

Address: 22 HEATH HURST ROAD, LONDON, NW3 2RX

Reference: -

- Site: 22 Heath Hurst Road, London NW2 2RX ("the site")
- London Borough of Camden ("the Council")

Description

Single storey rear extension with rooflight and partial sloped glazed roof side infill.

Introduction

The site is occupied by a three storey Victorian terraced House over four levels (ground, first, second and loft/dormer space) with a two-storey rear projection. The roof of the rear projection is flat and is used as a roof terrace. The property is in a conservation area.

Assessment

The current ground floor rear does not fit with the landscape of the property and does not utilise the space effectively; particularly the rear side.



The bay windows + glazed door to the rear garden, are at the end of their life and are a negative example in the conservation area.



The current ground floor rear serves a combined kitchen and dining room. There are no roof lights in the roof extension which would benefit from the extra height and top ventilation to cool the whole building. The garden is not currently utilised to its potential and would benefit from the extension.

The current side passage is not used and has dirt and debris build up.

Proposal

This proposal includes:

Single storey rear extension with partial horizontal flat glazed roof to rear and sloped glazed roof to the side infill. This will allow natural light into the proposed space.

Refer to drawings PL101,102,103,104. The extension will follow the boundary line as shown on drawing PL101. The material will be London stock brick to match the existing fabric of the building.

The extension will also include a rooflight to allow for maximum natural light to the property.

The layout of the proposed creates a better living space at ground floor level, more suited to a growing family, with level access to the garden and kitchen breakfast area.

Appearance

The proposed side and rear extension will be in keeping with existing house and be finished in London stock brick with the brickwork to tie in as the existing.

The glazed sloped roof to the side infill extension set back from the rear extension respects the neighbouring property with it being at the boundary and not overbearing.

The proposals are all in keeping with the host building and conservation area. There are no adverse impacts on the amenity value to the neighbours.

Access

Pedestrian and vehicular access will remain as unchanged to both this property and the neighbour.

Conclusion

The scale of the proposal we feel respects the original house and is not overbearing to any neighbouring property.

Furthermore there have been several large rear and side extensions at neighbouring properties such as No. 32 and 34.

The proposed rear extension protrudes no further than the neighbouring property. So in comparison we feel this is quite a conservative addition to the existing building.

This scheme upholds the character of the existing building and the conservation area. The proposal increase longevity of the building and maintain the character of the property.

PEEK Architecture and Design Ltd.