



## Wildwood Lodge

**Non Material Amendment Application  
Design and Access Statement and Heritage Statement**

**Hampstead, London NW3 7HH**

Client: Mr Avi Dodi  
October 2013

## CONTENTS

### 1. Design Statement

- 1.1 Use, Layout and Scale
- 1.2 Landscaping
- 1.3 Appearance
- 1.4 Access
- 1.5 Demolition
- 1.6 Drawings List

### 2. Heritage Statement

- 2.1 Site background history
- 2.2 Assessment and significance statement

### 3. Appendix

- 3.1 Drawings

CANAWAY FLEMING ARCHITECTS

Fifth Floor

The Dutch House

307-308 High Holborn

London. WC1V 7LL

Tel: 020 7430 2262

Fax: 020 7430 2274

E: [mailbox@canawayfleming.com](mailto:mailbox@canawayfleming.com)

## 1. Design Statement

### 1.1 Use, Layout and Scale

The building remains a single house family dwelling. This application seeks to increase the aperture size of the two windows to the library previously consented under planning references 2012/4611/P and 2012/4615/L. The cill height will be lowered however the width will remain the same.

The use and layout are not applicable and remain as approved.

### 1.2 Landscaping

Landscaping remain as approved.

### 1.3 Appearance

Windows specification remain as approved [2013/1136/L] and the appearance remains in keeping with the existing windows and doors of the main house.

### 1.4 Access

Vehicular access, private parking and inclusive access remain as approved.

### 1.5 Demolition

There is no demolition

### 1.6 Drawings list

See attached drawings as approved and as proposed

Drawings list

- 025-A-P-00-D201 rev. - Approved Ground Floor Plan
- 025-A-P-00-D225 rev. - Proposed Ground Floor Plan

- 025-A-X-CC-D226 rev. - Approved & Proposed Partial Section CC

- 025-A-E-Wst-D223 rev. - Approved Elevation
- 025-A-E-Wst-D223 rev.A - Proposed Elevation

## 2. Heritage Statement

### 2.1 Site Background

The site is within the Hampstead conservation area. The 2001 Hampstead conservation area statement describes the area as:

'a loose cluster of quite modest houses centred on the Olde Bull and Bush pub with the Hampstead Heath Extension banked up steeply all around. It has the distinct quality of a small enclave detached from urban life. The roads peter out into paths through the surrounding woodlands. Greenery dominates and the relationship between the houses, their gardens and the heath is particularly intimate'

Wildwood Lodge is situated in North End, one of the three satellite hamlets of Hampstead, the other two being West End and South End. There are three separate listing notices in connection with Wildwood Lodge, all listed at Grade 2 and for Group Value:

The main house is designated thus:

a. Cottage ornee. Mid C19.

Stucco with slated gabled roof with carved bargeboards and bracketed eaves cornice.

2 storeys. Irregular gabled frontage with 3 windows.

Gothic style. Doorway with bracketed hood and half glazed door.

Casement windows with mullions and labels.

C20 rear extensions.

b. Garden wall and gateway with overthrow to Wildwood Lodge. Mid C19.

Yellow brick, stone capped wall and pedimented gate piers with elaborate cast-iron lamp overthrow having twisted supports and scroll pattern detailing with globular lamp-holder. Wooden gate

c. Former coach house to Wildwood. Mid C19.

Coach house, now in domestic use.

(Formerly Listed as: Former coach house of Wildwood Lodge).

Stock brick. Tiled gabled roof with wooden cupola. 2 storeys 1 window.

Oculus over segmental-arched entrance.

The present character of the house is clearly early- mid Victorian.

The issue to consider is what impact of the library roof redesign to the West side of Wildwood Lodge would have on the character and appearance of the Hampstead Conservation Area and the Wildwood Lodge itself.

The impact has been considered in respect to relevant policies.

