

**17 EAST HEATH ROAD
NW3 1AL**

16006

DESIGN & ACCESS STATEMENT

AUGUST 2016



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON

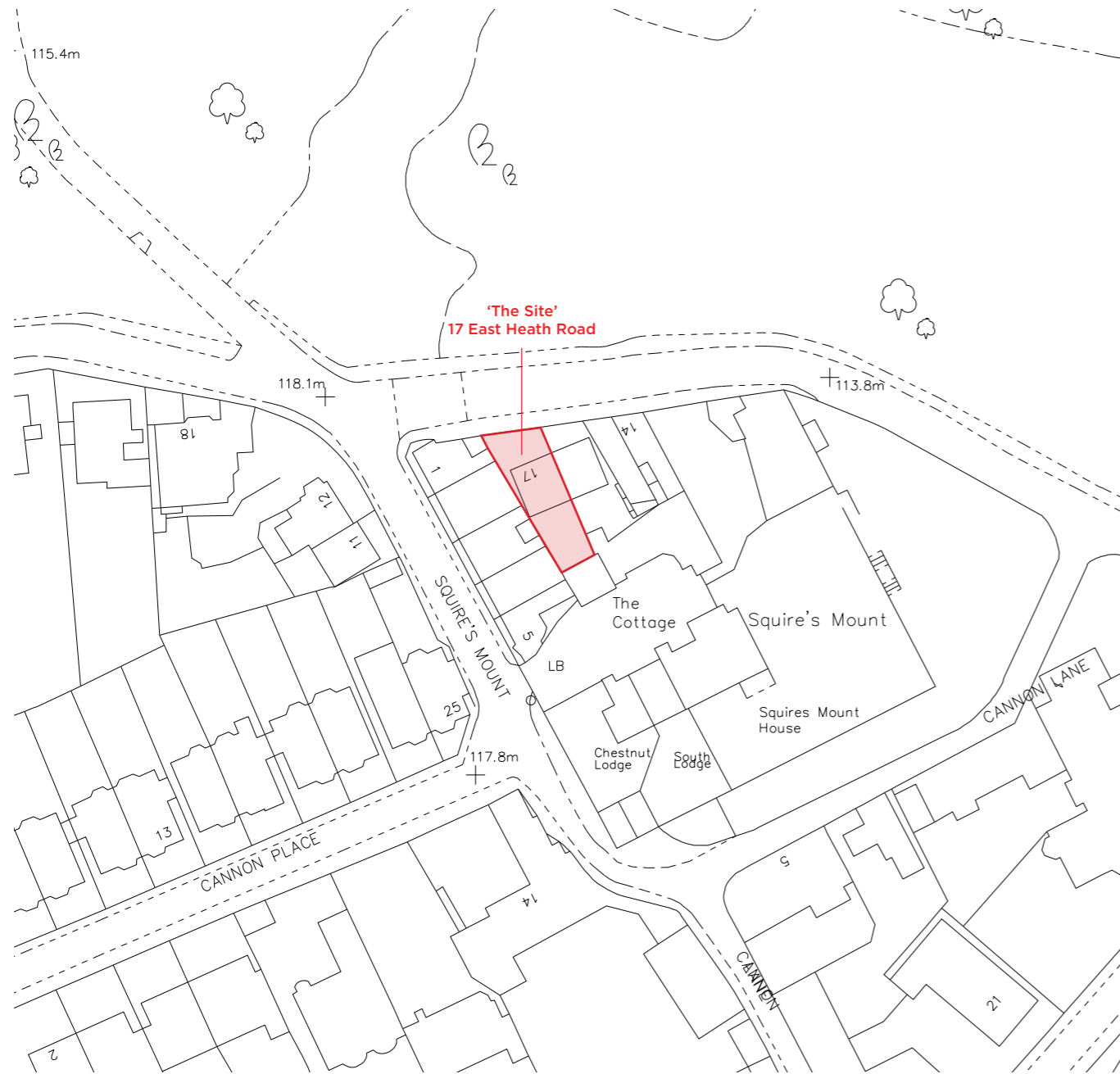
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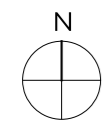
SECTION ONE:

INTRODUCTION & SITE HISTORY





Site Location Plan
Approx. 1:1000 @ A3



East Heath Road & Surroundings
Aerial View 01
(Site outlined in red)



East Heath Road & Surroundings
Aerial View 02
(Site outlined in red)

1.1 INTRODUCTION

i. Marek Wojciechowski Architects have been instructed to prepare a Design & Access Statement to support the Planning Application for the Property at 17 East Heath Road. The site consists of a 5-storey semi-detached property, arranged over lower ground to third floor (loft) levels, with private external space to the front and rear. The property is used as a single family residential dwelling (C3 use class) and is Grade II listed.

ii. The majority of the works proposed have already been Consented in applications 2016/4600/L and 2016/4233/P, and these are summarised as follows:

“Internal and external works in association with erection of single-storey glazed extension at rear basement floor level; and installation of a new timber sliding entrance gate to front boundary; and works to the front driveway and rear garden.”

iii. The following works are proposed in addition to those previously consented in planning applications 2016/4600/L and 2016/4233/P:

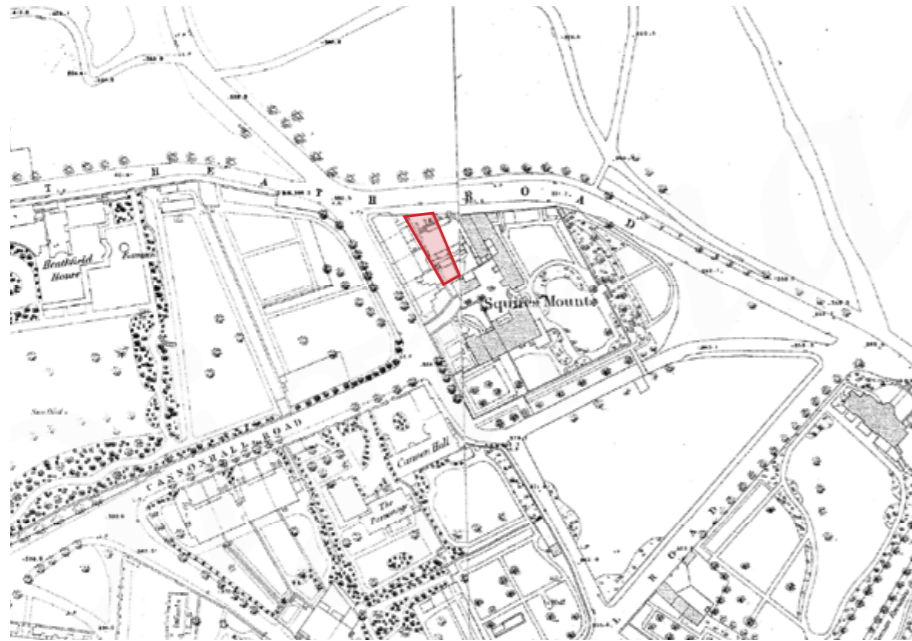
- Inclusion of a hot tub and associated works in the rear garden landscaping scheme.
- Extension of the existing lower ground floor room beneath the existing ground floor rear terrace.
- Removal and lowering of non original lower ground floor slab.

iv. This document relates to the proposed internal reconfiguration and extension of the property, as outlined in the plans and visuals in Section 4.0 of this report. Works related to the above proposals include (but are not limited to):

- Proposed internal modifications
- Lightweight glazed extension to the rear
- Lower ground extension to the rear
- Lowering of lower ground floor finished floor level at the front lightwell and vaults.
- Remodeling and redecoration of upper floor levels
- Associated works to the front and rear gardens

