

12 Keats Grove  
Hampstead,  
London, NW3 2RN

Design & Access Statement

Planning Application for Listed Building Consent

August 2020

\*MINOR AMENDMENT TO LOWER EXISTING  
LOWER-GROUND FLOOR BY -380MM ONLY.

\*\*NO OTHER CHANGES FROM APPROVED  
PLANNING APPLICATION REF: 2019/5443/P



# Contents

- 1.1 Introduction
- 1.2 Principle of Development & Scope of Assessment
- 1.3 Existing Site Location
  
- 2.0 Planning Policy Context
  - 2.1 Summary
  - 2.2 National Planning Policy Framework (2019)
  - 2.3 The London Plan 2016
  - 2.4 The London Plan (Intended to publish - 2019)
  - 2.5 Camden Local Plan 2017
    - A1 (Managing the impact of development)
    - D1 (Design)
    - D2 (Heritage)
  - 2.6 Camden Supplementary Planning Guidance
    - Amenity (2018)
    - Altering and extending your home (2019)
    - Design (2019)
  - 2.7 Hampstead Conservation Area Statement
  - 2.8 Hampstead Neighbourhood Plan (2018)
    - DH1 Design
    - DH2 Conservation areas and listed buildings
    - NE2 Trees
    - BA1 Basements
  
- 3.0 Proposal
  - 3.1 Design & Heritage
  - 3.2 Basement Development
  - 3.3 Neighbour Amenity
  - 3.4 Transport
  - 3.5 Sustainability
  - 3.6 Trees
  
- 4.0 Historic Context
  - 4.1 Before and After
  
- 5.0 Summary & Conclusions
  - 5.1 Before and After
  
- 6.0 Appendices
  - 6.1 Basement Impact Assessment
  - 6.2 Soil Impact Assessment



# 1.0 Introduction

## 1.1 Executive Summary

No. 12 Keats Grove is located within the southeast Willoughby Road/Downshire Hill sub-area of the Hampstead Conservation Area in the London Borough of Camden. In February 2020 **Planning Application 2019/5443/P** was approved for extensive refurbishment including:

This Planning Application and Listed Content Application is for a Minor Amendment to the **Approved Planning Application 2019/5443/P [Described above]** in order to lower the existing Lower-Ground floor by approx - 380mm of the existing residential Grade II Listed property 12 Keats Grove, Hampstead, London.

*“Enlargement of existing side entrance porch at ground and lower ground floor levels including excavation, replacement front door and alteration to surrounding fenestration; Erection of single storey plus basement side extension including excavation (following demolition of existing garage extension); Replacement window frames to all elevations; Removal and reapplication of external render; Alterations to front boundary wall including infilling of vehicle gate and formation of new pedestrian gate; front garden side boundary wall and bin store; Front and rear garden landscaping including the erection of two garden outbuildings (following demolition of existing structures); Installation of 3 air conditioning units to rear garden.”*

The justification for the need for this minor amendment to the already **approved Planning Application 2019/5443/P** is for the new owners of the property to increase the existing head-height to the living standard in -ine with London Plan 2016 / 2019 while maintaining the proportions of the Lower-Ground to Ground Floor of the house without significantly removing or effecting any existing material of the existing property.

The proposed minor amendment to the Approved Application will have **no impact on the Special Interest** of the building and all proposed interior details will be as the approved Planning Application 2019/5443/P in which it has been established that adjustment and a new basement is acceptable in principle. This amendment to the existing Lower-Ground Floor will have no material effect as the previous Approved Proposal included the demolition of the existing [Not in keeping from 2001] Terrazzo flooring in the Lower-Ground Floor and under-floor heating, which requires demolition of the screed flooring and removal of this ground. This is therefore in effect a minor amendment to the Approval and would only result in minor increase in excavation. This proposal would not require any additional underpinning to the existing property retaining the existing footings as illustrated in the Structural Engineers V6 Basement Impact Assessment.

As this is an Application for Minor Amendments the only additional reports required that accompany this application are the following:

- KEA GI Ground Investigation & Basement Impact - by GEA
- KEA BIA Basement Impact Assessment 0 by Pryce & Myers

No.12B  
Keats Grove

No.12  
Keats Grove

No.12A  
Keats Grove



No. 12 Keats Grove



# 1.0 Introduction

## 1.2 Principle of Development & Scope of Assessment

### Principle of development and scope of assessment

Planning Permission 2019/5443/P was granted by London Borough of Camden (LBC) on 26th February 2020. This consent establishes the principle of development for the basement at 12 Keats Grove. In the Officer's Report which accompanies the planning consent, LBC make the following statements.

#### 5. Basement development

5.1 The Council only permits basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; the architectural character of the building and the significance of heritage assets.

5.2 The house currently includes a lower ground level. The proposal would extend floor-space at this level, including excavation either side. This scale of basement extension is considered appropriate in its impact on the building's historic character.

5.3 The proposed excavation would sit almost entirely under the house's existing built footprint and complies with guidance in CPG Basements.

5.4 The applicant has supplied a Basement Impact Assessment (BIA) and this has been audited by the Council's appointed independent auditor, Campbell Reith. The proposed basement development has been found to comply with all necessary requirements in relation to its impact on surroundings. Given the scale, complexity and impact of this proposal, the audit has not identified the need for a basement construction plan.

5.5 In order to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area, the Council would secure by planning condition, details of a suitably qualified chartered engineer with membership of the appropriate professional body to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works.

This consent, and the accompanying report, confirm that the development of a basement is acceptable in policy terms. There have been no changes to National or local policy subsequent to the issue of this consent.

This new application seeks to refine details of the previously approved scheme. One of the details to be amended is the depth of the lower ground floor slab, which is to be lowered by 380mm to facilitate the amelioration of head height within the building, consistent with design guidance.

It is important to note that this change in the depth of the slab does not increase the area to be occupied by the lower ground floor / basement. No lateral development spread is proposed.

Planning Policy relating to basement development is concerned with the suitability of basement development in terms of general principles and provides no specific criteria relating to exact depth of the ground slab. LBC assessed these general principles previously in determining application 2019/5443/P.

This application does not; therefore, need to establish the principle of basement development. Considerations such as character, amenity, architectural merit and heritage remain consistent with the principle previously established.

This application must instead, investigate the specific changes proposed and determine whether they result in any potential impact not reviewed as part of the previous consent.

The proposed amendment to the depth of the lower ground floor slab has no impact in policy terms. As previously discussed, planning policy is not specifically concerned with the depth of the ground slab. When reviewing the policy previously considered by application 2019/5443/P, the proposed amendment to the depth of the lower ground floor slab is equally consistent, requiring no changes to the assessment of these policies.

The caveat to this is that components of LBC's previous policy assessment were supported by evidence presented in the 'Structural Engineer's Basement Impact Assessment'. Whilst the proposed amendments have no impact on the principle of development, they do result in structural changes and as such, the evidence supporting these amendments must be updated to ensure that the underlying evidence remains sound.

This application is accompanied by a 'Structural Engineer's Basement Impact Assessment' prepared by Price & Myers in August 2020. This assessment confirms that the proposed amendments to the previously approved scheme present no adverse impacts.

With the updated engineer's report, it is possible to revisit the assessment conducted previously by LBC and documented in section 5 of the associated officer's report and find no material difference in relation to the development proposals set out in this application.



1.3 Existing Site Location

The site is located in Hampstead in the London borough of Camden. 12 Keats Grove is a Grade II listed 3 storey (plus loft level) detached dwelling house dating to the early nineteenth century. The building is located within a residential area within the Hampstead Conservation Area. The building has been altered and extended over time. The current side garage extension was erected circa 2001. Planning was Approved in Feb 2020 for extensive refurbishments. Please refer to Appendix 01 - Design & Access Statement for full details of the existing site location.



Site photograph from Planning Report.



Existing Site Plan



Existing Aerial Photograph showing site boundary, Red line indicate boundary





# 2.0 Planning Policy Context

## 2.1 Summary

The proposal for the -380mm lowering of the Lower Ground Floor complies with all of the following policy. The principle for basement development within the footprint of the existing building has been established in **Approved Planning Application 2019/5443/P**.

## 2.2 Planning History

12 Keats Grove is a Grade II listed 3 storey (plus loft level) detached dwelling-house dating to the early

- June 2001 - PWX0102073 granted permission for alterations, including the erection of a replacement single storey side extension at lower ground floor level to accommodate a garage and gymnasium, and provision of a new vehicular entrance with gates off Keats Grove.
- January 2000 - PW9902652 granted permission for replacement of the existing timber gates with metal railing gates
- February 2020 - 2019/5443/P Proposal: Enlargement of existing side entrance porch at ground and lower ground floor levels including excavation, replacement front door and alteration to surrounding fenestration; Erection of single storey plus basement side extension including excavation (following demolition of existing garage extension); Replacement window frames to all elevations; Removal and reapplication of external render; Alterations to front boundary wall including infilling of vehicle gate and formation of new pedestrian gate; front garden side boundary wall and bin store; Front and rear garden landscaping including the erection of two garden outbuildings (following demolition of existing structures); Installation of 3 air conditioning units to rear garden.

