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## 22c East Heath Road, NW3

22C East Heath Road, Hampstead, NW3 1AJ  
Design, Access & Heritage Statement



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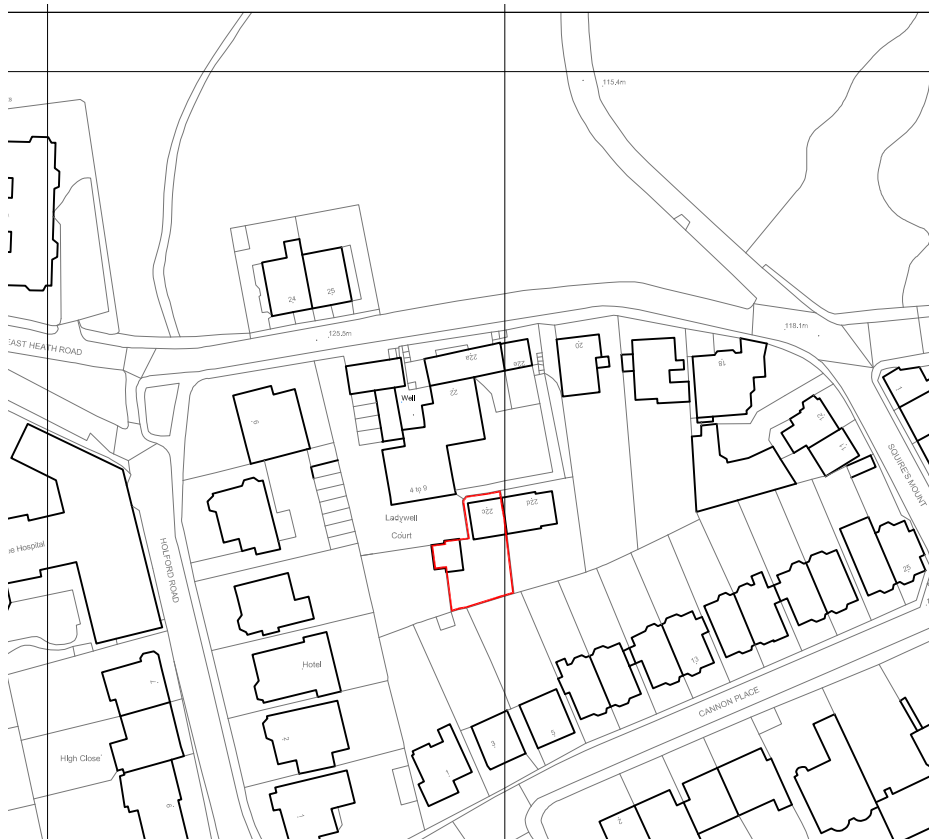
# 1.0 Introduction

## 1.1 Site Location & Context

22c East Heath Road is a modest semi-detached single family dwelling located off East Heath Road. The property cannot be seen from the public roadway as it is concealed by a number of contemporary mansion blocks which face the roadway.

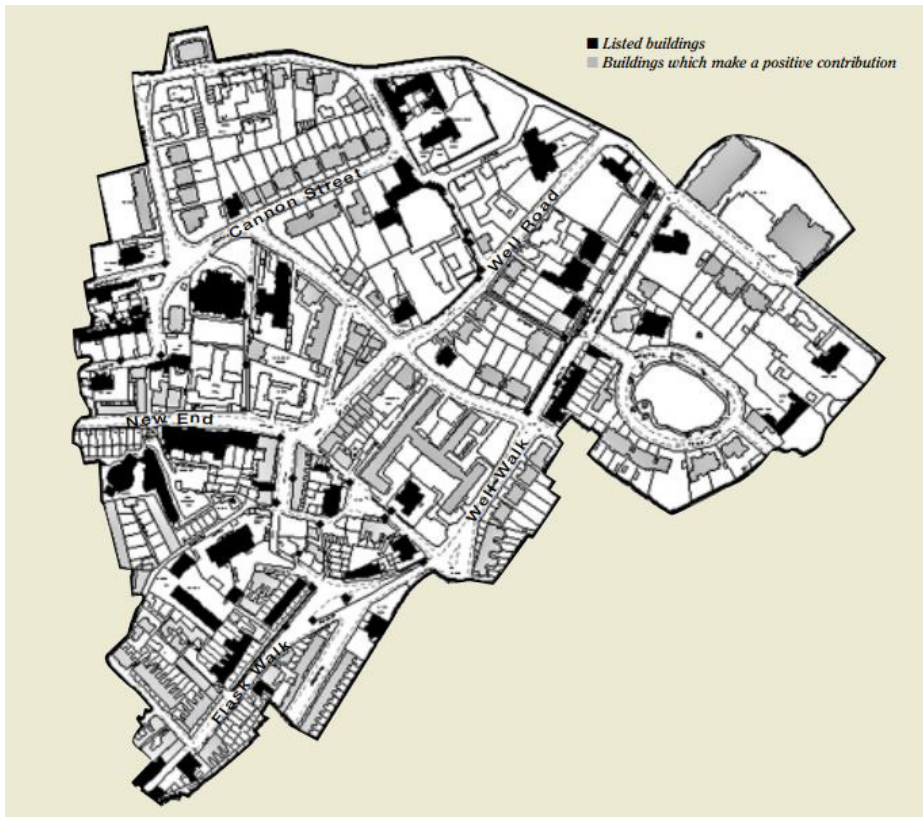
The entrance to the house is via a private driveway off East Heath Road and is shared by a number of other dwellings around Lady Well Court. There is currently only pedestrian access to the rear of the property via a gate located on the western side of the property.

