

kyson:

CONTENTS

PART A

INTRODUCTION	04
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SITE LOCATION	05
---------------	----

Camden, London	
Proposal Site	

SITE HISTORY AND CONTEXT	07
--------------------------	----

Local History	
Site Accessibility	

PLANNING CONTEXT	10
------------------	----

Relevant Application History	
Precedents	

PART B

EXISTING DRAWINGS	12
-------------------	----

Site Plans	
Elevations	
Sections	

PART C

SCHEDULE OF ACCOMMODATION	27
---------------------------	----

PROPOSED DRAWINGS	28
-------------------	----

Plans	
Elevations	
Sections	
Visual	

PART D

DESIGN DEVELOPMENT	43
--------------------	----

Materials	
-----------	--

PART E

STRIPOUT DRAWINGS	45
-------------------	----

Plans	
-------	--

PART F

APPENDIX	48
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Existing Photographic Record Interior	
Existing Photographic Record Exterior	

PART A

INTRODUCTION

SITE LOCATION

SITE HISTORY AND CONTEXT

PLANNING CONTEXT

INTRODUCTION

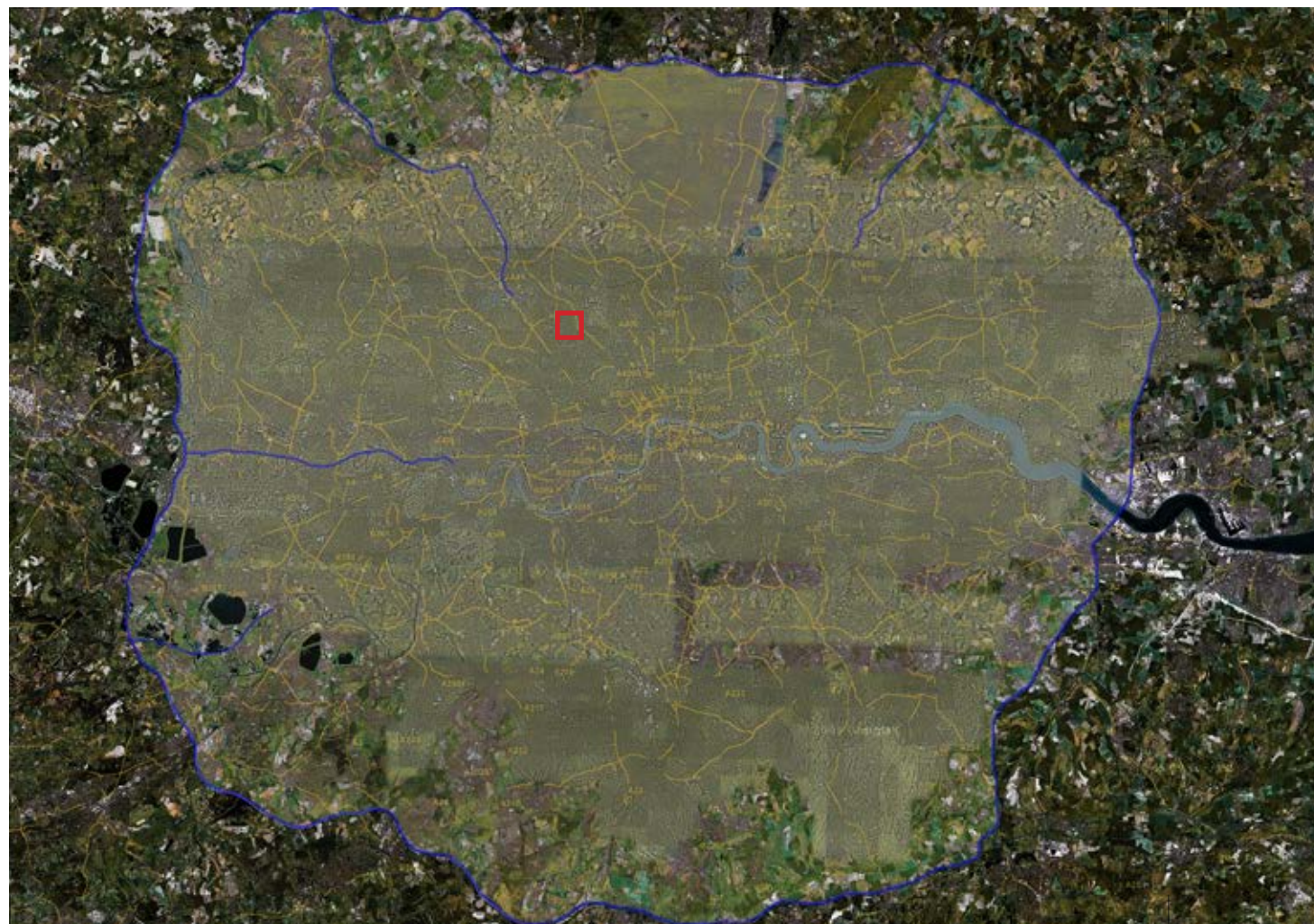
This brochure has been prepared in support of a Section 73 Minor Material Amendments application and Listed Building Consent application from the London Borough of Camden for the amendment of the rear extension of 24 Heath Drive, a Grade II listed detached family dwelling house.

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)

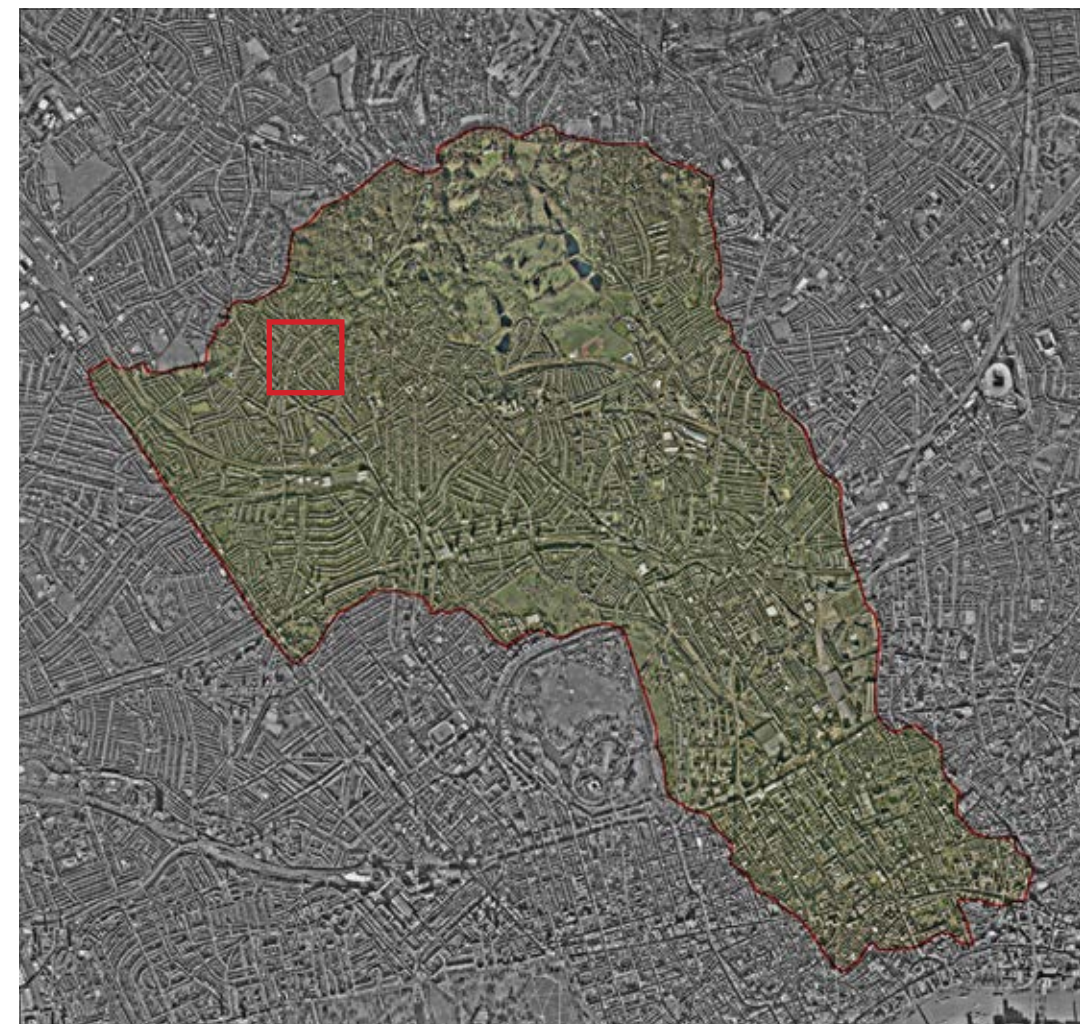
This revised brochure has also reflected and captured the feedback from the London Borough of Camden in January 2021 to retain the existing Ground floor rear entry door in situ in order to preserve its historic value.

