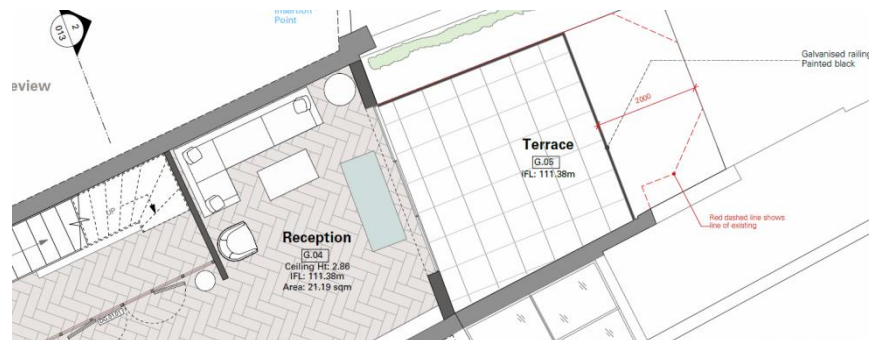


CYCLE PARKING TO THE FRONT OF THE PROPERTY

Neighbouring Amenity

7.53 In preparing the application proposals, the applicant’s design team have paid due regard to the aspirations of policy DP26 to protect the quality of life of occupiers and neighbours. The existing property has been designed so that no direct overlooking occurs.

7.54 At pre-application stage, the case officer did acknowledge that the context to the rear did involve a level of overlooking between properties. As advised at pre-application stage, the size of the rear terrace has been reduced with privacy screening used sparingly.



GROUND FLOOR REAR TERRACE

- 7.55 Given the minimal increase in overall bulk and footprint, other amenity considerations such as daylight/sunlight do not occur.
- 7.56 Issues regarding neighbouring amenity have been considered from an early stage and discussed at length during the pre-application stage. Any potential concerns have been addressed and is in compliance with Policy DP26.

8.0 SUMMARY AND CONSLUSIONS

- 8.1 This statement accompanies a formal -application to reconstruct and restore a 3 to 4 bedroom family sized house, with a rebuilt rear extension and new side dormers in Hampstead, North London.
- 8.2 The existing property is in a very poor condition currently, despite maintaining an attractive appearance as part of its terrace. This proposal is to retain the attractive features of the development from streetscene and improve upon this appearance where possible.
- 8.3 Pre-application discussions have already taken place with officers at Camden, with feedback having been generally supportive. Any issues or concerns raised at pre-application stage have been directly addressed with this revised proposal.
- 8.4 The property would lawfully be considered as two units, by way of a planning consent granted in the early 1970's. It is the intention is to return this building back to an original dwellinghouse with a single storey rear extension taking the place of a dated glazed conservatory. A new rear elevation will be created which is respectful of the surrounding context, in terms of proportions and materials. This will provide excellent outlook into the pond beyond.
- 8.5 In total, only 1.5sqm of additional floorspace will be created.
- 8.6 Despite being wholly or partially designated as MOL, Open Space, Conservation Area, Area of Archaeological Priority, etc, it has been ensured that this application is now fully policy compliant.
- 8.7 We request that officers seek to approve this scheme at your earliest convenience.

APPENDIX 1

APPLICATION - D7/3/10/15509

London Borough of Camden



CTP 23

Planning and Communications Department
 Old Town Hall
 197 High Holborn
 London WC1V 7BG
 Tel: 01-405 3411

B Schlaffenberg Dr Arch (Rome) Dip TP FRTP
 Director of Planning and Communications

Ian Duncan, Esq., B.Sc., RIBA,
 32 Luttrell Avenue,
 London,
 S.W.15.

Date 22 MAR 1973

Your reference

Our reference CTP/D7/3/10/15509

Telephone inquiries to:

Mr. French Ext. 214

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACT 1971
Permission for development (conditional)

The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

The permission is given subject to the time limit condition imposed by the Town and Country Planning Act 1971, and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your particular attention is drawn to (a) the provisions of the London Building Acts 1930-39, and the byelaws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address may be obtained from this office and (b) to the Statement of Applicant's Rights set out overleaf.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

SCHEDULE

Date of application: 12th January, 1973
 Plans submitted: Reg. No: 15509 Your Nos: 1/2
 Development:

The conversion of the basement at Hillview, Vale of Health, Hampstead, N.W.3. into a self-contained flat and the making of alterations to the rear window at basement level.

Standard condition:

The development herein permitted must be begun not later than the expiration of five years from the date on which this permission is granted.

