

12 Keats Grove, Hampstead, London, NW3 2RN

Planning Application
Design and Access Statement

Chris Dyson Architects

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12 Keats Grove, Front Facade, 1967



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1.0 Introduction

This Design and Access Statement forms part of a Planning Application which has been prepared for proposed works to the existing Grade II listed residential property at 12 Keats Grove, Hampstead, London.

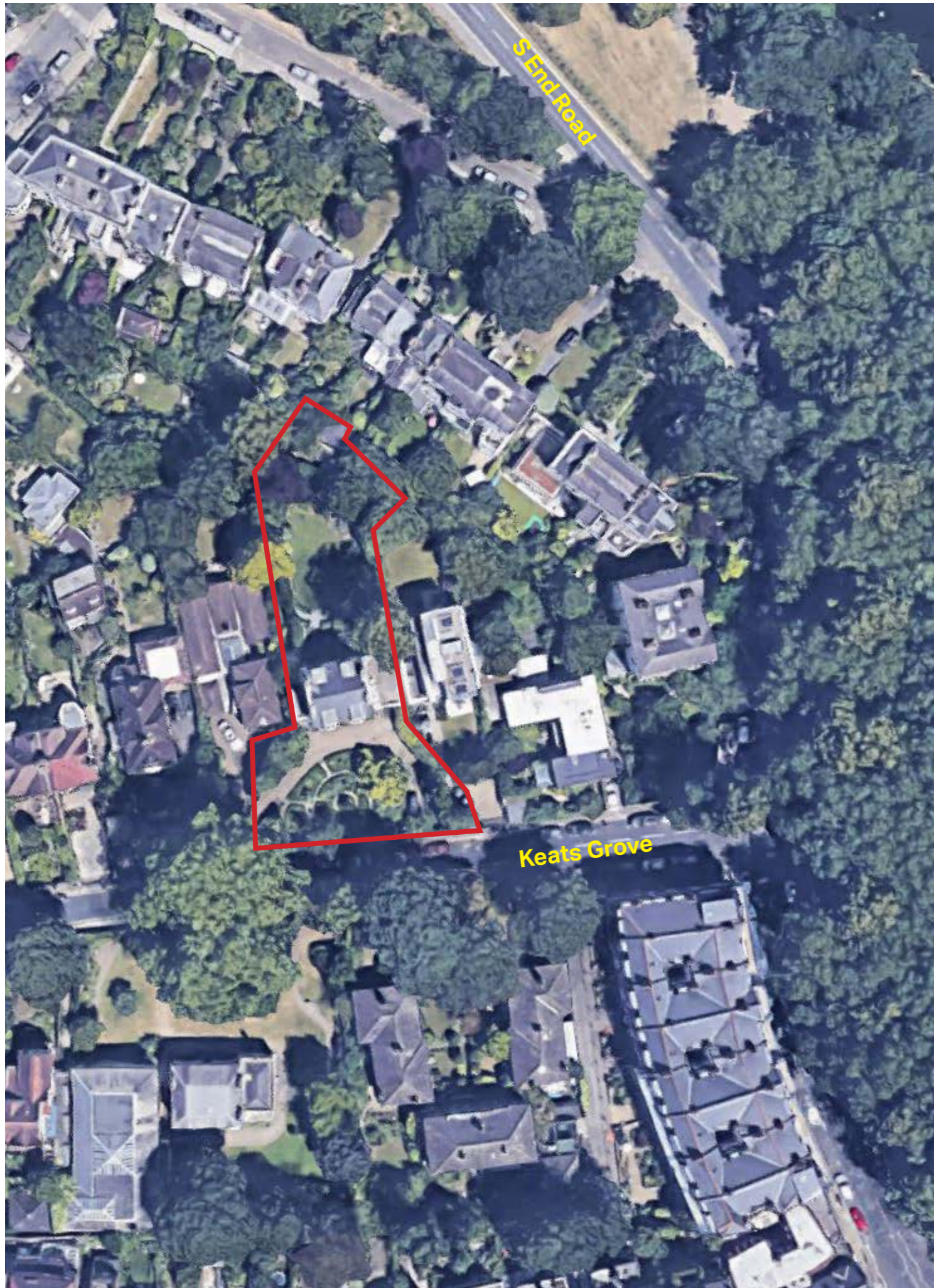
This document has been developed in line with Camden Council's Pre-Application feedback (2019/0151/PRE and 2019/2724/PRE) and the proposal remains much unaltered from the latest Pre-App submission (2019/2724/PRE); albeit refined in detail and adapted to reflect Camden's views.