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



Buses

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



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

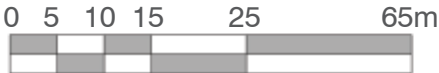
PART B

EXISTING DRAWINGS

EXISTING DRAWINGS
SITE PLAN



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

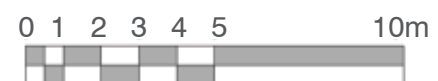


24 HEATH DRIVE. LONDON. NW3 7SB

EXISTING DRAWINGS
BLOCK PLAN



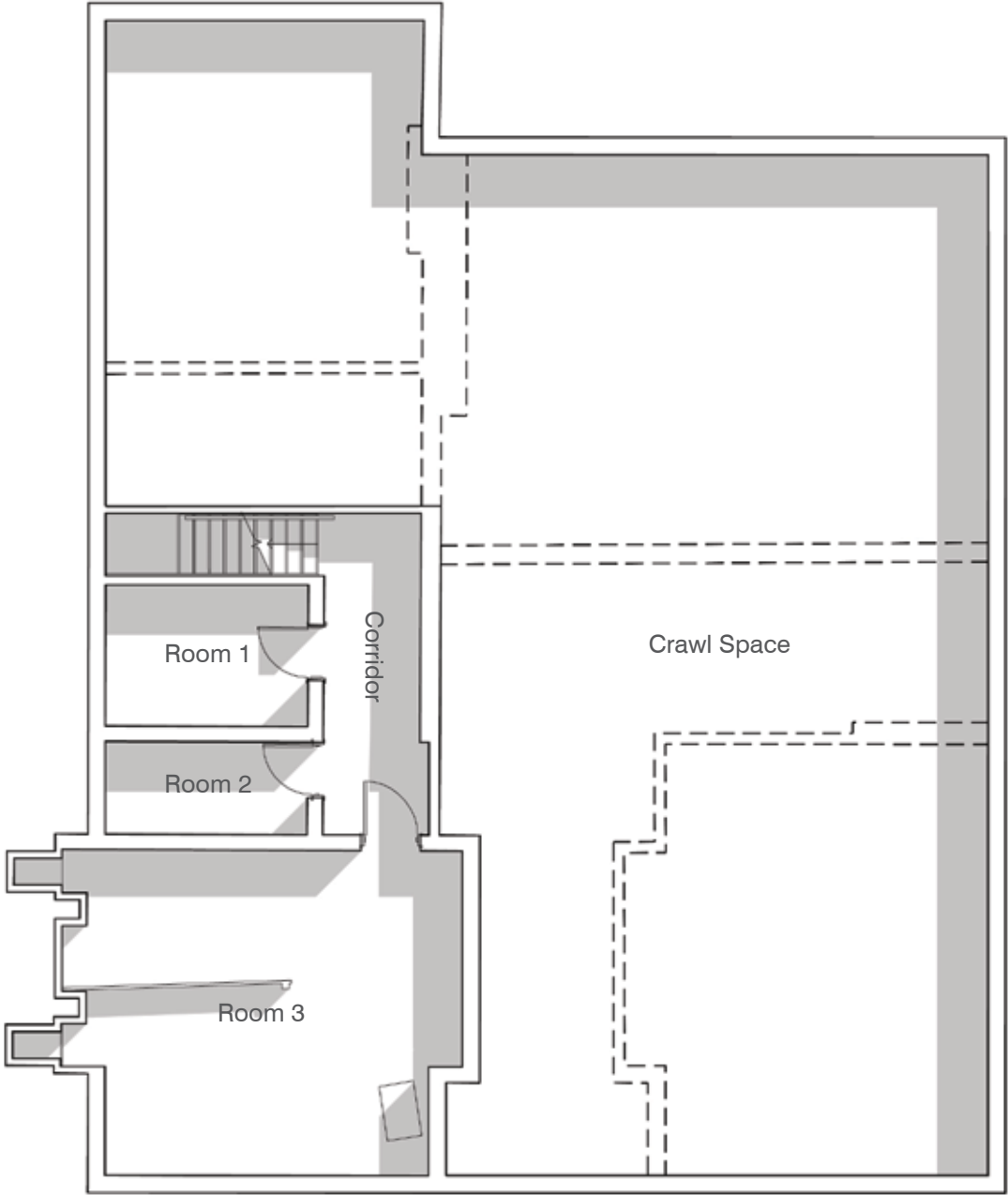
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24 HEATH DRIVE. LONDON. NW3 7SB



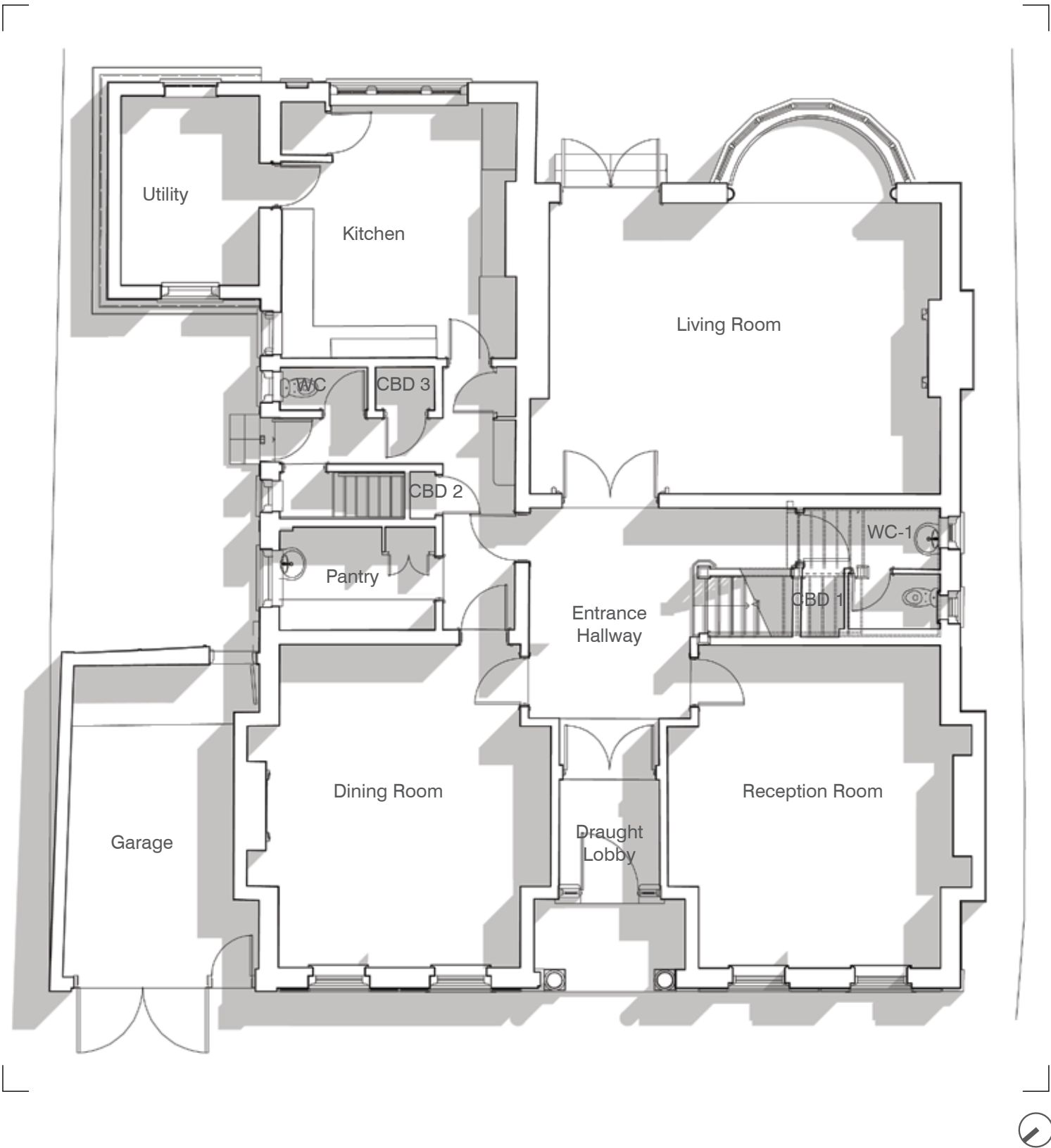
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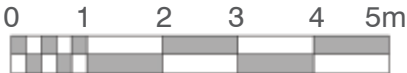
BASEMENT FLOOR PLAN. DRAWING no. 1000. 1:100@A3



