

Design and Access Statement

Planning Consent for:

42 Willoughby Road, London NW3 1RU

Prepared March 2023



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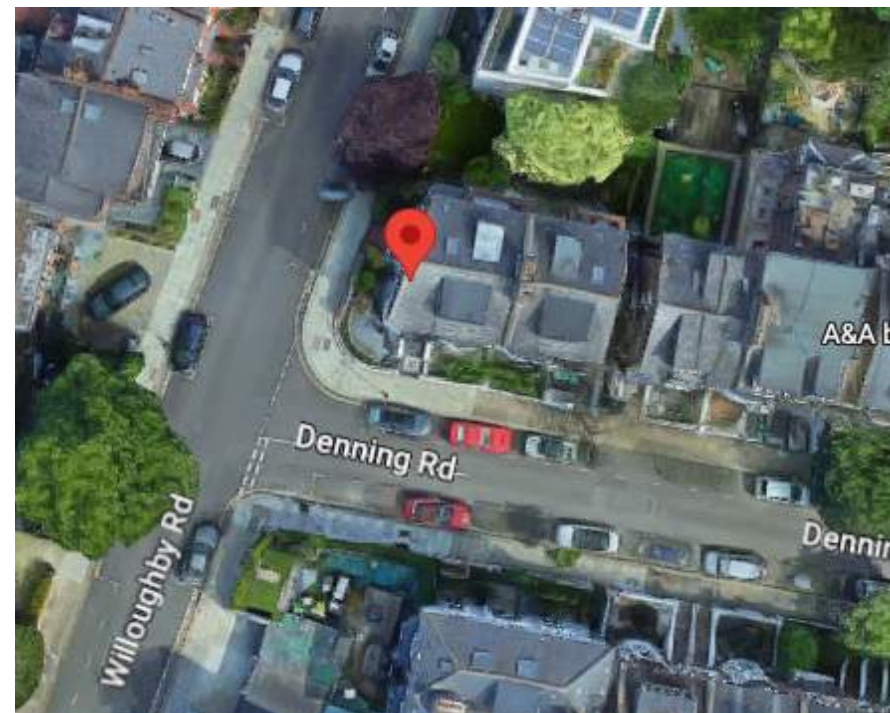
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1.0 Introduction:

- 1.1 This statement has been prepared to accompany the full planning application for 42 Willoughby Road, London NW3 1RU.
- 1.2 The property is not listed but lies within the Hampstead Conservation Area.
- 1.3 The design proposals seek permission to replace existing single glazed windows throughout and a French door at ground level, with double glazing, to improve the thermal acoustics and comfort for its occupants, and to improve energy conservation
- 1.4 The replacement double glazed windows match the existing in terms of design, materials and appearance. This ensures works are sympathetic and innkeeping with the conservation area.



Aerial View of Willoughby Road looking North/East



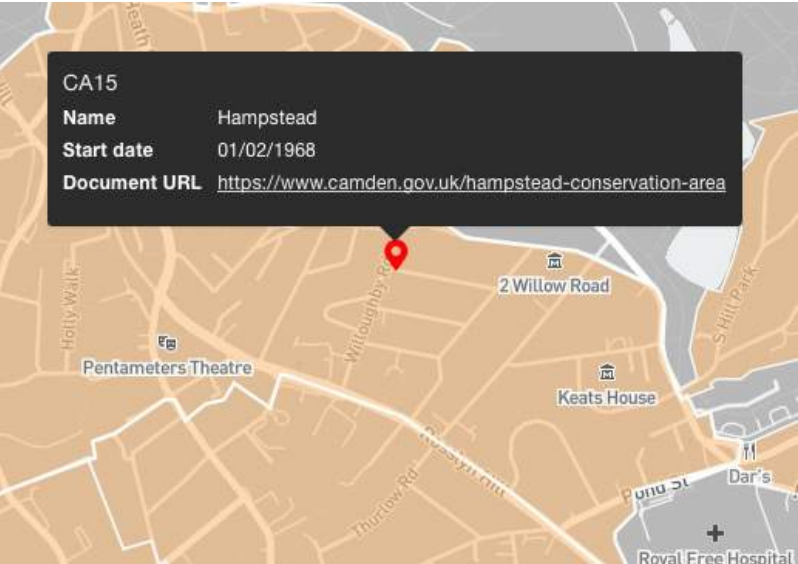
Aerial view of 42 Willoughby Road



Aerial View of Willoughby Road looking South/East

2.0 Site Location and Surrounding Context

- 2.1 No. 42 is not listed nationally or locally.
- 2.2 The property lies within the Hampstead Conservation Area, within the London Borough of Camden.
- 2.3 The site is located on the junction of Willoughby Road and Denning Road, and sits within a predominantly residential area, with on street parking to both sides.
- 2.4 42 Willoughby Road is a ground floor flat, within a four-storey terraced Victorian house with semi-basement that has been previously subdivided into flats.
- 2.5 No. 42 shares a party wall to the east side, above and below flat.
- 2.6 The property forms part of a street largely compromised of red or gault brick fronted elevations, with timber porches and ornamental brickwork and other flourishes typical for it's period.
- 2.7 The adjoining properties were predominantly built in the same period of development and share architectural characteristics that mirror No.42, although details vary from street to street. A few smaller, more modern properties have been built as infill or back garden developments, adding to the variation of street character.
- 2.8 To the front elevation, fronting Denning Road, No. 42 has 2 bay windows with single glazed sash windows, French doors and porched entrance leading to the flats above.
- 2.9 There is one portico to the front elevation which is raised 3 steps above street level and forms the main entrance to the above flat. A porch is located above the French doors at ground level.
- 2.10 The North and East elevation fronting Willoughby Road, consist of white painted gault brick from lower ground level to ground level, with gault brick to the remaining elevation. Architectural details such as bands of red brick and white architraves are present.
- 2.12 The rear elevation is much plainer in appearance and is compromised predominantly of gault brick, with partial render of a white painted finish to one of the rear extensions from lower ground level to first floor level.
- 2.13 It should be noted the rear facades, although predominately similar, vary through virtue of being subject to alterations over the years. This has created numerous full and half width single storey rear extensions, first floor level roof terraces and enlarged dormer windows.
- 2.14 An ornamental black metal railing encloses the front garden at ground level from Denning Road, with a black metal gate leading to the entrance of the flats above.
- 2.15 The entrance of No.42 on Willoughby Road is enclosed by a brick wall with with piers and a black metal gate.
- 2.16 The rear private garden is enclosed by a brick boundary wall street side to the rear. The rear garden is enclosed by the flank wall of No.44 Willoughby Road. The property to the rear is private and not overlooked form public view.
- 2.17 The property is defined as “very low risk” of flooding from river, sea or coastal sources
- 2.18 The site is not Archaeological Priority.



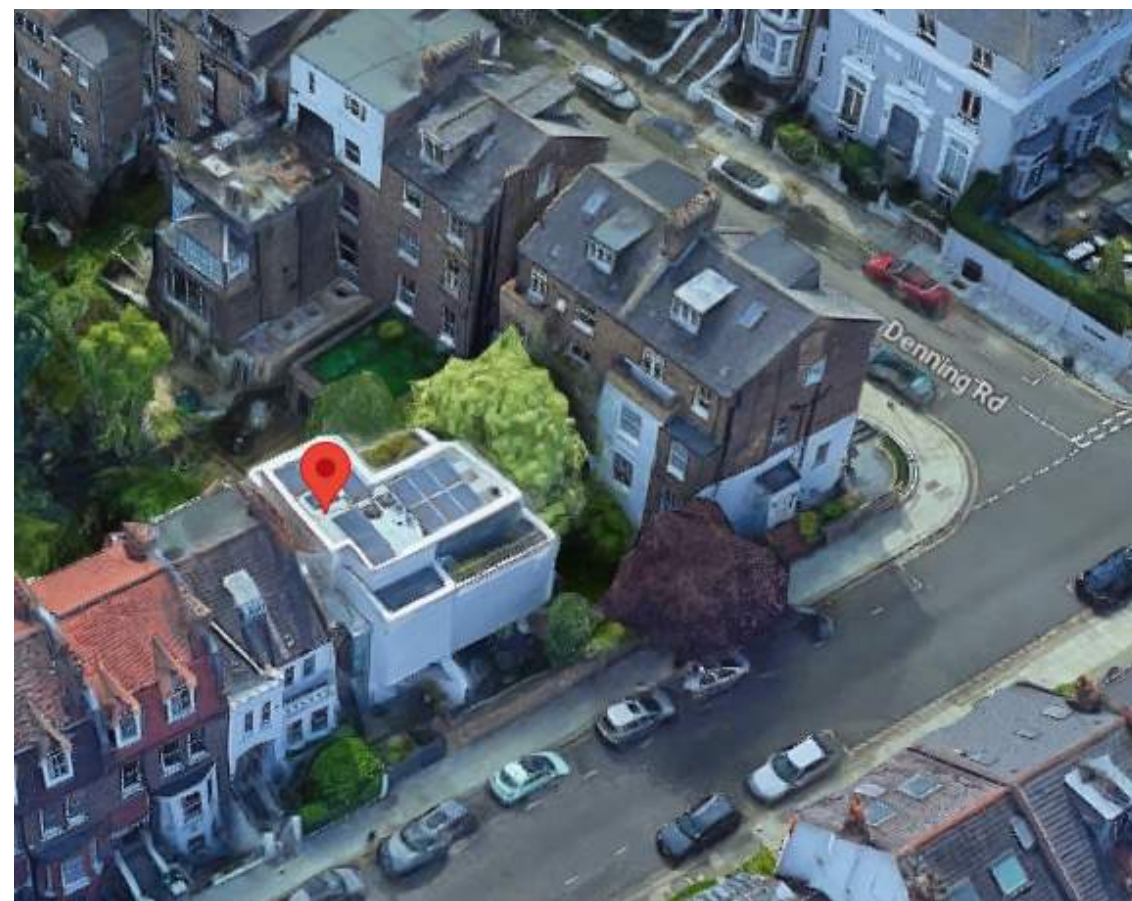
Extract from Camden Conservation Areas Map



Extract from Camden's Conservation Area Statement



No. 44 Willoughby Road – Modern design



No. 44 Willoughby Road overlooking garden of No.42

3.0 Existing Property

3.0.1 Externally the existing property remains largely unchanged and a consistent example within the row. Although it should be noted the immediate contemporary style the adjacent neighbour at No.44 Willoughby Road.

3.0.2 The building was originally constructed as a single family dwelling house. Over the 20th century, like much of the surrounding properties, it has been split into multiple leaseholds and multiple tenancies.

3.0.3 To follow is a report on the condition of the existing building.

3.1 Street Elevation- Denning Road

3.1.1 The front elevation is in generally good condition with original form, characteristics and features intact.

3.1.2 Proposed works consist of the replacement of the existing external single glazed sash and bay windows and French doors.

3.2 Rear/ Garden Elevation

3.2.1 The rear garden elevation is in generally good condition with original form, characteristics and features intact.

3.2.2 The rear garden is enclosed on all sides by a retaining wall at lower ground height by a brick boundary wall and further enclosed by infill development at No. 44 Willoughby Road.

3.3 Side Elevation (East) – Willoughby Road

3.3.1 The side elevation is in generally good condition with original form, characteristics and features intact.

3.3.2 Proposed works consists of the replacement of single glazed fixed window with double glazed, style to match existing.

3.4 Side Elevation (West)

3.4.1 The side elevation is in generally good condition with original form, characteristics and features intact.

3.4.2 Proposed works consists of the replacement of single glazed sash window with double glazed, style to match existing.



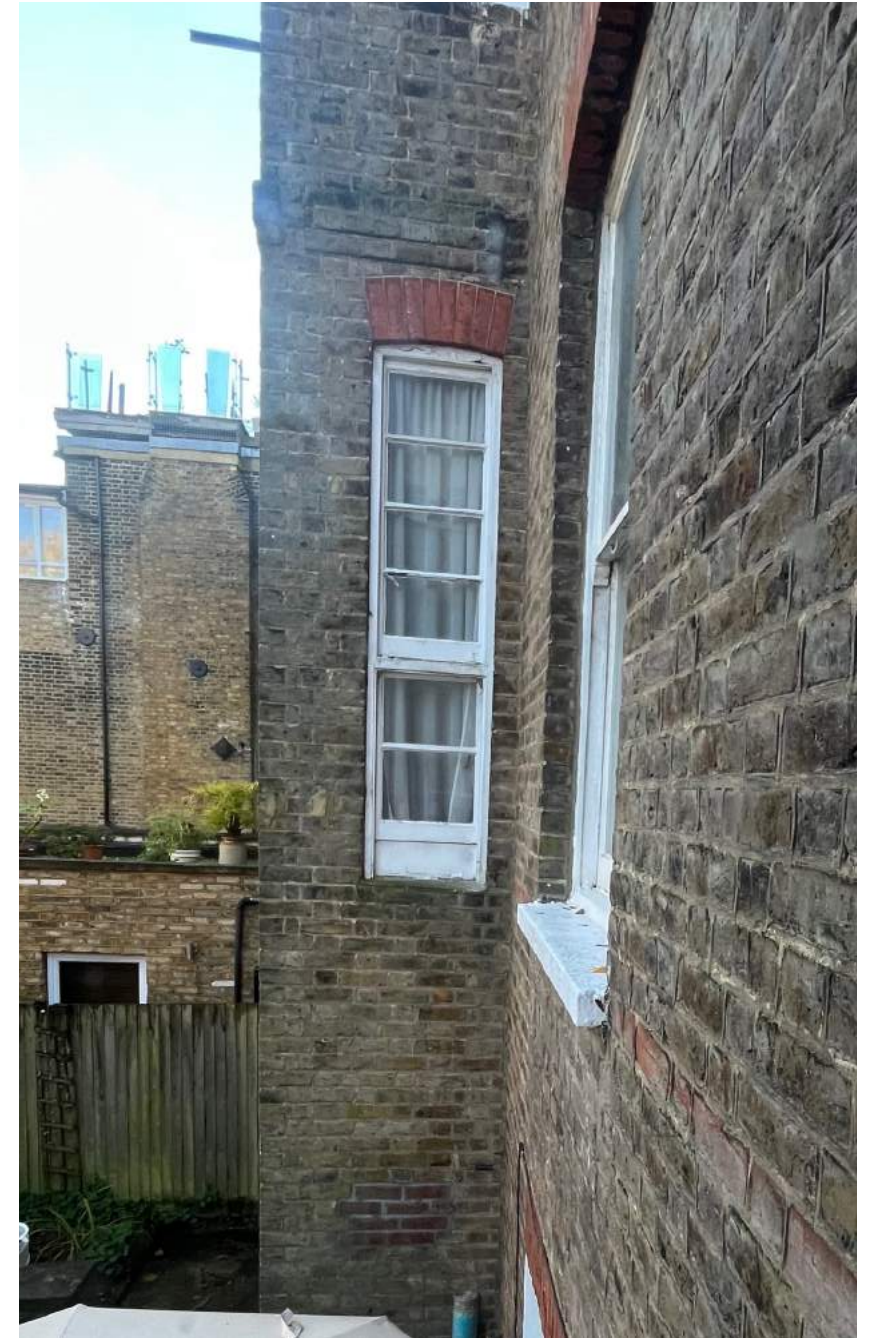
Willoughby Road Street Elevation – No. 42 Main Entrance



Denning Road Street Elevation



Existing single glazed sash bay windows and French door from front elevation (Denning Road)



