

kyson:

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PART A

INTRODUCTION

SITE LOCATION

SITE HISTORY AND CONTEXT

PLANNING CONTEXT

## INTRODUCTION

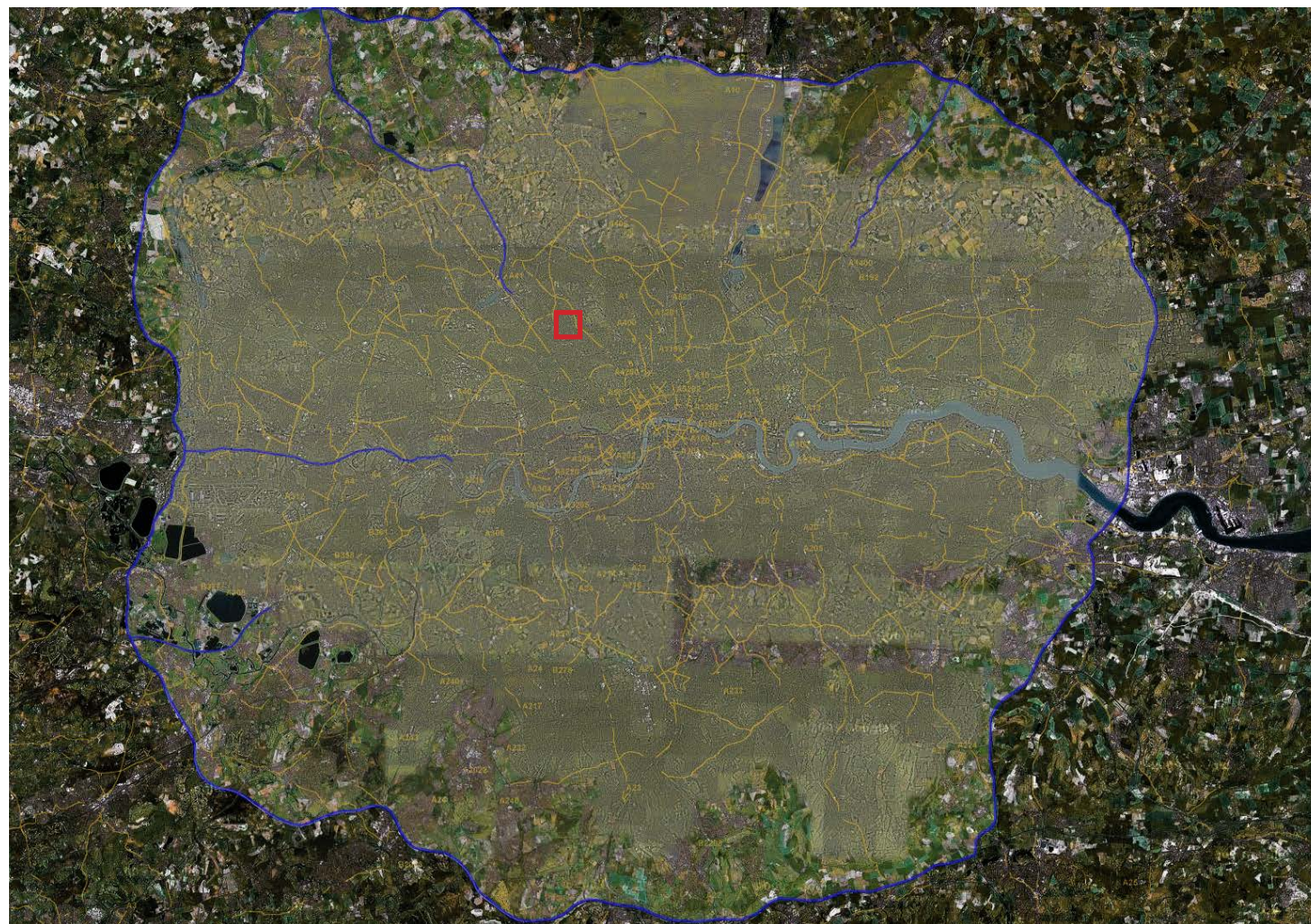
This brochure has been prepared in support of an application for Planning Permission and Listed Building Consent from the London Borough of Camden for the rear extension of 24 Heath Drive, a Grade II listed detached family dwelling house.

The proposals include a single storey contemporary rear extension, formed of a lightweight structure creating a contrasting, contemporary and distinct architectural appearance.

