



29 Inglewood Road

Design and Access & Heritage Statement

May - 2023

Project details



Client property address:

29 Inglewood Road
London
NW6 1QT

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Introduction & context

Introduction

Resi has prepared this Design, Access and Heritage Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development at 29 Inglewood Road NW6 1QT.

The purpose of this document is to ensure that the Local Planning Authority has a detailed understanding of the proposed work.

Character of the area

The building is located in the West End Green Conservation Area which is characterised by a village core and metropolitan suburb with “(...)a homogenous piece of Victorian and Edwardian domestic architecture and planning. (...)” (extract from “Area Conservation Appraisal”)

Description of proposed works

Proposed basement and ground floor level extension, floor plan redesign and all associated works at 29 Inglewood Road.

The proposed development allows the homeowners to make better use of their space while maximising light and connection with outdoors.

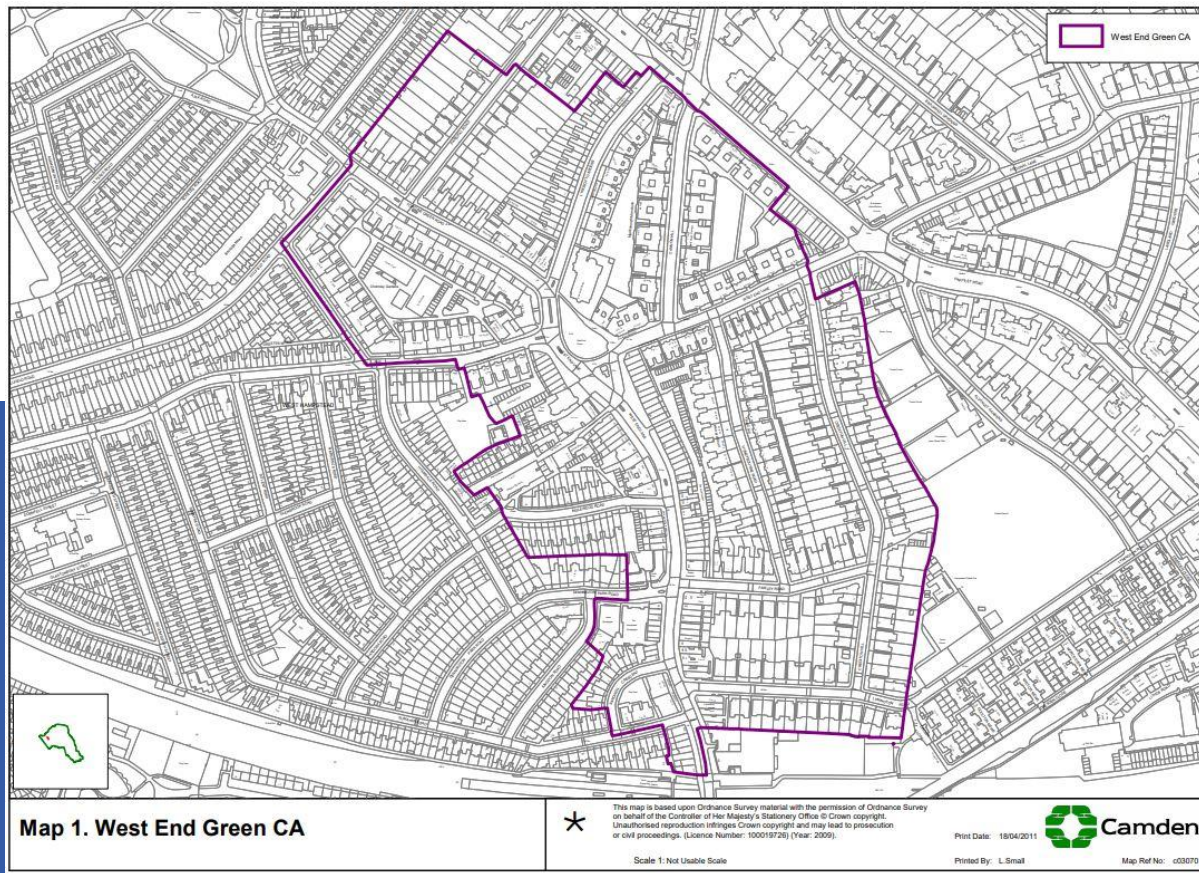
The proposal will enhance the original property and tie with all existing details. Minimal changes are proposed to the external facade and the external look of the house will not be affected.

The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area. The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for design within a conservation area.

Site analysis

2.1 Conservation area map

West End Green Conservation Area



Site analysis

2.2 Location plan



Site analysis

2.3 Site view



Site analysis

2.4 Existing photographs



Front view



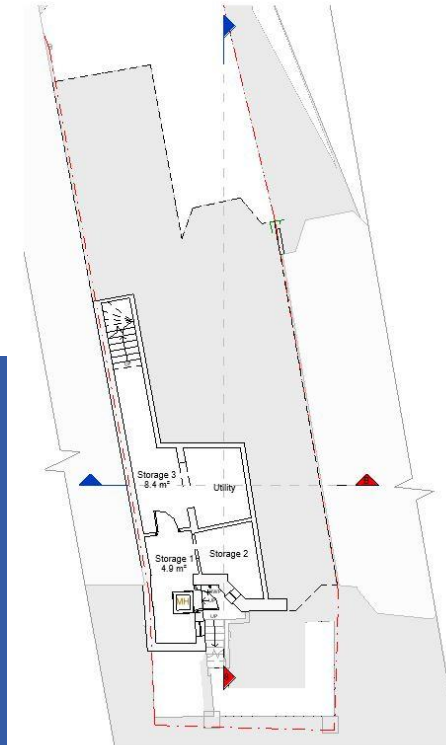
Rear view



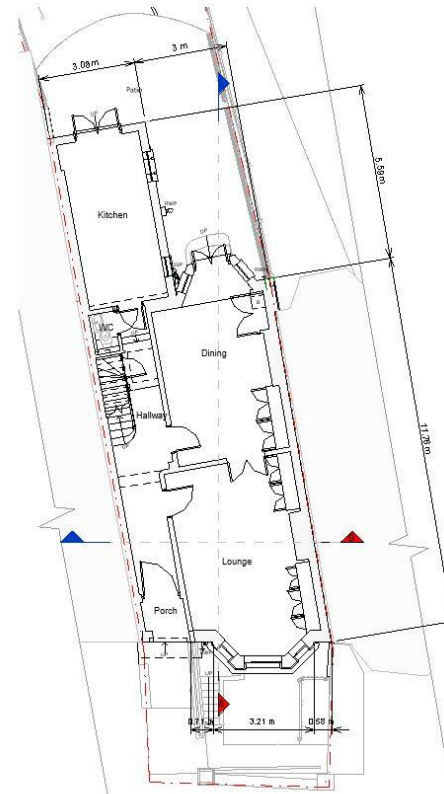
Side view

Site analysis

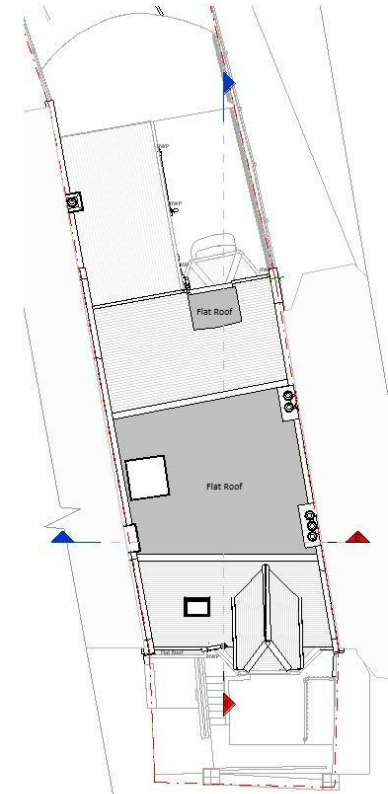
2.5 Existing plans



Basement Floor Plan



Ground Floor Plan



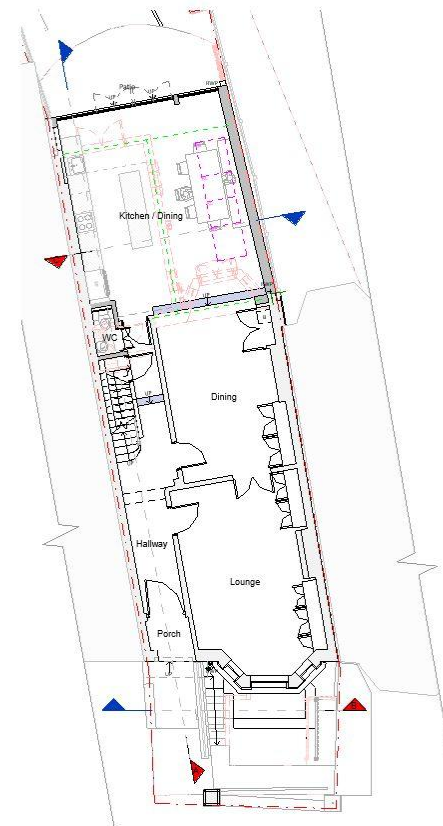
Roof Plan

Site analysis

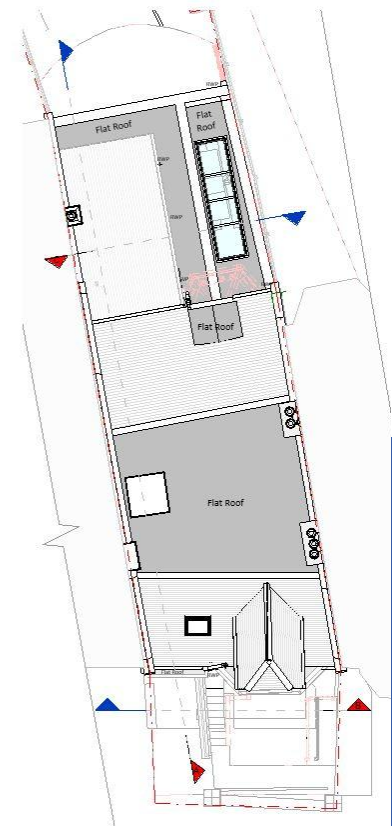
2.6 Proposed plans



Basement Floor Plan



Ground Floor Plan



Roof Plan

Site analysis

2.7 Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the neighbours.

Privacy

There will be no impact on the neighbours' privacy.

Trees or shrubs

There will be no impact to trees or shrubs.

Heritage statement

“The West End Green Conservation Area is centred on West End Lane and West End Green, and includes the adjoining streets. The area is bounded by Finchley Road in the north, the West Hampstead Thameslink Station to the south, Hampstead Cricket Club Sports Ground to the east, and a serrated boundary edge to the west which is loosely defined as an area of more modest terraced houses.”

“The largely unspoilt late Victorian terraced houses of Inglewood Road (1883-4) to the west of West End Lane are laid out on a curve and display some interesting details, particularly the roofscape.”

“There is one significant public green space, West End Green. The mature trees and grass provide a green oasis. The land is sloping and fenced with metal railings, a ring of benches faces into the Green”

“West End Lane, Fortune Green Road, and Mill Lane all follow routes that have met at West End Green since the medieval period, which is why much of the CA is now designated as an Archaeological Priority Area.”

Above excerpts are taken from Camden West End Green Conservation Area Appraisal

Our conclusion

We hope that Camden Council sees merit in our proposal and agrees that the proposed development would in no way be of detriment to the host dwelling, site, or the surrounding context for its proposed use. The intended development has been designed not only to provide a more dynamic and efficient use of space for a growing family but designed with integrity to heighten the architectural character features and details of the building and the character and appearance of the area.

We believe the proposal complements the building and its context and does not affect the streetscape. The plans utilise the site to its full potential without any adverse effects upon the neighbours or the area and vastly improves the character and composition of the existing dwelling.

The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area.

The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for the design and remains sensitive to the appearance of the surrounding properties in West End Green Conservation Area.

All materials are to be of a high quality and durable, so the aging of the materials integrates with the existing building, and creating a positive impact on the surrounding landscape.

Overall, the proposal will have minimal impact to the building and its surroundings.

The applicant and agent would be pleased to communicate with the planning department throughout the process.