

Design and Access Statement
Flat D, 20 East Heath Road, London NW3

1.0 Property description

20 East Heath Road is a detached four storey above basement, red brick, Victorian property split into four separate apartments. The building is entered at the side, on the raised ground floor level.

The applicants' mezzanine apartment occupies the second and third floors of the building, with the entrance door and access stair located on the first floor. A narrow and cramped staircase, with low head height, provides difficult access to the third floor which is situated within the loft space.

The property is within the Hampstead Conservation Area.

2.0 Setting

20 East Heath Road forms one of a pair of properties with 19 East Heath Road. Both share a similar form, use of materials and detailing. It is assumed that both houses were built at the same time. Both properties have had various alterations, particularly at roof level, including the creation of roof terraces.

3.0 Planning history

In 1996 a Certificate of Lawful Use was granted for the use of the upper ground floor as a self-contained three bedroom flat.

In 1984 planning permission was granted for the creation of a new dormer and roof terrace to the side elevation.

In 1983 planning permission was granted for a new side entrance and window at ground floor level.

In 1981 planning permission was granted for external alterations to the upper maisonette.

In 1958 planning permission was granted for the erection of four prefabricated lock-up garages to the rear of 20 East Heath Road (D7/5/3/955).

In 1957 planning permission was granted for the erection of four lock-up garages to the rear of 20 East Heath Road (D7/5/3/8273).

In 1951 a permitted development application was granted for the creation of an access to the highway (D7/5/3/14224).

4.0 Pre-planning advice

Pre-planning advice was applied for on 3 November 2017. A site visit took place on 8 December 2017. Written advice was received on 2 February 2018.

Advice was sought on the addition of a side dormer, the addition of rooflights and alterations to the existing roof terrace.

The pre-planning advice is attached to this document and set out that some rooflights and a smaller dormer, as well as alterations to the roof terrace might be acceptable, subject to policy.

5.0 Proposed alterations

The primary problem with the existing accommodation is the narrow and awkward shaped stair to the top floor and the restricted height of the front room on the upper floor. The applicants have a young child and simplifying the staircase to the upper floor will allow easier access. Alteration to the floor level in the top floor front room will allow a better ceiling height for the children's bedroom.

6.0 Proposed external alterations

It is proposed to reposition the west facing roof terrace so that it overlooks the back of the property and will have less impact on the adjoining property. It is also proposed to replace the unoriginal windows, add rooflights to the side and rear roof slopes and also add a dormer window to the side roof above the staircase window on the east facade.

As suggested in the pre-application advice, the number of proposed rooflights is kept to a minimum and the new dormer is positioned and sized to suit the character of the house.

The existing roof terrace and bedroom extension at roof level is out of character with the existing house. It is suggested in the pre-application advice that the bathroom extension, repositioned to hide the terrace from the front view, could take the form of a subordinate roof element.

Attached to this statement are drawings illustrating how the bathroom extension, clad in zinc, might look on the side of the main roof. We are not convinced that this is the best solution and other options have been explored since the pre-application advice was received. It is now thought that the creation of a brick gable, which makes the existing bathroom extension less obvious, is a better solution.

The creation of a fourth gable, in the style of the original house, allows a new tiled roof to conceal the bathroom extension. A small dormer on the rear roof slope of this gable provides access to the repositioned terrace. Viewed from the west, the proposed new gable continues the line of the slope in the chimney flue and sits comfortably between the two tall chimney stacks. When viewed from the front, the

terrace is concealed behind the new gable and the existing chimney stack. An enlarged window to the new dining room adds verticality to the altered west facing side elevation. The proposed French balcony to the dining room window is ornamental, with no useable outside space envisaged, but which would allow full height doors to open in.

On the front elevation, new glazed timber doors are shown to access the balcony on the second floor and the out of character existing bedroom window is replaced with a more traditional pattern.

On the east elevation the new dormer is positioned above the staircase window as recommended in the pre-planning advice. A new small window is inserted at second floor level below the eaves, in alignment with the window above the entrance door.

At the rear, on the south elevation, the second and third floor windows are replaced with new traditionally detailed timber windows. A French balcony has been added to the third floor bedroom window. This allows the full extent of the window to open inwards to assist with the ventilation in the summer.

6.0 Internal alterations

The interior of the maisonette is rearranged to create a more family friendly open plan kitchen/dining/living space. The ceiling over the kitchen is lowered to create a usable children's bedroom on the upper level under the slope of the roof. The revised staircase arrangement will provide a standard width staircase to the upper floor, improving the access, allowing a parent with small child to use the stair.

7.0 Relevant Policy

Camden Planning Guidance D1 (Design) – the proposed alterations comply with this policy.

5 - Roofs, terraces and balconies

Roof extensions fall into two categories:

Alterations to the overall roof form; or

Smaller alterations within the existing roof form, such as balconies and terraces.

When proposing roof alterations and extensions, the main considerations should be:

The scale and visual prominence;

The effect on the established townscape and architectural style;

The effect on neighbouring properties

5.7 - Additional storeys and roof alterations are likely to be acceptable where:

There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;

Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;

There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

Hampstead Neighbourhood Plan (Submission Draft) – Policy DH1: Design

1. Development proposals must respond and contribute positively to the distinctiveness and history of the character areas identified in Map 2 and Appendix 2 through their design and landscaping.
2. Development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s) by:
 - a. Ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges.
 - b. Incorporating and enhancing permeability in and around new developments, avoiding lockable gates and fencing that restricts through access.
 - c. Responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.
 - d. Protecting the amenity and privacy of neighbouring properties.
 - e. Demonstrating how the proposal protects and enhances the views, key views and vistas as shown on Map 4.
3. All development proposals which are required to produce a design and access statement will need to produce additional information on how the proposal conserves and / or enhances the relevant character area(s) relating to that proposal.
4. Development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported.

Policy D2 (Heritage) – the proposed alterations comply with this policy.

Policy DH2 (Conservation) of the draft Hampstead Neighbourhood Plan - the proposed alterations comply with this policy

Chapter 5 CPG1 - the proposed alterations comply with this policy

9.0 Access and servicing

There are no alterations to either the access or to the servicing of the apartment.

10.0 Conclusion

When considering alterations in a conservation area the planning authority will normally wish to see the character either preserved or enhanced. The replacement of the unoriginal window fenestration, together with the repositioning of the roof terrace and the resulting improved appearance of the front of the building will contribute to the improvement and enhancement of the conservation area.

Mark Guard

9th May 2018