The proposal involves the restoration and extension of the house through a number of carefully considered interventions:

- 1. Sensitive Restoration:** of external and internal finishes and details to reinstate the original Regency style detailing and materials.
- 2. Internal Alterations:** minor adjustments to the internal layout to improve the usability as a modern family home, whilst maintaining the legibility of the original plan form.
- 3. Entrance Porch Extension:** enlarging the existing entrance porch whilst maintaining its visual subservience to the main house.
- 4. Garage Replacement:** removal of the existing poor quality side extension and replacement with a new extension of sensitive and high quality architectural design.
- 5. Landscaping:** simplification of the front and rear gardens to enhance the setting of the house; including the removal of existing dilapidated garden structures and replacement with carefully considered garden rooms.

The proposal seeks to improve the appearance, usability and quality of the existing house and its surrounding gardens; whilst being sensitive to the existing fabric and causing no harmful effect to adjacent neighbours.

This document has been produced on behalf of our private clients (the owners of the property) and should be read in conjunction with the accompanying documentation: Existing and Proposed Drawings; Heritage Report; Tree Report & Protection Plan; Services Design; Overheating Study; and the Lower-Ground Impact Assessment,



— Application Site

2.0 Application Site and Setting

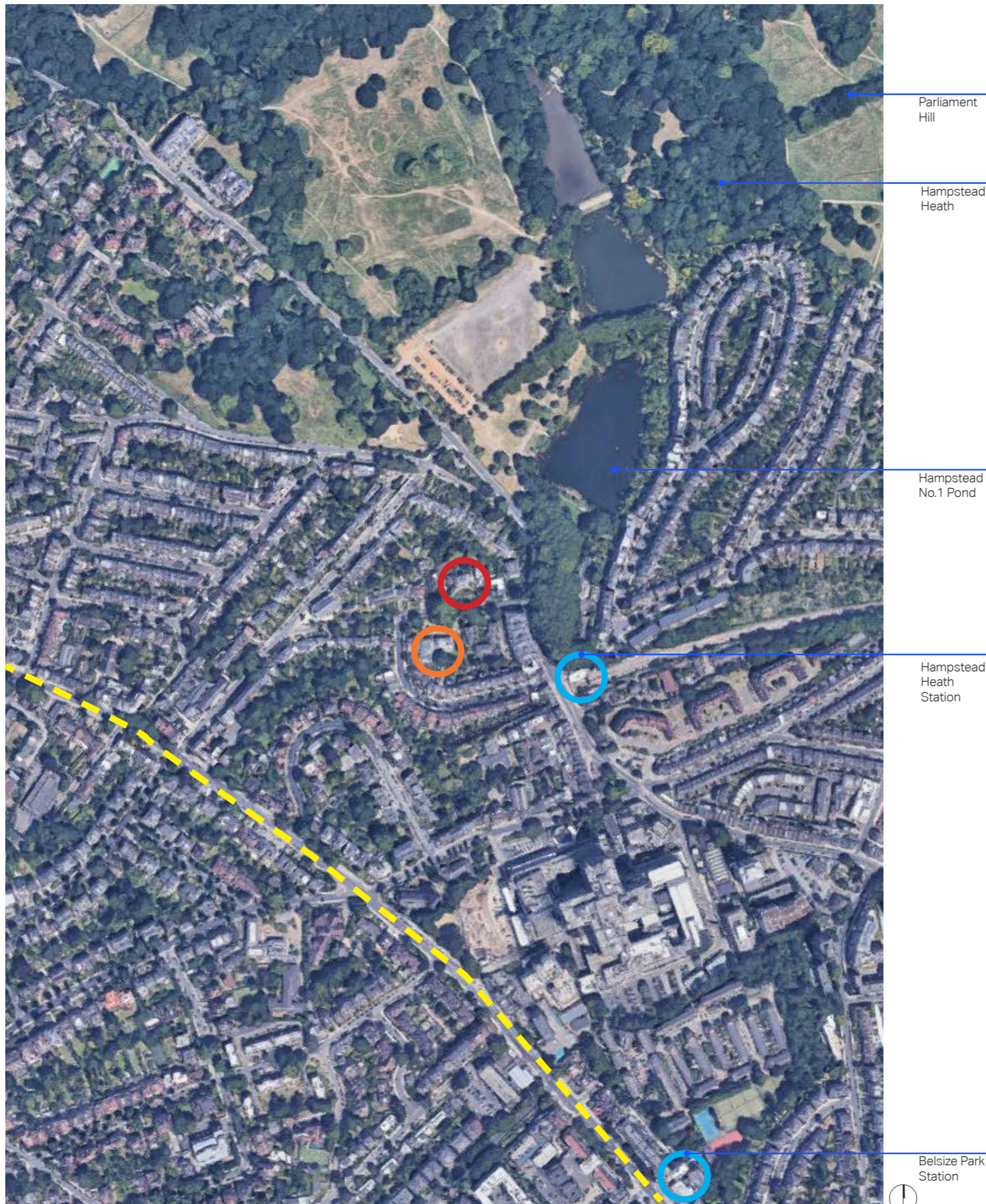
2.1 Location and Context

Situated along the northern side of Keats Grove, the application site is located in the heart of Hampstead Heath; within the Hampstead Conservation Area in the London Borough of Camden.

The site benefits from the nearby amenities of South End Road, Hampstead High Street and Rosslyn Hill; and has convenient access to all forms of transport.

Hampstead Heath Tube Station - 2 Minute Walk

Belsize Park Tube Station - 11 Minute Walk



- Application Site - 12 Keats Grove
- Keats House
- Nearby Railway Stations: Hampstead Heath and Belsize Park
- Major Arterial Route: A502



2.2 Adjacent Neighbours

The house at No.12 was built on a larger plot of land than the other plots on Keats Grove.

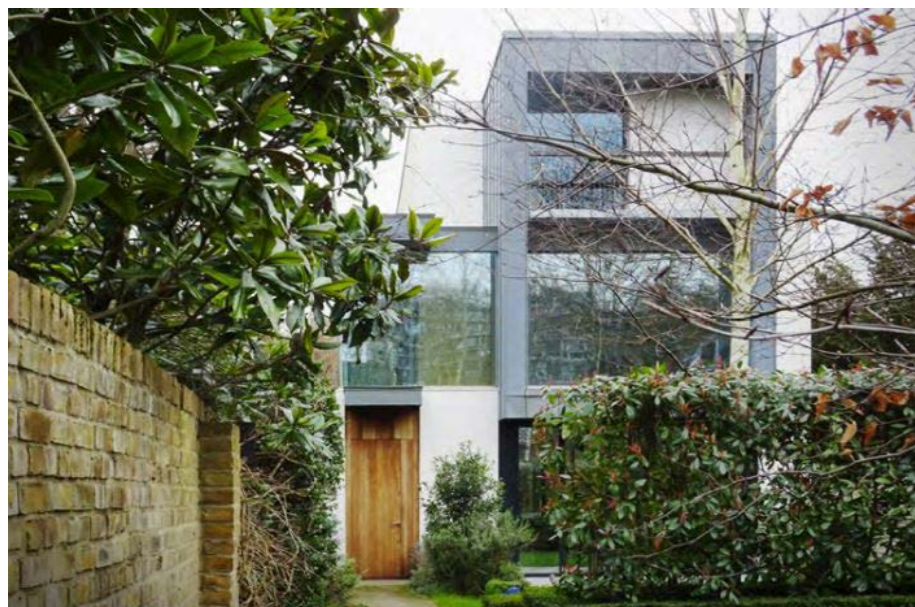
It was subsequently divided and the houses at Nos. 12A & 12B were constructed adjacent to the application site.

