

# 1 GRANGE GARDENS, Hampstead

Proposed Single Family Home  
Design, Access & Heritage Statement

08/2022

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## Design, Access & Heritage Statement

### Introduction

This statement is prepared by Chassay+Last Architects in support of a planning application for a single family home. We have found the original plans approved by Council in 1982 when the land was masterplanned for Barratts Homes Development. No 1 Grange Gardens had its own separate title as per appendix (ii). The proposed development involves demolition of a detached single storey former snooker room with roof terrace located to the west of Grange Gardens, to be replaced with a new 2 storey single family home. The document sets out the nature of the existing site, the proposal and design rationale for the approach adopted.

### The Context

The site is situated north east of Finchley Road on the edge of West Heath in Hampstead. No. 1 Grange Gardens is located east of Templewood Avenue, outside of the Redington & Froggnal Conservation Area (Refer to map in Appendix).

1 Grange Gardens is part of the original masterplan for the development. Various houses were built in the surrounding area, including Oak Hill Park Estate and Firecrest.

### The Existing Site

No. 1 Grange Gardens is part of a modern development comprising of 26 detached homes, designed by renowned local architect Ted Levy Benjamin, and built by Barratt between 1981-1983.

The Grange Gardens development is set within a secluded green backdrop populated by mature trees. The development is organised around a private cul de sac intersecting with Templewood Avenue at the west end where no 1 Grange gardens is located.

Overall, the houses present a consistent architectural character with slight form variations according to the specific setting of each individual house. The development is characterised by dark brown brickwork and an intricate combination of gabled, hipped and split gabled roofs of varying heights.

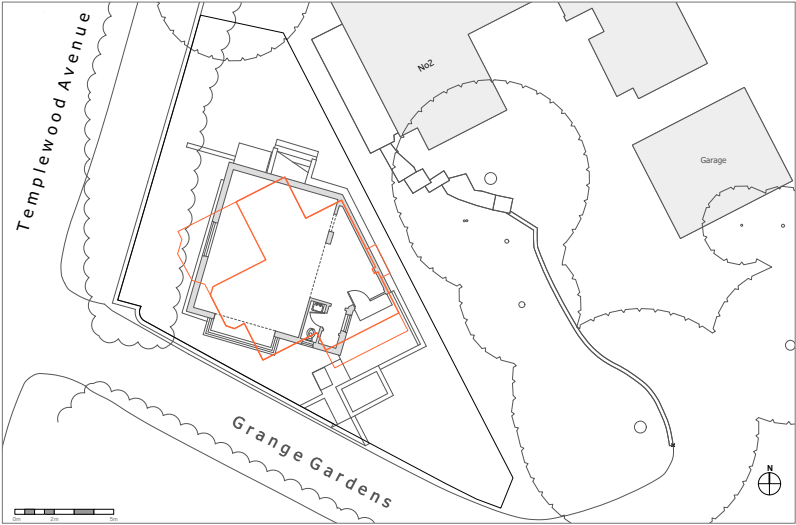
No 1 is located at the edge of Grange Gardens development, bordering Templewood Avenue. The main house is situated at the highest point of the property, with a single storey snooker room located downhill and facing onto Grange Gardens road. The former snooker room is an irregular trapezoid shaped building with a flat roof onto which access is gained from stairs to the rear of the building, and used as a roof garden. The former snooker room is clad in dark brown brick with the same design as all of the houses on Grange Gardens.


### The Proposal

The proposal seeks to create a new 2 storey, 2-bed single family home at the south-west corner of the property. The proposal involves demolition of the former snooker room which serves limited use for the owners in its current form.

The proposed design is taken from the original 1982 plans by the architect Ted Levy showing 'House Type E' on the corner site of Grange Gardens. The site plan (refer to appendix) includes this detached single family house as originally included within the overall master plan, that was subsequently granted planning permission *CTP/D5/4/7/34017 (R1)* on 24 June 1982.

The footprint of the proposal is approximately the same area and location as the former snooker room as shown below.



