

Design and Access Statement

Heathdene, Vale of Health,
London NW3 1BB
30th January 2017



Introduction

This report has been prepared in support of the Homeowners Planning Application for the proposed upper floor side extension to a family house; Heathdene, Vale of Health, Hampstead Heath.

The existing building is a 3 storey single family, semi-detached dwelling (paired with Ashdown), located on the northeastern side of Vale of Health in the Vale of Health Conservation Area. The properties along this road are characterised by a number of two and three storey dwellings of varying architectural styles that do not follow any discernible pattern of design. The property is red brick with a bay window to the front, contrasting white painted woodwork and slate clad mansard roof with two dormers to the front and rear. There is a recessed single storey garage (used as storage space) to the side and a part ground floor, part first floor extension to the rear. The building is set approximately 5m back from the front boundary of the site, with a small front garden area and strip of hardstanding to the side, which provides access to the existing garage at the site.

The existing 1st floor red brick rear extension is awkwardly designed and poorly constructed. The sloping extension roof is sagging which has caused the existing Velux roof window to break. Also, the brick corbelling detail has been destroyed near the eaves where the sloping roof meets the main building.

The house is currently housing four adults on a permanent basis, two of which are studying at universities in London. However, the client also has a large family who visits frequently and the current accommodation is inadequate to house them all. The new extension is intended to be used as a 'granny flat' whilst the younger generation are to live in the main house with their children.

The existing floor space for the building is 208.5 m².



Involvement

In advance of this Planning Application we received Pre-Application Advice for the proposals: 09.01.2017 (Ref: 2016/6466/PRE).

The Proposals

To extend one storey on top of the existing side extension with a new sloping roof construction to match existing. Also part of the proposal is to alter the failing sloping roof of first floor rear extension with a new flat roof construction and new, better proportioned windows.

Size

The proposed development is for 24.1m² floor space added as a one storey side extension on top of the existing side extension as well as a re-configuration of the existing 1st floor rear extension roof. The overall footprint of the extension will remain the same and the new proportions will not affect the neighbouring property. The new proposed floor space for the building will be a total of 232.6 m².

Layout

The new extension would house a new bedroom and a much needed extra bathroom.

Scale and appearance

Further to the Pre-Application advice, the scale of the development has been greatly reduced to minimise the impact on the building and the Hampstead conservation area.

The proposed rear extension will be set back from the main body and be one storey lower than the main building in order to be subordinate both in terms of scale and appearance. The extension terminates below the upper storey and would not compromise the architectural integrity of the existing building. The alterations to the roof at the existing rear 1st floor extension will allow the re-instating of the missing corbelled brick detail along the eaves.

The development is designed to blend seamlessly with its surroundings and should have no undue impact on the amenity of neighbouring occupiers. The proposed new window openings would share the same outlook as the existing windows and would not lead to unacceptable levels of overlooking.

The design incorporates the highest quality materials and details that complement the local architectural character. The proposed exterior will be red brick with slate roof and timber windows to match existing. New timber mews style double doors will replace the existing unsympathetic metal garage door. See site photos for reference.

Landscaping

Both the front and rear gardens will remain unchanged. Felling of one diseased lime tree (as recently confirmed by the Camden Tree Officer) to the side of the property will be required during construction.

Access

Access to this residential property remains unchanged.

Sustainability

To reflect the quality and character of the location, achieve longevity and respect the status of the original building, the materials, techniques and fittings used in the proposal will be of a high quality and be executed to a high standard. Where possible, construction materials are to be sourced from renewable or recycled / recycle-able sources.

LIST OF SUBMITTED DOCUMENTS:

- OS Map and Block plan 1:1250/1:500 @ A3
- Existing Plans, Sections & Elevations 1:100 @ A3
- Proposed Plans, Sections & Elevations 1:100 @ A3
- Site Photographs A4 – 3 pages
- Design Statement A4 – 2 pages