

4.1 Basement & Lightwell Policy and Planning Context *Additional Notes

Camden's DP27 Policy on Basement supports light wells, especially when they are set back from the street. There is historic precedent of a light-wells within the conservation area including at Keats House located opposite of the property. This is clearly visible from the street [see attached image of this] presently forming part of the wider character of the area. The proposed light-well is not visible from the street and considered to preserve the consented street scene. In addition Appendix 6 of Camden's Planning Guidance of Basements, 2.15 supports a light well in this context, given how large the front garden is and how far away and high up the light well is from the street. The approved planning includes the boundary wall which is approx. +1.7M above street level, which regardless of any vegetation/bushes would make it impossible to see the very modest and discreet light well which is full in keeping with the consented contemporary extension and Camden's design guidance for light-wells:

"2.70 A lightwell to the side or rear of a property is often the most appropriate way to provide a means of providing light to a new or extended basement development, and can often provide a link to the rear garden. Lightwells to the side or rear of a property should be set away from the boundary to a neighbouring property."

As above, the lightwell is positioned to the side of the existing house, set away from the plot boundaries and provided with adequate landscaping.

4.2 Fabric

The principle of the basement has been established in the previous approval so the removal of the ground material to provide a lightwell is deemed to have a neutral impact on the significance of the Listed building within the context of the consented works. The proposed light-well will have no harm on the fabric of the Grade II Listed building or the contribution this fabric makes to its significance.

4.3 Elevations

The elevation of the side extension is unchanged in principle and appearance. It reads as a glass conservatory. The proposed light-well due to its minimal size and covered metal grill reads the ground plane. The solid stone bridge in the centre provides access to the entrance. There also remains a planting bed in-front of the side extension. The appearance of the side extension has not changed and remains subordinate with no impact on the hierarchy of the principle facade of No.12 Keats Grove. The hierarchy of the side extension also remains unchanged as the introduction of the minimal light-well to the side extension will not result in the lower elevation of the extension being visible due to the gauge of the metal grill over the light-well and central stone bridge. There is also no impact on the composition of the existing windows with the introduction of the very modest light-well. The proposal therefore retains the composition of the consented elevations with no impact to contribution of these facades to the significance of the listed building.

4.4 Views

The light-well is not visible from the public street. There is no change of the view of the side extension from the Approved application. The light-well will not be visible from any surrounding views or have any negative impact on any views. The light-well is approx. +1.8m above ground level, so will not appear in the view on the approach to the main house. The appearance of the surrounding area is not harmed by any views. The character of the surrounding conservation area is therefore preserved.

4.5 Circulation

The internal circulation remains the same as the Approved application, with access to the side extension via steps within the raised mound from in front of No.12 Keats Grove. The level that in effect consists as the ground plane datum is in fact closer to the level of the lower-ground floor than ground floor, due to the topography of the site.

4.6 Setting

The position of the light-well is away from the main house on the side extension and minimal in size approx 800mm deep. The light-well is covered with a metal power coated grill which obscures the lower walls of the light-well and therefore stops it appearing as elevation below. Due to the sitting of the top of the light-well, which is approx. +1.8m above street level it is not visible from the street, or approach to the main house. While the introduction of the lightwell will pose a change in the setting of the listed building, the current contribution of this specific location in the consented proposals will be of a contemporary addition to the older house, making an overall neutral contribution to its significance. This proposed lightwell is not considered to alter this contribution, resulting in a neutral impact.

4.7 Conservation Area

As above the addition of a light-well complies with Camden's D1/D2 and D27 Policy. The property is identified as falling within sub area three of the Hampstead Conservation Area. The proposed materials are sympathetic to the Special Character of the building and all guidance on design within the conservation area, which make no specific reference to light-wells. Keats Grove has a number of new, Listed and Unlisted properties that have a light-wells at the front and side. A large majority of the light-wells are on the ground level and visible from the street. This proposed light-well is higher than the ground level and not visible from the street. The proposals therefore preserve the existing character of the conservation area.

The special interest of the building is overwhelmingly found within the historic core/ of the house. The proposals are entirely in keeping with contemporary character of the consented application and moreover lightwells have been shown to be part of the existing character of the conservation area.

We can see no reason why this should not be approved against National and Local Planning Policy, the Conservation Area Statements and Listed Building Guidelines.



