

# 1. Site Location and Surrounding Context

## 1.1 The Site

### Introduction

Canaway Fleming Architects have been commissioned to design a new contemporary family house on a discrete plot of land between Parfitt Close and Wildwood Lodge in North End, Hampstead, London.

This report describes and analysis in detail, the characteristics of the site and its relationship with the immediate context and the conservation area, and the design of the proposed new house. The reason for this is to show why, after careful consideration, the proposals for a new house is appropriate for this particular site and it's contribution to the development of the conservation area.

North End is part of the Hampstead Conservation Area. The Conservation Area Statement describes the area as follows:

*"North End is a Loose cluster of quite modest houses centred on the Old 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 woodland. Greenery dominates and the relationship between the houses and their gardens is particularly intimate".*

*Camden Conservation Area Statement, Hampstead.*

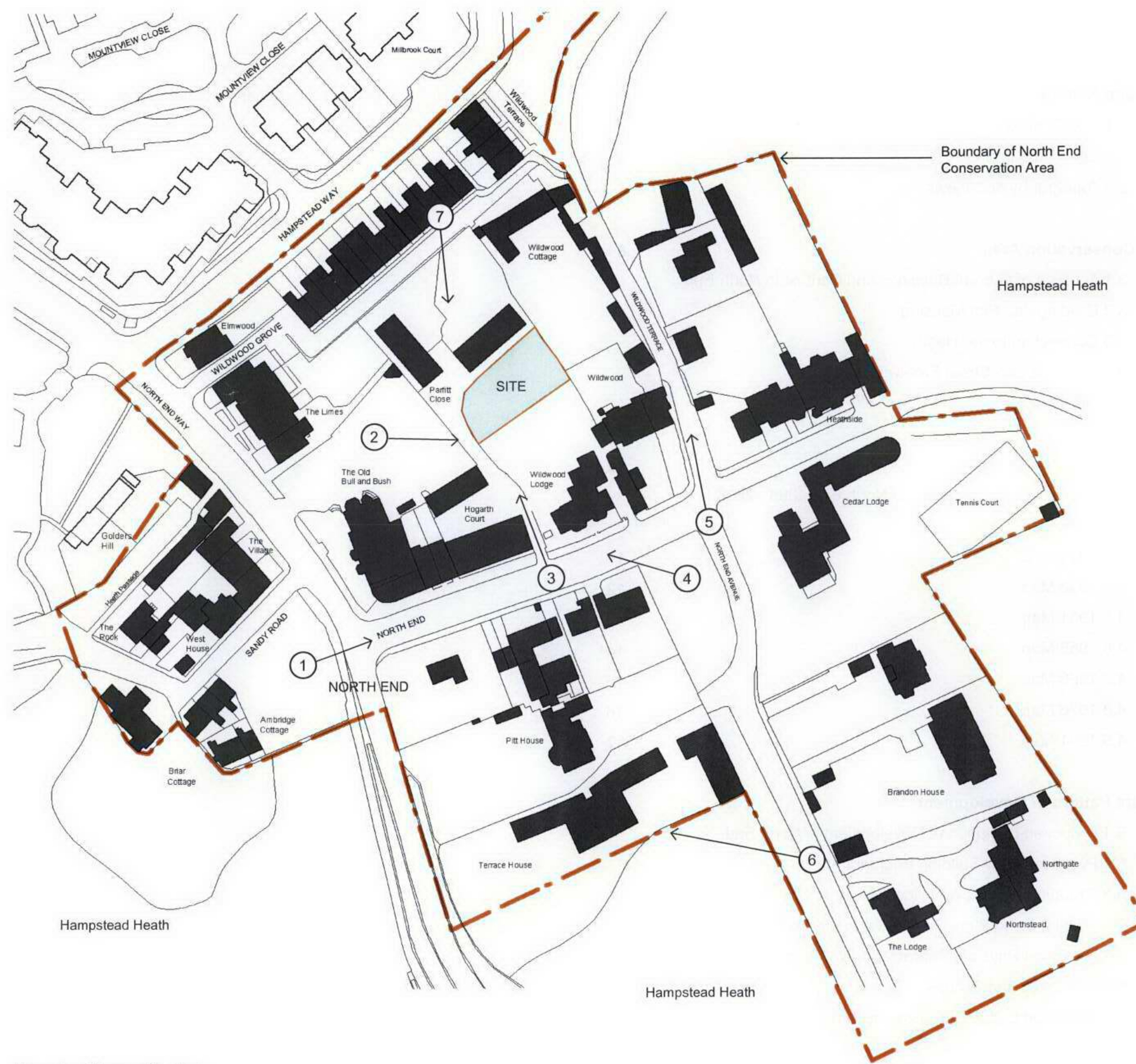
The area is a mix of large detached residential houses sitting within their own gardens to smaller terraced houses and single houses fronting the street. Some larger houses appear to have at some point been converted to flats or split into smaller houses. Architecturally the properties have little in common with each other, other than the extensive use of traditional materials. This gives North End a 'village' feel. The scale of buildings varies quite dramatically from four storey houses and flats to two storey traditional houses. The larger houses that sit within their own landscape tend to sit adjacent to the heath.

