

kyson:

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PART A

INTRODUCTION

SITE LOCATION

SITE HISTORY AND CONTEXT

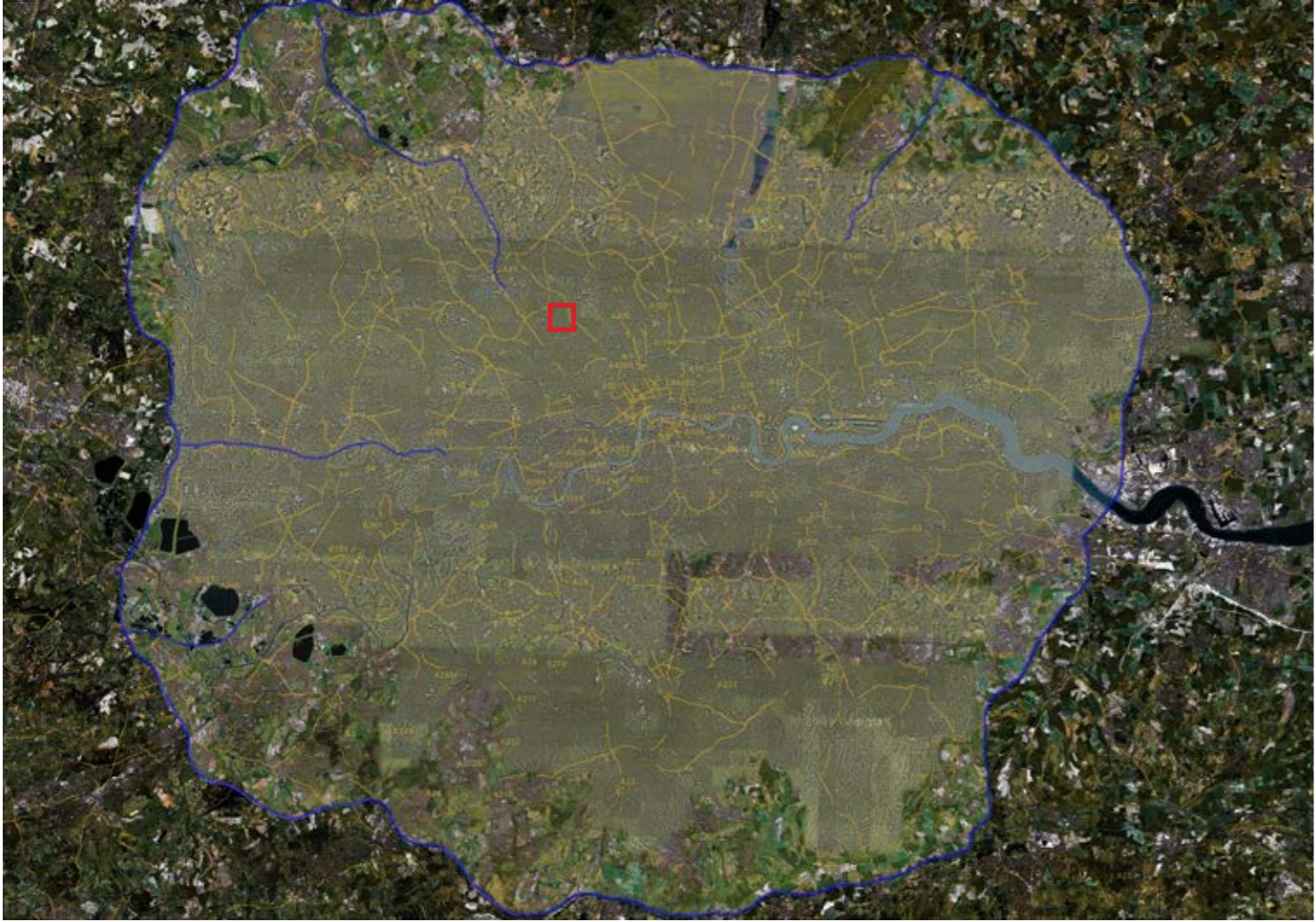
PLANNING CONTEXT

INTRODUCTION

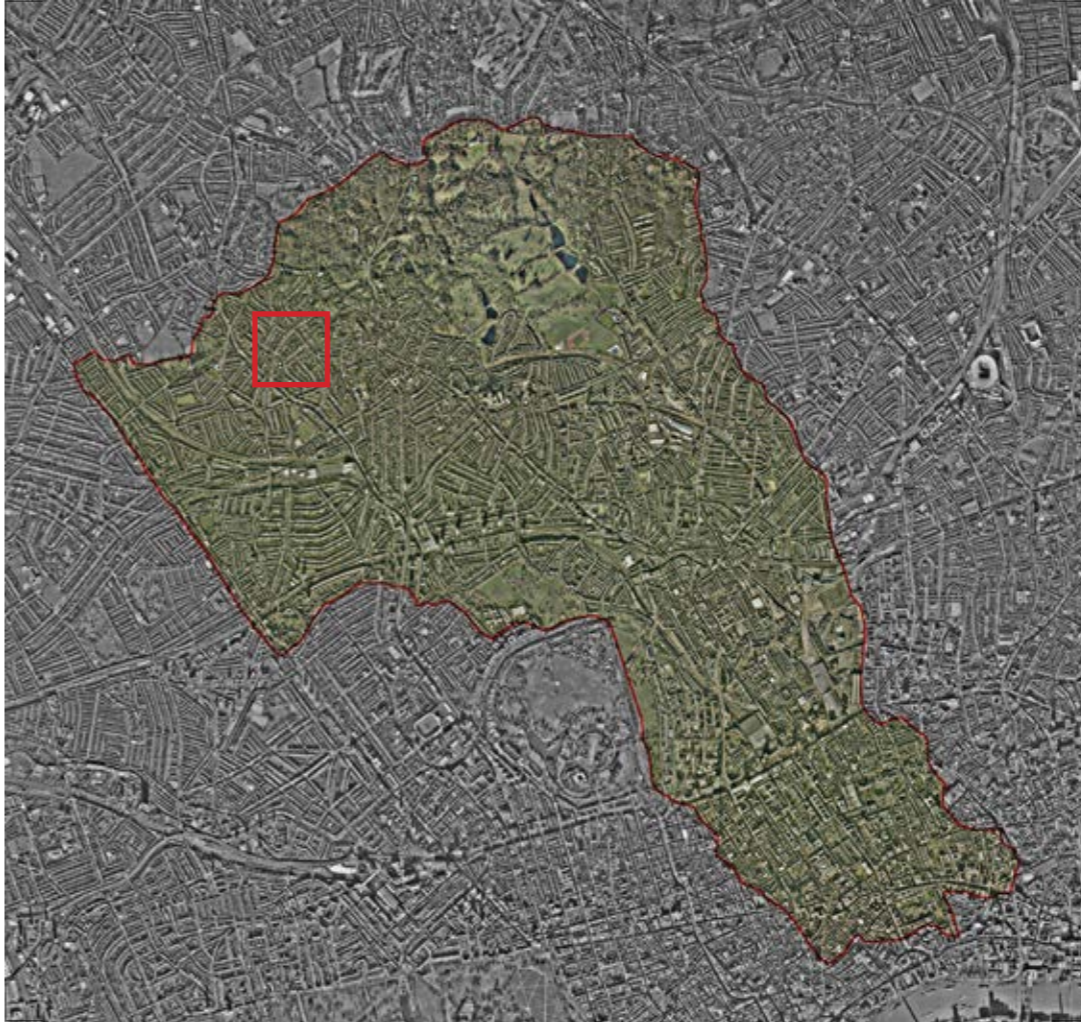
This brochure has been prepared in support of a Section 73 Minor Material Amendments application and Listed Building Consent application from the London Borough of Camden for the amendment of the rear extension of 24 Heath Drive, a Grade II listed detached family dwelling house.

The proposals include amendments to the floor plan and facade design for a consented single storey contemporary rear extension, formed of a lightweight structure creating a contrasting, contemporary and distinct architectural appearance. There is no change to the building materials and overall height as previously consented. (App. Ref.: 2019/0319/P and 2019/0374/L)

SITE LOCATION
LONDON BOROUGH OF CAMDEN



Map of London



London Borough of Camden

Location

The site sits west of Hampstead underground station and north of West Hampstead underground station and Finchley Road and Frognal rail station.

SITE LOCATION
PROPOSAL SITE



Site Map



South View



North View



East View



West View

SITE HISTORY AND CONTEXT

LOCAL AREA

CAMDEN

Camden, with a focus of Hampstead, is an area of rich architectural heritage with many buildings and places of architectural and historical importance. The southern part of the borough forms part of Central London with its dynamic mix of uses and facilities that are important to London, national and of international use. The borough also has many residential areas and neighbourhoods that each have their own identity and characteristics as well as numerous parks that are fundamental to Camden's distinctiveness which continues to attract residents and visitors to the area.

HEATH DRIVE

Located between Redington Road and Finchley Road, Heath Drive is situated on a slope which contours the hills of Hampstead Heath and is largely "in" a residential area. It features examples of Victorian and Edwardian architecture that are predominantly detached and semi-detached houses. The north-western side of the road where house designs are varied in quality scale and character, whilst the houses on the south-eastern side of the road display examples of Quennell Houses that are popular within the area.

The builder and developer George Washington Hart and his partner, the architect, Charles Quennell were the main influencers shaping what was to become known as the 'Hampstead Manor Estate' were. In total 20 houses and a block of flats, most of which were designed by Quennell, were built there between 1897 and 1900, with another four between 1905 and 1907, which included No. 24 Heath Drive - a fine example of Neo-Georgian architecture in the Hampstead area we still appreciate to date.



Front View, Heath Drive



North View, Heath Drive



South View, Heath Drive



Ferncroft Avenue

SITE HISTORY AND CONTEXT

CONSERVATION AREA

REDINGTON AND FROGNAL CONSERVATION AREA

Located on the west of Hampstead, the houses and streets are outlined by the connection with the slopes of the hills. These slopes contain a number of rivers which show from the top of the Heath. When the area was developed the streams divided but now flow underground. The Westbourne River itself emerges to form the Serpentine in Hyde Park and then again underground before it joins the Thames. The buildings in the Redington and Frognal Conservation Area tend to reflect these natural and rural qualities which make this neighbourhood so distinctive.

The Redington and Frognal Conservation Area is divided into 8 sub groups which differ in terms of scale, style, construction and the density of the vegetation which all add distinct independent character:

1. Briardale and Clorane Garden/Platt's Lane
2. The Crofts Ferncroft, Hollycroft and Rosecroft (including the northern part of Platt's Lane and Telegraph Hill)
3. Kings College and environ (including No 300-338 Finchley Road)
4. Redington Road and Templewood Avenue
5. Heath Drive and environs (including Oakhill Avenue, Kidderpore Gardens and lower part of Kidderpore Avenue)
6. Bracknell, Greenaway and Chesterford Gardens
7. The "Triangle" - Frognal Lane, Finchley Road and Langland Gardens
8. Arkwright Road, Frognal Close and Lindfield Gardens

Sub Area 5: Heath Drive and Environs

Heath Drive runs in a shallow valley to the south-west of Redington Road following closely one of the streams. It was developed from 1890 onwards with many of the plots being sold off individually or in pairs, this is noticeable on the north-western side of the road where house designs are varied in quality scale and character, whilst the houses on the south-eastern side of the road display examples of Quennell Houses that are popular within the area.

APPRAISAL

The site is situated north of Heath Drive, between Kidderpore Avenue and Ferncroft Avenue. It is currently in use as C3 residential.

The site features gables, bay windows and is set behind a relatively consistent hedge line. The area is dominated by large mature London Plane trees and combined with the sloping nature of the road, this gives Heath Drive a rather secluded feel to the area.