Standard reason:

In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.

Additional conditions:

The brick arch to the rear basement room shall be retained and the new door and frame shall be constructed in timber.

All correspondence to be addressed to the Director of Planning and Communications.

P.T.O.

Additional conditions - contd.

Reasons for the imposition of conditions:

To ensure that the Council may be satisfied with the external appearance of the building.

Enforcement

In connection with the need to comply with the London Building Acts 1929-1939 and the By-laws enforced thereunder, the appropriate District Surveyor should be consulted.

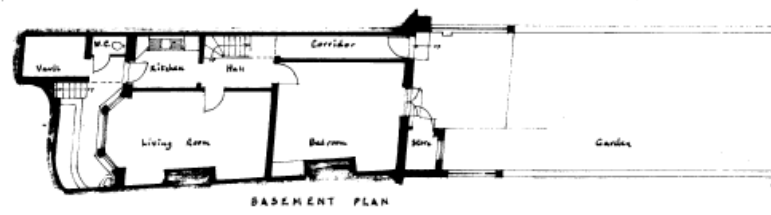
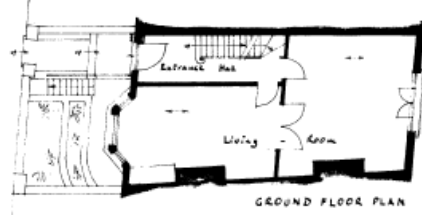
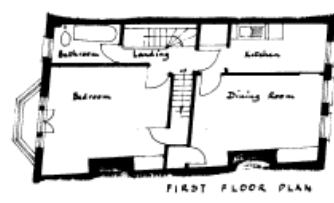
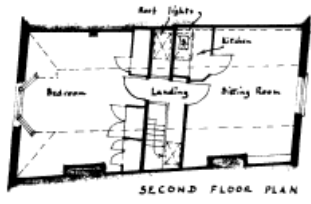
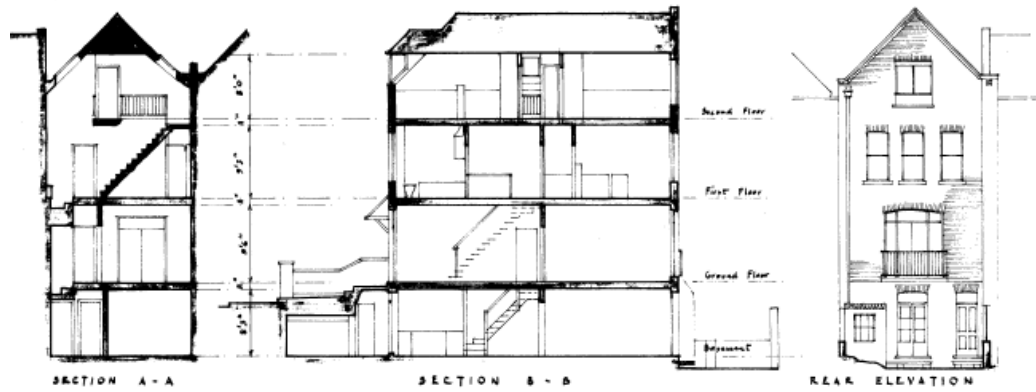
Your faithfully,