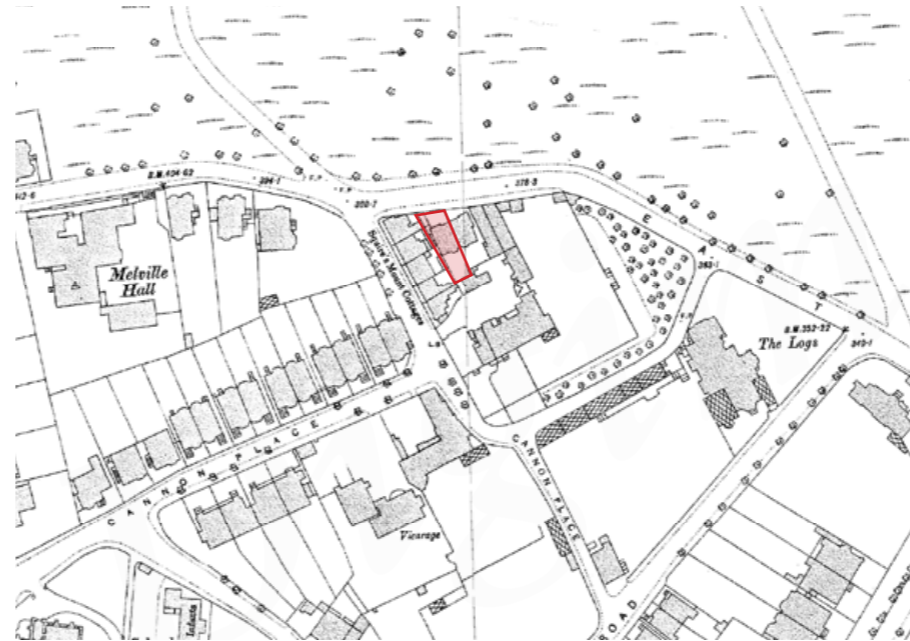
v. This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building, its site surroundings, and local, regional and national planning policy.





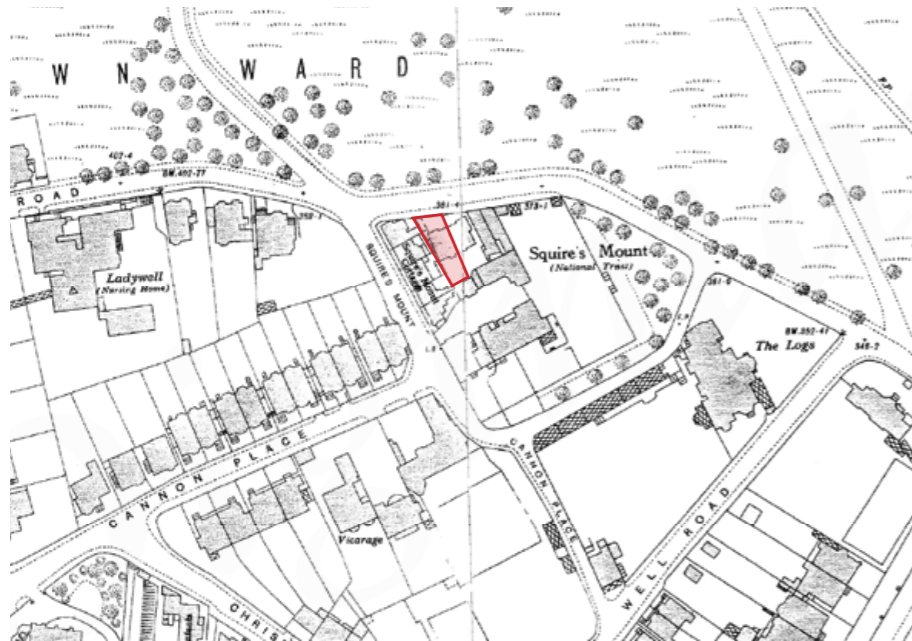
1870s

Ordnance Survey Map
East Heath Road & Surroundings
(Approx. site outlined in red)



1890s

Ordnance Survey Map
East Heath Road & Surroundings
(Approx. site outlined in red)



1930s

Ordnance Survey Map
East Heath Road & Surroundings
(Approx. site outlined in red)



1950s

Ordnance Survey Map
East Heath Road & Surroundings
(Approx. site outlined in red)

1.2 SITE HISTORY

i. The Property was Grade II listed as a pair with no.16 on 14th May 1974. The listing is described by Historic England as follows:

“Pair of semi-detached houses. Late C19. Painted brick with 2 plain 1st floor bands. Slated roofs with tall brick slab stacks. 3 storeys. 2 windows each. Each with double gabled front; gables to outer, slightly projecting bays have projecting bracketed eaves. Entrances in outer bays with wide, architraved, segmental-arched doorways having keystones, fanlights and panelled doors with sidelights. Lugged architraves to sashes. Ground floor, tripartite; 1st floor outer bays, round-arched, inner bays, square-headed with 2-light casements; 3rd floor, sashes with pointed heads. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached brick wall with panels and stuccoed coping. HISTORICAL NOTE: No.17 was the home of Katherine Mansfield, writer and her husband John Middleton Murray, critic, from 1918-20 (GLC plaque).”
[List entry Number: 1342104]

ii. The Ordnance survey maps to the left show describe the development of the area since the late 19th Century.

iii. With this historic research in mind, the proposals set out in this document look to respect and enhance the quality and heritage of this listed property and conservation area, providing an exemplary residential development whilst maintaining the streetscape.



2016

Ordnance Survey Map
East Heath Road & Surroundings
(Approx. site outlined in red)





