

Design and Access Statement  
Including Photographic Survey

Planning Consent for:

39 Willes Road, London, NW5 3DN

Prepared by Easton Design Office  
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- 1.0

**Introduction:**
- 1.1

This statement has been prepared to accompany the full planning application for 39 Willes Road, London, NW5 3DN.
- 1.2

The property is not listed but lies within the Inkerman Conservation Area.
- 1.3

The application seeks to partially demolish the existing ground floor rear extension and extend to accommodate a larger kitchen/dining area and wet room, with the addition of new skylights.
- 1.4

All works to match existing in terms of design, materials and appearance. This ensures works are sympathetic and in keeping with the conservation area.
- 2.0

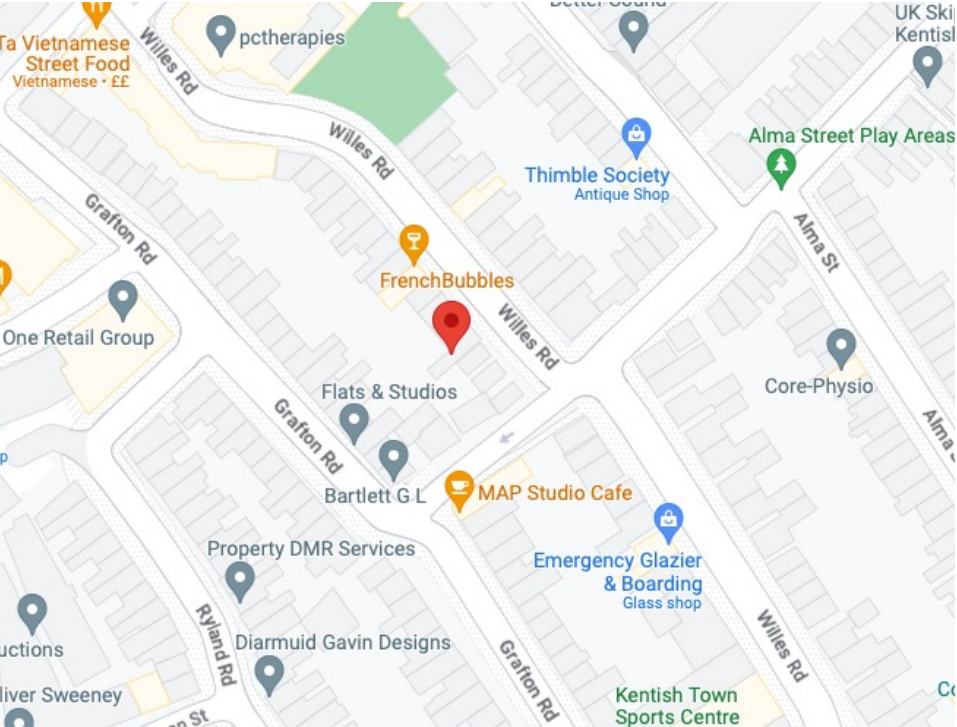
**Site Location and Surrounding Context**
- 2.1

39 Willes Road is a three-storey, Victorian terrace property.
- 2.2

The property is a self-contained single-family dwelling with the ground floor consisting of reception room, kitchen and dining room, and upper floors consisting of bedrooms and bathrooms.
- 2.3

The rear garden is solely owned by the applicant who has access from rear doors at ground floor level. The garden is small and contained by walls.
- 2.4

Willes Road is a two-way, predominantly residential street with parking on both sides.



Map of area



Aerial View of street

### 3.0 Heritage Report.

3.1 The following are relevant extracts from the Old Chiswick Conservation Area Statement October 2001.

3.2 In Willes Road the housing is also two storeys but is larger in scale and more richly ornamented, with brackets below cornices, rusticated quoins and Corinthian pilasters framing the front doors. Other houses in Willes Road and in Grafton Road are of three storeys and are plainer, with rusticated stucco at ground floor level, stuccoed horizontal bands on parapets concealing the roof form, and stucco surrounds on windows and cornices with console supports on some upper-level windows.

The Inkerman Road Conservation Area forms a dense and homogenous environment in the heart of Kentish Town. The prevailing character is residential, with incidental corner shops on ground floor level integrated with institutional, educational, light industrial and commercial uses. The majority of the buildings were built in the 1850s and 1860s and they form its core. The later buildings and the mix of uses give the area a lively diversity and mostly they have had a positive impact on the townscape and contribute to the character of the Conservation Area. Although the area has a cohesive overall identity each street within it displays different characteristics.