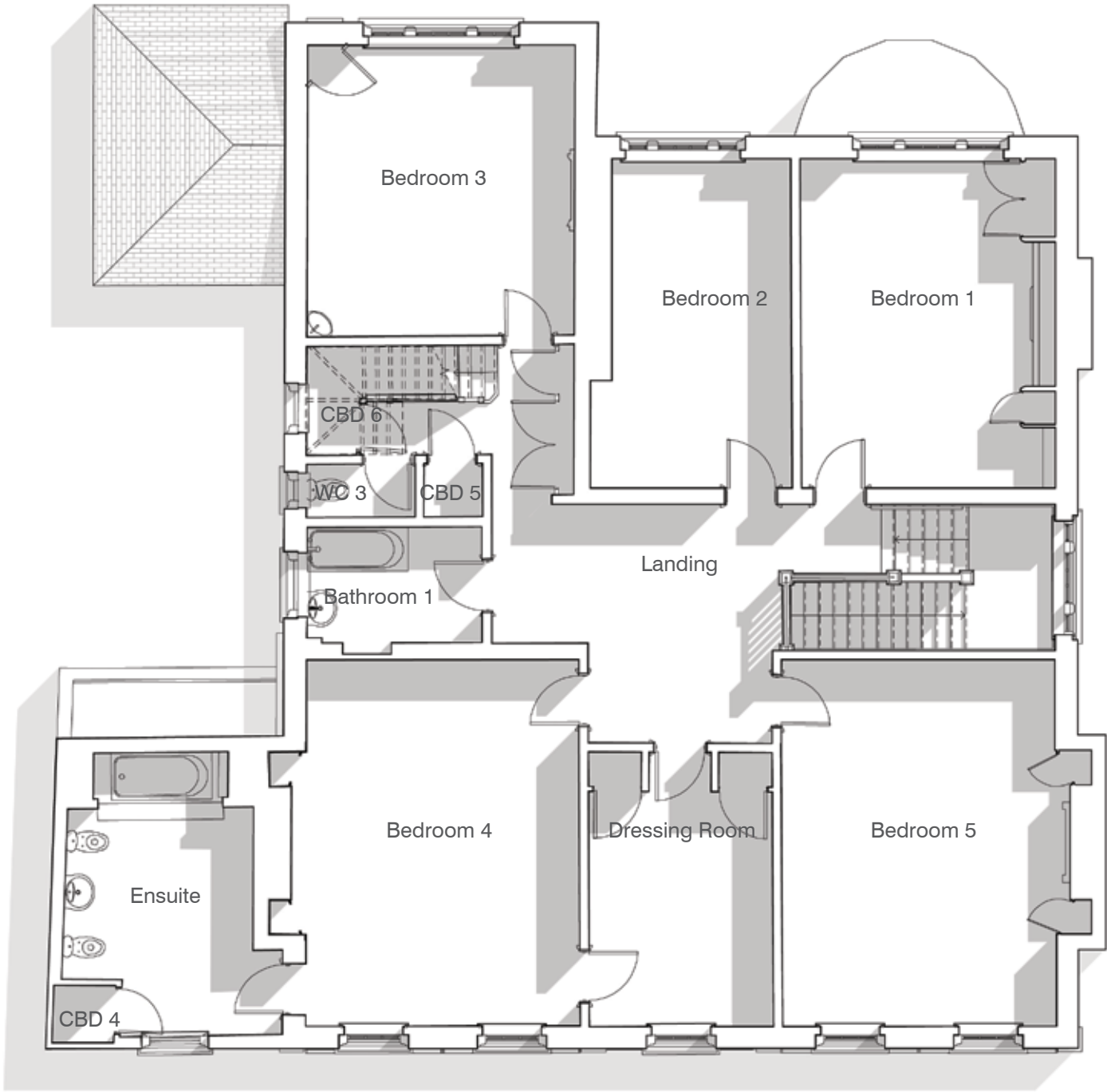
24 HEATH DRIVE. LONDON. NW3 7SB



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



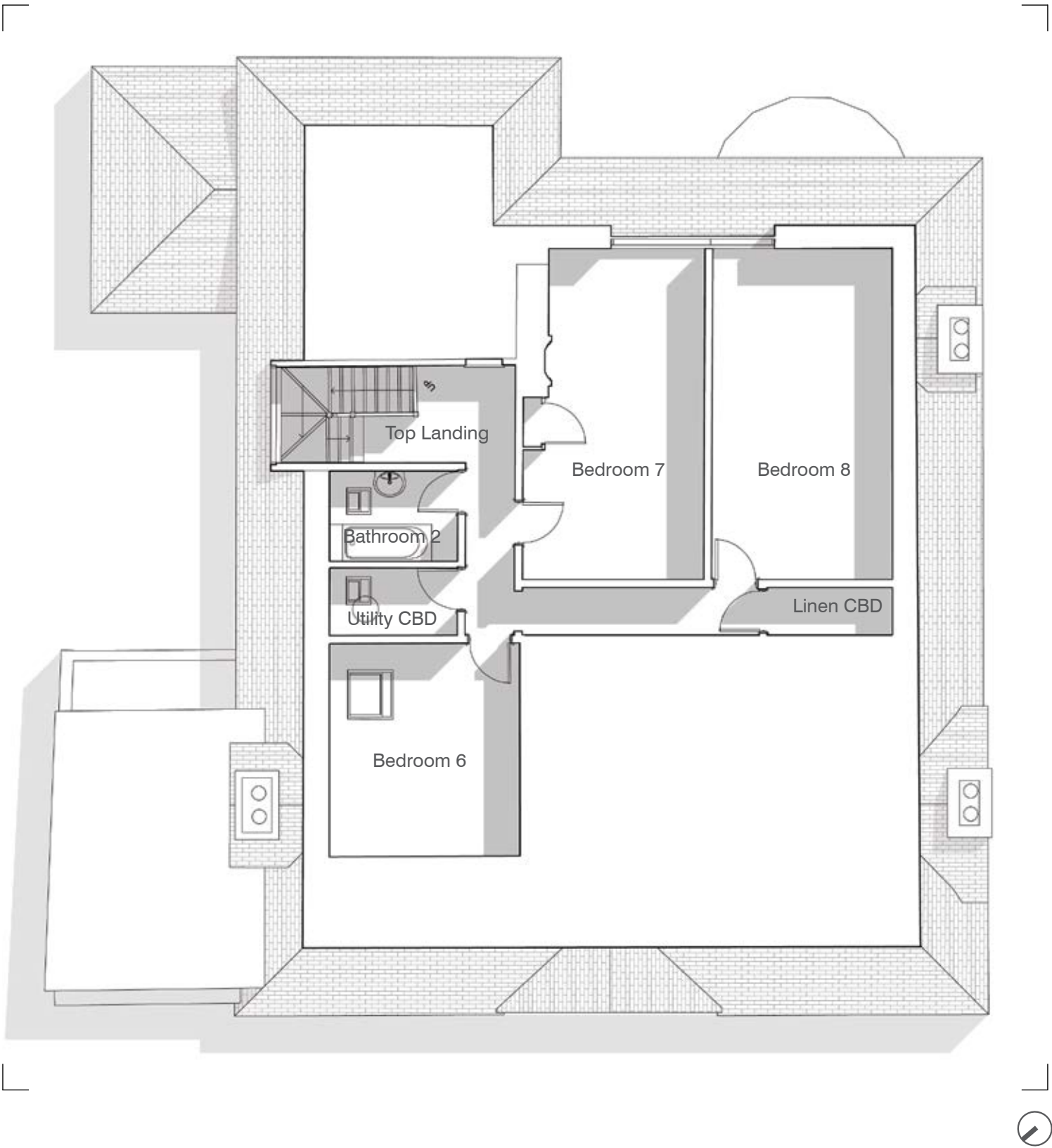
24 HEATH DRIVE. LONDON. NW3 7SB



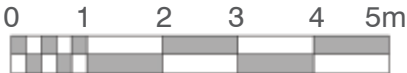
FIRST FLOOR PLAN. DRAWING no. 1002. 1:100@A3



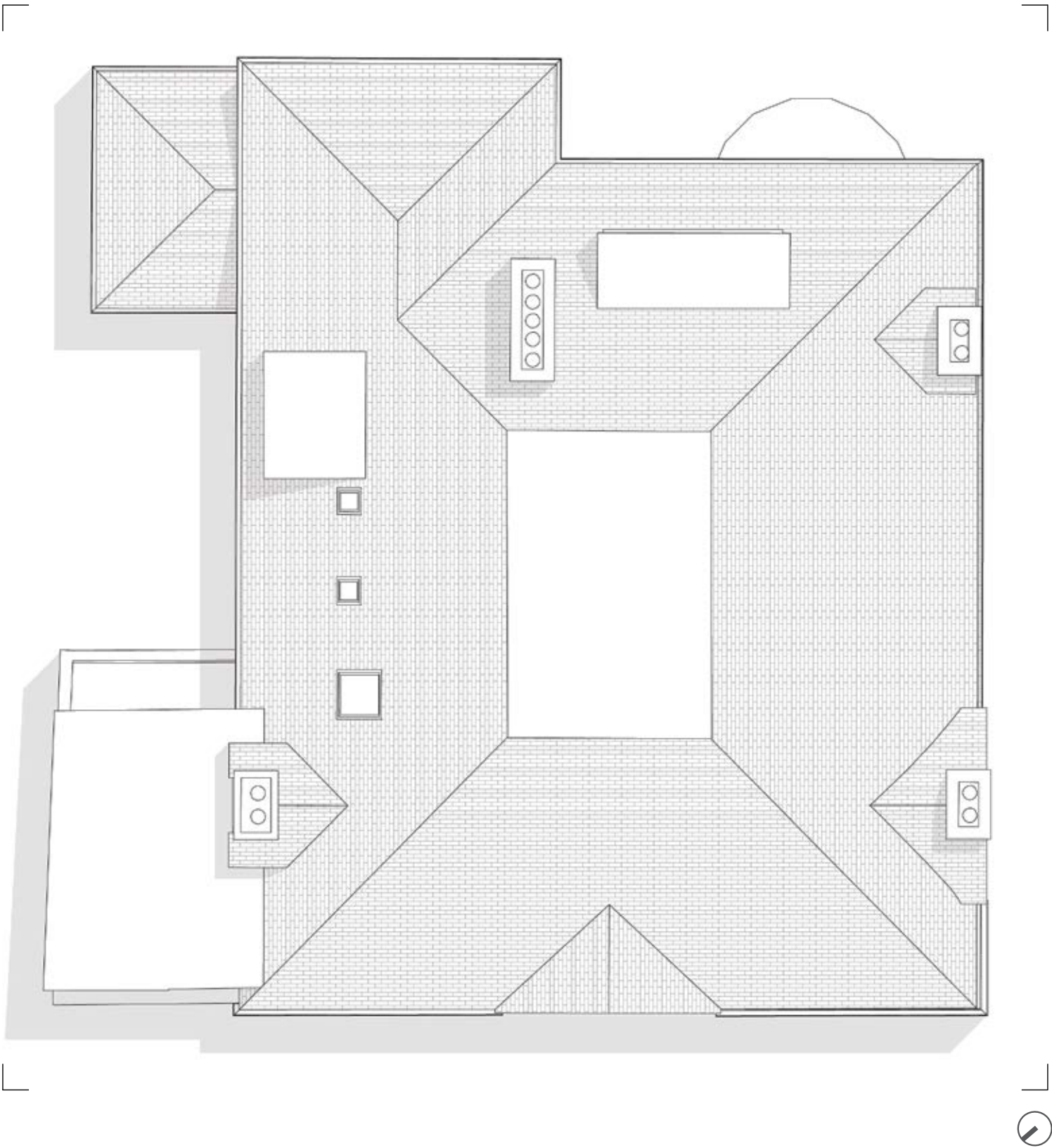
24 HEATH DRIVE. LONDON. NW3 7SB



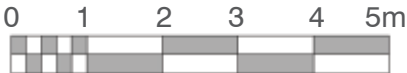
SECOND FLOOR PLAN. DRAWING no. 1003. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB



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



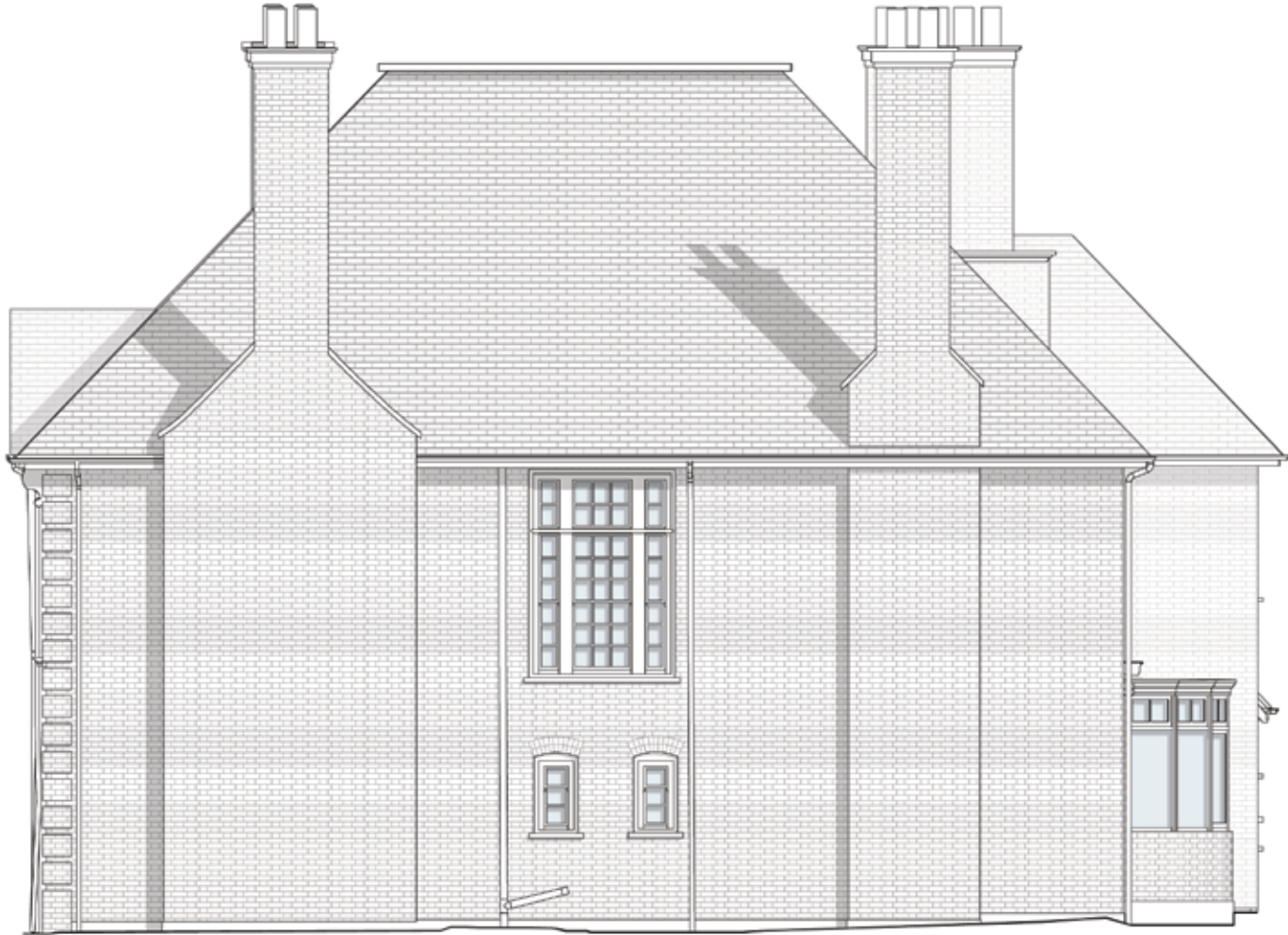
24 HEATH DRIVE. LONDON. NW3 7SB

**EXISTING DRAWINGS
ELEVATIONS****FRONT STREET ELEVATION.** DRAWING no. 1100. 1:100@A3

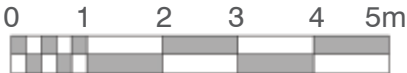
24 HEATH DRIVE. LONDON. NW3 7SB

**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

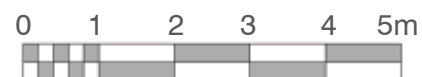


24 HEATH DRIVE. LONDON. NW3 7SB

EXISTING DRAWINGS ELEVATIONS



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

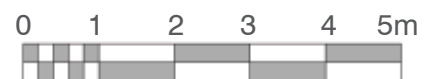


24 HEATH DRIVE. LONDON. NW3 7SB

EXISTING DRAWINGS
ELEVATIONS

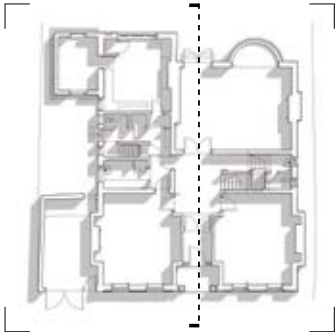


NORTH EAST SIDE ELEVATION. DRAWING no. 1104. 1:100@A3

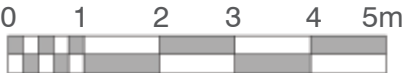


24 HEATH DRIVE. LONDON. NW3 7SB

EXISTING DRAWINGS
SECTIONS

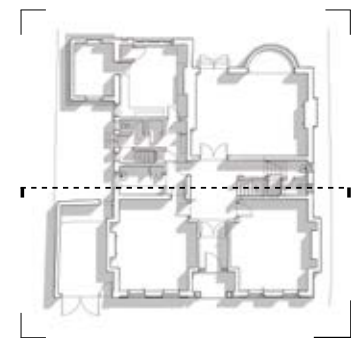


SECTION AA. DRAWING no. 1200. 1:100@A3



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

PROPOSED SCHEDULE OF ACCOMMODATION:

	(GIA) 22.9 sq.m		(GIA) 213.1 sq.m
Lower Basement Plant Area		First Floor	(NIA)
Basement	(GIA) 210.4 sq.m		(NIA)
Corridor	9.0 sq.m	Landing	23.3 sq.m
Lift Lobby	0.5 sq.m	Bedroom 1	23.0 sq.m
Lounge	31.0 sq.m	Bedroom 2	21.5 sq.m
Swimming Pool Area	61.0 sq.m	Master Bedroom	28.6 sq.m
Treatment Room	9.0 sq.m	Master Dressing Room	28.6 sq.m
Sauna	3.3 sq.m	Master Dressing Ensuite	13.0 sq.m
Changing/Shower/WC	6.0 sq.m	Bedroom 1 Ensuite	14.2 sq.m
Gym	36.5 sq.m	Bedroom 2 Ensuite	5.8 sq.m
Cupboards	2.4 sq.m	Study	17.2 sq.m
Store	2.5 sq.m	WC 3	1.6 sq.m
		Store	1.6 sq.m
		Cupboard	1.0 sq.m
		Cupboard	0.6 sq.m
Ground Floor	(GIA) 274.3 sq.m	Second Floor	(GIA) 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		
Cloak 2	0.5 sq.m		
Cloak 3	1.3 sq.m	Loft Space Boiler Room	(GIA) 10.5 sq.m
Cloak 4	0.9 sq.m		
Store	0.2 sq.m		
Garage	19.2 sq.m		
Garden studio space	10.5 sq.m		
		RESIDENTIAL (C3):	
		TOTAL PROPOSED FLOOR AREA (GIA) (incl. Circulation)	869.4 sq.m

PROPOSED DRAWINGS
BLOCK PLAN



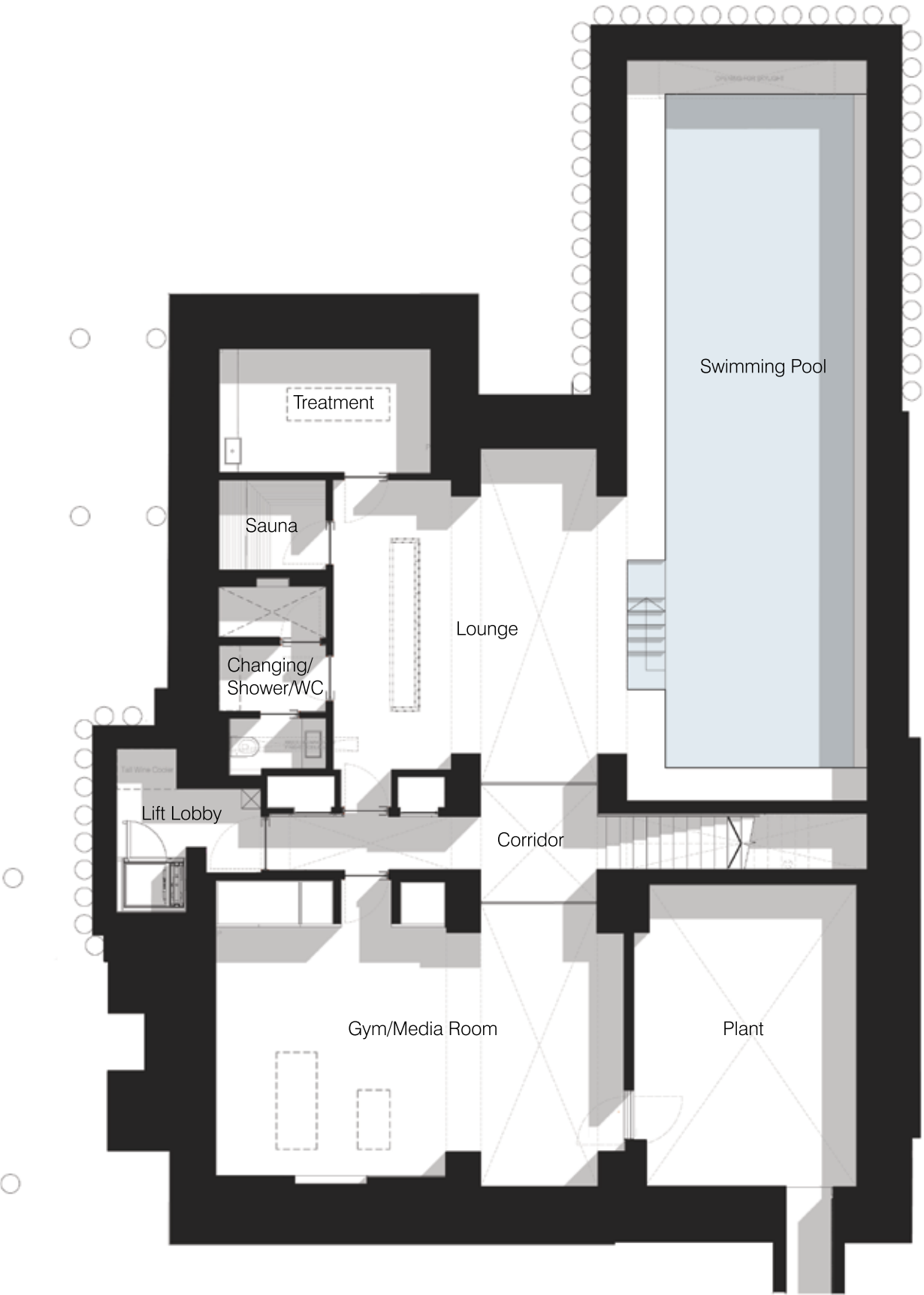
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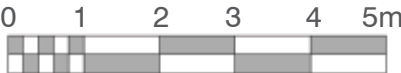
24 HEATH DRIVE. LONDON. NW3 7SB



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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.

