

DESIGN AND ENERGY STATEMENT

ON BEHALF OF

STELLITE CONSTRUCTION LTD.

NON-MATERIAL AMENDMENT AND LISTED BUILDING CONSENT

FOR PROPOSALS AT

HEATH HOUSE

NORTH END WAY,
HAMPSTEAD, NW3 7ET

DECEMBER 2017

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1.0 INTRODUCTION

1.1 DESCRIPTION OF PROPOSALS

The contents of this application are submitted to Camden Council (CC) to seek a Non-Material Amendment and Listed Building Consent for proposals at Heath House, North End Way, Hampstead, London, NW3 7ET, herein referred to as 'The Site', as such:

New openings in new-build and Listed building fabric; internal alterations to Listed building fabric; amendments to rear garden levels and elevation of Listed building; conversion of previously approved new windows to external doors; conversion of existing window into new external door; omission of the previously approved winter garden and basement; amendments to previously approved roof lights and roof features within new-build building fabric; underpinning to existing external walls; and regularisation of sustainability and energy accreditation scheme.

1.2 INFORMATION SUBMITTED

Information relating to this application was originally submitted in July 2017. Revised information has been subsequently submitted, including this Design Statement, which highlights any changes, or references to updated documents in blue, for clarity.

A full document issue sheet is included with this application, showing all submitted drawings and reports. This Information is summarised as such:

By On Centre Surveys Ltd

- Survey Drawings (Approved)

By The Charlton Brown Partnership

- OS Plan 1017/OS01A (Approved Drawing)
- Approved Drawings (Plans, Sections, and Elevations)
 - 1017/AP 01E – Proposed South Elevation
 - 1017/AP 02E – Proposed North Elevation
 - 1017/AP 03D – Proposed West Elevation
 - 1017/AP 04 – Proposed East Elevation
 - 1017/AP 06B – Proposed Lower Ground Floor Plan
 - 1017/AP 07B – Proposed Ground Floor Plan
 - 1017/AP 08B – Proposed First Floor Plan
 - 1017/AP 09B – Proposed Second Floor Plan
 - 1017/AP 10B – Proposed Roof Plan

- 1017/AP 13 – Proposed Section AA
- Proposed typical section through windows (Previously approved drawing 1017/D04)
- Proposed typical section through doors (Previously approved drawing 1017/D08)
- Drawings of cornice mouldings (Previously approved drawing 1017/D02)

By Clive Chapman Architects:

- Proposed Drawings (Elevations, Plans and Section)
 - HH-1017/AP 01K – Proposed South Elevation
 - HH-1017/AP 02L – Proposed North Elevation
 - HH-1017/AP 03K – Proposed West Elevation
 - HH-1017/AP 04D – Proposed East Elevation
 - HH-1017/AP 06J – Proposed Lower Ground Floor Plan
 - HH-1017/AP 07J – Proposed Ground Floor Plan
 - HH-1017/AP 08F – Proposed First Floor Plan
 - HH-1017/AP 09F – Proposed Second Floor Plan
 - HH-1017/AP 10F – Proposed Roof Plan
 - HH-1017/AP 13B – Proposed Section AA
- Design Statement, including:
 - Schedule of Amended Works
- Agreed Works to Structural Timbers (with input from Galbraith Hunt), including:
 - correspondence with CC

By Architectural History Practice:

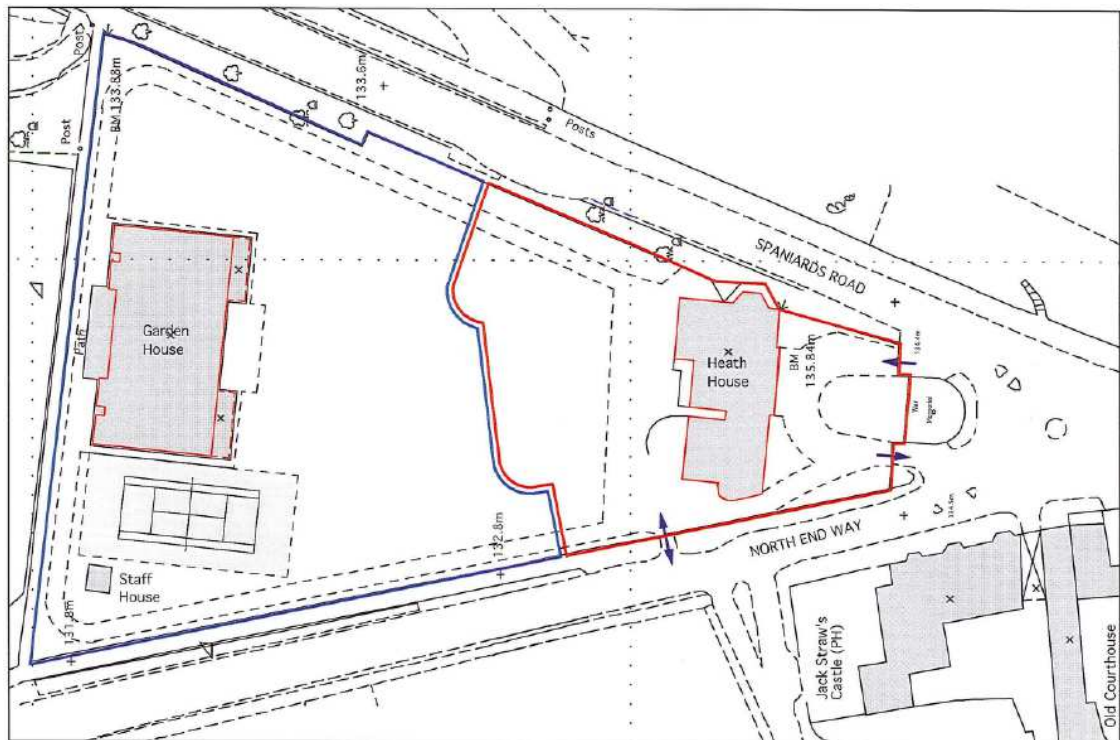
- Heritage Statement, including:
 - Photographs (within Heritage Statement)

By Galbraith Hunt Pennington Ltd.

- Structural Report (Approved under application 2008/0661/P), by Galbraith Hunt
- Proposed Underpinning Plan 12221A/UPI

2.0 PLANNING HISTORY

The Application Site has been the subject of a number of planning applications over the last decade. The wider site has been divided into two residential sites; Heath House and Heath Park, by way of approved applications. Heath House, forming this application, is shown with a red boundary below, which is an extract from submitted OS Plan 1017/OS01A.



The following details act as a summary of the planning activity relevant to the Application Site only, in chronological order:

APPLICATION REFERENCE: 2008/0661/P AND 2008/0662/L

Demolition of garage block and erection of new west side wing comprising basement, lower ground, and 1st floors plus garage; erection of rear conservatory extension; remodelling of roofs of main house and east side wing; various external and internal alterations; and associated landscaping including new walled courtyard to rear of garage wing.

Decision: Approved January 2009.

Status: Implemented; S106 contribution discharged December 2011.

Planning Conditions: 2011/4868/P (Hard and Soft Landscaping) 2011/5689/L (External Materials) and 2011/4853/L (Details Method Statement) have been approved, others remain to be discharged.

APPLICATION REFERENCE: 2011/4908/L

Renewal of listed building consent granted on 19/01/2009 (ref. 2009/0662/L) for demolition of garage block and erection of new west side wing comprising basement, lower ground, and 1st floors plus garage; erection of rear conservatory extension;

remodelling of roofs of main house and east side wing; various external and internal alterations; and associated landscaping including new walled courtyard to rear of garage wing.

Decision: Approved January 2012.

Status: Implemented under 2008/0661/P S106 contribution discharged December 2011.

Planning Conditions: All remain to be discharged.