Redington and Frognal Conservation Area

SITE HISTORY AND CONTEXT

LOCAL ACCESSIBILITY

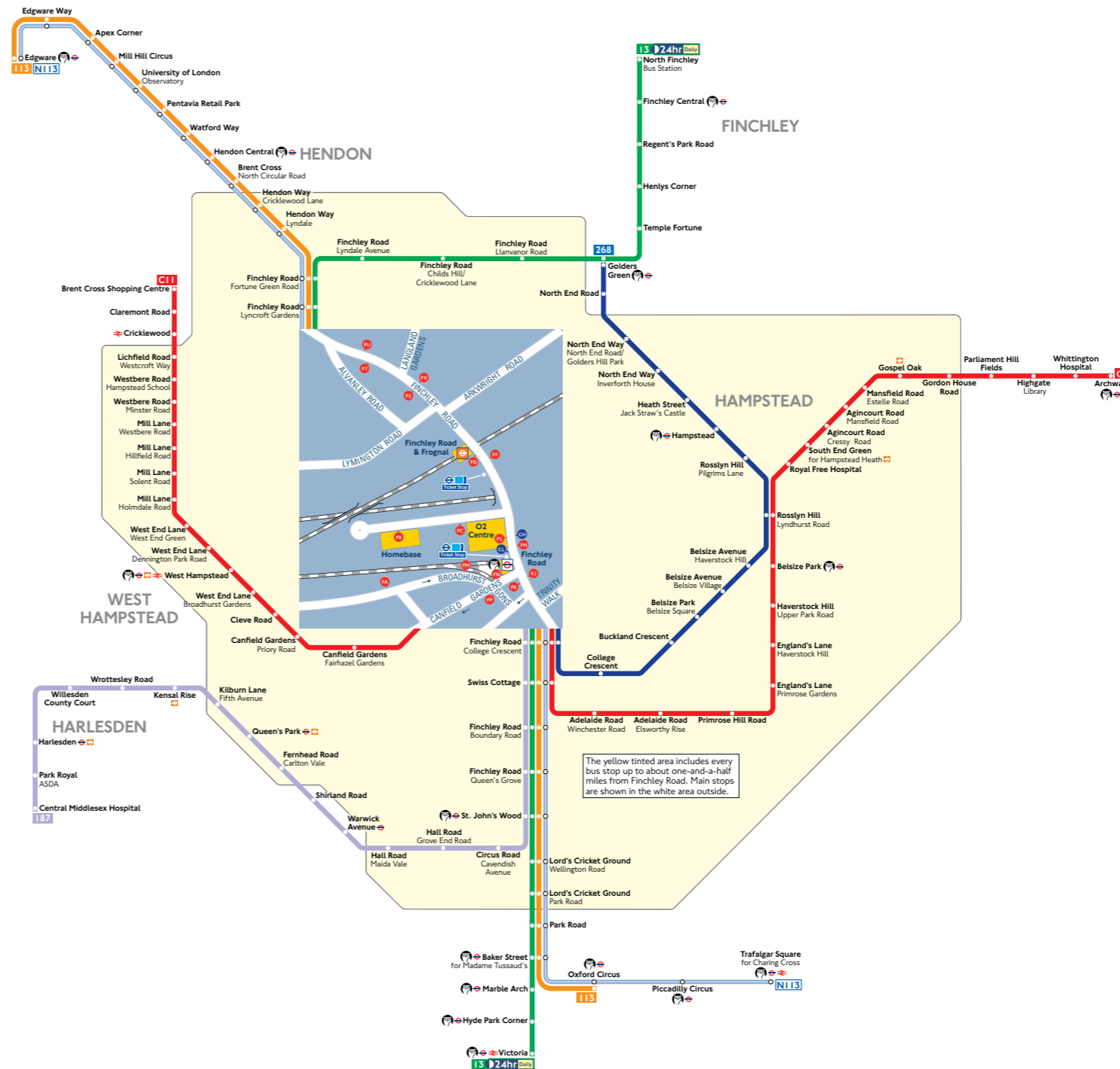
The public transport links to the property are relatively good, It is roughly a 25 minute walk distance from Hampstead Station (Northern Line), West Hampstead Underground and Finchley Road Station (Jubilee Line). The PTAL rating for the building's location is 3 and is in within the travel card zone 2 and 3.

Buses

There are a few regular bus services that operate from Finchley Road. Here are a number of bus routes heading to the following destinations:

- 13 North Finchley / Victoria
- 113 Edgware / Oxford Circus
- 187 Central Middlesex Hospital / O2 Centre
- 268 Golders Green / O2 Centre
- C11 Archway / Brent Cross Shopping Centre

Buses from Finchley Road



Hampstead Bus Routes

PLANNING CONTEXT
RELEVANT PLANNING APPLICATIONS

- Proposal Site
- Relevant Planning Applications
- Hampstead Conservation Area
- Redington and Frognal Conservation Area



Site Map



Whilst considering the various planning policies, the following application proposals have been taken into consideration setting the precedent for similar developments carried out within immediate vicinity and are noted on the above map:

1. 24 Heath Drive London NW3 7SN
APPLICATION REF 2018/0981/L

Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; and internal alterations.

APPROVED BUT NOT IMPLEMENTED 11-10-2018

2. 10 A Heath Drive London NW3 7SN
APPLICATION REF 2013/7054/P

Erection of ground floor rear extension, insertion of 2 dormer windows on front roof slope, 2 dormer windows to north side roof slope, 1 dormer to south side roof slope, 1 dormer and 1 roof light to rear roof slope, and alterations to all facades of dwellinghouse including replacement of windows and doors.

APPROVED 09-04-2014

3. 34 Heath Drive London NW3 7SD
APPLICATION REF 2010/3870/P

Erection of a ground floor, rear extension to dwelling house (Class C3).

APPROVED 02-09-2010

4. 35 Heath Drive London NW3 7SD
APPLICATION REF 2011/1263/P

Erection of garage to the front left side elevation and excavation of banked ground to existing drive area of residential dwelling (Class C3).

APPROVED 17-03-2011

5. Ground Floor Flat 25 Heath Drive London NW3 7SB
APPLICATION REF 2011/1472/L

Rebuilding and enlargement of side extension and associated internal works to existing dwellinghouse (Class C3).

APPROVED 17-05-2011

6. 29 Heath Drive London NW3 7SB
APPLICATION REF 2013/7038/P

Single storey full width rear extension with overhanging sedum roof.

APPROVED 13-01-2014

7. 36 Heath Drive London NW3 7SD
APPLICATION REF 011/1132/P

Erection of a two storey rear extension including reconfiguration of the dormer windows in the rear roof slope and rebuilding of a single storey side extension to dwelling house (Class C3).