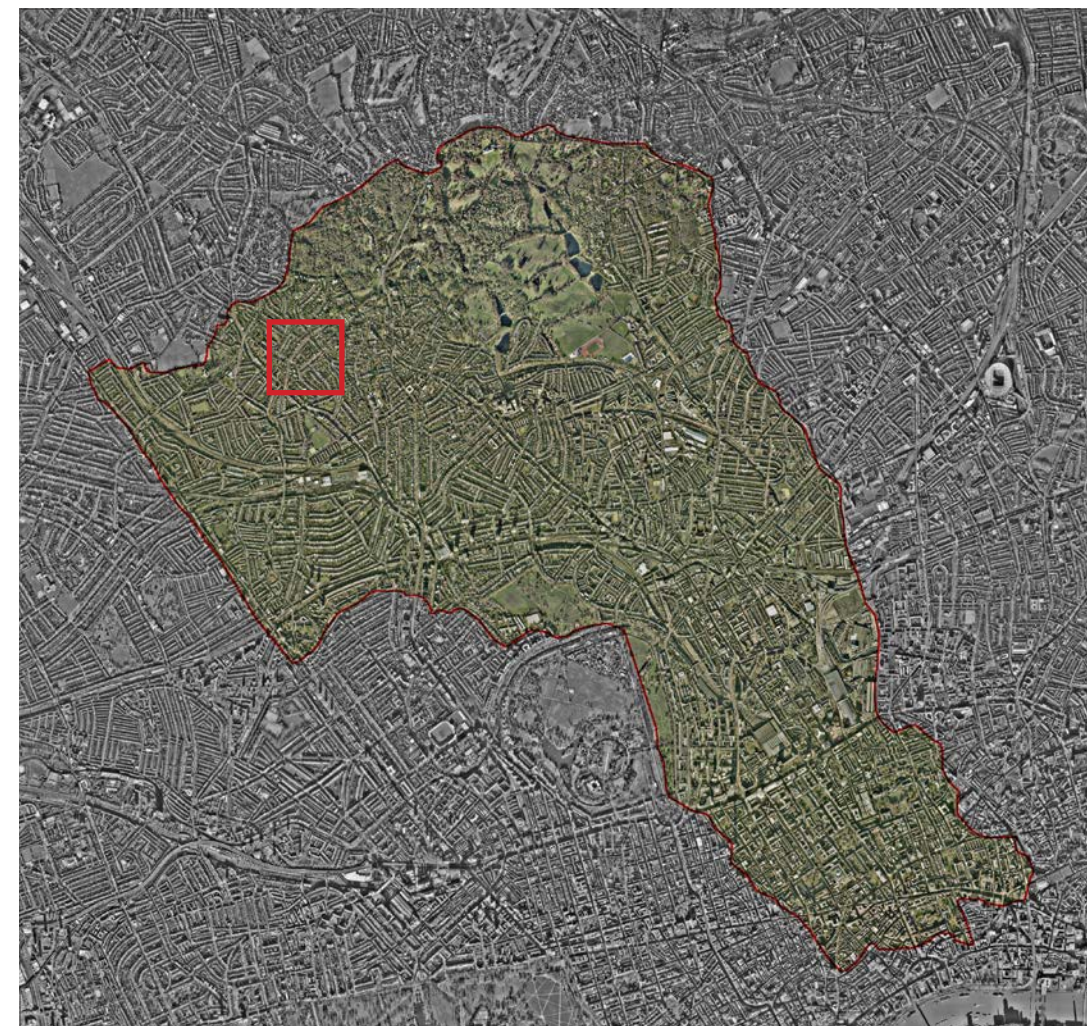


## SITE LOCATION

### LONDON BOROUGH OF CAMDEN



Map of London



London Borough of Camden



#### Location

The site sits west of Hampstead underground station and north of West Hampstead underground station and Finchley Road and Frognal rail station.



SITE LOCATION  
PROPOSAL SITE



Site Map



South View



North View



East View



West View



## SITE HISTORY AND CONTEXT

### LOCAL AREA

#### CAMDEN

Camden, with a focus of Hampstead, is an area of rich architectural heritage with many buildings and places of architectural and historical importance. The southern part of the borough forms part of Central London with its dynamic mix of uses and facilities that are important to London, national and of international use. The borough also has many residential areas and neighbourhoods that each have their own identity and characteristics as well as numerous parks that are fundamental to Camden's distinctiveness which continues to attract residents and visitors to the area.

#### HEATH DRIVE

Located between Redington Road and Finchley Road, Heath Drive is situated on a slope which contours the hills of Hampstead Heath and is largely “in” a residential area. It features examples of Victorian and Edwardian architecture that are predominantly detached and semi-detached houses. The north-western side of the road where house designs are varied in quality scale and character, whilst the houses on the south-eastern side of the road display examples of Quennell Houses that are popular within the area.

The builder and developer George Washington Hart and his partner, the architect, Charles Quennell were the main influencers shaping what was to become known as the ‘Hampstead Manor Estate’ were. In total 20 houses and a block of flats, most of which were designed by Quennell, were built there between 1897 and 1900, with another four between 1905 and 1907, which included No. 24 Heath Drive - a fine example of Neo-Georgian architecture in the Hampstead area we still appreciate to date.



Front View, Heath Drive



North View, Heath Drive



South View, Heath Drive



Ferncroft Avenue



## SITE HISTORY AND CONTEXT

### CONSERVATION AREA

#### REDINGTON AND FROGNAL CONSERVATION AREA

Located on the west of Hampstead, the houses and streets are outlined by the connection with the slopes of the hills. These slopes contain a number of rivers which show from the top of the Heath. When the area was developed the streams divided but now flow underground. The Westbourne River itself emerges to form the Serpentine in Hyde Park and then again underground before it joins the Thames. The buildings in the Redington and Frognal Conservation Area tend to reflect these natural and rural qualities which make this neighbourhood so distinctive.

The Redington and Frognal Conservation Area is divided into 8 sub groups which differ in terms of scale, style, construction and the density of the vegetation which all add distinct independent character:

1. Briardale and Clorane Garden/Platt's Lane
2. The Crofts Ferncroft, Hollycroft and Rosecroft (including the northern part of Platt's Lane and Telegraph Hill)
3. Kings College and environ (including No 300-338 Finchley Road)
4. Redington Road and Templewood Avenue
5. Heath Drive and environs (including Oakhill Avenue, Kidderpore Gardens and lower part of Kidderpore Avenue)
6. Bracknell, Greenaway and Chesterford Gardens
7. The "Triangle" - Frognal Lane, Finchley Road and Langland Gardens
8. Arkwright Road, Frognal Close and Lindfield Gardens

#### Sub Area 5: Heath Drive and Environs

Heath Drive runs in a shallow valley to the south-west of Redington Road following closely one of the streams. It was developed from 1890 onwards with many of the plots being sold off individually or in pairs, this is noticeable on the north-western side of the road where house designs are varied in quality scale and character, whilst the houses on the south-eastern side of the road display examples of Quennell Houses that are popular within the area.

