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31 WILLOUGHBY ROAD HAMPSTEAD NW3 1RT

DESIGN, ACCESS AND HERITAGE STATEMENT

DECEMBER 2016

93 Hampton Road
Hampton Hill
TW12 1JQ



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Introduction

1. This is the design access and heritage statement in respect of a proposal to relocate two of three existing roof lights in the front slope of the roof and the two existing roof lights in the rear roof slope lower on the roof so that they light the attic more favourably.
2. The application is accompanied by the following plans:
 - 109_R_Ex_RP Existing roof plan;
 - 109_R_Ex_ELE_F Existing front elevation;
 - 109_R_Ex_ELE_R Existing rear elevation;
 - 109_R_RP Proposed roof plan;
 - 109_R_ELE_F Proposed front elevation;
 - 109_R_ELE_R Proposed rear elevation; and
 - 109_F_OS OS location plan.

The Site

3. This is a 3 -storey originally semi-detached Edwardian house at the north end of Willoughby Road in the Hampstead Conservation Area.



4. There are more recent houses on either side of the original semi-detached pair. The front roof lights are inconspicuous from street level and the rear cannot be seen.



5. The roofline in the immediate area is very irregular, as the photo shows. The building is higher than the others and as a consequence its roof is inconspicuous.

The Conservation Area

6. This is very extensive. There are no listed or locally listed buildings in this section of the road and the house and its neighbours are not identified as positive contributors to the Conservation Area.
7. The terrace of Willow Cottages adjoining the rear garden to the east is listed. The CAS says: *Willow Cottages (listed), a pretty group of nine cottages, built in the mid- 19th century. They are distinctive due to their pastel colours, long front gardens and unaltered boundary walls, windows and rooflines. The paving in front of the terrace is red brick.*
8. From the rear, they are rather more mundane.

The Proposal

9. On the front roof slope this involves dropping the existing upper pair of roof lights about 390mm down the roof. On the rear roof slope it involves dropping them by about 390mm.



10. The proposed replacements are heritage roof lights with a lower profile than conventional ones and have been designed in full knowledge of the relevant planning policies and are consistent with them.

Heritage Impact

11. Historic England say that the identifying the effect of a proposal on a heritage asset is a five-step process:
 - identify which heritage assets and their settings are affected;
 - assess whether, how and to what degree these settings contribute to the significance of the heritage asset(s);
 - assess the effects of the proposed development, whether beneficial or harmful, on that significance;
 - explore the way to maximise enhancement and avoid or minimise harm;

- make and document the decision and monitor outcomes.
12. The relevant designated heritage assets are the Conservation Area and the listed Willow Cottages to the rear. The application building is not a designated heritage, nor is it identified by the Council as positive contributor to the Conservation Area.
 13. The significance of Willow Cottage as a heritage asset is identified in the extract from the CAS above, with refers entirely to features on the side of the terrace that faces away from the site towards Willow Road.
 14. The significance of the Conservation Area as a heritage asset is in its eclectic architecture that has been built over a long period. One reason that it has retained this characteristic eclectic mix is that house design has been flexible enough to accommodate great social change by reconfiguring layout and facilities. This application is an example of this.
 15. Our assessment is that the application building makes a neutral contribution to the setting of the Conservation Area and Willow Cottages to the rear. Change that does not harm the character of the Conservation Area or the setting of the listed buildings is therefore acceptable.
 16. We concluded that the proposed minor change in the position of the roof lights will not affect the character of the Conservation Area or the setting of the listed buildings in any way. The roof lights on the building will remain very inconspicuous.