APPROVED 17-05-2011

PART B

EXISTING DRAWINGS

EXISTING DRAWINGS
SITE PLAN



SITE LOCATION PLAN. DRAWING no. 0500. 1:1250@A3



24 HEATH DRIVE. LONDON. NW3 7SB

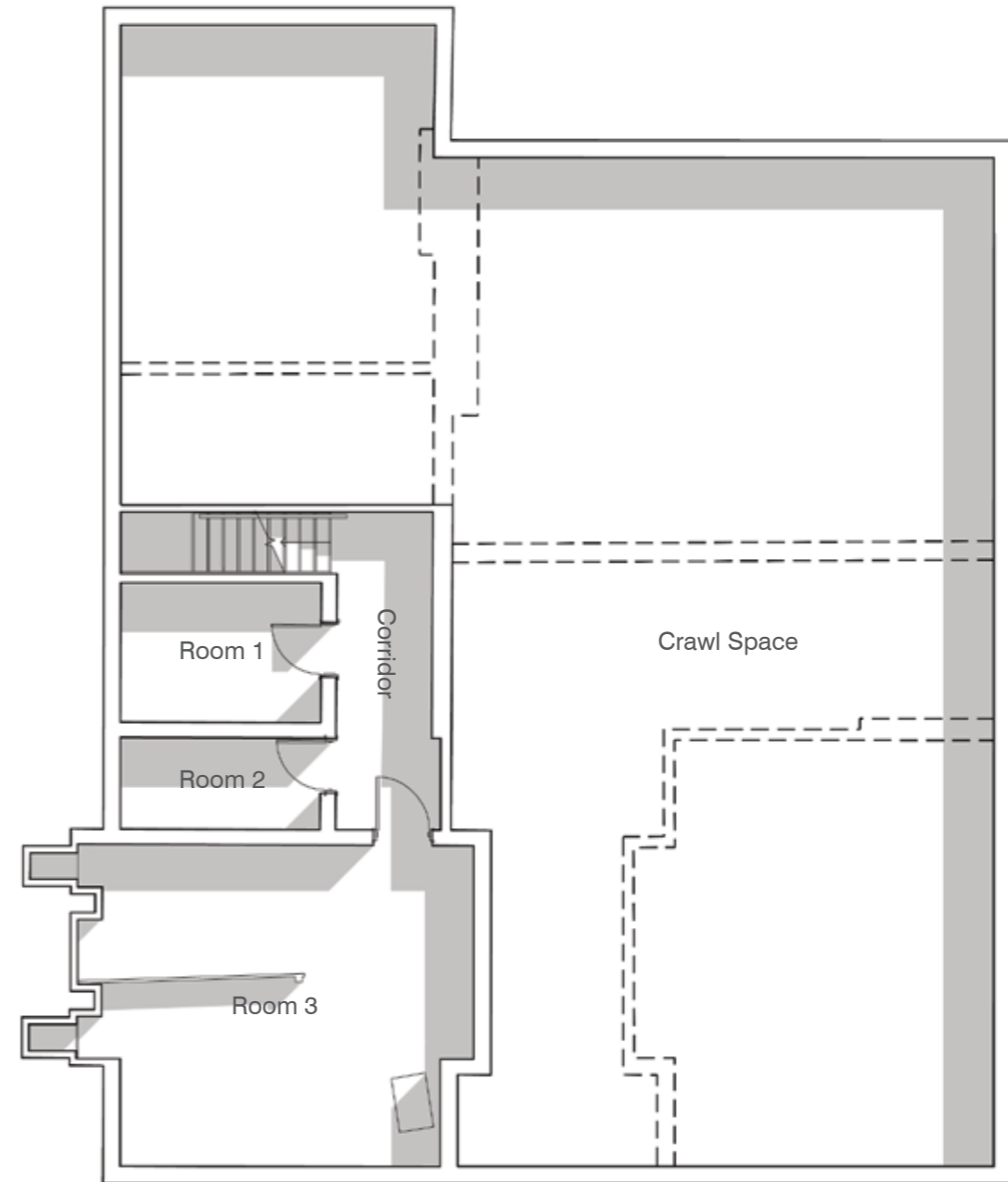
EXISTING DRAWINGS
BLOCK PLAN



BLOCK PLAN. DRAWING no. 0501. 1:200@A3



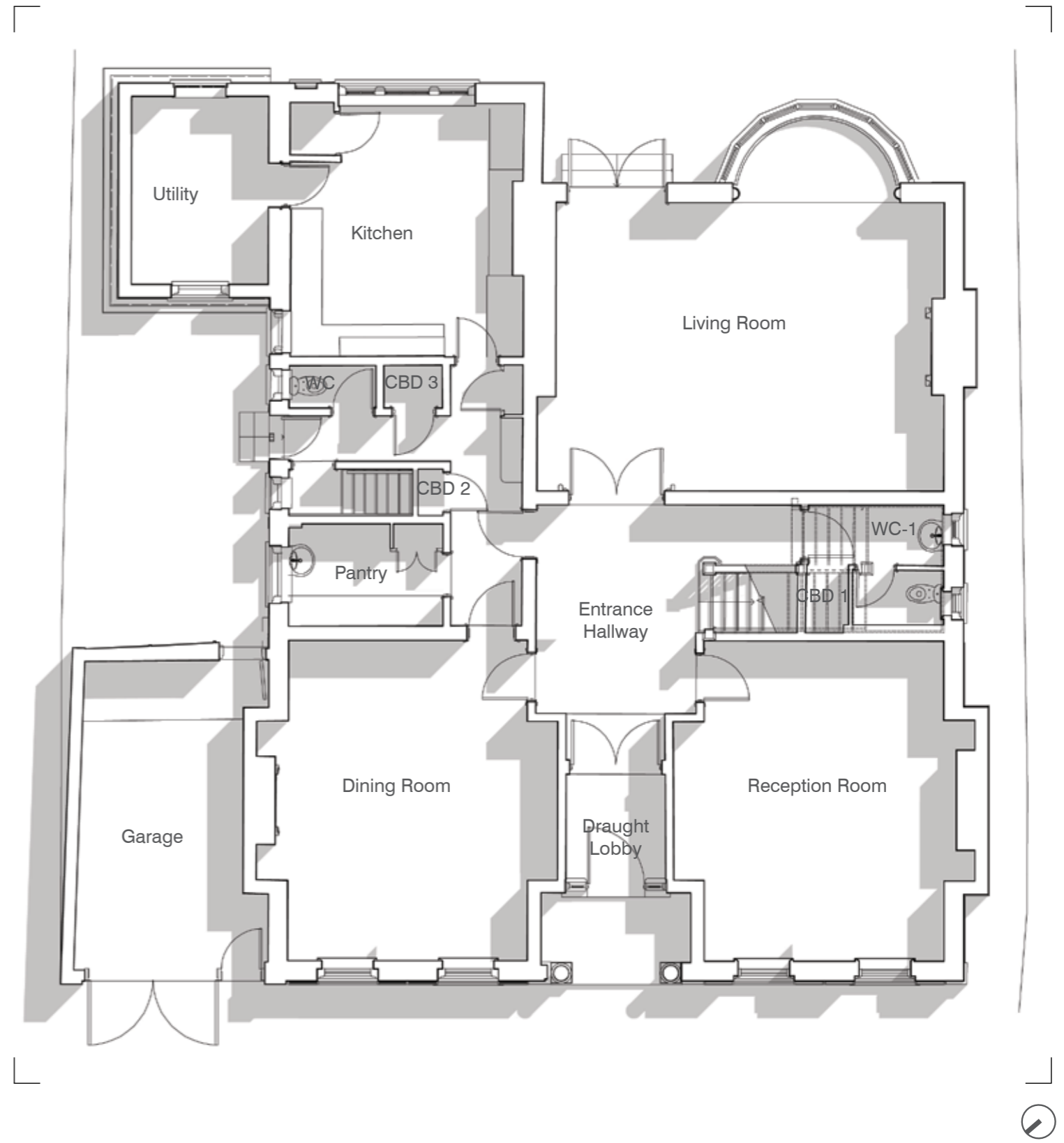
24 HEATH DRIVE. LONDON. NW3 7SB



BASEMENT FLOOR PLAN. DRAWING no. 1000. 1:100@A3



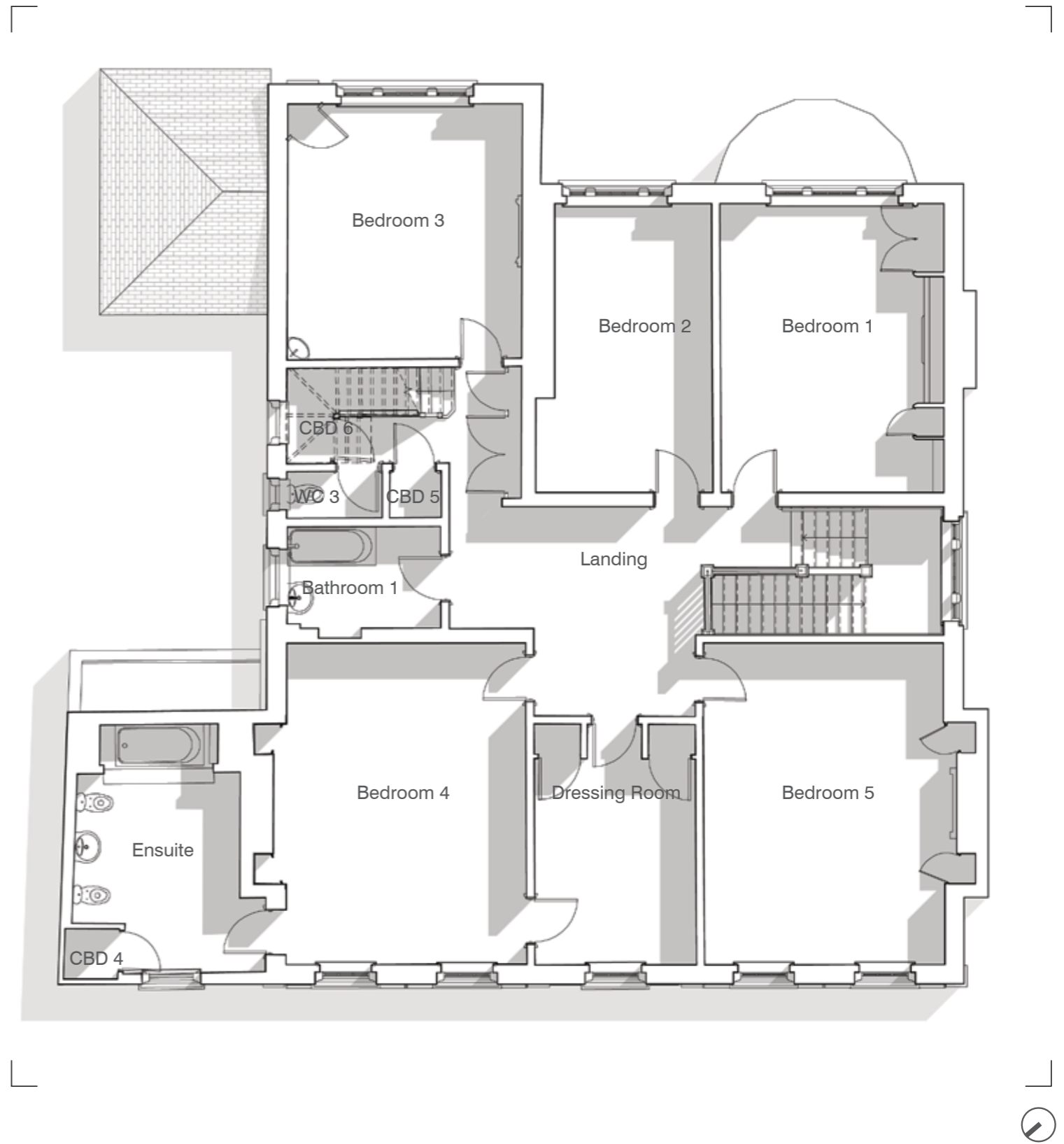
24 HEATH DRIVE. LONDON. NW3 7SB



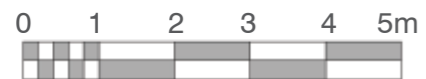
GROUND FLOOR PLAN. DRAWING no. 1001. 1:100@A3



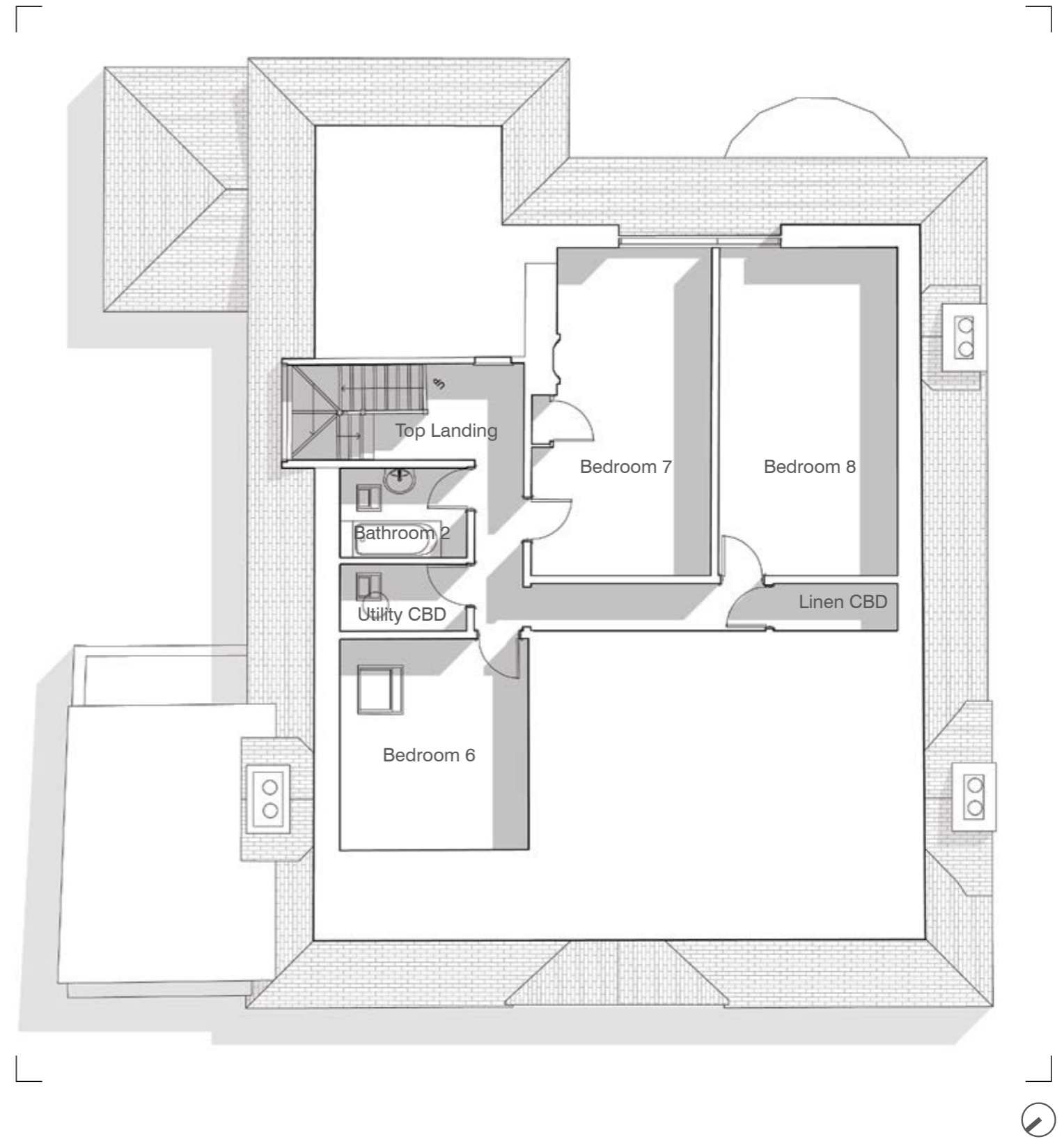
24 HEATH DRIVE. LONDON. NW3 7SB



FIRST FLOOR PLAN. DRAWING no. 1002. 1:100@A3



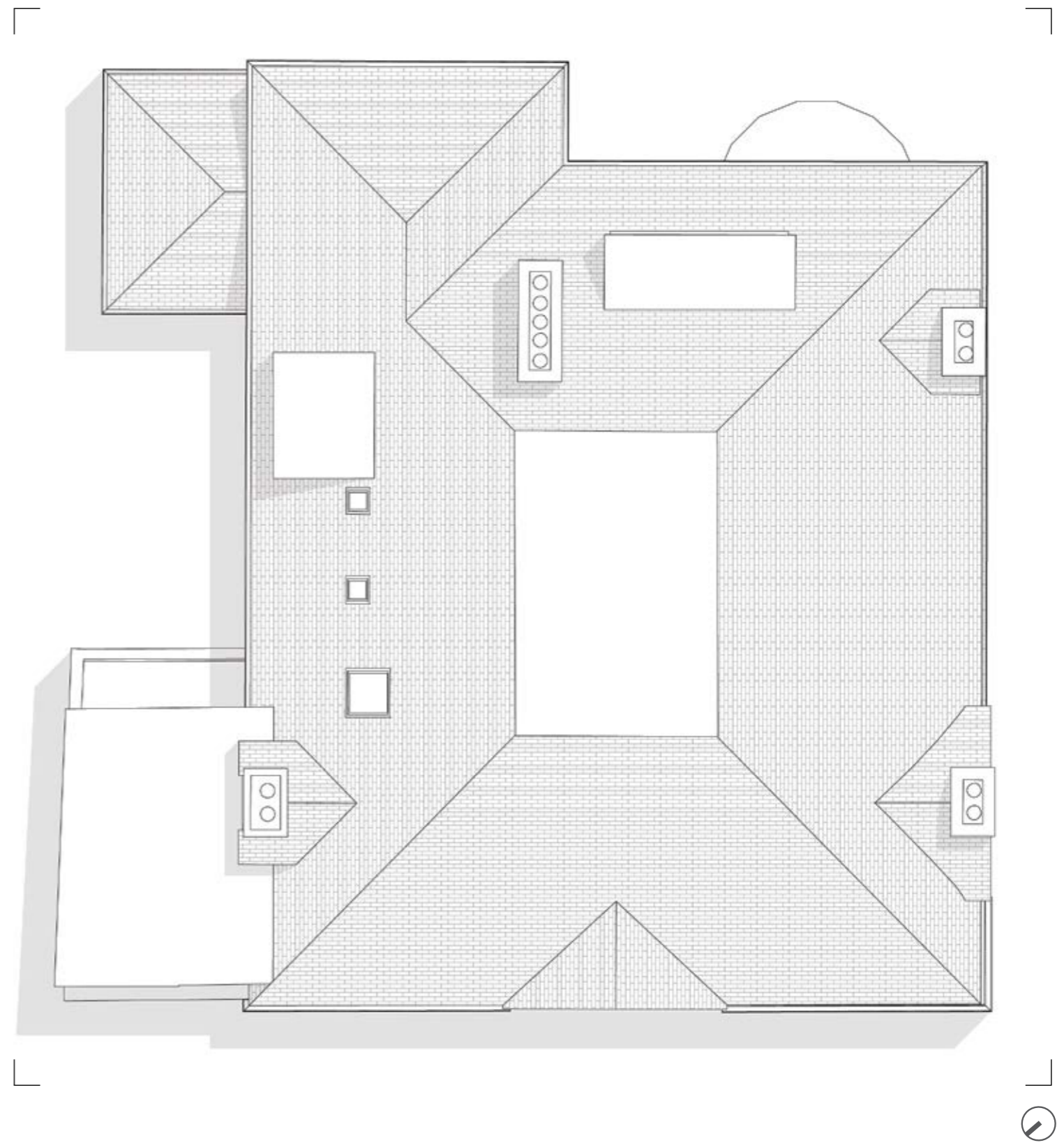
24 HEATH DRIVE. LONDON. NW3 7SB



SECOND FLOOR PLAN. DRAWING no. 1003. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB



ROOF PLAN. DRAWING no. 1004. 1:100@A3

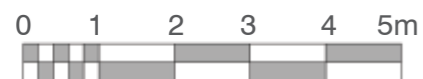


24 HEATH DRIVE. LONDON. NW3 7SB

**EXISTING DRAWINGS
ELEVATIONS**



FRONT STREET ELEVATION. DRAWING no. 1100. 1:100@A3

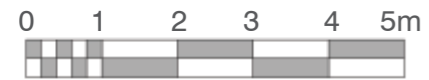


24 HEATH DRIVE. LONDON. NW3 7SB

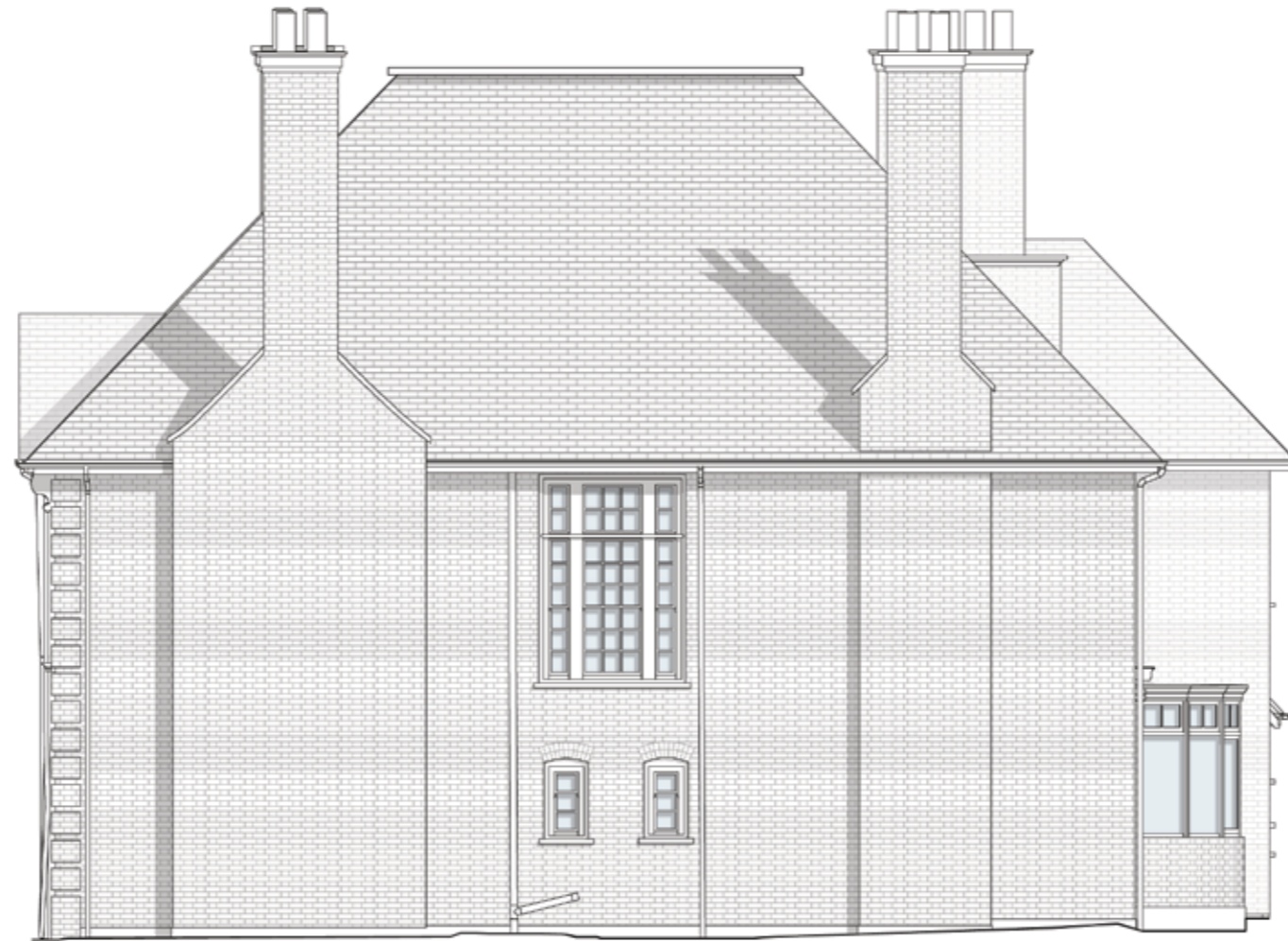
**EXISTING DRAWINGS
ELEVATIONS**



FRONT ELEVATION. DRAWING no. 1101. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB



SOUTH WEST SIDE ELEVATION. DRAWING no. 1102. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

**EXISTING DRAWINGS
ELEVATIONS**



REAR ELEVATION. DRAWING no. 1103. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

**EXISTING DRAWINGS
ELEVATIONS**

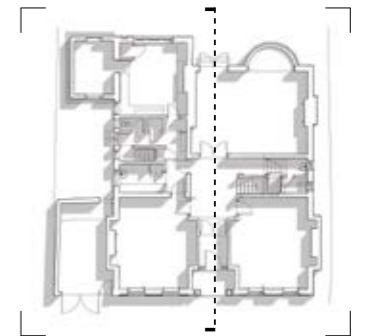


NORTH EAST SIDE ELEVATION. DRAWING no. 1104. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

EXISTING DRAWINGS
SECTIONS

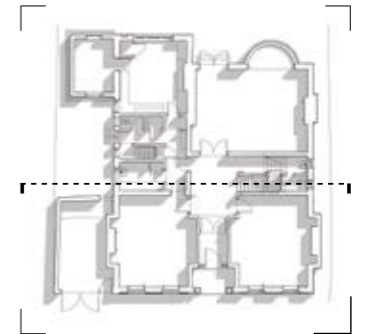


SECTION AA. DRAWING no. 1200. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

EXISTING DRAWINGS
SECTIONS



SECTION BB. DRAWING no. 1201. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB



PART C

SCHEDULE OF ACCOMMODATION

PROPOSED DRAWINGS

VISUAL

SCHEDULE OF ACCOMMODATION

EXISTING SCHEDULE OF ACCOMMODATION:

	(GIA)		(GIA)
Basement	112.0 sq.m	First Floor	205.3 sq.m
	(NIA)		(NIA)
Corridor	6.4 sq.m	Landing	23.3 sq.m
Room 1	5.7 sq.m	Bedroom 1	23.0 sq.m
Room 2	3.8 sq.m	Bedroom 2	16.9 sq.m
Room 3	24.4 sq.m	Bedroom 3	21.4 sq.m
Crawl Space	64.6 sq.m	Bedroom 4	28.6 sq.m
		Bedroom 5	28.8 sq.m
		Dressing Room	13.9 sq.m
		Ensuite	13.6 sq.m
Ground Floor	203.0 sq.m	Bathroom 1	5.7 sq.m
	(NIA)	WC 3	1.6 sq.m
Draught Lobby	3.8 sq.m	Cupboard 4	1.0 sq.m
Entrance Hallway	15.9 sq.m	Cupboard 5	0.9 sq.m
Reception Room	30.4 sq.m	Cupboard 6	1.6 sq.m
Dining Room	30.4 sq.m		
Living Room	44.6 sq.m	Second Floor	135.4 sq.m
Kitchen	20.7 sq.m		(NIA)
Back Corridor	9.4 sq.m	Top Landing	11.3 sq.m
Pantry	5.6 sq.m	Bedroom 6	14.3 sq.m
Utility	9.2 sq.m	Bedroom 7	19.9 sq.m
WC 1	4.8 sq.m	Bedroom 8	21.1 sq.m
WC 2	1.3 sq.m	Bathroom 2	4.1 sq.m
Cupboard 1	1.0 sq.m	Utility Cupboard	3.0 sq.m
Cupboard 2	0.4 sq.m	Linen Cupboard	2.1 sq.m
Cupboard 3	0.9 sq.m	Blocked Room (Not Accessible)	29.0 sq.m
Garage	19.2 sq.m		
		RESIDENTIAL (C3):	
		TOTAL EXISTING FLOOR AREA (GIA)	655.7 sq.m
		<i>(incl. Circulation)</i>	

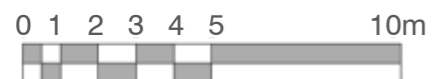
PROPOSED SCHEDULE OF ACCOMMODATION:

	(GIA)		(GIA)
Lower Basement Plant Area	22.9 sq.m	First Floor	213.1 sq.m
			(NIA)
Basement	210.4 sq.m		(NIA)
	(NIA)	Landing	23.3 sq.m
Corridor	9.0 sq.m	Bedroom 1	23.0 sq.m
Lift Lobby	0.5 sq.m	Bedroom 2	21.5 sq.m
Lounge	31.0 sq.m	Master Bedroom	28.6 sq.m
Swimming Pool Area	61.0 sq.m	Master Dressing Room	28.6 sq.m
Treatment Room	9.0 sq.m	Master Dressing Ensuite	13.0 sq.m
Sauna	3.3 sq.m	Bedroom 1 Ensuite	14.2 sq.m
Changing/Shower/WC	6.0 sq.m	Bedroom 2 Ensuite	5.8 sq.m
Gym	36.5 sq.m	Study	17.2 sq.m
Cupboards	2.4 sq.m	WC 3	1.6 sq.m
Store	2.5 sq.m	Store	1.6 sq.m
		Cupboard	1.0 sq.m
		Cupboard	0.6 sq.m
Ground Floor	274.3 sq.m		
	(NIA)	Second Floor	138.2 sq.m
Draught Lobby	3.8 sq.m		(NIA)
Entrance Hallway	15.9 sq.m	Top Landing	7.3 sq.m
Family Room	30.4 sq.m	Bedroom 3	21.7 sq.m
Formal Living Room	30.4 sq.m	Bedroom 4	27.4 sq.m
Living Room	40.8 sq.m	Bedroom 5	14.7 sq.m
Dining Room	21.5 sq.m	Bedroom 6	8.5 sq.m
Main Kitchen (Rear Extension)	30.9 sq.m	Bathroom	4.5 sq.m
Secondary Kitchen	7.7 sq.m	Bedroom 3 Ensuite	5.1 sq.m
Back Corridor	9.4 sq.m	Bedroom 4 Ensuite	5.5 sq.m
Boots Room/Utility 1	15.2 sq.m	Kitchenette/Utility 2	6.6 sq.m
WC 1	2.8 sq.m	Store	3.0 sq.m
WC 2	1.7 sq.m		
Cloak 1	0.5 sq.m	Loft Space Boiler Room	10.5 sq.m
Cloak 2	0.5 sq.m		
Cloak 3	1.3 sq.m	RESIDENTIAL (C3):	
Cloak 4	0.9 sq.m	TOTAL PROPOSED FLOOR AREA (GIA)	869.4 sq.m
Store	0.2 sq.m	<i>(incl. Circulation)</i>	
Garage	19.2 sq.m		
Garden studio space	10.5 sq.m		