#### APPRAISAL

The site is situated north of Heath Drive, between Kidderpore Avenue and Ferncroft Avenue. It is currently in use as C3 residential.

The site features gables, bay windows and is set behind a relatively consistent hedge line. The area is dominated by large mature London Plane trees and combined with the sloping nature of the road, this gives Heath Drive a rather secluded feel to the area.



Redington and Frognal Conservation Area



SITE HISTORY AND CONTEXT  
LOCAL ACCESSIBILITY

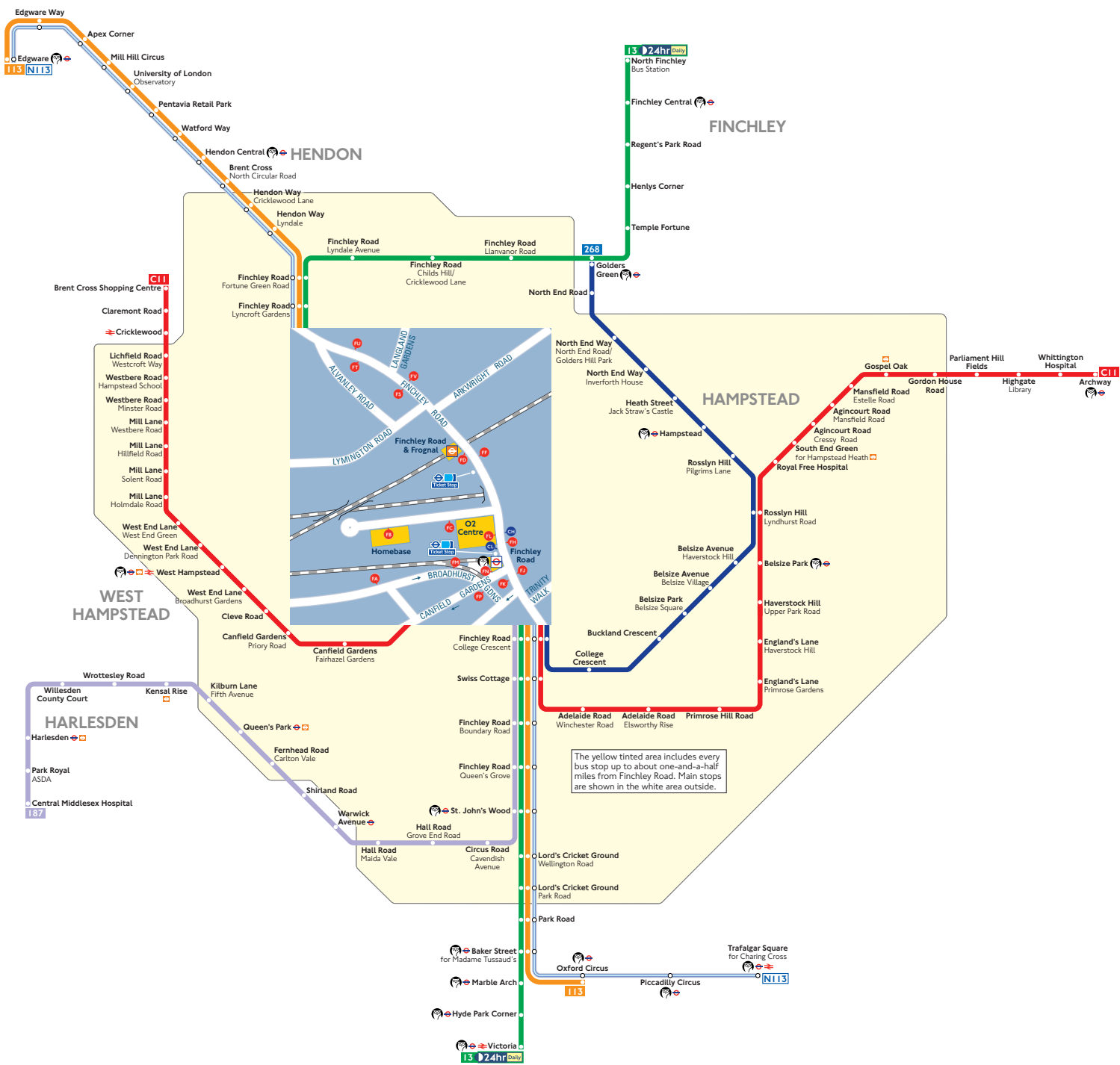
The public transport links to the property are relatively good, It is roughly a 25 minute walk distance from Hampstead Station (Northern Line), West Hampstead Underground and Finchley Road Station (Jubilee Line). The PTAL rating for the building’s location is 3 and is in within the travel card zone 2 and 3.