## 2.3 National Planning Policy Framework (2019)

Policy S5 Sports and recreation facilities

B 2) *maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges and other community facilities.*

- The proposal complies with The London Plan as provision has been assessed and provided for community partnerships. See Appendix Community Engagement Report.

## 2.4 The London Plan 2016 + 2019

- *Section 1.2 outlines the requirement for the new sports facility in line with policy 8.4.1 B 2).*
- The proposal meets the requirements of 8.4.18 by reinstating the tennis courts on the north of the site and the additional facilities provide outweigh any loss
- A site master plan accompanies the proposal that ensures the proposal meets the Local Plan and restates the Tennis Court ensuring there is no loss of any existing provisions and provides much more sporting provision.

## 2.5 Camden Local Plan 2017

A1 (Managing the impact of development)  
D1 (Design)  
D2 (Heritage)

2.6 Camden Supplementary Planning Guidance  
Amenity (2018)  
Altering and extending your home (2019)  
Design (2019)

## 2.7 Hampstead Conservation Area Statement

2.8 Hampstead Neighbourhood Plan (2018)  
DH1 Design  
DH2 Conservation areas and listed buildings  
NE2 Trees  
BA1 Basements

## 3.0 Design Proposal

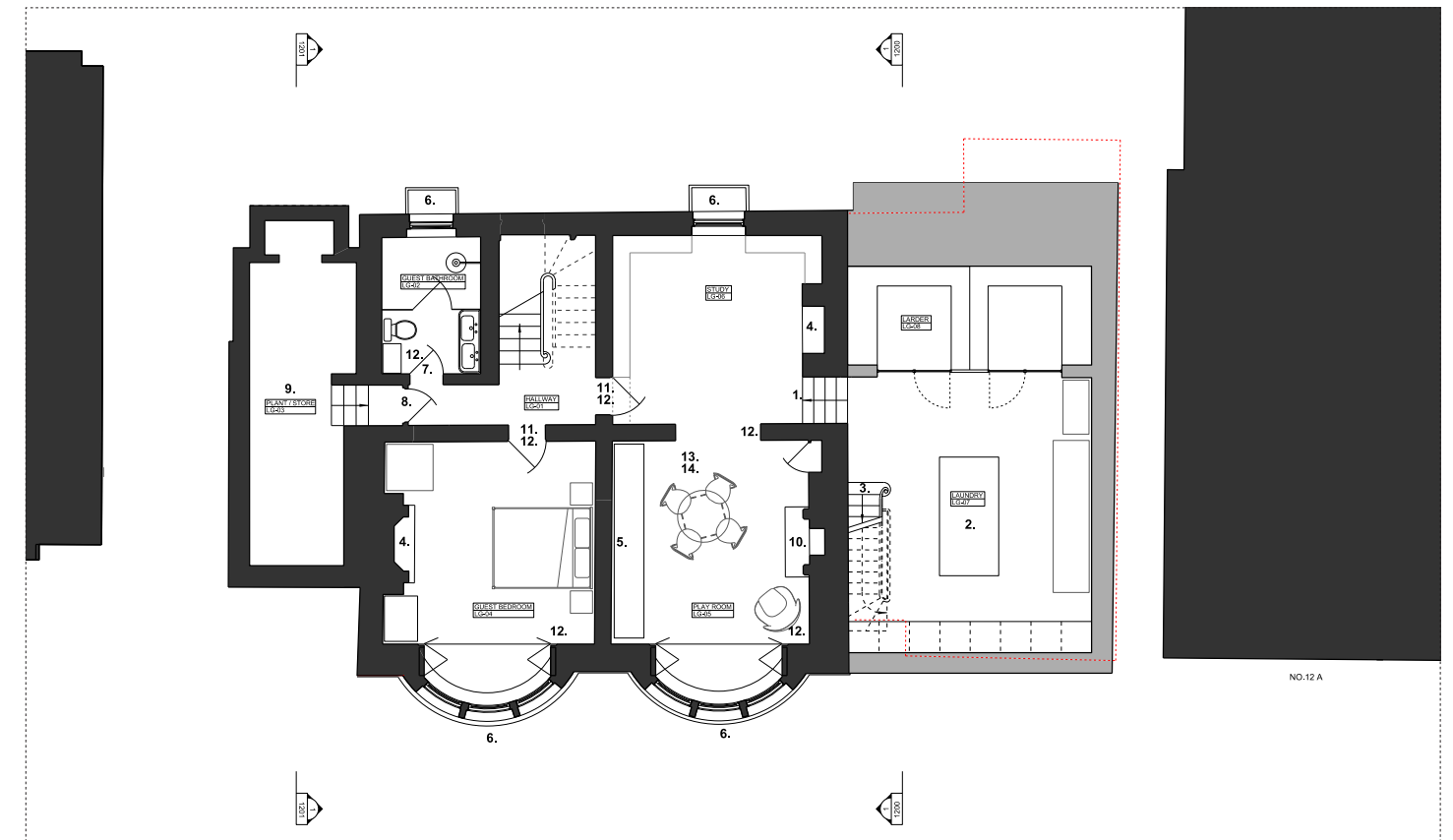
A Pre-App was not undertaken for this proposal as we are aware how busy the council currently is and we did not want to put undue pressure on officers and after carefully examining the Approved Proposal it was clear that the principle and design issues have been clearly established. See Planning Statement for more detail on principle. See Design & Access Statement from Chris Dyson Architects [Ref **2019/5443/P**] for full details on design & material pallet. **NB: This Application is only for the lowering of the Lower-Ground Floor Level. ALL DETAILS REMAIN AS PER THE APPROVED APPLICATION.**

### 3.1 Design & Heritage

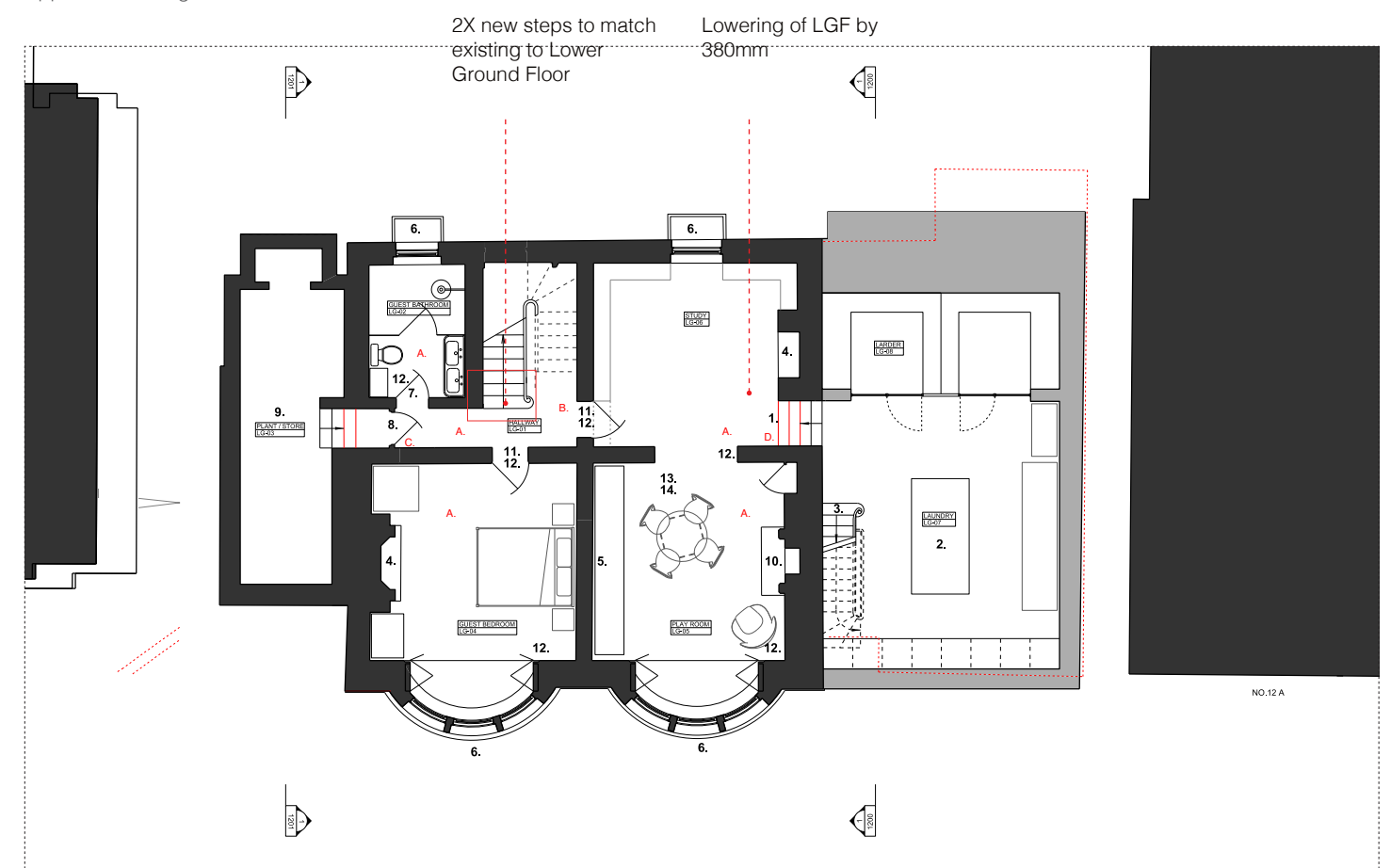
The proposed design and layout of the basement remains exactly as per the Approved Application with only the addition of two steps. These will be the same dimensions and match the exact design of the proposed new and approved stair. All of the materials match this existing approval of distinctive character so the development therefore reinforces those elements which contribute to and create the character, in line with policy D2.

