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Design & access statement

31 Carlingford Rd
London NW3 1RY

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Introduction

The following document constitutes the Design & Access Statement supporting a planning application for refurbishing and extending the flat at 31 Carlingford Rd in Hampstead, Northwest London.

This application is based on a revised scheme subsequent to a Pre-planning submission (ref. [2014/1381/PRE](#)) of February-March 2014. Where relevant, the advice provided and integrated in the scheme is made reference to.



KEY:

- (clockwise from top left)
 1. View of Hampstead Heath from Carlingford Rd
 2. Carlingford northern side roofscape
 3. Carlingford Rd / Willoughby Rd corner

Context

The house is situated in the Hampstead Conservation Area, within the Willoughby Rd /Downshire Hill sub-area (sub-area 3). One of the more rationally-planned and homogeneous parts of the Conservation Area, the road slopes down from the west into Pilgrims Lane. Although it contains no Listed Buildings, the streetscape is characterised by its stylistic asymmetry, if not in scale, where houses (no.25-35) on the southern side of the road built in a more austere manner, with lighter yellow stock brick and parapet. Canted bay windows and arched windows on the higher levels provide the main decorative features.

The block of houses on the northern side of the road are rather more in line with the “rural” character prevalent in the Conservation Area, with pitched roofs, dormer windows and generally built in a more decorative manner, blending shades of red brick and white lintels.

Houses on both sides cascade down the road, and the way their architectural components negotiate the topography provides a subtle but compelling part of the streetscape character.





- KEY:
(left to right)
1. View of Carlingford Rd
southwestern side.
2. Front view of 31 Carlingford
Rd.

Character

The compositional unit comprised of houses no.25-35, arranged in three symmetrical pairs, is mainly distinguished by its use of yellow stock brick and arched windows, either single or in pairs, connected by a cornice at each level. The cornice is the main feature manifesting the break between house pairs, apart from the parapets, which in their current condition appear irregular in their stepping.

The sequence of bay windows and entrance porches mark a strong ground floor element, reinforced by tangential perspective. The mansard roofs of no. 25-31 are hidden from view by the parapets and thus preserving the original proportions and character.

The proposed amendments to the streetside consider these elements of character in its design.