

## 5. Future Pattern of Development

### 5.1 Proposed Evolution of development in North End


We have analysed how North End has developed over a hundred year period from 1896. This has clearly shown an organic growth pattern. In order that this pattern is continued in a similar manor, we can look at how the proposed new house and site fits into the present urban plan.

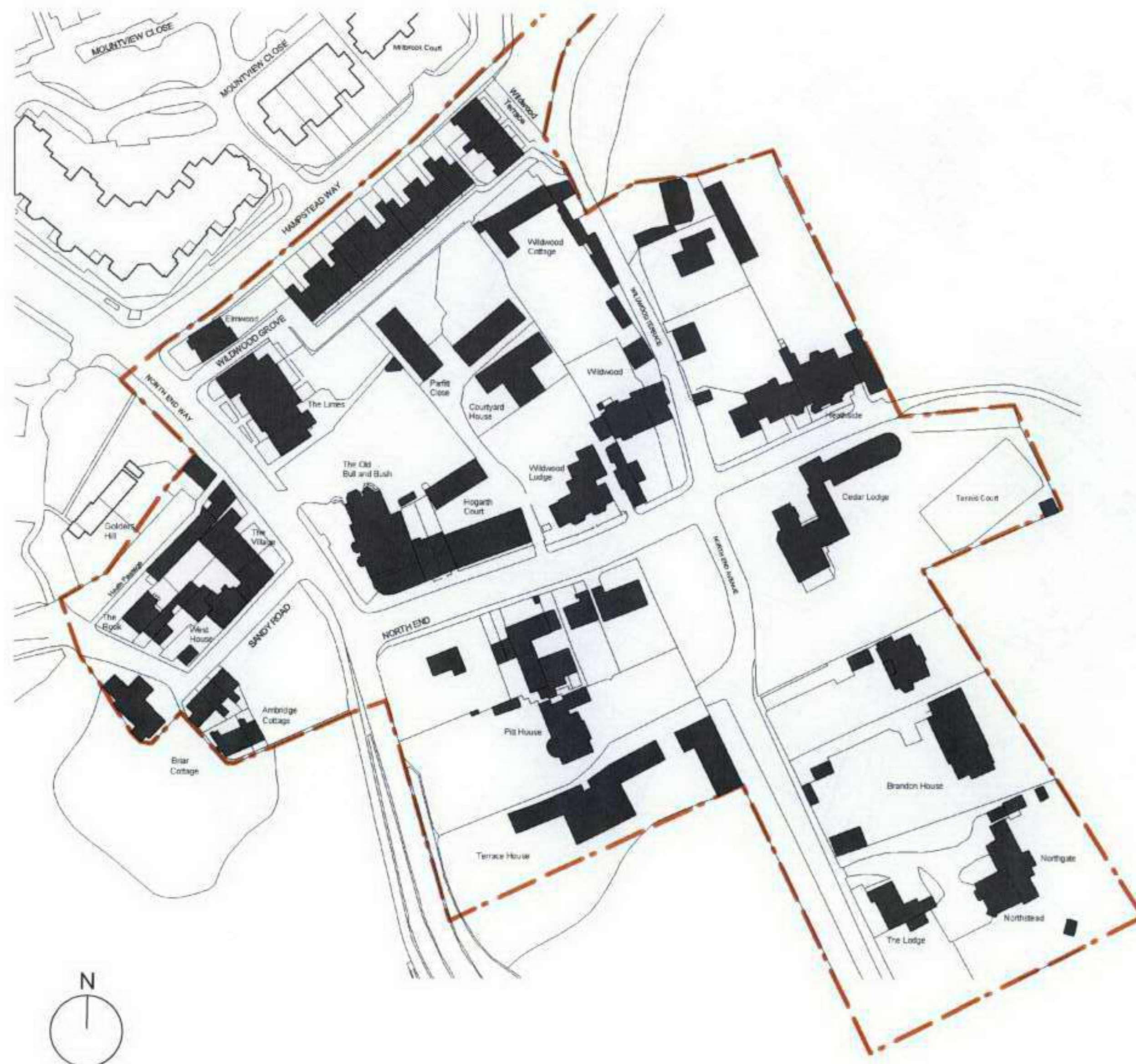
### 5.2 Proposed New Building Footprint

We have established that the nature of development in North End has been to develop inwardly as it cannot grow outside of what is now the conservation area due to the physical boundaries imposed upon it. The proposed ground figure plan now shows the proposed new house. The development density does not appear out of character with other areas of North End. The spaces around the new building next to Parfitt Close are similar to those between Wildwood Lodge and Wildwood for example. The footprint of the new building is also of a similar scale to other domestic buildings in North End. Wildwood lodge remains clearly separated from the new building allowing it to sit comfortably within its own Landscape.