Buses

There are a few regular bus services that operate from Finchley Road. Here are a number of bus routes heading to the following destinations:

- 13
- North Finchley / Victoria
- 113
- Edgware / Oxford Circus
- 187
- Central Middlesex Hospital / O2 Centre
- 268
- Golders Green / O2 Centre
- C11
- Archway / Brent Cross Shopping Centre

Buses from Finchley Road



Hampstead Bus Routes

## PLANNING CONTEXT

### RELEVANT PLANNING APPLICATIONS

- Proposal Site
- Relevant Planning Applications
- Hampstead Conservation Area
- Redington and Frognal Conservation Area



Site Map



Whilst considering the various planning policies, the following application proposals have been taken into consideration setting the precedent for similar developments carried out within immediate vicinity and are noted on the above map:

**1. 24 Heath Drive London NW3 7SN**  
APPLICATION REF 2018/0981/L

Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; and internal alterations.

APPROVED BUT NOT IMPLEMENTED 11-10-2018

**2. 10 A Heath Drive London NW3 7SN**  
APPLICATION REF 2013/7054/P

Erection of ground floor rear extension, insertion of 2 dormer windows on front roof slope, 2 dormer windows to north side roof slope, 1 dormer to south side roof slope, 1 dormer and 1 roof light to rear roof slope, and alterations to all facades of dwellinghouse including replacement of windows and doors.

APPROVED 09-04-2014

**3. 34 Heath Drive London NW3 7SD**  
APPLICATION REF 2010/3870/P

Erection of a ground floor, rear extension to dwelling house (Class C3).

APPROVED 02-09-2010

**4. 35 Heath Drive London NW3 7SD**  
APPLICATION REF 2011/1263/P

Erection of garage to the front left side elevation and excavation of banked ground to existing drive area of residential dwelling (Class C3).

APPROVED 17-03-2011

**5. Ground Floor Flat 25 Heath Drive London NW3 7SB**  
APPLICATION REF 2011/1472/L

Rebuilding and enlargement of side extension and associated internal works to existing dwellinghouse (Class C3).

APPROVED 17-05-2011

**6. 29 Heath Drive London NW3 7SB**  
APPLICATION REF 2013/7038/P

Single storey full width rear extension with overhanging sedum roof.

APPROVED 13-01-2014

**7. 36 Heath Drive London NW3 7SD**  
APPLICATION REF 011/1132/P

Erection of a two storey rear extension including reconfiguration of the dormer windows in the rear roof slope and rebuilding of a single storey side extension to dwelling house (Class C3).

APPROVED 17-05-2011



## PART B

### EXISTING DRAWINGS

EXISTING DRAWINGS  
SITE PLAN



**SITE LOCATION PLAN.** DRAWING no. 0500. 1:1250@A3



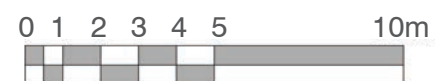
24 HEATH DRIVE. LONDON. NW3 7SB



# EXISTING DRAWINGS BLOCK PLAN



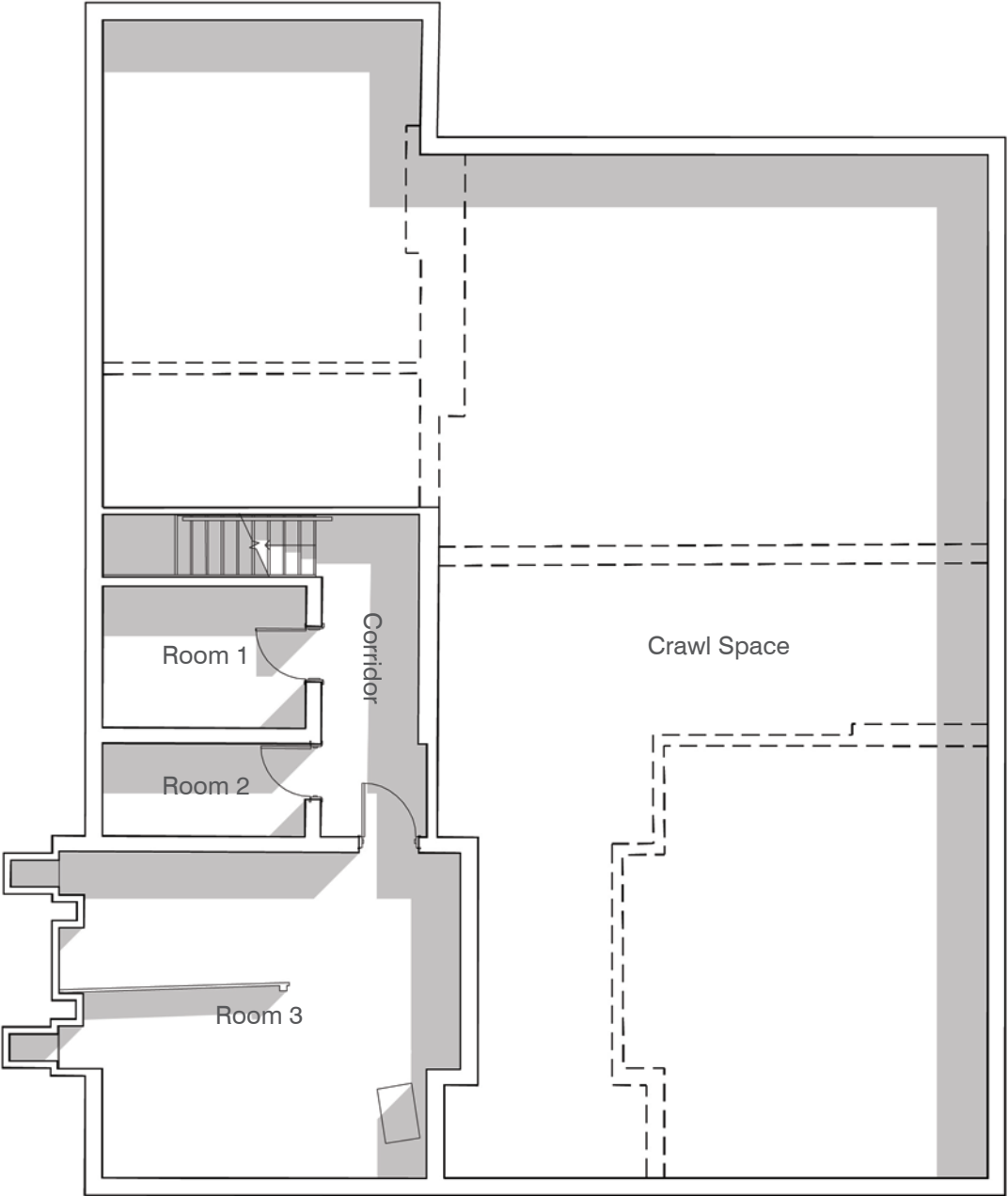
**BLOCK PLAN.** DRAWING no. 0501. 1:200@A3



