

3c Heath Hurst Road, NW3 2RU
Asra and Craig Dunbar

Planning, Design and Access Statement

3c Heath Hurst Road NW3 2RU



David Stanley Architects Ltd.
99 John Ruskin Street
London, se5 0pq
Tel: (+44) 0207 708 1716
Email: dstanleyarchitects@mac.com

David Stanley Architects Ltd
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1.0 INTRODUCTION

This Planning, Design and Access Statement has been prepared in support of a planning application for works to 3c Heath Hurst Road. The application pertains to a mansard roof extension with a dormer window and flush fitted conservation skylights to the rear of the property and the addition of 3 flush fitted conservation skylights to the roof at the front of the property. This statement also proposes the repositioning of the front entrance door so as to incorporate the covered arched entranceway within the demise of the dwelling, as well as the installation of new sliding patio doors towards the rear of the property at ground floor level.

2.0 SITE/ LOCATION

The property is located on the south side of Heath Hurst Road just west of South End Road and the Hampstead Heath London Over ground station. Number 3c is a 3-storey terrace house that is part of a group of 4 units that were built in the mid 1980's. The building is constructed of red brick with some decorative soldier course details above its white painted sash windows. A projecting bay articulates the primary living accommodations on the ground and first floor levels. A gable roof element further enforces the verticality created by the stacked bay windows. Access to the house is concealed within a covered arched recessed space that once formed the entrance to an attached garage. The vertical circulation of the house has been placed on the right hand side behind the garage - towards the rear of property. The front of the property consists of a small hard landscaped driveway in front of the entrance and a raised timber deck in front of the bay window that has been populated with plants by the owners. The rear of the property overlooks the London Over ground Line but does benefit from a small accessible garden. The property is not listed but lies within the Hampstead Conservation area.

3.0 RELEVANT PLANNING HISTORY

- 2012/1329/P Granted: Erection of rear mansard and dormer window, installation of 3 roof lights to the front roof slope and side hip to gable extension with sash window to existing house.
- 2011/0305/P Granted: Additions and alterations involving a mansard roof extension at rear with dormer window, installation of roof lights to front and rear, extension to ground floor front entrance area, demolition of existing substation enclosure in rear garden and associated landscaping works to existing single dwelling.
- 2009/4639/P Granted on Appeal: Erection of a rear dormer roof extension to a single-family dwelling house.

Note: 3a, 3b & 3d Heath Hurst Road have applied and been granted planning permission for rear mansard additions, dormer windows and conservation Velux windows. It is our intention to adhere to these guidelines with respect to massing, materials and respect for the conservation area when developing our proposal. Furthermore, 3d had proposed and been granted planning permission to enclose the covered entrance area within the demise of the habitable area of the property which is also being emulated within scope of this application.

4.0 THE PROPOSAL

This planning application enquiry relates to building works to the exterior of the property at 3c Heath Hurst Road primarily at ground floor and roof levels. The details of the proposal are as follows:

1. *Ground Floor Entrance:* The intent of the proposal at ground floor level is to rework the layout to make it more conducive to the lifestyle of a growing family. With this in mind it is proposed that the entrance is shifted to the front plane of the building. The benefit of this would be to create a vestibule for the family to take off muddy shoes, wet coats etc. before entering the house. It is proposed to finish the door in timber cladding, as was the case at 3d Heath Hurst Road. Furthermore, it is envisaged that decorative elements would be incorporated within the door and side panel to permit light to penetrate into the entrance vestibule.
2. *Ground Floor Garden:* It is proposed to open up the internal floor space to the small patio area to the rear of the property to permit more light to penetrate into the centre of the house. With this in mind we have incorporated larger sliding and fixed glazed panels in the rear façade in place of the existing door and window. With the addition of a raised patio this would help facilitate step free access into the garden.
3. *Front Garden:* It is envisaged that the front garden would be enclosed within a brick garden wall identical in height and design to the garden wall at 3d Heath Hurst Road. The wall would be perforated with two openings to give access for gardening, rubbish collection etc.

4. *Rear Garden:* Some landscaping will be incorporated within the scheme to accommodate a more indoor/outdoor lifestyle.
5. *Third Floor Loft:* The existing property currently benefits from a generous floor to ceiling height underneath the ridge beam of the property. It is therefore proposed, without changing the height of the ridge, to create a flat roof that springs from just below the existing ridge tiles and extends to the point that intersects the mansard roof that slopes from the eaves at 70 degrees to the horizontal. (Note: This is the same angle for the approved drawings for nr. 3d Heath Hurst Road. It is envisaged that the Master Bedroom with an Ensuite Shower Room and Utility Room will be accommodated within this volume. Access to and from the room will be via a new staircase that will be a continuation of the existing staircase to the rear of the property. A dormer window will provide the primary view, ventilation and a source of light for this room. A conservation skylight, flush fitted with the new roof tiles, is to be positioned above the staircase. 3 further skylights are proposed along the front elevation to provide ventilation and natural light towards the front of the room.
6. *Roof:* It is envisaged that the existing red clay roof tiles will be replaced, where necessary, with new red clay roof tiles to match. The red clay roof tiles will also form the vertical cheeks of the dormer window. The 'flat' section of the mansard roof is to be clad in felt or a single ply membrane.
7. *General:* The building works will also include the redecoration and renovation of other aspects of the property. This will possibly include repairs and redecoration to the windows, doors, rainwater pipes etc.; new plumbing and electrics throughout; new double glazed white painted timber framed doors and windows to match existing throughout; and a general upgrading to meet all the requirements of the current editions of the Building Regulations.

5.0 USE

The proposal will retain the use as a private single-family dwelling.

6.0 AREAS

The changes in the gross external floor areas (GIFA) are as follows:

Ground Floor

Existing: 35m²
Proposed: 39m²
Change: +4m²

First Floor

Existing: 39m²
Proposed: 39m²
Change: +0m²

Second Floor

Existing: 39m²
Proposed: 39m²
Change: +0m²

Third Floor (Loft)

Existing: 0m²
Proposed: 20m²
Change: +20m²

7.0 INFORMATION LIST

1702-50010-P02: Existing Ground Floor Plan
1702-50011-P02: Existing First Floor Plan
1702-50012-P02: Existing Second Floor Plan
1702-50014-P02: Existing Roof Plan
1702-50021-P02: Existing Section 01
1702-50022-P02: Existing Section 02

1702-50031-P02: Existing Front Elevation
1702-50032-P02: Existing Rear Elevation
1702-50500-P02: Photographs of Existing

1702-50100-P03: Proposed Ground Floor Plan
1702-50101-P03: Proposed First Floor Plan
1702-50102-P03: Proposed Second Floor Plan
1702-50103-P03: Proposed Loft Plan
1702-50104-P03: Proposed Roof Plan
1702-50201-P03: Proposed Section 01
1702-50202-P03: Proposed Section 02
1702-50301-P03: Proposed Front Elevation
1702-50302-P03: Proposed Rear Elevation
1702-50305-P03: Proposed Plan, Section & Elevation