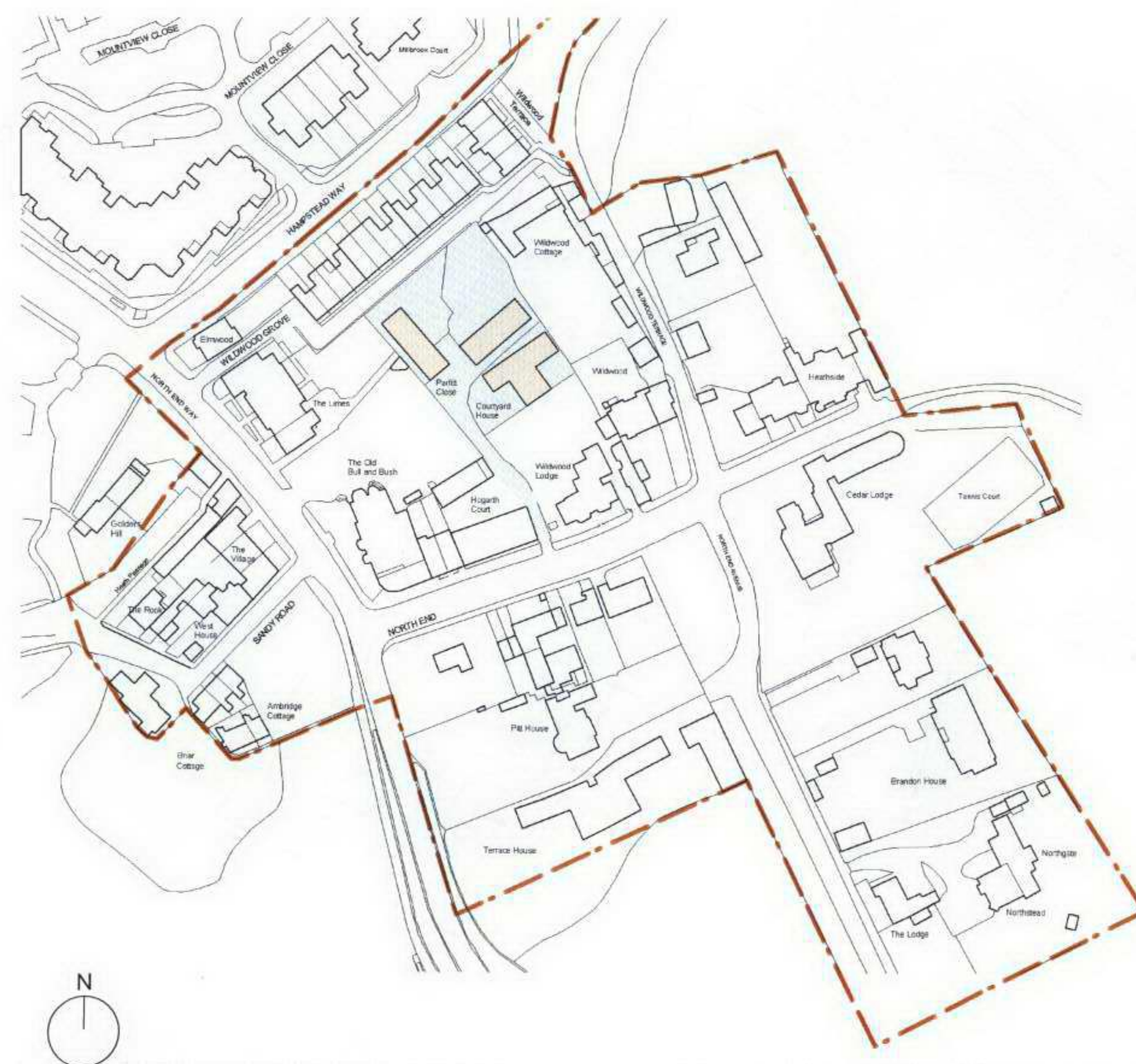
### 5.3 Grouping of plots and houses

The new plot and house named 'The Courtyard House' sits next to the houses on Parfitt Close as a detached dwelling. As with the plots and houses that face the street or the plots that sit next to the heath, the new house becomes part of a group of houses that are similar in their urban planning and location.

