

DESIGN & ACCESS STATEMENT:
32 Willow Road, London NW3 1TL

APPLICANT: Mr and Mrs Kisilevsky



Property Description:

The existing property is located in Hampstead Conservation Area. As per historic maps No.32 appears in historic maps dating 1893-1896. It is a residential Victorian end of terrace corner dwelling house built over total four floors of standard brick construction under pitched clay tile roof with crow-stepped gable to front elevation and small original dormer window to north easterly flank of elevation of roof.

The building is clad using traditional red brick with red brick lintel details above openings, pronounced pier and column elements to front and side elevations and faux window tax features. The windows are timber frame and painted white. The main entrance marked with a white wooden entrance porch. From the street there are steps leading up to the main entrance and steps going down to the basement level. The rear of the building is in traditional brick with a small courtyard. The neighbouring houses on both sides are 4 storey terraces house with rooms with dormers and behind mansard roofs.

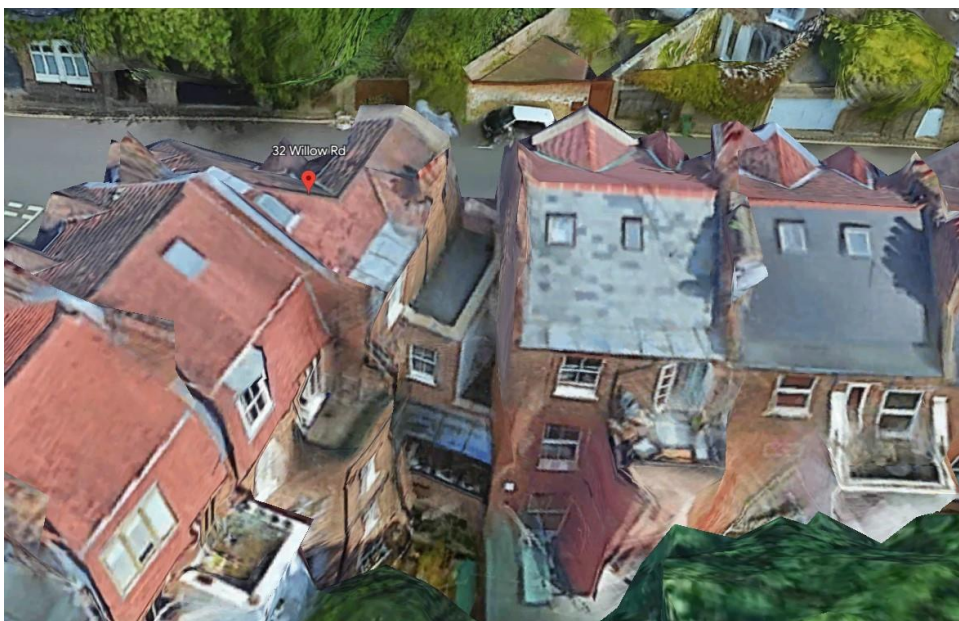
Majority of the building façade appears authentic and unaltered. The gap between 32 and 31 Willow Road appears to be infilled with an historic extension at basement and ground level (assumed 1950's). The infill at first floor has been extended after planning permission was granted in 2015 (2015/1002/P).

32 willow Road is the connecting element that turns the run of terrace houses on Willow Road into the short run of similar terraces on Willoughby Road.



Design:

Changes to the building include the addition of a small single storey infill extension on the second-floor level that will create a more functional layout to meet the needs of a growing family and modern living. The new mansard to the existing will be in keeping with the existing building. In fact, it will bring balance to the elevation as all the other similar terrace houses in the run have a fourth storey the full width of their property. To the front, the mansard roof will follow the clay tile and pitch of the existing mansard roof pitch. The gap is too narrow to allow for a dormer window to match the existing and so we are proposing a heritage conservation style Velux roof window.



Existing aerial view from the rear.

To the rear, the proposed second floor will be built in brick to match the existing part of the house to its left and the fourth floor of the neighbours at 31 to its right. The pitch of the clay roof will match the pitch of the existing roof on the other side chimney. The metal flat roof will match the existing flat roof around the corner. The second floor extension will leave a gap on the first floor. This gap is proposed to be filled with powered coated perforated metal screen. The colour is intended to compliment the red brick so that it will be in keeping with the surrounding.



In addition, all the existing single glazed windows to the property will be replaced with double glazed white painted timber windows to match the existing.

The replacement windows, roof tiles and infill bricks will match those of existing façade. Overall, the proposal will be in keeping with the street scene and all materials used on the existing façade will be selected carefully and with great respect to the original building. We therefore believe the proposals will have no adverse impact to the existing building appearance and the character of the neighbourhood.

Conclusion

The area of the proposed extension is effectively a small dark corridor sited in such a way that it does not provide any light fall benefit to the subject property or adjoining properties or their gardens. There are no flank windows which would be deprived of light fall to either the subject premises or those adjoining. The proposed alterations to the front and rear elevations of 32 Willow Road are in keeping with the existing facade and therefore will cause a positive impact to the historic character of the building and surrounding context. We respectfully request planning permission to be granted.