24 HEATH DRIVE. LONDON. NW3 7SB



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**BASEMENT FLOOR PLAN.** DRAWING no. 1000. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

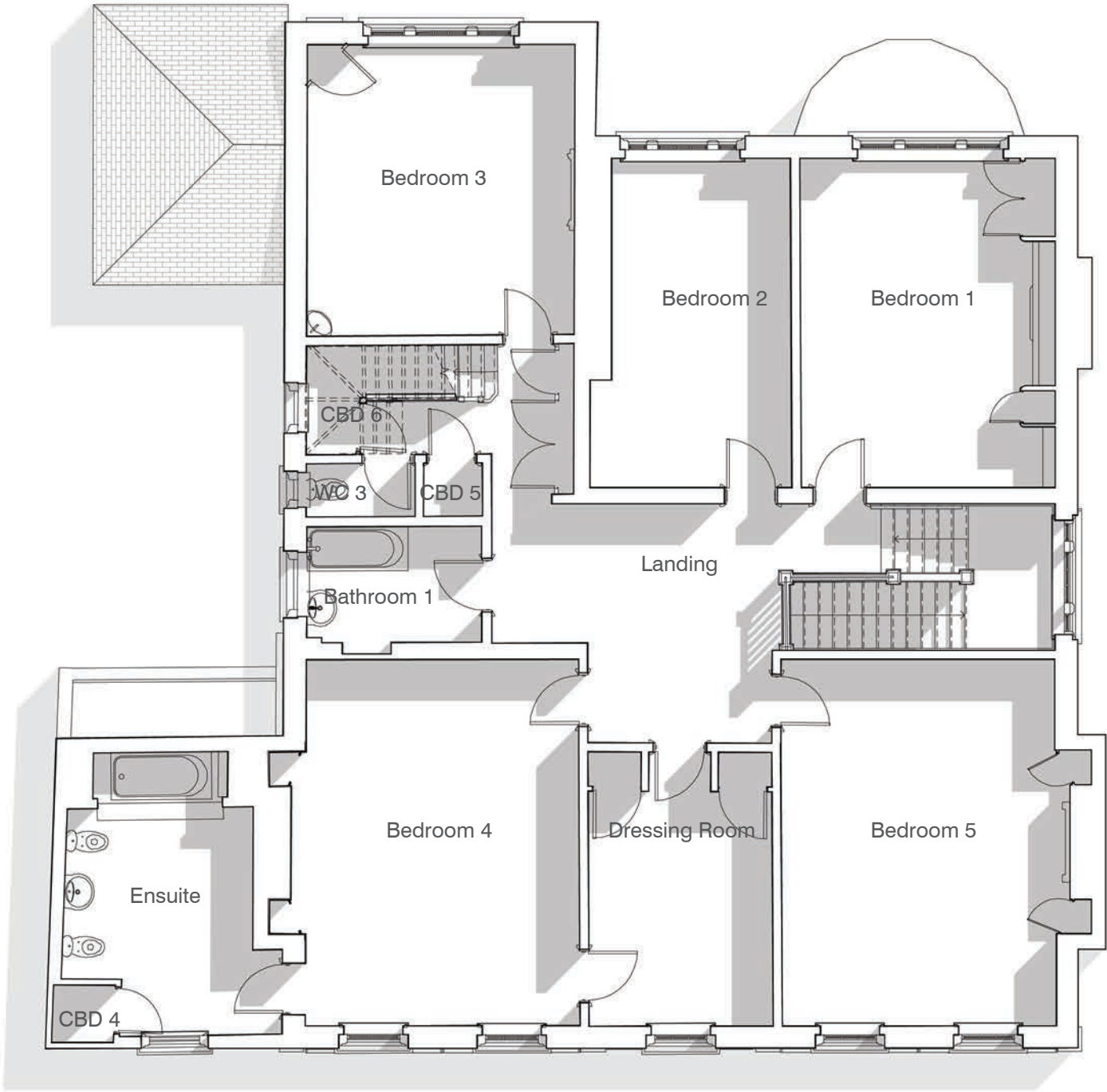




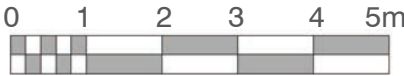
GROUND FLOOR PLAN. DRAWING no. 1001. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