-  Terraced and semi detached dwellings that generally have their frontage relating directly to the street
-  Detached dwellings that sit within their own landscape. Generally these relate directly to the heath
-  Plots with dwellings predominantly relating to the street
-  Plots with dwellings predominantly relating to the Hampstead Heath
-  Plots in the centre of the urban block with detached dwellings



Proposed Ground Figure Plan



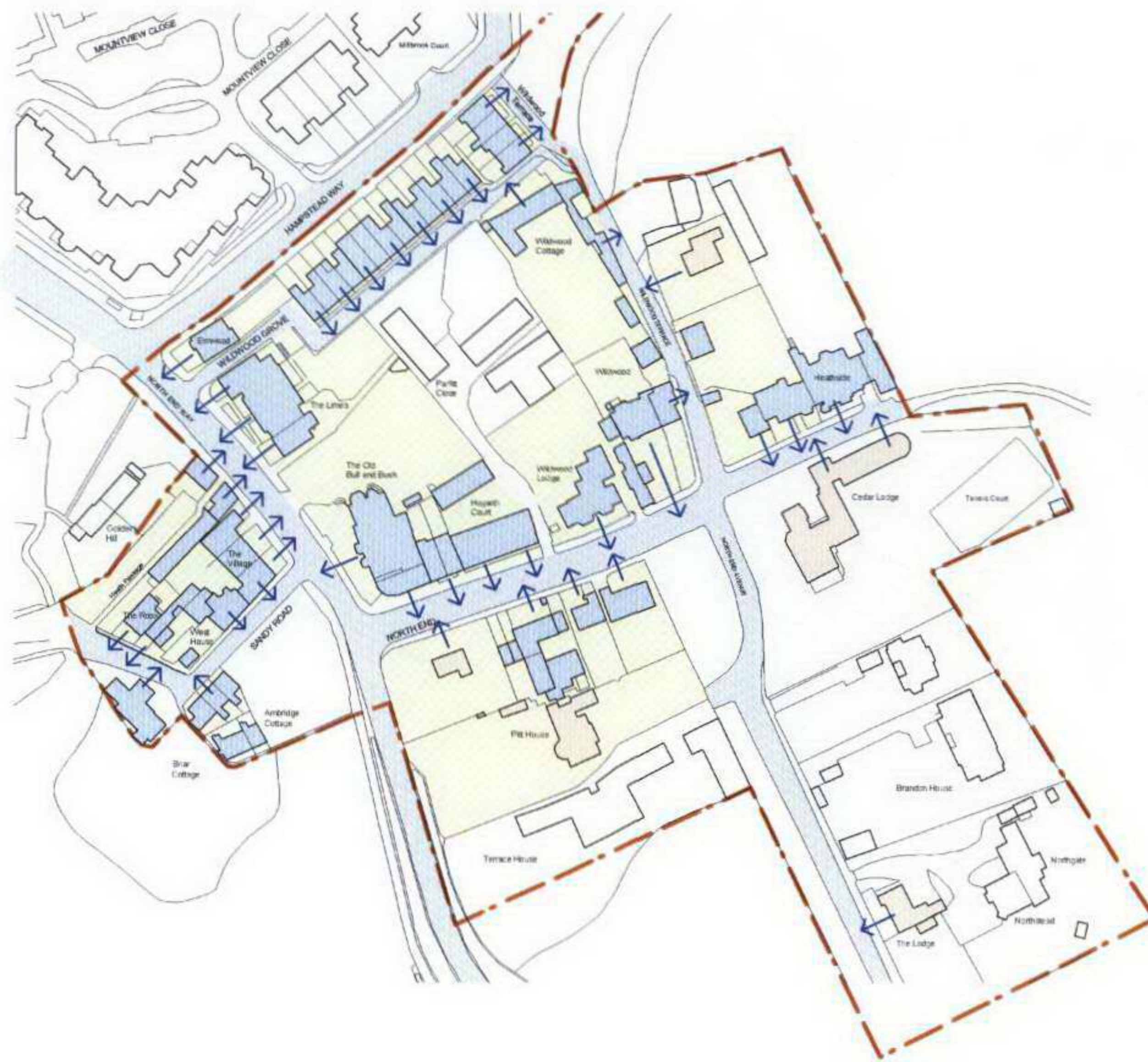
Grouping of Plots



## 5. Future Development

### 5.4 Buildings and Plots connected to the street






When we analyse the diagrams of buildings and plots connected to the street prior to the introduction of the proposed new building and after it, it is clear that the visual appearance of North End from the street is not affected by the introduction of the new house. The view of houses sitting amongst mature trees and gardens is retained. Wildwood Lodge as viewed from the street or indeed from the rear of The Bull and Bush remains a prominent building sitting comfortably with its new neighbour.