APPLICATION REFERENCE: 2011/5348/P

Temporary removal of and subsequent reinstatement of western brick pier and metal gates of western exit and the eastern brick pier and metal gates of eastern entrance on the forecourt of Heath House facing North End Way / Spaniard Road roundabout and provision of temporary wooden security gates for the purposes of construction vehicular access.

Decision: Approved December 2011

Status: Implemented

Planning Conditions: None to discharge

APPLICATION REFERENCE: 2012/5432/P

Application for non-material amendment (to add a new condition to ensure the development is carried out in accordance with the approved plans) of planning permission dated 19/01/2009 (ref: 2008/0661/P) for 'Demolition of garage block and erection of new west side wing comprising basement, lower ground, ground, and 1st floors including double garage; erection of rear ground floor conservatory extension; remodelling of roofs of main house and east side wing; various external alterations; and associated landscaping including new walled courtyard to rear of garage wing.'

Decision: Approved November 2012

Status: None to report

Planning Conditions: None to discharge

3.0 DESIGN PROPOSALS

3.1 OVERVIEW

The proposals forming this submission seek a Non-Material Amendment and Listed Building Consent to previously approved proposals, ref: 2008/0661/P and 0662/L. These proposals were implemented in 2012 but not completed and more recent financial constraints and changes in the market have created a shift in the scope of the works to be carried out.

The proposals seek amendments categorised as such:

1. New openings within new-build building fabric, not previously approved
2. New openings within Listed building fabric, not previously approved
3. Amendments to previously approved windows, within new-build building fabric, to convert openings to external doors.
4. Amendments to existing windows, within Listed building fabric, to provide doors to lowered garden level.
5. Amendments to previously approved rooflights and roof features, within new-build building fabric.
6. Alterations to internal Listed building fabric, not previously approved
7. General Amendments, including Landscaping
8. Underpinning to existing building

The following sections of this statement provide a brief description of individual amendments, and items under categories 1-6 can be cross-referenced with annotations on the submitted 'Proposed' plans and elevations. The potential impact of these amendments on the Listed building fabric and the setting of the Listed Building are discussed in further detailed within the submitted Heritage Assessment, produced by Architectural History Practice.

3.2 SCHEDULE OF AMENDED WORKS

I. NEW OPENINGS IN NEW-BUILD AREAS

IA New external door to lower ground floor: This proposed door is situated close to the garage and will provide a service access for residents and gardeners, with direct access to a proposed boot room and wash facilities.

IB & C Associated amendments removed from proposed drawings. Numbers not in use.

ID New window to north (rear) elevation: This proposed window is in the same location and of the same size as a recessed brick 'false' window with cill and head detail, previously approved.

2. NEW OPENINGS WITHIN LISTED BUILDING FABRIC

2A New openings to lower ground floor north (rear) elevation: These four new openings, including three patio style doors, are proposed to provide garden access from the lower ground floor. Within the previously approved application, these features were detailed as recessed masonry features, much like the 'false' windows noted under items 1b-c, with arched head details. These are able to become doors where the ground level has been dropped to enable access to the garden – also refer to item 7.

2B,C New window openings to lower ground floor vault (staff kitchen) looking onto the existing light-well.

2D New window to ground floor west (side) elevation: This proposed window provides additional light and a garden view to the reception room.

2E New window to first floor west (side) elevation: This proposed window provides additional light and a garden view to the rear bedroom / dressing room area of the master bedroom suite.

3. CONVERSION OF WINDOWS TO DOORS (NEW-BUILD)

3A External door to north (rear) elevation: Previously approved as a window, this application seeks to convert the cill to provide a doorway, which will provide a service access to the rear garden from the boot room, for residents and gardeners.

3B External door to north (rear) elevation: Previously approved as a window, this application seeks to convert the cill to provide a doorway, which will provide access to a small kitchen terrace.

3C External door to west (side) elevation: The previously approved drawings denote this as a door in elevation but a window in plan. This application seeks to regularise this discrepancy and confirm that a door is proposed in this location.