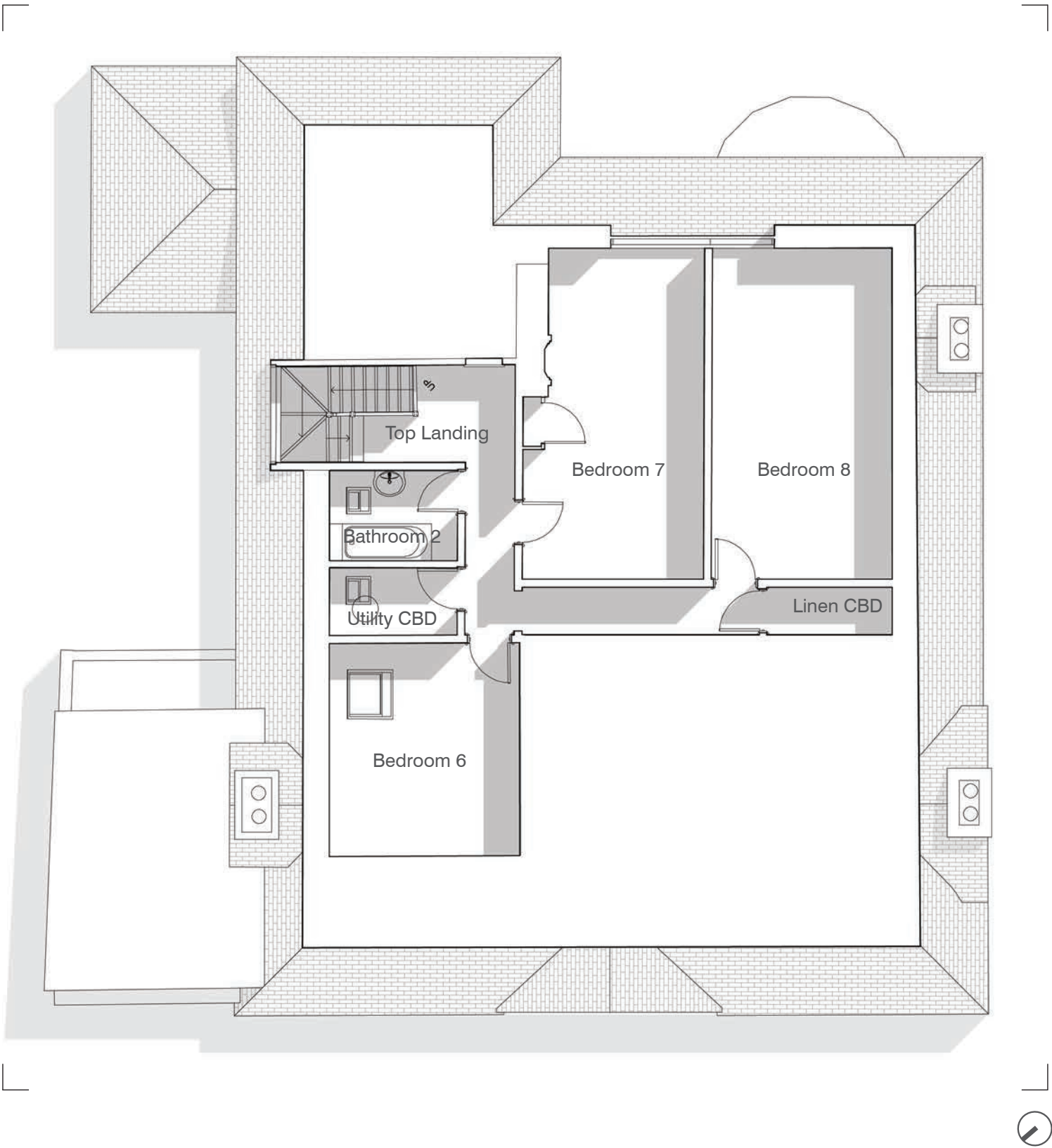


FIRST FLOOR PLAN. DRAWING no. 1002. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

