

Project Ref: 329/WR (Front)
30 November 2009

PLANNING APPLICATION - DESIGN & ACCESS STATEMENT

PROJECT ADDRESS

39 Willow Road (Part 'Willow Cottage' Terrace)
Hampstead, London NW3 1TN

AS EXISTING :

See GRA drawings 329/WR 00-101, 00-102 and 00-103.

• THE BUILDING : SITE

The site of No. 39 Willow Road is approximately 24 metres deep and approximately 4 metres wide. The cottage is set back some 13m from the pavement line. There is a small service yard / south facing patio to the rear of approximately 2.6m depth. The net site area is 103m².

• THE BUILDING : STREETScape

No. 39 Willow Road is a mid terrace cottage that is part of a terrace of nine cottages collectively called 'Willow Cottages' which are consecutively numbered from 31 (at corner junction with Willoughby Road) to 41 up the road leading to old Hampstead. The terrace itself is located on the south side of Willow Road.

• THE BUILDING : PLANNING & BUILDING CONTROL

Historically it is seen that no. 39 Willow Road was built circa 1866 on the site of earlier almshouses. The terrace including no. 39 was listed as Grade II on 14 May 1974. The front stucco façade of the whole terrace with associated pitched roofscape and atypical deep front garden interface seems clearly to be the most obvious and most important aspect of the cottages in terms of their architectural heritage.

The interiors of Willow Cottages were not inspected when they were listed. This is clearly seen in the scope of the construction works carried out under the 1998 permission.

The cottage is also within a designated Conservation Area.

Under Listed Building consent LW90703119R1 in 1998 the cottage was extensively altered and refurbished internally with approved additions in connection with associated permission to convert the then existing building into a single dwelling house. Externally this included permission for the rear balcony, enlarged store area at the rear and two rooflights in the south facing pitched roof.

The main living room has a single curved headed timber sash window in the front façade. This window is original and has also has painted timber folding shutters fixed in accordance with Listed Building consent LWX0203058 in 2003.

The Listed Building consent of 1998 achieved Building Regulations approval (see LBC reference 98/2/0272/1A/NR/DH dated 14 May 1998) which concurs with the current 'as existing' layout and construction. The interior construction makeup and detailing reflects the construction materials and details that are in keeping with the period of the approval date.

• THE BUILDING : FAÇADE, EXTERNAL FINISHES & FORM

The cottage has a painted stucco front façade with panelled timber front door and arched window openings with original timber sliding sash windows. There is a first floor band / stringer in matching

painted stucco finish. The lower ground floor large sash window opens to a small sunken patio level that is over two metres below the front garden line. (see attached photographs)

The main roof between brick party parapet walls and chimney breasts is slate. The rear south facing half of the pitched roof has two openable rooflights set to the same roof pitch. The rear flat roof is single ply roofing felt.

The rear elevation is yellow stock brickwork where all windows have shallow arched soldier course headers in matching yellow stock brickwork and stone cills. All windows are timber sliding sash windows. The raised ground floor entrance level housing the living room areas has a set of glazed double doors leading to a steel balcony. The rear elevation has been extensively re-built and re-configured to suit the 1998 approved scheme (see attached photographs)

• THE BUILDING : FOOTPRINT & INTERIORS

The cottage is built over three floors i.e. semi-basement, raised ground floor and first floor and has a footprint size of only approximately 4.5m between centreline of party walls and 8m front to back. The original design has the main entrance doorway on the east side with fireplaces and chimney-breasts on and in the west side party wall.

RAISED GROUND FLOOR

The current layout comprises of main entrance with living room spaces on the raised entrance floor. The front door is original and is a timber panelled door with glazed fanlight. This floor level has two separate 'stacked' single leg stairs with top landing winders giving access to lower ground and first floors respectively. They are located parallel to the east side party wall. The main living room has a single curved headed timber sash window in the front façade. This window is original and also has painted timber folding shutters fixed in accordance with Listed Building consent of 2003. This area also has a 'conservation' inserted working fireplace set in the west party wall. There is a cupboard unit to the left hand side of the fireplace. The small rear ancillary living space area has a central glazed set of timber double doors that give access to a small steel balcony with metal balustrade.