### 3.2 Basement Development

- The proposed lowering of the existing lower ground floor is in line with the Council's Policy for the development of basements as *"development where it is demonstrated to its satisfaction that the proposal would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; the architectural character of the building and the significance of heritage assets."*
- The house currently includes a lower ground level. The proposal would lower the existing floor space at this level by approx. 380mm therefore having no impact on the building's historic character.
- As per the Approved Planning Application the proposed excavation sits almost entirely under the house's existing built footprint and therefore complies with guidance in CPG Basements. The existing approved application is for the removal of the existing floor so there will be no impact on the existing fabric of the property.
- Attached is an updated Basement Impact Assessment (BIA) V6. by the same engineers Price & Myers. The proposal is to only lower the slab, removing a minimal amount of material and not affecting at all the existing footings or requiring underpinning therefore not altering the special interest of the property.



Approved Existing Lower Ground Floor



Proposed Lower Ground Floor

## 3.0 Design Proposal

### 3.3 Neighbour Amenity

This proposal for minor amendment to lower the Lower Ground Floor but retain the exact Approved Materials and Layout complies with the Camden Local Plan policies, policy A1 that seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour as per the Approved Application **2019/5443/P**.

The proposed sits entirely within the same footprint as the existing house extension and all of the proportions are retained, which does not effect the Special Character of the Area.

All replacement windows would sit within existing openings and no new opportunities for overlooking would result.

Just as the previous approval, given the above, the proposal will not result in any undue harm to the residential amenities of the neighbouring properties as there is no material change.

### 3.4 Transport

There is no change to the proposed driveway which will reduce off-street parking. There is an existing vehicle crossover to the site and off street parking capacity for approximately four vehicles. The proposed changes to the driveway would provide space for 3 vehicles and as such would result in a reduction in off street parking provision compared with the existing situation. The proposals would therefore comply with both Camden Local Plan policy T2 and Hampstead Neighbourhood Plan policy TT1.

### 3.5 Sustainability

The proposal for lowering the Lower Ground Floor will have no impact on the already approved Planning Application that has been assessed against the Local Plan policy CC2 that states that all development should adopt appropriate climate change.

The proposed sliding instead of casement doors for the kitchen extension would be comply with the overheating report and have no effect on the need for mechanical cooling.

### 3.6 Trees

All trees are to be retained as per the existing and proposed drawings. This proposal once again will have no impact on the existing condition that will demonstrate how trees will be retained and protected during construction work and shall be submitted to and approved by the local planning authority in writing.

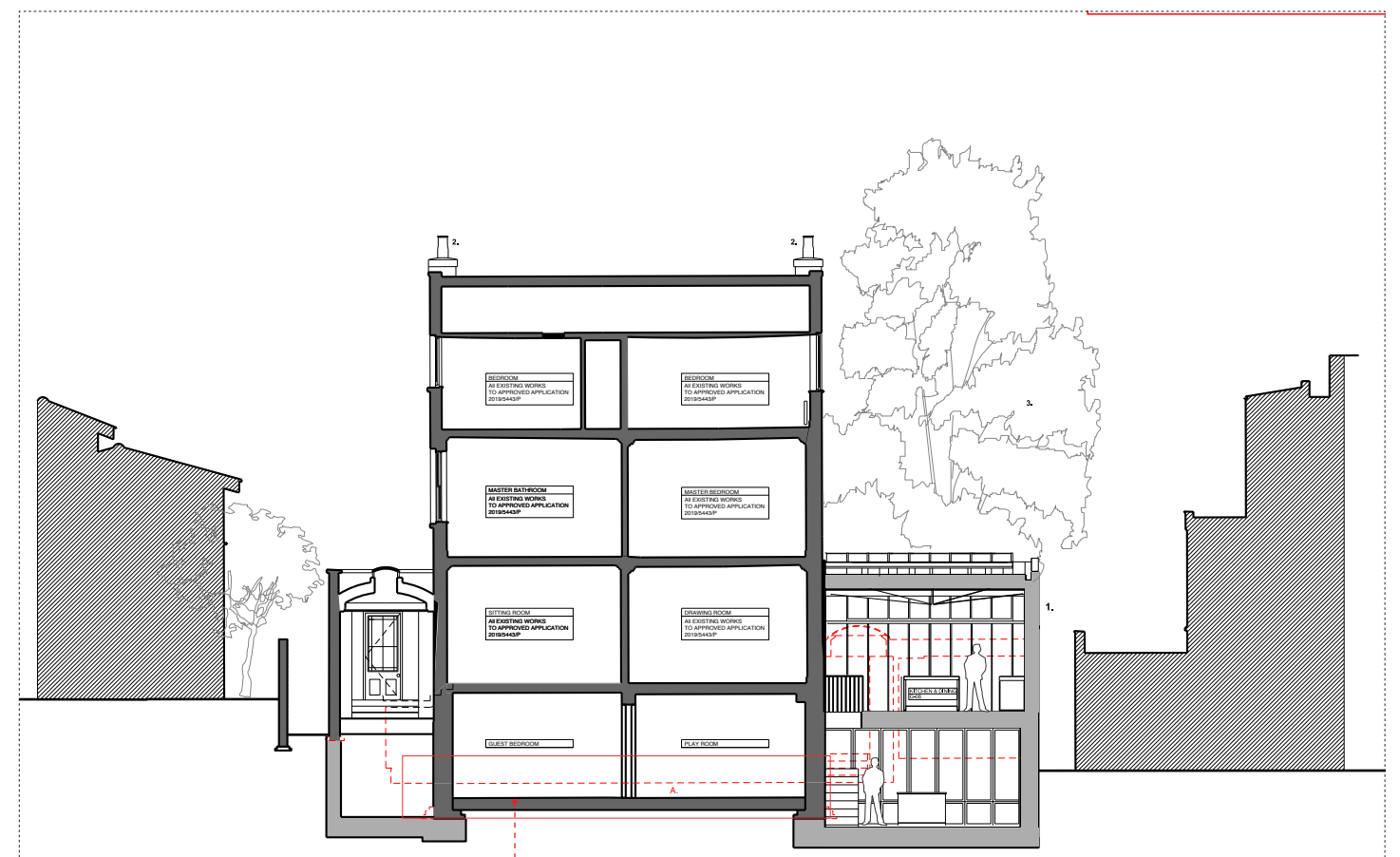
## 4.0 Historic Context & Heritage

### Basement

- The proposed lowering of the slab does not result is an effect to the Special Character of the house
- All proposed materials are as per the Approved Application **2019/5443/P** and in-line with the existing **Heritage Statement [See Appendix]**.



Existing Section B-B



Proposed Section B-B

Lowering of Lower Ground Floor Slab by  
-380mm



# 5.0 Summary / Conclusions

## 5.1 Minor Amendments

- Proposed Lowering of Lower-Ground Floor by - 380mm

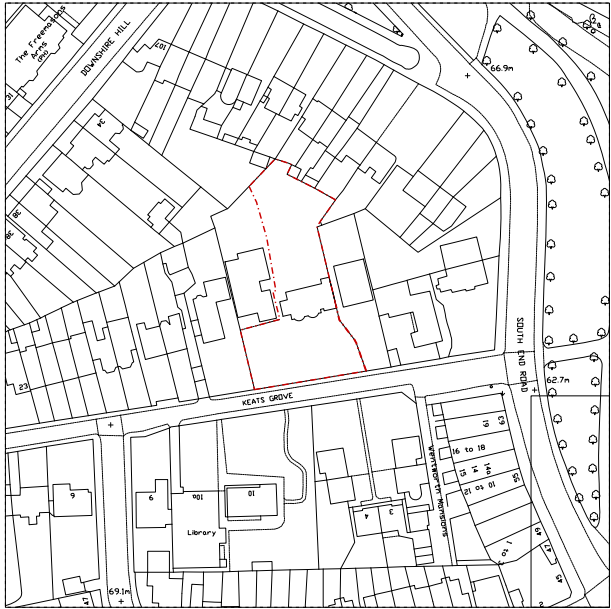
## 5.2 Conclusions & Summary

- The principle of the basement has been established in the Approved Planning Application **2019/5443/P** and therefore this has no effect on the Special Interest of the property or surrounding area.
- All proposed materials are exactly as per the Approved Application **2019/5443/P**
- The proposal complies with all policy and will have no adverse effect on the adjoining neighbors, street-scape, Special Interest or residential amenity
- The updated reports KEA GI Ground Investigation & Basement Impact - by GEA and Basement Impact Assessment 0 by Pryce & Myers support this minor amendment to the Approval.