Front elevation No.12 Keats Grove.- not to scale

Section KEA 201B

The light-well is raised from the ground level due to the site topography and will not be visible from the street and will not make the side extension appear any different in appearance due to the raised bank in front of the side extension.



Section No.12 Keats Grove.- not to scale

Approved raised bank in front of light-well. No changes from Application ref: 2019/5443/P in appearance.

Proposed Light-well has no impact on special interest of property - it is in keeping with the Approval [Application ref: 2019/5443/P] in materials and appearance. It is invisible from the street.

Original drawings and side extension by Chris Dyson Architects.
Additions including light-well by Milk Studio + MDA

location of light-well



Photo of front elevation of No.12 Keats Grove.



Datum of top of light-well
[above ground level]

Existing garage to be
demolished

Datum of top of light-well [above ground level]

Proposed Light-well is above 'ground level' and will cause no harm or have no impact on special interest of property - it is in keeping with the Approval [Application ref: 2019/5443/P] in materials and appearance. It is not visible from the approach to the house or from the public street.

Original photo by Chris Dyson Architects.
Notes by Milk Studio + MDA



Front elevation No.12 Keats Grove.- not to scale

Original drawings and side extension by Chris Dyson Architects.
Additions including light-well by Milk Studio + MDA



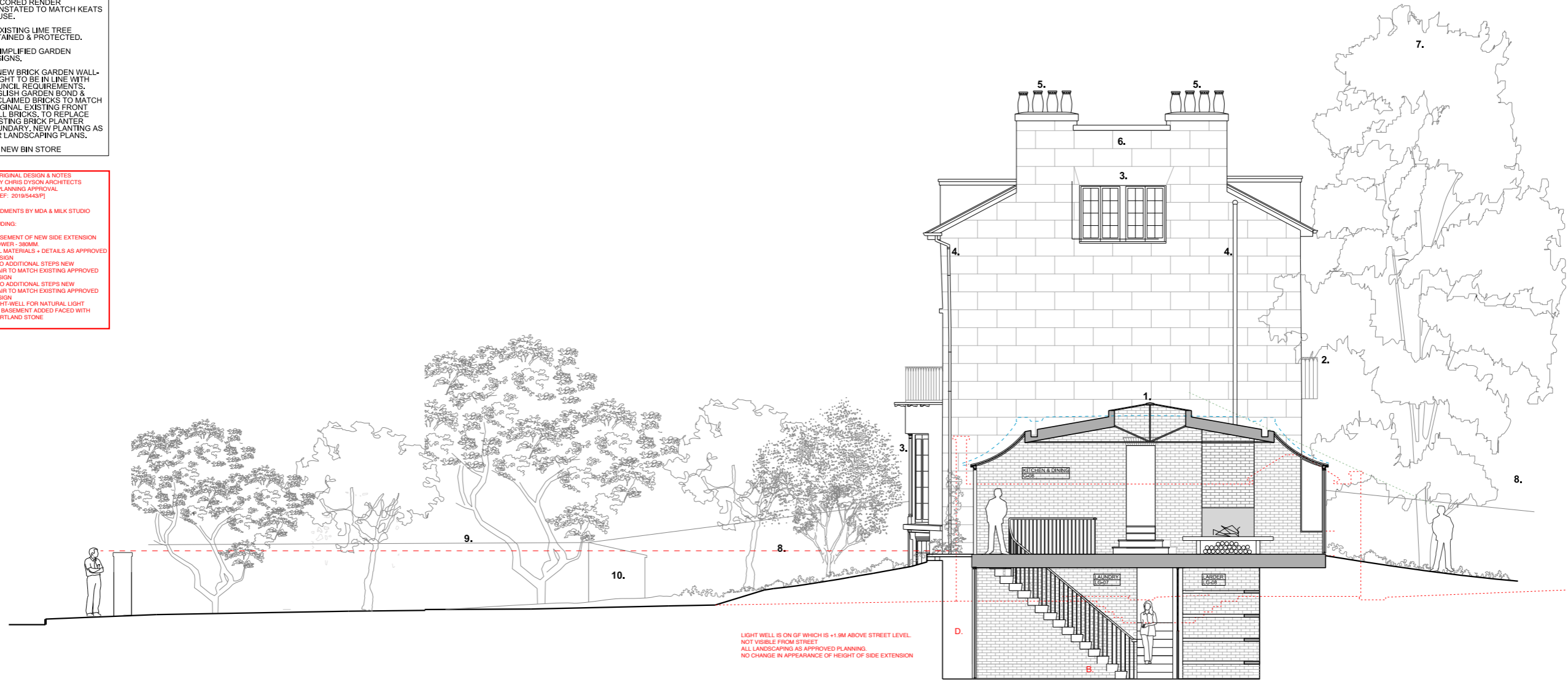
Datum of top of light-well
[above ground level]