-  Footprint of proposed building  
House Type E
  
- GROSS INTERNAL AREAS
- 1) EXISTING (Former Snooker Room)  
Gr Floor Level: 57.8 SQM
  
- 2) PROPOSED  
Gr Floor Level: 57.0 SQM  
1<sup>st</sup> Floor Level: 45.3 SQM  
Gr & 1<sup>st</sup> Total: 102.3 SQM
  
- Existing Plan of detached single storey family games room

As part of the original design, the proposal integrates with the existing fabric of Grange Gardens through materiality, form and scale that match the development and thus is respectful of its surroundings and does not diminish the appreciation of the existing buildings.

In contrast, the existing detached single storey building with its flat roof and awkward shape can be considered to look out of place amongst the other properties at Grange Gardens. The building proposed will complement the development as originally planned.

#### *Pre-Application Advice*

Initial proposals for a new much larger contemporary two storey split level house were submitted to LB Camden for pre-application advice in November 2020.

The report notes that housing is the top priority of the Local Plan and Council for unused and underused buildings and land. It concluded that the demolition of the former snooker building and creation of a new single family dwellinghouse is compliant with policy H1 provided it meets qualifying criteria.

Policy H7 of the Local Plan to ensure a dwelling mix of large and small homes, deems the development of the highest priority for market housing in Camden. The proposal is also in accordance with Policy HC1 of the Hampstead Neighbourhood Plan.

The pre-application advice expressed concern for appropriate size and scale of the initial proposal, citing the footprint would take up approximately 50% of the proposed plot. It found the close proximity of the proposed building could potentially interfere with maintenance of the verdant buffer along the Templewood Avenue border, and although not in the conservation area the proposal is near two grade II listed houses.

The advice concluded there was scope to extend the former snooker room into a two storey building as the footprint and a proposed additional storey were deemed to be acceptable in size and scale, subject to detailing.

Listed buildings on Templewood Avenue have been identified and deemed to have no impact on the setting of listed buildings due to the existing screening of large mature trees and their remote location in relation to the proposal (refer to drawing 1GG\_P01)

Following pre-application advice, we went through planning records and found the original Ted Levy plans for the whole development and for the house at 1 Grange Gardens. Our design of the proposal to include the original Ted Levy plans for the site, which is similar in footprint to the former snooker room.

## Setting



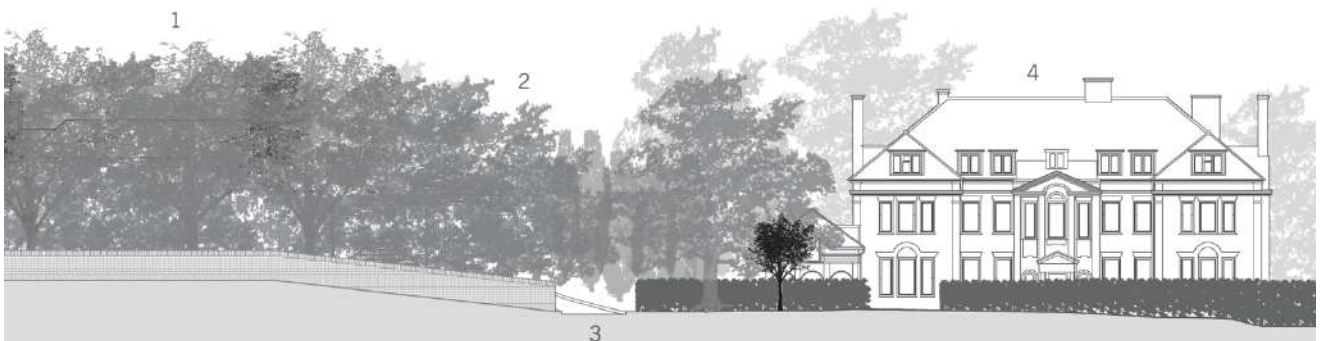
*Views of Templewood Avenue*

No 1 Grange Gardens is situated on the edge of the development along the relatively quiet Grange Gardens access road, ensuring the proposal has minimal impact on neighbours. 14 Templewood Avenue is a grade II listed building set back from the access road and is heavily screened by a deep cluster of large mature trees and hedges, so that its presence is not detectable from Grange Gardens. The grade II listed building on the opposite side of Templewood Avenue (no 15) is also substantially set back and is not read in conjunction with the proposal from any views from Templewood Avenue or Grange Gardens.