Fig.01: 17 East Heath Road - Front Elevation



Fig.02: 17 East Heath Road - Main Entrance



Fig.03: 17 East Heath Road - Storage Shed to Side Passage



Fig.04: 17 East Heath Road - Front gate



Fig.05: 17 East Heath Road - Front Lightwell



Fig.06: 17 East Heath Road - Lightwell

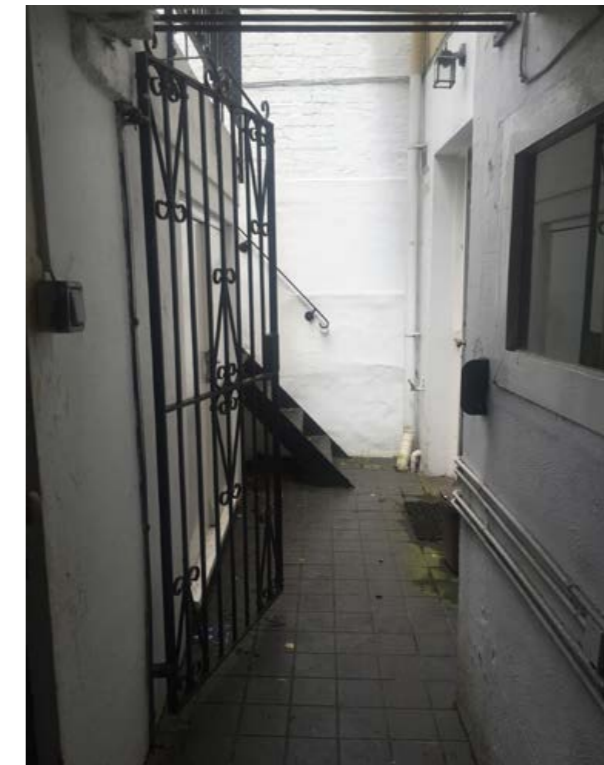


Fig.07: 17 East Heath Road - Lower Ground Lightwell





Fig.08: 17 East Heath Road - Rear Elevation



Fig.09: 17 East Heath Road - Rear Elevation



Fig.10: 17 East Heath Road - Rear steps

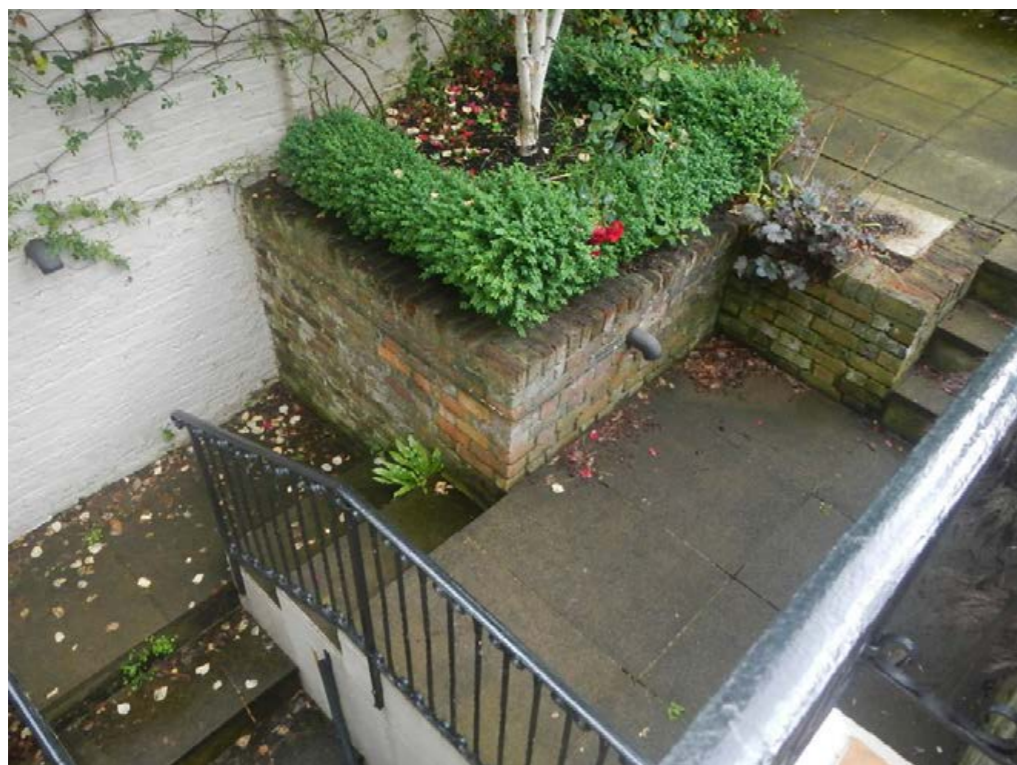


Fig.11: 17 East Heath Road - Rear garden

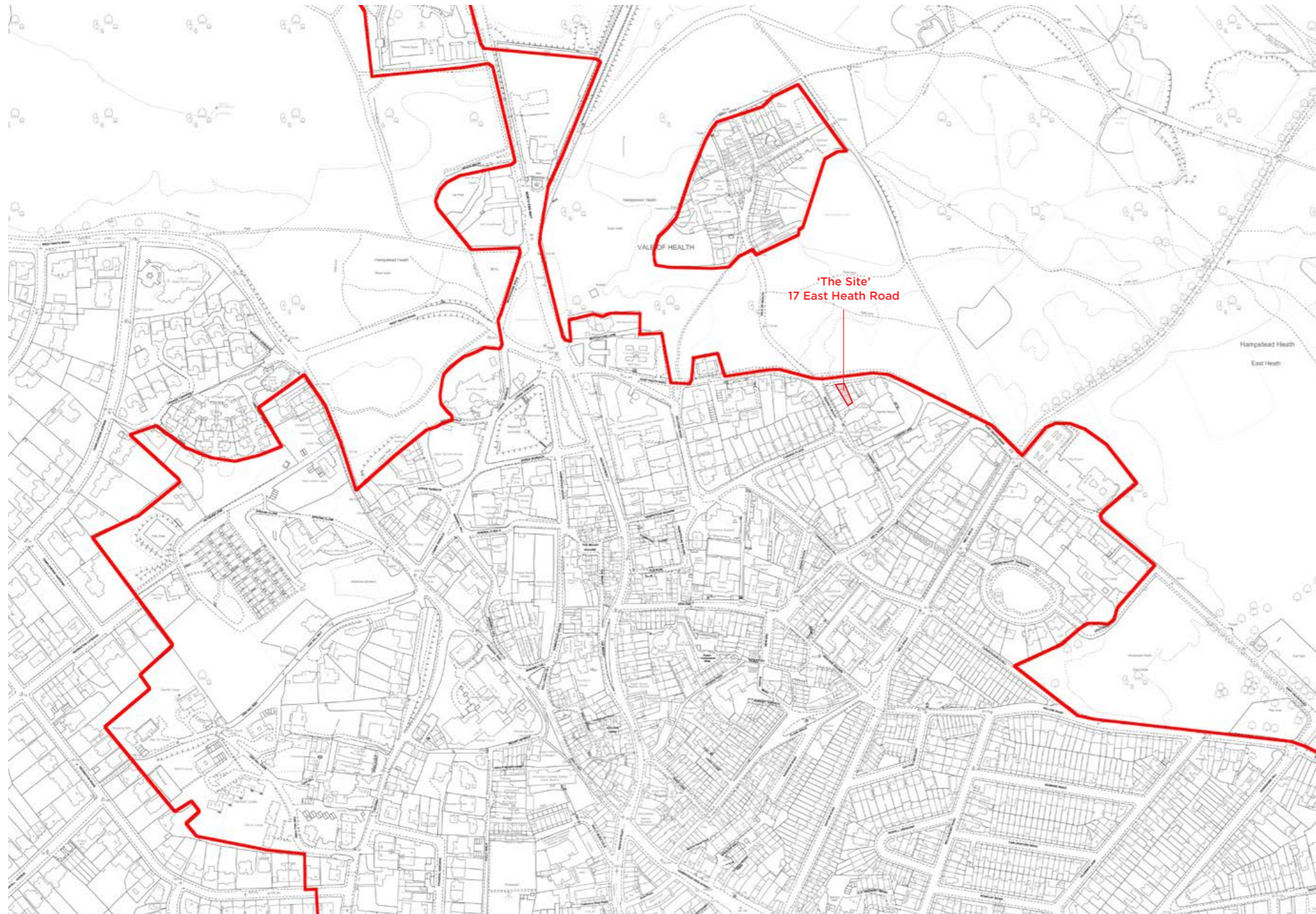


Fig.12: 17 East Heath Road - Rear Lower Ground



Fig.13: 17 East Heath Road - Rear Lower Ground





1.5 CONSERVATION AREA APPRAISAL

i. The Property is situated within the northern boundary of the Hampstead Conservation Area, as the map highlights. The Hampstead Conservation Area is known for its diverse urban form, set against the backdrop of Hampstead Heath. The London Borough of Camden's Hampstead Conservation Area Appraisal notes that:

"[East Heath Road] forms the boundary between Hampstead and the Heath, marked by high brick garden walls and occasional groups of houses on the south side of the road...Some fine, more domestic buildings are found up the hill; Nos.14 & 15, a pair of small stuccoed 18th century houses, and the late 19th century painted brick semidetached pair next door (Nos. 16 & 17) (all listed)." (p.25)

ii. The Hampstead Conservation Area Audit includes guidelines for development proposals in the conservation area. With regards to front and rear gardens, it states that:

"H10: Front and rear gardens are an integral characteristic of the Conservation Area, many of which retain boundary walls/railings and planting...Proposals should respect the original style of boundary and these should be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. H11: Rear gardens and backlands contribute to the townscape of the Conservation Area and provide a significant amenity to residents and a habitat for wildlife. Development within gardens is likely to be unacceptable." (p.60)

iii. Guidance on proposals involving listed buildings in the Conservation Area are covered in H10 - H16 on page 61 of the Appraisal and have been considered as part of the proposals included in this Planning submission.

iv. With regards to this, proposals outlined in the drawings and images included as part of this Planning submission look to respect and enhance the heritage of the listed property and the character of the Hampstead Conservation Area.