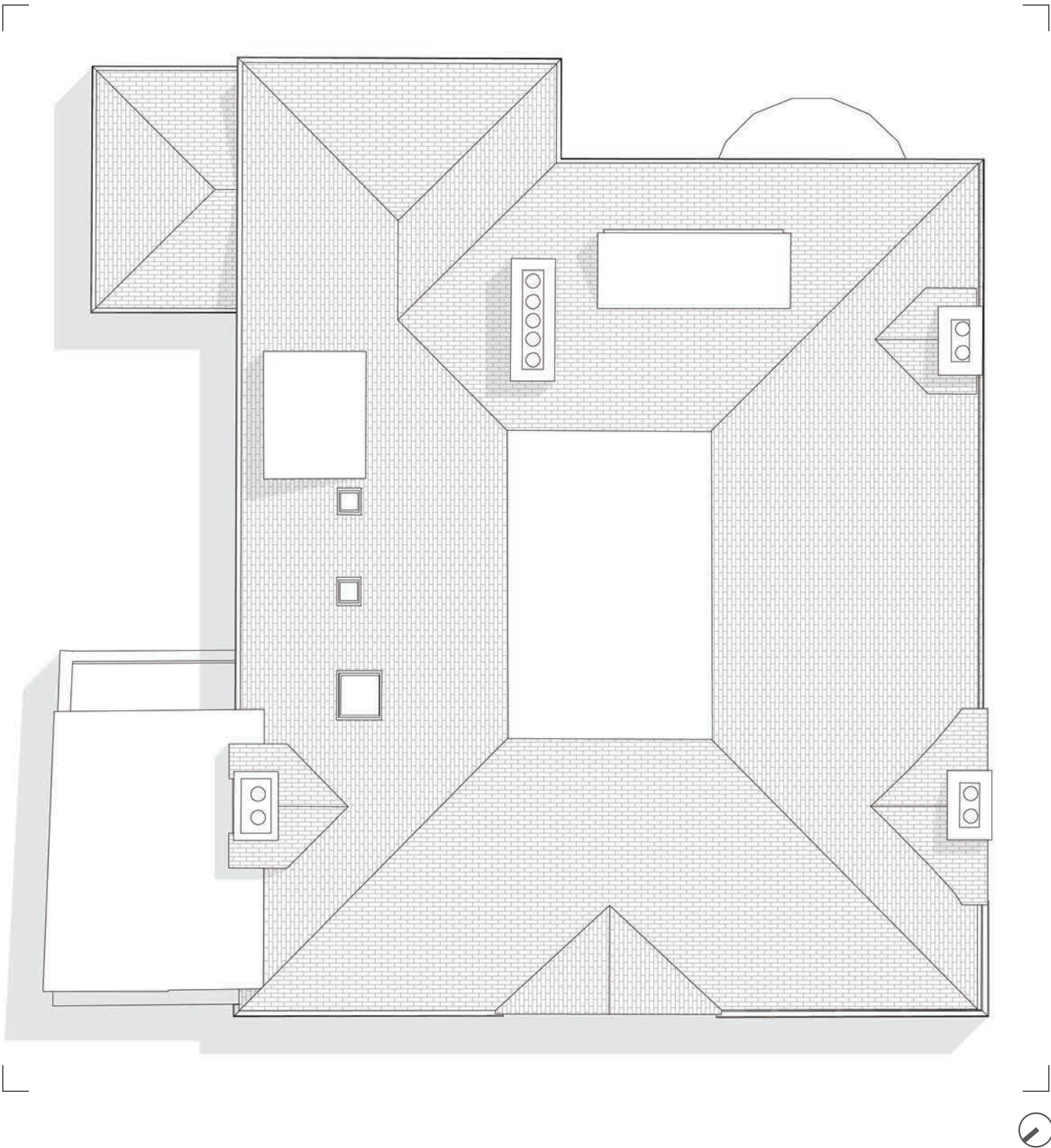




SECOND FLOOR PLAN. DRAWING no. 1003. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB



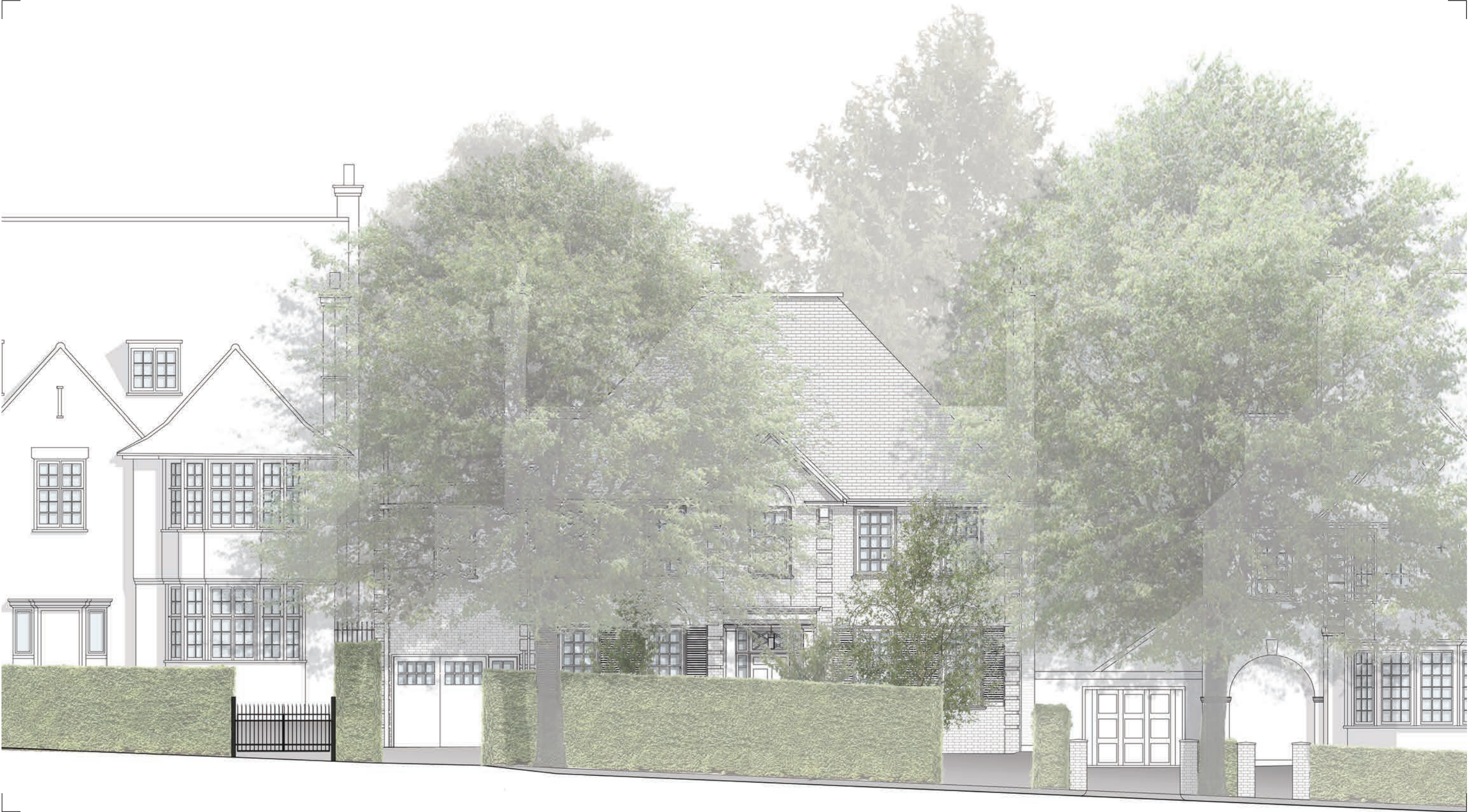
**ROOF PLAN.** DRAWING no. 1004. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB



EXISTING DRAWINGS  
ELEVATIONS



**FRONT STREET ELEVATION.** DRAWING no. 1100. 1:100@A3



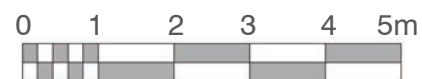
24 HEATH DRIVE. LONDON. NW3 7SB



# EXISTING DRAWINGS ELEVATIONS

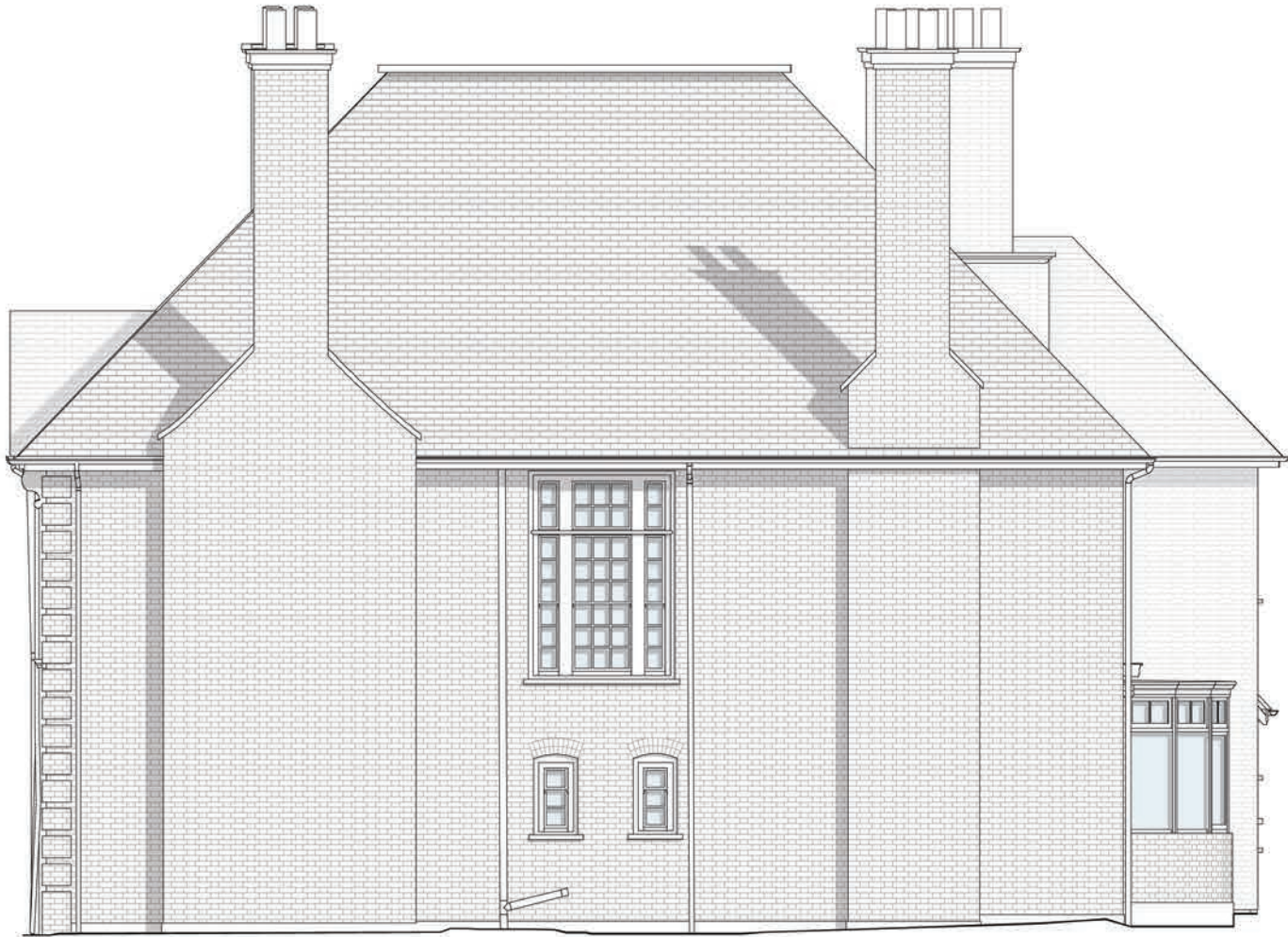


**FRONT ELEVATION.** DRAWING no. 1101. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB





**SOUTH WEST SIDE ELEVATION.** DRAWING no. 1102. 1:100@A3

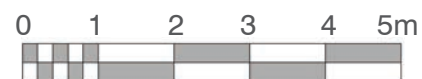


24 HEATH DRIVE. LONDON. NW3 7SB

# EXISTING DRAWINGS ELEVATIONS



**REAR ELEVATION.** DRAWING no. 1103. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB