

## **1.0 INTRODUCTION**

4 Willoughby Road is part of a terrace of late Victorian four storey houses in red brick in the Hampstead Conservation Area.

The proposals seek to enhance the existing property and its use as a family home, while remaining sensitive to the terrace and conservation area as a whole.

It has been designed in accordance with the Borough's Unitary Development Plan and Conservation Area Planning Guidance, and with pre-application advice from Camden Planning department.

## **2.0 PRE-APPLICATION ADVICE**

A pre-planning enquiry was submitted on the 20<sup>th</sup> November 2009. The planning officer David Peres Da Costa gave advice by letter (ref: CA\2009\ENQ\05554). He said in the letter that neither a roof top extension nor rooftop terrace would be likely to be acceptable in this situation. All the advice in the letter was taken on board in the proposal now put forward and no rooftop extension or alteration to the roofline is now proposed.

## **3.0 SUMMARY OF PROPOSALS**

- A. New front and rear rooflights
- B. Extension at second floor over terrace
- C. Rear extension at lower ground level
- D. New lower ground level entrance lobby

## **4.0 PROPOSED DESIGN - FORM, SCALE AND MATERIALS**

A. Roof lights are proposed to introduce natural daylight within the property. On the front façade, where the regularity and character of the terraces has been maintained, a small 'conservation' style roof light is proposed. This will be opening to aid natural ventilation in the house. At the rear, where the terraces have been individually altered and extended, fixed roof lights are proposed.

B. A small low profile mainly glazed extension is proposed over part of the existing second floor terrace to form an internal mid landing. This will have fairfaced brickwork on the south side to match existing. It will allow access to a small retained terrace to the north.

C. At the rear lower ground level a narrow extension is proposed along the existing south garden wall. In order to minimise its presence and massing it has been sunk down below the rear ground level and the profile is a low pitch, that meets the top of the existing garden wall.

D. At the front lower ground entrance a glazed door is proposed under the main front entrance steps. This is to create a draught lobby for conservation of energy.

The windows and door are to be double glazed metal frames.

## **2.0 ACCESS**

Access to the property will remain as existing.