

# 84 WEST HEATH ROAD

DESIGN & ACCESS STATEMENT  
PRE-APPLICATION

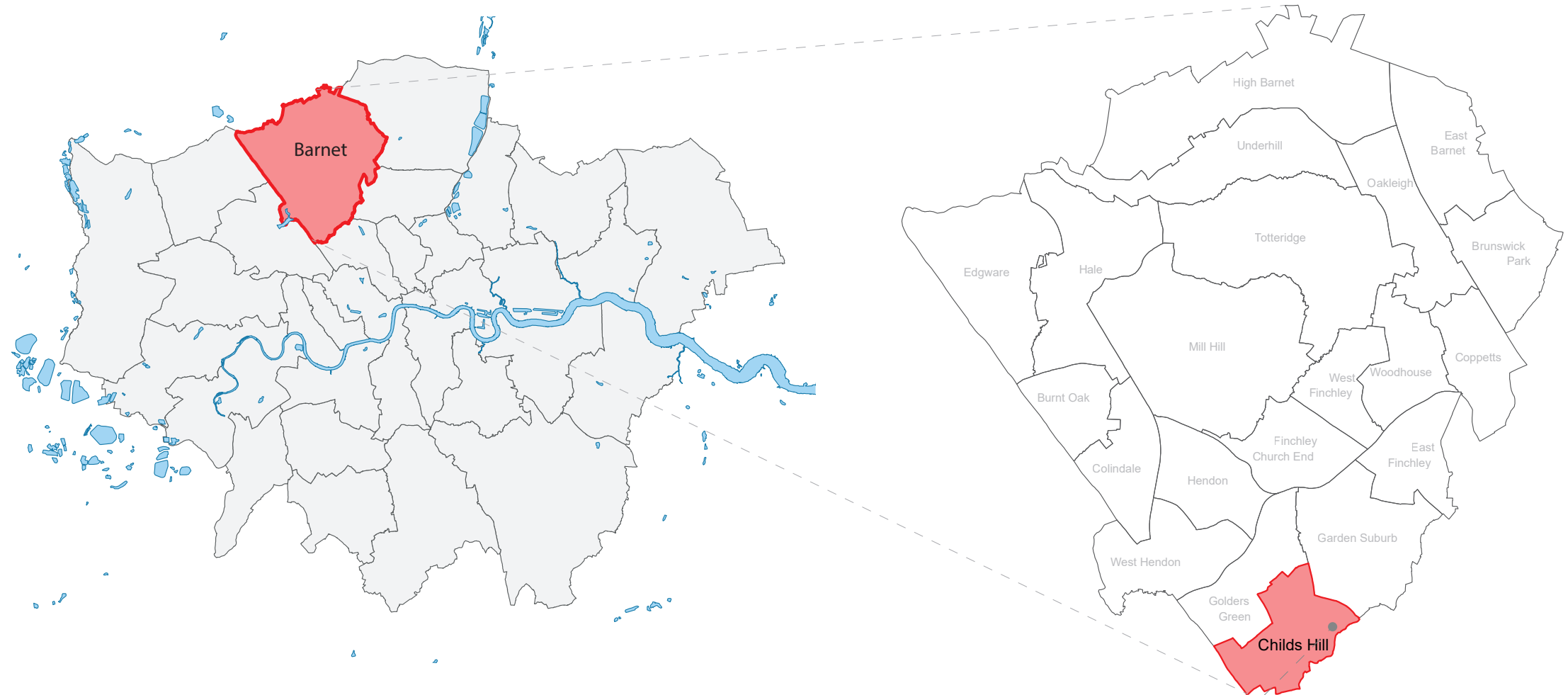


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WOLFF ARCHITECTS 



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Site Location -  
84 West Heath Road



## 1. EXISTING SITE & BUILDINGS

- The site is located off West Heath Road, NW3 7UJ.
- To the north the site borders Eden Close, a private gated road.
- To the south the site borders the rear gardens of the houses located on Westover Hill, another private gated road and 'Heath West' a group of new build luxury houses.
- The boundaries of the site are heavily planted with mature trees and high hedgerows which limits views onto the site from the public realm.
- The site is not located in a Conservation Area.
- The existing building is not Listed nor Locally Listed