London Borough of Camden Core Strategy

- CS14 – promoting high quality places and conserving our heritage

London Borough of Camden development plan policies

- DP24 – Securing high quality design

Hampstead Conservation Area Statement 2001

### 2.2 Assessment and Significance Statement

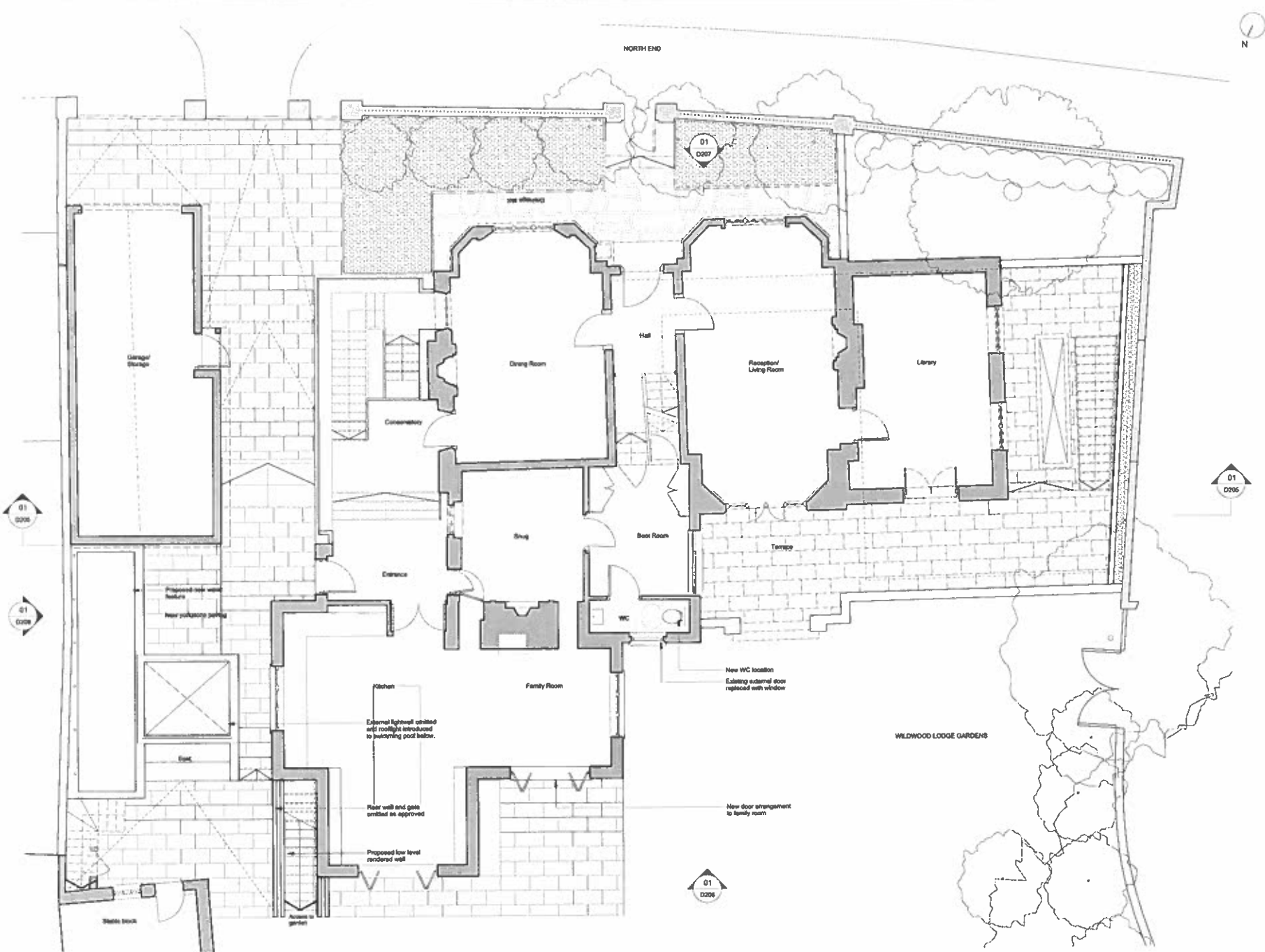
The larger aperture size of the windows to the library increase the visual connection to the adjacent terrace. This terrace and library elevation are not visible from North End, screened by mature planting and the boundary wall to Parfitt Close.