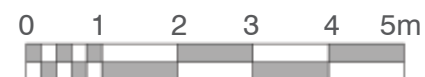
Following the associated feedbacks from the Council, the design and layout changes have been prompted to the ground floor, specifically with the revised rear extension design and new kitchen position. The proportion of the rear extension has been carefully crafted and considered from elevation views 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.

In January 2021, we received feedback from the Council that advised us to retain the existing Ground floor rear entry door in situ. This shown revised Ground Floor layout has reflected and captured the feedback. Therefore the double door is proposed to be held in position into the door reveal, which will be formed with full height joineries, in order to maintain its heritage value of the existing door and celebrate the transition between the old & new of this historical building.

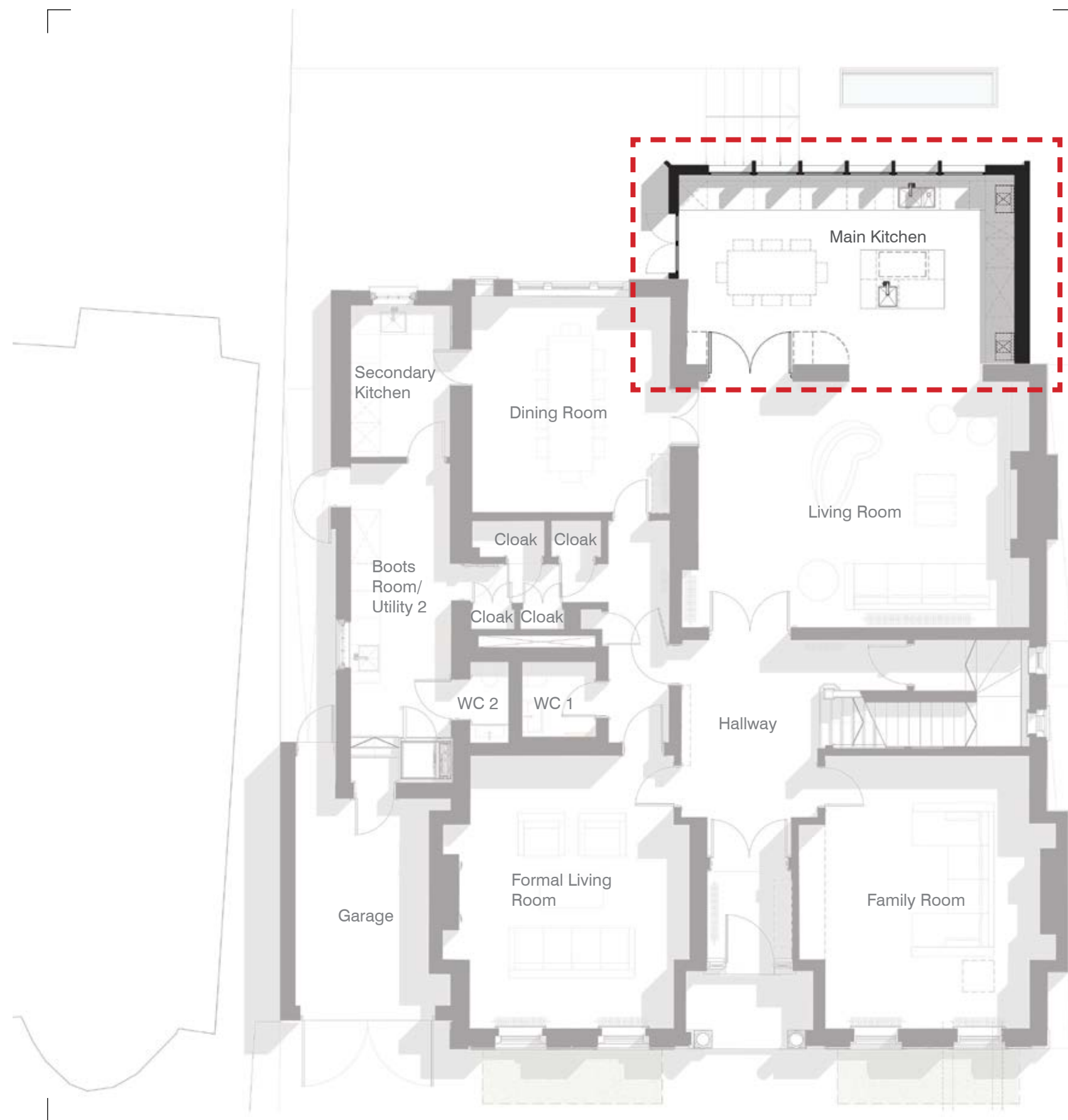


Rear Extension Area

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

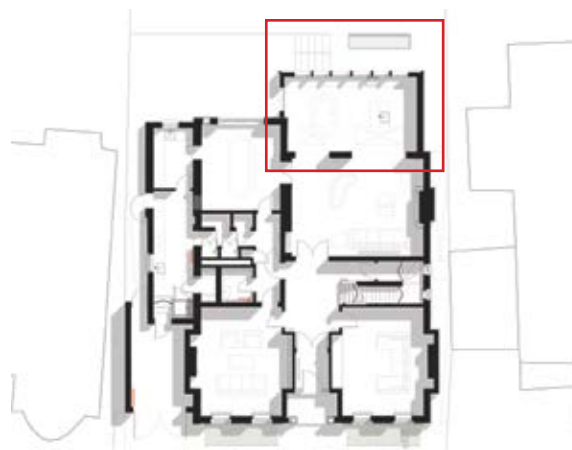
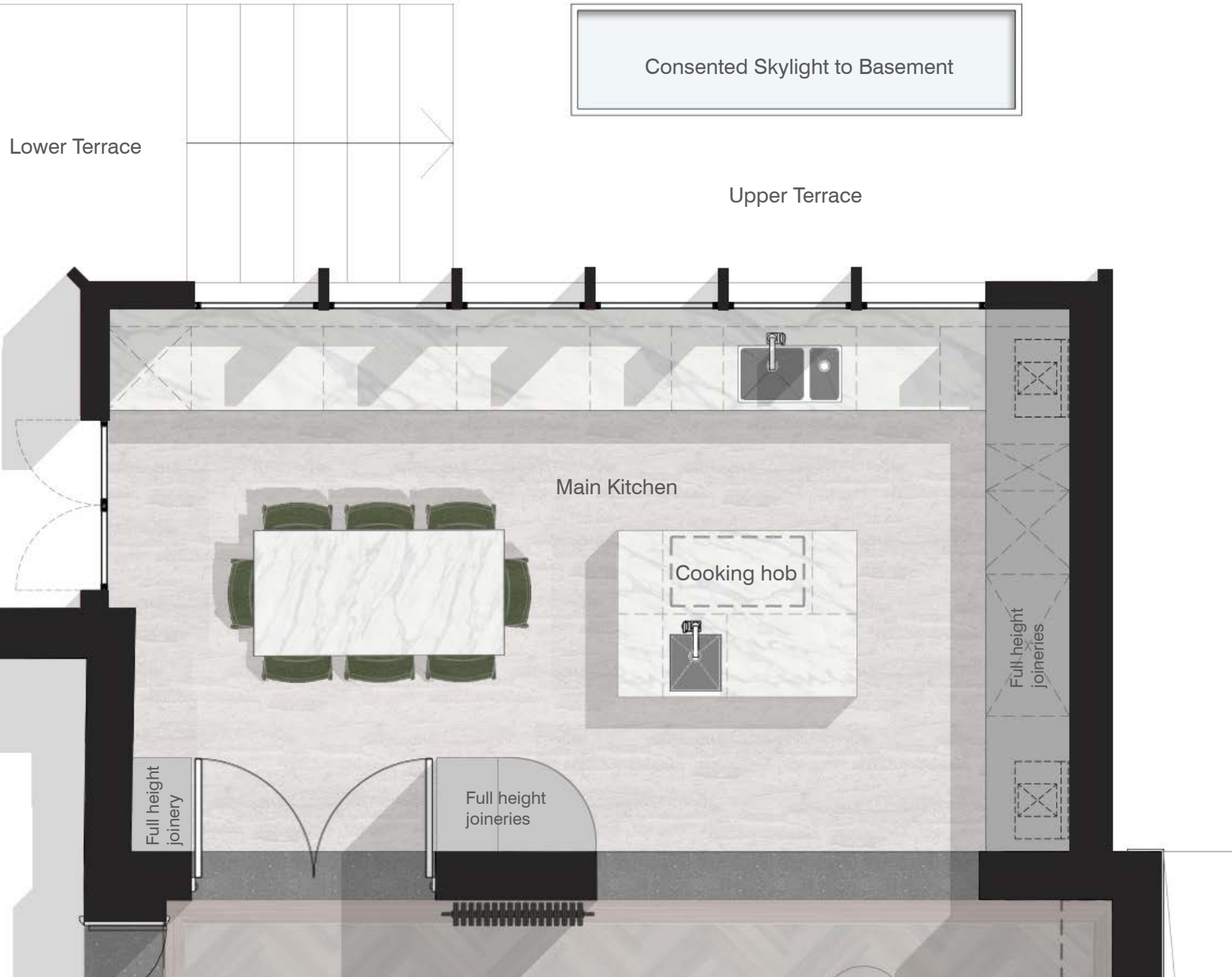


