

Charlton Brown

Architecture & Interiors

Design and Access Statement

19 Heath Drive, London NW3 7SL

June 2022

1.0 Location

The property lies on the north side of Heath Drive close to the junction with Redington Road. It is within the Redington and Frognal Conservation Area.

2.0 Proposal – an overview

The proposal involves:

- The installation of 3no. new Velux windows to the main pitched roof, 1no. to each roof pitch;
- The replacement of rear elevation first floor french windows with box sash windows, including raising the cill level rendering the existing terrace inaccessible;
- Replacement of side elevation windows serving the staircase with larger, obscure glazed windows;
- The replacement of all other existing sash windows to the front, side and rear elevations with double-glazed sash windows in the same style and configuration as existing;
- New Velux
- Internal reconfiguration to provide habitable rooms in the loft space.

The 3no. new Velux windows to the pitched roof are model GGL PK06.

The new Velux rooflight to the stair dormer to the side pitch is model CFP 100150.

The replacement box sash windows will be fabricated by a specialist window manufacturer following details to match existing windows. They will be made from hard wood and painted white. Typical details of the frame, sash cill and head profiles are shown on the application drawings.

We would hope that, as the design has been so carefully developed with David and as we have also carefully considered Barnet's planning policies, the proposal will receive your support.

3.0 Access

Access arrangements are unchanged by this proposal as there is no change proposed to the front entrance door or its approach.

The property is close to the shops on Finchley Road which include a Sainsburys and Waitrose supermarket. It is well placed for schools and is served by buses running along the A41 to the west, and Heath Street / Fitzjohn's Avenue to the east. Hampstead is the nearest tube station (Northern Line) 10 minutes walk away, and West Hampstead station for Thameslink, Jubilee Line and Overground services is 15 minutes walk away. By car, the A41 is at hand, which immediately links with the A406 (the north circular) and the M1 for the North.

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4.0 Photographs



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