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Response to Consultee Objection - Hampstead Neighbourhood Forum (dated 19/06/2020)

- 1. It is important that any development respects and enhances the character of the area. The proposed design for widening the existing dormers is unacceptable and damaging to both the heritage asset and the conservation area.**

The alterations to the dormers forms part of a larger project to repair, refurbish and restore the building to prolong the life span of the asset. As a Registered Social Landlord; the Client wishes to maximise the space to satisfy the local need for Affordable Rental properties. The designers have had to strike a balance that allows for the provision of greater space and influx of daylight internally, while also not looking 'out-of-place' externally.

As such, the designers have ensured that the window fenestration and roof pitch of the existing dormers has been mirrored on the proposed dormer design so they remain 'in keeping'. The Client will ensure the materiality of the dormers complement the existing material palette.

Furthermore, the dormers have been designed to mirror others in the conservation area, namely dormers to the front elevation of No. 24, No.18, No.14, No.4. and rear elevation of No.12, No.16 Kemplay Road.

The road, as a whole, is refreshing mix of historic and modern architecture with no single, overriding vernacular. Given the proportion of the proposed dormers in relation to the elevation overall, we do not feel this detracts from the overall beauty and heritage value of the asset.

- 2. The single wide windows are out of scale and fail to relate to the proportions of the existing vertical rectilinear casement windows. They detract from the roofscape both in front and in back and therefore are contrary to DH1 and DH2 of the Neighbourhood Plan. DH2 also states that new development should take advantage of opportunities to enhance the conservation area by restoring original architectural features that make a positive contribution.**

Both DH1 and DH2 also encourage developments to embrace the design of surrounding dwellings.

Large Dormers are present throughout the conservation area as well as the road itself. There is precedent along Kemplay road for the approval of, and installation of similar dormers (Front Elevation: No.24, No.18, No.14, No.4. / Rear Elevation: No.12, No.16.). Therefore, we not believe the alterations will stand out as unusual.

- 3. There do not seem to be any plans for improving the boundary wall, the front railings and exterior area between the boundary of the house and the pavement, all of which are in poor repair and are detrimental to the character of the area. The application is lacking in exterior amenity spaces, missing an opportunity at the front of the property.**

The planning approval does not take into account repairs or general maintenance to the external areas, however, these will be undertaken as part of the planned works in order to prolong the life span of the building.

There is little precedent along Kemplay Road for properties that make use of the front as external amenity space. As per the proposed plans, the paved area to the front of the property is proposed for use as a bin storage area. It is the Client's intention to apply to the Local Planning Authority to install high-quality timber gates to facilitate access. It is intended that these gates will replace the mid-section of boundary wall. The external appearance of the property will be upgraded and enhanced as a result.

- 4. The proposal mentions the failing asphalt on the front steps, but we did not see any plans for paving of the steps that would provide a long-term solution and keep the proposed under stairs storage areas dry.**

The asphalt finish to the front steps will be replaced as part of the works. This will remain in keeping with the other property entrances along Kemplay Road with an asphalt finish to the steps.