These neighbours are both modern in comparison to the application site:



No.12B Keats Grove - Front view from shared entrance driveway

12B to the west was built circa 1985 by architects Ted Levy, Benjamin and Partners on the former site of No.12's tennis court (created in the 1930's following demolition of the adjacent houses). Set well back from the street, 12B is accessed with shared use of No.12's driveway via an easement. The house fills the width of the site and extends deep into the plot. Principally of single storey, there is a small two-storey tower to the south east. The house is constructed of dark modern brick and stained timber casement windows under shallow cement-tiled pitched roofs. Although 12B has a large footprint, its low massing limits its impact upon the setting of the No.12.



No.12A Keats Grove - Front view

12A to the east was built in 2005-6 replacing an earlier house on the former site of No.12's coach house. 12A follows the set-back of No.12 and its 2001 garage extension, but projects deeper into the rear garden. It is a modern three-storey house of cubic form, stepping down on the side of No.12 in a mix of white render and grey zinc paneling which frame large sheets of glazing. Its contemporary idiom, whilst sitting within the broader context of Hampstead Modernism, has a strong presence experienced from within both the front and rear gardens of No.12; undeniably impacting on the otherwise secluded setting of the listed building.

2.3 Streetscape

Keats Grove is characterised by large front gardens and generously spaced houses; particularly to the northern side; giving an open street frontage defined by mature tree foliage.

The house at No.12 is largely screened from the Grove; sitting well back behind the front garden brick wall and mature planting.



No.12 Keats Grove - View from Keats Grove pavement - highlighting the brick garden wall and natural privacy screening provided by the front boundary planting. The wall is most likely original but has been substantially modified by extensions; as evident by a change in course, infills, and repairs.



No.12 Keats Grove - View of entrance driveway from Keats Grove

*Please refer to the Heritage Report prepared by Donald Insall Associates for further information on historic context.