The tall east boundary wall flanking Templewood Avenue is further screened by a line of large mature trees, where glimpsed views of the side elevation on an oblique angle would be extremely limited.

### LEGEND

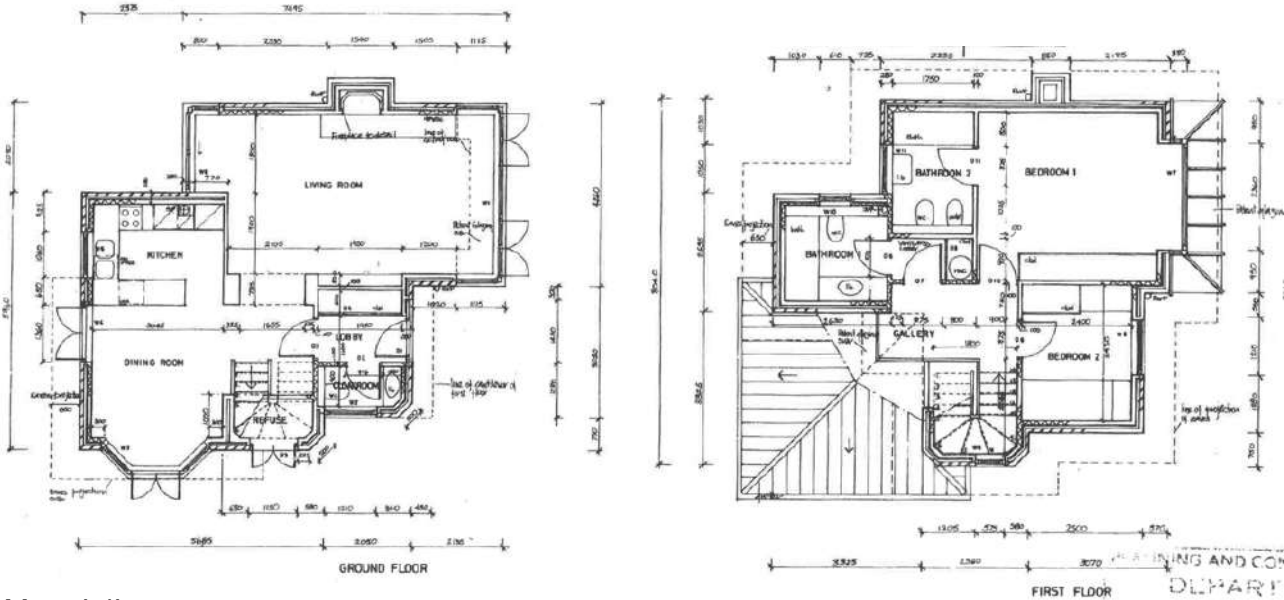
1. No 2 Grange Gardens
2. No 1 Grange Gardens (The Proposal)
3. Grange Gardens access road
4. No 14 Templewood Avenue



*Proposed Elevation to Templewood Avenue*

The bedrooms and living areas are arranged over two storeys. The kitchen/dining area is contained in a one storey ground floor projection with a generous west facing bay window. The living room benefits from a south-east aspect. All ground floor living spaces have access to the surrounding gardens and are dual aspect. The main bedroom is located directly above the living room on first floor level and similarly oriented to take advantage of the views over Hampstead.