24 HEATH DRIVE. LONDON. NW3 7SB



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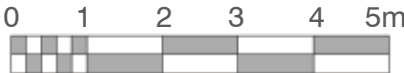
PROPOSED DRAWINGS
 KITCHEN EXTENSION FLOOR PLAN





 Rear Extension Area

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

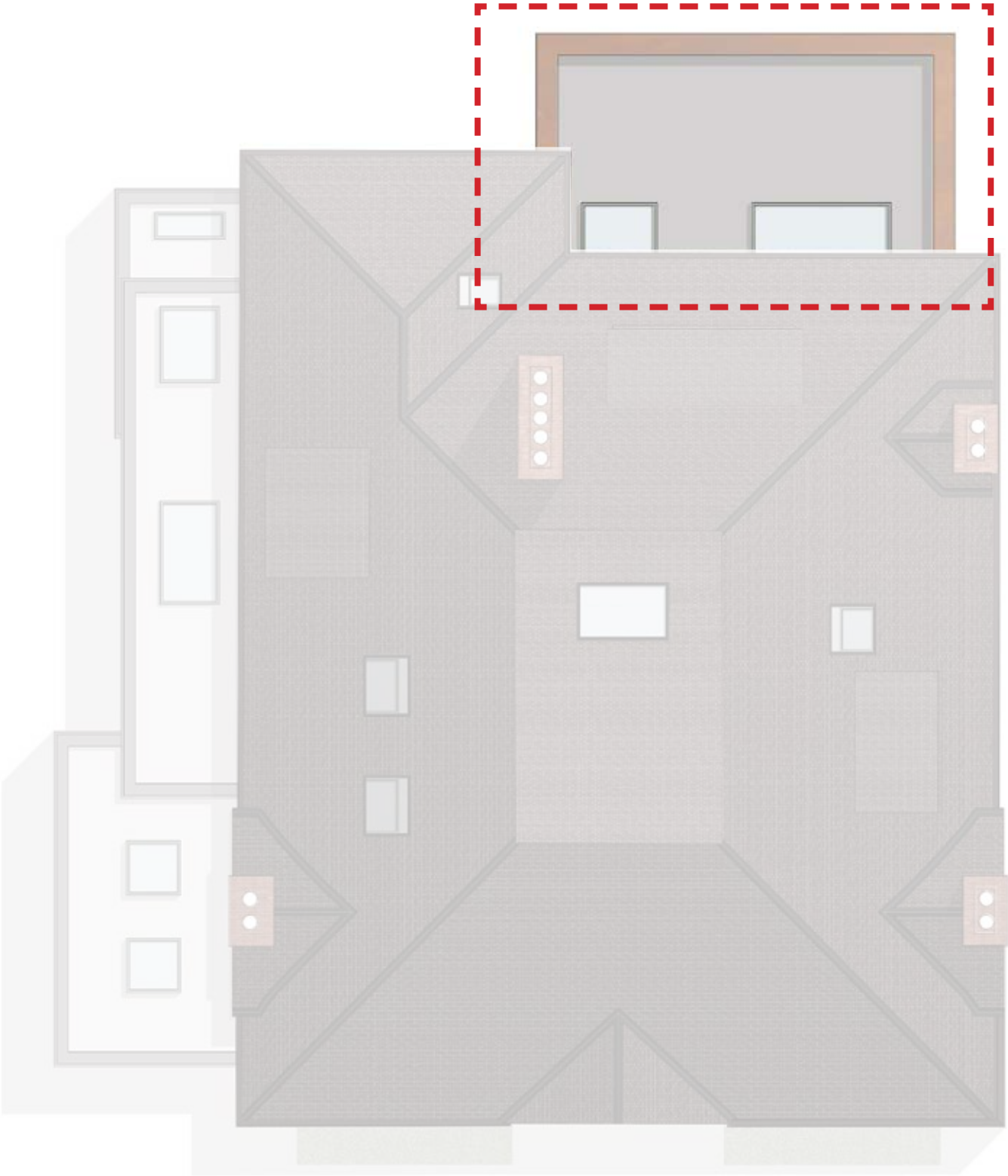



24 HEATH DRIVE. LONDON. NW3 7SB



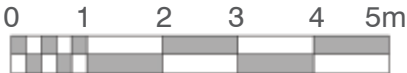
24 HEATH DRIVE. LONDON. NW3 7SB

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 Rear Extension Area

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



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

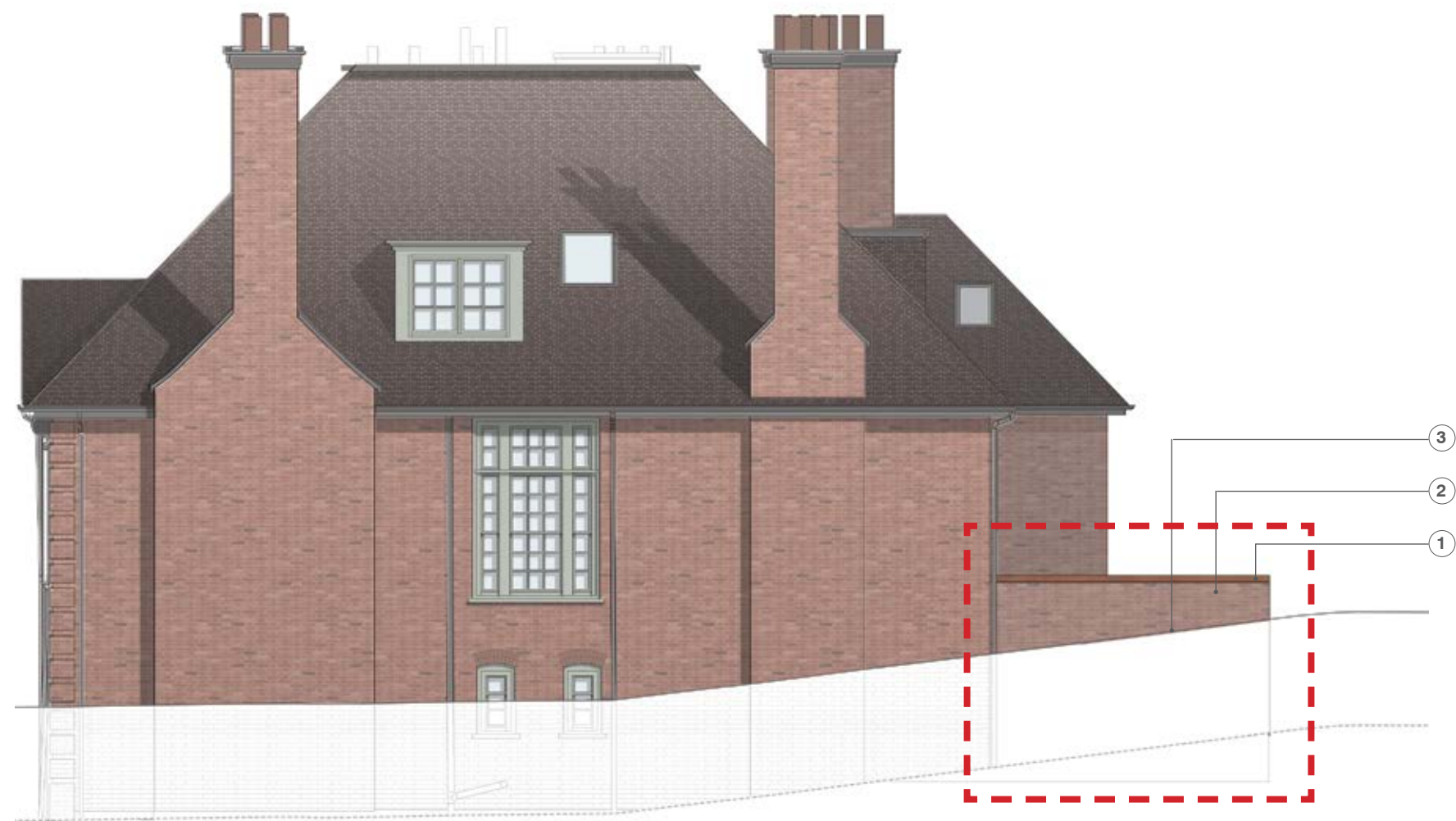


24 HEATH DRIVE. LONDON. NW3 7SB

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.