Hampstead Conservation Area Map
(Application Property highlighted in red)

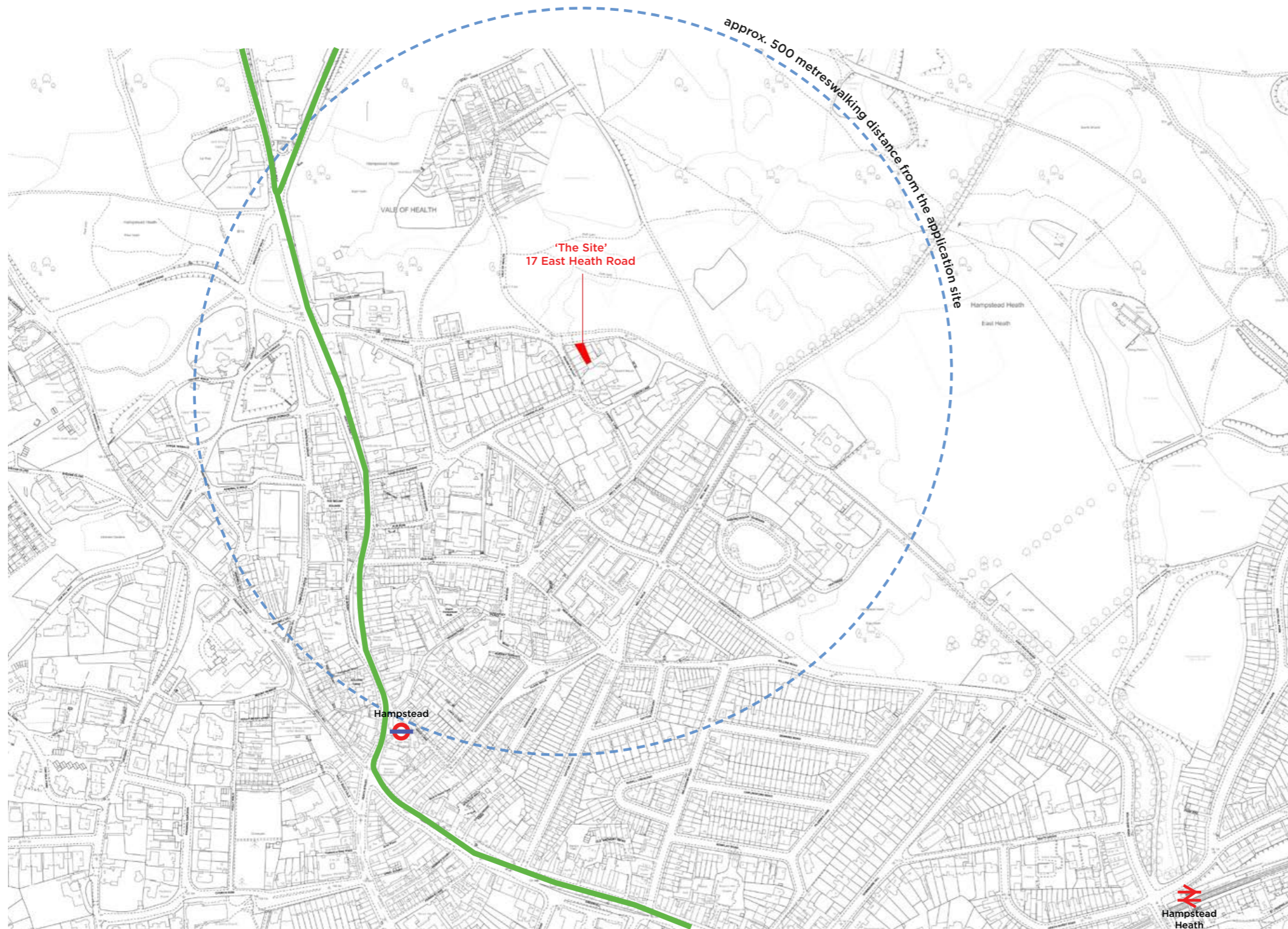




1.6 AMENITY ASSESSMENT

i. The Application Property has very good access to high-quality parks and green spaces due to its close proximity to Hampstead Heath. The Heath provides excellent amenity space for the users of 17 East Heath Road.





1.7 TRANSPORT ASSESSMENT

1.71 Transport Links

The application site has good access to nearby transport links, with a Public Transport Accessibility Level [PTAL] rating of 2 (0 lowest; 6b highest).

1.72 Underground/National Rail



Within 10 minutes' walking distance is Hampstead underground station which provides access to the Northern line. Hampstead Heath railway station is also a 11 minute walk away, providing access to the Overground line.

1.73 Bus

Just a 5 minute walk from the site is a bus route on Heath Street which connects Golders Green, Hampstead and West Hampstead.

* Walking times obtained from Transport for London's website.

Conservation Area with Site Plan

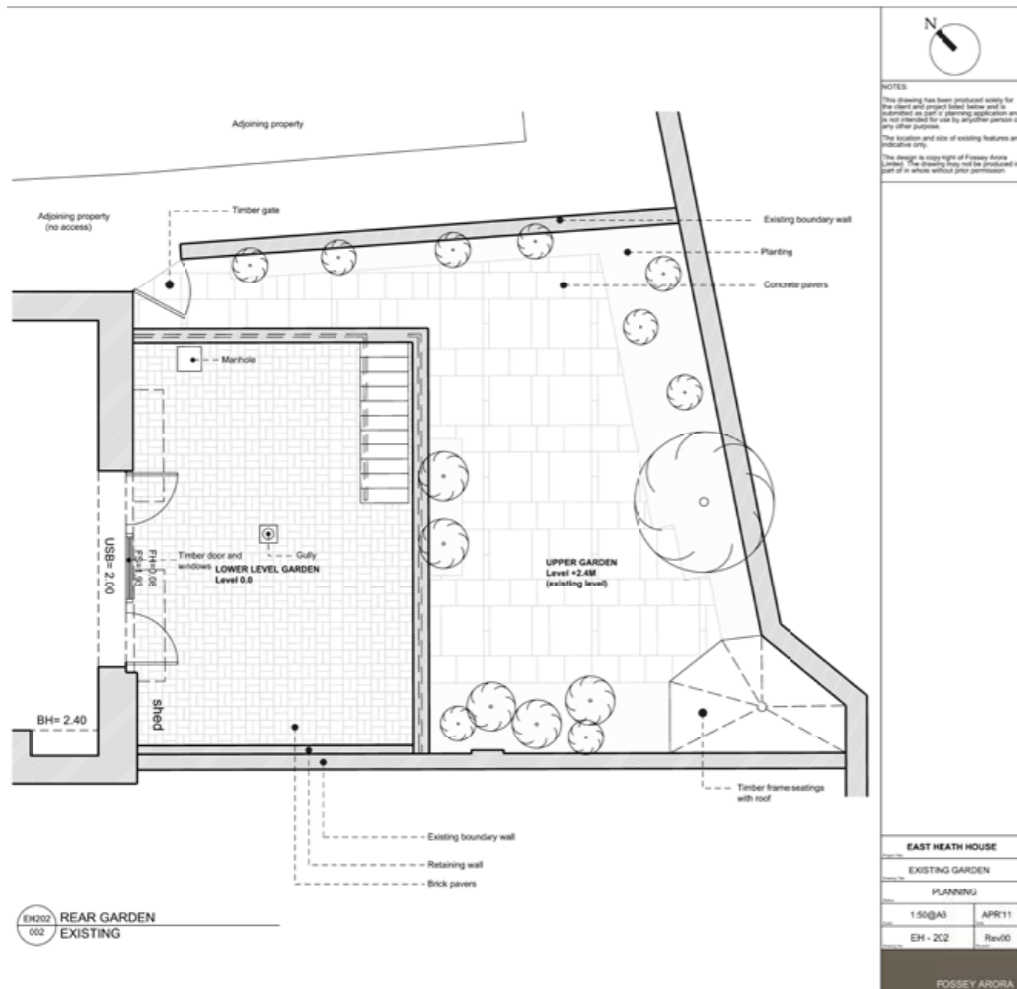
-  Cycle Hire Stations
-  Underground Station
-  Mainline train station
-  Bus route (210,268)