# 6.0 Appendices

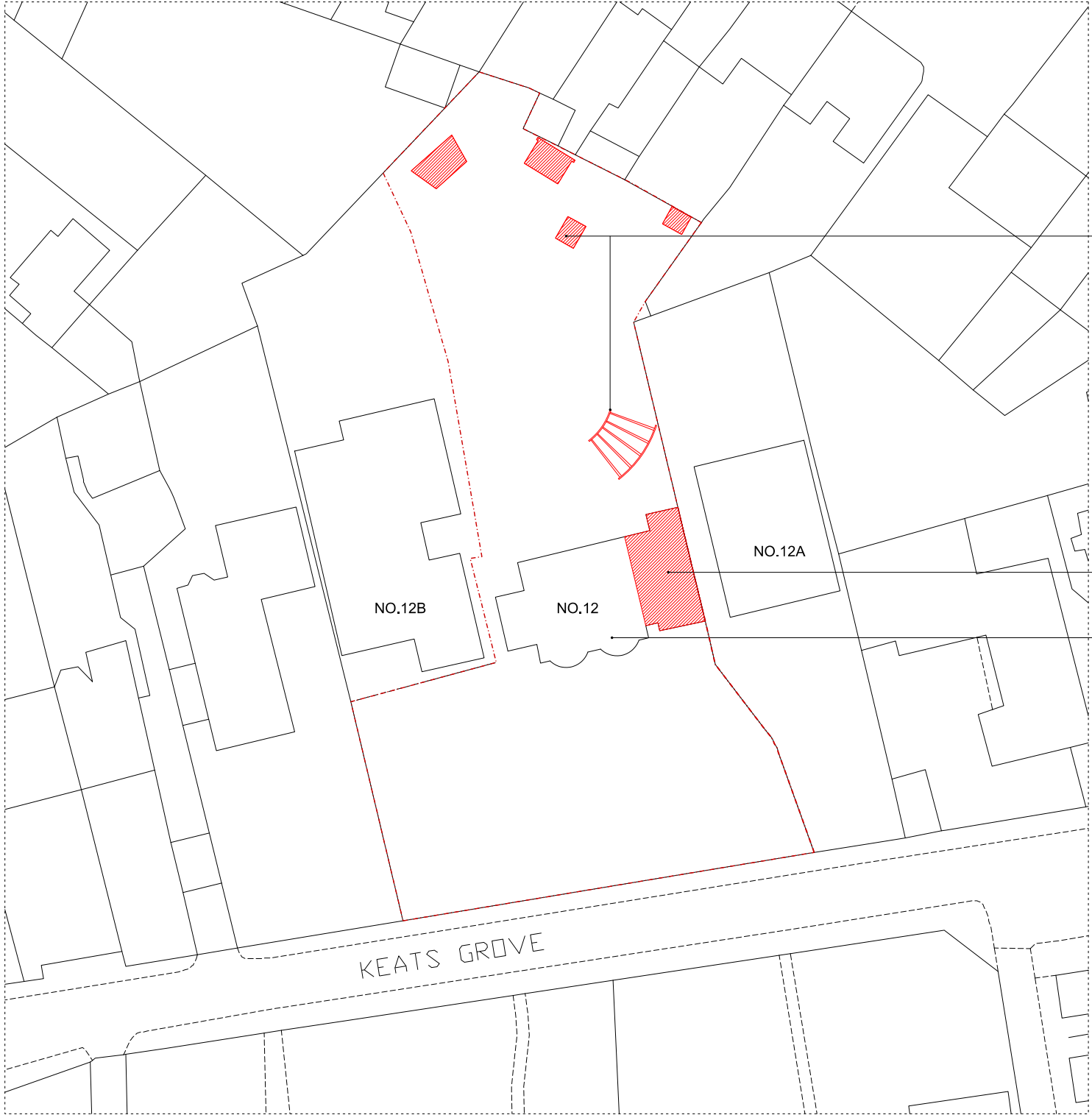
- 6.1 KEA\_12 DRW Planning Application Drawings (Existing As Approved +Proposed) - \*Separate Documents
- 6.2 KEA GI Ground Investigation & Basement Impact - by GEA
- 6.3 KEA BIA Basement Impact Assessment 0 by Pryce & Myers
- 6.4 KEA AB As Built [Prior to APPROVED Planning Application 2019/5443/P]
- 6.4 For any other information refer to Planning Application [2019/5443/P]





1 1:1250 / 1:2500  
EXISTING OS MAP

0 10 20 50  
SCALE IN METRES: 1:1250@A1

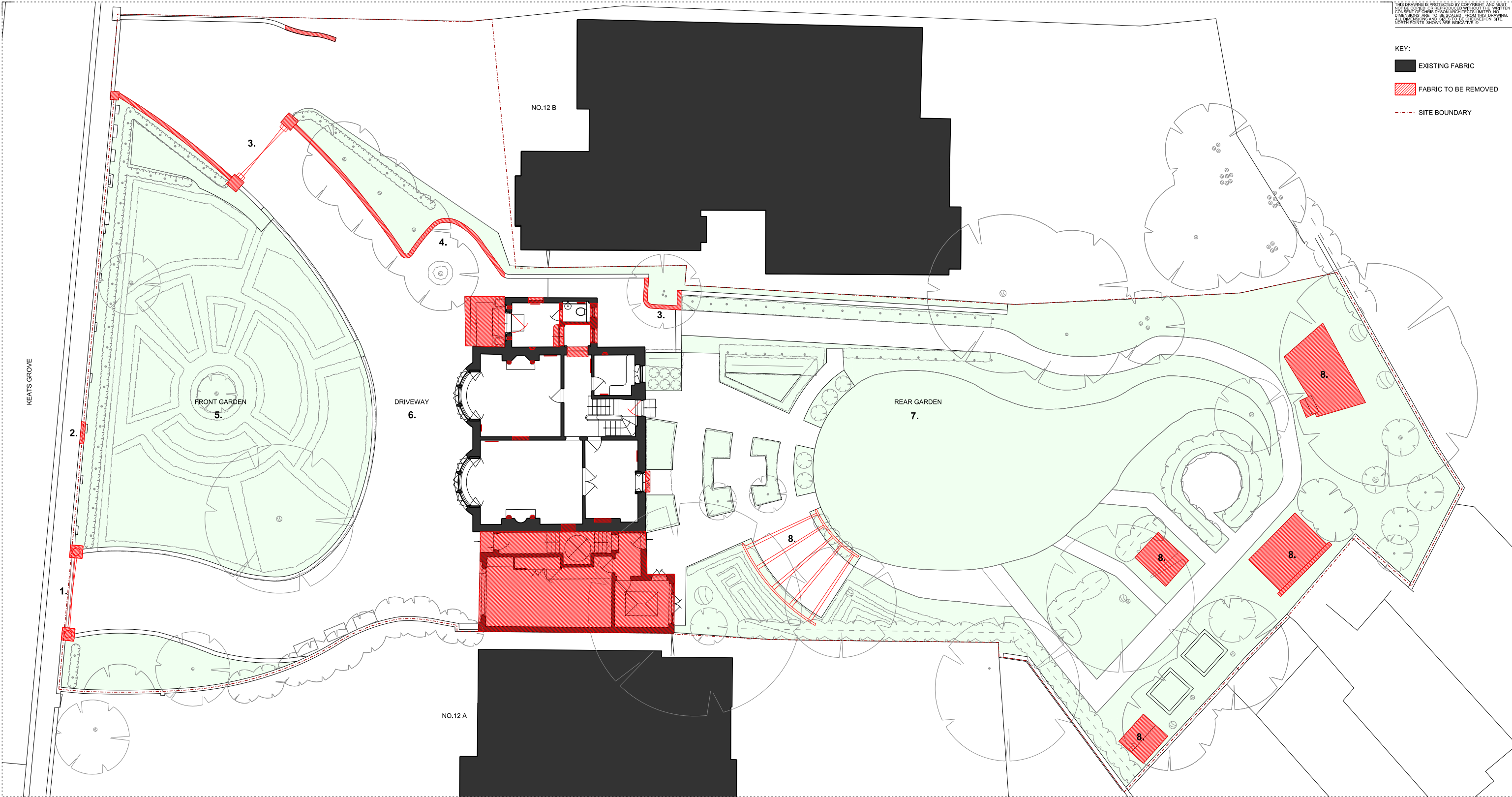


2 1:250 / 1:500  
EXISTING SITE PLAN

00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			

DRAWING TITLE  
EXISTING OS MAP & SITE PLAN

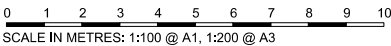
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:500
JULY 19			SCALE @ A1 1:250
PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER REVISION LETTER
0431	A	0011	00



THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF CHRIS DYSON ARCHITECTS LIMITED. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE INDICATIVE.