PROPOSED DRAWINGS
BLOCK PLAN

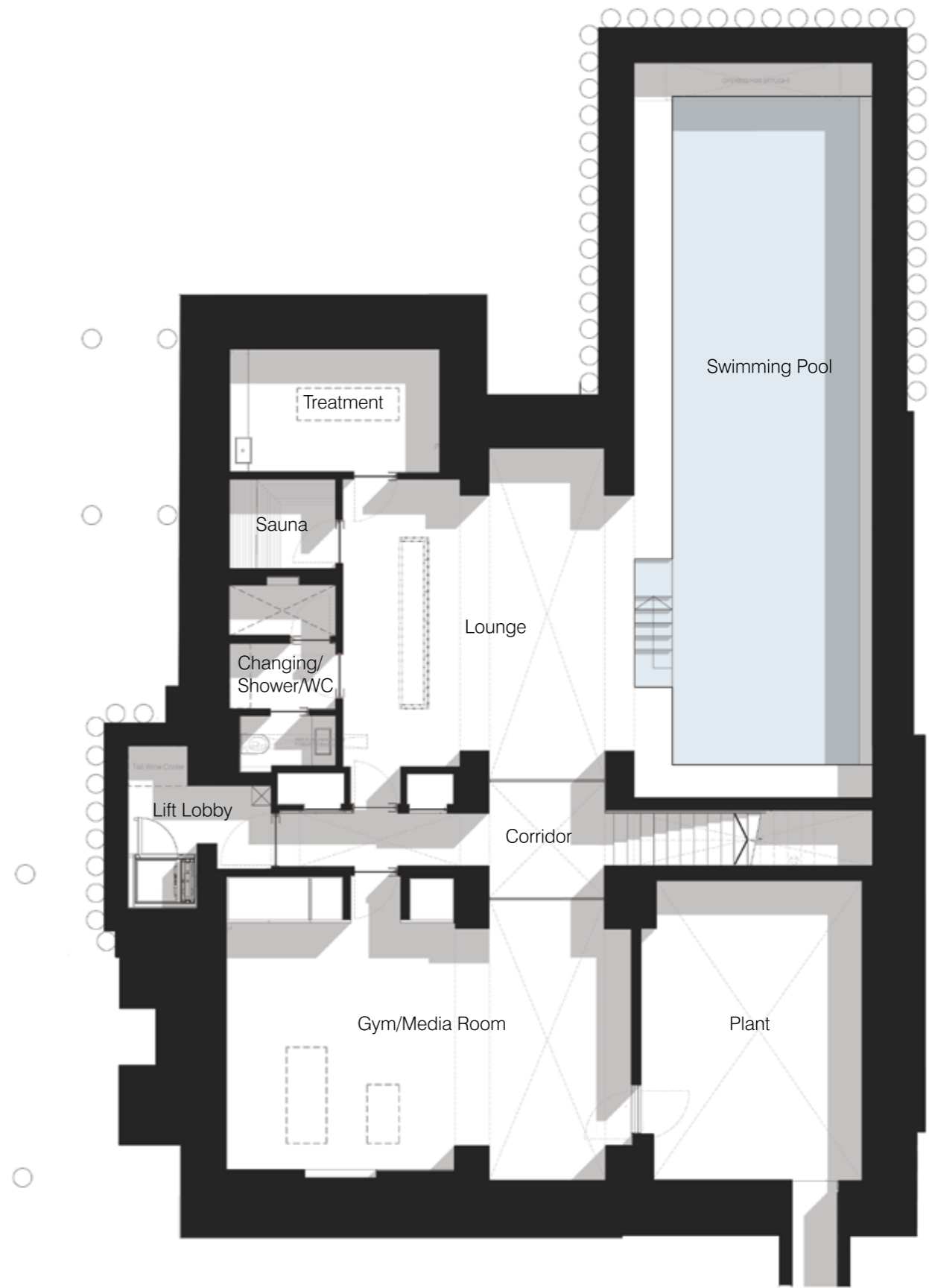


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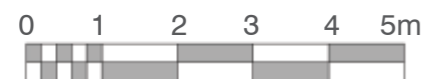


24 HEATH DRIVE. LONDON. NW3 7SB





BASEMENT FLOOR PLAN. DRAWING no. 2001. 1:100@A3



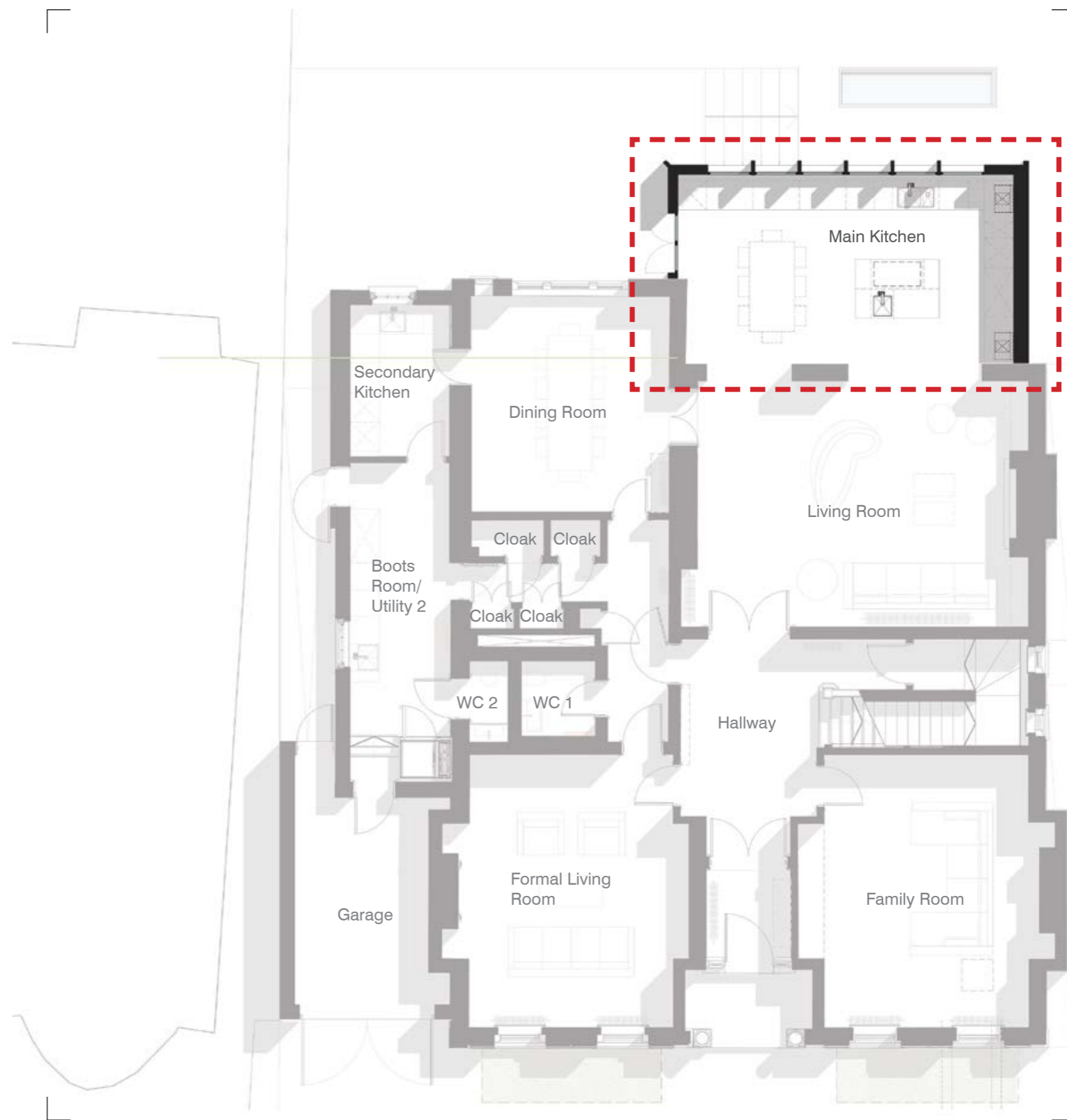
24 HEATH DRIVE. LONDON. NW3 7SB

**PROPOSED DRAWINGS
FLOOR PLANS**

OVERVIEW OF PROPOSALS

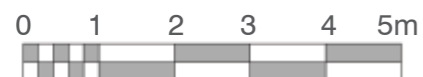
In July and August 2020, the revised rear extension scheme was discussed in the planning meetings. The Camden Borough Council planning department has advised us to retain the existing external wall between the dining room and the secondary kitchen but enlarge the rear extension as a main kitchen.

Following the associated feedbacks from the Council, the design and layout changes have been prompted to the ground floor, specifically with the revised rear extension design and new kitchen position. The proportion of the rear extension has been carefully crafted and considered from elevation views and planform in order to create a harmonic relation to the existing house. It will provide additional kitchen and casual dining space to the family house, and natural light into the currently dark and deep living room.



 **Rear Extension Area**

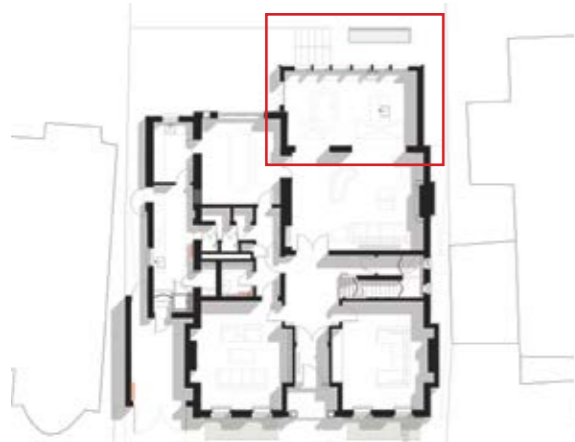
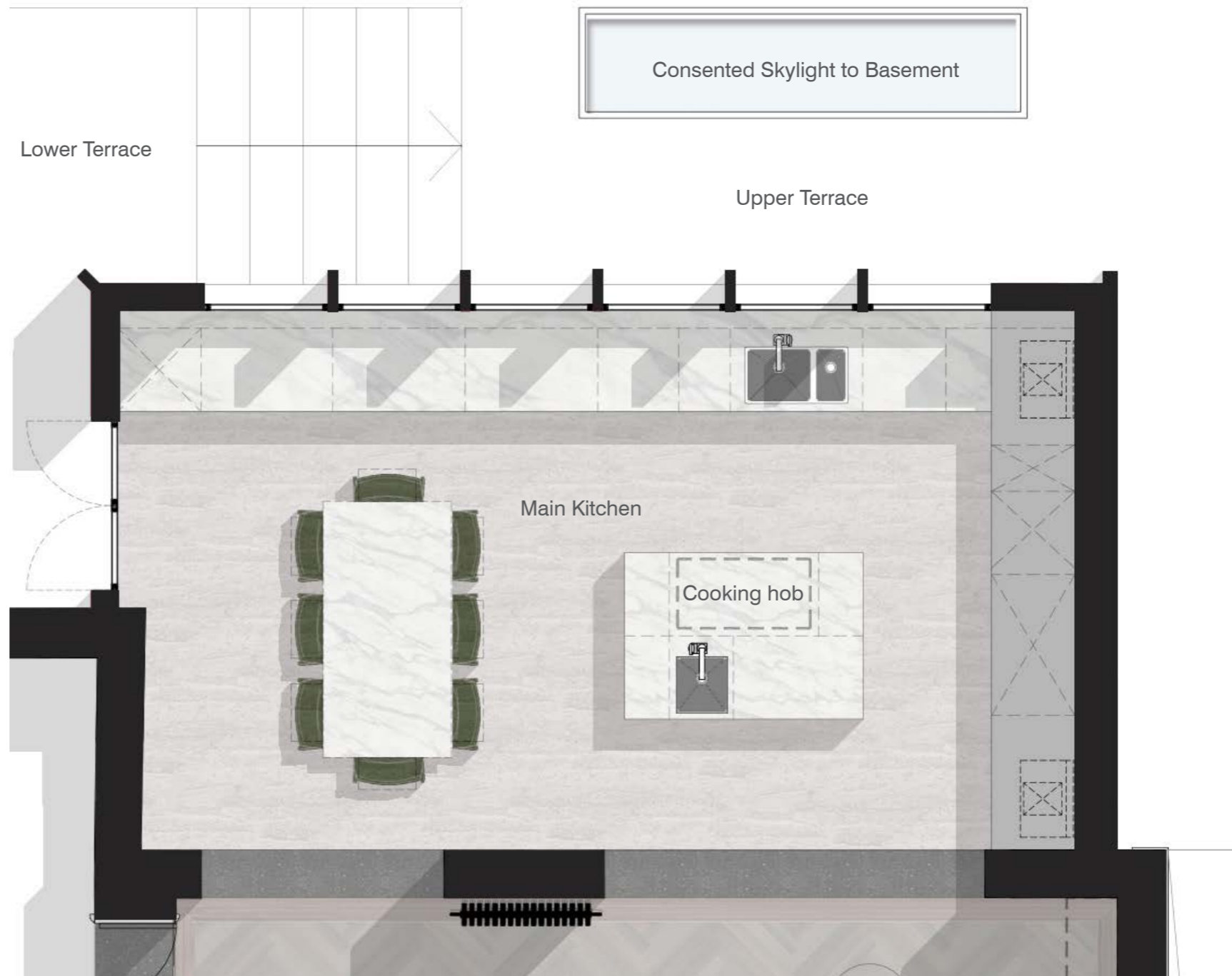
GROUND FLOOR PLAN. DRAWING no. 2002. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