Plans as Approved, 1982

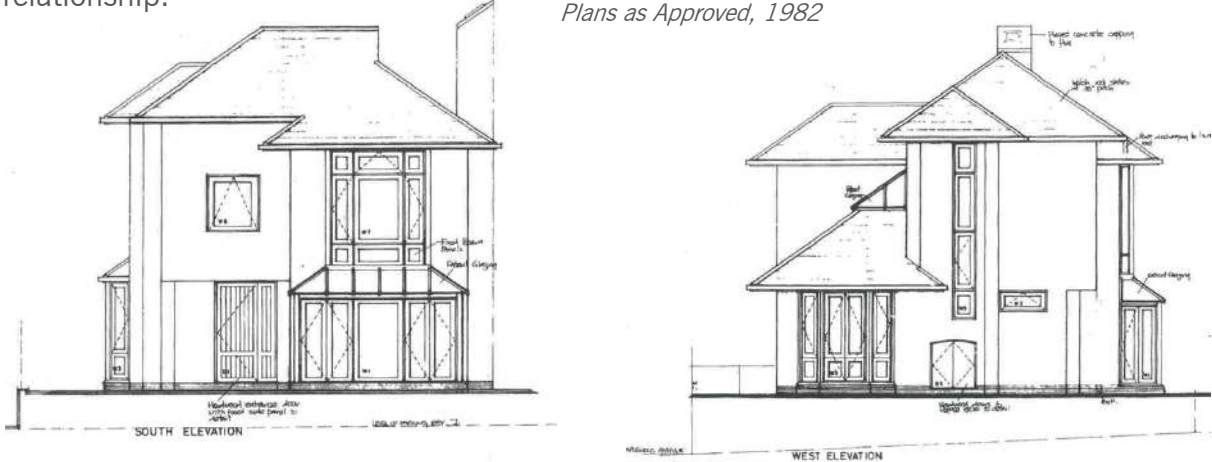


*Materiality*

Designed concurrently with the original Grange Garden development, the proposal’s use of dark brown brickwork, timber framed windows and hardwood panelled doors are to match the existing. It should be noted the brick cladding on the existing building are to be reused for the proposal, thus reducing waste and emissions.

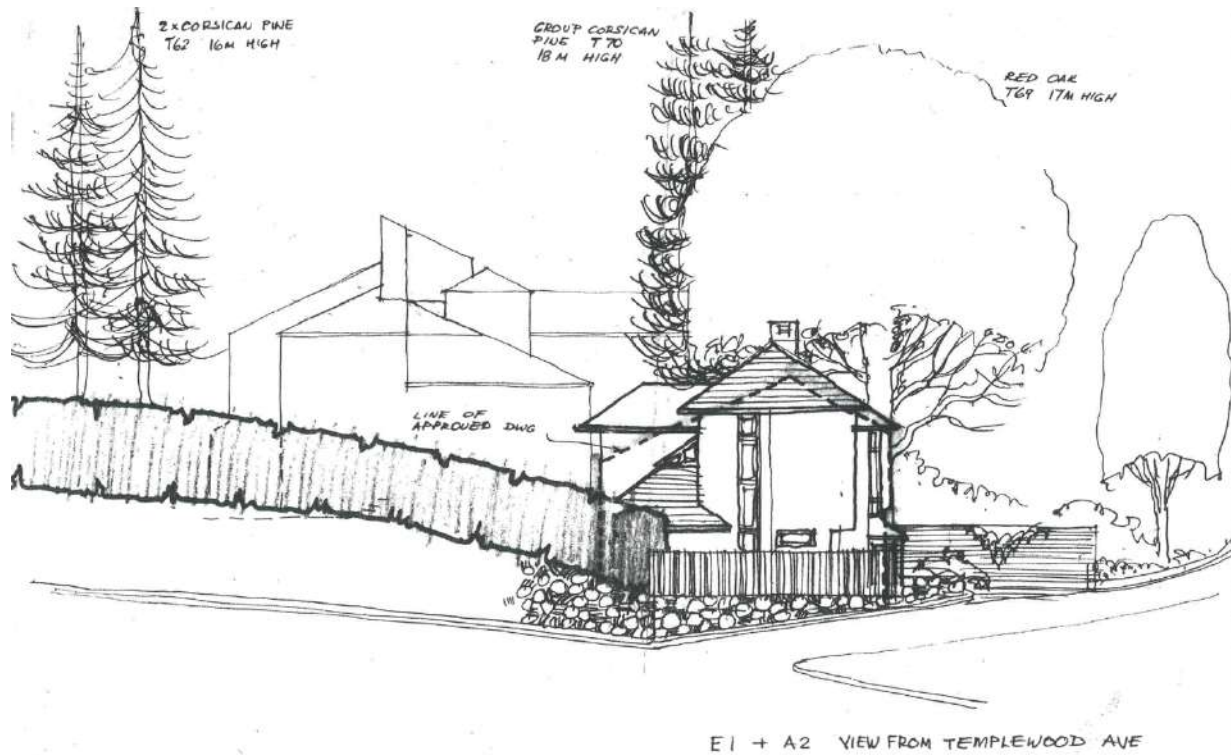
The detailing of the proposal will include rows of windows within larger groupings and broad overhanging eaves that place emphasis on roof forms, typical of the style used by Ted levy, and thus are compatible with the character of original development, presenting a harmonious relationship.