### 4.0 Relevant Planning Policies.

4.1 The London Borough of Hounslow Local Plan (2015) includes policies aimed at the protection of the historic environment (policy CC4 Heritage). Other relevant policies include but are not limited to: Residential Extensions and Alterations (SC7) and Context and Adopted Character (CC1).

4.2 Camden Council (the council) has produced a Supplementary Planning Document: Home Improvements (2021), which is a material consideration in any application concerning extensions to residential dwellings in the conservation area.



Extract from Conservation Statement



#### 4.0 Existing Property

- 4.1 The garden is self contained and accessed only by the applicant. The height of the boundary wall and fencing gives a high level of privacy and is only overlooked by neighbouring properties.
- 4.2 The garden itself is mature with an existing rear extension.
- 4.3 The rear extension is facing brickwork with a tiled sloping roof.
- 4.4 Windows are generally casement, timber framed and painted white.
- 4.5 There are two rear, wooden French doors, painted white; the first to the existing ground floor elevation of the main house, the second to the ground floor rear elevation.

#### 5.0 Access Statement

- 5.1 The property is currently accessible from the public footpath via the ground floor entrance. No changes are proposed.
- 5.2 The property has a private rear garden which is only accessible via the property.
- 5.3 The proposal does not impact the current access into or out of the property, which will remain as the original plan form.



Aerial view of site



Aerial view looking Northeast



Aerial view looking Southeast



2.1 Existing Photos



View of existing rear extension



View of existing rear garden

6.0 Design Proposals

- 6.1

The proposals consists of a rear ground floor single storey extension with the inclusion of a small courtyard.
- 6.2

There are no proposed alterations to the front elevation or the rear elevation beyond the proposed extension.
- 6.3

Flashings will be lead, to match existing and high-quality materials are proposed throughout.
- 6.4

The scale, design and use of the materials will not impact on the visual amenity of the street scene and are in keeping with the character and high architectural quality of the house and surrounding properties in the Conservation Area. It will also add to the potential of the house make an invaluable contribution to the local housing stock.
- 6.5

The external materials of the extension will be brickwork to match the existing, ply flat roof with new rooflights, painted timber sash window and grey aluminium bifold doors.
- 6.6

The proposal does not exceed 50% of the curtilage.
- 6.7

In addition the proposals seek to confirm with Policy D1 of the Camden Local Plan.

The proposal do not harm the existing character of the building and its character.

The extension is sheltered from adjoining properties by natural foliage and brick walls.

Although a modern design the materials will complement the original house.
- 6.8

The proposal seeks to comply with the following policies of the Local Plan

Policy G1 – Delivery and location of growth

Policy D1 – Design

Policy D2 – Heritage

- 6.9

The Proposal also seeks to comply with the London Plan Through designing a rear extension which:

Contributes positively to the existing street scene.

Provides an extension which is built to the highest quality and materials which complements the local architectural character.

Be designed to be appropriate to its context and be of a proportion, composition and scale that helps maintain and enhance the character of the conservation area.
- 6.10

Will not cause unacceptable harm through over shadowing or overlooking neighbouring buildings
- 6.11

The proposal also seeks to comply with the London Plan by Identifying the architecturally significant assets of the property and taking into account the affect on these assets and seeks to provide a development which is sympathetic to their form, scale, materials and architectural detailing.

7.0 Planning Context

- 7.1

Relevant approved planning application:

53 WILLES ROAD LONDON NW5 3DN

Planning Reference 2022/3062/P  
Type Householder Applications  
Date 22-Sept-2022  
Status Approved 17/11/2022  
Demolition of existing outrigger and erection of a single storey rear extension with rooflights, replacement of the windows and installation of PV panels at roof level.

52 WILLES ROAD LONDON NW5 3DN

Planning Reference 2020/0729/P  
Type Householder Applications  
Date 19-March-2020  
Status Approved 11/05/2020  
Erection of single storey rear extension with rooflights and insertion of rooflight to first floor roof.

28 WILLES ROAD LONDON NW5 3DN

Planning Reference 2017/6144/P  
Type Full Planning Permission  
Date 13-Nov-2017  
Status Approved 22/01/2018  
Erection of single storey rear extension with rooflights and insertion of rooflight to first floor roof.