PROPOSED DRAWINGS

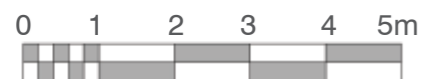
KITCHEN EXTENSION FLOOR PLAN





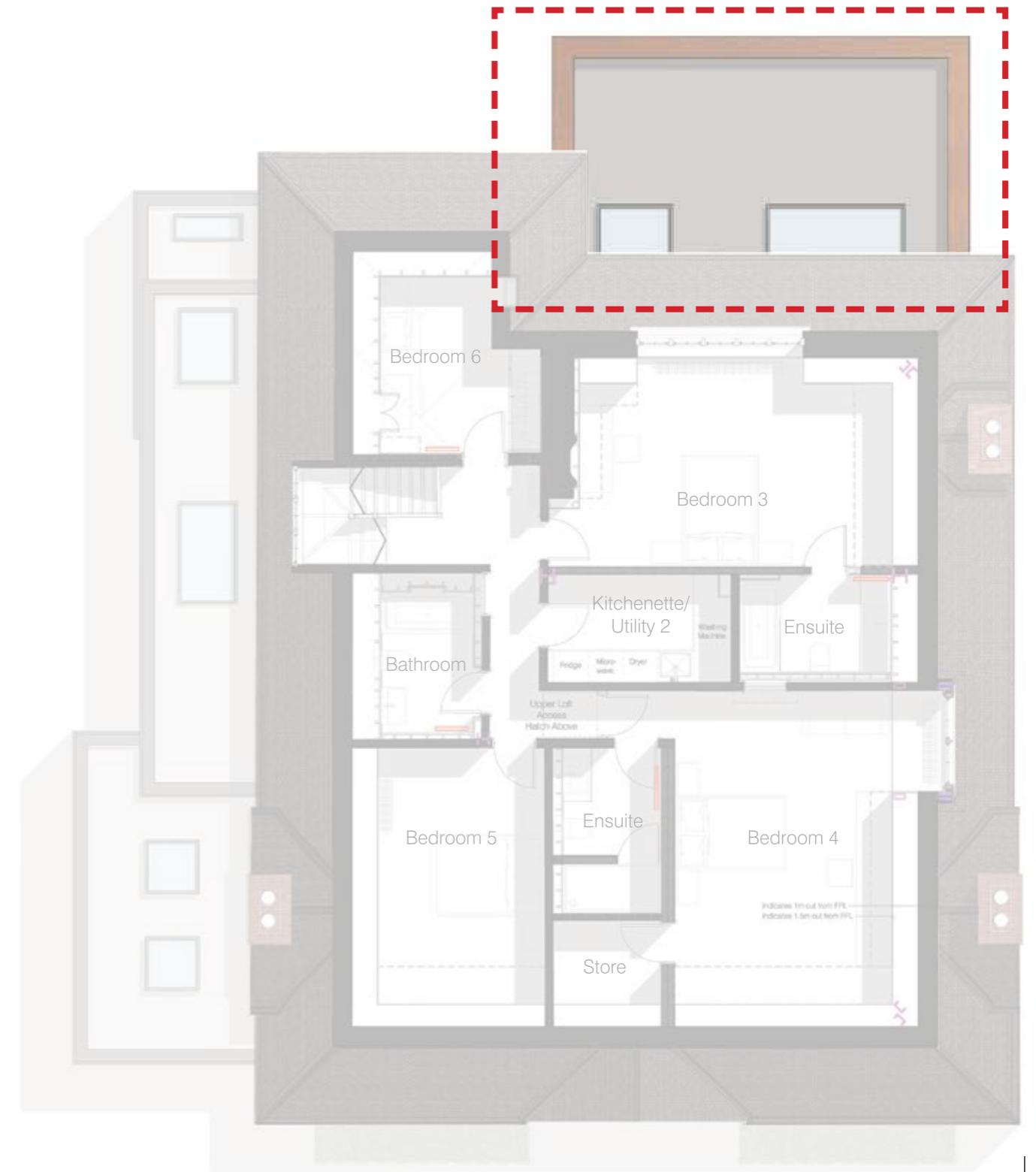
 Rear Extension Area

FIRST FLOOR PLAN. DRAWING no. 2003. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB





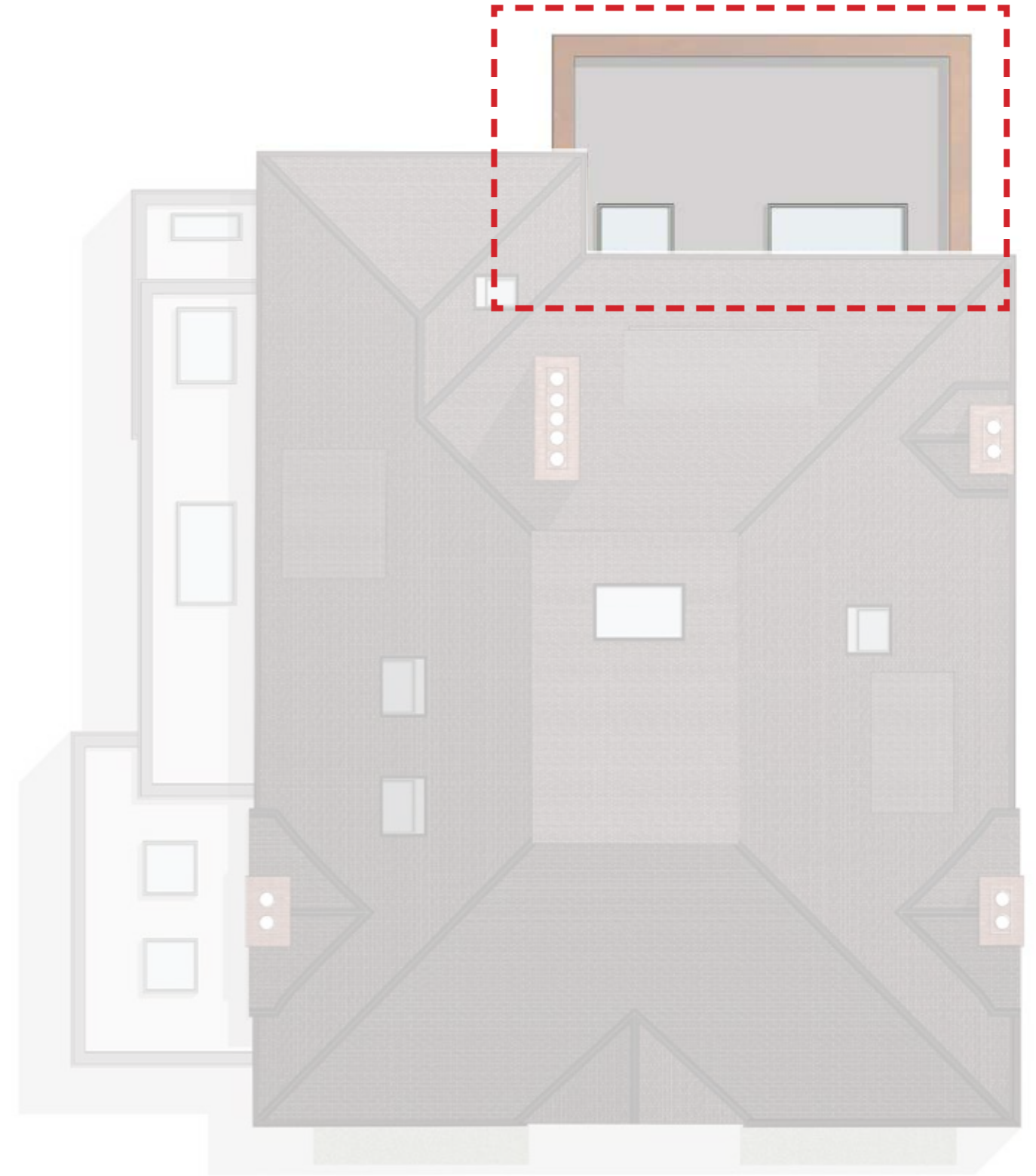
 Rear Extension Area

SECOND FLOOR PLAN. DRAWING no. 2004. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

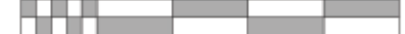




 **Rear Extension Area**

ROOF PLAN. DRAWING no. 2005. 1:100@A3

0 1 2 3 4 5m



24 HEATH DRIVE. LONDON. NW3 7SB

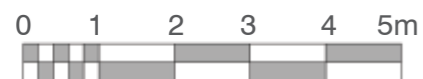


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**PROPOSED DRAWINGS
ELEVATIONS**



FRONT STREET ELEVATION. DRAWING no. 2100. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

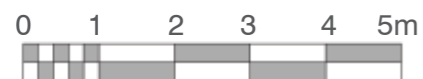
PROPOSED DRAWINGS ELEVATIONS

OVERVIEW OF PROPOSALS

The proposed contemporary rear extension is not visible from the front elevation.



FRONT ELEVATION. DRAWING no. 2101. 1:100@A3

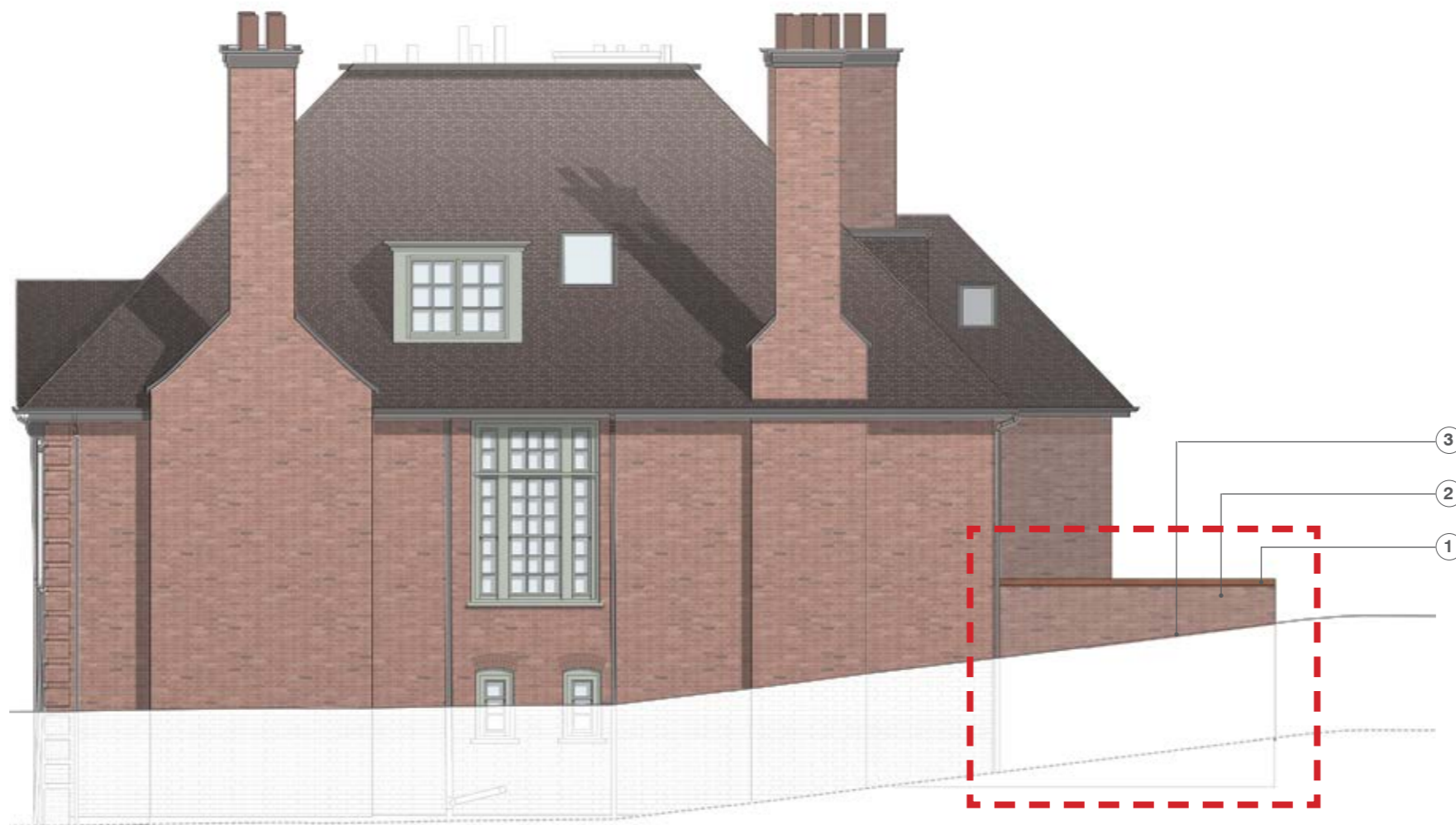


24 HEATH DRIVE. LONDON. NW3 7SB

PROPOSED DRAWINGS ELEVATIONS

OVERVIEW OF PROPOSALS

To the south-west elevation, the line of masonry will continue from the existing building to the extension in order to create a consistent appearance of this elevation to the neighbours. The new brickwork of the extension will match the tone and colour of the original handmade red bricks. The overall depth of the rear extension has been reduced from the consented scheme.