Plans as Approved, 1982



### *Size, Scale & Impact*

The proposal's impact will be minimal due to the footprint being similar in size and scale to the existing building. Although 2 storeys, the proposal employs the use of steep gabled roofs that cutback the massing. The area of the first floor level is considerably reduced in size to the ground floor area, further diminishing the scale and impact on its surroundings.



*1982 Indicative Perspective  
by Ted Levy Architects*

The form of the proposal is in keeping with the style and architectural character of the existing houses on Grange Gardens. The house is a smaller scale typology established by the overall design and character of the original 1980's development. It makes use of steep gabled roofs and single storey projections which break down the massing of the proposal in an approach similar to the 'Prairie style' developed by Frank Lloyd Wright and employed by Ted Levy for a seamlessly integrated proposal.

### *Amenity green space*

The proposed dwelling has been scaled back from the pre-app submission. As previously mentioned, the footprint is a similar size, if not slightly smaller to the existing building, therefore no reduction to the green space is proposed. The proposed dwelling covers only 29% of the plot and requires no loss of mature vegetation. For further details, refer to the Arboricultural Report by Landmark Trees that accompanies the application.

## Accessibility Assessment

The proposal seeks to make reasonable provision for most people to access the dwelling and incorporates features that make it suitable for a wide range of occupants.

For further details, refer to the appendix for M4(2) Accessible and Adaptable Dwellings Compliance of the proposal.

## Sustainability

### *Reduction of Energy Use*

The aim is to deliver a sustainable development that has minimal impact on the environment. These standards will be achieved through maximising the performance of components and materials that make up the building fabric through a number of measures:

- A fabric first approach that uses a timber frame construction to create a highly insulated and airtight envelope utilising the following:
  - Passive design features (Be Lean)
  - Energy efficiency measures (Be Clean)
  - Low Carbon technologies (Be Green)
- Construction materials that have a low impact on the environment.
- Installation of air source heat pumps or ground source heat pumps.
- Fitting photovoltaic roof panels.
- Utilising large windows to habitable rooms to ensure that maximum daylight factors are achieved.
- Fitting low flow rate showers and washbasins, water saving and rainwater butts.
- All appliances and lighting within the development will be low energy.
- LED lighting will be used in kitchens, utility rooms and bathrooms.
- MVHR

### *Recycling*

As a sustainable option, the brick from the former games room shall be cleaned and reused for the proposed house. Dismantling the existing building and reusing bricks and windows where possible reduces production of new materials and reduces the creation of emissions.

### *Renewable Energy*

The photovoltaic panels shall be positioned on the south-west facing slope of the roof to convert for electricity or heating.



### *Water Management*

Porous paving and extensive planting zones in outdoor areas will reduce the speed of stormwater runoff and avoid surcharge.

Overall, the proposal takes into account the environmental impact of the development through reducing energy demand with a highly insulated, airtight envelope, the use of green roofs, and the use of renewable energy in the form of photovoltaic panels and air source heat pump.

### **Conclusion**

The proposal seeks to replace the outmoded former snooker room at the end of the garden, with a new family home that matches the existing architectural character of the Grange Gardens Development.