The site is not visible from the street anywhere in North End. It occupies the middle of an urban block. It is accessible via a shared private drive to Parfitt Close from North End and is in the ownership of the Applicant.



1. View into North End from junction with North End Way

Location Plan



Hampstead Conservation Area



# 1. Site Location and Surrounding Context

## 1.2 Context Photographs



2. View from car park of Bull and Bush Pub to rear of Wildwood Lodge and Site



3. View of access to Parfitt Close, Hogarth Court and the site.



4. View of Wildwood Lodge fronting the street with Hogarth Court in the distance



5. View along Wildwood Terrace, with Wildwood and Lesser Wildwood on the left



6. View of Terrace House, new contemporary house in its own landscape



7. View along Wildwood Grove with wall to the rear of Parfitt Close to the right



## 2. Site and Setting

### 2.1 Site Context

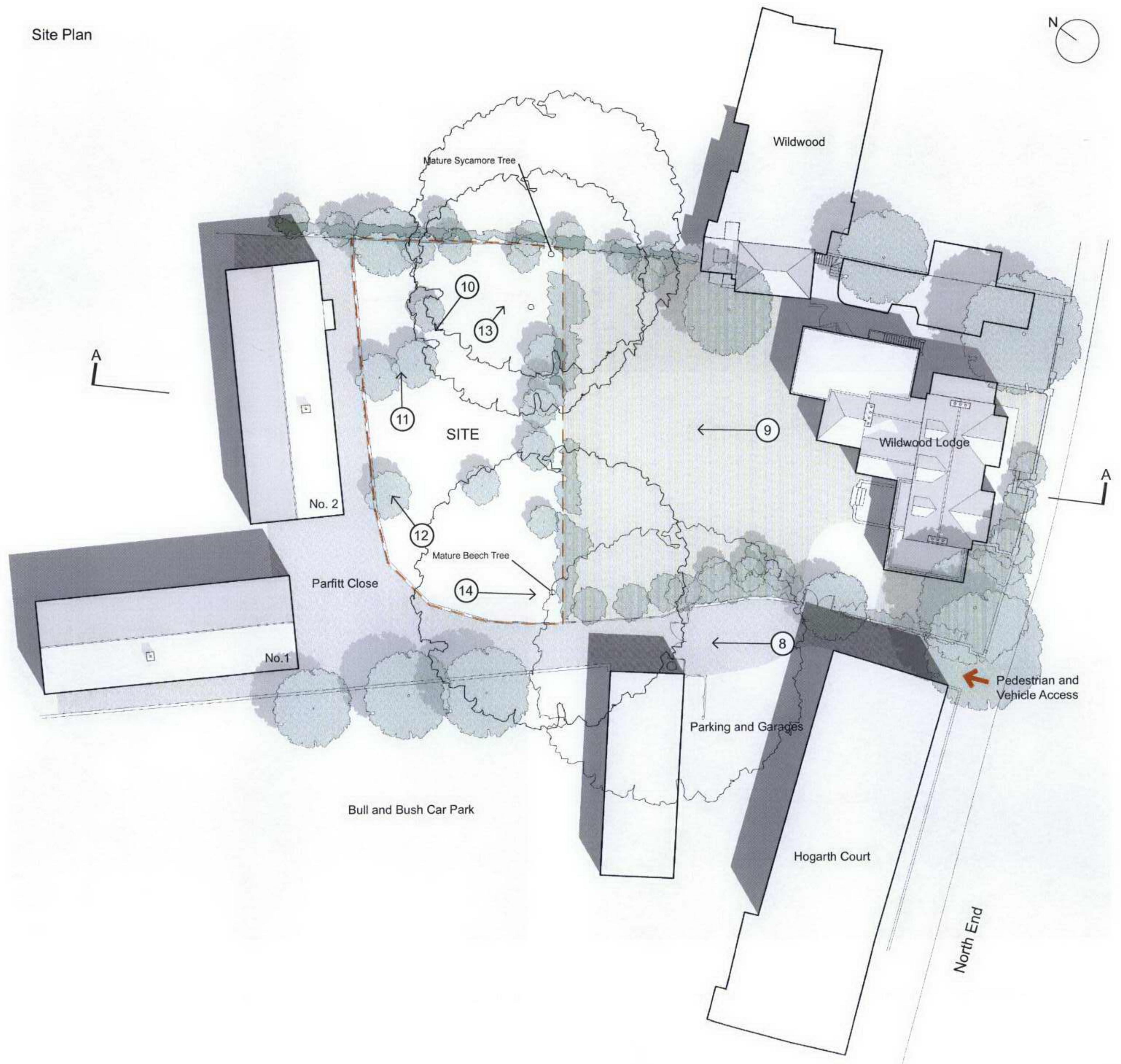
The site sits between the frontage of the two storey houses to Parfitt Close and the rear garden of Wildwood Lodge and is an overgrown and un-kept piece of land surrounded on all sides by tree and shrub planting. A survey has been carried out by an arboriculturalist from Bartlett Tree Experts that has established that the majority of trees on the site are of poor quality and should be removed. The report does however identify a large mature Beech tree and a Sycamore tree as good examples of their species, and that they be retained and protected. It is the intention to retain these trees as part of the proposals along with new planting.

