

20th AUGUST 2018

HERITAGE STATEMENT

19 SPEDAN CLOSE BRANCH HILL NW3 7XF

This statement forms part of a planning & listed building application for a single storey extension at the rear of the property

It is not a standalone document it must be read with the plans which constitute the principle information.

1. INTRODUCTION

1.1. This Heritage Statement has been prepared to support an application for Listed Building Consent and Full Planning Permission for the creation of a single storey rear extension to be used in conjunction with the flat, known as 19 Spedan Close NW3 7XF.

2. PROPOSAL

2.1. Planning permission is sought for 2 elements: 1) the creation of a single storey extension & Internal alterations to the existing dwelling.

2.2. The single storey extension will be added to the flat which will have no impact in the neighbours,

2.3 The application includes for internal changes which are considered to be minor.

Main Floor

Removing the toilet from the bedroom and creating a small toilet near the entrance. Kitchen area to be reconfigured

Lower Floor

Forming new door opening the new extension
Forming new stud wall to create bigger bathroom
Forming a stud wall to the bedroom due to the plan on new extension

Building a new extension with a skylight above and doors to the garden.

2.4. The existing garden, boundary lines, will all remain as existing.

3. IDENTIFYING THE HERITAGE ASSET

3.1 The listing of the estate covers all external and internal features and whilst the external condition of the estate has been thoroughly documented and relatively unchanged over the years, the internal layout and fittings have little remaining evidence of their original state and are in varying states of condition. Over the years many of the properties have been altered by the tenants and Camden Council, either where original features have failed or due to the desire to install modern appliances.

It is important to note that number 5 Spedan close has been approved a similar proposal. The client of 19 Spedan Close would like to have a similar scheme approved while respecting the elements and the nature of the existing development.

4.0 ASSESSMENT OF IMPACT AND MITIGATION

4.1 The elements of the proposals and their likely impact and mitigation proposed can be assessed with regards to the specific elements of the scheme. These are addressed below:

4.2 The new extension is reasonable in size and is similar in appearance with number 5 Spedan Close which was approved years ago. The material will match existing flat with other element such as doors and windows.

4.3 The proposed new extension is formed upon the site and will be attached at the rear of the property

4.4 The proposed single storey extension is required to facilitate a bedroom and the positioning has been very carefully considered to provide a good internal efficient layout which causes minimal disturbance to the listed building by the way it integrates with the internal flow between the extension and the existing building room layout requiring only minimal adjustments to achieve a good low impact design.

4.5 The appearance of the extensions is modern to respect the nature of this particular listed building; they are formed in rendered walls with doors that are metal and glass.

4.6 It is considered that the extension proposed is the most effective and appropriate form of building design to achieve the required space whilst respecting the setting, appearance and character of the listed building.

4.7 The view of the extension is limited as it is located on the rear elevation and not easily identifiable from public vantage points.

4.8 The internal works to the flat are minimal and at main floor reintroduce a toilet reconfiguration of the kitchen in the same location as existing. These are not visible externally. and not visible externally.

5. CONCLUSIONS

5.1 It is considered that the proposed extension is sensibly designed, proportioned and respects the setting, character and appearance of the listed building

5.2 Our client's intended addition to the flat is sympathetic and in keeping with the original features of the property and should be commended.

20.08.19
GR ARCHITECTURE.