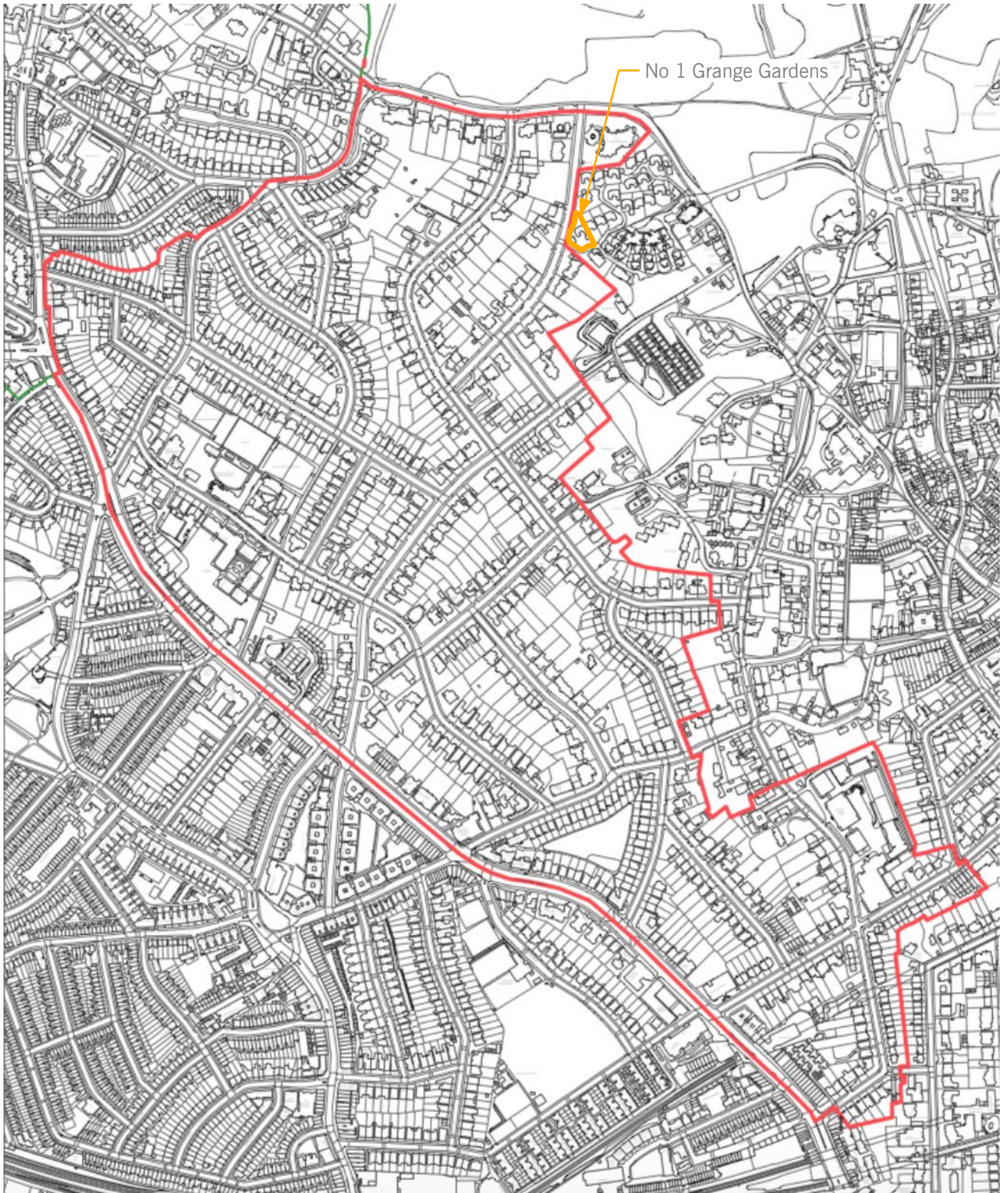
The proposal was originally designed by architect Ted Levy, during the building of the development, and was granted planning permission *CTP/D5/4/7/34017 (R1)* in June 1982. Levy designed the house to match the character and detailing of Grange Gardens as it was conceived together with the master plans for the entire development.

The proposal is a modest insertion that responds to the site constraints. Its size, scale and materiality respect the character of the existing development and will be of high architectural quality.

