

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5443/P	The Heath & Hampstead Society	11/12/2019 16:45:38	OBJ	COMMENTS AND OBJECTION. FROM: THE HEATH & HAMPSTEAD SOCIETY.

The refurbishment and improvement proposed for this this attractive listed hose his excellent.

However we have concerns about the proposed basement and the side extension.

PROPOSED BASEMENT

The basement of the side extension will be on firm foundations very different from the existing house. Thus potential differential movement could cause considerable damage to the existing house, (unless the basement and side extension are separated structurally from the existing.)

THE SIDE EXTENSION.

The proposed side extension does not enhance the existing house as seen from the front and Keats Grove.

Totally glass on this very public face the extension will be subject to considerable solar gain and will need curtains, shutters, etc to control the light and heat gain. (and loss during winter).

The volumetric organisation of the existing house is composed of a main symmetrical central 3 storey unit with side single storey wings. The two wings -the entrance wing and the new eastern wing - should be related to each other to form a considered, balanced whole. This could be achieved if the roof of the proposed extension was less obvious, hidden, or visually separated from the existing house, and if the front elevation was similar to and visually related to the existing entrance extension. (eg. more solid with reduced glass area).

Please refuse - unless side extension is amended.
David Castle RIBA AA Dip DipTP.