- KEY:
- EXISTING FABRIC
  - FABRIC TO BE REMOVED
  - SITE BOUNDARY

1 1:50 / 1:100  
EXISTING SITE PLAN



- SUMMARY OF KEY ALTERATIONS:
- EASTERN GATES & PIERS REMOVED & WALL INFILLED WITH BRICKS TO MATCH EXISTING.
  - NEW OPENING IN EXISTING WALL TO ACCOMMODATE PEDESTRIAN GATE IN HISTORIC CARRIAGEWAY ENTRANCE POSITION.
  - EXISTING WESTERN GATE & PIERS REMOVED.
  - EXISTING GARDEN WALLS ALTERED.
  - EXISTING FORMAL FRONT GARDEN RE-LANDSCAPED.
  - EXISTING CARRIAGE DRIVEWAY REMOVED.
  - EXISTING FORMAL REAR GARDEN RE-LANDSCAPED.
  - EXISTING REAR GARDEN STRUCTURES REMOVED.

- KEY:
- EXISTING FABRIC
  - FABRIC TO BE REMOVED

00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING SITE PLAN			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:200
JULY 19	KS	GP	SCALE @ A1 1:100
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	0010	00



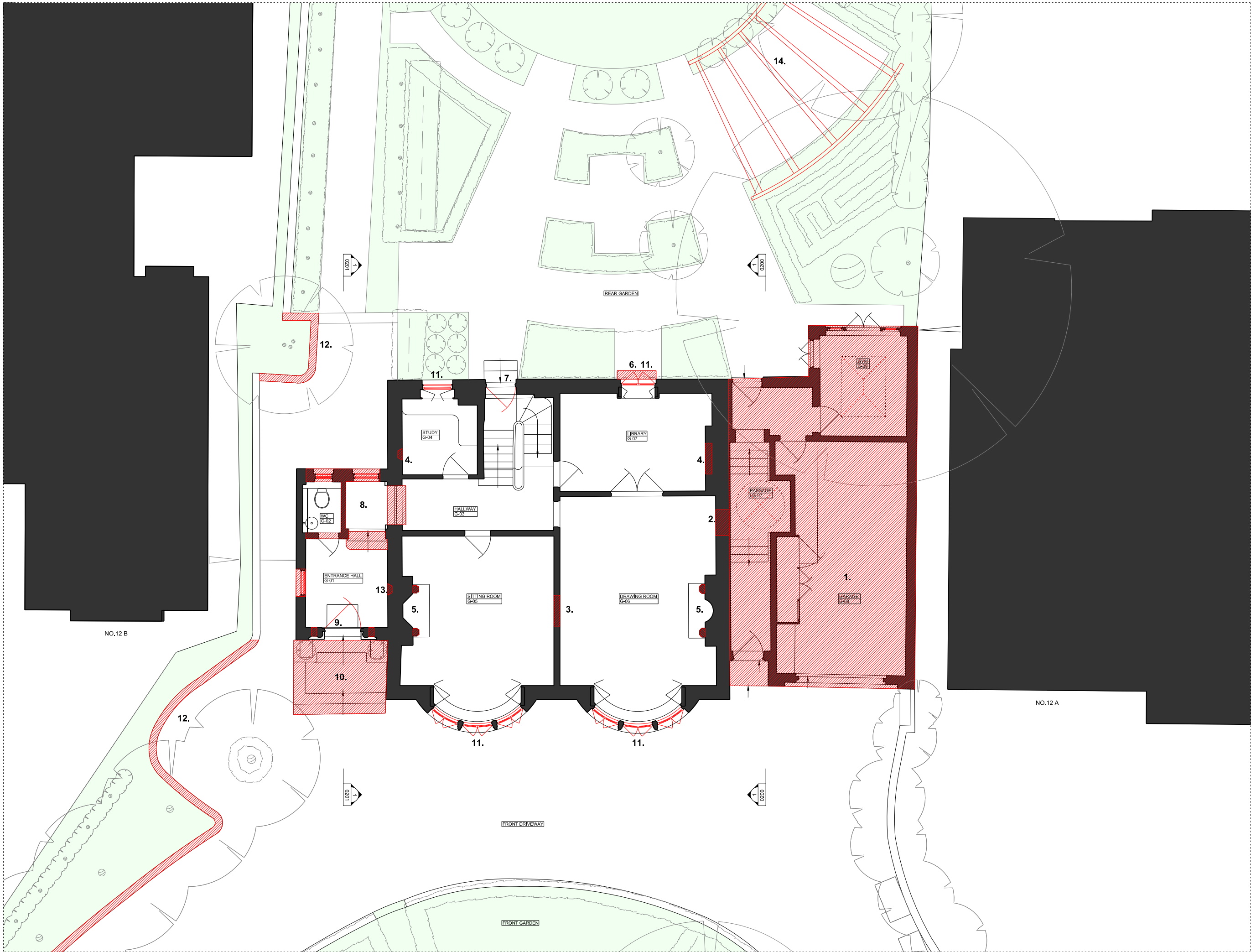
KEY:

EXISTING FABRIC

FABRIC TO BE REMOVED

SUMMARY OF KEY ALTERATIONS:

1. GARAGE EXTENSION REMOVED.
2. NARROW SECTION OF WALL REMOVED TO CREATE SINGLE DOOR OPENING.
3. SINGLE DOORWAY RE-OPENED AS PER 1915 PLAN.
4. FIREPLACE RE-OPENED.
5. MODERN FIREPLACE SURROUNDS REMOVED.
6. MODERN STEEL BALUSTRADES REMOVED.
7. MODERN GLAZED GARDEN DOOR REMOVED.
8. WC, STEPS, SMALL SECTIONS OF REAR WALL & MODERN WINDOW REMOVED TO MAKE WAY FOR NEW BOOT ROOM EXTENSION.
9. MODERN ENTRANCE DOOR AND FANLIGHT REMOVED.
10. MODERN ENTRANCE STEPS REMOVED.
11. ALL MODERN WINDOWS REMOVED.
12. SECTIONS OF GARDEN WALL REMOVED.
13. WALL ADAPTED TO ACCOMMODATE SMALL ENTRANCE HALL FIREPLACE
14. STEEL GARDEN STRUCTURE REMOVED.