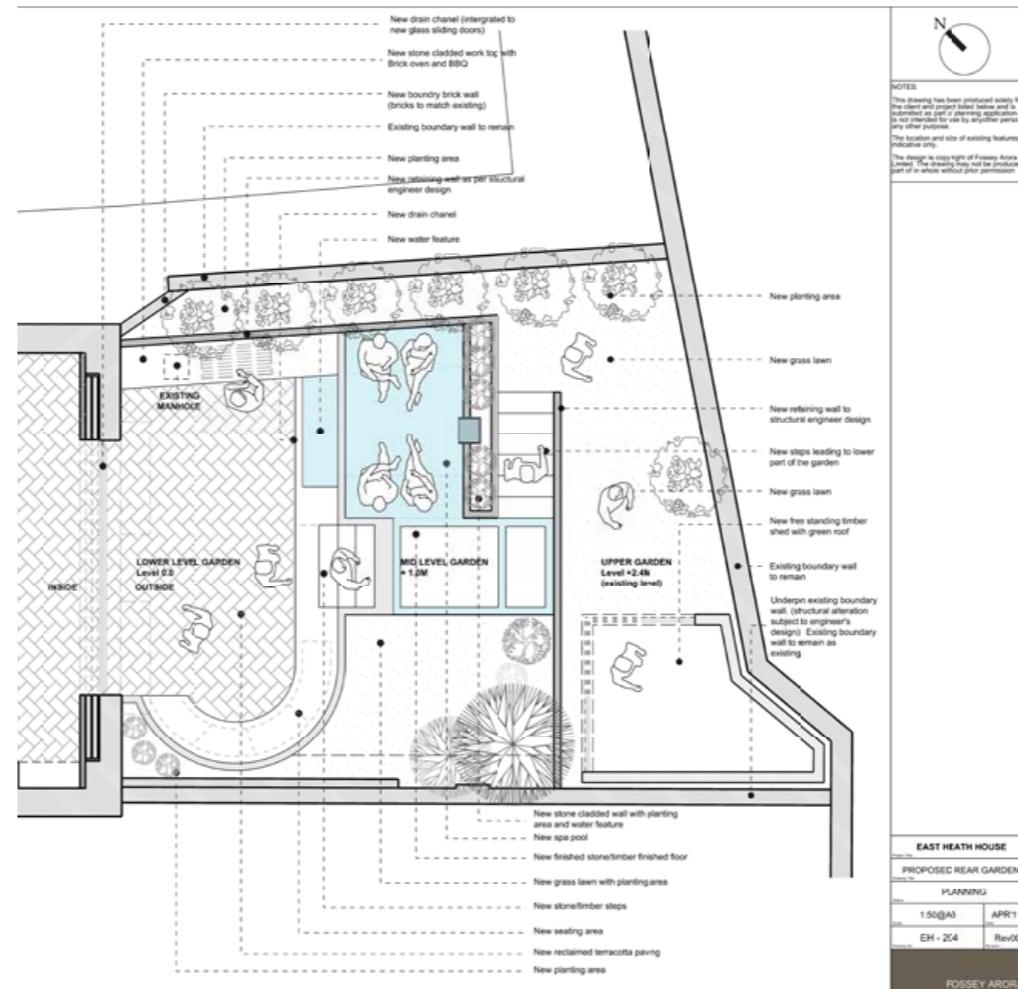
SECTION TWO:

PLANNING POLICY ASSESSMENT





Existing Landscape Plan



Consented Landscape Plan

2.1 PLANNING HISTORY

i. Aside from applications involving works to trees, all relevant planning history at the Property address available online is listed below:

**2016/4600/L and 2016/4233/P
25/10/2016**

Consent granted for "Internal and external works in association with erection of single-storey glazed extension at rear basement floor level; and installation of a new timber sliding entrance gate to front boundary; and works to the front driveway and rear garden."

**8470047
08/05/2003**

Withdrawn application for 'Works of internal alterations.'

**TPD1111/788
05/05/1963**

Consent granted for 'Alterations to the front elevation at 17 East Heath Road, N.W.3. replacing windows at ground and first floor levels, and providing railings to first floor windows'.

2.1 NEIGHBOURING PLANNING HISTORY

ii. A number of properties in the surrounding area have been granted similar developments in recent years, including:

**14 Cannon Place - Grade II Listed
14.07.2016 (2016/2925/L)**

Listed Building Consent for 'Alterations to internal layout of existing bedroom and bathroom and replacement floor finish at first floor level; enlargement of existing Conservation rooflights.'

**16 East Heath Road - Grade II Listed
15.08.2011 (2011/2365/P)**

Consent was granted for the neighbouring property for 'Alterations to include re-landscaping works to external areas to form and include new sitting areas, new rainage, a garden shed, spa pool to rear garden, new water feature to front garden all in connection with the creation of outdoor living spaces for single residential unit (class C3).'

**16 East Heath Road - Grade II Listed
28.03.2011 (2010/6902/P)**

Consent was granted for the neighbouring property for 'Insertion of slim line double glazing units to the existing windows and doorway at ground, first and second floor level and replacement of the front and rear basement doors of single family dwelling house (Class C3).'

iii. The policy implications of these proposed changes are considered on the next page.






17 East Heat Road
Historic Photograph - 1968

2.2 PLANNING POLICY

- i. Camden Unitary Development Policy seeks to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution (Policy EN31). The Hampstead Conservation Area Statement has been studied and summarised in section 2.0 of this document
- ii. Camden Planning design guidance (CPG1) has formed the basis of the proposals to the rear of the building outlined.
- iii. Careful consideration has been given to the design of the proposed glazed extension to this heritage asset, particularly in terms of its impact on the listed property and on the wider Hampstead Conservation Area.
- iv. The Hampstead Conservation Area guidelines state conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building (Guideline H29).
- v. With respect to listed buildings and conservation areas, the Council seeks to have special regard to the desirability of preserving listed buildings or its setting or any features of special architectural or historical interest which it possesses, and to preserve or enhance the character and appearance of a conservation area, this is in accordance with Camden Development Policy 25 (2010)
- vi. The lower ground floor extension will be modest in size and as per Camden's planning guidance CPG4 (2.60), that any exposed area of basement to 'retain a reasonable sized garden.'
- vii. In light of the above, we believe that the proposals outlined in this document are not contentious (in principle) in planning or heritage terms. 'Section Two' of this report covers the proposed design changes related to the proposed redevelopment.





Regeneration and Planning
Development Management London
Borough of Camden Town Hall
Judd Street London
WC1H 8ND

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Textlink 020 7974 6866
planning@camden.gov.uk
www.camden.gov.uk/planning

Request for Planning Pre-Application Advice
Planning enquiry regarding: 17 East Heath Road, London, NW3 1AL

Thank you for your email request of 7th March 2016 for written pre-application advice about the following proposal:

Excavation of front garden and extension at lower ground floor level; erection of single-storey glazed full-width extension at rear, lower ground level; installation of rooflights to playroom; internal and external alterations; including rear garden landscaping.

Set out in the attached document is my observation on the proposal as related to the principal issues and what you need to do in order to submit a valid planning application for your proposal.

Please be aware that this is an informal officer opinion, which cannot prejudice any decision of the Council following the submission of a formal application.

I trust this answers your query.

Should you require any further information please contact me on the above telephone number.