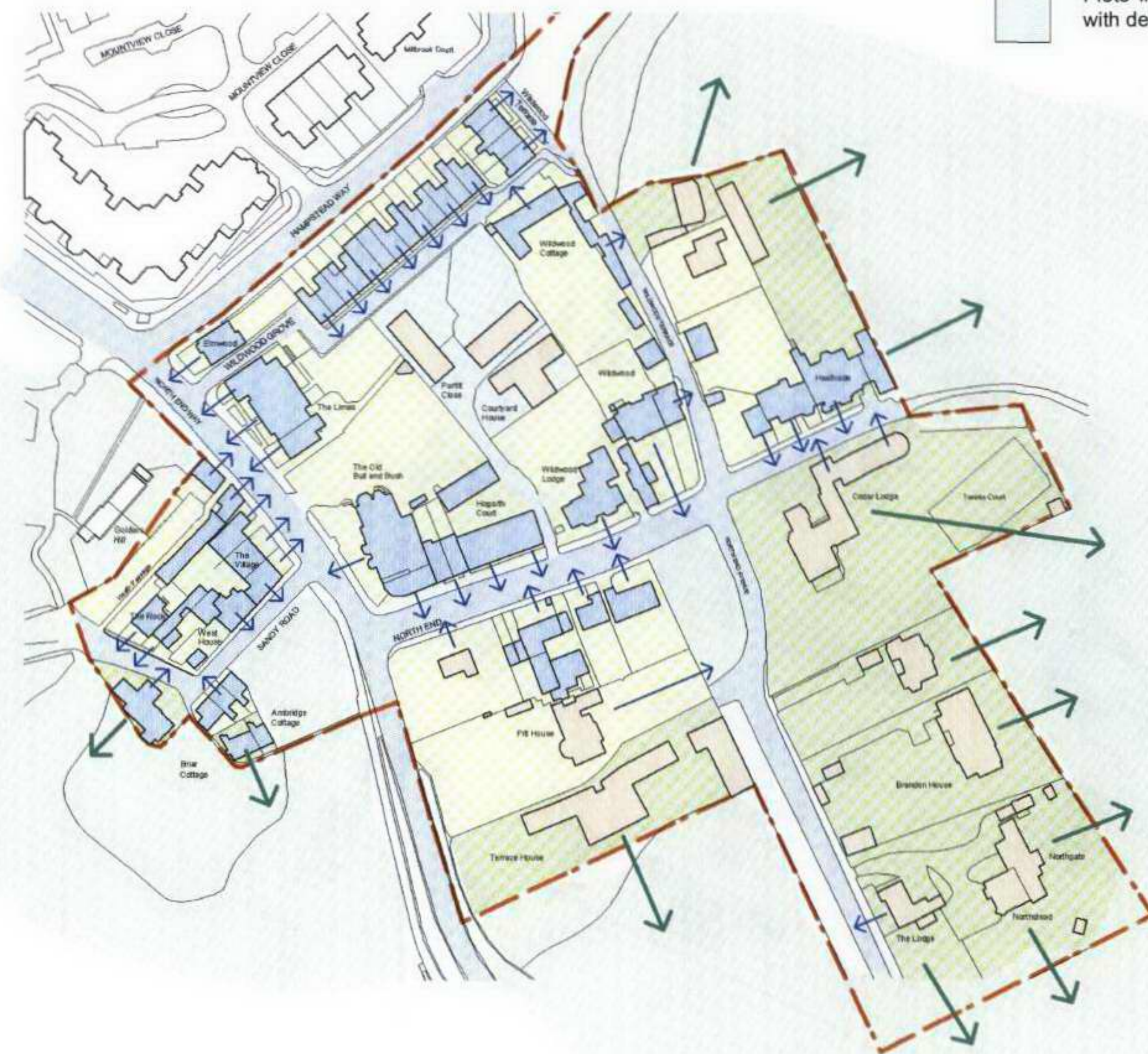


Buildings and Plots Connected to the Street

### 5.5 Proposed Physical Character of North End

The character of North End is a result of a distinct organic form of development that we have shown has evolved over the last one hundred years. The creation of the proposed new site is the next stage. The process of existing plots of land being rearranged to provide new housing is not just a natural part of the evolution of North End but also a product of the ever increasing need to provide new family homes in the Borough of Camden. However, North End is a unique place and any new development must respect the context and character of the conservation area and its residents.

