

# The Elms

## Planning Statement by SIAW

15.11.2021

Dear Sirs,

**Re: The Elms, Spaniards Road, Hampstead, Camden Town, London NW3 7DJ**

We are applying for a Full Planning Application and Listed Building Consent for The Elms.

The Elms is a grand detached mansion house situated within Hampstead Heath. It is a substantial Listed Building, Grade II, surrounded by a large landscaped garden, leading to the woodland beyond. The curtilage of the property includes a garage with 2 flats over and a gate house.

The current owners have been in residence for a very long time, maintaining and improving sympathetically, respecting the history and the character of the property.

We acquired Pre-Planning advice from the Camden Planning Department, on 28/06/2021, Ref: 2021/1819/PRE, from the Conservation Officer /Planning Solutions Team/ Contact: Khrystyna McPeake. The report was favourable to our proposal and we were asked to produce, alongside all the required documentation, a Preliminary Bat Roost Assessment, which we are submitting with the application.

The new vision is to improve two small areas and associated localized landscape adjustments, at either side of the property, to create an immersive connectivity with the garden through carefully designed new structures, subordinate to the existing architectural hierarchy:

- On the South side to expand the swimming pool externally, with an open pool on a raised terrace, while improving the current swimming pool house with modern facilities and relocating the gym to a new mezzanine.
- Replace the existing roof with a new, partially glazed, double curve roof with a flat top spine; creating a sun terrace on the existing roof level by forming a gap between the gable and the new roof over the pool.
- On the North side to create a kitchen extension glazed pod structure, for the family dining, with panoramic views into the garden.

## PROPOSAL OVERVIEW

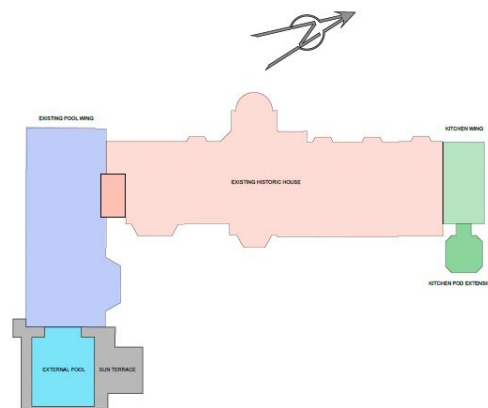
Schedule of works:

Note: The two zones where the interventions are proposed relate to the 3 newer extensions built from 1998: North extension - kitchen wing; South extension – swimming pool wing; the South staircase built in 2001; hard landscape built in 2002.

1. At South side: refurbish the swimming pool house with internal alterations to reconfigure the changing rooms, sauna, rest rooms.
2. At South side: Replace the pitched roof with a new partially glazed roof, form a gap between the gable end wall and the new roof over the pool, create a sunroof terrace, add new railings in matching style. (Originally the roof had railings, long lost).
3. Create a connection with the main house through the half landing of the South staircase, by opening a doorway on the side wall, connecting to a new mezzanine overlooking the

swimming pool, self-enclosed, to accommodate the relocated gym. Access to the roof terrace through the gym.

4. Create a new internal staircase from the swimming pool / spa area (level 0) to the roof terrace, accessed through a retractable structural glass skylight.
5. Extend the internal swimming pool outdoors, occupying the existing sun terrace, connected via a “lock”, modifying the existing glazed gable doors into automated retractable door with glass panes to match existing; associated hard landscape alterations of the existing sun terrace to elevate the level to match the internal swimming pool house level and extend the existing external staircases to the new level.
6. At the North side: create a bespoke glazed pod extension to the kitchen, a dining room, articulated by a glazed link formed through an adapted existing window to incorporate it. Associated landscape adjustments with steps from the pod into the garden.



Alongside this statement, we are submitting the Design and Access Statement, the Photomontage with images of the existing, the Heritage Statement, the full set of existing and proposed drawings, the Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey by Arbtech Consulting Ltd.

We would like to meet the delegated officers on site to discuss the proposal and to explain the vision in the context of the existing property as it stands.

We trust our documents convey the scope of this proposal and we look forward to hearing from you.

Your faithfully,

Doina Moss  
RIBA, ARB, FRSA  
RIBA Conservation Registrant

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