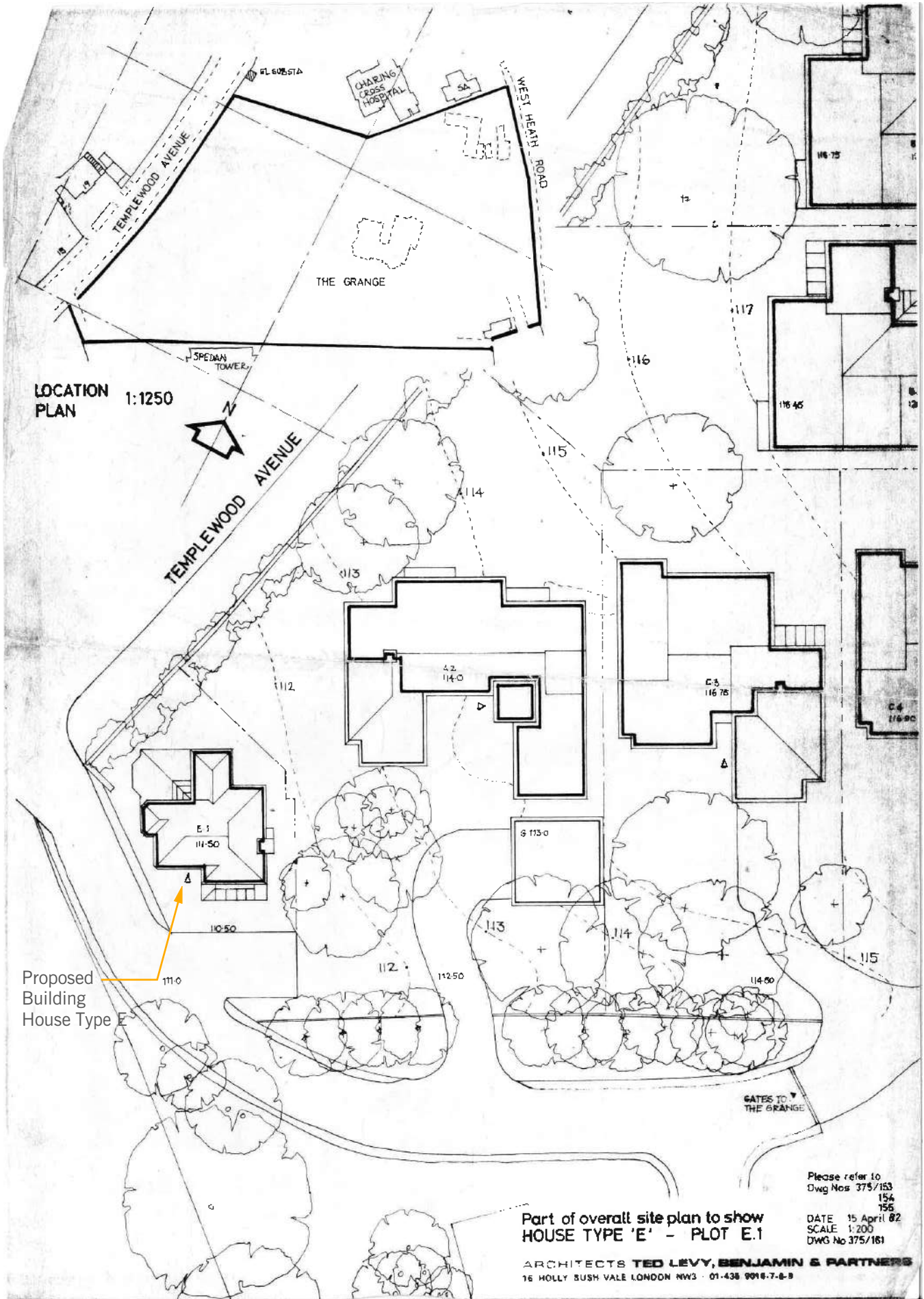
The garden is extensive and due to the property's location on the outer edge of the development, impact on neighbouring premises would have limited to no impact. The presence of the proposal from the Templewood vantage point is not detectable due to extensive tree coverage behind a rising boundary wall. Therefore, the proposal has no impact on the setting of the listed buildings.

## Appendix

- (i) Conservation Area Map
- (ii) Part Overall Site Plan – House Type E
- (iii) Site Photos
- (vii) M4(2) Accessible & Adaptable Dwellings Compliance



Redington Froggnal Conservation Area Map



1982 Original Site Plan

No 1 Grange Gardens



1. Aerial view



2. Tree line along boundary wall of Grange Gardens as viewed from Templewood Avenue. No.14 Templwood Avenue can be seen on the far right hand side.



3. Junction of Grange Gardens and Templewood Avenue



4. View of Grange Gardens looking toward junction with Templewood Avenue  
Former snooker room with main house in the top-right hand corner



5. Former snooker room on the left with main house in the background



6. Former snooker room with main house in the background