2.4 Historic Context

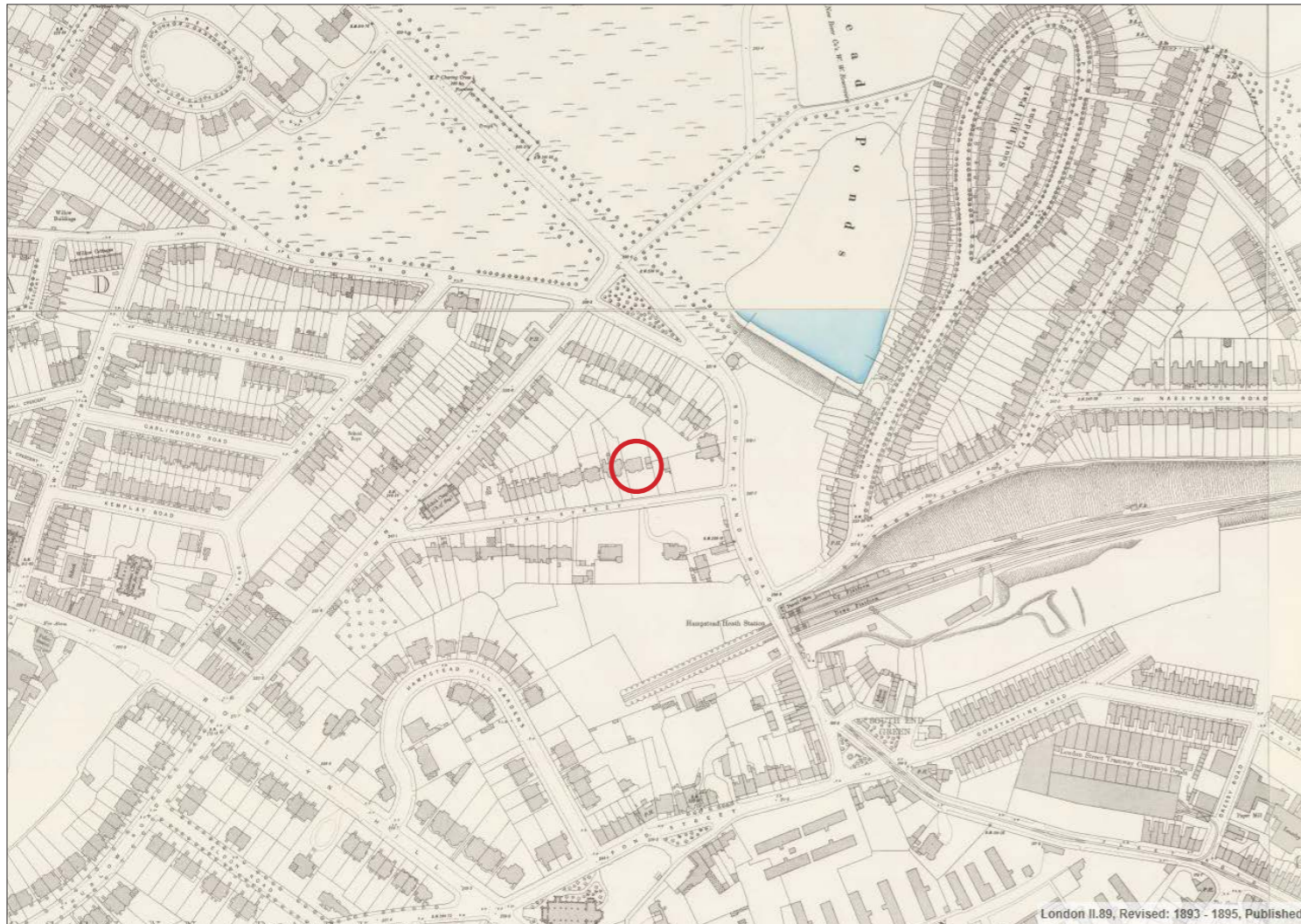
Hampstead existed as a settlement as early as 1086; a quiet Saxon village ('Hamstede') used by locals for crop yields and grazing animals.

The area grew rapidly through the 17th and 18th centuries as the expansion of London led to the wealthier population fleeing from the overcrowded city center. Hampstead offered a location away from the congestion but with easy access to London's amenities.

This growth continued into the 19th century as the railway system expanded. Hampstead quickly became known as a more affluent suburb of London. It was during this period that Keats Grove (formerly known as 'Albion Grove') was established within the Lower Heath Quarter.

The area survived the Second World War with relatively little damage and exists today as a thriving residential neighbourhood.

Many of the surrounding buildings of architectural interest have been preserved and protected; as highlighted on the map below.



