

Ref:1598 (A)

9th March '20



London Borough of Camden
Planning Department
5 Pancras Square,
Kings Cross,
London
N1C 4AG

Dear Sirs

Proposed Alterations to form a Roof Terrace to Existing Dwelling at 41 Heath Hurst Road
Camden, London NW3 2 RU

Design, Heritage and Access Statement

1 Design Statement

- 1.1 No. 41 Heath Hurst Road is a Victorian brick building located within the Hampstead conservation area. The property has a mansard roof design with a large flat section plus a flat roof over a wing at the rear of the premises
The house was altered last year, ref. 2019/3559/P for the Replacement of rear/side doors at ground floor and replacement side boundary wall. Replacement of front boundary wall and steps. Front/rear landscaping alterations. This application also initially included a roof terrace but this was withdrawn for further consideration
- 1.2 This application is for the following:
The addition of a roof terrace on the flat roofed rear portion of the main house.
- 1.3 After re-consideration of a roof terrace we feel that this would be an appropriate additional facility for the house as it can be added relatively unobtrusively and designed in such a way as not to impinge on any of the surrounding properties.
This is a large house with quite a small external garden/terrace area on the ground floor and the addition of additional outdoor space via the roof terrace would be of considerable benefit to the property.
- 1.4 A roof terrace in timber decking would be installed on top of the existing flat roof finish on the projecting rear wing. This area would be surrounded by a planter to act as a barrier and screen and a lattice fence erected between the new roof terrace and an existing one on No 43.
- 1.5 It is noted that many of the surrounding properties have either balconies or roof terraces, see attached photographs showing the adjoining roofs which all appear to have a terrace of some kind and the facing block which has a variety of different balconies, Juliet balconies and terraces. There is also substantial existing planting between the rear gardens of Heath Hurst Road and the adjoining ones on Hampstead Hill gardens.
Our proposed design for the terrace with lots of screening and planting significantly reduces any suggestion of overlooking neighbouring properties.



- 1.6 The proposed planters would be a lead/zinc grey to replicate the colour of the existing flat roofs.
- 1.7 The choice of plants for the surrounding planters and climbing plants for the protective trellis is important to maintain all year round screening and coverage. The problem with these areas is that invariably they are exposed to wind and sun, with very little shade, and the plants need to be kept permanently in planters which can cause them to dry out quickly. Which means that an integrated irrigation system is essential. A full specification for the planting will be prepared and can be made available if required.
- 1.8 Access to the terrace from the existing building is proposed via an existing window opening on the stairs half landing leading to the second floor. The width of this opening remains as existing with its height increased slightly to give headroom for the opening. Externally there would be an arched brick soldier arch to match the one being replaced and the window replaced with double fully glazed doors.
- 1.9 Planning History
Planning Approval reference : . 2019/3559/P for the Replacement of rear/side doors at ground floor and replacement side boundary wall. Replacement of front boundary wall and steps. Front/rear landscaping alterations – granted 22nd November '19
Prior to this date there do not appear to be any records of any prior applications
- 1.10 Planning Policies which are included in the Camden Local Plan which have been considered in the design of the proposals are:-
CPG1 Design, CPG2 – Housing and CPG3- Sustainability plus
H3 – protecting existing homes. H6 & H7 – housing choice and mix, A1 – protecting amenity, D1 – Design, D2 – Heritage and Section 8, CC1 & CC2 concerning sustainability and climate change.

2. Heritage Statement

- 2.1 The main heritage implication in the previous application was the retention of the existing frontage to preserve the Heath Hurst Road street scene. The rear parts of the building were approved for alterations
- 2.2 Mitigation strategy – we feel that all the points listed as requirements under the mitigation strategy heading have been met.
 - a). Sensitive Design – the terrace has been designed to form a natural extension to the existing using the appropriate materials and detailing.
 - b). Choice of materials - see above
 - c). Recording – this is not relevant to this proposal.

3 Access Statement

- 3.1 There are no changes to the pedestrian or vehicular accesses to the building.
- 3.2 Access to and circulation within the actual buildings will be covered by Part M of the Building Regulations.



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4. Conclusion

We believe that the proposed roof terrace at the rear of the building is appropriate for the conservation area, that it can be adequately screened and planted to eliminate as much as possible any suggestion of overlooking and that the alterations are straightforward and simply intended to provide for the needs of the occupants. I hope that these proposals can be recommended for approval.

Alan Campbell