4. CONVERSION OF WINDOWS TO DOORS (LISTED BUILDING)

4A & C Associated amendments removed from proposed drawings. Numbers not in use.

4B New garden door: This new patio style door will provide garden access from the Billiards Room, and it is enabled by a drop in garden level, directly alongside the building, as per items defined under 2a – also refer to item 7.

4D New door to provide service access and ventilation to a plant room.

5. AMENDMENTS TO ROOFLIGHTS AND ROOF FEATURES

5A New roof light to Bedroom 4: This new roof light will provide light into a dressing room, formed following some internal rearrangement.

5B Amended rooflight to Bathroom 4: Under the previous approval, this roof light served an ancillary stair, which is no longer required. The re-arrangement of the internal spaces has required a minor shift in the location of this rooflight.

5C Amended lift shaft protrusion: The orientation of the lift shaft has been revised when compared to the previously approved scheme. The overall mass of the roof protrusion, to accommodate the ceiling service void required has not changed.

6. ALTERATIONS TO LISTED BUILDING FABRIC

The general amendments to the proposed arrangement of the existing building have principally been made to reduce the invasive works to the existing listed building fabric – seeking to work more appropriately with the existing fabric and the spaces that it offers.

The limited areas of new demolition / opening-up have been designed specifically to improve circulation around the building – new internal openings (doors) will provide a more harmonious circulation around the building, which allows the building to be read as one comprising a sequence of enclosure and grand spaces, rather than a corridor of rooms.

6A New opening / door (lower ground floor): This door will provide an access between an existing lobby and ancillary health and wellbeing spaces.

6B New opening / door (lower ground floor): This door will provide an access from the service corridor to the staff facilities.

6C Demolition of internal wall (lower ground floor): This wall will be removed to allow for re-arrangements to the lower ground floor, which will accommodate staff wash facilities.

6D New opening / door (lower ground floor). This door will provide an access to staff bedroom 1.

6F Existing opening size/location from Stair Hallway to [Billiards Room](#) altered to be centred on external door (4a).

6G Demolition of internal wall (lower ground floor): This wall will be removed to allow for re-arrangements to the lower ground floor, which will accommodate staff living facilities.

6H New opening / door (lower ground floor): This door will provide an access to the cinema room through the existing 'safe' room. Dimensions of existing safe room to be assessed and confirmed on site, assumed dimensions shown as dotted on the proposed plan.

6j Blocking up of existing hatch opening in this internal wall.

6K New opening / door (ground floor): This door will provide access between the garden lobby (vestibule) and the dining hall.

6L New opening / door (ground floor): This door will provide an access between the garden lobby (vestibule) to the reception room.

6M New opening / door (first floor): This door will provide access to a bathroom from the reconfigured bedroom 2.

6N New opening / door (first floor): This door will provide access between rooms within the master suite.

6P Size of opening created to access the new build extension at first floor level is to be enlarged by 300mm to provide sufficient headroom and avoid angled door frame.

7. GENERAL AMENDMENTS TO PREVIOUSLY APPROVED APPLICATION

7A Basement: Omission of previously approved new-build basement level. Plant room relocated within existing garage space (lower ground floor), and ancillary storage / utility spaces relocated elsewhere within the house.

7B Winter Garden: Omission of the previously approved new-build winter garden / conservatory. This space will instead form an exterior terrace, similarly to how it is currently. Existing balustrading will be re-used where possible, if not, new balustrading will be made to match existing.

7C Roof Terrace Balustrade: The approved level of the balustrade to the second floor roof terrace is to be raised to match the existing balustrade height. This will ensure that the height of the balustrade will provide sufficient prevention from falling, and maintain the existing character of the east wing extension.

7D Lower Ground Floor Landscaping: The Landscaping proposals are to remain largely as they were approved within the previous application. The most significant amendment is to the area directly adjacent to the north elevation of the original house, where the ground has been dropped to provide access directly into the garden from the rooms within the lower ground floor. This creates a Lower Terrace, from which the ground slopes up to the existing ground levels, alongside two step access locations – refer to the lower ground floor plan for further details. See also points 2A and 4.