Director

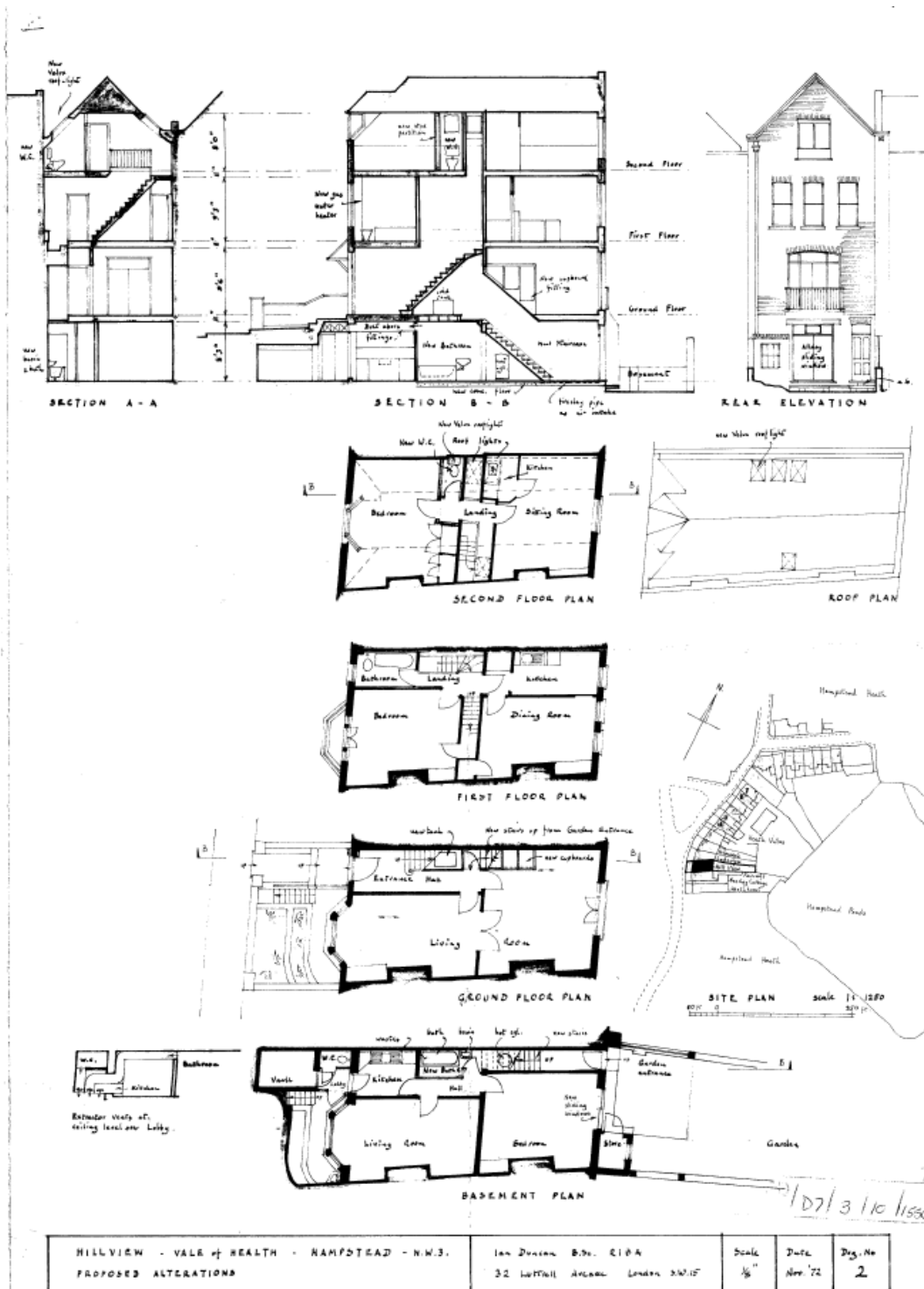
(Duly authorised by the Council to sign this document)

