

PLANNING STATEMENT

35 TEMPLEWOOD AVENUE, NW3 7UY, HAMPSTEAD

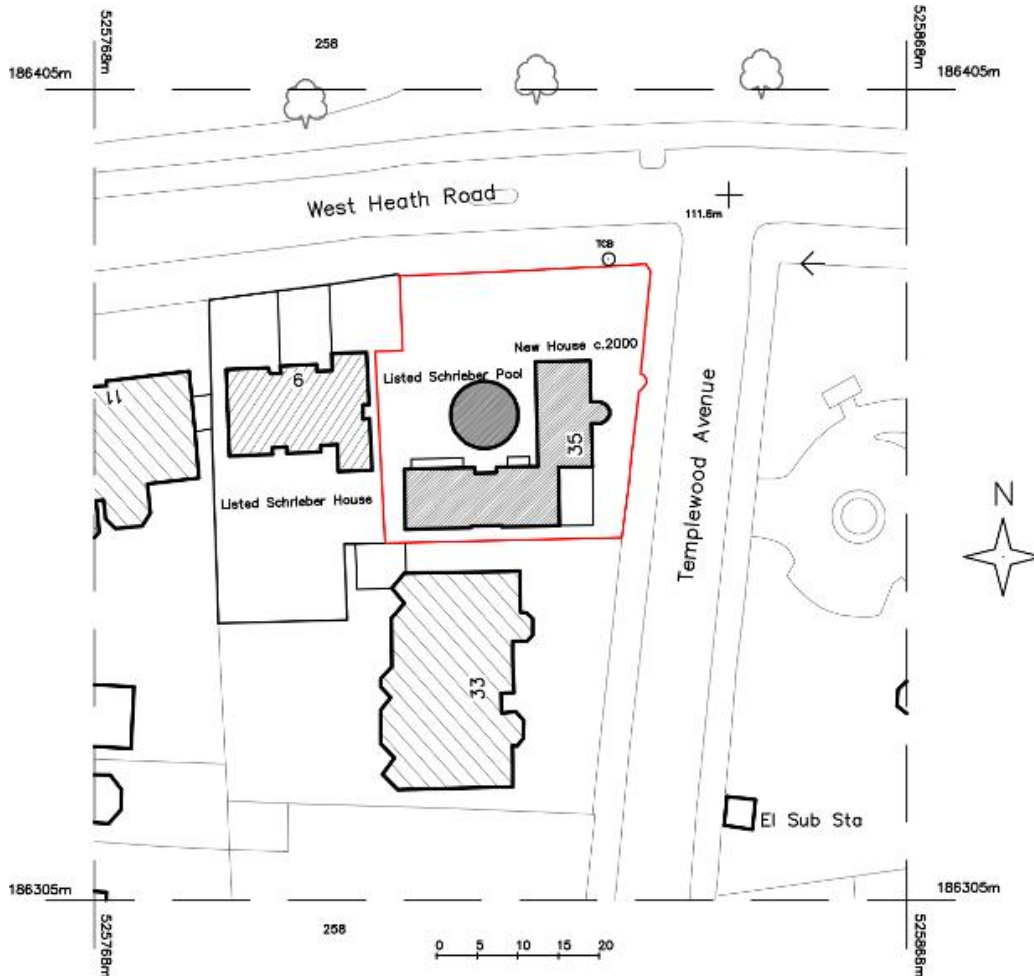


Figure 1. Location Plan

Proposal description

Relocation of the Grade II listed swimming pool to the north west of the garden, along with the lowering of the swimming pool and garden level and associated ground floor infill to the house.

Design - Context

This application follows the applications 2017/4498/P & 2017/4549/L that were recently granted permission, proposing extensions to the existing single family house at 35 Templewood Avenue, as well as the pre-application advice 2017/0804/PRE that was sought last year.

Following the above and the structural report that is appended to this application, it has been identified that the swimming pool as existing is not a functional building for its purpose and has not been used as such for a number of years due to extensive leaks from the main drain both to the main house ground floor and to the garden. It has not been possible to determine the cause of the problem so far. As per the structural engineer's report, a full assessment of the extent of the existing defects would be possible only after the full exposure of the pool shell. Given the amount of leaking it is likely that a considerable number of repairs and structural work will be needed, however not warranting that a long-term solution can be provided.

The application proposes the reconstruction of the swimming pool shell to the northwest of the garden, taking the opportunity to improve the setting of the listed building as well as the relationship between the listed swimming pool and the 1990s single family house that was built adjacent to it. The swimming pool is proposed to be dismantled and its fabric preserved and reinstated in the new building, as described in detail in the appended Existing Fabric Assessment / Reinstatement Methodology. A full detailed surveyed of the listed building has been undertaken and is submitted with this application.

The new building will be constructed at the northwest of the garden with a 45° rotation to its former host building (Schreiber House), as indicated in the proposed site plan. The proposal includes the lowering of the garden at street level and the reinstatement of the grassy mound around the pool, returning the setting of the building to the architect's original intention. The appended

Heritage Assessment investigates the relationship between the two buildings and the impact on the conservation area.

