

Our Ref. 1382BA001

Date: 5th October 2017

DESIGN STATEMENT

PROPERTY: Flat E, 19 East Heath Road, London, NW3 1AJ

PROPOSAL: Enlargement of existing glazed entrance porch (Approved application ref: 2012/1183/P)

A Physical Context

The application is for the access area into the rear lower ground floor flat to be enlarged.

A new build house was given approval, in the rear courtyard in 2009 ref 2008/5101/P which was amended through application 2010/1604/P.

The redevelopment approved for the rear courtyard allowed for the existing substandard access to this existing flat, to the rear of the building to be reconsidered.

The general topography of the area around and adjoining the site slopes gently east to west, with a more pronounced slope from north to south. However the rear courtyard is generally flat.

The open park land and extensive recreational area of Hampstead Heath & Parliament Hill beyond, including a cricket ground, Lido, Athletics Track, adventure Play Ground, Childrens Play ground and paddling pool lie to the east of the site, with residential four level properties to south, north and west of the site.

The existing building is laid out over five floors.

Given the topography of the site and its historical usage we carried out a desktop analysis of the site to establish the make-up of the below ground level strata.

This desk top study revealed that taking into account the site history, the totally hard landscaped rear yard, topography and the movement within the existing property structures to the rear, it is likely that there is a considerable amount of fill material below the rear yard. This study also highlighted that an existing tree within the courtyard is likely to be the source of the structural defects evident within the bay window which is adjacent to the subject of this application.

The approval 2012/1183/P statement concluded that there would have to be a considerable amount of unstable material to be removed, below existing surface finishes, for the necessary structural repairs to be effected to the existing bay. The conclusion was therefore reached that instead of these resultant voids being back filled or left unused that these voids are retained in part and should be utilised to form a flat entrance that complies with present legislation for the accommodation to be accessible more easily and safely for people with disabilities.



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This access and scheme was subsequently instigated.

The flat has been in use for a number of years now and it is apparent that the small external area of lightwell in front of the bay is redundant and there is inadequate space for a dining table within the existing flat.

We have therefore identified that by extending the entrance glass box in front of one additional bay window face, it is possible to retain the remaining external face and release enough floor area to resolve the lack of dining table space.

B Planning Policy Context

The proposals are principally the continuation of the existing approved design approach of a glazed existing entrance, to improve its physical amenity in a design that through its forms massing and volumes are sympathetic and already established as appropriately complementary to the existing buildings form and style.

The site is in a conservation area but is not a Listed Building. Planning policy encourages re-use of existing properties and their extension providing this does not encroach on the amenities of neighbouring properties and does not detract from the character of an area. Policy over recent years has focussed on the efficient re-use of brown field (previously developed sites) to ensure that these sites are redeveloped efficiently and appropriately to reduce pressure to build on the Greenbelt.

The start point for the design proposals was to identify if the changes would have any adverse effects on the adjoining properties. The existing buildings are considered to be an eclectic form that blends contemporary forms and materials with the Victorian and Edwardian traditional brick forms similar to properties adjacent to the site in a manner that although emanating a certain charm is considered to be aesthetically somewhat of less harmony than could have been achieved in many other parts of the conservation area.

It was established that there were no adverse issues raised by this proposal on the amenities of adjoining properties, ensuring that Planning Policy supported the proposals. It is submitted that by the proposals increasing the accessibility still further of the existing accommodation, policy will support this, due to the additional accommodation created making effective use of this Brown field site which is located within close proximity of Rail, Tube and bus transport hubs, as well as having extensive leisure, employment, retail, commercial, possibilities within between 1 and 10 minutes' walk of this site.

This proposal seeks to provide better use of the site resource with improved access for those suffering from ambient mobility issues.

Amenity space has been carefully appraised within the unique context of this site, whilst taking full account of the rich hinterland of leisure facilities within a very short walk. The quality and diversity of these facilities mitigates the usual need for on-site amenity space. The reduced terrace has now been designed to visually supplement and integrate with the internal layout.

The application should be considered favourably in the light of all the Core strategy policies which the proposals are consistent with the aspirations of these policies.



C Involvement

We discussed informally with the duty officer to ensure that these proposals would be consistent with the policy aspirations for the site.

D Evaluation / Design Process

The start point for us to develop this design was to attach greater emphasis to the need to provide more useable dining space into the existing dwelling located close to good public transport links and amenities. To seek a design solution that would reduce or eliminate any incongruity with its Victorian frontage. To achieve this, we took on board all the Core Strategy policy requirements to ensure that the building will thus constructively address all the concerns identified in our feasibility study. Our solution is to create a further extension to the transparent glazed lobby, where the existing Victorian façade can be still clearly identified through it.

E Use

This building was used for a single residential use, with it subsequently been divided into flats.

F Layout

The layout has been designed to use the available proposed internal space as efficiently as possible.

G Scale

The proposals form a bridging element between the contemporary designed new build house recently approved in the rear yard and the traditional façade of the existing flats.

H Appearance

The proposals will enhance the visual foils of the permitted and adjoining existing building.

I Landscaping

The property at present has all rear yard amenity spaces hard landscaped. The design proposals will make minor changes to the proposed landscaping of the permitted proposals but have no adverse effect on any of the material or substantive landscape features proposed, such as trees,

J Access

The property is just a short 500M walk from the local urban centres with Hampstead Heath tube station 500M away. The property is extremely well located to utilise the existing bus rail and tube infrastructure.

A feature of this application is the improved access to the property through a more spacious lobby area that complies with Lifetime Homes and DDA aspirations.

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