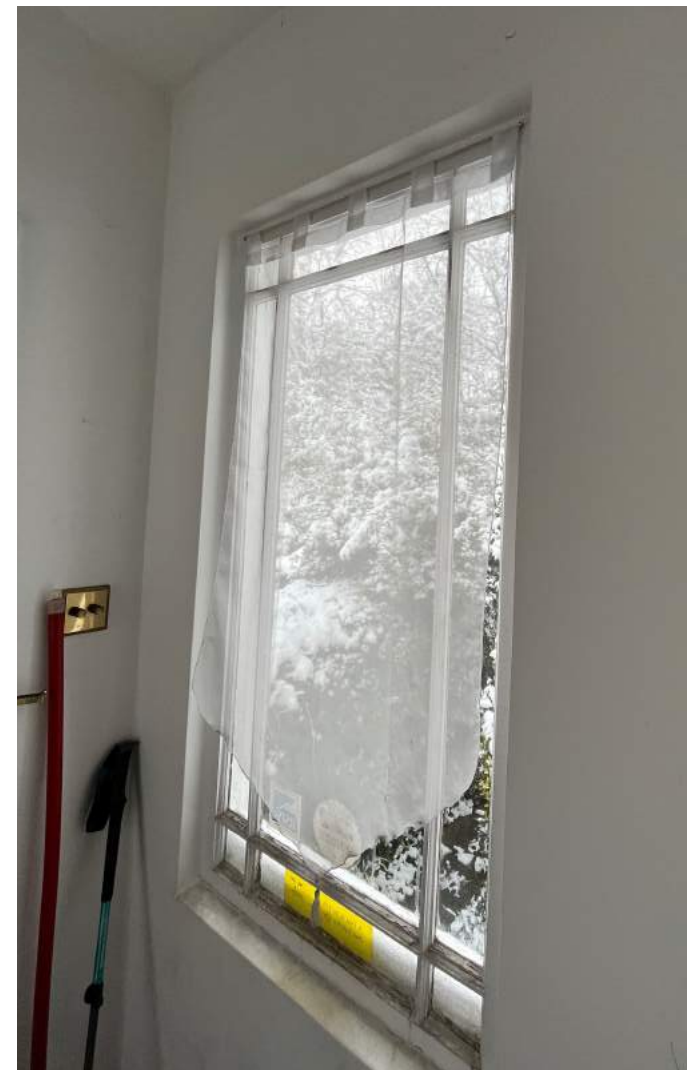
Existing fixed single glazed window from rear elevation



Existing fixed single glazed windows by main entrance (external)



Existing fixed single glazed windows by main entrance (internal)



Existing fixed single glazed windows by main entrance (internal)