The timber floor on this level is the original old square edged pine that has been refurbished and re-varnished. Partitions are modern timber stud partitions with plasterboard. The ceilings are also skimmed and painted modern plasterboard without cornices throughout. All skirtings, door frames and architraves are modern components in keeping with the 1998 permitted works. The timber balustrade and handrail are also modern equivalents. The four panel interior timber doors are original Victorian doors inserted into new painted timber frames.

FIRST FLOOR

The first floor has two bedrooms with a central bathroom. The main bedroom located in the front is served by two curved headed sash windows which are original. The west party wall has a chimney breast which has been blocked up with any original fireplace having been removed when the cottage had extensive building works and alterations carried out in 1998 when the cottage was converted back into a single dwelling (see consent LW9703119R1). There is a ceiling hatch giving access to the attic roof space where the cold water tank is located. The rear bedroom has a single sash window located centrally in the south facing rear wall. The bathroom has an openable rooflight as does the stair landing area.

The timber floor on this level is the original old square edged pine that has been refurbished and re-varnished on the landing level. Elsewhere the floor has been carpeted the bedrooms and vinyl notified in the bathroom. Non structural partitions are modern timber stud partitions with skimmed and painted plasterboard. The ceilings are also skimmed and painted modern plasterboard without cornices throughout. All skirtings, door frames and architraves are modern components in keeping with the 1998 permitted works. The timber balustrade and handrail are also modern equivalents. The four panel interior timber doors are original Victorian doors inserted into new painted timber frames.

LOWER GROUND FLOOR

The lower ground floor level has a stair which leads to a store under the front entrance steps which in turn gives access via a small external door to the front lower level patio area that is set well below the existing front garden level. The single leg stair gives access via a doorway with fanlight to the front kitchen-dining area room that leads on to a corridor giving access to a small rear secure and enclosed service yard / south facing patio. Off the kitchen there is a small room used as a study which has two differently sized narrow sash windows. The front north facing kitchen has a single large timber sash window which is of original construction.

The timber floor on this level is the original old square edged pine that has been refurbished and re-varnished in the kitchen and stair areas. Elsewhere the floor has been notified in carpet or vinyl over the newer 1998 concrete floor at the rear. The existing structural walls are plaster painted / dry lined brickwork. Non structural partitions are modern timber stud partitions with skimmed and painted plasterboard. The ceilings are also skimmed and painted modern plasterboard without cornices throughout. All skirtings, door frames and architraves are modern components in keeping with the 1998 permitted works. The timber balustrade and handrail are also modern equivalents. The four panel interior timber doors are original Victorian doors inserted into new painted timber frames.

- THE BUILDING : OUTSIDE SPACES

FRONT GARDEN

All the cottages within Willow Cottage terrace have large north facing mature gardens which lead from the back edge of pavement to the raised ground floors of each cottage. No 39 is no different in this respect and has a front garden that is approximately 3.5m wide by 13.6m deep from pavement to front door. The access pathway from gate to front door is aligned and parallel with the east boundary. There is a level change from the pavement to the end of the front garden of over 1.6m before rising three steps to the raised ground floor front door. The garden is stepped and terraced with three levels that have stone steps linking each terrace level. There are a variety of plants and shrubs. There are no trees located in the front garden of no. 39. All trees are within the neighbours properties.

FRONT LOWER GROUND PATIO

Between the raised entrance steps and front door of neighbouring no. 40 and that of no. 39, there is a low level small patio area of size approximately 8.3m² area (approx 2.8m x 3 m) that is at a level similar to the Lower Ground Floor. The area is contained by a cranked retaining wall over 2.4m high along the north garden edge. The walls to this patio area are rendered and painted to match the main façade. Access is gained from a small door from the 'cellar' under the entrance steps.