KEY

- 1. Corten Coping
- 2. Masonry
- 3. Indicative line of existing fence

 **Rear Extension Area**

SOUTH WEST SIDE ELEVATION. DRAWING no. 2102. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

**PROPOSED DRAWINGS
ELEVATIONS**

OVERVIEW OF PROPOSALS

To the rear, with respect to the historic building, the alignments between the new extension windows and the existing windows of the house are our main design consideration. We took the inspiration for the proportions of the fenestration from the windows of the main building, taking vertical and horizontal lines across. The new windows are made to align with the existing ground floor windows on its right horizontally, and to align with the existing first floor windows vertically.

The rear facade is south-east facing, therefore the large area of glass will bring ample natural light into the currently dark and deep living room whilst occupiers will be able to enjoy sweeping views into the garden.

The protruding fins of corten creates depth and texture to the new facade. Each window is separated by a corten fin which fits in with the proportions. To respond to the Council's concern about the thickness of the corten frame, we have made the frame more slender by reducing half of its width approximately.

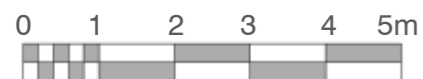


KEY

- 1. 'Corten' steel cladding
- 2. Glazing

Rear Extension Area

REAR ELEVATION. DRAWING no. 2103. 1:100@A3

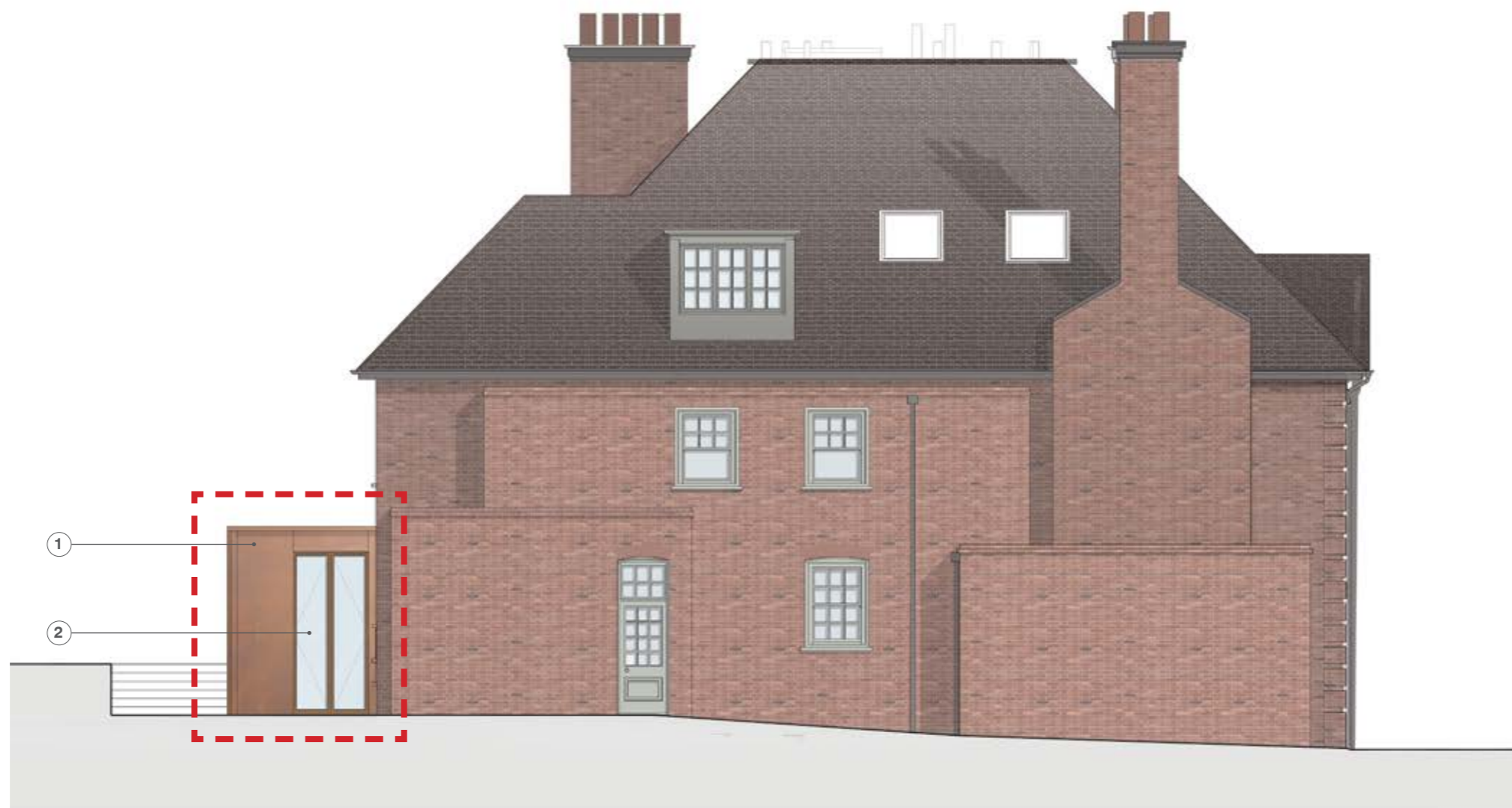


24 HEATH DRIVE. LONDON. NW3 7SB

**PROPOSED DRAWINGS
ELEVATIONS**

OVERVIEW OF PROPOSALS

The 'Corten' steel envelope, on the contemporary rear extension not only minimises the visual impacts to the Grade II listed detached house, but also celebrates the original handmade red bricks and create a harmonic relation to its historic appearance. Therefore, the ratio of 'Corten' steel area has been increased while the glazed area has been decreased from this revised scheme. The overall depth of the rear extension has also been reduced from the consented scheme.

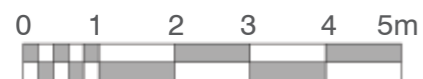


KEY

- 1. 'Corten' steel cladding
- 2. Glazed double doors

Rear Extension Area

NORTH EAST SIDE ELEVATION. DRAWING no. 2104. 1:100@A3



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PROPOSED DRAWINGS
SECTIONS

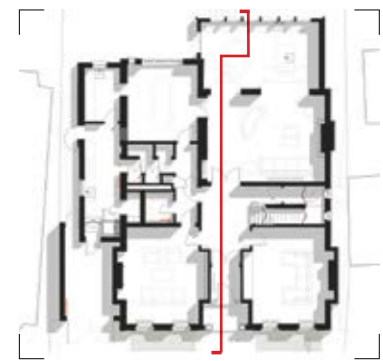


 Rear Extension Area

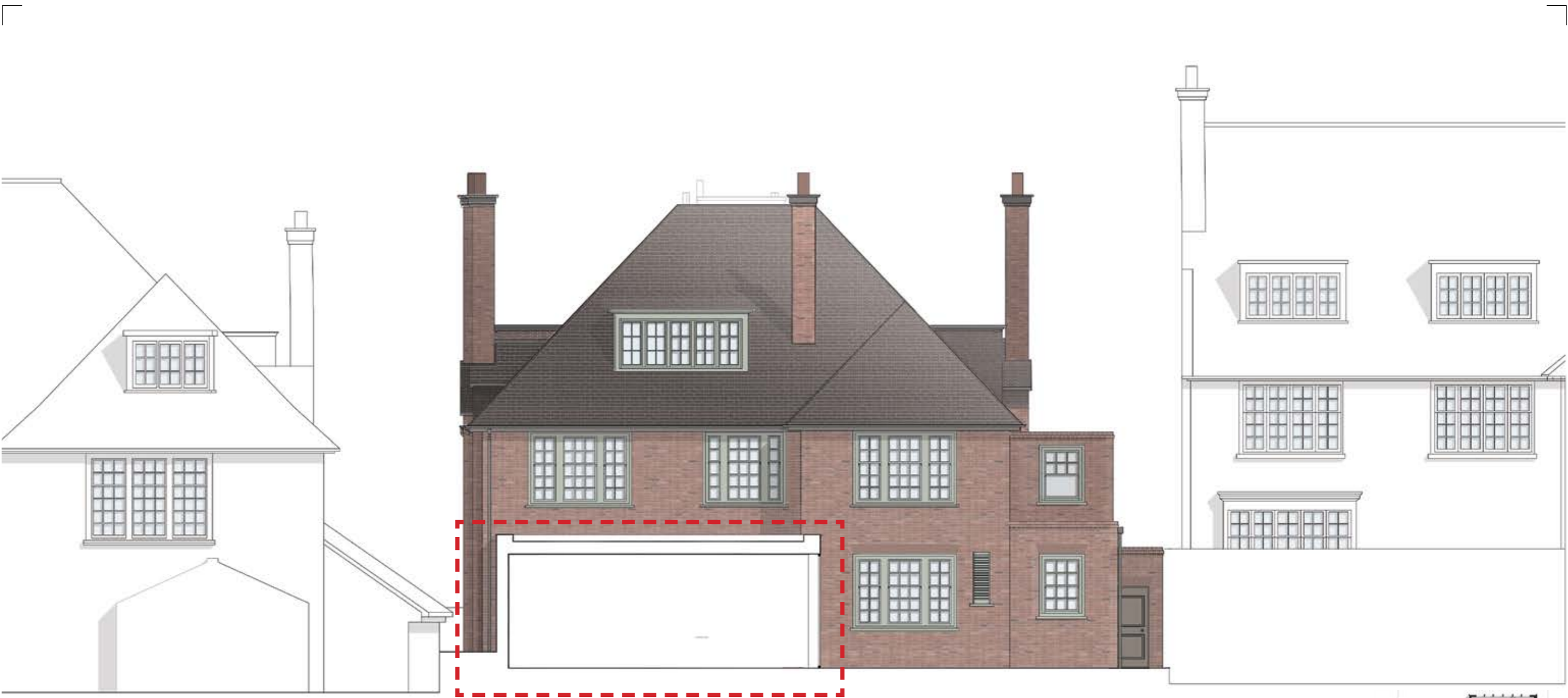
SECTION AA. DRAWING no. 2200. 1:100@A3



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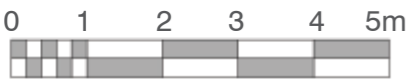


PROPOSED DRAWINGS
SECTIONS

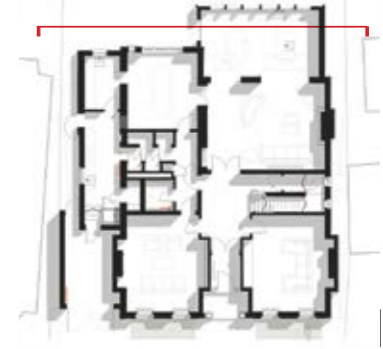


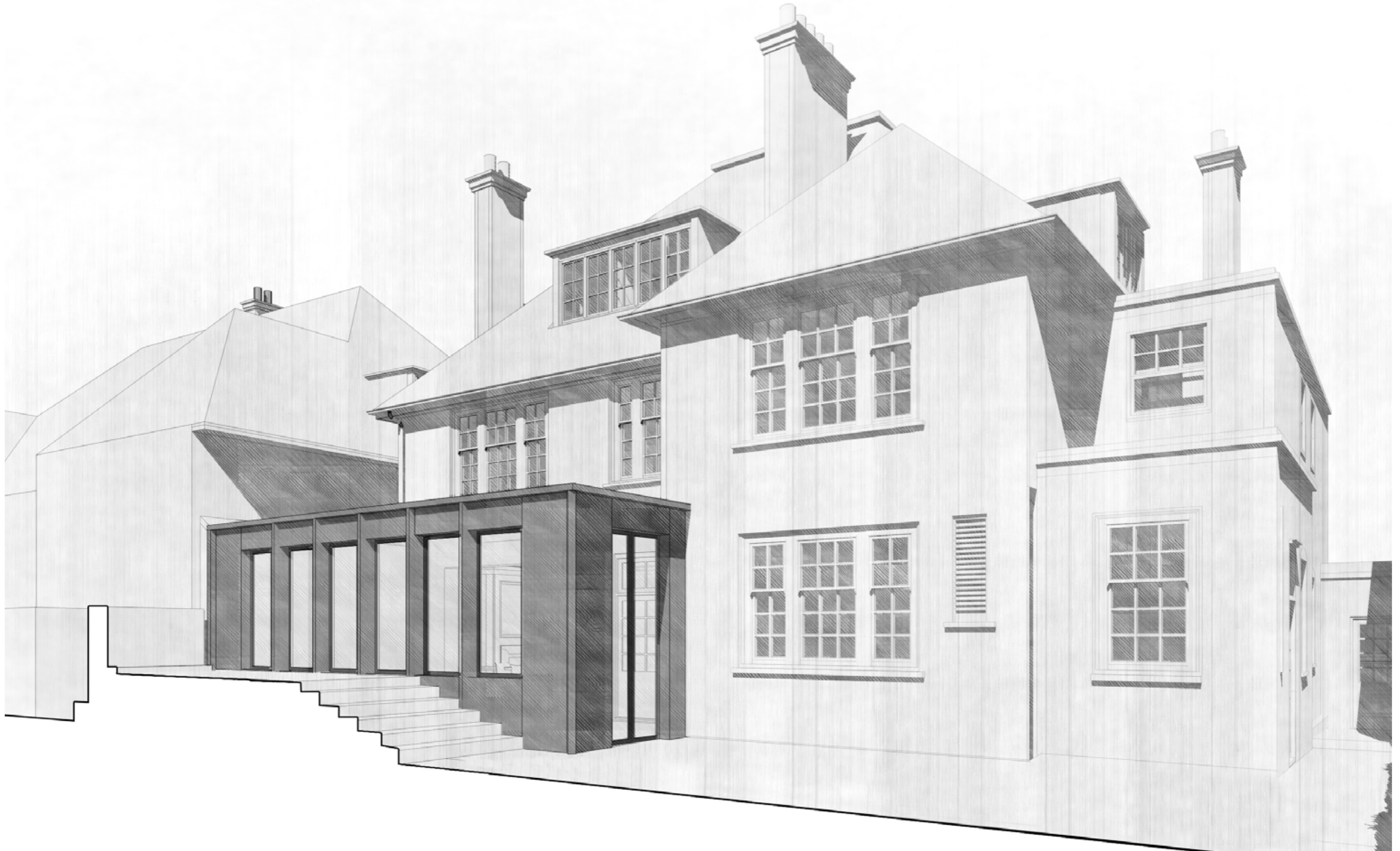
 **Rear Extension Area**

SECTION BB. DRAWING no. 2201. 1:100@A3



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PART D

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT MATERIALS

Through a series of careful considerations and researches of various material choices, we have developed the current proposals to compliment the characteristics of the listed building.

