

HERITAGE, DESIGN & ACCESS STATEMENT (P1)

The Coach house, 12 Millfield lane, N6 6JD

January
2023



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ARB - 090775H - RIAI - 18238

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1. INTRODUCTION

This Design, Access and Heritage Statement has been prepared by Latimer Architecture in support of the Planning Application for The Coach house, 12a, Millfield lane, N6 6JD
This statement is to be read in conjunction with the following documents:

- Location Plan
- Site Plan
- Existing and Proposed Floor Plans and Elevations

Consent is sought for the following proposals:

Demolition of rear conservatory and replacement with modest extension, removal and replacement of escape stairs to the front of the property, change of fenestration to the existing coach house doors to include glazing and replacement of various aluminium windows and doors with hardwood timber doors and windows.

The property is located in Camden/Highgate Conservation Area

The property will remain a private residence.

2. LOCATION & HERITAGE

The property, described as 'The coach house' is a semi detached house situated on the eastern side of Hampstead Heath. It's location is shown on the Location Plan alongside, showing the house within large grounds.

The building would have been ancillary to the adjoining house, (no 12) The adjoining house has been turned into multiple apartments.

The House and coach house is indicated on Maps from 1888 and, considering its style and mass it is probably from the early to mid 19th century.

The building is not listed.

It has had various additions throughout its history, none of which are particularly sympathetic to its simple aesthetic including aluminium windows and doors and a large glazed conservatory structure to the rear. The previous owner had an interest in botany and the structure was erected for this.

Although the building has been maintained as a residence continuously, the condition of the building fabric is very poor and requires some building work to improve this.



Rear of glazed structure

LATIMER ARCHITECTURE

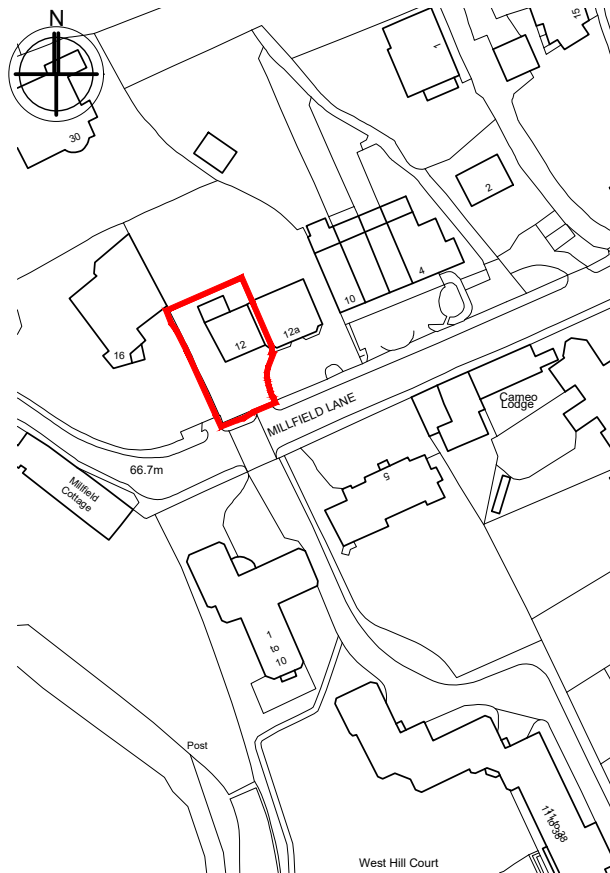
Architect - Interior Designers - Planning & Construction Consultants

1888 Map



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Location Plan not to scale

3. PROPOSED ALTERATIONS

The application seeks approval for the following alterations:

PROPOSED ALTERATIONS

1. Demolish existing rear glass structure and replace with smaller rear extension within boundary of existing structure.
2. Remove front escape stairs and replace with safer structure in similar location - moving landing into garden rather than in front driveway
3. Restore and replace existing coach house doors with additional fixed glazing incorporated into doors.
4. Replace various aluminium doors and windows with more traditional timber alternatives.
5. Demolish ancillary out-house to the front of the building.
6. Replace existing rear window with french doors
7. Replace existing balcony to the side with a safer alternative structure to match the escape stairs

4. PLANNING HISTORY

Planning history for the property is listed below:

Ref. No: 12021/2828/P
Status: REGISTERED
Decision: NA

Description: Construction of porch to front and installation of spiral stair to side, installation of timber framed fenestration, and; installation of external wall insulation and sedum roof.

Ref. No: 2015/4364/P
Status: COMPLETE
Decision: Granted

Description: Variation of condition 3 (approved plans) of planning permission 2014/3501/P dated 23/07/2014 (for erection of a replacement ground floor extension to rear and side and erection of front porch and side bay window), namely to revise size and design of side extension and alterations to front garage doors.

Ref. No: 2014/3501/P
Status: COMPLETE
Decision: Granted

Erection of a replacement ground floor extension to rear and side, installation of window to replace garage doors. Erection of front porch

and side bay window and minor alterations to the front and side elevations.

Ref. No: 9501623
Status: COMPLETE
Decision: Granted

The erection of a timber glazed conservatory on a masonry dwarf wall, as shown on plan number P6842 and two unnumbered drawings.

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Status: COMPLETE
Decision: Granted

The erection of a timber glazed conservatory on a masonry dwarf wall, as shown on plan number P6842 and two unnumbered drawings.

5. ACCESS

The proposal does not seek to change the existing access

Fire brigade access remains as existing.

Refuse collection remains as existing.

6. DESIGN ASSESSMENT / CONCLUSION

Demolish existing rear glass structure and replace with smaller rear extension within boundary of existing structure.

The existing glass structure was erected in the late 90's. The structure is not in good condition with rotting timber where the lower timber panels meet dwarf walls. There is also considerable water ingress where the glass meets the main house.

The existing rotunda structure is not particularly attractive and is at odds with the plain fenestration of the coach house.

Our proposal seeks to remove the glass structure and erect a more simple annex for utility purposes. The proposed design does still retain some glass rooflights to allow light into the connecting passageway.

The proposed design will be set back from the original building line to maintain hierarchy of the coach house. It will be render finished to match the existing house.

Remove front escape stairs and replace with safer structure in similar location - moving landing into garden rather than in front driveway.

Our proposal will emulate the existing escape stair but will need to confirm to current building standards. This will mean that the spindles will have to be a maximum of 100mm apart. We are also proposing that the new stairs extends into the garden and lands inside the enclosed garden for security.

Restore and replace exiting coach house doors with additional fixed glazing incorporated into doors.

The existing coach house doors are in poor condition. We will attempt to remove and restore these with the addition of fixed glazing to the upper half. The existing traditional hinges will also be restored and replaced where necessary.

Replace various aluminium doors and windows with more traditional timber alternatives.

The ground floor windows and sliding door are aluminium and in poor condition. We seek approval to replace these with timber alternatives with more sympathetic fenestration

Demolish ancillary out-house to the front of the building.

This structure is in very poor condition and requires removal.

Replace existing rear window with French doors

The proposed design includes replacement of existing windows to the rear elevation to allow access from the coach room into the rear garden. These doors will also be timber in a sympathetic style to match those proposed elsewhere in this application.

Replace existing balcony to the side with a safer alternative structure to match the escape stairs.

The existing balcony is in poor condition and may need to be replaced. The design of the existing balcony is not in keeping with the aesthetic of the building. We seek approval to change this to a simpler style, similar to the escape stairs to the front of the building. This will include 12mm spindles with a 40mm flat bar handrail and cast iron style grating.