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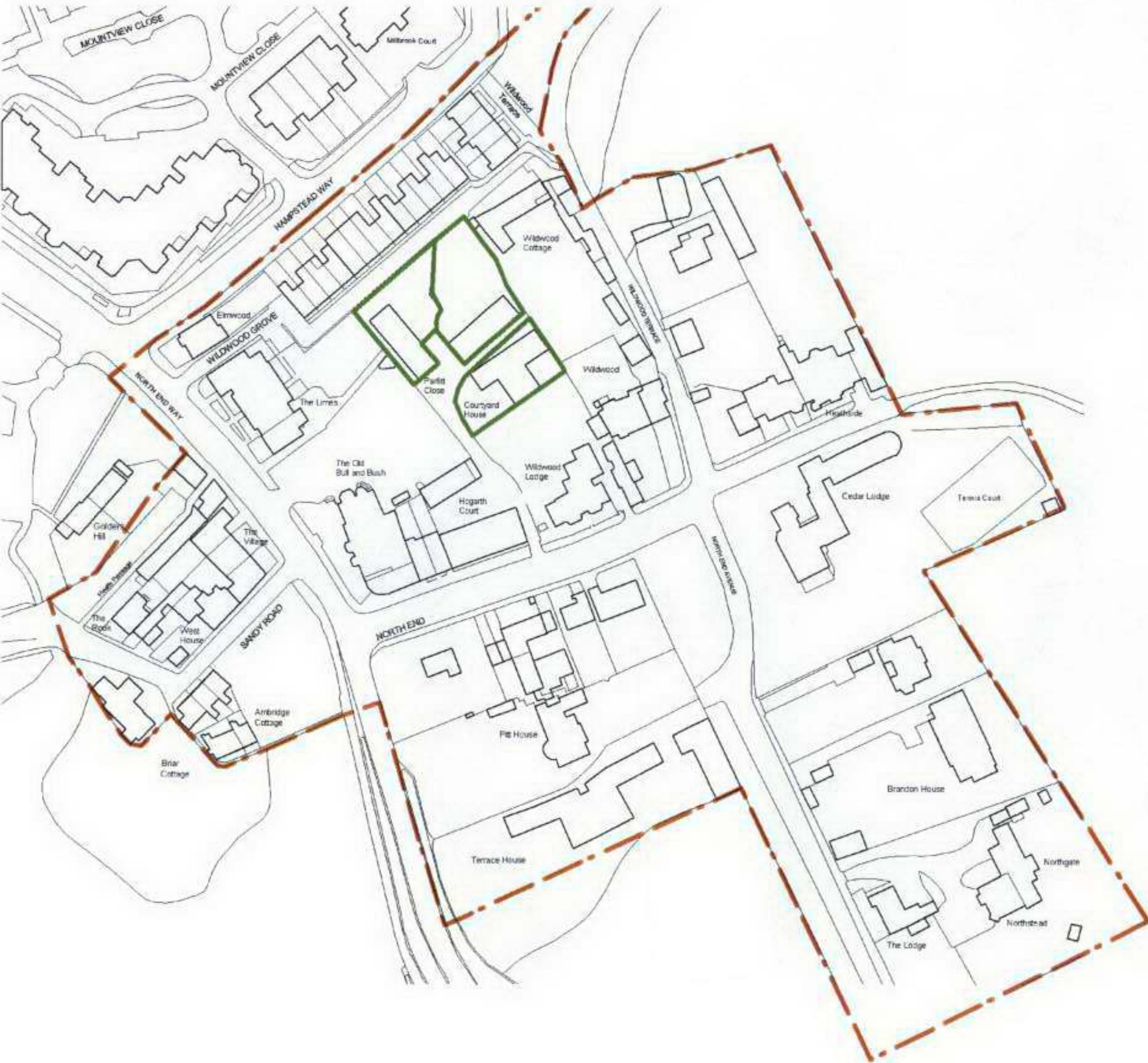
Proposed Physical Character of North End