The proposed window specification remains the same and has been approved by the local authority [ref: 2013/1136/L]

It is in our opinion that the proposed revisions represent a minimal and acceptable level of change to the building.

The minor amendments to the approved proposals are considered to still comply with the advice set out in the NPPF and with the London Borough of Camden LDF policies, design guidance and Conservation Area Statement.

### 3. Appendix



01  
D201  
GROUND FLOOR PLAN  
PROPOSED 1:50

Notes  
Copyright remains the property of Canaway Fleming Architects and this drawing is not to be used for any purpose without the express permission of the Architect. No implied Licence is given for its use.  
Do not scale from this drawing. All dimensions should be checked on site for accuracy.  
Planning  
These drawings are for preliminary Planning Purpose only and must not be used for any other purpose without the express permission of Canaway Fleming Architects. These are not for detailed construction purposes.  
Structural Work  
All indications as to structure are for graphic purposes only and must not be relied upon for accuracy in terms of size, detail or position. All structure and temporary propping to be confirmed by a suitably qualified structural engineer before beginning work.

As Approved  
Ref: 2012/4611/P and 2012/4615/L

Planners  
CANAWAY FLEMING ARCHITECTS

Canaway Fleming Architects Ltd  
The Quays House  
367 - 368 High Holborn  
London WC1V 7JL  
T: 020 7438 1280  
F: 020 7438 1214  
E: info@canawayfleming.com

Client Mr Avi Doff

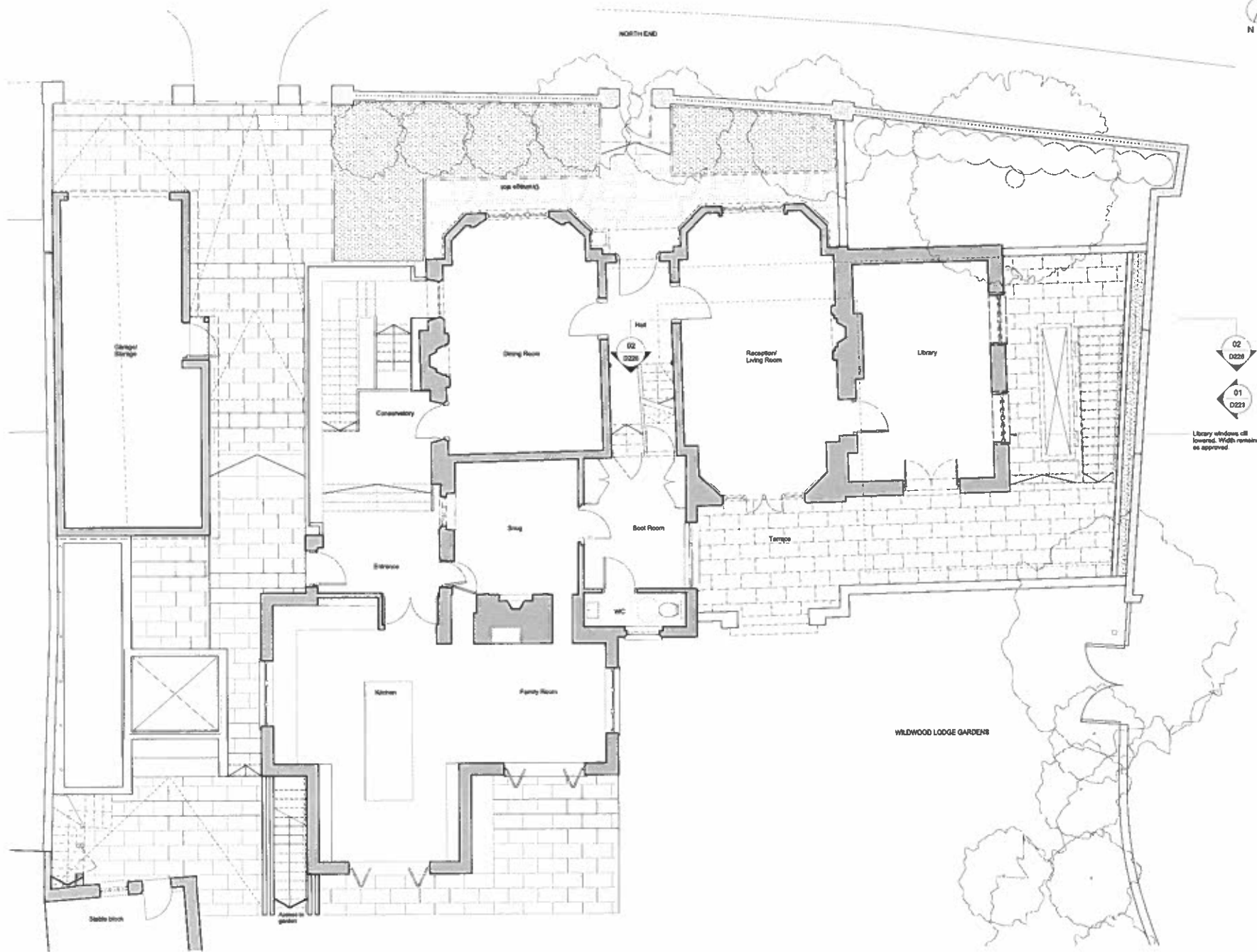
Project Wildwood Lodge, North End  
New Extension and Alterations