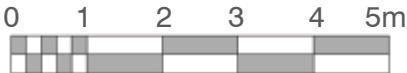


KEY

- 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

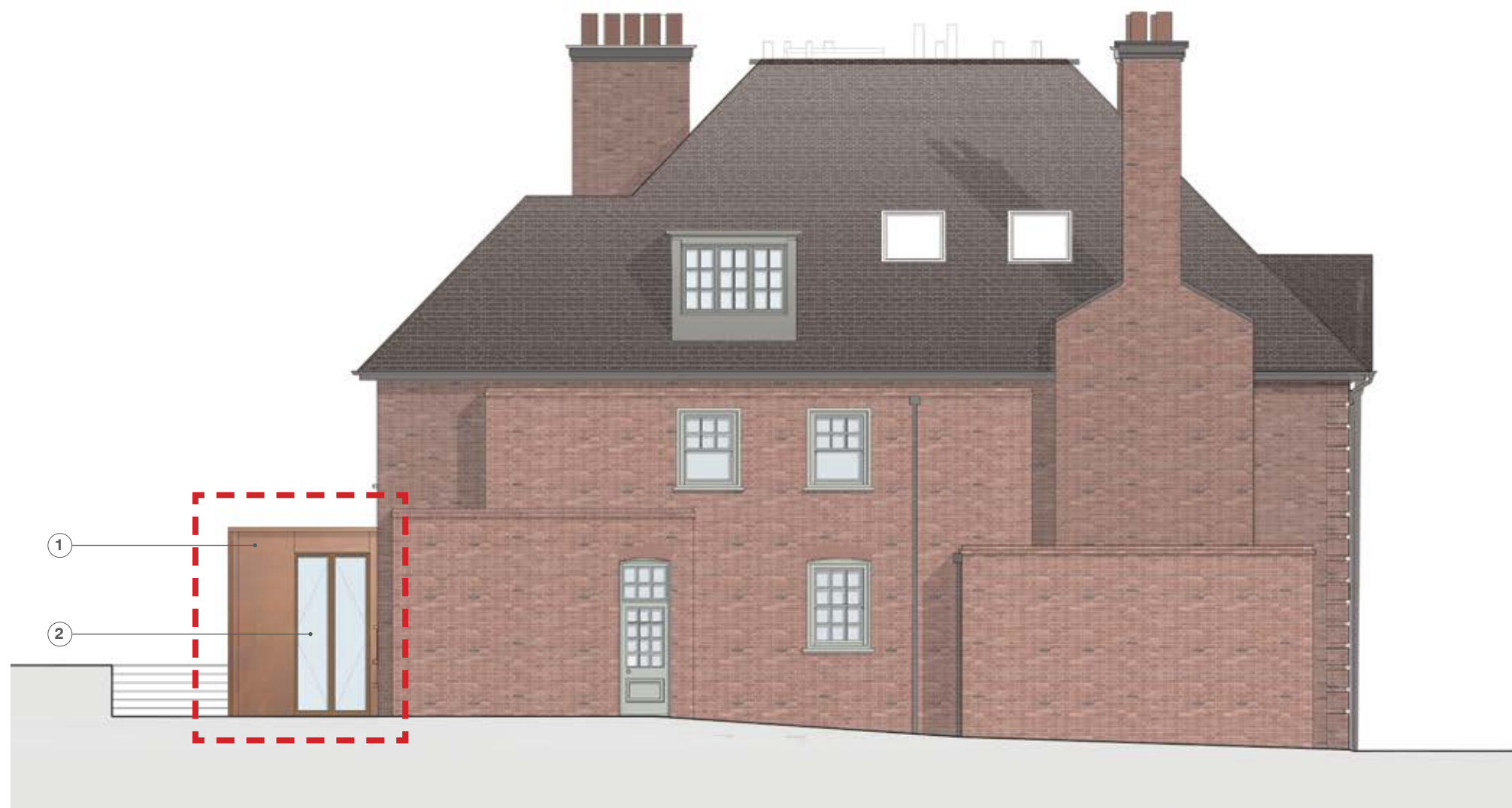


24 HEATH DRIVE. LONDON. NW3 7SB

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.



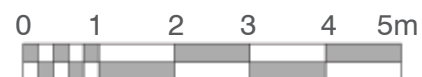
KEY

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



Rear Extension Area

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



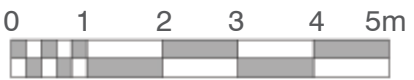
24 HEATH DRIVE. LONDON. NW3 7SB

PROPOSED DRAWINGS
SECTIONS

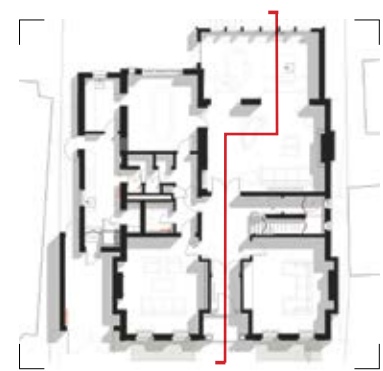


 Rear Extension Area

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



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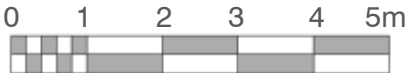


kysoni

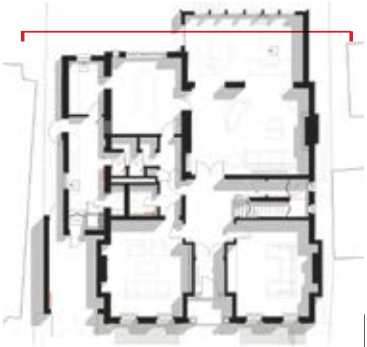


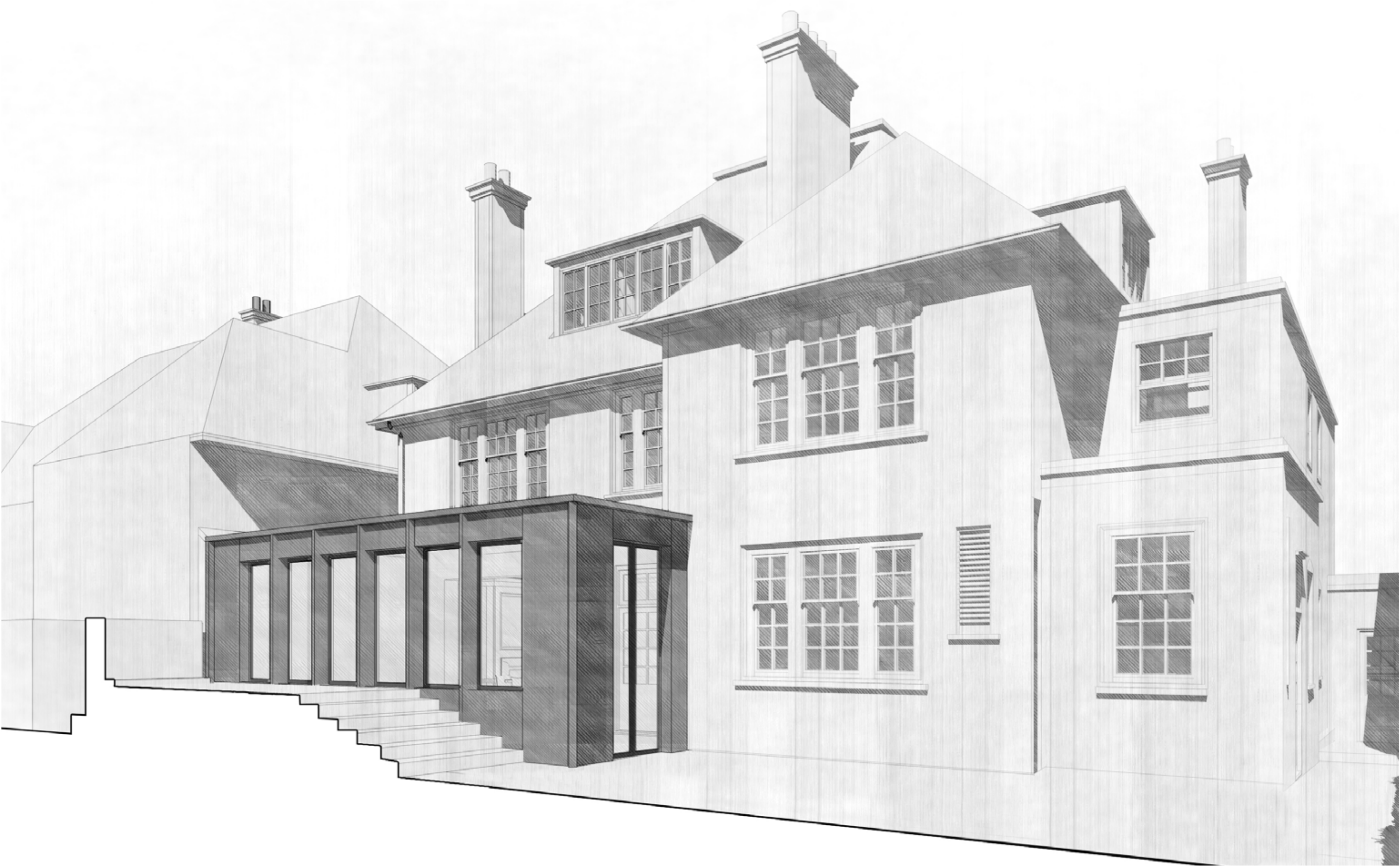
 Rear Extension Area

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

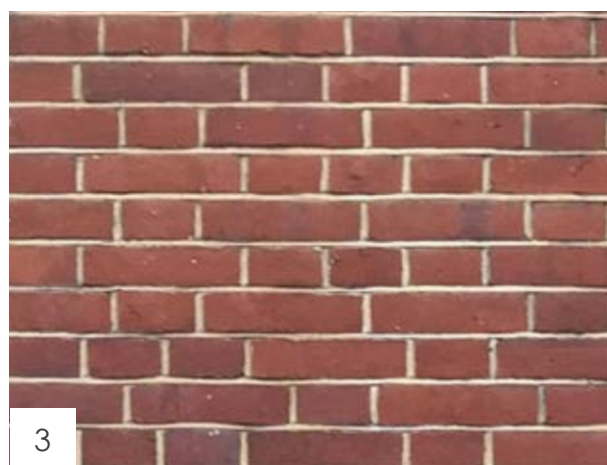
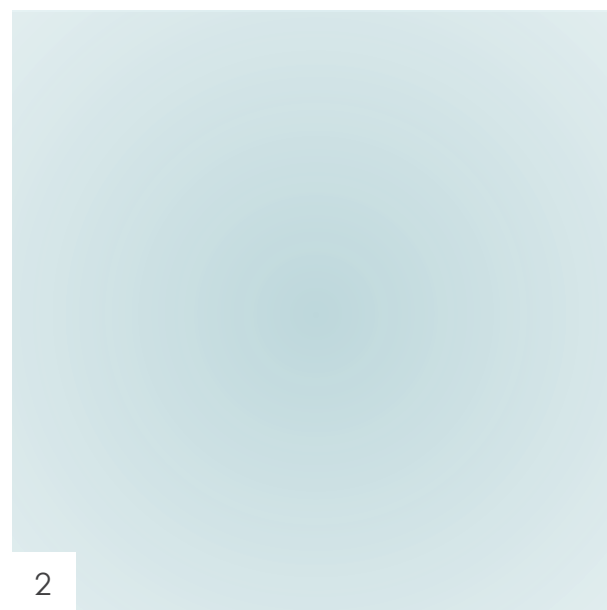
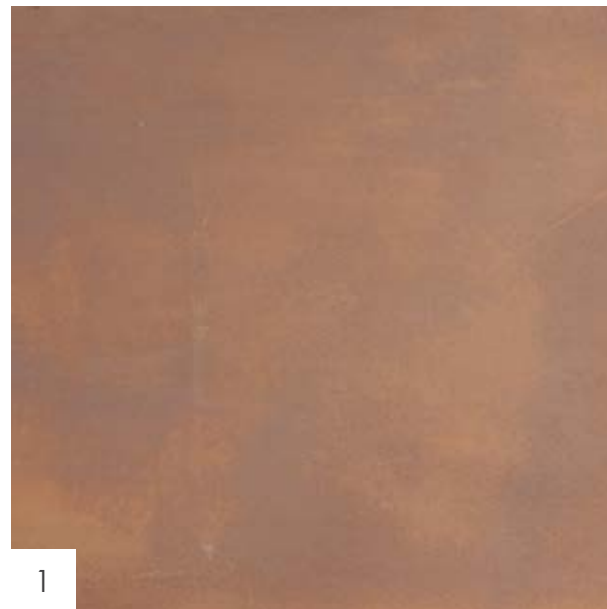
The predominant material forming the body of the extension is 'Corten' steel cladding. As such it is forming a lightweight structure. The colour and tone of the material is similar to the original handmade red bricks. The 'Corten' steel box creates a distinct and harmonic addition.