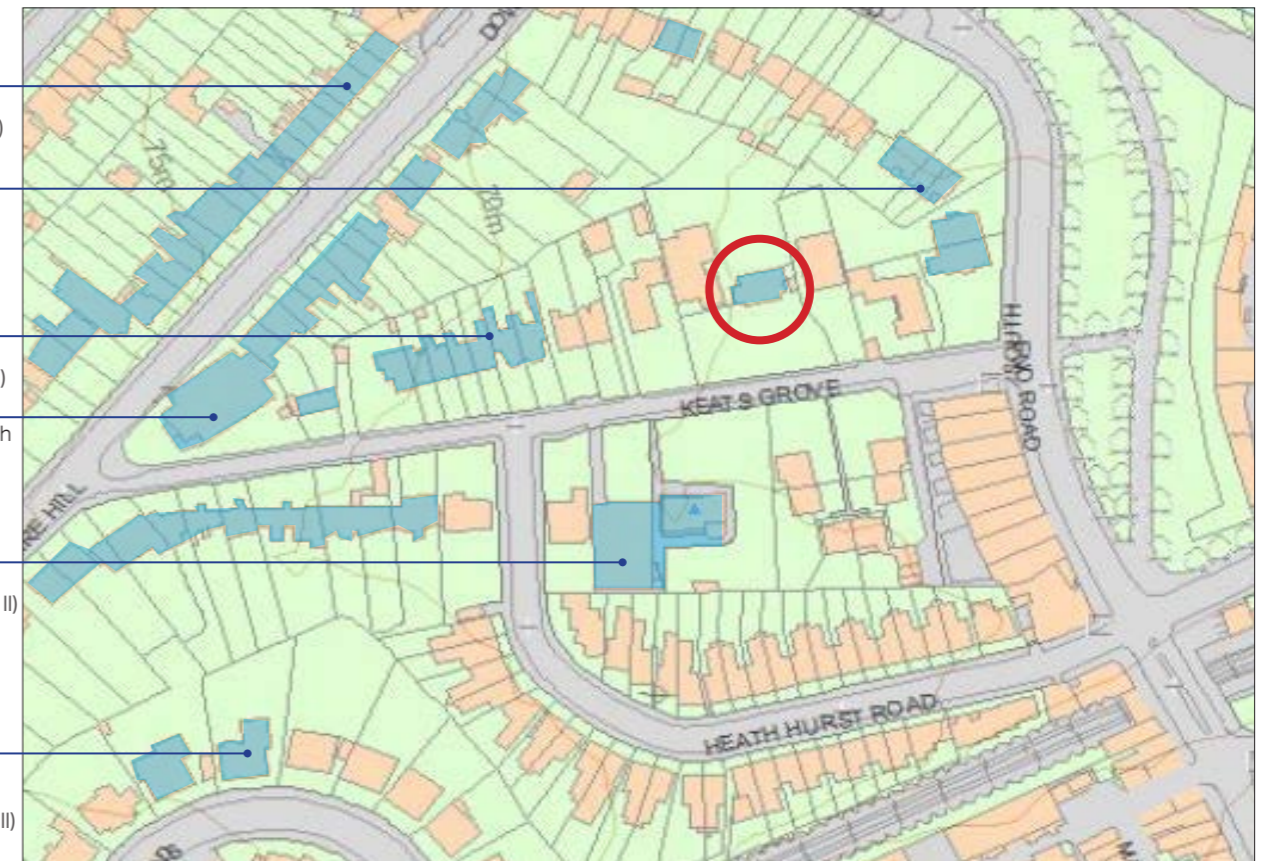
1893-1895 Map

Highlights the location of the Application Site: 12 Keats Grove.

Nearby Listed Buildings



1949-1968 Map



2019 Map (With Listed Buildings)

- Downshire Hill Terrace (Grade II)
- 79 South End Road (Grade II)
- Keats Grove Terrace (Grade II)
- St. Johns Church (Grade I)
- Keats House Museum (Grade II)
- 9 & 11 Hampstead Hill Gardens (Grade II)

*Please refer to the Heritage Report prepared by Donald Insall Associates for further information on historic context.



2.5 Historic Context - Keats House

Directly opposite the application site is Keats House (No.10 Keats Grove).

This Grade I listed museum (constructed circa 1815) is the former home of renowned English poet John Keats. The building remains in its original form and is a prime example of the Regency style detailing that originated from the time of its construction. William Woods of Kennington (a speculative builder active in Hampstead and Brixton at this time) has been tentatively identified as the builder of Keats House; as well as the application site (12 Keats Grove), St. John's Chapel, and other nearby houses from the same period.

As described later in this document; Keats House will be used as a key precedent for reinstating original Regency style detailing at the application site; 12 Keats Grove.



Exterior Photos of Keats House (Front & Rear Facades) - highlighting the humble Regency style detailing



Interior Photos of Keats House - highlighting the simple Regency style detailing

Application Site - 12 Keats Grove

Keats House



3d Aerial View of Site - showing proximity of Keats House to the application site (on the opposite side of Keats Grove)