Drawing Title Basement Extension  
Proposed Ground Floor Plan

Date August 2012 Scale 1:50@A1

Page	Drawn	Check	Location	Project Name	Revision
025	A	P	00	D201	-
Disc	Planning	DL	MC		





Notes  
Copyright remains the property of Canaway Fleming Architects and this drawing is not to be used for any purpose without the express permission of the Architect. No implied License is given for its use.

Do not scale from this drawing. All dimensions should be checked on site for accuracy.

Planning  
These drawings are for preliminary Planning Purposes only and must not be used for any other purpose without the express permission of Canaway Fleming Architects. These are not for detailed construction purposes.

Structural Work  
All indications as to structure are for graphic purposes only and must not be relied upon for accuracy in terms of size, detail or position. All structure and temporary bracing to be confirmed by a suitably qualified structural engineer before beginning works.

02  
D229

01  
D229

Library windows all lowered. Width remains as approved.

As Proposed

Canaway Fleming Architects Ltd  
The Dutch House  
507, 388 High Holborn  
London WC1V 7PL  
T: 020 7430 3262  
F: 020 7430 2214  
C. madden@canawayfleming.co.uk

Client: Mr Avi Dodi  
Project: Wildwood Lodge, North End  
New Extension and Alterations  
Drawing Title: Basement Extension  
Proposed Ground Floor Plan  
Date: October 2013 Scale: 1:50@A1

01  
D229

GROUND FLOOR PLAN  
PROPOSED 1:50

0 5 10  
metres

Drawn	Check	Type	Project No.	Package No.	Rev.	Notes
025	A	P	00	D225		
Planning			DL	MC		

As Approved  
Ref: 2012/4611/P and 2012/4615/L



01 PARTIAL SECTION CC  
D226 APPROVED 1:50

As Proposed



02 PARTIAL SECTION CC  
D226 PROPOSED 1:50

0 0.5 1  
metres

Notes  
Copyright remains the property of Canaway Fleming Architects and this drawing is not to be used for any purpose without the express permission of the Architect. No implied License is given for its use.

Do not scale from this drawing. All dimensions should be checked on site for accuracy.