The houses to Parfitt Close were built in the mid to late 1980's. They are two storey brown brick barn like buildings. Number two Parfitt Close is sited close to the north west boundary of the site.

Wildwood Lodge is a relatively large period cottage at the top of a gentle incline from the site to the south east. It is a grade II listed building that has its main frontage to North End. The rear of the building has been altered and extended significantly. The rear of the building is not visible from the street. It is obscured from view by heavy mature tree planting and boundary walls facing the Bull and Bush car park and the garages to the rear of Hogarth Court.



8. View of entrance to Parfitt Close and site with mature trees





## 2. Site and Setting

### 2.2 Site Photographs



9. View from rear of Wildwood Lodge towards site and Parfit Close beyond



10. View within site looking towards two Parfitt Close



11. View north east along boundary with Parfitt Close



12. View within site looking north towards gable of two Parfitt Close



13. View towards eastern corner and mature sycamore tree



14. View of mature beech tree and western boundary [future site access]



## 2. Site and Setting

### 2.3 Topography and Views

The site sits in a natural hollow overlooked by the houses to Parfitt Close and the rear of Wildwood Lodge. The view from Wildwood Lodge is heavily obscured by a screen of existing evergreen planting. The roof of number two Parfitt Close is partially visible from the rear of Wildwood Lodge.

The levels down to the site from the rear of Wildwood Lodge suggests that the new building should be discrete and low level in order that the current setting of the listed building is not compromised.

- ① Land falls locally from the rear of Wildwood Lodge and two Parfitt Close down to the site
- ② Dense green planting provides natural barrier obscuring views to site from the rear of Wildwood Lodge
- ③ Views from ground level in Parfitt Close are obscured by the existing garden wall and high level tree canopy
- ④ Views from ground level to the rear of Wildwood Lodge are restricted by existing planting. Partial high level views of the roof of two Parfitt Close
- ⑤ Views down to the site from upper stories to the rear of Wildwood Lodge are restricted by existing planting. Partial high level views of the roof of two Parfitt Close

Section AA