REAR YARD / PATIO

The rear of the 39 Willow Cottages has a small south facing yard / south facing patio that is approximately 2.5m deep from rear elevation face to boundary brick retaining wall face and 4.1m wide from brick boundary wall between 40-39 Willow Cottage and existing close boarded timber fence and gate between 39-38 Willow Cottage.

This space has a masonry rendered store with two compartments and a shallow mono-pitched slate roof. The store is approximately 1.8m high at the lower eaves line. There is an existing manhole which collects all existing foul and rainwater from 39 Willow Cottage. The manhole is linked to a deep pipe run serving all cottages from no. 41 down to no.33 and to Willoughby Road mains connection.

South Boundary - The existing and original brick boundary retaining wall forming the boundary edge with 31 Willoughby Road is approximately 1.6m high. This wall abuts and is also contiguous to another higher retaining boundary wall with timber close board fencing, trellis and creeper from rear garden of 31 Willoughby Road.

East Boundary - The existing boundary between No39 and No.38 is defined partly by a secure and lockable timber close boarded gate and fence of over 1.8m high. The remaining part is defined by a mono pitched masonry store belonging to No.38.

West Boundary - The existing and original (nom 225 mm thick) brick boundary wall between neighbour No. 40 and No.39 is over 2.1m high with BOE coping which has been established to have been built in the 1920's. This separating boundary wall is contiguous to the taller structural wall of No.40's lower ground floor extension which encloses their rear yard completely as additional habitable and offers structural support to the large rear raised ground floor metal terrace that was built in 1985 (see LBC Listed Building Consent HB/8570081/R1 dated 18 July 1985). The existing terrace of No.40 has a steel and cable guarding to approximate height of 1m above the terrace level which allows for full overlooking into the private rear space of No.39. This construction does not allow any privacy to the rear outside space of No. 39 and impacts on the lower ground floor habitable room that faces into this space.

- EXISTING ACCESS & MOBILITY

FRONT GARDEN - The existing configuration and level change from pavement entrance across the front garden and up the stepped entrance to the front door is not conducive nor allows for shallow or level gradient unassisted mobility and egress as required by persons with restricted and impaired mobility.

REAR YARD - The rear yard / south facing patio is approximately 350mm lower than the internal floor level of the Lower Ground Floor. The yard / patio space opens onto a narrow rear service space / yard as used by cottages no. 39 to 33. This area is substantially lower in level than the pavement junction with Willoughby Road which is accessed by a flight of 9 steps. This configuration does not allow for unassisted mobility and egress as required by persons with restricted and impaired mobility.

INTERIORS - The existing configuration over three floors and associated level change via stacked stairs with winders is not conducive to nor achieves unassisted mobility within and between the cottage spaces. All door widths and corridor spaces are unable to achieve wheelchair user and lifetime homes requirements. These existing layouts do not allow for unassisted mobility and access between floors and between rooms as required by persons with restricted and impaired mobility.

THE PROPOSAL :

See GRA drawings 329WR 00-204, 00-205, 00-210 and 00-212.

See Schedule of Proposed Works, Materials and Finishes on above drawings

• PROPOSED WORKS : GUIDING PLANNING POLICES

The existing layouts are seen to have been the result of extensive and major alterations carried out internally and to the rear under the listed consent and building regulations consents in 1998.

The submitted proposal and identified works have been carefully and sensitively designed in order to be compliant with London Borough of Camden Replacement Unitary Development Plan 2006 listed policies

- S1 Sustainable Development
- S2 Sustainable Development
- SD6 Amenity for Occupiers and Neighbours
- B1 General Design Principles
- B3 Alterations and Extensions
- B6 Listed Buildings
- B7 Conservation Area

• PROPOSED WORKS : INTENT

Our Client has recently become the new owner of 39 Willow Road. **This Planning Application submission deals solely with proposed minor modifications and sensitive alterations to the Front Garden area and Lower level Front patio area only.** These works are seen to be supported under informative 1 of LBC Refusal Notice 2009/2003/L dated 6 August 2009.

