

DESIGN AND ACCESS STATEMENT FOR DUAL PLANNING APPLICATION AND LISTED BUILDING CONSENT

**ROWLAND DESIGN REFERENCE – 297/00/05
DESIGN and ACCESS STATEMENT**

Name and address of proposed development site –

37 and 38 Willow Cottages, Willow Road, London NW3 1TN

List Description

Please provide the grade of the building (I, II, II) and a copy of the list description.*

Grade II Listing.

Description –

‘Terrace of 9 cottages. c1866. Stucco with rusticated quoins and 1st floor bands. Slated roofs. 2 storeys and semi-basements. 2 windows each. Square-headed doorways with splayed jambs, fanlights and panelled doors; Nos 33-37 with C20 Neo-Georgian doorcases and doors with arched heads. Entrances approached by stone steps with cast-iron railings. Round-arched recessed sashes with splayed jambs; ground floors with margin glazing. Shaped plaque inscribed "Willow Cottages" between 1st floor windows of Nos 37 and 38. INTERIORS: not inspected. HISTORICAL NOTE: built on the site of earlier almshouses.’

Proposed Development –

Please provide a brief description of the proposed development

The current cottages at 37 and 38 Willow Cottages, Willow Road, have previously been linked together to create one residence by the current owners. To this end, various openings have been constructed between the two cottages and various internal modifications carried out to create one residence.

It is the proposal of the current owners to re-instate both cottages back to individual residences and therefore back to their original layout, by blocking up the openings between the cottages and reinstating other openings to create 2 No. exterior doors – one to front and one to rear, both at basement level.

Assessment of the surroundings of the proposed development –

In what sort of area will the proposed development be located? Consider its character and landscape as well as its social and economic characteristics.

NOT APPLICABLE

Consultation -

How have you consulted the local community, special interest groups (e.g. national amenity groups, such as the Society for the Protection of Ancient Buildings; the Victorian Society), professionals (e.g. English Heritage, specialist consultants) etc about your development proposals ? If so, please give details.

There has been no specific consultation to date, due to the minimal visual impact of the proposal. Externally, the lower level/basement exit door to the patio is not generally visible from a public viewpoint.

Likewise, the rear access door to the 'yard' is not generally visible to the public.

Evaluation –

How has your evaluation of the surrounding area and any consultation affected your final scheme ?

There has been no impact on the final scheme.

DESIGN COMPONENTS

Proposed Use -

How does the proposed use for the site fit in with the surrounding area?

How does your proposed development fit in with the relevant planning policies?

There is no change of use in respect of the proposal. The cottages remain as residential units. The proposal offers an improvement in as much as it re-instates the original two cottages as separate residences.

Amount of development –

e.g. number of residential units; floorspace; volume.

Why is that an appropriate level of development ? Does it fit in with the surrounding area ?

NOT APPLICABLE

Layout -

How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings ?

We have followed the original layouts of the buildings where possible or where known.

Scale –

How does the scale (height; width and length) of the proposed development fit in with the surrounding area ?

NOT APPLICABLE

Landscaping –

Give a brief description of and the reasoning for the landscaping (both planting and hard landscaping, e.g. walls; paths etc.) that you intend to undertake ? (We may require a detailed landscape assessment or landscape scheme to be submitted with your planning application.)

NOT APPLICABLE

Appearance –

Explain and justify the external appearance of the development and the choice of materials/finishes.

All external works proposed are to match adjacent design and finishes. Where 2 No. new doors are proposed to be re-instated, they will be timber doors within timber frames. All structural works associated with creating these openings will be made good and any 'stucco' or rendering finishes to match and blend in with adjacent finishes.

Historic and special architectural importance of the building –

Give a brief description of the historic and special architectural importance of the building (including reference to those features included in the listing description.) How will your proposals conserve and enhance that importance? if there are any impacts, how will these be minimised or mitigated ?

The external works proposed affect only 2 No. openings to the buildings.

The frontage is enhanced by the proposal to re-instate a door at lower/basement level to Number 37 Willow Cottages, that will substantially match the door/frame to the adjoining property of 38 Willow Cottages. Though this will not be visible from the public highway it will re-create an original feature from the 1860's.

Setting –

Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings.

Proposals will have minimal impact on the surroundings.

ACCESS COMPONENTS

Technical advice -

Have you taken any technical advice on access issues ? If so, please give details.

Due to the nature of the building and the inherent restrictions in its design, we have not attempted to create an accessible space in the proposal. Sizes of existing rooms, ceiling heights and the dimensions of original staircases and openings in the exterior of the building do not offer any reasonable options in this respect.

Relevant Policies -

How have the relevant policies influenced your proposals ?

There has been no impact from relevant policies.

Degree of access

Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely? You do not need to include details of access within the buildings, only access to the development. If disability access is not possible because of the historic nature of the building, please make this clear and explain how you will try and overcome any barriers to access.

The historic nature of the building, its Grade II Listing and the nature of the proposal does not offer any opportunity to create realistic improved access. Exterior door widths are restricted and do not offer full access for disabled or wheelchair access.

Future access requirements

Have you designed the proposed development flexibly enough to allow future alterations if access requirements change? If so, please give details.

Our proposal is limited in its scope and does not offer future alterations for improved accessibility

Emergency access

Is there sufficient access for the emergency services?

Our proposal does not restrict access by emergency services. The proposed addition of 2 No. exterior access points could be considered an improvement over the current situation.

Please feel free to add any further design and access information that you feel may be relevant to your application.

Our proposals are limited in their scope and are intended to re-instate an earlier layout. The inherent restrictions of the building(s) and the Grade II Listing attached to the buildings impacts on the scope of our proposals.