Planning  
These drawings are for preliminary Planning Purposes and must not be used for any other purpose without the express permission of Canaway Fleming Architects. These are not for detailed construction purposes.

Structural Work  
All indications as to structure are for graphic purposes only and must not be relied upon for accuracy in terms of size, detail or position. All structure and temporary propping to be confirmed by a suitably qualified structural engineer before beginning works.

Revisions

CANAWAY FLEMING ARCHITECTS

Canaway Fleming Architects Ltd  
The Dush House  
357 - 359 High Holborn  
London WC1V 7LL  
T: 020 7429 2382  
F: 020 7429 2314  
E: info@canawayfleming.com

Client Mr Avi Dodi

Project Withwood Lodge, North End  
New Extension and Alterations

Drawing Title Library Windows  
Approved & Proposed Partial Section CC

Date October 2013 Scale 1:50@A1

Sheet	Disc	Type	Location	Pathway	Drawn By	Checked By
025	A	X	CC	D226	-	-
Disc	Planning	Sheet	CT	MC		



**Notes**  
 Copyright remains the property of Canaway Fleming Architects and this drawing is not to be used for any purpose without the express permission of the Architect. No implied License is given for its use.

Do not scale from this drawing. All dimensions should be checked on site for accuracy.

**Planning**  
 These drawings are for preliminary Planning Purposes and must not be used for any other purpose without the express permission of Canaway Fleming Architects. These are not for detailed construction purposes.

**Structural Work**  
 All indications as to structure are for graphic purposes only and must not be relied upon for accuracy in terms of size, detail or position. All structure and temporary propping to be confirmed by a suitably qualified structural engineer before beginning works.

As Approved  
 Ref: 2013/5202/P and 2013/5344/L

Remains  
**CANAWAY FLEMING ARCHITECTS**

Canaway Fleming Architects Ltd  
 The Dutch House  
 307 - 308 High Holborn  
 London WC1V 7JL  
 T: 020 7430 7202  
 F: 020 7430 7216  
 E: info@canawayfleming.com

Client: Mr Avi Dodi

Project: Wildewood Lodge, North End  
 New Extension and Alterations

Drawing Title: Proposed Library Roof  
 West Elevation

Date: August 2013 Scale: 1:50@A1

Scale Bar  
 0 0.5 1 5  
 METRES

01 ELEVATION WEST  
 D223 PROPOSED 1:50

Project	Drawn	Type	Level/View	Revision	Checked
025	A	E	W&L	D223	-
Disc	Planning		DL	MC	





Notes  
Copyright remains the property of Canaway Fleming Architects and this drawing is not to be used for any purpose without the express permission of the Architect. No implied License is given for its use.

Do not scale from this drawing. All dimensions should be checked on site for accuracy.

Planning  
These drawings are for preliminary Planning Purpose only and must not be used for any other purpose without the express permission of Canaway Fleming Architects. These are not for detailed construction purposes.

Structural Work  
All indications as to structure are for graphic purposes only and must not be relied upon for accuracy in terms of size, detail or position. All structure and temporary propping to be confirmed by a suitably qualified structural engineer before beginning works.

As Proposed

Revisions

# CANAWAY FLEMING ARCHITECTS

Canaway Fleming Architects Ltd  
The Dutch House  
107 - 108 High Street  
London EC2V 7LJ  
T: 020 7438 2242  
P: 020 7438 2274  
E: info@canawayfleming.com

Client Mr Avi Dodi

Project Wildwood Lodge, North End  
New Extension and Alterations

Drawing Title Proposed Library Roof  
West Elevation

Date August 2013 Scale 1:50@A1

Sheet	Page	Type	Location	Project/Section	Revision
025	A	E	West	D223	A
Discipline	Planning	Drawn	DL	Checked	MC

01 ELEVATION WEST  
D223 PROPOSED 1:50

Scale Bar

0 0.5 1  
metres