Essentially the intention is :

- To modify the existing retaining wall of the front low level patio in order to have a stepped planter nom 1.9m wide x 1.5m deep. This allows for greater visual relief from the lower ground floor spaces when looking through the front sash window.
- To have a timber arbour located at the higher existing terrace of the front garden. This will give suitable shade and protection from summer sun.
- To repair and waterproof the existing raised stepped entrance area at the Front door.
- To use environmentally responsible materials and construction methods that include sourcing recycled materials where appropriate, FSC rated timber from sustainable sources and non-toxic paints.

In achieving this, our Client proposes the following itemised works which are clearly identified on attached listed drawings 329/WR 00-204, 00-205, 00-210 and 00-212:

• PROPOSED WORKS : FRONT GARDEN AREA & FRONT PATIO

See listed works items as shown on attached drawings

- N2.1. Front Garden boundary metal gate - to be repaired and repainted to matching colour
- N2.2. Front Garden new planting - to suit new garden layout with variegated shrubs and new timber arbour to approved design.
- N2.3. Front Garden existing retaining wall structure and garden - cut back for new stepped planter with new RC retaining structure render painted to match existing render colour.
- N2.4. Front Entrance - asphalt repaired to be waterproof / removed to expose existing stone on new waterproofing to suit
- N2.5. Front patio RM01 - new stone paving slab finish with repaired and upgraded rain water outlets and waterproofing to main facade base

PROPOSED WORKS : DESIGN CONSIDERATIONS

The above intention and associated itemised list of proposed works describe the scope of works for consideration under this submission. The main area of design intervention with associated design thought is listed as follows i.e.

FRONT PATIO STEPPED RETAINING WALL & PLANTER

The adjacent neighbours No 40 and 41 Willow Road have been the source of inspiration and precedent for this application. Both adjacent neighbours explored this interface more fully by changing and modifying their front patio spaces substantially so that the lower ground room facing their respective front gardens use and benefit this amenity more fully. Both have layouts which give direct access from their patios to their gardens. Both have used different materials in enhancing their interface relation i.e.

- No. 40 has removed the original painted retaining wall layout and replaced it with a retaining structure of combined stepped planters and access steps that are constructed in stock facing brickwork.
- No 41's solution has echoed the original retaining construction by using painted render finish that also includes new steps, retaining walls and metal guardings.

The proposal for No 39 is to retain the original structure and to cut it back by use of a new similarly raked RC retaining wall that is to form a stepped planter (nom 1.8m wide x 1.3m deep) for new shrubbery that will give much needed visual relief to the lower ground floor spaces. The new retaining insertion is to be painted to match the modified original retaining wall structure. The garden is to then be planted with a band of shrubs which will offer suitable protection from anyone falling into the patio area. The only access to the area will be through the existing access door in cellar RM02.

• PROPOSED WORKS : ACCESS & MOBILITY

FRONT GARDEN - The existing configuration and level change from pavement entrance across the front garden and up the stepped entrance to the front door remains. This is not conducive nor allows for shallow or level gradient unassisted mobility and egress as required by persons with restricted and impaired mobility.

INTERIORS - The existing configuration over three floors with associated level change via stacked stairs with winders remains. There are minor adaptations and interventions to existing layouts being proposed. These interventions do not impact on existing layouts in regards to accessibility and is therefore not conducive to nor achieves unassisted mobility within and between the cottage spaces as required by persons with restricted and impaired mobility.

Attached:

- Drawings (as existing and as proposed)
 - CD Photographs
- Planning Application Listed Building Forms with Certificates
 - Planning Application Fee