Existing fixed single glaze window in kitchen



Existing sash single glaze window in kitchen



Existing sash single glaze window in bathroom



Existing sash single glaze window in ensuite



Single glazed sash window in dining room



Single glazed sash window in study room



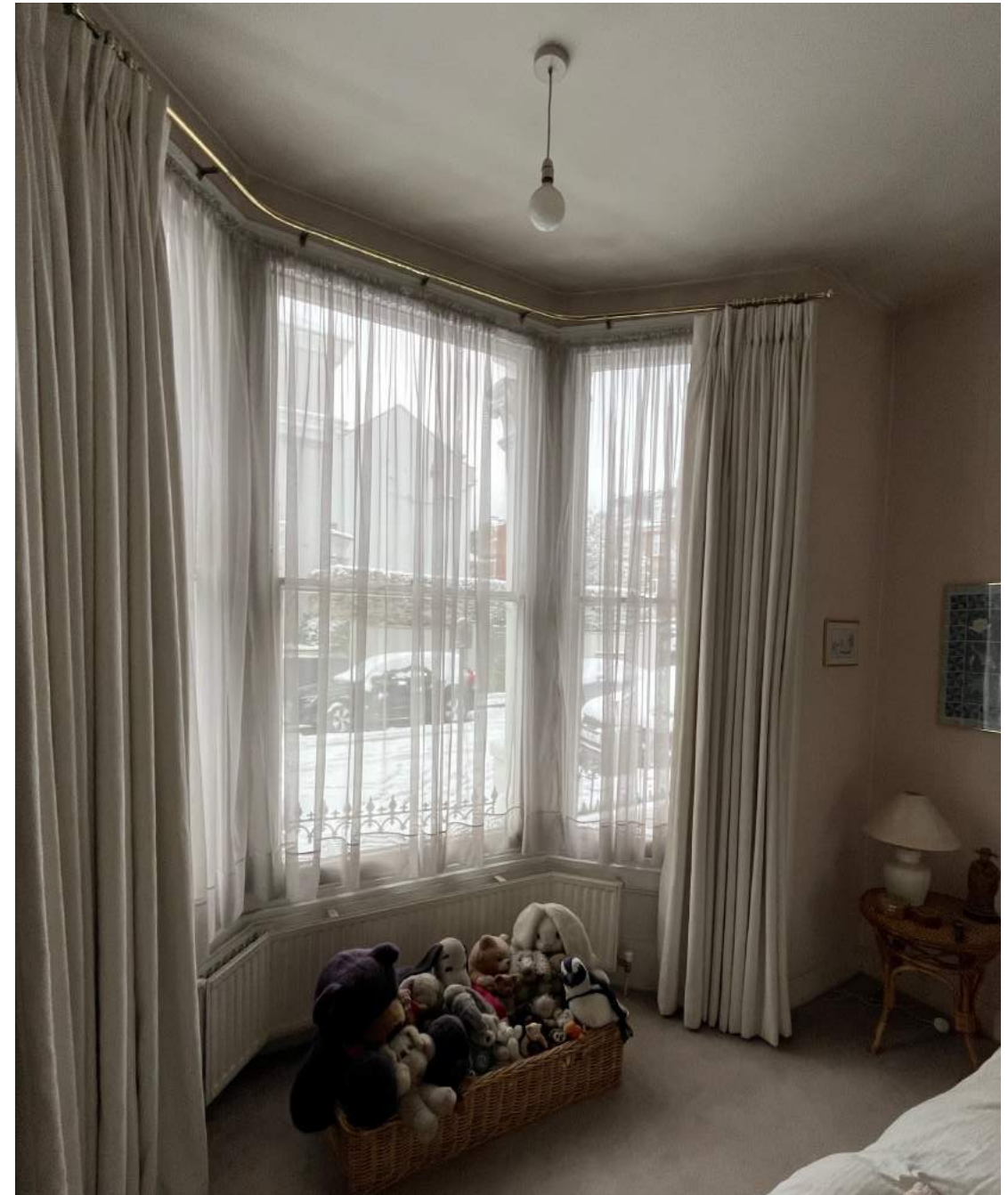
Single glazed sash windows in rear bedroom



Single glazed sash windows in rear bedroom



Single glazed sash bay windows in front reception



Single glazed sash bay windows in front bedroom

4.0	Design Proposals	6.0	Access Statement
4.1	The proposals seeks to replace the existing single glazed windows and French doors with double glazing.	6.1	The property's main entrance is accessible from Denning Road via a metal gate to the west elevation.
4.2	The style is to match the existing material palette to fit the design style of the conservation area.	6.2	There are no proposed alterations to the entrance access.
5.0	Planning Statement	6.3	The private rear garden is accessible via the west side passage.
5.1	This section sets out planning policy relevant to the proposals and provides an assessment of material planning considerations relevant to the scheme.		
5.2	Relevant Planning Policy:		
	<ul style="list-style-type: none"> National Planning Policy Framework 2021 The London Plan 2021 Camden Local Plan 2017 A1 – Managing the impact of development D1 – Design D2 – Heritage Camden Planning Guidance (2021) Camden Conservation Area Statement <p>The planning policies of particular relevance to the extent and scope of the development proposals are contained within the following planning policies:</p> <ul style="list-style-type: none"> Policy DM2.1: Design- high quality, incorporate inclusive design principles and make a positive contribution to the local character and distinctiveness Policy DM2.1: Heritage <ul style="list-style-type: none"> A. Conserving and enhancing the historic environment- Development that makes a positive contribution to Camden's local character and distinctiveness will be encouraged. B. Conservation areas- alterations to existing buildings in conservation areas conserve or enhance their significance Policy DM2.1: Housing standards 		
5.3	Relevant Planning History		
	<p>1B Denning Road London NW3 1ST 2016/1638/P Installation of 2 front dormers and 2 rear rooflights; alterations to fenestration on side elevations; replacement windows and doors; erection of parapet wall above existing rear extension and installation of access door in association with creation of 2nd floor roof terrace</p> <p>32 Willoughby Road London NW3 1RU 2023/0521/P Demolition of existing two storey outrigger and replacement with an enlarged outrigger with green roof, three-storey part width extension to the rear elevation; addition of side gate, fence; addition of side windows and rear roof lights; and replacement sash windows.</p>		