7E Ground Floor Landscaping: Amendments to the kitchen garden terrace, accessed from the breakfast / family room, have been amended to create a more appropriate relationship between the boundary wall to North End Way, and the external wall of the extension to the

house. Both of these areas of change are annotated on the accompanying drawings to this application.

8. UNDERPINNING TO EXISTING BUILDING

A number of trial pit investigations have taken place on The Site, which have confirmed the existing foundation levels throughout the building. It is apparent that many of the external wall foundations along the south, east, and western external walls are quite shallow, lying only just below the existing lower ground floor level. The majority of the foundations, regardless of depth are also on made-up ground / fill.

It is proposed to thermally insulate the inside face of the lower ground floor external walls. We also proposed to install insulation at floor level within the lower ground floor, which would involve lifting the existing floors and excavating to lay a new slab, insulation and floor screed.

The proposed finished floor level of the lower ground floor would be 200mm lower than existing, to provide adequate headroom for the existing low-ceiling spaces and, in many areas (away from the south / west / east external walls), the new slab can sit on the existing foundation as there is adequate depths. However, along the walls where the existing foundations are already shallow we proposed to underpin.

The following drawing is enclosed with this application to demonstrate the extent of the proposed underpinning, subject to Building Control approval:

- I2221A/UPI – Lower Ground Floor Underpinning Plan

3.3 MATERIALS

External building materials were previously approved under Conditions Application 2011/5689/L, pertaining to the previous approval (ref: 2008/0661/P), which provided details of all proposed external building materials, including photographs of sample panels completed alongside the existing building, for comparative purposes. No changes are proposed to the use of these materials, as described under the previous applications.

To the rear of the building, the newly proposed drop in the ground floor level, adjacent to the house, will expose the existing foundations and new underpinning. In this area only, it is therefore proposed to render this wall, as shown on drawing HH-1017/AP02]. This rendered wall will not only mask the joint between the existing lower ground floor and the new underpinning, but it will also provide an

architectural base to the building, which aims to improve the architectural merit of this presently utilitarian rear service elevation, and improve the garden setting of the Listed building as a whole.

Below is an excerpt from the Heritage Statement provided by Architectural History Practice in July 2017. The statement covers the perceived impact of the new works under the heading 'The Proposed Works and their Impact on the Built Heritage'. It states:

'These alterations will have no significant effect on the character of the listed building. Many of them are in the modern western extension. The new window opening in the west elevation of the north block of the main house will be made through a wall which is probably of c1800 date originally, though it may have been reconstructed in the 1950s. The new window will be of traditional form and appearance and will have no adverse effect on the significance or architectural character of the listed building. The alterations at lower ground floor level, including the new openings under the north terrace and the rendering of the external elevation will improve the appearance of this part of the building, which has been subjected to much alteration.'

3.4 ACCESS

Heath House will maintain access as existing via the carriage drive entered and exited from Jack Straw's Castle roundabout. Heath House will also share an access from North End Way, which will provide external access to the garage and lower ground storey. Pedestrian, cycle and vehicular access will be via these entrances.

1. PARKING

Parking is to be provided within the garage, which will be accessed from the rear of the building via the shared courtyard entrance. This provides accommodation for 2 vehicles.

2. CYCLE PARKING PROVISION

Secure cycle parking is to be provided within the garage space.

3. DISABLED ACCESS

A disabled visitor disembarking from a car in the garage can access the building via level access to the lower ground floor and then the main reception floor (ground floor) or bedroom floor (first floor) via the lift.

4. REFUSE COLLECTIONS AND DELIVERIES

Refuse collections and deliveries will be made from the rear shared access from North End Way. A refuse store is located adjacent to the garage entrance, within a purpose built space, easily accessible from the shared entrance, and designed appropriately to suit the setting of the house and landscaping.