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

Yours sincerely

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Pre-Application advice 2016/1266/PRE
17 East Heath Road, London, NW3 1AL

1.0 Proposal: *Excavation of front garden and extension at lower ground floor level; erection of single-storey glazed full-width extension at rear, lower ground level; installation of walk-on rooflights to playroom roof; internal and external alterations; including rear garden landscaping.*

2.0 History
None

3.0 Policies
LDf Core Strategy
CS1 - Distribution of growth
CS5 - Managing the impact of growth and development
CS6 - Providing quality homes
CS8 - Promoting a successful and inclusive Camden economy
CS9 - Achieving a successful Central London
CS11 Promoting sustainable and efficient travel
CS14 - Promoting high quality places and conserving our heritage

Development Policies
DP2 - Making full use of Camden's capacity for housing
DP16 - Transport implications of development
DP23 - Water
DP24 - Securing high quality design
DP25 - Conserving Camden's heritage
DP26 - Managing the impact of development on occupiers and neighbours
DP27 - Basement and lightwells
DP28 - Noise and vibration

Camden Planning Guidance (2015)
CPG1 (Design): Section 4: Extensions, alterations and conservatories.
CPG4 (Basement & Lightwells): Section 2.
CPG6 (Amenity): Sections 1-7 & Section 11.

Hampstead Conservation Area Appraisal and Management Strategy 2011

The London Plan (March) 2015
National Planning Policy Framework 2001

4.0 Assessment
4.1 The main planning issues associated with the proposed development have been identified as the following:

- Design & principle of excavation and extension at lower ground floor level front and glazed extension at rear;

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- Design & principle of internal and external alterations and the impact on the appearance of the Grade II listed building and the character and appearance of the Hampstead Conservation Area;
- Neighbour amenity.

5.0 Design

① 5.1 The proposed works are considered to be substantial and would impact the character and appearance of the listed building. The NPPF states (para 128) 'an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. In this application instance, a heritage assessment would have better informed the proposals, providing understanding of where changes can be made which would result in minimal impact upon the buildings fabric, character and appearance. This should be completed prior to an application being made. This would highlight for example the impact of removing the wall at lower ground floor, alterations to the rear and creation of a cupboard in the hallway/reception room at ground floor.

② **Comments on the proposals:**
5.2 The proposals not commented upon specifically below are considered acceptable and should be further detailed at application stage (sections provided/materials detailed etc.).
Areas of concern:

- ③ **Extension of lower ground floor beneath [front garden].** Although visually the outcome of this work would result in minimal change to the setting of the listed building, there is concern with the large amount of excavation works and potential impact upon the structure of the existing historic fabric and foundations, the impact upon the historic plan form (the issue that this space historically would have only been used as storage and ancillary space) and the cumulative impact on this property (along with the rear extension and internal modifications). The existing vaults are either of modern construction or are adaption of historic vaults, no detail or construction seems to be evident of historic value other than the timber doors. Although further information and justification would need to be submitted to enable better assessment, for example an Impact Assessment, Structural Report and drawings which show the proposed construction and any impact upon the existing historic fabric/foundations and historic plans/details, it is advised that the principle of the proposal is considered unacceptable as it is contrary to LDF policy DP27 and the Councils Supplementary Planning Guidance, set out in CPG4 (Basement and lightwells). Specifically, paragraph 2.15 states 'Proposals for basement development that take up the whole front and / or rear garden of a property are very unlikely to be acceptable. Sufficient margins should be left.'
- ④

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MWA Response:

1) Noted, the scope of Home Concepts proposal would be contentious and impact the character and appearance of the listed building. MWA's proposal is modest in nature, surviving historic features and finishes will be retained and no fabric of high significance will be lost.

2) Refer to accompanying Heritage Statement.

3) Noted, extending the lower ground floor beneath the front garden would be contentious, as it would have a potential impact upon the structure of the historic existing fabric and foundations. The extension of the lower ground floor beneath the front garden has not been included in MWA's scheme.

4) Noted, extension of the lower ground floor beneath the front garden would be contentious. This has been addressed in MWA's scheme.

2.3 PRE-APPLICATION ADVISE AND RESPONSE

2.31 Pre-planning advice was received from Hugh Miller (Planning Officer) of Camden Council Development Management Team (ref: 2016/1266/PRE), submitted by Home Concepts on 15th February 2016. The main points of this response are highlighted with analysis and comment by MWA below.

2.32 The recommendations contained in the letter, have been considered in MWA's redesign and are summarised as follows,

- Front Lower Ground extension has been omitted from the scheme;
- Size of existing opening through the rear elevation to glazed extension to remain.
- Proposed Lower Ground Floor opening to have nibs and down stand to maintain historic character.
- Proposed cloak cupboard to be accessed through historic opening;
- Rooflights at Ground Floor omitted.

2.33 The Pre-application response to Home Concepts proposal is shown in full in the scanned documents over the next two pages. MWA's response is written under each corresponding section in a bold typeface.



2.4 PRE-APPLICATION ADVISE AND RESPONSE (Continued)

4) between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally". Please see paragraph 2.16 requiring the need for a minimum 1.0m of soil to support vegetation and also a requirement that the proposal be compliant with the council's guidelines on Sustainable Drainage Systems (SUDS).

5) No assessment of the 2x trees (arboricultural report) within the front garden was provided. The trees are located with a confined space close to the front boundary wall but appear to be healthy. Given that the entire front garden would be excavated officers are concerned that the proposed excavation and extension would result in the loss of the mature trees, which is considered unacceptable.

5) Please see link for further information: <http://www.camden.gov.uk/comm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance/>

Rear extension:

6) Significant alterations have taken place at lower ground/garden level to the rear of both No's 16 & 17. The proposal would provide a glazed extension to the existing extension, no historic fabric would be removed, the addition is seen as lightweight and reversible, and within the sunken section of the garden so will have minimal visibility, and as such is considered acceptable. Further detail should be provided within an application to appreciate how the extension is to be attached to the existing fabric, and construction detailing.

7) The size of the existing opening from the dining room should remain to maintain the character of this floor level, the existing doors are to be removed and are later additions of no historic value, therefore no concern is raised with their removal.

8) Cupboard in front reception room/hallway. As discussed this would be better placed where there is evidence of an historic opening, this would ensure no loss of historic fabric or reference to the historic plan form.

9) Further detail should be provided regarding the works to the garden walls, and the detailing of the glass balcony, it is suggested that a more traditional approach is adopted here to preserve and enhance the character and appearance of the listed building.

10) No justification has been provided with regards to enlarging the opening between the dining/playroom, this has potential to change the character of the area of this building (lower ground floor level), this should be justified by a historical assessment.

11) Replacement glazing to windows:

- This is considered to be unacceptable. No justification or supporting evidence has been provided to appreciate the impact of this work, for example, whether

the existing glass is considered to be of historic value, also how the existing timber frames will accommodate the thicker glazing. Following discussions on site, it was clear that the adjacent property have replaced the glass, you can clearly see the difference between the two properties and the loss of the traditional character, appearance and dull reflection caused by the replacement glass (not irregular as per the historic panes). If this proposal is still to be pursued, further justification is required, along with a historic impact assessment. However at this stage objections are raised to the principal of replacement glazing.

11) The size of the rooflights proposed to the roof of the playroom are of concern and could cause harm to the setting of the listed building by creating large voids which are out of character. These should be removed and natural light sourced elsewhere or a more sensitive approach explored.

12) Internal Alterations:

10) Removal of dividing wall at lower ground floor – from searching historic planning records it seems as though this wall has been removed from the adjacent adjoining terrace, however justification (Historic Assessment) should be submitted with an application. Nibs and a downstand should remain to maintain the historic character and reference to the function of these spaces.

10) Wine cellar: further information should be submitted to how this is to be constructed, what fabric is to be removed, what is the impact upon historic fabric/structure, does it constitute a basement?