NorthAerial View



West Aerial View



SouthAerial View



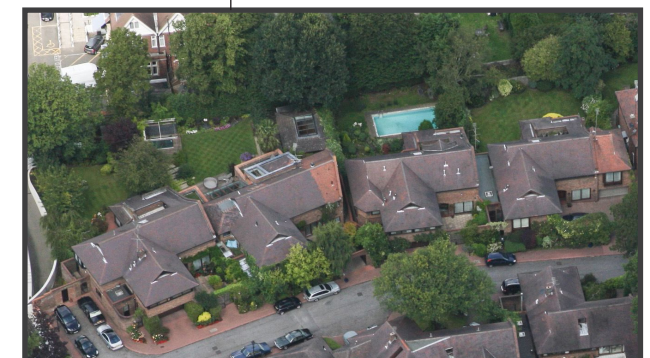
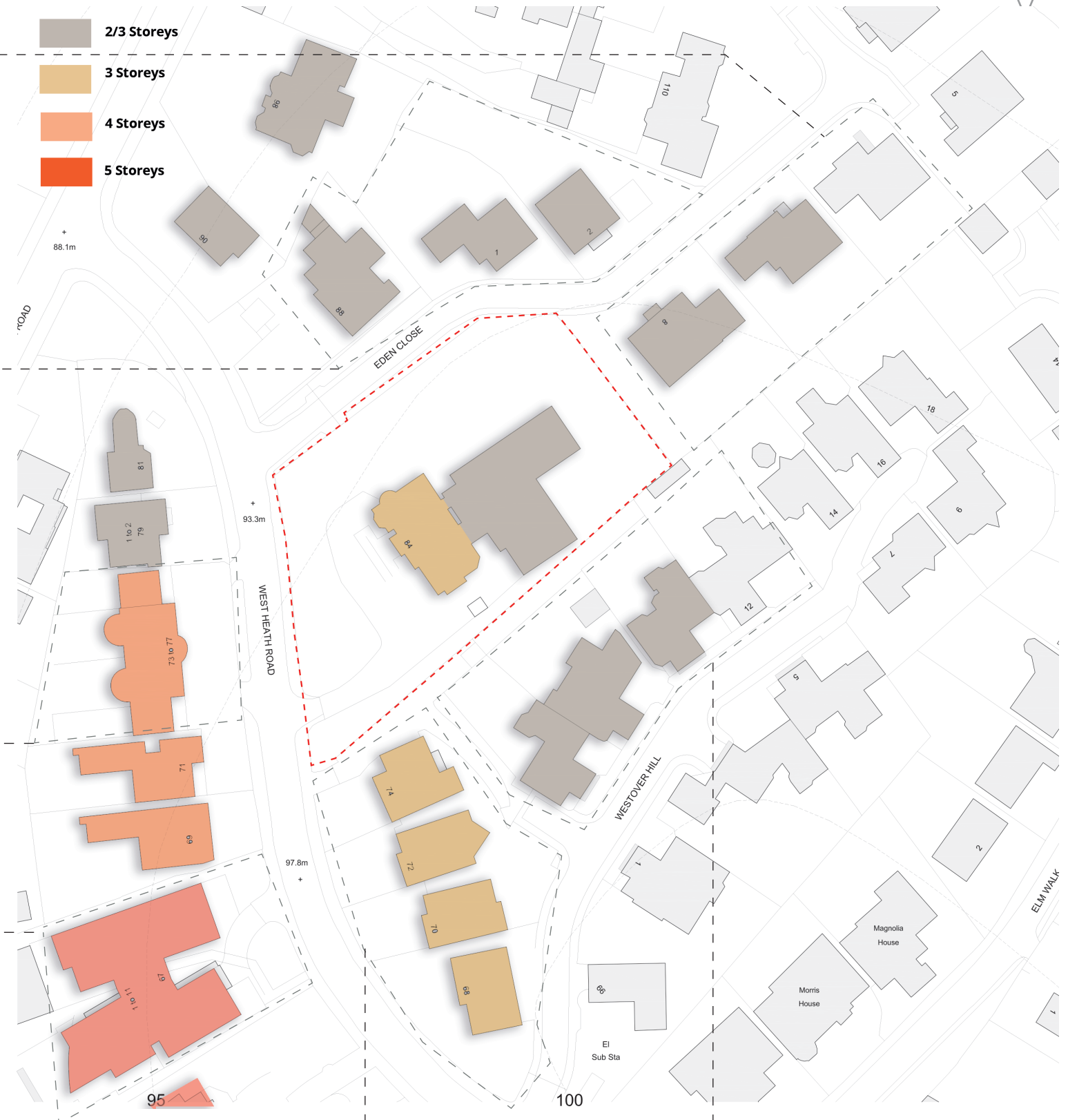
East Aerial View





## 2. SITE AND BUILDINGS APPRAISAL

- Due to the diverse mix of residential building types locally (large detached house, smaller semis and terraced houses, large apartment blocks and smaller apartments) West Heath Road should be characterised as more Urban than Suburban in policy terms
- Residential use has already been considered acceptable in terms of use for previous pre-applications and should be considered acceptable again
- Care home use may also be appropriate (given that the site was previously employed in for this use) however this would be dependent on finding a suitable operator
- The removal of the school from the site (as directed by an enforcement order) would offer a public benefit by reducing traffic congestion during peak times and noises levels generally on and around the site
- The location of the site lends itself to a 'luxury' development given the stock of other high-end luxury residential properties locally
- In accordance with the London Plan Policy 3.4 - Optimising Housing Potential - The development should maximise the potential of the site:  
 "Taking into account local context and character, the design principles... and public transport capacity, development should optimise housing output..."
- Limited public views of the site should allow the development to match or even better the number of story's of other local developments. Gated private roads are located to the north and south and view from West Heath Road are limited by the trees
- There are a number of TPO trees on the site and these will be protected as part of any proposals







The Oren, Hampstead, NW3



Oracle Apartments, Hampstead, NW3





Buxmead, The Bishops Avenue,N2 7QB



5. SITE ANALYSIS