Subsequent to the relocation of the pool, alterations to the approved ground floor and north elevation are proposed with this application. The trace of the swimming pool is infilled at ground floor level and a terrace is created above it at first floor level. The infill will be done with materials that match the existing and will follow the style of the existing building.

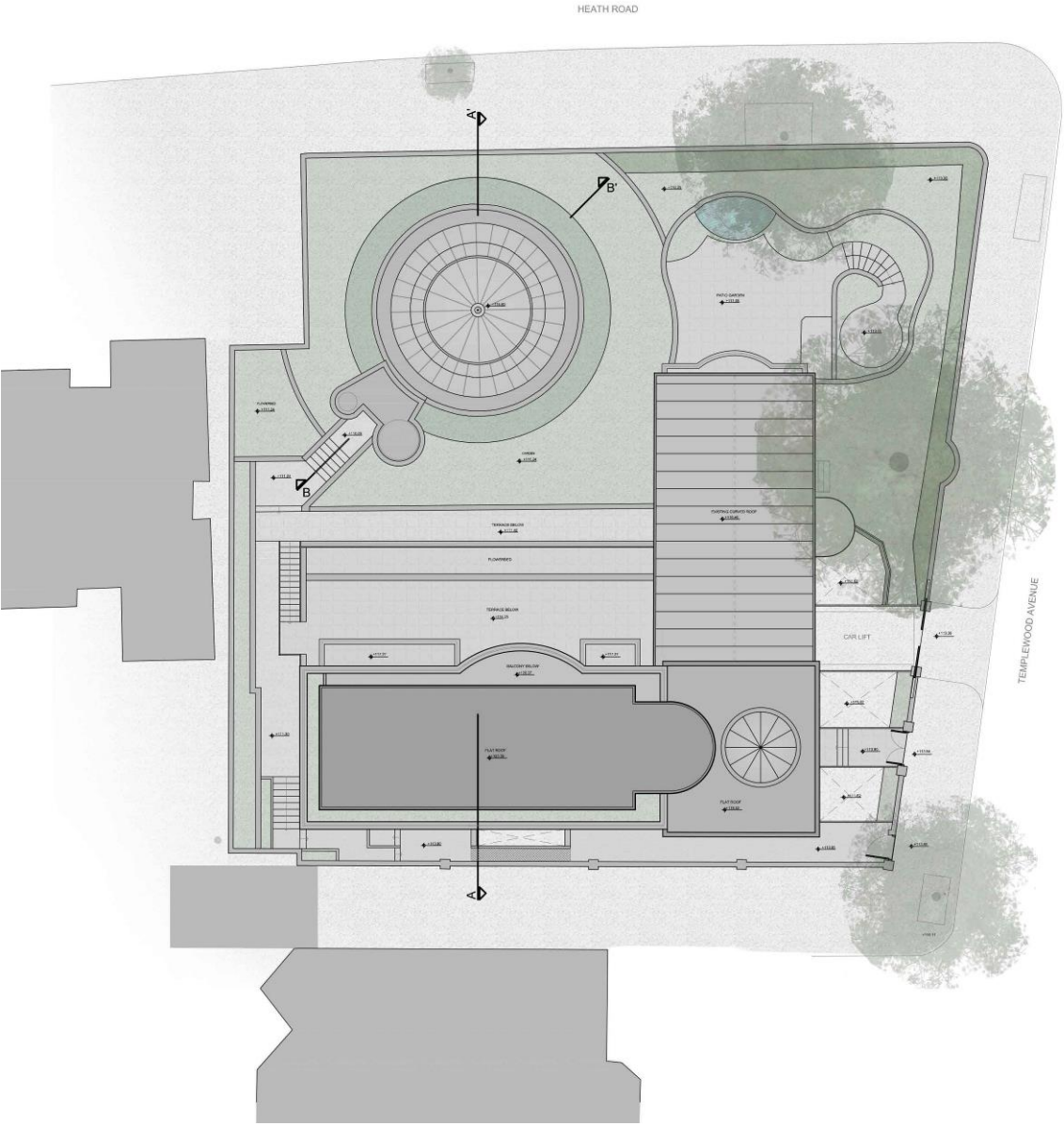


Figure 2. Proposed site plan.

APPENDIX

Existing drawings (EX01-EX16)

These drawings present the property's existing situation.

Approved drawings (APX01-AP17)

Approved by applications 2017/4498/P & 2017/4549/L.

Proposed drawings (P01-P13)

Detailed drawings (D01-D26)

Detailed survey and proposed drawings of the listed swimming pool.

Heritage Assessment

Please see submitted report.

Existing Fabric Assessment / Reinstatement Methodology

Please see submitted report.

Structural Assessment

Please see submitted report.

Historic England pre-application response

Please see submitted report.

20th Century Society pre-application response

Please see submitted report.

Pre-application response (2017/0804/PRE)

Please see submitted report.

Design and Access Statement of applications 2017/4498/P & 2017/4549/L

Please see submitted report.

Archaeological desk based Assessment

Please see submitted report.