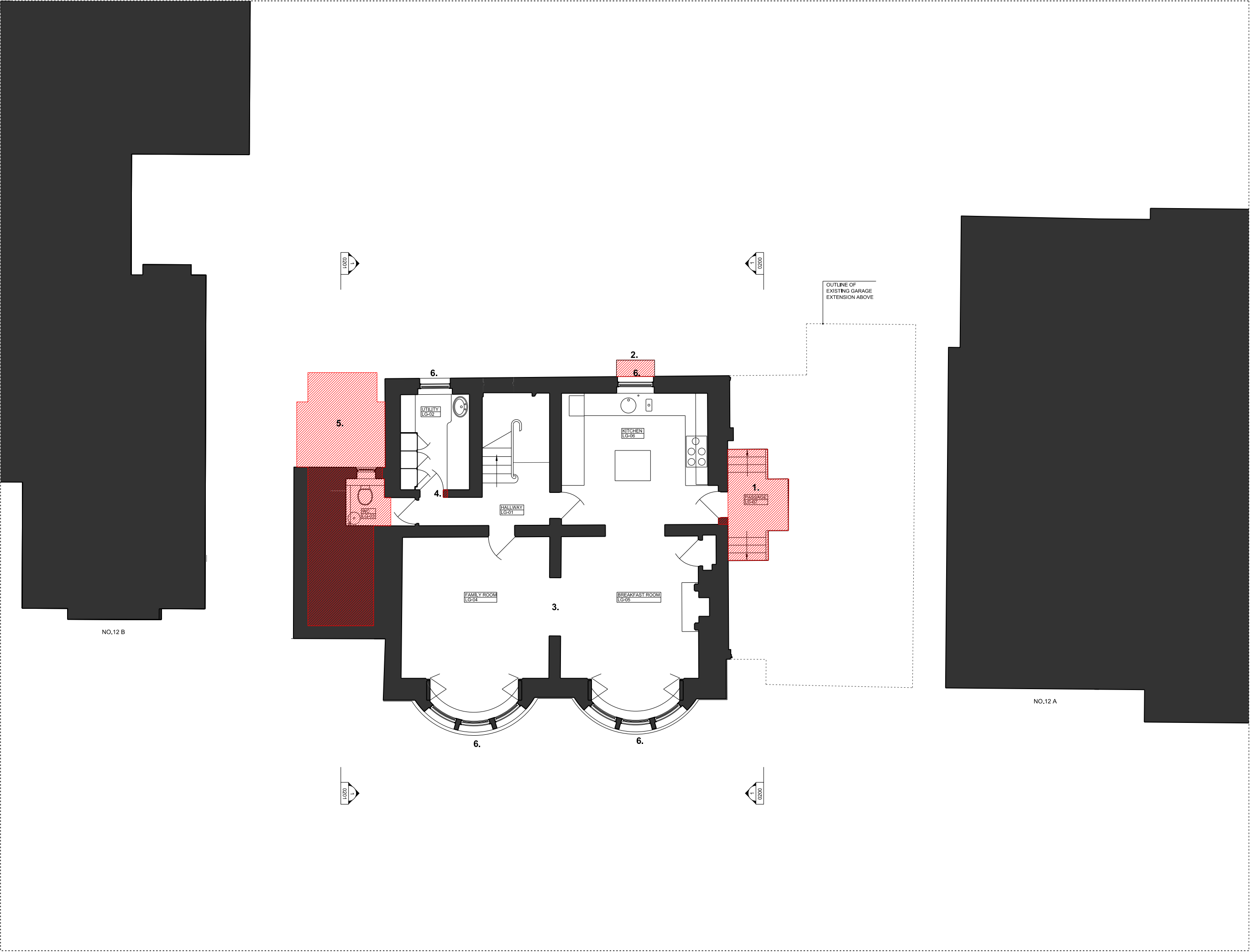


00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING UPPER-GROUND FLOOR PLAN			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	0000	00

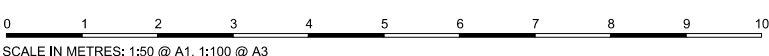
KEY:

- EXISTING FABRIC
- FABRIC TO BE REMOVED

- SUMMARY OF KEY ALTERATIONS:
1. GARAGE EXTENSION REMOVED.
2. EXISTING LIGHTWELL ENLARGED.
3. EXISTING OPENING BETWEEN FRONT ROOMS SEALED TO REINSTATE ORIGINAL PLAN FORM.
4. DOOR OPENING MOVED SLIGHTLY.
5. EXISTING WC REMOVED AND SPACE ENLARGED TO FRONT AND REAR AND FLOOR LOWERED SLIGHTLY.
6. ALL MODERN WINDOWS REMOVED.



1 1:50 / 1:100 EXISTING LOWER-GROUND FLOOR PLAN



00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING LOWER-GROUND FLOOR PLAN			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	-0000	00



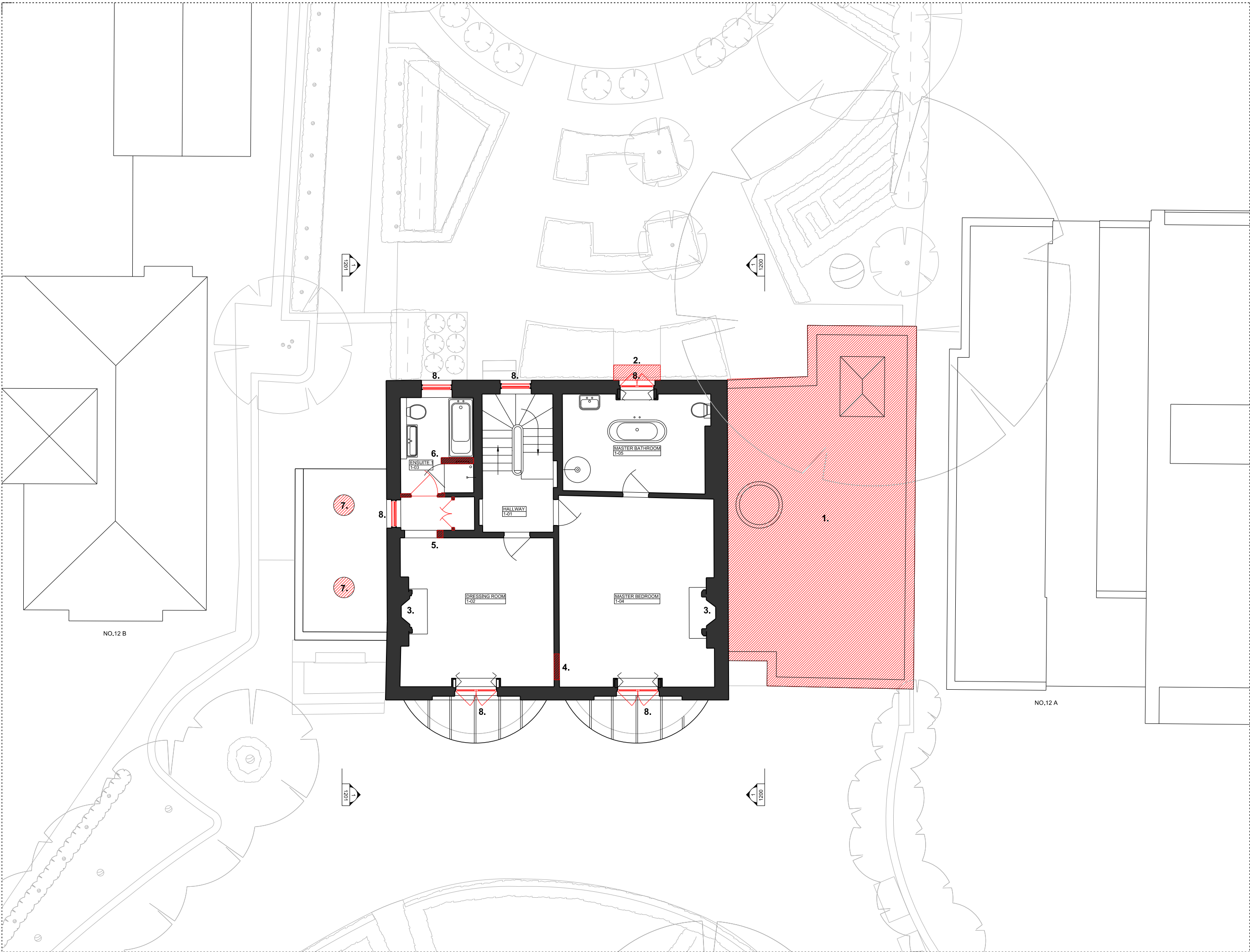
KEY:

EXISTING FABRIC

FABRIC TO BE REMOVED

SUMMARY OF KEY ALTERATIONS:

1. GARAGE EXTENSION REMOVED.
2. MODERN STEEL BALUSTRADES REMOVED.
3. MODERN FIREPLACE SURROUNDS REMOVED.
4. NEW DOOR OPENING (TO BE CONCEALED WITH TWO JIB DOORS).
5. DOOR OPENING NARROWED AND MOVED SLIGHTLY.
6. MODERN BATHROOM PARTITIONS ALTERED.
7. NEW ROOFLIGHT OPENINGS TO ENTRANCE HALL.
8. ALL MODERN WINDOWS REMOVED.



00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING FIRST FLOOR PLAN			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	0001	00

THIS DRAWING IS PROTECTED BY COPYRIGHT, AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF CHRIS DYSON ARCHITECTS LIMITED. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE INDICATIVE.

KEY:

EXISTING FABRIC

FABRIC TO BE REMOVED

SUMMARY OF KEY ALTERATIONS:

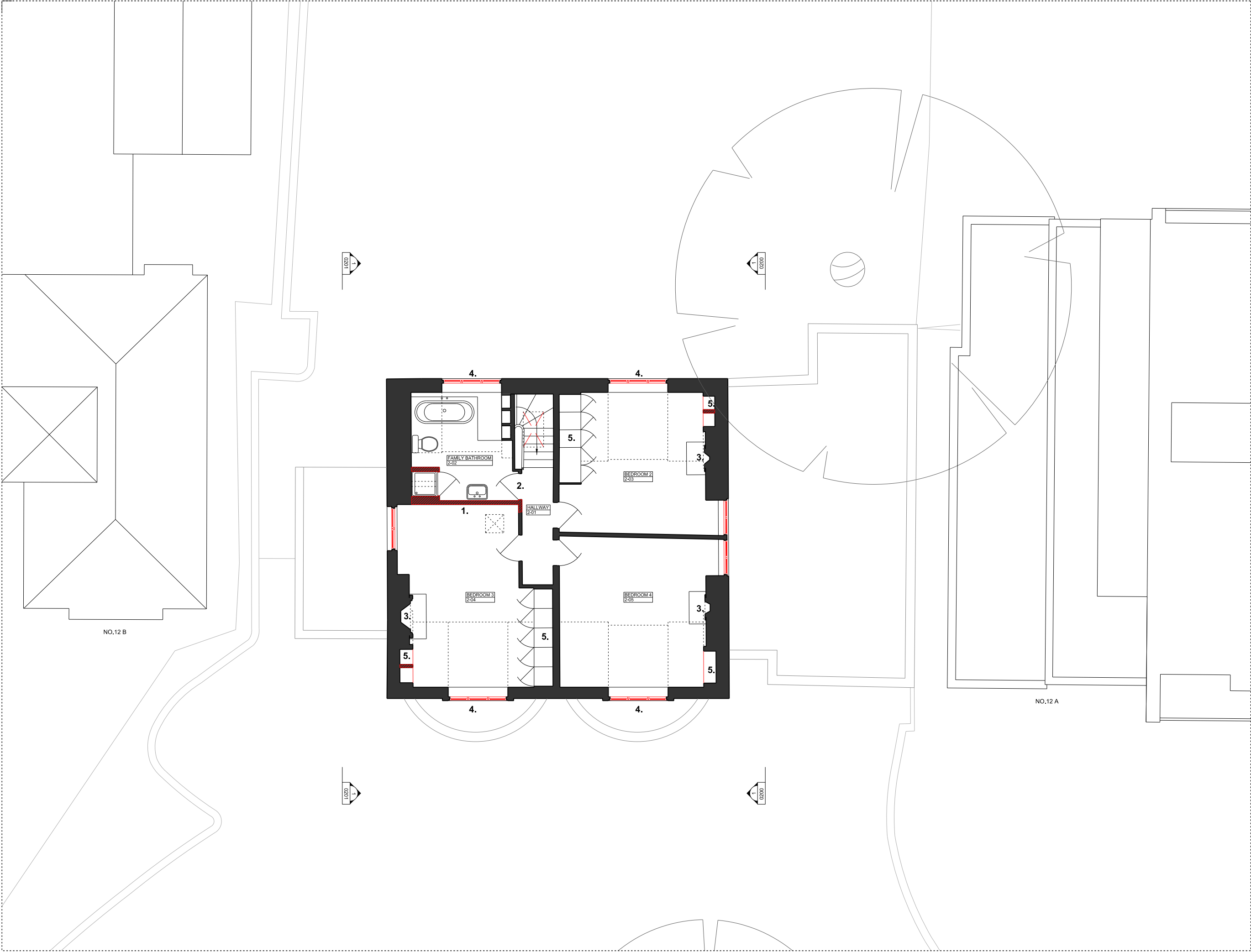
1. MODERN PARTITION WALL REMOVED.

2. DOOR OPENING MOVED.

3. MODERN FIREPLACE SURROUNDS REMOVED.

4. ALL MODERN WINDOWS REMOVED.

5. MODERN BUILT-IN JOINERY REMOVED.



NO.12 B

NO.12 A

1

1:50 / 1:100  
EXISTING SECOND FLOOR PLAN

0 1 2 3 4 5 6 7 8 9 10  
SCALE IN METRES: 1:50 @ A1, 1:100 @ A3

00 25.10.19 PLANNING ISSUE KS

REV DATE NOTES INIT.

PROJECT  
12 KEATS GROVE, HAMPSTEAD,  
LONDON, NW3 2RN

DRAWING TITLE  
EXISTING SECOND FLOOR  
PLAN

STATUS PLANNING

DATE DRAWN CHECK SCALE @ A3 1:100  
JULY 19 KS GP SCALE @ A1 1:50

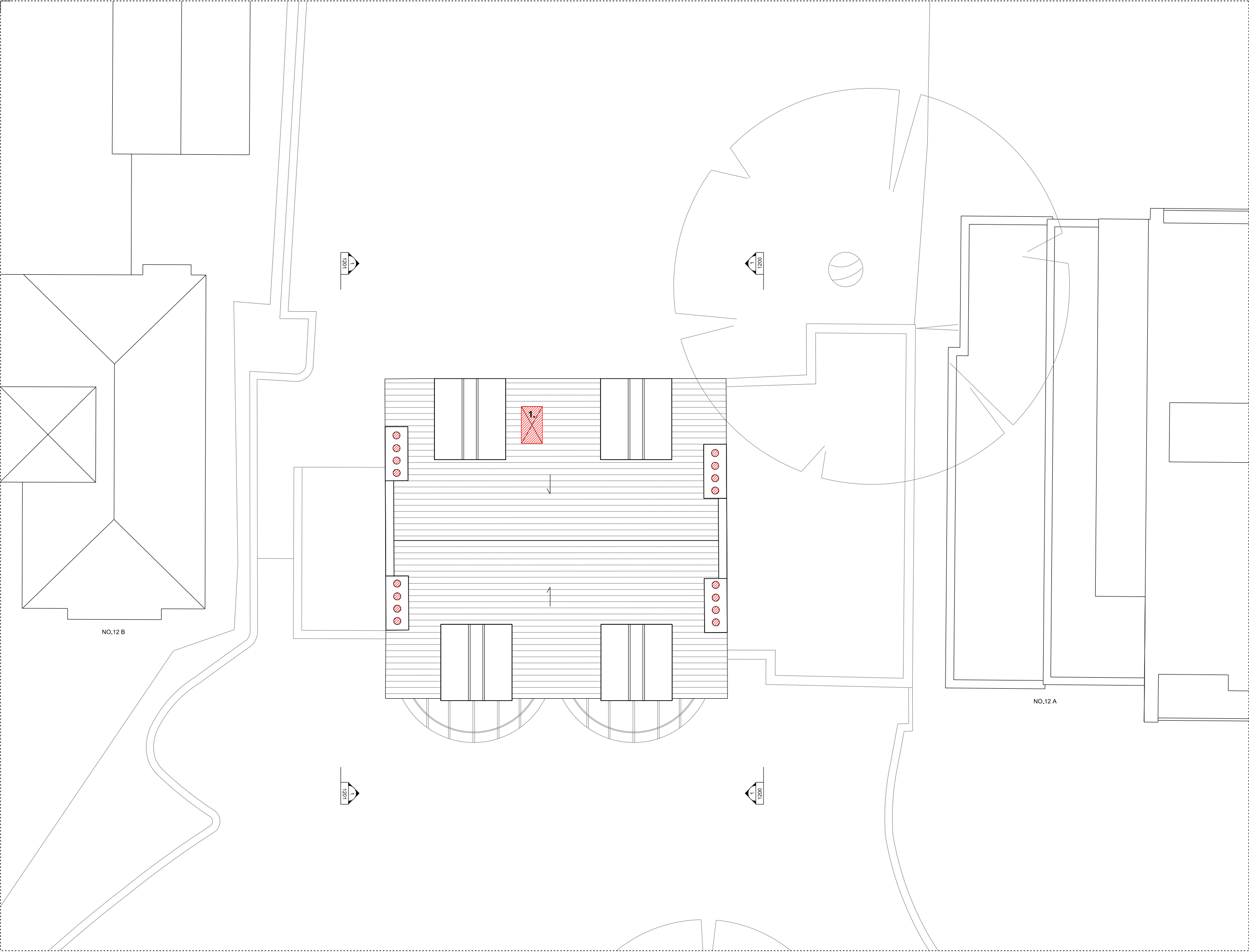
PROJECT NUMBER CODE STATUS TYPE & REVISION  
NUMBER NUMBER LETTER

0431 A 0002 00



CHRIS DYSON ARCHITECTS

1 FASHION STREET T: 020 7247 1816  
SPITALFIELDS F: 020 7377 6082  
LONDON E1 6LY W: www.chrisedyson.co.uk



THIS DRAWING IS PROTECTED BY COPYRIGHT, AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF CHRIS DYSON ARCHITECTS LIMITED. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE INDICATIVE. ©

KEY:

EXISTING FABRIC

FABRIC TO BE REMOVED

SUMMARY OF KEY ALTERATIONS:

1. MODERN ROOFLIGHT REMOVED.

2. MODERN CHIMNEY POTS REMOVED.

NO.12 B

NO.12 A

00 25.10.19 PLANNING ISSUE KS

REV DATE NOTES INIT.