The house sits in a reasonable size plot with a rear garden to the south. There are trees and a well-established plant screen to the southern boundary providing a high level of privacy from neighbouring properties. The garden also sits at a lower level than the front of the property, this provides further privacy from the properties to the east and west boundaries.



Site Location Plan

The house was built in the second half of the 20th Century and is faced in white render with a slate roof. The most recent renovations of the property is referred to in the planning history numbered paragraph 2.2 below.



Map of Sub Area 2 in the Hampstead Conservation Area.

The property lies within the Hampstead Conservation Area, in 'Sub area 2 - Christ Church /Well Walk' as designated by the London Borough of Camden. The property is not listed and is noted as making a 'neutral' contribution to the conservation area. Nevertheless, the applicants are keen to ensure that any alterations under consideration are compliant with published design guidance and both complement and enhance the wider Conservation Area.



Aerial image of 22c East Heath Road

## 2.0 Design

### 2.1 Client Brief

The applicants have been living in the property for a number of years and would like to adapt the house to serve the needs of their growing family. The current arrangement of the property has a number of limitations which Snell David Architects were asked to assess and address, including limited and cramped bedroom accommodation at first floor level and disjointed living accommodation at lower ground floor.



Images of the Existing House

### 2.2 Planning History

- 2009/1220/P - Application for a rear ground floor extension was granted permission in 2009.
- 2008/5513/P - Application was granted permission in 2008 for the construction of a garage.
- 2007/5407/P - Application for extensions at basement level with terraces above and an entrance porch was granted permission in 2007



## 2.3 Design Intent

The proposed works are modest in scope, with the new works including;

- A small rear extension with roof-light is proposed to create a more open-plan kitchen, living and dining space. Particular attention has been paid to the scale of the new extension. The building line is recessed from the existing house and the height of the extension is also subservient to the existing terrace.
- A second small rear extension to a bedroom is proposed to increase light levels within the room. The extension extends no further than the existing exterior staircase.
- The garage window is enlarged, with the existing side door replaced with a glazed timber door to increase light levels within the space.
- Associated internal adaptation/remodelling and upgrading the existing windows to make the building more thermally efficient.



Rear Elevation and 3D Model of the Proposal

## 2.4 Other relevant issues

**Rear Extension Materials:** For the extension to the dining room, it was felt that the new extension needed to be visually separated from the existing house and so a dark wood cladding has been chosen to work alongside the dark window frames and dark metal detailing on the existing house. The new sliding doors would be polyester powder-coated. The extension to the bedroom has been faced in render to match the existing with a new timber window designed to match the existing window in the lower ground floor.

**Materials Elsewhere:** Will be carefully chosen to match existing materials as noted on the drawings. The linear strip of roof to both of the rear extensions will be finished in dark grey single-ply membrane. The exterior staircase will be timber and metal to complement the existing balustrades.

**Access;** There are no changes proposed.

**Parking;** There are no changes proposed.

**Trees & Landscape;** No changes are necessary to facilitate the works.

**Sustainability;** The alterations offer the opportunity to improve insulation levels generally.

## 3.0 Conclusion

### 3.1 Summary

The changes proposed are modest in scale and have been designed with sympathy to the architecture of the original building. The increase in the actual footprint is minimal and the design complements the building, adds to the quality of the house and its setting in the Conservation Area. As a consequence, it is hoped that the design will be viewed favourably by the Council.

The improvements to the layout arrangement on the ground floor represent a substantial improvement to family living by the applicant and secure the well-being of the property for years to come.



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