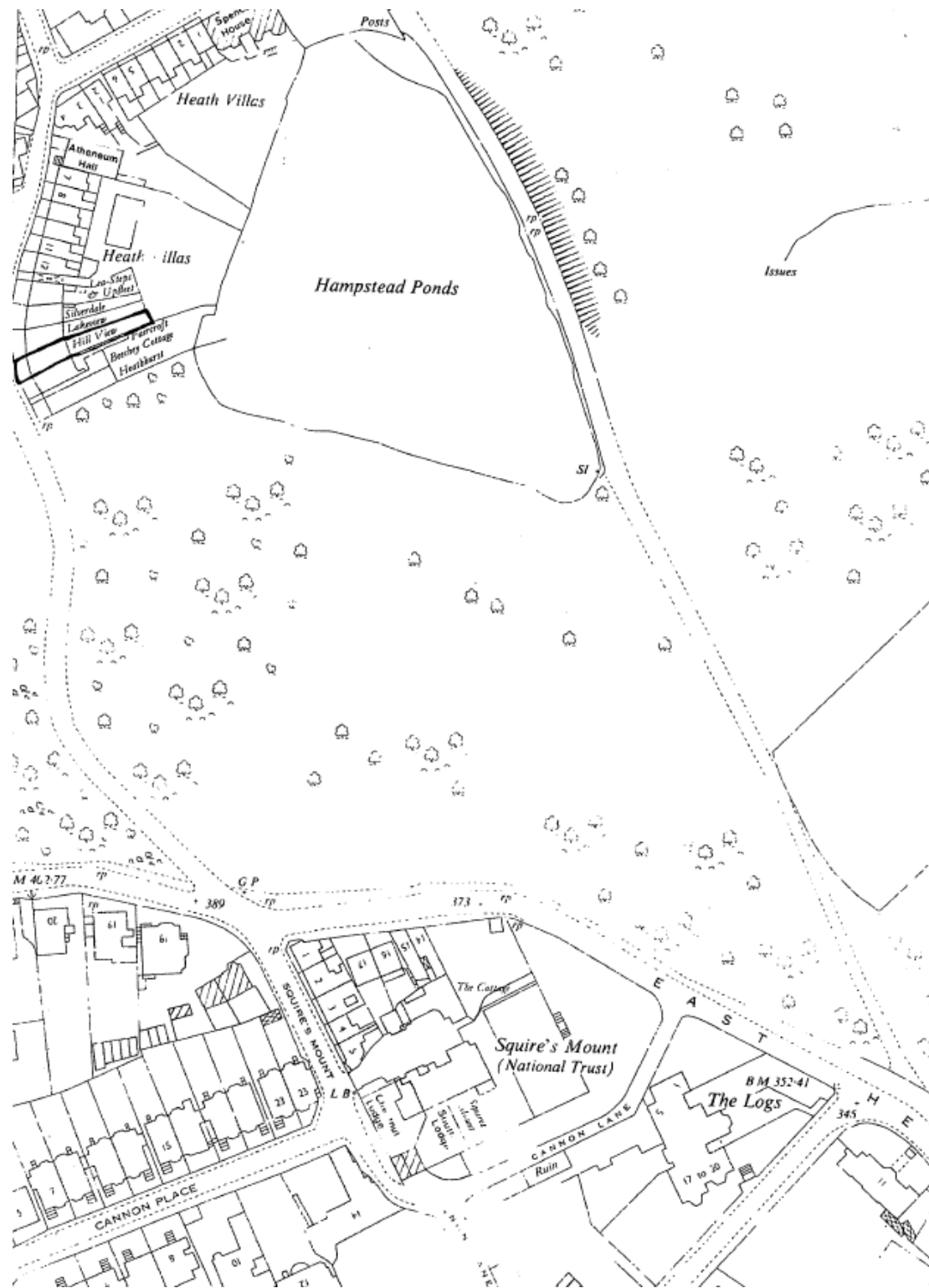
Statement of Applicant's Rights Arising from the Grant of Permission subject to Conditions

1. If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to and on a form obtainable from the Secretary of State, Department of the Environment, Whitehall, London, SW1, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Sections 67 and 74 of the Act.)
2. If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the County Borough, London Borough or County District in which the land is situated, as the case may be, a purchase notice requiring that Council to purchase his interests in the land in accordance with the provisions of Part IX of the Act.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.



HILLVIEW - VALE OF HEALTH - HAMPSTEAD - N.W.3. PLANS OF EXISTING	Ian Dixon B.Sc. RIBA 32 Luffield Arcade London SW10 0P	Scale 1/8"	Date Nov 72	Dwg. No 1
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APPENDIX 2**PRE-APPLICATION FEEDBACK (22ND AUGUST 2016) - 2016/3969/PRE**

1

Date: 22/08/2016
Our ref: 2016/3969/PRE
Contact: Kristina Smith
Direct line: 020 7974 4986
Email: Kristina.smith@camden.gov.uk



Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

Dear Brian,

www.camden.gov.uk/planning

Re: Hillview, Vale of Health

Thank you for submitting a pre-planning application enquiry for the above property which was received on 15/07/2016 together with payment of £420.00. A site visit was carried out on 8th August.

1. Proposal

The proposal is for:

- Conversion of 2 flats into single family dwelling
- Replacement rear extension
- Installation of terrace and balustrade above new extension
- Installation of 2 side dormers
- Alteration to rear fenestration
- Alterations to front facade

2. Site description

The site is a four storey property in the Vale of Health that has been divided into two flats. It is part of a terrace of five properties with similar architectural sensibilities.

It is located within the Hampstead Conservation Area and is referred to as a positive contributor.

3. Relevant planning history

None at application site

4. Relevant policies and guidance

[National Planning Policy Framework 2012](#)

[The London Plan March 2016](#)

[LDF Core Strategy](#)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS14 (Promoting high quality places and conserving our heritage)

[LDF Development Policies](#)

DP2 (Making full use of Camden's capacity for housing)

DP5 (Homes of different sizes)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

[Camden Planning Guidance 2011/2015](#)

CPG1 (Design)
CPG2 (Housing)
CPG6 (Amenity)

[Hampstead Conservation Area Character Appraisal and Management Strategy \(2005\)](#)

5. **Assessment**

The planning considerations material to the determination of this application are as follows:

- Loss of one residential unit
- Design (and impact on the Hampstead Conservation Area)
- Amenity

Loss of residential unit

It is proposed to convert two flats into one single family dwelling house. Although this would result in a loss of one residential unit, this is considered acceptable in accordance with DP2 which resists developments that would involve in the net loss of two or more homes.

The property is understood to be in lawful use as two flats however there is evidence (Council Tax records) to suggest that it has been used as a single dwelling house since 2010 which may have become its lawful use. Either way, this element of the proposal is considered acceptable.

Design

- [Erection of replacement rear extension with terrace](#)

It is proposed to replace the existing conservatory which appears to be in poor condition with a brick and glass extension of the same footprint. Given that it would maintain a subordinate relationship with the host dwelling it is considered acceptable in principle. Currently it is necessary to walk down a few stairs to access the conservatory; the proposal also seeks to address internal level changes by raising the floor level of the new extension to meet the rest of the house resulting in a higher extension than at present. This is considered to be OK given that the height of the lower ground floor of the neighbour to the south is considerably higher. In terms of detailed design, the rear and side elevations of the new extension would be fully glazed with Crittal style windows. While the high volume of glass is similar to the current conservatory I would advise that a combination of brick and glazing is used to prevent it from appearing too stark and incongruous compared to the host dwelling.

It is proposed to provide a terrace on part of the roof of the extension. There is already a door at upper ground floor level in the same location which suggests that a balcony of some sort has been there previously. The terrace would be positioned behind the parapet wall of the neighbouring property and a timber privacy screen would be installed to prevent views into the glazed roof of their extension. Terraces or balconies are an established feature of the surrounding properties and the proposed terrace would not be out of

character. It would occupy only part of the flat roof below and therefore be of an acceptable residential scale. It would be preferable to not have the privacy screening which is likely to appear bulky, please refer to the Amenity section below for further detail. It is recommended that the balustrade is black metal railings, the preferred choice for a conservation area.

- Installation of two side dormers

It is proposed to install two side dormers, one on each side of the roof ridge, with skylights on the upper elevation. The adjoining property has two side dormers on the northern pitch and therefore the roofscape of the terrace has already been impaired.

Given the depth of the roof it would be possible to install side dormers so they are not visible from street level. To ensure this it is recommended that the size of the dormer on the northern pitch is reduced in size. As per the plans they should be positioned centrally to minimise views.

- Alterations to rear fenestration

It is proposed to install a high volume of Crittal glazing across the rear elevation which would replace the brickwork down the central section of the property. Although the neighbour to the south has altered the rear fenestration to include more glazing the fenestration of the rest of the terrace appears to be generally unimpaired. Furthermore, the neighbour's work was carried out historically under previous design guidance and the ratio of glazing to brickwork is less than the proposed on your property.

This is therefore considered an unacceptable alteration for a period property of this nature, a positive contributor in the Hampstead Conservation Area, contrary to Policy DP25 which states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. It is therefore recommended that the original window openings are retained.

At the site visit it was queried whether Crittal windows could be used. It is considered that given their association with modernist early 20th century architecture, the style would appear at odds with the period of the property. However, their use would be considered acceptable at ground floor level which would be less visible

It was also asked whether the windows could project from the rear elevation like bay windows thereby allowing more light in. Again, this would not be supported at high level due to the impact it would have on the uniformity of the glazing along a terrace of positive contributors, however it would be acceptable at ground floor level where it would not be visible from anywhere.

- Alterations to front façade including installation of balustrade

It would be acceptable to install black metal railings to the flat roof of the bay window below as it would match the other properties in the terrace. Furthermore, the existing door suggests that it would be a reinstatement rather than a new addition.

Other alterations including the replacement of the front dormer and windows would match or improve the existing situation and are therefore acceptable.

Amenity

CPG6 on Amenity states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking.

Views from the terrace down into the glazed roof of the neighbour would be shielded to some extent by the gable end of the adjoining property's extension. Where the gable end is not of sufficient height a privacy screen is considered appropriate solution to prevent overlooking.

Given that there is a degree of mutual overlooking along the terrace into rear gardens and the coverage provided by mature trees, it is not considered that a privacy screen would be required on the other side. However to prevent 'easy' views back into the rear windows of Lakeview from the end of the terrace it is recommended to reduce its depth by approx. 1m, especially given the curve of the terrace.

CPG6 also aims to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers and ensure sufficient daylight to occupiers of new dwellings taking in account overall planning and site considerations.

Although it is to be located slightly higher up than the existing, the rear extension would not lead to any loss of light given the high boundary walls on either side.

6. Conclusion

To improve the chance of a positive determination, the following comments/recommendations should be reflected in any future planning application:

- The conversion of two flats into a single dwelling house is considered acceptable
- The replacement extension is considered acceptable in principle however it is advised that the detailed design uses less glass and more brickwork.
- The proposed glazing of the rear elevation should be removed and the existing fenestration and traditional glazing retained.
- The side dormers are acceptable in principle however their size should be reduced to prevent visibility from as many views as possible.
- The black metal balustrade to the front is considered acceptable
- Other minor alterations are considered acceptable

7. Planning application information

I would advise you to submit the following for a valid planning application:

- Completed form – Full Planning Permission (£172)
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and Access statement
- The appropriate fee (£172)

- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours and the Hampstead Conservation Area Advisory Committee prior to submission, to discuss the proposals.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Kristina Smith on 020 7974 4986

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Kristina Smith

**Planning Officer
Planning Solutions Team**

APPENDIX 3

LETTER FROM CONISBEE (DATED 13TH JULY 2016)

Charles Humphries
Heat Architecture Ltd
5-23 Old Street
London
EC1V 9HL

Ref: 160372/D Kealy
13 Jul 2016

Dear Charles

Hillview, Vale of Health, Hampstead, NW3 1AN

We write regarding the above project and specifically in relation to the existing floor and roof structures. As you are aware we have visited the property to inspect the existing structure and we have also commissioned a Geotechnical Investigation of the ground conditions.

From the findings of our initial inspections and investigations it is apparent that a significant degree of settlement to the load bearing brick walls has taken place over time. This is most evident at the rear left corner of the property. From walking across the existing floors it is apparent that there is a significant level difference across the width of the property. This has been confirmed by the existing building survey which indicates that the floors are currently out of level by up to 200mm in some places. The rear elevation survey drawing which was produced by the building surveyors also illustrates the settlement which has occurred.

In summary we strongly recommend that all floor and roof timbers be replaced as part of the new works for the following reasons;

- As a result of settlement of the existing masonry walls the floors have suffered significant downward movement also and are now grossly out of level.



• **London**
1 – 5 Offord St London N1 1DH
Telephone 020 7700 6666

Norwich
2 Woolgate Court
St Benedicts Street
Norwich NR2 4AP
Telephone 01603 628 074

Cambridge
47 – 51 Norfolk Street
Cambridge CB1 2LD
Telephone 01223 656 058

design@conisbee.co.uk
www.conisbee.co.uk

Directors

Alan Conisbee BA (H) CEng MInstE
Chris Boydell BSc CEng MInstE MICE
Tim Alwood BSc CEng MInstE
Bob Slagg BSc (Hons) CEng FInstE MICE
Tom Swann BEng (Hons) CEng MInstE
Alan Dawson BEng (Hons) CEng MInstE MICE
Richard Dobson MEng CEng MInstE
Paul Hartree BEng MICE MCHT FGS

Associates

David Richards BEng (Hons) CEng MInstE ACGI
Gary Johns
Terry Girdler BSc (Hons) Eng MSc CEng FICE MInstE
Conservation accredited engineer (CARE)
Ben Heath BEng CEng MInstE
Keith Hord BEng CEng MInstE
Tom Llewellyn BEng (Hons) CEng C.WEM MICE MCHWEM

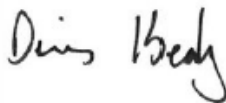
Conisbee is a trading name of
Alan Conisbee and Associates Limited
Registered in England No. 3295449

The logo for Conisbee, featuring the word "conisbee" in a lowercase, orange, sans-serif font.

- Generally the existing timbers are very inconsistent in terms of their section sizes with joist widths in many locations as little as 20-25mm. These sizes will be inadequate for the proposed new floor loading and would require significant strengthening in order to be retained. There is also insufficient bridging to the existing floor joists.
- In some locations excessive notching of timber joists and trimmer beams has been carried out at some point in the past.
- A large percentage of the existing roof timbers are showing signs of extensive rotting. This fact coupled with the proposed new roof light arrangement to the central portion of the roof, which will inherently require a large number of the existing roof timbers to be removed, drives the most practical approach being the replacement of all of the existing roof timbers.

Should you have any queries on the foregoing please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "Denis Kealy".

Denis Kealy
For Conisbee