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

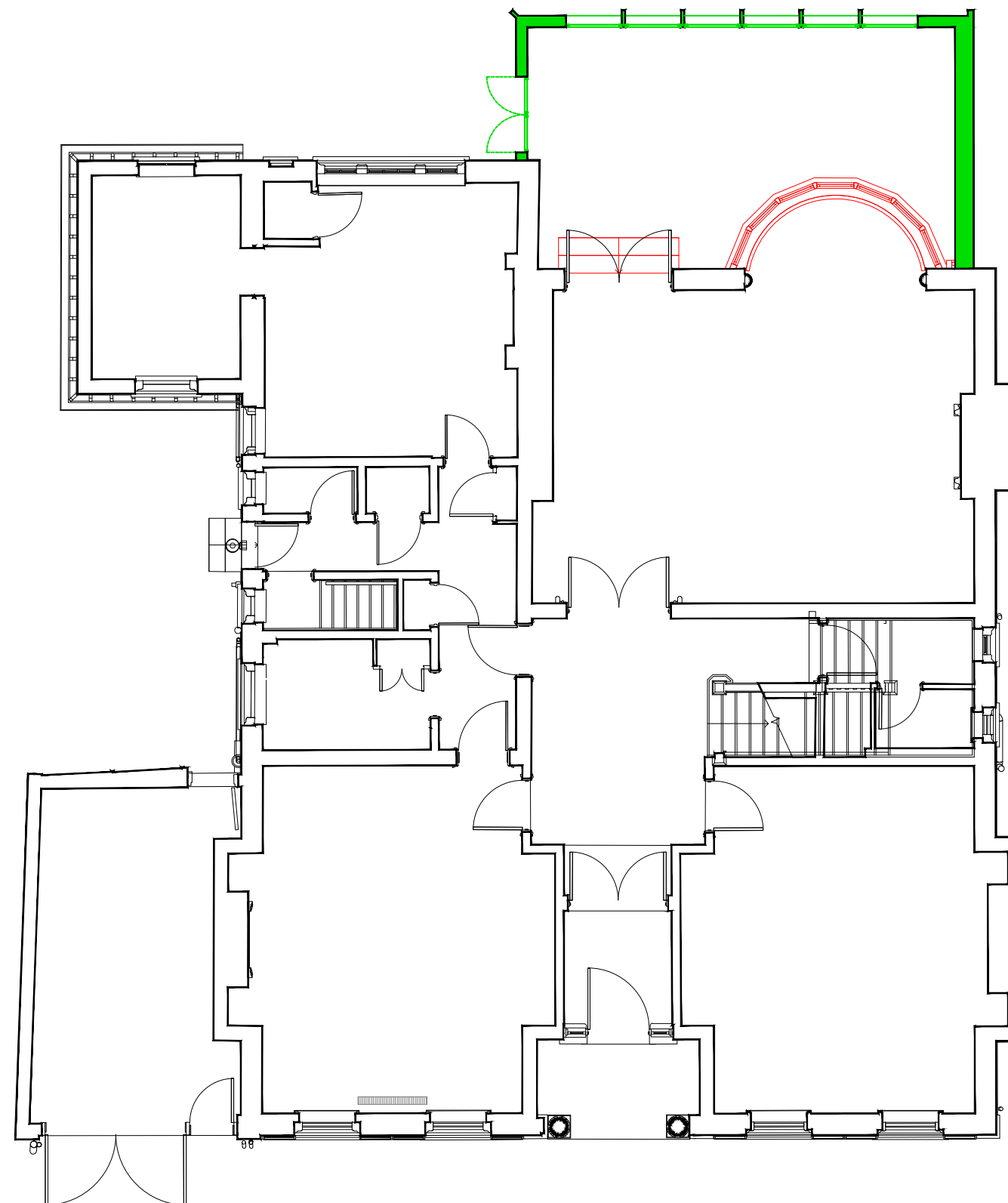
The new brickwork of the extension's south-west elevation will match the tone and colour of the original handmade red bricks.



PART E

STRIPOUT DRAWINGS

PLANS





-

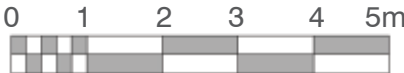


kyson:

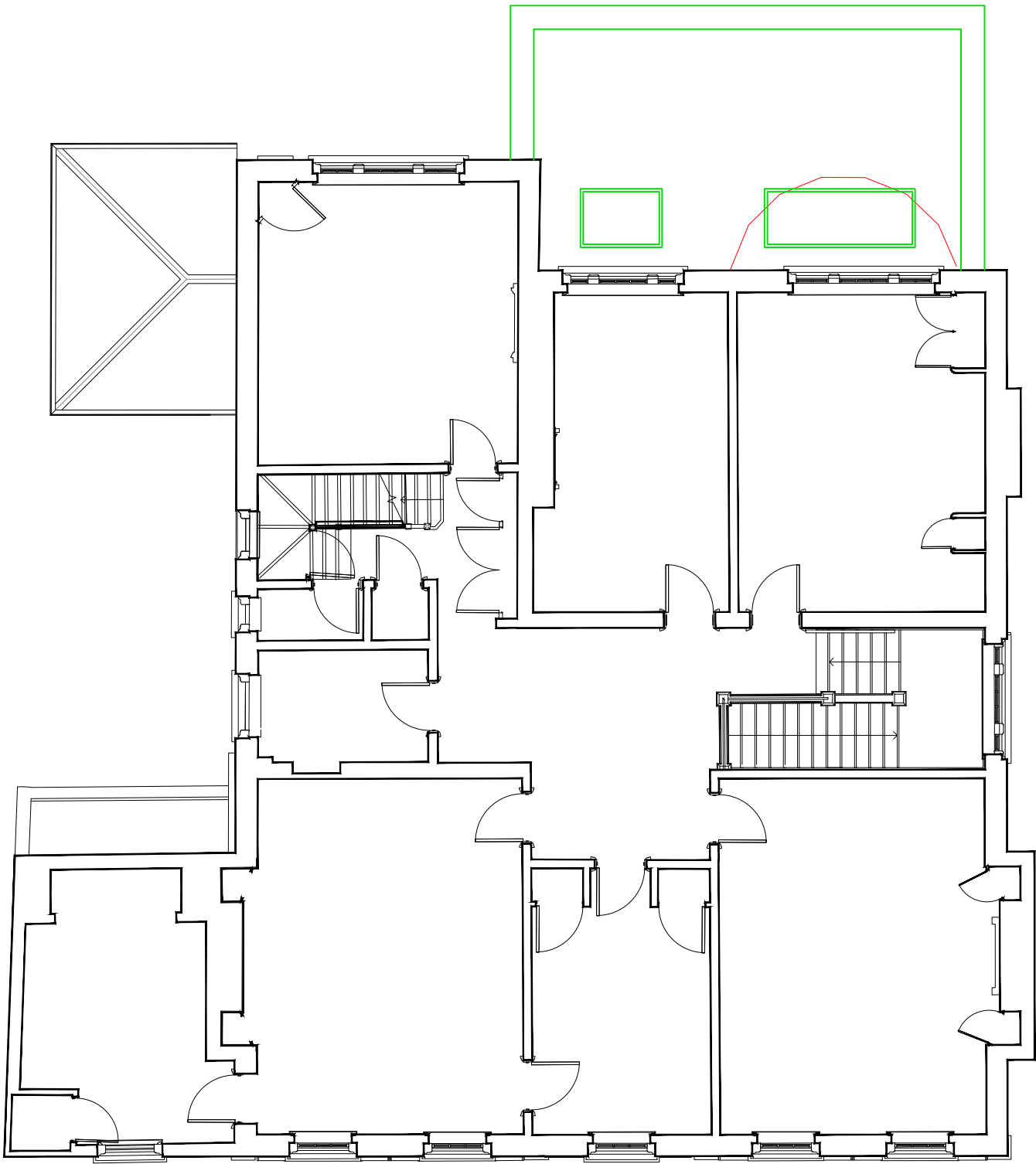
KEY

-  Parts to be stripped out
-  New fabric

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



24 HEATH DRIVE. LONDON. NW3 7SB



PART F

APPENDIX

PHOTOGRAPHIC RECORD | INTERIOR

PHOTOGRAPHIC RECORD
INTERIOR | GROUND FLOOR



Living Room



Living Room



Living Room



Living Room



Living Room



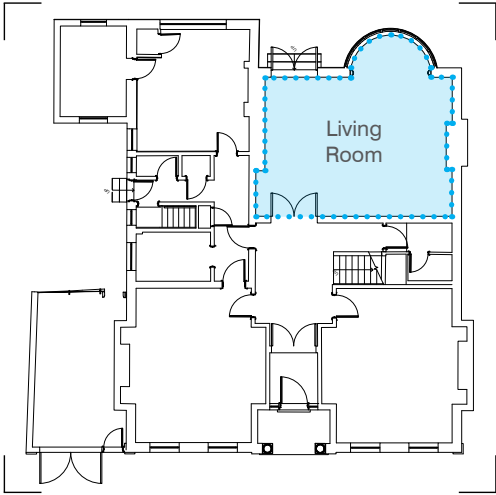
Living Room



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