13) 6.0 Transport

14) 6.1 The proposed development would involve the need for a Construction Management Plan (CMP) in keeping with CPG7, Transport guidelines, Section 4, for further information please use link above. Please note too that the CMP include a monitoring fee, see the attached document for more information.

15) 6.0 Amenity

6.1 Due to the height and location of the proposed extensions (lower ground level) no harm to neighbouring occupiers' amenity in terms of loss of sun/daylight, loss of privacy would occur. The proposal is in compliance with DP26.

Conclusion

As above, a Historic Building Assessment/Report should have initially been completed to appreciate the historic elements and where changes can be made to have minimal impact. This should be undertaken to better inform proposals and any application made.

There are elements of the proposals which are considered acceptable (single-storey glazed extension and some alterations), resulting in no harm to the buildings significance. However the proposed excavation for new basement floor is

16) considered unacceptable due to harm to the buildings significance, and also to the loss of mature trees. Similarly, no hard and soft landscaping report was submitted to aid officers' assessment and as a consequence I'm unable to provide any comment.

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MWA Response:

- 5) Refer to Arboricultural Report submitted to support Planning Applications (2016/3440/T) (2016/3423/T).
- 6) Noted, glazed infill rear extension is not contentious. Details of the structures connection back to the listed building fabric are provided as part of this application.
- 7) Noted, the size of the existing opening through the rear elevation into the proposed glazed extension is maintained. The opening into the proposed playroom is enlarged and justified by the provided heritage statement.
- 8) Noted, the proposed cloak cupboard is positioned so that there is no loss of historic fabric and will be accessed through the historic opening.
- 9) Noted, Home Concepts proposed glass balcony was contentious. This has not been included in MWA's proposal.

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MWA Response:

- 10) Noted, the enlarging of the opening between the dining room and playroom is contentious. MWA's proposed opening will be proportionate in scale and align with the above openings. This proposal is justified in the Heritage Statement.
- 11) Noted, Home Concepts proposal to replace existing windows is considered unacceptable. Refer to provided door and window schedule.
- 12) Noted, Home Concepts proposed rooflights at ground floor are contentious and not included in the submitted scheme.
- 13) Noted, Home Concepts proposed wine cellar may have constituted as a basement. This has not been included in the submitted scheme.
- 14) Refer to accompanying Construction Management Plan.
- 15) Noted, due to the height of the surrounding boundary walls and the nature of the site, the nature of proposed lower ground floor extension is not contentious. The proposed planning application will not harm the neighbouring occupier's amenity.

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MWA Response:

- 16) Refer to accompanying landscape proposal.



SECTION THREE:

DESIGN STRATEGY & CONCLUSION



3.1 DESIGN STRATEGY

3.1.1 General Strategy

The principle of the development is to maximise the property's potential for residential use, providing a high quality residential development in keeping with the character of the Hampstead Conservation Area.

The design, massing and materials of the building envelope has been developed following close consideration of the site and its context. In developing the design, the following strategy has been adopted:

- Identify and respond to key constraints and opportunities provided by the site
- Address pre-application advice and respond to established planning policy frameworks
- Improve and enhance the buildings character with regard to Hampstead Conservation Area

All proposed works are shown in full in the drawings submitted as part of this application and are summarised as follows.

3.1.2 Internal modifications

Internal alterations aim to remove insensitive alterations and restore the historic plan form. Non-original doors are to be removed and where replaced, with traditionally detailed doors. Four panelled doors to ground, first and second floor and flat panelled doors will be fitted at lower ground floor to match the hierarchy of style.

Underfloor heating is to be supplied throughout. Existing underfloor heating to the lower ground floor is to be removed. The new under floor heating will be laid over the existing floor boards. The existing joists will first be levelled, and insulation laid in between the existing floorboards will then be reinstated with the UFH laid over, then ply and the proposed floor finish.

All modern cornices, skirting and floor finishes are to be replaced with examples more in keeping with the age and character of the property. Modern open fireplaces to be replaced with gas fireplaces, which will be traditionally detailed.

The non-original ceiling in the first floor Master Bedroom will be removed and original level reinstated. The raised floor in the En-Suite is to be removed and original level reinstated.

The lower ground floor has no original features. The proposed openings within the walls will be proportionate in scale and downstands will allow the original plan form to be read clearly. The original hierarchy of spaces will be respected, with contemporary architectural detailing at this level.

The finished floor level to the front lightwell and vaults will be lowered to allow the space to be utilised more effectively.

The proposed lower ground excavation to the rear will accommodate a gym room for the residents. The lower ground floor extension will be modest in size and will be discreetly located beneath the existing ground floor terrace level.

The loft space will be insulated in between the eaves to improve thermal performance. The space will continue to be used for storage and non-original partitions will be removed to allow for a more efficient layout. A new electric ladder is to be installed.

3.1.3 External works

External alterations will enhance the character and appearance of the listed building and conservation area. The swing vehicular gate is to be

replaced with a traditionally detailed sliding gate for improved access. These will open onto a resurfaced driveway.

Brickwork is to be repaired and repointed as necessary, with paint to be removed to part of the rear elevation. The non-original door to the ground floor terrace will be replaced with a painted timber panelled door with glazing bars, more in keeping with the age of the property.

All painted timber framed windows are to be refurbished as necessary. External glazing rods to second floor rear windows are to be removed to match adjacent property. Non-original stained glass panes are to be removed to the flank elevation and be replaced with opaque glass.

The existing plant room to the side of the property is to be reutilised as a bike store, with all plant to be consolidated at lower ground floor. The current timber structure is to be demolished and rebuilt in masonry, to improve the quality of construction. The proposal will not exceed the height of the existing external structure – thus appearing subservient to the main building. The proposed addition of a rooflight behind the store will increase the amount of natural light at lower ground floor.

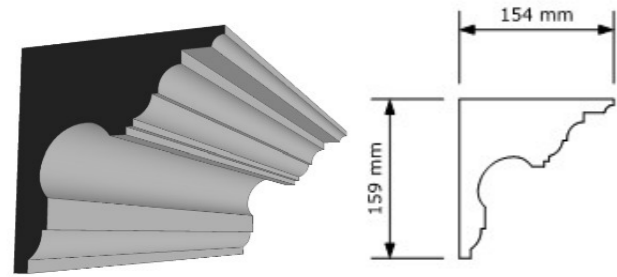
The external metal stairs to the front lightwell are to be reconfigured to make better use of the vaults, with a non-original timber partition removed to provide a larger plant area. The modern basement door, with sidelights, will be replaced with a traditionally detailed timber door with side lights, with the opening aligned with the window above. Finishes will be applied to improve the current condition and appearance, providing a utility area within the existing vaults.

The landscaping to the property is to be sensitively upgraded. The existing levels are to be retained with a focus on views out from the rear glazed extension. At the rear terrace level, a sunken hot tub is to be discreetly positioned within the landscaping.

3.1.4 Lightweight glazed extension to the rear

The proposed glazed extension to the rear of the property will provide a dining area and aims to increase the amount of natural light enjoyed within the lower ground floor. The design will be lightweight and a reversible addition, of minimal visibility. It will not impact on historic fabric and will reinstate a feature originally located in this position.

