

COMMENTS AND OBJECTION.

FROM: THE HEATH & HAMPSTEAD SOCIETY.

*The refurbishment and improvement proposed for this this attractive listed hose his excellent. Yes, the restoration of the main house is of utmost importance.*

*However we have concerns about the proposed basement and the side extension. Noted, we hope to address and clarify any concerns. As previously suggested, we'd be more than happy to meet in person to present the proposals and explain our design aspirations in greater detail.*

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.)*

**Response from structural engineers Price & Myers:** please refer to the attached file note. The proposals involve underpinning the walls of the existing house to form part of the enclosure to the new lower ground floor areas. The new concrete floor slabs are supported on the existing walls, and their new foundations/underpinning; so new and existing are tied together on new foundations. The new foundations/underpinning are no more firm than the existing spread brick footings on the London Clay bearing stratum. Differential settlement is not considered possible and the proposed design is considered the most appropriate approach with new and existing tied together as a single robust structure.

THE SIDE EXTENSION.

*The proposed side extension does not enhance the existing house as seen from the front and Keats Grove. The proposed extension is felt to be a huge improvement to the existing garage extension it will replace. The design aspires to be a lightweight and elegant addition which clearly differentiates between old and new in a sensitive and respectful manner. Referring to the attached street elevation; the new extension will mostly be concealed from view from Keats Grove.*

**Extract of Pre-App response from Camden Council (18.07.2019):** *'The principle of replacing the existing modern garage wing has already been accepted – this proposal is considered to not harm the special interest of the listed building or the appearance of the conservation area. A two storey glazed extension is proposed, which will have a metal frame with curved roof glazing and a solid flat roof. In my view, the proposed materiality, typology, and set back of the proposed structure from the front elevation would be sufficiently subservient in appearance to the host building, and an enhancement to the conservation area.'*

*Totally glass on this very public face (as above, this is not a public face – it is extensively set-back behind the front garden wall [by over 20m] and will be hardly visible from Keats Grove) 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). An overheating study is being prepared to explain how solar gains and losses will be controlled. This will be shared as soon as possible.*

*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). It is felt that the new extension does achieve a balance; almost exactly matching the height of the entrance*

wing. The shape of the roof, with elegantly curved rooflights, has been implemented to reduce the height of the extension at the front, emphasizing its subservient relationship to the main house. It is further visually separated by being stepped back (by almost 600mm) from the front façade.

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