4.0 PRE-APPLICATION ADVICE

No formal pre-application advice has been sought, however, Clive Chapman Architects contacted the previous application(s) Case Officer, Charles Thuaire, on 9th May 2017 to provide notification of an imminent Listed Building Consent application, which would encompass the proposed amendments formed by this submission. By way of a response, Mr Thuaire offered some guidance to determine if any of the proposed amendments might require a separate application.

Plans and elevation drawings, outlining the proposed amendments to the previously approved and implemented scheme (ref: 2008/0661/P and 0662/L), were sent via e-mail to the Mr Thuaire on 22nd May 2017 (Appendix 1). In response to these proposals, received by e-mail on 5th June 2017, Mr. Thuaire commented as such:

I have no objections to the external changes in planning terms as they constitute minor changes to the fenestration on all elevations. I cannot comment on the acceptability of these in heritage terms nor on the various internal alterations... I have no objections to a reduction in [basement] excavation... Given the scale and number of amendments proposed, I would advise that you should apply for a Non-Material Amendment to the planning permission to regularise all these minor changes, in addition to the proposed Listed Building Consent.

In subsequent correspondence on 6th June 2017, Heritage and Conservation Officer, Charles Rose, requested a set of the approved drawings, in order to review the changes. A revised set of drawings, which more clearly distinguished between amendments to the Listed building fabric and those to new-build structures, and which also included the previously approved drawings, was sent via e-mail to Charles Rose on 7th June 2017 (Appendix 2).

By way of response on 20th June 2017, the Heritage and Conservation Officer commented that there were no significant issues, and that a 'proper assessment will obviously take place as part of any formal submission'.

5.0 POST-APPLICATION ADVICE

A meeting was held with Conservation Officer, Charles Rose, on 20th June 2018 on site. The proposed amendments and works to the existing building were discussed in detail and amendments to the drawings made as such:

- 1 no. access door from proposed Billiards Room to garden (4A and 4C, above)
- In addition, part of the north and south elevations have reverted to the previously approved scheme, which included 2no. false windows to the new extension (1B and 1C, above)
- Notes have been added to review and agree the design of the balustrade to the secondary terrace.

The revised drawings as noted in section 1.2 of this statement reflect these changes.

Further review of the internal finishes, treatment of existing lathe and plaster, windows and doors is to be agreed by way of conditions connected to any approval pertinent to this application.

6.0 ENERGY AND SUSTAINABILITY STATEMENT

The previously approved and implemented application (ref:2008/0661/P) sought to meet EcoHomes Very Good, as detailed within the approved Energy Statement. Since this approval, the EcoHomes scheme has been retired and therefore we have sought to determine a new accreditation scheme.

In discussion with the previous Case Officer in 2016/17, it was confirmed that the proposed alterations would be assessed against the BREEAM Domestic Refurbishment scheme, which would target a bespoke set of credits. The proposed targeted achievement level is to be confirmed with the Council's Sustainability Officer, in co-ordination with the Heritage and Conservation Officer, to ensure sustainability and energy measures are appropriate to the historic nature and setting of the Listed building.

This application seeks to regularise this application and align it with best practice sustainable design for a refurbishment project of this nature and it is acknowledged that any evidence required to demonstrate compliance with the above standards may be conditioned as part of any approval pertaining to this application.

7.0 CONCLUSION

The amendments and alterations forming this application are considered to be appropriate to the character and setting of the Listed building, reinforcing its importance within the immediate context, and the wider setting of Hampstead. The Heritage Statement concludes that:

'The cumulative effect of these alterations on the character and special interest of Heath House would be insignificant. Most of the alterations are proposed for the lower ground floor where the original layout has already been lost and many of the existing partitions appear to be of 20th century date. The alterations elsewhere are minor in nature. The changes will help to secure the 'optimum viable use' for the building in order to preserve it for future generations, and this benefit outweighs any 'less than substantial harm' in the terms of Section 132 of the NPPF.'

It is acknowledged that any approval pertaining to this application will likely include conditions to cover new materials, external door and window details, and sustainability targets, in addition to those conditions not already discharged as part of application 2008/0661/P.