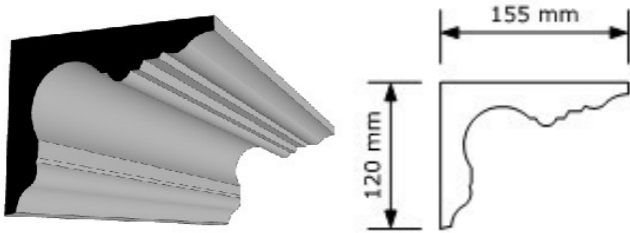




Ground Floor - Cornice Style - 159 x 154



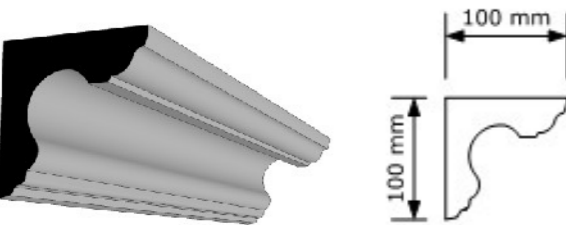
Ground Floor - Skirting - 260 x 36



First Floor - Cornice Style - 120 x 155



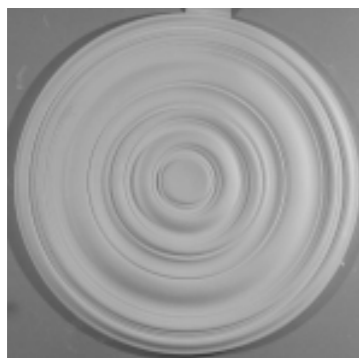
First Floor - Skirting - 220 x 23



Second Floor - Cornice Style - 100 x 100



Second Floor - Skirting - 145 x 15



Ground and First Floor - Ceiling Rose Precedent



Ground Floor - rG.02 Reception - Precedent image of proposed fireplace style



Ground Floor - rG.03 Library/ Study - Precedent image of proposed fireplace style

3.2 PROPOSED FEATURES

Past internal alterations have resulted in the loss of original features including - cornices, ceiling roses, ground floor fireplaces, skirtings and floorboards. The proposal aims to remove the insensitive alterations and install features more in keeping with the age and character of the property.

Cornices

Cornices at ground, first and second floor level will be replaced in line with the hierarchy of the historic plan form. Larger more elaborate cornices will be reinstated at ground floor level, with smaller cornices with simpler profiles introduced as you ascend the property.

No corning is proposed at lower ground Level.

Ceiling Rose

Victorian style ceiling roses are to be reinstated in the reception and library at ground floor level and in the first floor master bedroom.

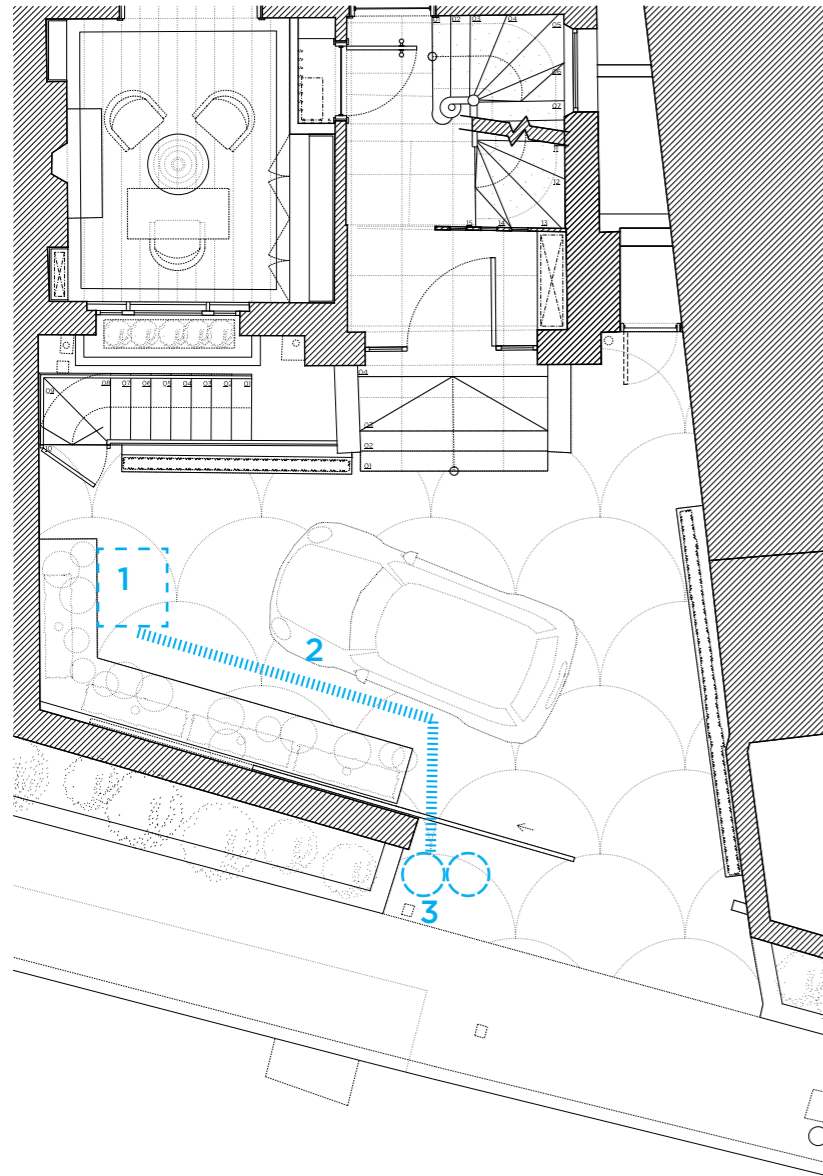
Skirtings

Proposed replacement skirtings will replicate the hierarchy followed for the proposed cornices. Larger skirting with a detailed profile will be reinstated at ground floor, with simpler and smaller skirtings proposed as you ascend from ground floor.

Fireplaces

Modern Neo-Georgian style fireplaces to be replaced with a pair of natural stone fire surrounds with gas inset burners.





Waste management plan
(not to scale)

- 1. Waste/recycling is stored externally
- 2. Waste/recycling bags are brought out on collection days
- 3. Waste/recycling bags are left kerbside for collection

3.3 SUSTAINABILITY AND M&E SERVICES

As part of the refurbishment, mechanical and electrical installations shall be upgraded to meet and exceed the standards set out by approved documents Part L1B of the building regulations.

3.3 WASTE MANAGEMENT

Waste storage and recycling bins will be provided in large compartmented storage units in kitchens as shown below. Refuse will periodically be taken out by occupants from the kitchen to the existing bin position at the front of the house and placed out on Monday in accordance to the collection times (from 0700 on Monday for household rubbish, mixed recycling and garden waste).

Both rubbish and recycling is to be stored in dust bins positioned at the perimeter of the driveway. Waste bags will then be taken out, kerb side prior to collection. Refer to diagrams to the left.



Proposed waste / recycling waste storage unit
(to be located in kitchen)

80 Litre Capacity (2 x32L & 2 X 8L)
Cabinet Size - 600mm





3.4 CONCLUSION

i. This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policy. We believe that by adopting a sensitive and considered approach, the proposals outlined in this Planning submission represent an opportunity to restore a heritage asset, without impacting the Listed property or character of the Conservation Area.

16 & 17 East Heath Road
Historic Photograph, 1970 - Mansfield, Katherine/Middleton Murray, John



SECTION FOUR:

EXISTING & PROPOSED DRAWINGS





REAR ISOMETRIC VIEW
AS EXISTING



REAR ISOMETRIC VIEW
AS PROPOSED



SECTION FIVE:
AREA SCHEDULE



17 East Heath Road,
NW3 1AL

	As Existing			As Proposed		
	sqm	sqft	%	sqm	sqft	%
Lower Ground Floor	65.7	707	33%	79.3	854	37%
Ground Floor	45.2	486	22%	44.5	479	21%
First Floor	43.7	470	22%	43.7	470	20%
Second Floor	43.9	473	22%	43.9	473	20%
Loft Floor	3.4	37	2%	3.4	36	2%
TOTAL GIA	201.8	2,172	100%	214.7	2,312	100%

5.0 PROPOSED USE, UNIT SIZE & DENSITY

5.1 Single Family Dwelling

It is proposed that the property retains its use as a single family dwelling.

Notes:

Areas are approximate only, subject to necessary consents, and based on draft measured survey data by Mobile CAD Surveying Ltd.
All measurements to be checked on site.
All quoted areas subject to necessary consents.