PROJECT  
12 KEATS GROVE, HAMPSTEAD,  
LONDON, NW3 2RN

DRAWING TITLE  
EXISTING ROOF PLAN

STATUS PLANNING

DATE	DRAWN	CHECK	SCALE @ A3
JULY 19	KS	GP	1:100

PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER	REVISION LETTER
----------------	------	--------	---------------	-----------------

0431	A	0003	00	
------	---	------	----	--



CHRIS DYSON ARCHITECTS

1 FASHION STREET SPITALFIELDS LONDON E1 6LY	T: 020 7247 1816 F: 020 7377 6082 W: www.chrisdyson.co.uk
---	---

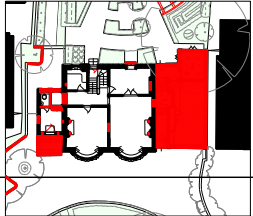
1

1:50 / 1:100  
EXISTING ROOF PLAN

0 1 2 3 4 5 6 7 8 9 10  
SCALE IN METRES: 1:50 @ A1, 1:100 @ A3



KEY PLAN



KEY:

- EXISTING FABRIC
- FABRIC TO BE REMOVED

SUMMARY OF KEY ALTERATIONS:

1. GARAGE EXTENSION REMOVED.
2. MODERN PORTLAND STONE ENTRANCE STEPS REMOVED.
3. MODERN ENTRANCE DOOR REMOVED.
4. MODERN FANLIGHT REMOVED.
5. WALL SECTIONS REMOVED TO REINSTATE MARGIN LIGHTS BETWEEN COLUMNS.
6. MODERN GARDEN GATE REMOVED.
7. ALL MODERN WINDOWS REMOVED.
8. MODERN CHIMNEY POTS REMOVED.
9. MODERN SYNTHETIC RENDER REMOVED.
10. EXISTING LIME TREE RETAINED & PROTECTED.
11. EXISTING GARDEN WALLS & PLANTING ALTERED



NO.12 B

APPLICATION SITE - NO.12 KEATS GROVE

NO.12 A

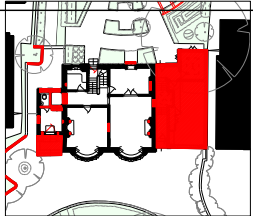
1

1:50 / 1:100  
EXISTING FRONT ELEVATION (SOUTH)

0 1 2 3 4 5 6 7 8 9 10  
SCALE IN METRES: 1:50 @ A1, 1:100 @ A3

00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING FRONT ELEVATION (SOUTH)			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER
0431	A	0100	00

KEY PLAN



KEY:

- EXISTING FABRIC
- FABRIC TO BE REMOVED

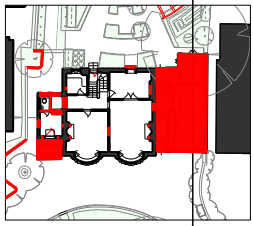
SUMMARY OF KEY ALTERATIONS:

1. GARAGE EXTENSION REMOVED.
2. EXISTING ENTRANCE PORCH REAR WALL ALTERED TO MAKE WAY FOR NEW EXTENSION.
3. MODERN REAR GARDEN DOOR REMOVED.
4. MODERN STEEL BALUSTRADES REMOVED.
5. ALL MODERN WINDOWS REMOVED.
6. ALL MODERN CONCRETE WINDOW SILLS REMOVED.
7. MODERN ROOFLIGHT REMOVED.
8. MODERN CHIMNEY POTS REMOVED.
9. MODERN SYNTHETIC RENDER REMOVED.
10. EXISTING LIME TREE RETAINED & PROTECTED.



00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING REAR ELEVATION (NORTH)			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	0101	00

KEY PLAN

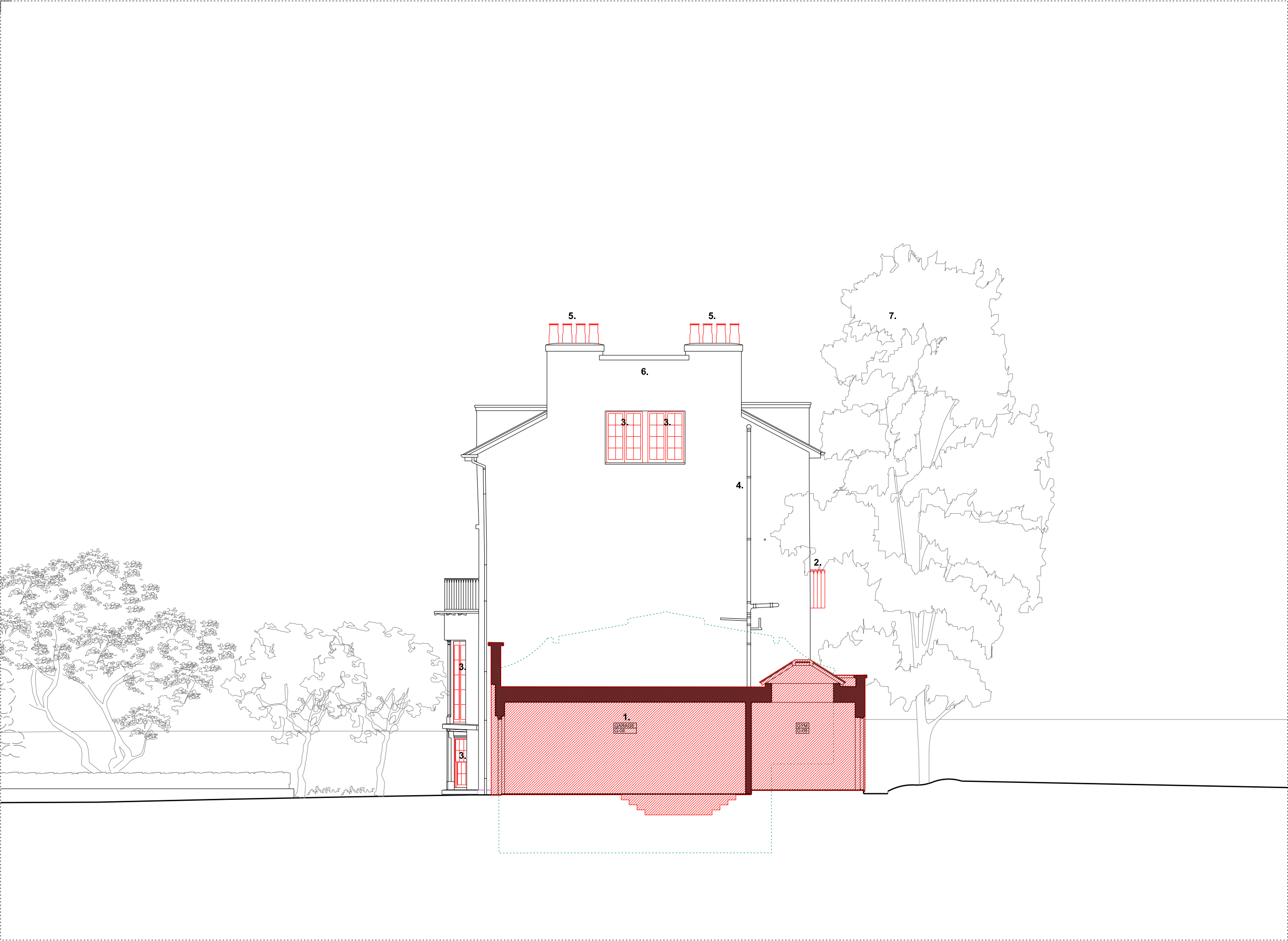


KEY:

- EXISTING FABRIC
- FABRIC TO BE REMOVED
- OUTLINE OF PROPOSED EXTENSION

SUMMARY OF KEY ALTERATIONS:

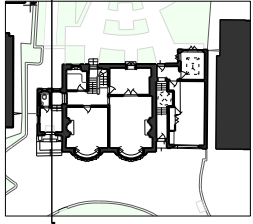
- GARAGE EXTENSION REMOVED.
- MODERN STEEL BALUSTRADES REMOVED.
- ALL MODERN WINDOWS REMOVED.
- ALL EXTERNALLY VISIBLE PVC SERVICES REPLACED WITH CAST IRON & RATIONALISED.
- MODERN CHIMNEY POTS REMOVED.
- MODERN SYNTHETIC RENDER REMOVED.
- EXISTING LIME TREE TO BE RETAINED & PROTECTED.



00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING LONG SECTION A-A			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	0200	00



KEY PLAN



KEY:

- EXISTING FABRIC
- FABRIC TO BE REMOVED
- OUTLINE OF PROPOSED EXTENSION

SUMMARY OF KEY ALTERATIONS:

- EXISTING ENTRANCE HALL REAR WALL ALTERED TO MAKE WAY FOR NEW BOOT ROOM EXTENSION.
- EXISTING LOWER GROUND FLOOR WC ALTERED TO ACCOMMODATE NEW PLANT / STORE ROOM.
- EXISTING ENTRANCE HALL CEILING ALTERED TO ACCOMMODATE NEW DOMES & ROOFLIGHTS.
- MODERN ENTRANCE DOOR AND FANLIGHT REMOVED.
- MODERN ENTRANCE STEPS REMOVED.
- INTERNAL STEPS ALTERED TO ACCOMMODATE IMPROVED ENTRANCE HALL LAYOUT.
- WALL ADAPTED TO ACCOMMODATED SMALL ENTRANCE HALL FIREPLACE
- INAPPROPRIATE MODERN JOINERY SHELVES REMOVED.
- ALL MODERN WINDOWS & MODERN CONCRETE SILLS REMOVED.
- MODERN CHIMNEY POTS REMOVED.
- MODERN SYNTHETIC RENDER REMOVED.
- EXISTING LIME TREE RETAINED & PROTECTED.
- EXISTING FORMAL GARDENS RE-LANDSCAPED.
- ALL EXTERNALLY VISIBLE PVC SERVICES REPLACED WITH CAST IRON & RATIONALISED..



00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING SECTION - THROUGH ENTRANCE HALL			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER
0431	A	0201	00