5. Future Development

5.6 Plot Sizes and Groups

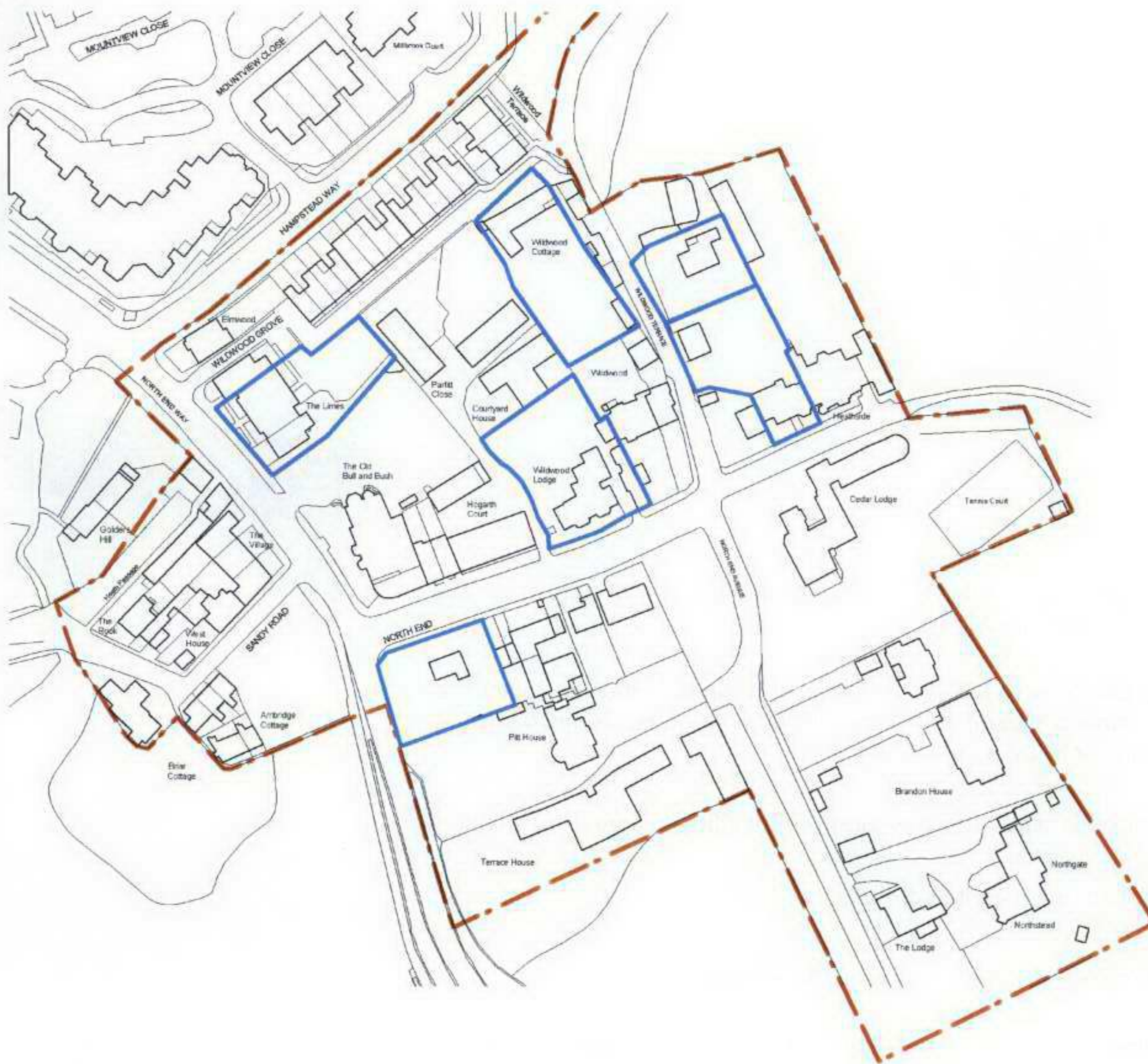
The size of the new plot that has been created is similar in scale to those in the same group of plots [Parfitt Close] in the centre of North End. This is important, as it is a good indication that the proposal is in-keeping with this type of development elsewhere in the conservation area and indeed is not over development.



Plot Sizes and Groups

5.7 Wildwood Lodge Plot Size and Grouping

The site of the new house is in the ownership of Wildwood Lodge. Wildwood Lodge has historically been a building that has stood independently on a large plot of land. Unlike other buildings in similar sized plots Wildwood Lodge sits to the front with a direct relationship to the street rather than to the rear or centre of the plot as those next to the heath. With the introduction of the new house the Wildwood Lodge plot is not compromised, it remains part of a group of similar sized plots with buildings that have a direct relationship with the street. This is key to checking that the new building and the resulting effect on the existing urban plan, does not produce plots that are out of character with North End.



Wildwood Lodge Plot Sizes and Grouping