Additional modest light-well
cause no harm on setting
of house, proportions and
composition of the elevation,
or historic fabric.

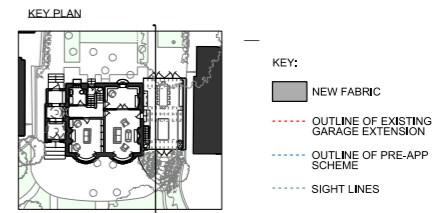
Photo of front elevation of No.12 Keats Grove with existing wall [to be raised in approved planning.]

- SUMMARY OF KEY ALTERATIONS:**
1. NEW REPLACEMENT EXTENSION
 2. REINSTATED CURVED WROUGHT IRON RAILINGS WITH APPROPRIATE DETAILING.
 3. NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.
 4. EXTERNAL SERVICES IN CAST IRON & ROUTES RATIONALISED.
 5. REINSTATED TERRACOTTA CHIMNEY POTS TO MATCH KEATS HOUSE.
 6. SCORED RENDER REINSTATED TO MATCH KEATS HOUSE.
 7. EXISTING LIME TREE RETAINED & PROTECTED.
 8. SIMPLIFIED GARDEN DESIGNS.
 9. NEW BRICK GARDEN WALL HEIGHT TO BE IN LINE WITH COUNCIL REQUIREMENTS. ENGLISH GARDEN BOND & RECLAIMED BRICKS TO MATCH ORIGINAL EXISTING FRONT WALL BRICKS. TO REPLACE EXISTING BRICK PLANTER BOUNDARY. NEW PLANTING AS PER LANDSCAPING PLANS.
 10. NEW BIN STORE

- MB: ORIGINAL DESIGN & NOTES**
 BY CHRIS DYSON ARCHITECTS
 (PLANNING APPROVAL REF: 2019/5443/P)
- AMENDMENTS BY MDA & MILK STUDIO**
- INCLUDING:**
- A. BASEMENT OF NEW SIDE EXTENSION LOWER - 350MM. ALL MATERIALS + DETAILS AS APPROVED DESIGN
 - B. TWO ADDITIONAL STEPS NEW STAIR TO MATCH EXISTING APPROVED DESIGN
 - C. TWO ADDITIONAL STEPS NEW STAIR TO MATCH EXISTING APPROVED DESIGN
 - D. LIGHT WELL FOR NATURAL LIGHT TO BASEMENT ADDED FACED WITH PORTLAND STONE



LIGHT WELL IS ON GF WHICH IS +1.9M ABOVE STREET LEVEL.
 NOT VISIBLE FROM STREET!
 ALL LANDSCAPING AS APPROVED PLANNING.
 NO CHANGE IN APPEARANCE OF HEIGHT OF SIDE EXTENSION



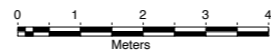
:PLANNING

PROJECT: : 12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN		DRAWING: : KEA_12_200_B	
PROJECT: : KEA_12	DRAWN BY: : CDA / MR	CHECKED BY: : MD	ISSUE FOR: PLANNING SCALE: 1:100@A3 1:50@A1 DATE: AUG20
DRAWING TITLE: : PROPOSED SECTION A-A - THROUGH KITCHEN EXTENSION			

:REVISION

Revision A: Notes added that light-well faced with Portland Stone to match existing steps above

Revision B: Section of street added in evidence that light well is not visible and has no impact on appearance or mass of side extension with or without the bush.



milk:studio
 29 REDAN STREET
 London W14 0AB
 e: mail@milksstudio.net w: www.milksstudio.net

MAX DEWNEY ARCHITECTS