1. PRIMARY

The predominant material forming the body of the extension is 'Corten' steel cladding. As such it is forming a lightweight structure. The colour and tone of the material is similar to the original handmade red bricks. The 'Corten' steel box creates a distinct and harmonic addition.

2. SECONDARY

The solid body of the rear contemporary extension contrasts with the large projecting glass boxes. It creates a visual connection with the surrounding context and provides a lightweight appearance. Also, it brings in natural light into the habitable space.

2. THIRD

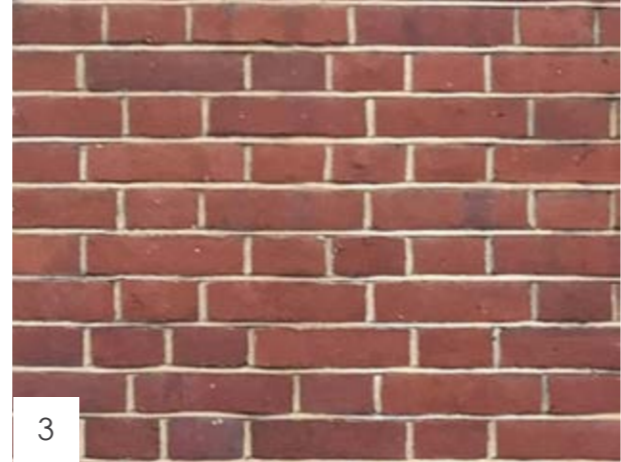
The new brickwork of the extension's south-west elevation will match the tone and colour of the original handmade red bricks.



1



2

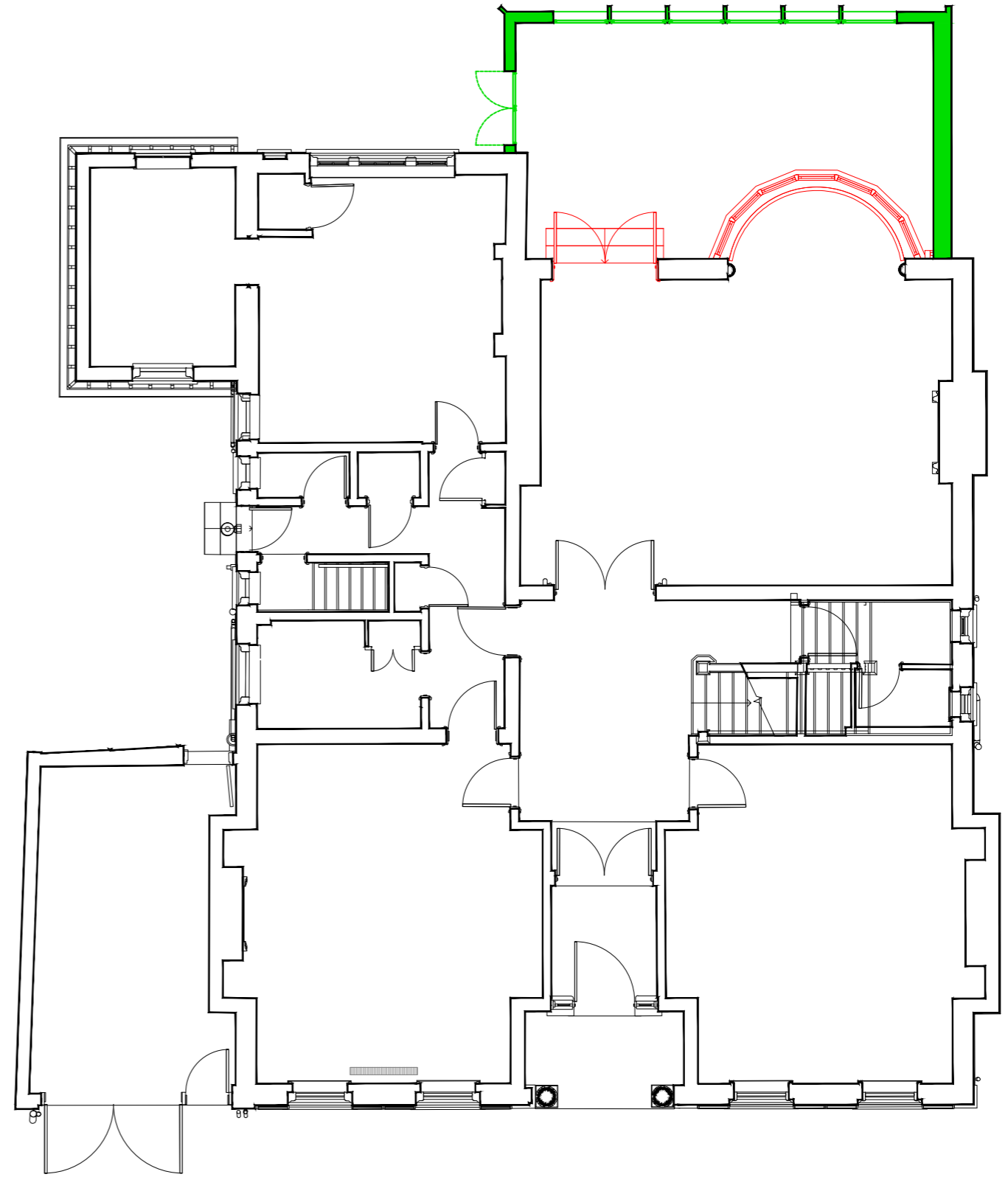


3





PART E

STRIPOUT DRAWINGS



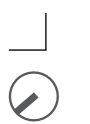
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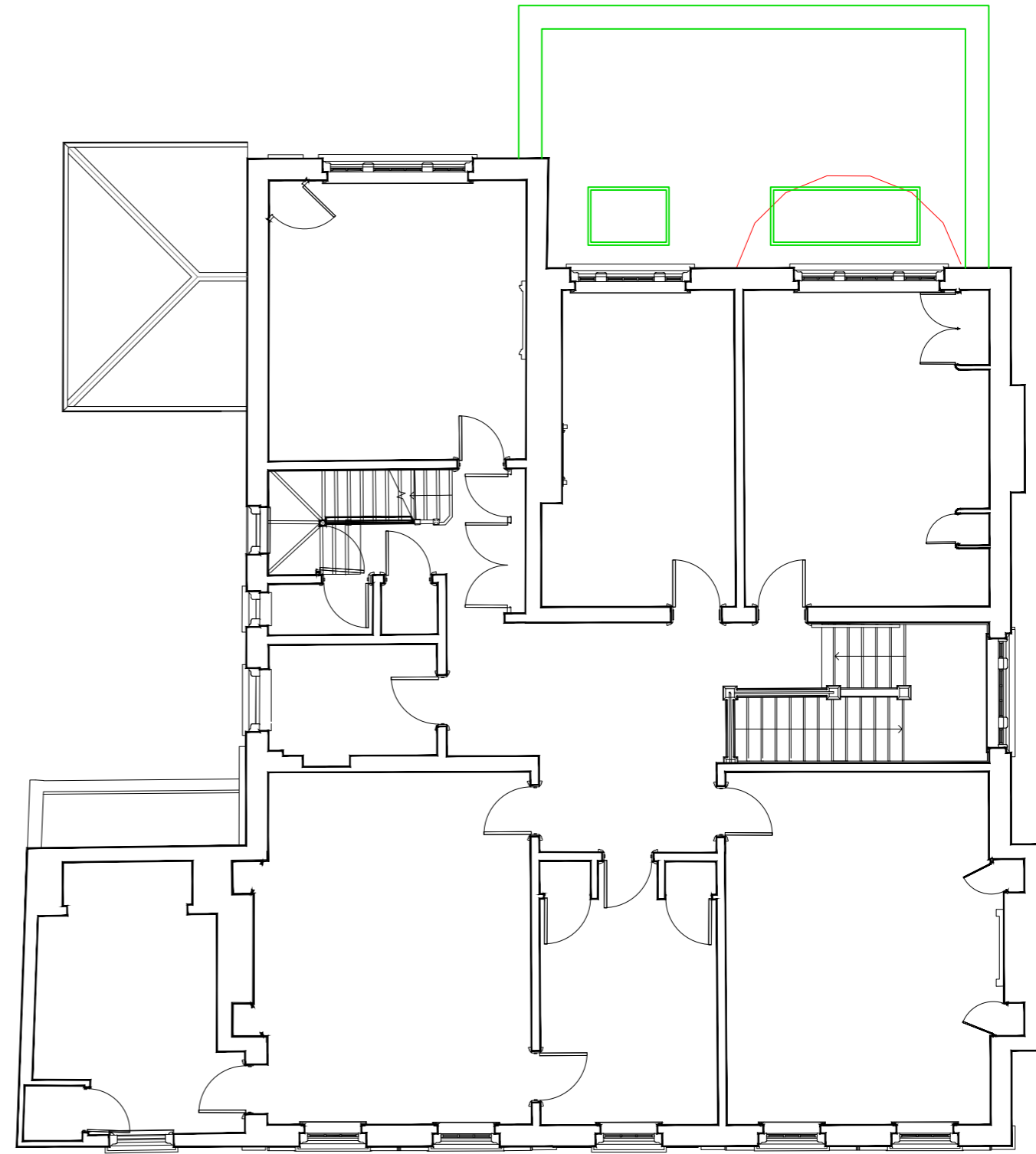
-  Parts to be stripped out
-  New fabric

GROUND FLOOR PLAN. DRAWING no. 1501. 1:100@A3





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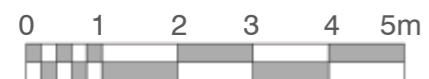




KEY

-  Parts to be stripped out
-  New fabric

FIRST FLOOR PLAN. DRAWING no. 1502. 1:100@A3



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PART F

APPENDIX

PHOTOGRAPHIC RECORD | INTERIOR

PHOTOGRAPHIC RECORD
INTERIOR | GROUND FLOOR



Living Room



Living Room



Living Room



Living Room



Living Room



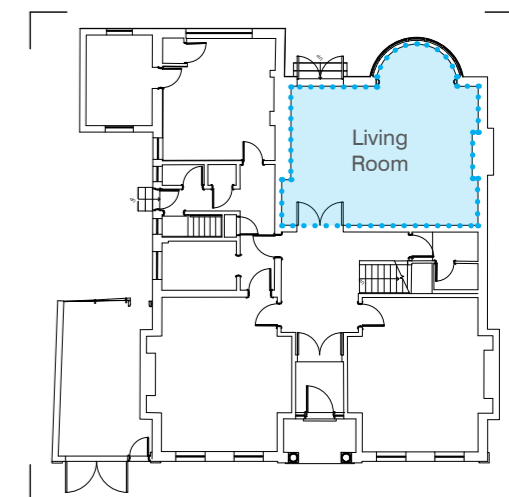
Living Room



Living Room. Non-original bay window



Living Room. Non-original bay window



PHOTOGRAPHIC RECORD | EXTERIOR

PHOTOGRAPHIC RECORD
EXTERIOR



Front View



Front View



Rear View



Rear View to the non-original bay window



Rear View to the non-original bay window



Rear View



Rear View



Current condition of the bay window



Current condition of the bay window

